

**LARGE-SCALE LAND ACQUISITIONS AND THEIR IMPACTS ON THE
LIVELIHOODS OF DISPLACED COMMUNITIES: A CASE STUDY OF
THE LUSAKA SOUTH MULTI-FACILITY ECONOMIC ZONE
COMMUNITY**

by

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DEDICATION

I dedicate this dissertation and give special thanks to my parents: Rodgers Lyafwa Chinyemba and Edina Flavia Chinyemba. I am greatly indebted for the love and encouragement throughout my journey of life.

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LIST OF ACRONYMS

7NDP	Seventh National Development Plan
AU	African Union
AfDB	African Development Bank
BRICS	Group of nations comprising of Brazil, Russia, India, China and South Africa
CLC	Chitukuko Lima Committee
CSO	Civil Society Organization
DMMU	Disaster Management and Mitigation Unit
EIA	Environmental Impacts Assessment
FPIC	Free, Prior and Informed Consent
FDI	Foreign Direct Investment
F&G	Framework and Guidelines on Land Policy
IDP	Internally Displaced Person
Ha	Hectare(s)
ILC	International Land Coalition
ITT	Invitation to treat
LSLA	Large-scale land acquisition
LSLBI	Land-scale land-based Investment
KML	Kalumbila Mineral Limited
MFEZ	Multi Facility Economic Zone
MLNR	Ministry of Lands and Natural Resources
NDP	National Development Plan
NGO	Non-Government Organisation
RAP	Resettlement Action Plan
SSA	Sub-Saharan Africa
UNECA	United Nations Economic Commission for Africa
VGGT	Voluntary Guidelines for the responsible Governance of Tenure of Land, Fisheries and Forests
ZDA	Zambia Development Agency

DECLARATION

I, Bridget Ngambo Chinyemba (Student # 2015337385), declare that the Master's Degree research dissertation or interrelated, publishable manuscripts/published articles, or coursework Master's Degree mini-dissertation that I herewith submit for the Master's Degree qualification in DEVELOPMENT STUDIES at the University of the Free State is my independent work, and that I have not previously submitted it for a qualification at another institution of higher education.

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ABSTRACT

Large-scale land acquisitions (LSLAs) are on the rise in Zambia and throughout the Sub-Saharan region. LSLAs provide economic benefits to host countries and contribute to the reduction in rural poverty.

A study was conducted to enhance the understanding of the impacts of LSLAs on communities, focusing specifically on a case study regarding the Lusaka South Multi-Facility Economic Zone (MFEZ) in Zambia. The main research problem is that, although LSLAs come with positive benefits, these acquisitions have been known to have negative impacts on the livelihoods of communities that are dispossessed of their land to accommodate the LSLAs.

A household survey was conducted using a simple random selective sampling technique to select 109 respondents from Lusaka South MFEZ. Two focus group discussions and 15 key informant interviews were also held with relevant stakeholders. The data was collected through personal interviews using semi-structured questionnaires and analysed using Microsoft Excel and Statistical Package for Social Sciences (SPSS).

The study found that the sample community was displaced by the Lusaka South MFEZ project, and were resettled in the Mphande Forest of Kafue District. The displaced community faces significant negative impacts on social and economic aspects, including reduced agricultural land, food insecurity, family disintegration, and reduced household incomes, among other things.

The conclusion is that LSLAs will continue to take place in Zambia, and principles guiding compensation and resettlement must therefore be implemented and monitored so that the LSLAs benefit all parties, including community members. The main recommendation is that government or investors must put compensation and resettlement packages into place that benefit the affected community, as well as other supportive mechanisms for the communities to experience lesser negative impacts of LSLAs.

Key words: Community, Compensation, Impacts, Investments, Land rights, Land Acquisitions, Resettlement.

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CHAPTER 1: INTRODUCTION

1.1 Background

This paper examines large-scale land acquisitions (LSLAs) and their impacts on the livelihoods of displaced communities: a case study of the Lusaka South Multi-Facility Economic Zone (MFEZ).

In recent years, Africa's international outlook has shifted from the "hopeless continent" to "emerging Africa", with a "new scramble" for its land and associated resources (African Union, African Development Bank & United Nations Economic Commission for Africa, 2014:1; German, Schoneveld & Mwangi, 2013:1; Kachingwe, 2012:3). There is, however, a so-called "new colonialism" currently threatening Africa, whereby land investors pay off leaders to acquire land, harvest natural resources, and subsequently leave the country (Martin & Palat, 2014:126).

According to the Land Matrix report, Africa recorded the highest number of large-scale land acquisitions (LSLAs) for agricultural purposes alone; totalling at 422 deals out of the global total of 1,004 recorded in 2016 (Nolte, Chamberlain & Giger, 2016:9). At the regional level, Sub-Saharan Africa (SSA) has not been spared from LSLAs, which are rife with economic actors venturing in land investments, including the BRICS nations comprising of Brazil, Russia, India, China and South Africa, as well as the Association of Southeast Asian Nations (ASEAN) (Borras & Franco, 2010: 508; Caritas Zambia, 2016:1; Chu, 2013: 1; Chu & Phiri, 2015:4; Dauvergne & Neville, 2010:637; Leon, 2015:261; Martin & Palat, 2014:126; Nelson, Sulle & Lekaita, 2012:2). In his study, Costantino (2014:35) found that 90.5% of the LSLAs were in low- and lower medium income countries, which include Zambia, where the land is being acquired by local and international actors for agriculture, mining, as well as tourism and conservation, among other land uses (Institute of Poverty, Land and Agrarian Studies, 2010:57).

The world economy, globalization, the pursuit for capital accumulation, population growth, high land prices, energy, and food crises are known drivers for LSLAs globally, leading to the high demand for land for various investment purposes (Ansoms *et al.*, 2015:744; Borras & Franco, 2010:508; Chinsinga, Chasukwa & Zuka, 2013:1066; Clement & Fernandes, 2013:52; German, Schoneveld & Mwangi, 2011:1; McMichael, 2010:610; Nelson *et al.*, 2012:9; Osabuohiena *et al.*, 2019:716).

LSLAs have received mixed reactions which has necessitated research on their impacts from different stakeholders, including academia, the World Bank, and the Land Policy Initiative (African Union *et al.*, 2014:3; Caritas Zambia, 2016; Chu & Phiri, 2015; Hall *et al.*, 2015b:3; Nolte, K & Voget-Kleschin, 2014: 654; Institute of Poverty, Land and Agrarian Studies, 2010:58; World Bank, 2014:2). Evidence has shown

that though LSLAs come with a promise of developmental benefits, including poverty reduction, their negative impacts have led to the displacement of small-scale farmers who depend on the earmarked land for their income and food security (Araya, 2013:4; Clement & Fernandes, 2013:57; International land Coalition, the Oak Institute & Global Witness, 2012: 5; Nolte *et al.*, 2016:1).

The call for responsible land acquisition among African countries is among the key issues that led to the development of the 2006 Framework and Guidelines (F&G) on Land Policy, the 2010 Guiding Principles Of Land Scale Land-Based Investments (LSLBI), as well as the 2011 Nairobi action plan (African Union *et al.*, 2014:1-2; African Union, African Development Bank & Economic Commission for Africa, 2011). The F&G and the LSLBI were developed to ensure that land investments do not marginalise the rights of the African communities but benefit all parties (African Union *et al.*, 2014:3).

Zambia, like many other Sub-Saharan African countries, has not been spared by the “new scramble” for land which threaten the land rights of local people (Chu, 2013: 1; Chu & Phiri, 2015:22; Institute of Poverty, Land and Agrarian Studies, 2010:57). It is therefore important as evidence on the impacts of LSLAs documented through research as a contribution to promotion of responsible land investments that is people-driven and conducive for sustainable development.

1.2 Problem statement

The essential development problem this dissertation wishes to pursue is the socio-economic impacts that LSLAs are having on rural communities in Zambia. The following section provides the motivation for this pursuit in a historical perspective from the mid–1990s.

After the liberalisation of land in 1995, the Zambian government has encouraged land investments to empower people to own land and boost the national economy (Chu, Young & Phiri: 2015:1; Mushinge & Mulenga, 2016:7). As with the other previous development plans, Zambia’s Seventh National Development Plan (7NDP) 2017–2021 promotes economic diversification, among other aspirations (Chu, 2011:15; Government of the Republic of Zambia, 2017:6).

These investment ambitions have consequently increased the demand for land with both local and international actors acquiring land for investments (Adnan, 2013:114). The Land Matrix large-scale land acquisition profile for Zambia (2016) recorded a total of 34 LSLAs in the agricultural sector alone, totalling to 390,074 Ha, representing 1.6% of the total agricultural land available in Zambia.

LSLAs in agriculture, mining, tourism and infrastructure development sectors contribute to uplifting the employment and livelihood status of rural populations, but these acquisitions have been linked to adverse impacts, such as the violation of human rights and loss of livelihoods (African Union *et al.*, 2014:3; Herre & FIAN Germany, 2013:6). Small-scale farmers and rural inhabitants are most affected by LSLAs because land is mainly acquired in rural or peri-urban areas (Cuffaro & Hallam 2011:7; Punam, 2015:103). Though these groups have access to and control of land, their tenure rights are not legally recognised, making them vulnerable to displacement without adequate and proper compensation (Kachingwe, 2012:5; Institute of Poverty, Land and Agrarian Studies, 2010:57; Ndezi, 2009:79; Salami, Kamara, & Brixiova, 2010:21; Tetra Tech, 2013:23). The Zambia National Resettlement Policy estimates that over 1,000 households have been displaced in the last five years, and a further 70,000 households will likely be displaced in future by various causes, including developmental projects (Government of the Republic of Zambia, 2015b:13). This is of concern considering that the livelihoods of the 82 percent of Zambian households estimated to be small-scale farmers depend on the very land that may be targeted for investments (Zambia Law Development Commission, 2012:5).

Recent research has shown how displacements have a significant impact on the displaced communities, including loss of traditional farming practices, disturbing kinship bonds, increasing unemployment, enhancing food insecurity, changing occupations, increasing migration, and the disruption of cultural identity (Araya, 2013:8; Borrás. & Franco, 2010: 513; Hota & Suar, 2014:85; Sambo *et al.*, 2015:4).

The negative impacts have raised interest over the acquisition of large parcels of land and their impacts on the affected communities since 2000 (Tetra Tech, 2013: 30; Puyana & Costantino, 2015:105). Different stakeholders such as the Research Institutes, Land Policy Initiative, and the World Bank have commissioned studies to document LSLAs and their impacts (African Union *et al.*, 2014:3; Institute of Poverty, Land and Agrarian Studies, 2010:58; World Bank, 2014).

LSLAs are expected to soar in developing countries considering the food, water, fuel and climate crises that are engulfing many parts of the world (Borrás & Franco, 2010:508; Cuffaro & Hallam, 2011:6; Dauvergne & Neville, 2010:631; Goldstein, 2016:756; Nolte & Subakanya, 2016:4). According to the Land Matrix LSLA Zambia profile (2016:4), land deals have soared since 2011, and as many as 14 countries are engaged in LSLAs in Zambia. More land will be acquired and thousands of community members will be displaced as the Zambian government continues to pursue its vision towards agricultural development (Human Rights Watch, 2017:40).

Therefore, this research seeks to contribute to the evidence base on the impacts of LSLAs on affected communities in Zambia. Even though there is literature on LSLAs, none has ever specifically focused on the Lusaka South Multi-Facility Economic Zone (MFEZ), which is a unique case in that peri-urban communities were, and currently are, affected. With more evidence on impacts gathered, decision makers will be better informed and will put in place instruments that will ensure responsible inclusive investments; these will benefit the investor, communities and government in a bid to enhance sustainable development.

1.3 Aim and objectives

1.3.1 Aim

The research seeks to investigate whether LSLAs are carried out in a way that respects communities and people's rights, and what socio-economic impacts these LSLAs are having on the lives of the people in Zambian communities, the series of events in the Lusaka South MFEZ being a case in point.

1.3.2 Objectives

1. To understand land acquisition processes for investments in Zambia.
2. To understand the strengths and weaknesses of Zambia's compensation and resettlement processes.
3. To understand the negative and positive impacts of large-scale land acquisitions (LSLAs) on affected communities

1.4 Research questions

This study argues that while LSLAs for various purposes have been encouraged by the Zambian government and other actors, these land acquisitions have negative and positive impacts on affected communities. Consequently, the displacement of communities, which is among the negative impacts of LSLAs plunges affected community members further into poverty when compensation and resettlement processes are not people-oriented.

To construct the argument, the following research questions will be used: (1) What is the motivation behind the promotion of land investments in Zambia? (2) What are the compensation and resettlement processes in Zambia? (3) What are the strength and weakness of these compensation and resettlement processes? (4) How do the LSLAs impact the affected communities? (5) What can be done to make LSLAs benefit the affected communities as well?

1.5 Research Methodology

The research was conducted using a case study of the Lusaka South MFEZ community, which is made up of 247 households who were displaced by a LSLA constituting 2100 Ha. A sample population representing a sample size of 109 respondents, or 44% of the 247 households, were interviewed for the household survey. A simple random selective sampling technique without replacement was used for the household survey. Every second household was selected to participate in the survey to avoid bias.

Both qualitative and quantitative research methods were used with the main data collection instruments being the 109 household survey interviews, 15 key informant interviews with key stakeholders, two Focus Group Discussions (FGDs) and literature review. Microsoft Excel and SPSS were used to analyse the data. Appropriate research ethics principles were applied during the research.

1.6 Outline of the Research

The study is divided into five chapters, all with their own conclusions.

- Chapter 1 provides the introduction to this research, the background, problem statement, study objectives, the research methodology, and outline of the study.
- Chapter 2 consists of a literature review regarding definitions, drivers, and actors relating to LSLAs. The type of land being acquired for LSLAs and the contentions surrounding LSLA will also be discussed. The chapter will go on to review the positive and negative impacts of LSLAs as well as existing regional and international instruments guiding land investments.
- Chapter 3 outlines the study design, sampling design, data collection, data analysis, and research Ethics.
- Chapter 4 starts with the profile of the respondents and then presents the findings according to the three objectives of the research.
- Chapter 5 contains the conclusion and recommendations.

1.6 Conclusion

Large-scale land acquisitions in African countries will continue to occur due to the economic contribution of different land investments. Governments have been cited as among the main actors contributing to the soaring statistics on number of LSLAs, due to their economic ambitions, and in their use as a pathway to poverty reduction.

Different views on the impacts of LSLAs have been documented, but the noticeable negative impacts on the affected communities have been of concern to different stakeholders, including community members

and civil society organisations (ActionAid International, 2010; Amnesty International, 2015; Nelson *et al.*, 2012:10). The concern has led to the development of national, regional and international instruments to promote land acquisitions that are more people-oriented.

The research seeks to contribute to the body of evidence on the impacts of LSLAs in Zambia as one of the targeted destinations for LSLAs for different investment purposes. The Lusaka South MFEZ community as a case study for the research will be used to form a hypothesis for the research objectives.

CHAPTER 2: LITERATURE REVIEW

2.1 Introduction

Land is one of the fundamental natural resources that comes with economic, social and political importance for many African countries (African Union *et al.*, 2011:2). It is a source of income, prestige, spiritual alignment, personal identity, and dignity (Budlender & Alma, 2011:8; KPMG International Cooperative, 2012:2; Mushinge & Mulenga, 2016:7).

In the period 2000–2013, the Land Matrix estimated that Africa had the highest number of LSLA agreements, totalling at 545 representing 54% of the total global occurrences, followed by Asia with 400 agreements representing 28.3% (Nolte *et al.*, 2016:16; Puyana & Costantino, 2015:108). In addition, Quick & Woodhouse (2014:2) projected around 70–75% of these land acquisitions to occur in SSA, while Schoneveld (2014:36) estimated that land totalling to 22,727,457 Ha in 37 countries had been acquired for land investments in the same region. The majority of land projects and size of allocated land in SSA have soared in the aforementioned region since 2013 (Araya, 2013:20).

The trend of LSLAs is not a new phenomenon in Africa. Between 1884 and 1885, the Western powers divided Africa among themselves and further enacted legislation to facilitate their access to land, such as through the colonial land policy in Malawi (Chinsinga *et al.*, 2013: 1066). During this phase, many local communities were dispossessed of their land for economic and political reasons. LSLAs can later be traced before World War II when transnational corporations (TNCs) involved in agriculture had direct control of land, and produced crops for internal and export use (Cuffaro & Hallam, 2011:2).

Some stakeholders now claim that LSLAs are a path to sustainable rural development through capital growth, infrastructural development, technological transfer, and employment opportunities (Homma, 2013; McMichael, 2010: 615; Sambo *et al.*, 2015:3, World Bank, 2014:21). Other stakeholders have however, questioned these promises and highlighted LSLAs as coming with a wave of inequitable development, neo-colonization, exploitation, and domination (Chinsinga *et al.*, 2013:1065; Dauvergne & Neville, 2010:647; German *et al.*, 2011:1).

2.2 Defining large-scale land acquisitions

The definition of LSLA varies depending on the stakeholders involved, and terms such as ‘land alienation’, ‘land grabbing’, ‘large scale land based investments’, ‘large-scale land investment’ and ‘land dispossession’ are used interchangeably in most literatures (African Union *et al.*, 2014; Chinsinga *et al.*, 2013:1068; Herre

& FIAN Germany, 2013:9; Maharja, 2017:32; Martin & Palat, 2014:128). In their studies, Araya (2013:4) and Hunt (2015:4) found that critics refer LSLAs to land grabs to denote the negative connotation of such land investments while the diplomatic terms were ‘foreign investment in land’ or ‘large-scale land acquisitions’. Araya (2013:4) further revealed that land acquisition is broadly defined as purchase of ownership and user rights for a short or long time period, while land grabbing is the taking ownership and/or controlling a parcel of land for businesses purposes that is inconsistent in size in contrast to the typical land holding in the area. The Transnational Institute (TNI) defines a LSLA as “control grabbing” which is the seizure of power to control land and other related resources as a way of further controlling the benefits of its use (Leon, 2015:262). The International Land Coalition (ILC) terms LSLAs as land grabs when “acquisitions or concessions take the form of violation of Human Rights or lack of Free, Prior and Informed Consent (FPIC) of the affected land-users” (Kachingwe, 2012:4). According to Holmes (2014:545), land grabbing is more than changing ownership of land or user rights on a large piece of land, but rather the transfers of control over property and resources over large areas from local control to more powerful non-local actors. Costantino (2014:18) attributes land grabs to acquisition of land either by purchase or lease by foreign investors, who are either tied to the state or private sector. Wisborg (2014:26) defines LSLAs as land acquisitions that take over land rights, with or without consent LSLA or authority. Therefore, constitutes the ownership and control of a large parcel of developed or undeveloped land under private or public use by local and foreign actors without free, prior and informed consent’ from people who already claim and use the acquired land.

2.3. Drivers of large-scale land acquisitions

LSLAs are either driven for economic choices or public policy (Costantino 2014:18). The 2008 global food crisis caused by the heightened rise in the cost of major food items led investors from European countries and Asia to acquire land in Africa and Latin America to assist them in safeguarding their food, energy, and financial security (Costantino 2014:18; Martin & Palat, 2014: 126; Nguiffo & Watio, 2015:14). Most governments saw the 2008 food crisis as an investment opportunity and encouraged foreign investments to increase fuel and food production as well as processing for export purposes (Dauvergne & Neville, 2010:635; Martin & Palat, 2014:128; Puyana & Costantino, 2015:110).

Political strategies like those of the European Union to replace 5% of fossil fuel with bio-fuel can also serve to promote LSLAs (Costantino 2014:26; Nelson *et al.*, 2012:9). Holmes (2014:551) found that some LSLAs such as green acquisitions for environmental protection, such as carbon-sinking forests, increased the value of agricultural land and made forest areas more attractive to speculators. Furthermore, the agricultural sector was neglected by international institutions and governments until the World Bank released the World

Development Report in 2008, which re-sparked interest in the sector as a driver to economic growth (Ansoms *et al.*, 2015:744). Mining, estate, tourism and industrial sectors have also been associated with the LSLA phenomenon (Schoneveld, 2014:36).

Countries such as China have experienced urbanization and industrialization that require land for raw materials and food, thus increasing pressure to acquire land in other countries (Cuffaro & Hallam, 2011:5; Puyana & Costantino, 2015:112). Other factors contributing to the demand for Africa's land include urban expansion, population growth, projected value of land in the future, climate change, and natural disasters such as drought and floods (Ansoms *et al.*, 2015:744; Chu, *et al.*, 2015:2; Costantino 2014:26; Holmes, 2014:561; Maharjan, 2017:38; Nelson *et al.*, 2012:3; United Nations Economic Development, 2013:207).

All in all, LSLAs are expected to be on the rise considering the factors shown above. The World Bank report (2014:17) revealed that one-third of the 39 investors surveyed in their study planned to acquire more land in Africa and Asia for their land investments. Additionally, land investments tend to expand their areas over time, and so more land is projected to be acquired as product demands increase (McMichael, 2010: 617). For instance, Dwangwa Cane Growers Trust of Malawi and Tanzania Investment Centre of Tanzania Kasinthula Cane Growers Trust and Illovo Sugar Group have expanded their land size over time (Chinsinga *et al.*, 2013:1071; Nelson *et al.*, 2012:10).

2.4. Actors in large-scale land acquisitions

Araya (2013:20) highlights the five ways of acquiring land as settlement, conquest, allocation by government or traditional leadership, market transaction, and long occupation and uses.

Equity in global economic and political power is being questioned as the elite, private sector, and governments are continuing to chase their political, economic, and environmental ambitions by acquiring land in developing “land-rich” countries (Dauvergne & Neville, 2010:640; Wisborg, 2014:24).

While popular belief has been that many LSLAs are privately owned, recent evidence has shown that government, citizens and political elites are involved in LSLAs (German *et al.*, 2011:1; Zambia Law Development Commission, 2013:41). Though foreign investors have arguably received more international attention, both domestic and foreign actors (with support from host governments) have acquired land in rural areas to build, maintain, or extend their land investment (Araya, 2013:9, Borras & Franco, 2010:508; Hall *et al.*, 2015b:1). Land investors range from micro-, small, medium and large enterprises (Sambo *et al.*, 2015:2).

2.4.1 Acquisition of land by the government

Historically, governments have been known to dispossess land from local people for political and economic purposes (Chu *et al.*, 2015:1; Costantino 2014:27; Holmes, 2014:551; Nelson *et al.*, 2012:5; Sambo *et al.*, 2015:4). A number of LSLAs that have attracted media attention have been organised by governments for the public sector's purposes, such as for dams and roads (Leon, 2015:262; Rosete, 2015:1; Singh, 2016:67).

The key role of governments in land investments is evident from the policy and legislative reforms such as through the promotion of public land privatisation as well as the sale and lease of land (Araya, 2013:15; Chinsinga *et al.*, 2013:1067; Clement & Fernandes, 2013:52; German *et al.*, 2011:2; Puyana & Costantino, 2015:108). Recently, there has been a global shift towards neoliberal types of land governance that have allowed governments to liberalise the land markets and ownership of land legislation in order to enable land acquisitions based on a willing-seller and willing-buyer approach (Holmes, 2014:550; Logan, Tengbeh & Petja, 2012: 177).

2.4.2 Acquisition of land by the foreign actors

Host and consumer governments have been instrumental in backing foreign investors with financial, technical, and administrative support to venture in large-scale land acquisitions (German *et al.*, 2011:2). For instance, Zambia has the Zambia Development Agency (ZDA); a government agency in charge of facilitating investors with investment procedures such as land acquisition, coupled with other facilitation such as tax incentives, employment permits, and business registration (Homma, 2013; Government of the Republic of Zambia, 2006c).

Globalisation has simplified the process for foreign nationals to gain control of land with ease (Caritas Zambia, 2016:9; Holmes, 2014:551; Mathur, 2008:555). International financial and donor agencies have imposed structural adjustment programmes that promote neoliberal policies that embrace free and open land markets for both local and foreign investors leading to LSLAs (Adnan, 2013:114). Due to neoliberal reforms that prompt countries to put in place policy provisions that facilitate easy trade for international scale with minimal restrictions, foreign investors in some countries can invest without prior approval and be accorded the same treatment as the locals (Puyana & Costantino, 2015:110).

Even when development agencies and international financial actors, including the World Bank, have expressed concern over the displaced communities, these stakeholders have a hand to play in LSLAs as they fund projects which lead to LSLAs in the global south (Adnan, 2013:114; Chinsinga *et al.*, 2013:1066;

Costantino 2014:29; McMichael, 2010:615; Rosete, 2015:2; World Bank, 2014). The Upper Indravati Hydro-Electric Project in India initiated in 1983–1984, which displaced 97 villages, was co-funded by the World Bank (Dash, 2008:664).

Local and international actors, such as Japan International Corporation Agency and the United Nations, have also been known to give positive accounts of investment opportunities (Homma, 2013; United Nations, 2011). Land is being acquired by foreign nationals and companies in developing countries because of secured land rights, cheap land, abundant natural resources, cheap labour, and favourable tax conditions of investment opportunities, which make investments desirable (Chinsinga *et al.*, 2013: 1068; Costantino 2014:29; German *et al.*, 2011:1; Rosete, 2015:3).

High-level international delegates and foreign companies are involved in LSLAs. For instance, The Chinese Ambassador in Colombia offered to acquire 400,000 Ha of land to grow cereals and export back to China (Puyana & Costantino, 2015:112). The United Kingdom Farmland Investment Fund similarly acquired 2,000 Ha of agricultural land in Malawi for paprika production for export to European markets (Chinsinga *et al.*, 2013:1071). Amatheon Agric of Europe and KML of Canada have each acquired 40,000 Ha and 947.25 km² respectively in Zambia (Joala *et al.*, 2016).

2.4.3 Acquisition of land by the elite

Land is also concentrated in the hands of a small fraction of the elite, who are more empowered to negotiate for land rights than the poor (Ansoms *et al.*, 2015:745). Legislation such as Zambia's Land Act have led to the commercialisation of land, which has increased inequality in access and ownership of land among the poor and the rich (Institute of Poverty, Land and Agrarian Studies, 2010:57). The elite acquire the highly priced land which disadvantages the poor in terms of the property market because the land market, governance and power relations provide the elite with greater opportunities (Adnan, 2013:114; Araya, 2013:12; Common Wealth Foundation, 2013:9; Matondi & Dekker, 2011:9; Nguyen & Abe, 2015; Zambia Law Development Commission, 2013:41).

2.5 Type of land being acquired

Private, communal or state land have all experienced LSLAs (Puyana & Costantino, 2015:110). LSLAs occur in Africa because land is thought to be cheap, ecologically suitable, and can be leased for a long period (Clement & Fernandes, 2013:42; German *et al.*, 2011:1; Rosete, 2015:2). These acquisitions also occur because the acquired land is said to be 'abundant', 'available', 'vacant', 'idle' and 'underutilized' in a particular area in order to control or sell it (Borras & Franco, 2010:512; Holmes, 2014:551; Kachingwe,

2012:6; Leon, 2015:258; Nguiffo & Watio, 2015:3; Nhantumbo & Salomão, 2010:13; Puyana & Costantino, 2015:110). For instance, the government of Malawi has been putting deliberate mechanisms to promote land investments by local and foreign actors on land that is deemed idle or grossly underutilised (Chinsinga *et al.*, 2013:1066).

With a national population of 13,092,666 and population density of approximately 15 people/km², Zambia is among the more sparsely populated SSA countries (Central Statistical Office, 2010:3; Oakland Institute, 2011:5). According to Sambo *et al.* (2015:1) and the United Nations (2011:2), though 47% of Zambia's 752,614 km² total land mass can be considered arable land, only 15% is currently under farm use. Additionally, the 2011 World Bank's assessment report on Zambia concluded that large parcels of suitable non-forested and unprotected land are underutilised (Chu, 2013:1; Herre & FIAN Germany, 2013:8). However, Human Rights Watch (2017:23) found that countless rural areas are sparsely populated but still occupied or utilised in Zambia. Many current land investments mainly take place in areas where the people are already settled, considering the number of displacements being recorded (Cuffaro & Hallam, 2011:7; Salami *et al.*, 2010:21). Land already occupied and in use is being repurposed and given up for land investments in third world countries (Dash, 2008:663).

According to Rosete (2015:1), land investments are taking places in areas that have little regard for land rights for rights holders. Since land in urban areas is scarce, large pieces of private and common land are being acquired in rural or peri-urban areas where it is largely customary land (Chu *et al.*, 2015:5; German *et al.*, 2013:16; Punam, 2015:103). Furthermore, the larger proportion of land in Africa, including Zambia, is under customary tenure with undocumented land rights, which makes land holders under the tenure more vulnerable to land grabs (African Union *et al.*, 2014:9; Araya, 2013:10; Chu *et al.*, 2015:1; Cuffaro & Hallam, 2011:7; Hall *et al.*, 2015b:2; Interlaken Group & the Rights and Resources Initiative, 2015:5; Kaima & Chewes, 2017:4; Mushinge & Mulenga, 2016:7). Though land titling has been associated with economy growth and poverty reduction, with the endorsement of the World Bank, efforts to register land rights have been hampered by local knowledge and financial resources for many governments to do so (Araya, 2013:12; Cheng, 2016:3). However, Araya (2013:12) found that land titling did not guarantee land tenure security such as was the case in Zimbabwe. Additionally, evidence has shown that the formal registration of land can enable richer and more powerful groups to acquire land to the disadvantage of the poor (German *et al.*, 2011:2). Formalisation of customary has provided an opportunity for local and foreign actors to acquire and control the land (Holmes, 2014:551). Land that is not titled is usually acquired for national interest, such as for infrastructure development, and land investors do not always recognise or uphold property rights (Human Rights Watch, 2017:25; Sambo *et al.*, 2015:4).

State land is equally not spared from LSLAs as governments reclaim it for use in the public sector (Leon, 2015:262; Singh, 2016:67). At times, the governments acquired land by labelling it as state land, with no legitimate land holders to be informed, consulted and/or compensated (Adnan, 2013:108). State land is also attractive to LSLAs because of existing infrastructure such as roads which make transportation of goods and products to markets easy (Rosete, 2015:2).

2.6 Importance of land to rural communities.

For rural communities, land is their most viable economic asset and plays a large role in production (Budlender & Alma, 2011:8; German *et al.*, 2013:1; KPMG International Cooperative, 2012:2). Furthermore, land is a source of prestige, spiritual alignment, personal identity and dignity (Mushinge & Mulenga, 2016:7). Many rural people depend on land for agricultural, pastoralism, hunting and gathering (Chinsinga *et al.*, 2013:1081; African Union *et al.*, 2011). Therefore, for communities that rely on land as a source of their livelihoods, loss of land brings the fear of food insecurity, market dependence, permanent change in land use, and the demotivation of farmers (Maharjan, 2017:39).

2.7 Promotion of large-scale land acquisition in Zambia

The occurrence of land investments has been attributed in part to the government's goal to boost economic growth and decrease poverty levels among citizens through land investments (Chu *et al.*, 2015:1). The country is gifted with profuse natural resources, including forests, land, water and minerals on which its economy relies on heavily (Sambo *et al.*, 2015:2). Though the mining sector is the main economic contributor, the government has been promoting investment in other sectors such as tourism and agriculture (United Nations, 2011:11). Additionally, Zambia was classified as a middle-income country in 2011, which caused a decline in donor aid, and this prompted the government to encourage private sector land investments (Sambo *et al.*, 2015:3). Currently, Zambia has never held a written National Land Policy, but had a first draft in October 2006 (Institute of Poverty, Land and Agrarian Studies, 2010:58; Zambia Land Alliance, 2014:11). This draft was created in order to address secured access, ownership, and control over land, but has also put in place legislation such as the 2006 Zambia Development Agency Act and the 1995 Lands Act which promotes local and foreign investments (Government of the Republic of Zambia, 1995; Government of the Republic of Zambia, 2006c; Tagliarino, 2014:3). The government has been instrumental in backing local and foreign investors with financial, technical, and administrative support to venture in LSLAs (German *et al.*, 2011:2).

The ZDA has been in charge of setting up four Multi Economic Facility Zone (MFEZ) areas, among them the Lusaka South MFEZ, as part of economic diversification by promoting agriculture, tourism, mineral extraction, and hydro-electric generation power (Government of the Republic of Zambia, 2006c:80; Road Development Agency, 2012:7). An MFEZ is any area or premises in Zambia that has been declared a multi-facility economic zone by the Ministry in charge of trade and industry, on the recommendation of the Board after consultation with the Minister responsible for finance and with the approval of Cabinet, by statutory instrument; (GRZ, 2006c:77). The ZDA Board approves applications to license the development of premises as a multi-facility economic zone and a permit to operate a business enterprise in a multi-facility economic zone (Government of the Republic of Zambia, 2006c:2). The Lusaka South Multi Facility Economic Zone (LS-MFEZ) Limited has been incorporated as a unique company, to operate, manage and develop the LS-MFEZ project. The LS-MFEZ is zoned for industrial, commercial and residential land uses, with infrastructural requirements provided by the government. All land in the LS-MFEZ is owned under title by the Company. LS-MFEZ limited can sub-lease land to prospective investors from the LS-MFEZ Limited for a period not exceeding 40 years (Lusaka South Multi Facility Economic Zone Limited, 2013: 3). Investors acquiring parcels of land on sublease in the Zone are issued with the sublease agreement to guarantee security of tenure for the given term conditions as may be determined by the Company.

Land administration in Zambia is founded on a dual tenure system: state and customary tenure (Hall *et al.*, 2015a:62; Government of the Republic of Zambia, 1995; Institute of Poverty, Land and Agrarian Studies, 2010:56; Zambia Law Development Commission, 2013:8). The former is administered by the government while the latter by traditional leaders (Mushinge & Mulenga, 2016:8). Under British rule, Zambia still maintained a dual land tenure system, though state land was then called crown land, while customary land was called native reserves. According to Tagliarino (2014:3), the 2015 Lands Act was enacted to endorse economic value to undeveloped land, and conversion of customary land to state land for investor attraction. Large parcels of land, especially on customary land, have been converted to state land to foster development and investments by different actors, including the Zambian government (Hansungule, 2001:31; Zambia Law Development Commission, 2013:41). The current statistics of conversion from customary to state land remain unknown and official documents continue to reference figures from the 1970s which show customary land as 94% of the country and 6% as state land (Tetra Tech, 2013:29).

The 1995 Lands Act vests all state-owned land in the President of Zambia, as is the case in other countries in Africa such as Namibia, Tanzania and Zimbabwe (African Union *et al.*, 2011:18; Government of the Republic of Zambia, 1995:4). The President can allocate land to local and foreign investors under customary land (Government of the Republic of Zambia, 1995:5). The 1995 Lands Act, however, requires the

President to get consent from the chief or local chief prior to land allocation, but not the community members whose interests might be affected in the land acquisition (Government of the Republic of Zambia, 1995:6). Araya (2013:15) argues that the vestment of land in the President is a way of limiting the transfer full property rights to citizens. Further, Nolte & Voget-Kleschin (2014:661) argue that the government, by way of the President, can allocate land to anyone without adequate community consultation, since the land is vested in the President. This has resulted in communities being moved from their land against their will (Chu *et al.*, 2015:2), while investors are protected for economic reasons (Hansungule, 2001:4). Examples of these include the Kalumbila community of Kalumbila district, and the Serenje households which have been displaced to make way for mining and commercial farming, respectively (Human Rights Watch, 2017; Joala *et al.*, 2016).

Statutory land is a lease from the government for up to 99 years, while customary land, which is administered by traditional leaders, can be held in perpetuity (Chu, 2013:7; Kaima & Chewe, 2017:4; Government of the Republic of Zambia, 1995:5; Zambia Land Alliance, 2014:4). The latter have also been involved in allocating land for LSLA because investors are able to approach them directly or go through the ZDA (Chu *et al.*, 2015:2; 16; German *et al.*, 2013:16; Hall *et al.*, 2015a:5; Tagliarino, 2014:3). Traditional leaders have supported resettlement schemes by allocation land for such purposes (Government of the Republic of Zambia, 2015b:17). The country has decentralized the customary land system where as chiefs can allocate as much as 250 Ha of land, though chiefs have been reported to be allocating more than the stipulated hectares to investors (Ncube, 2017, Tetra Tech, 2013:30). Additionally, chiefs have arguably failed to meaningfully consult the affected communities prior to the allocation (Nolte & Subakanya, 2016:4; Araya, 2013:21; Chu *et al.*, 2015:4; German *et al.*, 2011:23; Hall *et al.*, 2015a:2; Human Rights Watch, 2017; McMichael, 2010:615; Sambo *et al.*, 2015:4).

The Lands Act of 1995 permits the irreversible conversion of customary land to state land in order to enhance tenure security and market value (Tetra Tech, 2013:29; Zambia Law Development Commission, 2012:9). This irreversible conversion opens up land for local and foreign investors (German *et al.*, 2013:16). Some stakeholders have further argued that conversion is a source of displacement, as some customary land holders have been evicted from their land after the conversion of their land by other land seekers (Kaima & Chewe, 2017:7; Mushinge & Mulenga, 2016:8).

2.8 The contention over large- scale land acquisition

The size of land acquired, displacements, as well as the levels of transparency and gaps in investment contracts have been of concern (Araya, 2013:10; Cuffaro & Hallam, 2011:7; Nelson *et al.*, 2012:10). Acts of resistance such as protests have been recorded in the wake of LSLAs.

Nolte and Voget-Kleschin (2014:655) show that most LSLAs follow a top-down participation approach, with the investor or government communities initiating the land acquisition process. The inadequate consultation with bottom-up stakeholders has increased conflicts such as petitions and protests when the affected community members are not sufficiently informed and have not consented to the land investments (Hota & Suar, 2011:89; Xeufei, 2017:26). According to the World Bank report (2014:7), inadequate consultation can lead to negative long-term consequences for the land investment and affected communities over a period. Between 2006 and 2007, confrontation between the rural communities and the state led to organised national mobilisation, which in turn led to the cancellation of a land investment agreement of 1.4 million Ha for Chinese investors in the Philippines (Ansoms *et al.*, 2015:741). Five hundred Malawian farmers refused to give up their land earmarked for sugar plantation because they claim they did not know about the transfer of land ownership (Chinsinga *et al.*, 2013:1071). In 2008, the government reduced land allocated to Karuturi Global from 300,000 to 100,000 Ha due to resistance by the local population, among other reasons (Martin & Palat, 2014:131). In 2006, 385,000 farmers protested against the government because of dissatisfaction with compensation and resettlement packages in China (Wilmsen, 2011:146). Civil unrest also has led to death in some instances. For instance, 12 people were killed in 2005 by police in Dongzhou village of China after peasants protested the land take-over by government in order to build a power station (Xeufei, 2017:26). In Zambia, two people lost their lives when Zambia National Service (ZNS) opened fire on a crowd during an attempt to evict 300 people who settled on land belonging to the military (Lusaka Voice, 2013; Zambia Human Rights, 2013:2).

Though international instruments such as the Voluntary Guidelines for the Responsible Governance of Tenure (VGGT) of Land, Fisheries and Forests have given the responsibility to the private sector, government and leaders to disclose information to stakeholders who would be affected, the disclosure has not taken place accordingly (International land Coalition *et al.*, 2012:12:28). In this study, Caritas Zambia (2016:32) showed that interviewed communities said they were not consulted before an investment was brought to their area.

Another concern of LSLA is that not all land allocations are productive for many reasons, including limited capital, but the land is not given back to the original owners (Borras & Franco, 2010:508; Martin & Palat,

2014:130; World Bank, 2014:18). Out of the 1,549 land deals in the Land Matrix database, 97 were recorded as failed deals, but the acquired land may continue to have negative impacts on the target area as the land is not transferred back to the initial land owners (Nolte *et al.*, 2016:1). A study by the African Union *et al.*, (2014:2) revealed that only 42% of the 474 LSLBIs in Africa were operational. Further, the World Bank report (2014:17) recorded that approximately 45% of the 39 agricultural land deals in Africa and Asia explored in their study were behind schedule or operating below capacity. Some of the land investors such as Bioshape, for example, harvested timber from the allocated 34,000 Ha in Tanzania, then abandoned their jatropha plantation investment plan (Nelson *et al.*, 2012:11).

2.9 Positive impacts of large-scale land acquisitions

The World Bank (2014:21) found that employment was the most frequently mentioned positive impact arising from land investments from both investors and those employed. In their study, Caritas Zambia (2016:22) researched 92 companies that had investment pledges of US \$90,377,026, and had projected to employ 16,118 people in three provinces. Land investments also come with other opportunities such as Foreign Direct Investment (FDI), infrastructural development, employment opportunities, enterprise development, economic development, improved food security, enhanced domestic competition, global market trade, increased tax revenue, and technological advancement (Caritas Zambia, 2016:9; Chinsinga *et al.*, 2013:1069; Cuffaro & Hallam, 2011:7; German *et al.*, 2011:1; Maharja, 2017:34; Nelson *et al.*, 2012:12; Nhantumbo & Salomão, 2010:15; Nolte & Subakanya, 2016:4; Osabuohiena *et al.*, 2019:721; World Bank, 2014:45). In their study, Hall *et al.*, (2015a:6) found that land investments in Malawi, Zambia and Zimbabwe led to the growth of small trading centres within small towns, with increased cash flow being shown.

LSLAs can also provide alternative employment to community members. For instance, peasants working in rural enterprises are more likely to earn more income than those farming on limited arable and small-sized land (Cheng, 2016:11).

LSLAs can also bring infrastructure development to the communities. Amatheon Agric and KML have invested in community facilities such as schools, gas stations, and supermarkets in Zambia (Nolte & Subakanya, 2016:6; Joala *et al.*, 2016). The Zambian government has promised communities basic infrastructure for agriculture, including feeder roads, electricity supply, irrigation systems, as well as communication facilities for areas earmarked as farm blocks (Human Rights Watch, 2017:21)

Even displaced communities can have their economic status uplifted. With increased economic status and access to good schools, more children attended school instead of working in farms after their families were displaced by the Jebba dam in Nigeria (Olawepo, 2006:64). In India, some displaced communities increased their income through the compensation money and employment created through the construction of a hydro power station (Dash, 2008:674).

2.10. Negative impacts of large-scale land acquisitions

LSLAs and their association to negative impacts are among the contentious issues under debate. Displacement of peasants from their fundamental resource (land) is one of the main impacts of LSLAs (Cheng, 2016:10; Hunt, 2015:4). According to Nolte and Voget-Kleschin (2014:654), negative impacts of LSLAs largely depend on the host country government's regulatory mechanisms that aim at responsible land governance, such as ensuring that adequate compensation is paid to affected communities. Ndezi (2009:80) highlights that the process of successful resettlement must have elements such as socioeconomic surveys in resettlement areas, stakeholder involvement, legal frameworks, and the provision of alternative land that supports the livelihoods of displaced communities. Resettlement policies can promote benefit-sharing with compensation packages reaching or exceeding their original living standard (Wilmsen, 2011:151). However, without a resettlement policy, governments and land investors often address resettlement matters in an ad hoc approach, because there are no standard guidelines to follow (Mathur, 2008:554). Additionally, they have a responsibility to guide the investments towards development by monitoring and enforcing investment contracts with their associated benefits to communities (Cuffaro & Hallam, 2011:8). When carried out in the right circumstances and through adequate approaches, investments can be a development opportunity and lift people out of poverty (Nthumbo & Salomão, 2010:7, World Bank, 2014:1).

There is evidence showing that land investments have negative impacts on access and control of natural resources, the household economy, and food security, leading to human rights violations and environmental degradation (Cheng, 2016:10; Hall *et al.*, 2015b: 5; Hunt, 2015:4; International land Coalition *et al.*, 2012:1).

2.10.1 Displacement of communities

At times, land investments are earmarked in communal and private areas that are already occupied or being used by community members, and so communities end up losing the land voluntarily or involuntarily to accommodate these investments (Dash, 2008:662; Maharja, 2017:34; Martin & Palat, 2014:129). Scores of people have been displaced as governments seek to improve national economic growth and infrastructure

to their populations (Ndezi, 2009:79). Once displaced, people often struggle to build a new livelihood and a life in dignity. Patel *et al.*, (2002:159) revealed how 60,000 people were displaced in Mumbai to pave the way for improved railway service. By 2007, 89 million peasant farmers had lost their land to developmental projects in China (Xeufei, 2017:25). The construction of the Jebba dam required 950 Ha of farm land and led to the displacement of 6,000 people and submersion of 42 villages (Olawepo, 2006:57). 5,463 families were displaced by the Upper Indravati Hydro-Electric Project in India (Dash, 2008:697), while Zambia's Kariba dam construction led to the displacement of 57,000 people in 1957 (Chu *et al.*, 2015:3). According to Wilmsen (2011), displacement of communities has three main risks as illustrated in the table below.

Table 1.1: Risks associated with displacement of communities

RISK	DESCRIPTION
Unemployment	Displaced communities are unable to compete in the job market due to their limited skills, educational background and age.
Livelihood	This relates to households whose farm land is acquired by an investment and are therefore at risk of losing their livelihoods.
Impoverishment	This occurs when compensation payments are poorly managed by the displaced recipients.

Source: Wilmsen (2011)

Most countries need an Environmental Impact Assessment (EIA) as the first forecast of the impacts of projects, including land investments, and to show how it impacts on the community prior to project commencement, though some projects in Africa have been implemented prior to an EIA (ActionAid International, 2010:7; Nolte & Voget-Kleschin, 2014). The government has established the Zambia Environment Management Agency (ZEMA), a governing body, to oversee EIAs (Government of the Republic of Zambia, 2011:93). ZEMA requires that a Resettlement Action Plan (RAP) is developed prior to the commencement of a project, and furthermore made public where an EIA predicts displacements (Chu *et al.*, 2015:3). The 2015 National Resettlement policy defines the RAP as a document in which an investor or other responsible entity specifies the measures that will guide actions to take to mitigate adverse effects and development benefits to community members affected by an investment project (Government of the Republic of Zambia, 2015b:8). According to ZEMA standards, Environmental Impact Assessment (EIAs) that reveal that the project will displace communities must have a RAP developed and made public by the project implementors (Government of the Republic of Zambia, 2011). However, Sambo *et al.*, (2015:5) found that EIA reports in Zambia are too technical for community members to understand and be able to respond to the issues raised. The World Bank (2014:10) found that many impact

assessments are once-off assessments without a system of ongoing monitoring and adherence to recommendations for changes to operations.

Affected communities in a LSLAs are given the option to be compensated financially and/or resettled by the government or investor as stipulated by the lease contract (Dash, 2008:667; Nolte & Voget-Kleschin, 2014:655). However, communities displaced from their residential and/or farming land have been known to complain regarding the undervaluation of land for compensation (Chu *et al.*, 2015:1; Dash, 2008:667). Additionally, communities that are compensated with monetary transactions at times squander the compensation money on luxury expenses and become poorer without an alternative source of income (Dash, 2008:676).

Some of the other challenges of resettlements are as follows:

- i. Communities are at sometimes relocated to areas without fertile land to continue their farming occupation (Patel *et al.*, 2002:166; Wilmsen, 2011:141). Four years after being displaced, some families in the Serenje district of Zambia were found still living in makeshift structures such as tents in the forest, without information regarding possible resettlement plans (Human Rights Watch, 2017:57).
- ii. According to Wilmsen (2011:141) and Caritas Zambia (2016:12), resettlement procedures delay livelihood improvement, foster corruption, and fail to absorb displaced community members from the agricultural sector into the market economy.
- iii. Land is limited in the resettlement areas, and communities are given small plots compared to what they previously had before displacement because of scarcity of land (Chinsinga *et al.*, 2013:1075; Olawepo, 2006:63; Patel *et al.*, 2002:170).
- iv. Additionally, Patel *et al.*, (2002:169) and Wilmsen (2011:141) found that the displaced community were resettled in distant places, which increased the distances to the schools, hospitals and shops. Places of traditional local names have been replaced by names chosen by the new land holders (Maharja, 2017:38).

The growing evidence on the impacts of LSLAs have shown that investors have been largely unsuccessful in addressing the challenges that resettled households face, and that promises made to displaced communities have not been fulfilled (Clement & Fernandes, 2013:55).

2.10.2 Food insecurity

In Africa and Asia, small-scale farmers provide as much as 80 percent of the food supply (Interlaken Group & the Rights and Resources Initiative, 2015:7). Land investments threaten the socio-economic development of the displaced communities in many countries because land is a factor of production and provides sense of belong (Budlender & Alma, 2011:8; Cheng, 2016:2; German *et al.*, 2013:1; KPMG International Cooperative, 2012:2). Communities displaced by the Kariba dam in 1957 are still struggling with food insecurity (Chu *et al.*, 2015:2). LSLAs such as those for biofuel and carbon forests may fulfil climate change commitments, but separate the people from essential resources locked up in the forest (Holmes, 2014:551). Communities use the forested land (which include communal land) for timber and other non-timber products such as wild food, honey and firewood (Chinsinga *et al.*, 2013:1079; Kachingwe, 2012:7; Nelson *et al.*, 2012:10; United Nations Economic Development 2013:45).

Agricultural land investments have resulted in a monoculture of cash crops such as soybeans, and the disappearance of traditional foods (Clement & Fernandes, 2013:58; Joala *et al.*, 2016). Biofuel land investment can cause the diversion of crops from food to fuel production, which can ultimately affect food security at the household and national level (Dauvergne & Neville, 2010:634; McMichael, 2010:61; Nelson *et al.*, 2012:10).

Where communities cannot continue practicing their livelihoods, the communities have bought more basic goods in the markets post-displacement than they did in the rural environment, where they got it for free (Dash, 2008:675). Displaced communities are then forced to work to buy food, which they used to grow, post-displacement when settled in a smaller sized area or infertile land (Human Rights Watch, 2017:63).

2.10.3 Increase in urbanisation

LSLAs result in the conversion of former rural lands into cities, and thus contribute to the increasing slum population (Leon, 2015:258). Displaced people who have lost their land without sufficient financial compensation end up migrating to urban locations in search of menial jobs (Cheng, 2016:9). Self-resettlement systems in communities are also given the option to settle in their preferred destination by giving them compensation money, and this also contributes to increased urbanisation. (Dash, 2008:667).

2.10.4 Change of land use

Competing interests and pre-existing land uses are a major source of disputes in the growing competitive global economy and quest for development (Clement & Fernandes, 2013:58; Nhantumbo & Salomão,

2010:27; Patel *et al.*, 2002:160). Land has been converted from agrarian purposes to other land uses (Borras & Franco, 2011: 38; Maharjan, 2017:33).

Both India and China have seen land being taken away from peasant farmers to attract private investors and promote economic growth (Xeufei, 2017:26). Land acquisitions converted from agriculture to non-agriculture land increased from 3.3% in 1951 to 8.6% in 2010 of the total land in India (Singh, 2016:67). As more agricultural land is converted for other purposes, nations will resort to using genetically modified crops to increase yields to meet the food demands (Dauvergne & Neville, 2010:636). For Zambia, the agricultural sector is the highest informal employer country-wide, standing at 98.3% (Central Statistical Office, 2012:59).

Land that is preserved for water and natural resources has been turned into infrastructural and other economic development areas (Dash, 2008:662). At times, streams of water are being diverted from the community to the area of investment (Agricultural Policy Research Institute, 2016:4). People have to walk longer distances to access water. Land that had been used for grazing was allocated for purpose of investment, and therefore the keeping of livestock and trade in those areas has consequently been reduced (ActionAid International, 2010:19; Caritas Zambia, 2016:27). The Malibya investment in Mali uses the Niger River water in the dry season, resulting in little water in the river, and this has led to water conflicts with cattle breeders (Cuffaro & Hallam, 2011:7).

In an era of concern when considering the maintenance of ecosystems, forest loss is among the key adverse effects of land investments, as forest land is converted to other land including resettlement schemes. Additionally, forest areas suffer forest loss as these areas are converted into other land investment uses (Dauvergne & Neville 2010:649). Deforestation from cutting of trees and other vegetation to clear land negatively affects communities who depend on forests for charcoal production, nutritional food, as well as for beauty and medicinal purposes (ActionAid International, 2010:18; Borras & Franco, 2011:43; Clement & Fernandes, 2013:58; Wisborg, 2014:27).

2.10.5 Change in agricultural practices

Land investments have changed agriculture production from food crop to cash crop production among community members, which is ultimately to the detriment of national food security (Chinsinga *et al.*, 2013:1079; Clement & Fernandes, 2013:61). The proposed Chinese investment in Argentina was controversial and came with community resistance (regarded as outsourced producers) when the Chinese dictating the crops to be grown and sold to them alone (Puyana & Costantino, 2015:114). This approach

may encourage farmers to grow cash crops with a more readily available market at the expense of food for the country.

2.10.6 Unfulfilled employment and development promises

Recent studies in Tanzania and Mozambique have shown that LSLAs have not yielded the envisioned infrastructure development and job creation after the establishment of the land investment (Araya, 2013:9), since investors typically focus on the core business of profit-making rather than their promise of benefits for community members (Chinsinga *et al.*, 2013:1079). Some investments, such as agricultural investments, employed less people than was reported or projected by government and investors due to mechanisation and the required technical expertise (Nolte & Subakanya, 2016:4; Araya, 2013:8; Caritas Zambia, 2016:26; Chinsinga *et al.*, 2013:1075; Costantino 2014:18). Additionally, employment created by some land investments are short-term and not sustainable for the future (Wilmsen, 2011:151). Osabuohiena *et al.* (2019:720) found that the community members who were employed in agriculture-based LSLAs did not engage in other non-farming income generating activities because their employment was too demanding to allow them to do so.

Infrastructure development by investors may come through voluntary corporate social responsibility in Zambia, but this is often left as the government's role (Caritas Zambia, 2016:32). The World Bank (2014:12) found that in some instances, governments dealt with investors who failed implement the terms of the business by recalling allocations of land.

2.10.7 Diminishing market opportunities and high demand for land

Investors are diminishing markets opportunities for local communities. Though local communities have similar crops as investors, the communities cannot compete with investors in the market cycle which allowed them to farm for home consumption (Caritas Zambia, 2016:27). Sometimes, agriculture-based land investments employ community members as farm workers who then have limited time to farm their own land because most of the time was spent working for the investor (Caritas Zambia, 2016:27).

Land is now seen as a high value asset with expected profitable returns to both private and public institutions (including those who do business in pension funds), as well as the elite, with the purpose of investing in land (Ansoms *et al.*, 2015:745; Costantino 2014:26). Land investors have transferred their land to others at a higher price as the land gains value over time which can lead to commercialisation (Puyana & Costantino, 2015:107). As a result of the high demand of land for land investments, land prices are increased to meet the demand (Clement & Fernandes, 2013:46).

2.11. Community grievance systems

The World Bank (2014:8) found that it was difficult to make investors accountable to stakeholders such as community members because either the people affected by an investment did not know how to raise grievances with the investor, or the investors did not put in place a grievance mechanism for community members. Caritas Zambia (2016:32) in their study also reveal that Zambian communities displaced by land investments had no place to make their grievances known to either the investor or local authority. To improve resettlement outcomes, the government and investors must enhance avenues of grievance redress that are accessible and responsive (Wilmsen, 2011:156). Communities displaced by government or businesses have lesser probabilities to win their claim on the possessed land because the judicial system cannot avoid government aspirations to get economic and political gains from the land investors (Cheng, 2016:12). However, community organisations such as affected community committees who take a lead in negotiations and petitions related to their plight have at times yielded accountability and positive results for affected communities (Xeufei, 2017:36).).

2.12 Regional and international guidelines on land-scale land acquisitions

There is a push towards putting in place positive supportive frameworks including the G8 Land Transparency Initiative, Benchmarking Business in Agriculture, Farmland Principles, Framework and Guidelines (F&G) on Land Policy and the guiding principles of LSLBIs, Voluntary Guidelines on Responsive Governance of Land Tenure and other Natural Resources. These frameworks contribute to international regulatory and voluntary standards which enhance sustainable investments that uphold the human rights of local communities, including protecting their livelihoods and land rights (Sambo *et al.*, 2015:5). Though some international instruments such as the Framework and Guidelines on Land Policy (F&G) and the VGGT are voluntary and non-binding, they are important and influential in preventing adverse social and environmental impacts caused by land acquisitions (Quick & Woodhouse, 2014; Herre & FIAN Germany, 2013:6; ILC, 2014).

Contained in many human rights treaties, Free Prior Informed Consent (FPIC) is now an internationally-recognised concept for promoting consultation and negotiation around LSLAs with regard to land and natural resource (International Land Coalition *et al.*, 2012:12:28; Nolte & Voget-Kleschin, 2014:655). The 1995 Land Act of Zambia has embedded consultation with the land holders who are likely to be affected by land allocation (Chu *et al.*, 2015:1). The World Bank (2014:7) found that stakeholder consultation is most effective when done with support from independent parties such as civil society organisations. Disputes over land investments with affected communities can be reduced when the FPIC concept is followed prior to commissioning an investment (Hall *et al.*, 2015a:3). Following the FPIC

process does not necessarily mean approval of the project by the affected parties so land investments must have prior assessments to determine the risks or impacts of the investments (Herre & FIAN Germany, 2013:7; United Nations, 2013:20). Predictions of future impacts may be appealing when evidence on similar completed deals and their impacts is limited (Wisborg, 2014:40). Host countries are duty bearers who should give official approval and control foreign investments through impact assessments, as well as use regional or global policy principles on transnational land deals (Wisborg, 2014:38).

2.12.1 Guiding principles of Large-scale Land-based Investments (2014)

The Nairobi Action Plan proposed the development of the guiding principles which would be a tool to promote responsible LSLBIs as a means of reducing the risks associated with land investments (African Union *et al.*, 2011). The African Union adopted the guiding principles in 2014 to help guide, among other aspects, the issue of customary land rights (Hall *et al.*, 2015a:2). Member states are obliged to ensure land investments are conducted under appropriate terms and conditions. The guidelines have six fundamental principles revolving around respect for human rights, assessments of impacts, respect for women's land rights, inclusive decision making, informed consent, and accountability.

2.12.2 Framework and Guidelines on Land Policy in Africa (2009)

The Framework and Guidelines on Land Policy (F&G) were approved and adopted by African states in 2009 (African Union *et al.*, 2014:1). The F&G are voluntary but developed as a standard for members states that wish to put in place a national land policy. The F&G have recognised that African states have a number of LSLAs that are contributing to an increase in Internally Displaced Persons (IDPs). The instruments propose that the development of land policies must be aimed at reducing poverty, enhancing land rights and inclusive decision making, as well as respecting indigenous land rights.

2.12.3 Kampala Convention (2009)

Members of the African Union are committed to adopting measures to prevent IDPs and respect human rights. The Kampala Convention defines internal displacements as involuntary forced displacement within internationally-recognised state borders. The Kampala Convention offers a legal framework to outline the obligations and responsibilities of members state in the prevention, protection, and assistance to IDPs. The members must have funds to support displaced communities. The African governments have the primary responsibility to protect and assist the internally displaced communities. The Convention also provides that displaced groups have to be consulted and be fully informed before displacement. State and non-state actors have a duty to ensure that socio-economic and environmental assessments of the proposed land investment

development are carried out before undertaking the project. The Convention also recommends that stakeholders are consulted and have space to make free and informed consent in decision making.

2.12.4 International Covenant on Economic, Social and Cultural Rights (1976)

State parties are obliged to observe the articles in the International Covenant on Economic, Social and Cultural Rights (ICESCR). The Covenant provides that all people have the right to self-determination and state parties must promote this right. People are free to dispose of natural resources but must not be deprived of their livelihood. The ICESCR is legally binding and forms its basis on human rights and the idea that possibly-affected people need to be consulted and provided with information (International Land Coalition *et al.*, 2012:12). Party states who adhere to ICESCR and invest in extraterritorial investments must abide by the instrument obligations.

2.12.5 The Voluntary Guidelines for the Responsible Governance of Tenure of Land, Fisheries and Forests (2012)

Adopted in 2012 by the Food and Agricultural Organisation (FAO) of the United Nations, the Voluntary Guidelines for the Responsible Governance of Tenure (VGGT) of Land, Fisheries and Forests acknowledges the role of land in the fight against hunger and poverty reduction. The VGGT were adopted in response to the ‘global land rush’ to protect the rights of land holders as well as provide obligations for the investors and states in land deals (Hall *et al.*, 2015a:1). The VGGT benefits all, but especially vulnerable and marginalized people, and further promotes the FPIC principles. The VGGT are voluntary but are meant to be used when forming policy, legal and organisational frameworks on the tenure. Member states must protect legitimate tenure rights and provide access to justice for those infringed on. Member states must also strive to make provision for different parties to conduct independent assessments on the potential positive and negative impacts that those investments could have on land tenure rights, food security, livelihoods and the environment etc.

2.12.6 Universal Declaration of Human Rights (1948)

Adopted by the United Nations General Assembly in 1948, the Universal Declaration of Human Rights provides for the right to opinion, expression and information (United Nations, 1948). Furthermore, the Declaration commits member states to ensure that everyone has the right to access to justice and a standard of living adequate for the health and well-being of the family.

On the continental level, Zambia is party to the African Charter on Human and Peoples’ Rights (also known as the Banjul Charter) of which the country must, among other measures, prevent third parties

from interfering with the entitlement to the right of food and other basic human rights (Herre & FIAN Germany, 2013:6).

2.13 Reducing the negative impacts of displaced communities

According to Olawepo (2006:58), negative and positive impacts of resettlement are attributed to the purposes, process and strategies employed in the resettlement programme. Rehabilitation of displaced people (DP) is classified as successful when displaced persons have better survival needs. However, most LSLAs follow a top-down participation approach with the investor or government communities initiating the land acquisition, compensation and resettlement processes, and furthermore are responsible for essential services (Hota & Suar, 2011:87; Nolte & Voget-Kleschin, 2014:655; Patel *et al.*, 2002:164).

Displaced communities that receive post-displacement support reconstruct their livelihoods better than those that do not (Hota & Suar, 2011:115). Additionally, some of the communities that have strong community organisations have more successful resettlements, such as the 900 families resettled in Kanjur Marg, India (Patel *et al.*, 2002:164).

2.14 Conclusion

LSLAs have been in existence for a long time and have varying definitions according to different stakeholders. Land investments are in various sectors such as agriculture, mining, tourism, infrastructure, and industrial development. When carried out in the right circumstances and through adequate approaches, investments can be a development opportunity and elevate people from poverty.

However, in the current climate, investments often disregard people's rights and force people off their land without consent, adequate compensation, and with little attention to their future well-being (Chu *et al.*, 2015). LSLAs are therefore of concern and pose a threat to local welfare, livelihoods, food security and human rights. Without changes in policy and legislation, the consequences of land investments will continue to have a devastating effect on many people, especially the rural community.

CHAPTER 3: RESEARCH METHODOLOGY

3.1 Introduction

The research attempts to investigate whether LSLAs are carried out in a way that respect communities and people's rights, as well as determine what socio-economic impacts these LSLAs have on the lives of the people of Zambian communities affected by LSLAs.

The study applied both qualitative and quantitative research methods to guide the collection of the data required to answer the aim and the three objectives of the research. Respondents were derived from the sample population that was displaced from Lusaka South MFEZ and settled in the Mphande Forest. Other respondents come from stakeholders that were interested in LSLAs, such as relevant civil society organisations and government departments.

3.2 Study design

The research was conducted using a case study to allow for an in-depth exploration of the research objectives. According to Bryman (2012:66–67), a case study commands a comprehensive analysis of a single case, including a community. The case research method was particularly selected for this exploratory study for discovering relevant constructs in theory building that consisted of experiences of participants and context of actions (Bhattacharjee, 2012:94). A community refers to a group of people with common characteristics such as those residing in the same area or facing a similar situation (Banks *et al.*, 2013:2). The community explored within this research was displaced by the Lusaka South MFEZ project, and therefore provided an advantage to the research by capturing the before and after impacts of land acquisitions. The study of a target community benefitted the research as the community was considered a representative case because it exemplified a broader category of communities affected by land acquisitions (Bryman, 2012:70).

The Lusaka South MFEZ is located within Lusaka South Forest Reserve No.26 at the southern edge of Lusaka (Disaster Management and Mitigation Unit, 2012:1; Homma, 2013). The Lusaka South MFEZ occupies the peak area of the Lusaka plateau and has depressions which can be sinkholes (Japan International Cooperation Agency, 2009: E-40). The 2100 Ha area was declared as an MFEZ on 28th June, 2010, by Statutory Instrument No. 47 of 201 (Lusaka South, 2013:1). The Lusaka South MFEZ project has displaced 247 households or 1,221 people in total to pave way for the project (Chu *et al.*, 2015:3). The aforementioned displaced community are classified as illegal settlers in Forest 26 (Disaster Management and Mitigation Unit, 2012:8; Japan International Cooperation Agency, 2009: E-6).

3.3 Sampling design

3.3.1 Sampling frame

With all survey research, there must be a population to report on so that the sampling design can be specified (Saris & Gallhofer, 2014:9). The sample population is made of 247 households who have been resettled in the Mphande Forest of Kafue District after being displaced by the Lusaka South MFEZ project. The community is representative of the preferred target population because it has been displaced by a LSLA and can relate to the research questions (Kumar, 2017:102). Either the heads of households or their spouses who consented were interviewed as respondents for the household survey.

3.3.2 Sample size

The target population had 247 families who have been displaced from the Lusaka South MFEZ and relocated to Mphande Forest, Kafue district (ZNBC, Sept 2016). Sampling is a method to select a limited number of units from a target population in order to describe the population (Saris & Gallhofer, 2014:9). The sample size was derived from a widely used sampling tool found on the Raosoft website (Raosoft, 2004) which recommended a minimum sample size of 130 or 52% of the target population. However, the study only reached a sample size of 44% (109 households) of the sample population because the 13 were not at their homes at the time of data collection, and eight did not consent to the interview due to unknown reasons.

3.3.3 Sampling technique

Random samples are taken from the population to make inferences and reach conclusions. (Kumar, 2017:102). A simple random selective sampling technique without replacement was applied to select household survey respondents according to the arrangement of their houses in the community. This technique of selecting households in the target population allowed each affected household to have an equal opportunity to be interviewed and minimised bias (Bhattacharjee, 2012:94). The researcher physically went into the community and shortlisted every second household for interviews. If the selected respondent did not consent or was not available, the household was then skipped but not replaced.

3.4 Data collection

Bryman (2012:68) recommends the use of both qualitative and quantitative research methods to emphasise words and numerical values respectively in the collection and analysis of data when using a case study as the research design. According to International Federation of Red Cross and Red Crescent Societies (2011:35), use of both qualitative and quantitative methods is recommended to measure what outcome occurred with quantitative data, and examining how and why the outcome occurred with qualitative data.

Using both research methods brought out the properties of the object under study and the scale on which these properties were measured (Beuving & de Vries, 2015: 39). Gupta & Awasthy (2015:171) found that that using both methods can help triangulate findings and maximise knowledge yield. The data was triangulated by using different sources and methods for data collection. Different sources and research methods aided in validating information and reducing bias.

The main data collection instruments (See Appendix 1, 2, 3 and 4) were the interview guides (structured and semi-structured questionnaires) that were prepared for various categories of respondents from the Lusaka South MFEZ community and key stakeholders who are affected by or interested in LSLAs. Four research assistants were employed and trained to administer the household questionnaires. The rest of the data collection was conducted by the researcher.

3.4.1 Primary sources

Quantitative data collection was collected through a:

- i. *Household survey*: The qualitative data was gathered through a household survey. Quantitative household data was collected on the 20% sample of the population of 247 households from Lusaka South MFEZ. One-to-one interviews were held with sampled household representatives. The questions were developed to draw out different variables from the sampled households in the Lusaka South MFEZ community. The household interviews were all conducted in Nyanja, a local language

Qualitative data collection was collected through:

- i. *Key Informant Interviews*: In-depth (or individual one-on-one/face-to-face) interviews were conducted with key stakeholders using an interview guide that was administered in English. Three government officials from Ministry of Land and Natural Resource (MLNR), the Disaster Management and Mitigation Unit (DMMU) and Ministry of Local Government were interviewed. Five civil society organisations representatives from Caritas Zambia, Civic Forum for Habitat and Humanity, National Legal Aid Clinic for Women, Zambia Alliance for Women, and the Zambia Land Alliance were also interviewed. Lastly, three investors operating from Lusaka South MFEZ, one community leader from the Lusaka South MFEZ community, and three members from the Chitukuko Lima Committee were included in this category of interviews.
- ii. *Focus Group Discussions (FGDs)*: FGDs were used to collect in-depth information and views from different participants (Bryman, 2012:503). Two separate FDG were conducted for heads of households for ten male-headed and ten female-headed households, respectively. The separation of

the genders enriched the report by bringing out different aspects of the impacts of LSLAs from a gender perspective. An interview guide was developed and used to guide the FDGs which were conducted in Nyanja, the local language in the community. The participants for the FDGs did not participate in the household survey.

3.4.2 Secondary sources

Secondary data collection was mainly conducted through an in-depth perusal of literature written on LSLAs. A comprehensive review of all relevant documentation, as well as official reports and publications on LSLA were consulted. Other key documents included government legislation, statutory instruments and gazettes, policy documents, memorandums, parliamentary reports, research studies, case studies and academic publications on Lusaka South MFEZ.

3.5 Data Analysis

3.5.1 Quantitative data analysis

Two computer programs were used to analyse the qualitative data, namely Microsoft Excel and Statistical Package for the Social Science (SPSS). Quantitative data was first inputted into Excel and then exported into SPSS for quantitative data analysis to generate descriptive statistics. The initial stages involved development of data entry templates prepared by the researcher and a data entry clerk was engaged to assist with data entry and cleaning. The codes or categories of analysis were generated from recorded interview responses.

3.5.2 Qualitative data analysis

The qualitative data interviews were transcribed into text and analysed manually. From information recorded from each key informants' interviews and FDGs, major and sub-themes were developed, and critical analyses of the various responses were conducted with a view of gaining deeper insights into the subject matter.

3.6 Research ethics

Respondents were given adequate information before the interview. Bryman (2012:128) observes that respondents with more details on the research topic made an informed decision to be a respondent.

To protect participants' interests and future well-being, their identity must be protected in a scientific study (Bhattacharjee, 2012:139). The respondents that participated in the study were assured of confidentiality and data protection. The research ensured that the identities and information from the respondents were

kept classified and anonymous. The respondents' identities are therefore not disclosed. The answered data collection tools were destroyed after data analysis was completed.

The household survey respondents had privacy and one-on-one contact. The household interviews were done at their residences for them to be free and open, and not to feel compelled to answer questions that they thought would breach their privacy. The respondents did not provide their personal identification details such as National Registration Card (NRC) numbers or phone numbers so as to increase the level of confidentiality and privacy.

Respondents were assured of non-beneficence: they were informed that the research was for academic purposes and that no benefits would be derived by them consenting to be part of the interview.

Respondents were not coerced to participate in interviews. Consent was obtained prior to interviewing the respondents. Consent forms (see Appendices 5, 6, 7 and 8) was developed on which the respondents signed to show consent prior to the interview.

The Researcher obtained ethical clearance approval prior to data collection. Standard practices call for research involving human participants to obtain institutional ethical review and approval before commencement (Banks *et al.*, 2013:4). All research proposals involving actual and potential human research participants are mandated to get ethical approval to ensure ethical guidelines are being followed (Beins, 2014: 28). Ethics committees have been established in higher learning institutions to protect research participants and the academic institution the researcher is studying through (Bryman, 2012:134). The research was submitted to the University of Free State Health Sciences Research Ethics Committee (HSREC) for ethical review and approval (University of the Free State, 2000-2008).

The research faced limitation in the availability and/or reliable data on the case study from government officials and secondary sources. The displacement of the Lusaka South MFEZ community is a unique issue that occurred in 2015. There was limited reliable documented secondary data on the impacts on the specific community. This could be the research problem and not the limitation, and is therefore a reason to undertake the study. However, existing secondary data coupled with triangulated primary data was used to form concrete information on the case study.

3.5 Conclusion

Both qualitative and quantitative research methods supported the collection of data that is both descriptive and numerical. Research assistants administered the household questionnaires while the other interviews were conducted by the researcher. Two computer programs were used to analyse the data, namely Microsoft Excel and SPSS. The research employed ethical methods such as providing prior information, obtaining consent, as well as ensuring privacy and confidentiality. This provided the respondents with an environment conducive to freely participate in the interviews.

CHAPTER 4: EMPIRICAL FINDINGS AND DISCUSSION

4.1 Introduction

This chapter discusses the major research findings. The first section highlights household characteristics while the subsequent sections discuss the findings for each of the research objectives. These results follow a total of household survey interviews that were conducted with 109 (57 female and 52 male) respondents from the 109 households. Additionally, two separate FGDs were conducted for the male and female participants that did not take part in the survey. Ten key informant interviews were held with civil society organisations, government officials, an investor and community leader.

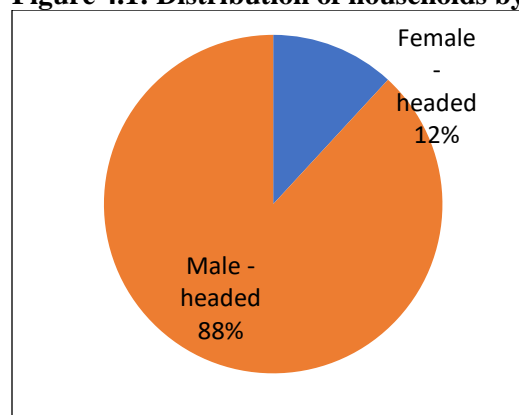
4.2 Profile of respondents

The paragraphs below provide a summary of key characteristics of the respondents from the sample population who participated in the research. The key demographic variables used included the sex, age, type of households, household population size, level of education, and marital status of respondents.

4.2.1 Distribution of household types

Types of households were categorized as either female-headed or male-headed household. The data collected in Figure 4.1 below indicates that out of the 109 households from which respondents were drawn, more households were headed by males (96 or 88%) than females (13 or 12%). Contrary to that distribution, 57 of the respondents (or 52 %) in the survey were female while 52 (or 48%) were male. This was because not all respondents were heads of households – in such cases the heads of households were not available at the time of the interviews. The net result therefore yields only 69 (or 63 %) of the 109 respondents being heads of households who were interviewed.

Figure 4.1: Distribution of households by heads

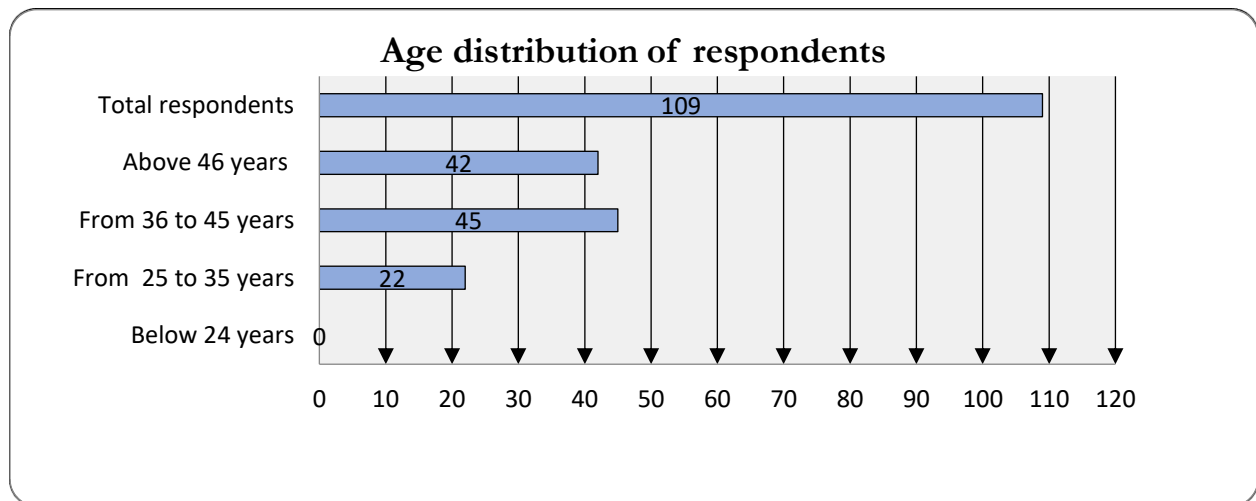


Source: Author (2018)

4.2.2 Distribution of sample by age

The age distribution in Figure 4.2 below indicates that the majority of the respondents interviewed were aged between 36 and 45 years, representing 45 or 41% of the interviewees. On aggregate, the economically-active age groups aged between 25 and 45 years had the highest representation (66 or 61%).

Figure 4.2: Age distribution of respondents



Source: Author (2018)

4.2.3 Distribution by level of education

Table 4.2 below shows most respondents (77 or 65%) attained primary education, followed by secondary education (33 or 30%). Therefore, these statistics indicate relatively fair literacy levels among respondents. Although the pattern of attainment of education was the same for both female and male respondents, the number of male respondents who attained secondary education was higher than that of their counterparts. Furthermore, only an accumulative figure of 34 (or 31%) of the respondents reached secondary and university level.

Table 4.2: Distribution of respondents by education level

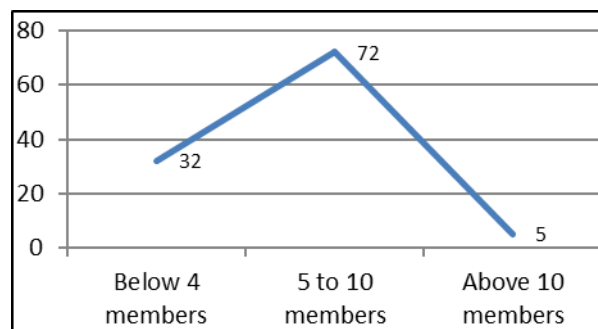
Education of Respondent	Female	%	Male	%	Total	%
Never been to school	4	4	0	0	4	4
Primary	50	46	21	19	71	65
Secondary	3	3	30	28	33	30
Tertiary	0	0	1	1	1	1
Grand Total	57	52	52	48	109	100

Source: Author (2018)

4.2.4 Size of households

Statistics on the size of the household showed that the majority of households (66 %) had five to ten members (72 or 66%), followed by four members and below (32 or 29%), and lastly 10 members and above (5 or 5%).

Figure 4.3: Family size of households



Source: Author (2018)

4.2.5 Distribution by marital status

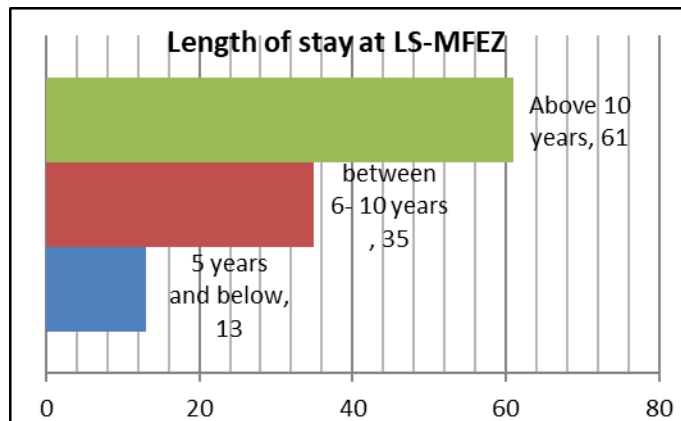
Distribution of respondents by marital status indicated that the majority (101 or 93%) of the respondents were married, followed by 6 (5 %) respondents who indicated widowed marital status, and lastly 2 (or 1%) who were single. All the widowed respondents were women.

4.3 Findings and analysis per research objectives

Objective 1: To understand land acquisition processes for investments in Zambia

4.3.1 Acquisition of land in Lusaka South MFEZ

Figure 4.4: Duration of stay at Lusaka South MFEZ



Source: Author (2018)

All the respondents originated from different parts of the country before settling in the Lusaka South (MFEZ) area which is part of Forest 26. Sixty-one (56%) respondents said they had lived in the Lusaka South MFEZ area for over ten years.

Some displaced communities had been moving from one part of the Forest 26 area to another since 1990 after being pushed off by the Forest Department until they reached the Lusaka South MFEZ earmarked land where they were eventually displaced.

The respondents revealed two methods of acquiring land in the Forest 26, which were through community leaders (98 or 89%) and/or relatives (11 or 11%). The community leader or relative was approached for land, and plots were allocated depending on the size of land requested. Both methods of land acquisitions were illegal since they settled in Forest 26 which is state land that is either administered by the local council or MLNR. None of the respondents had any formal documents to indicate proof of land ownership such as title deeds. Since the respondents had settled in the Forest area, acquiring title deeds for a forbidden area was not going to be feasible. The study also found that roles of the community leaders are not only limited to land allocation but also include resolution of land disputes and making rules of social cultural conduct for the communities.

In terms of average land size owned, the study found that 85 (78 %) of the respondents held five and below Ha, followed by 20 (18 %) with between six–ten Ha and lastly four (4 %) with above ten Ha. The respondents were given varying sizes of land at the discretion of the land allocator. The allocated land was used for both farming and residential purposes.

The research found that 77 (71%) of the respondents knew the difference between state and customary land. At the time of land acquisitions, 64 (59%) of the respondents were not aware that the land they had acquired was state land. The respondents were only informed that they were on state land after the government told them about the project and status of the land, they were living in.

4.3.2 Consultation of community by government

The 1995 Lands Act provides that the community members must be consulted if their land interest are affected by the development project. Almost all the households (97 % or 105) said they had been informed and consulted by the government about the project. The community consultation was more of information sharing than asking whether they consented to the project. The “information sharing” meetings commenced in 2013 when the Minister of Commerce, Trade and Industry at that time informed the National Assembly through a statement in February 2009 (Mutati, 2009). The area was declared as a MFEZ on 28th June, 2010 by Statutory Instrument No. 47 of 2010 (Lusaka South Multi Facility Economic Zone Limited, 2013:2). The respondents did not experience Free, Prior and informed Consent (FPIC) because the Ministry of Lands and Natural Resources (MLNR) regarded the community as squatters without legal title occupying land in the Lusaka South MFEZ area. According to the National Resettlement Policy of 2015, a squatter is a person who occupies/possesses an asset, including land, without legal title (Government of the Republic of Zambia, 2015b:9).

4.3.3 Displacement of community for investment projects

Since investments such as the Lusaka South MFEZ required land, the land had to be repossessed from the community occupying the desired land. All the respondents were informed by MLNREP that they would be displaced to accommodate the project. Persons displacement by an investment development are classified as underdoing involuntary displacement according to the 2015 National Resettlement Policy. The MLNR called a number of meetings to inform the community about the Lusaka South MFEZ project. The displaced communities have nevertheless lost their homesteads, farm lands, fruit trees, and other social and economic assets.

Forest reserves fall under state land, and are management by the MLNR. Unless reserve lands are available, Forest Reserves are vulnerable to change of land use from conservancy to economic use. The Lands Acts provides for the government to acquire land (including land in the Forest area) for public purposes for the exclusive use of Government or for the general benefit of the people of Zambia. Furthermore, the Forest Act (2015a:16) provides that the president may declare any area of land within the country to cease to be a National Forest or have its boundaries altered or extended. The study found that two forests, namely Forest

26 and Mphande Forest areas, have suffered some forest loss due to the degazetting of their land to the Lusaka South MFEZ project, and the resettlement of the former Lusaka South MFEZ in the Mphande forest.

In 2005, the concept of a MFEZ was introduced in Zambia by the Japanese government through Japan International Corporation Agency (JICA), and falls under the patronage of Triangle of Hope (TOH) initiative by the same agency (Mutati, 2009).

Objective 2: To understand strengths and weaknesses of Zambia's compensation and resettlement processes.

4.4.1 Compensation of displaced communities

In May 2012, the Disaster Management and Mitigation Unit (DMMU) under the Office of the Vice President, in collaboration with other relevant stakeholders, carried out a screening exercise (census) to ascertain the number of living and farming people in the Forest 26 with a view of either compensating or resettling them to pave way for the development of Lusaka South MFEZ. The affected communities established the ten-member Chitukuko Lima Committee (CLC) to represent the interest of the larger community to decision makers. According to the World Bank (2014:10), engagements between the land investors and local communities were easier when local communities are organised.

All the respondents participated in the 2012 community census which revealed the households that were faced displacement. The eviction and resettlement were scheduled for July 2013, but displacement of the community members only happened in 2015.

Though the Lusaka South MFEZ community was regarded as a squatter community, the government compensated and resettled them. Government is not obliged to compensate squatters/encroachers as these are dealt with in accordance with existing relevant law (The Government of the Republic of Zambia, 2015a:43). The Forest Act restricts any person from squatting or residing in the Forest without a licence or permit (The Government of the Republic of Zambia, 2015a:19). The Act further states that any person who contravenes this provision can either be fined or imprisoned for a maximum of two years. The Lusaka South MFEZ community were neither fined or imprisoned for staying in Forest 26.

Some community members received monetary compensation. All the respondents said that a compensation package was proposed to them. The compensation package had two options. The first option was to be resettled in other areas, while the second option was to receive money only (K10,000). Though the monetary

package was proposed to the community, no valuation of property was done. Approximately 81 households choose the monetary compensation and to settle in their preferred location while some other 67 households were relocated to other towns. The last set of the 247 displaced households were where the respondents were drawn from, and who chose relocation without monetary compensation. Some of the respondents said that some of those who received monetary compensation squandered their compensation and have returned to live with the Mphande resettled community. Some of the respondents claim that the return of some community members has now raised the number of families relocated to 254 from 247.

In January 2013, the CLC, in the company of a member of parliament, the Area Councillor and Director of Forestry, went to survey the land that the committee chose for what is suitable for farming. In May 2013, the CLC was shown a map from the MLNR indicating plots of land ranging from 1.5 Ha, 100m X 100m and 50m x 50m. This initiative of allowing the community to choose the relocation area was commendable for government to enhance ownership of the community on the choice of resettlement area. However, the communities were not settled in the preferred area which they had chosen.

All the respondents were relocated to Mphande Hill Land in November 2015. This set of displaced community members wanted to be resettled within Lusaka or nearby areas so their farm produce could have a ready market as opposed to the other far-reaching districts. A total of 254 families were relocated that month. Some community members received monetary compensation to settle in their preferred location. The Mphande Hill Land is a former forest area in Kafue District of Zambia, which was degazetted by the president in consultation with the Forestry Department.

Additionally, all the respondents said that the resettlement packages were not sufficient considering the size of land (5–8 Ha) they previously owned, along with other developments required on the new land, including the building of houses, planting of citrus trees and clearing the land.

4.4.2 Consent of displaced communities to be relocated

All respondents consented to be being relocated to Mphande Forest. The respondents choose this relocation because they wanted to continue farming. The respondents were given forms to fill in as a way of consenting by indication also the type of package requested. The respondents would have been bound to consent since they were regarded as squatters who would be fined or imprisoned for residing illegally in a Forest area.

4.4.3 Training of displaced communities

None of the communities displaced from the Lusaka South MFEZ received any training on use of financial packages or post-resettlement life from Civil Society Organisations (CSOs), government and other stakeholders. The respondents said they would have easily adapted if they had received such training before the relocation.

4.4.4 Knowledge of displaced communities over the Resettlement Action Plan

Although the Japan International Cooperation Agency report (2009: E-40) highlighted an EIA as a pre-requisite for the establishment of the Lusaka South MFEZ project, according to ZEMA and JICA Guidelines, Chu *et al.* (2015:4) concluded in their report that the EIA was either not conducted or available as they could not trace the EIA report. The EIA report could not be found for the Lusaka South MFEZ on the ZEMA website and none of the government official had knowledge of report's existence. Specific EIAs were planned to be conducted for each facility within the Lusaka South MFEZ but some of the "squatter" households would be displaced overly to accommodate the Lusaka South MFEZ (Japan International Cooperation Agency, 2009: E-40). The Japan International Cooperation Agency report (2009) further revealed that. Unfortunately, ZEMA has no guidelines to show what constitutes an acceptable RAP (Chu *et al.*, 2015:4).

When the RAP is made public, the pros and cons are weighed in consultation with the affected communities to encourage informed consent and ownership of the resettlement process. None of the respondents have seen either the EIA report or the RAP. The research revealed that 80 or 73% of the respondents did not know the resettlement actions undertaken by the governments. The 16 respondents who knew about the action plans said the government had promised them social amenities such as a land, clinics, schools and roads. Only the land has been given to the communities and its smaller in size than was promised.

4.4.5 Platforms for engagement for displaced communities

53 (89 %) of the respondents indicated that they had to voice opinions/concerns to the government since the latter had all the power to make and enforce decisions. The rest of the respondents felt that CSOs were their best option. However, the communities have engaged both CSOs and government ministries, but these stakeholders have been unable to deliver on their promises relating to addressing community challenges or concerns.

At that time, the respondents held their area member of parliament and the area councillor in high esteem because of the positive support they rendered to the community. These authorities were constantly giving updates to community members as well as speaking in the interests of the community.

The community has a Community Liaison Committee called the Chitukuko Lima Committee (CLC) as a contact structure between the community and other stakeholders. The committee also mobilises the community members for meetings. CLC has been recognized by the government, CSOs and community members as a legitimate group representing the interest of the community. Most of the correspondence has been between the government and the CLC. The DMMU and MLNR have opened doors for the CLC to engage with them. The committee has written several letters to government ministries (local government, the Land and Forestry Department and DMMU) and feedback has been received. Local authorities such as the member of parliament and the area councillor have been approached as well. The CLC engaged the Ministry of Agriculture on the suitability of the allocated land for cultivation. The committee wrote to the Ministry of Lands and Natural Resources (MLNR) in August 2016 and in June 2017 to request an extension period of the payment based on the Invitation to Treat (ITT) letters which was offered in June 2016. The committee also engaged the DMMU to provide tents to the affected families while they waited for the official demarcation of the land. However, the individual families have also written to voice their concerns to the MLNR. 27 families wrote to the MLNR to refuse the limited size of land (less than 1 Ha) offered to them. The MLNR could ultimately not meet their demands of offering more than 1 Ha.

According to the MLNR, if the size of land was increased, other displaced community members and social amenities are would not have a share of the land. Out the 7000 Ha Mphande Forest, only 2000 Ha was excised and planned to include Lusaka South MFEZ families, Canaan Part families, shaft five families, and those that were found squatting in the Mphande Forest and other parcels of land left or public facilities such as school, clinics and other social amenities. The government has left the 5000 Ha for forest regeneration as this forest area is a watershed to most of the streams of the area. DMMU will coordinate other lines ministries vis-a-vis the Ministry responsible for Road, Water, Education, Health so that the Mphande area can be developed. The MLNR also appealed that land for socio-amenuities should not been encroached on.

However, four of the respondents said that some non-benefiting families have been deceitfully placed on the Resettlement list and thus increased the number of families to be resettled. These respondents think the MLNR tampered with the original list that was provided by the affected people and placed these non-Lusaka South MFEZ families.

4.4.6 Knowledge of the 2015 National Resettlement Policy

None of the respondents have ever seen the 2015 National Resettlement Policy, and cannot tell whether the government is using the policy to guide their resettlement. Since they don't know the contents of the policy, the respondents were unable to provide the strengths, weaknesses and the international guidelines embedded in the policy. The DMMU said they did not use the 2015 National Resettlement Policy on the Lusaka South MFEZ community because the policy only came into effect in October 2015 after the relocation had taken place. There had been no National Resettlement Policy since independence until the 2015 policy was put in place. The policy provides that the displaced communities are compensated so that they have favourable economic and social lives post-displacement (Government of the Republic of Zambia, 2015b:21).

4.4.7 Positive and negative resettlement practices

The focus group discussions revealed that the top three positive practices of the resettlement were being given an option to choose compensation packages, being aided in finding them alternative land, and assisting them with transport to their resettlement areas.

The negative practices of the resettlement process were being taken to resettlement area which had no shelter, being allocated land they did not choose to settle on, not receiving any money to help them start a new life, not being given land on time, and being given smaller parcel of farming land. The communities were ferried to the relocation area without tents. They stayed in makeshift tents for over three months as they awaited the allocation of land to enable them to continue farming. The families that were relocated to Mphande Forest had no decent houses to shelter them; instead they had put up temporary structures made out of thatched grass and plastics.

A named headman gave background on how the community members were relocated to his chiefdom without headpersons in the area being consulted or informed. In his narration, he mentioned that community members were ferried to the area in trucks without his or the zone chairperson's knowledge. Even though community members were relocated, they did not have tents as alternative shelter, food, water and/or nearby healthy facilities. What the headman saw brought him to tears as the situation was not humane.

The land was not surveyed before the communities settled there. In order to support the livelihood of the community members that were relocated to Mphande Forest, the headman used his initiative to allocate small portions of land to the affected community members. The portions of land that were allocated were about 20m x 20m. The portions of land were just for temporary use as they waited for official demarcations

of farm blocks by the government in the degazetted area. About 147 household have since been allocated the small temporary portions of land by the headman. The government only finalised the process of demarcating the land in Mphande Forest in in December 2016. The government thought the surveyor had finalised the process of demarcation land in the Mphande Forest.

Objective 3: To understand negative and positive impacts of LSLAs on affected communities

4.5.1 Land size and land use

Seventy-eight (or 72%) of the respondents stated that insecurity of land tenure was the main land challenge, while 24 (22%) pointed out limited land size, and SEVEN (6%) said soil suitability for farming.

All respondents said they have been allocated land in Mphande Forest, and 95 (87%) of the respondents have received 100m x 100m, while 14 (13 %) have been allocated 50m x 50m. All respondents said that the size of land was smaller than they had anticipated considering that small-scale farming requires larger parcels of land. The table below shows a comparison of different aspects between Lusaka South MFEZ compared to the Mphande Forest area.

Table 4.3: Comparison of different aspects between Lusaka South MFEZ area and Mphande Forest

Aspect	Lusaka South MFEZ	Mphande Forest
Chiefdom	Nkhomesha	Nkhomesha
District	Chongwe	Kafue
Traditional setting	Community contained a mix of tribes, but the community followed the Nkhomesha chiefdom traditions.	Same at Lusaka South MFEZ
Land tenure	State	State
Size of land	Ranging from 3– 8 Ha per household.	100m x 100m (farming) and 50m x 50m (for residential). Due to reduction in size, some community members can no longer farm as much as they used to. They have not been farming for some time which has reduced their disposable income for school, food and groceries, etc.
Land ownership document	None	Invitation to Treat letter
Number of land parcels per household	1	1
Land use	Residential, Commercial & Agricultural	Residential & Agricultural
Agriculture products	Food & income sources	Food source
Livestock use	Food & income sources	Food source

Source: Author (2018)

The current size of land has affected their communities' main source of livelihood: agriculture. The stony soils are not favourable for agriculture and the land size is limiting crop production. The community can also not continue to rear domestic ruminants such as goats because of limited land and pasture. There is also fear that in future residents will have smaller shares of the land considering the inheritance system. The size of land is too small considering that the number of people in each house will eventually grow and will require a share of the same household land. This demand for land will put the Forest at risk of

encroachment. The limitation of land and poor soils may also drive the upcoming generation to abandon farming and move to urban centres. Some residents with more fertile land have been renting out their land, but most community respondents may not be able to afford this approach.

4.5.2 Land tenure security

All respondents said that security of land tenure was not certain at Mphande Forest. 31 (28%) of respondents were unable to farm the full plot at Mphande Forest because of uncertainty of land ownership. Though the respondents have been offered Invitation to treat (ITT) letters by the MLNR, these documents are not absolute to show land ownership because when prescribed fees against the (ITT) issued to the community members in their favour by the MLNR are not paid, the Ministry can withdraw the ITTs and offer the land to other land seekers on the waiting list. However, the ITT letters are an improvement to the community members' land tenure security as a Certificate of Title can be awarded when all the prescribed fees are paid compared to Lusaka South MFEZ, where the community members had no documents. However, the households risk losing the land as they have twice failed to meet the deadline of paying K4,381.67 (\$438.1) as prescribed fees in the ITT letters because of income challenges. The income challenges have been attributed to the limited farming activities that the community members are currently engaged in.

The respondents said the above-stated challenges can be addressed by increasing size of land, access to fertilizers, and provision of title deeds for land security.

In both the Mphande and Lusaka South MFEZ areas, the community lived in houses that are made from mud and poles, with the majority of the them having grass thatched roofs.

4.5.3 Food security

All the respondents said they were not able to farm enough food for both consumption and sale because they have not been able to conduct proper farm activities in farming seasons because of delays and land allocation, and also due to allocation of virgin land that requires intensive preparatory labour. The table below shows the farming activities by the displaced communities.

Table 4.4: Comparison of farming seasons between Lusaka South MFEZ and Mphande Forest

Farming seasons	Area	
	Lusaka South MFEZ	Mphande
2014–2015	Crops razed to clear land in readiness for Economic Zone	N/A
2014–2015	No farming as community pending displacement.	N/A
2015–2016	N/A	No farming done because land demarcation by surveyors not done.
2016–2017	N/A	Portions of land cultivated with limited farming inputs but community faced challenges preparing virgin land.
2017–2018	N/A	Larger portions of land cultivated with limited farming inputs compared to 2015-2016 farming season.

Source: Author, 2018

Using hoes, the community farm maize, groundnuts, sweet potatoes and beans that are used for food security at the household level, and the surplus is sold for disposable income at Lusaka South MFEZ. The communities are unable to farm as much as they used to because of the poor stony soil in the resettled area in the Mphande Forest. The respondents also sold off their chickens and goats prior to the relocation period. The community members are now buying more food from grocery stores than using farm produce or collecting from the forests. The food stuffs are more expensive at the resettled area because it is remote. In the resettlement area, communities have no access to forest products such as fruits, vegetables and mushrooms, because they have either been depleted or are not available. In the Lusaka South MFEZ, the communities would use these products for household consumption as well as to sell in order to earn some income. Additionally, the lack of ruminant rearing deprives them of alternative source of income.

Other contribution of the Lusaka South MFEZ community before displacement include:

- Offering employment to people from surrounding areas who worked as part time laborers for food or money.
- The community contributed to the food supply for Lusaka city. The community was supplying food to local retailer marketeers at a wholesale basis.

4.5.4 Household income sources

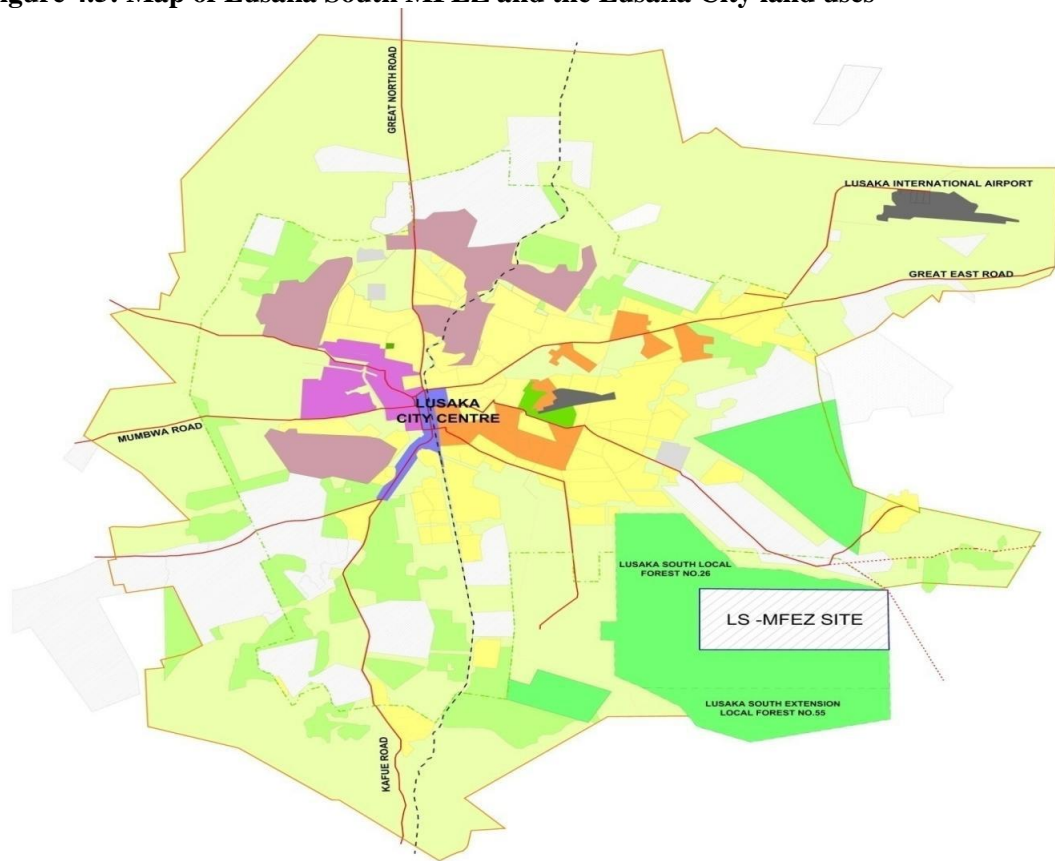
All respondents said that the current main sources of incomes in Mphande Forest was farming and remittance funds from working relatives living elsewhere. The household income levels have been negatively affected by the limited farming they are currently undertaking. Additionally, the resettlement area is far off from crop markets. These limitations mean that there is less disposable income for household needs such as food, school fees, medical fees, prescribed ITT fees and purchase of farming inputs.

4.5.5 Employment status

All respondents said neither they or the family members have been offered employment by the government and Lusaka South MEFZ investors. According to Mseteka (2017), Lusaka South MFEZ management claimed that the zone had facilitated the creation of over 500 direct jobs and 1,800 indirect jobs by August 2017. They also said that those who were relocated may not possess the necessary knowledge and skills required to work in different investments.

Twelve (11%) of the respondents said they had family members had been employed before Lusaka South MFEZ. The closeness of Lusaka South MFEZ to Lusaka city provided jobs for the communities. The community was approximately 1.8km from the nearest tarred road (Leopards Hill Road). The jobs included being maids, gardeners, barber men, shop keepers, or any form of informal employment. People would work from town but came back home.

Figure 4.5: Map of Lusaka South MFEZ and the Lusaka City land uses



Source: Ministry of Commerce, Trade and Industry (2011)

These community members have either lost their jobs because of the relocation or have migrated to Lusaka city. The relatives can no longer contribute to the household incomes as much as they used to because they have to fend for themselves. Some people, especially the youth, have migrated into urban slums in search of jobs. Family bonds have been negatively affected by this arrangement.

4.5.6 Household coping strategies

These are the household livelihood coping strategies that have been adopted as a result of resettlement:

- i. Renting land from other farm owners that have more fertile land.
- ii. Asking relatives for money to supplement household income.
- iii. Having two meals per day at household level.
- iv. Allowing their children to reside with relatives in other localities.

All respondents rated their change of livelihoods as negative. This was attributed to the challenges they were facing in the resettled areas. The challenges included poor access to clean water, lack of proper shelter, bad roads, smaller parcels of land, and long distances from social amenities.

4.5.7 Support from different stakeholders.

Ninety-nine (or 91%) respondents said they have demanded for assistance from government to address the challenges through the committee. The demands made to the committee were reported to relevant stakeholders such as MLNR, District Commissioner and CSOs. The stakeholders have held dialogue meetings to forge the way forward regarding these concerns. Most of the demands have not been met.

All the respondents said they have gotten some form of support from stakeholders. The types of support are outlined in the table below:

Table 4.5: Type of support received from different stakeholders

Name of institution		Area of support
Zambia Land Alliance		<ul style="list-style-type: none"> Facilitating platforms of engagement with duty bearers and Civil Society Organizations (CSOs). Provide legal advice to community members. Capacity building committee in lobbying, advocacy and committee roles. Providing feedback to communities on progress made by higher authorities. Bring CSOs to research more on the plight of the committee and provide further support.
Disaster Management and Mitigation Unit (DMMU)		<ul style="list-style-type: none"> Provision of 8 iron sheets per household. This was meant to cover the roof. 1 bag of 50kg maize grain, though the communities had to take the maize to the millers and the distances were far.
American Civil Society Organisation		<ul style="list-style-type: none"> Provision of bottles of chlorine, mosquito nets, footballs for children, as well as Bibles.
Relatives and church members		<ul style="list-style-type: none"> Money for food, groceries and school fees. Taking care of some of their dependents. Proving emotional support.

Source: Author

According to 83 % of the respondents, the support of different stakeholders was very helpful. The support has led to increased engagement opportunities with other stakeholders, and some of their challenges, such as control of Malaria, have been addressed. However, some support points from stakeholders such as putting up boreholes and housing units was blocked by some government officials. The respondents also expressed weariness and concerns over CSOs collecting information without further action. Government officials interviewed regarded CSOs as partners in development and hoped these actors could support the communities more considering the challenges being faced that government also could not address.

4.5.9 Development Contribution of Lusaka South MFEZ

Forty-one (37%) of the respondents said the Lusaka South MFEZ investment will bring development to Zambia through tax revenue and job creation. Three investors in the Lusaka South MFEZ said that their companies were expected to employ approximately 256 local people. The foreign investments may also expose Zambia to new and affordable products from across the globe. Currently, the MFEZ is still accepting potential investors.

However, 106 (97%) of the respondents revealed that the Lusaka South MFEZ investments will not bring direct development to their community. The community has been located far from the investments to benefit from employment and other infrastructure development coming with the investment.

Table 4.6: Land use distribution of Lusaka South MFEZ area

Land Use	Ha	%
Industry (including Hi-Tech)	694.96	33.09
R&D	100.57	4.79
Residential	291.56	13.89
Commercial/Business Core	72.43	3.45
Community Facilities	36.29	1.73
Institution	166.00	7.90
Open Space	472.02	22.48
Infrastructure and Utility (Including roads)	242.33	11.54
Transmission Line	23.84	1.14
Total	2100.0	100.0

Source: Ministry of Commerce, Trade and Industry, 2011

The investment has brought development in the area as 11.4 Kilometres tarred road and electricity supply has been established in the area (Road Development Agency, 2012; Zambia Electricity Supply Corporation, 2013). The residential plots in Lusaka South MFEZ will also supplement the high housing demand in Lusaka. Other earmarked infrastructure and utility developments are for water, telecommunication, sewage and solid waste (Ministry of Commerce, Trade and Industry, 2011).

Figure 4.6: Some of infrastructure development at Lusaka South MFEZ



Source: Mseteka, 2011

All respondents said that the government did not put in place policy measures to ensure that the desired economic benefits from Lusaka South MFEZ trickle down to the affected community because of the challenges they were currently facing.

Thirty-four (57%) of the respondents said that perhaps some benefits will come to them in the coming years when the Lusaka South MFEZ will have been in operation for longer.

4.6 Conclusion

The findings of the research have shown that displaced community of Lusaka South MFEZ have been negatively affected by the LSLAs. The community has been displaced to pave way for the economic project, and the 2015 National Resettlement Policy was not applied to them since the policy was enacted after the displacement. In spite of the community being regarded as illegal settlers in Lusaka South MFEZ area, the government was lenient by offering them two compensation and resettlement packages which were voluntarily chosen by each household.

Though the desire of many of the displacement community members is to continue farming, some of the community members may not enjoy their previous livelihood of farming because of the poor soil type and limited size of land they have been offered. However, the community members resettled in the Mphande Forest may have improved tenure security because their interest on Mphande land has been recognised by the government and hence the ITT letters given to them. The responsibility lies with the community members to pay the prescribed fees in the ITT letters so that their land can be ultimately titled.

Different stakeholders have met with the displaced community and offered some form of support for the community. Most of the support has come post-displacement but support systems must be established before the displacement to help the community transition in the resettlement area including negotiating for adequate compensation and proper resettlement packages.

CHAPTER 5 - RECOMMENDATIONS AND CONCLUSION

5.1 Introduction

The previous section revealed that LSLAs which affected the Lusaka South MFEZ community had negative impacts on the community. Based on these findings, recommendations for different stakeholders have been created.

5.2 Recommendations

5.2.1 Recommendations to community members:

- a. The community members must be aware of the Resettlement Action Plan (RAP) for them to monitor its implementation. The government can provide these documents through the community liaison group such as Chitukuko Lima Committee (CLC) as soon as the plans are finalised. The community members can use the findings from the community monitoring to voice their concerns and inform decision makers on the actions to be undertaken.
- b. Community members must adopt other income sources other than farming to increase household income levels and their food security status. The size of their farm land has been reduced and soil types may not be favourable to support the desired productivity. The low productivity may negatively affect food security and disposable income, hence the need for alternative income sources to complement the low productivity.
- c. The community members must strive to pay the prescribed ITT fees and acquire title on the land to enhance the land tenure security. The community members can also negotiate for a multiple payment plan if they can settle the prescribed fees in one instalment. The insecurity of land tenure will disadvantage them from making any capital investments on the land, to engage in legitimate transfer of land, and to use of land as collateral to access credit from financial institutions.

5.2.2 Recommendations to Civil Society Organizations (CSOs):

- a. Some community liaison committee members may not have the necessary skills to engage with decision makers to advance their claims and demands. CSOs should organise capacity-building trainings on negotiation and advocacy skills in order for Chitukuko Lima Committee (CLC) to meaningfully engage decision makers on the implementation of the RAP and claim their entitlements.
- b. CSOs have been known to come to the aid of community after the fact and communities are left to negotiate with powerful actors who may not have the community interest at heart. Considering that CSOs are people oriented, they have to take a proactive role in supporting

affected communities in LSLAs prior to their displacements so that they get the necessary advice from the time investment plans are being introduced in the community.

- c. Communities have engaged decision makers with mixed support priorities without consensus., CSOs should support the community in undertaking action-led research to empower affected community members to gather evidence on service provision performance and inform advocacy activities to improve the status quo so that tailored technical, financial and legal support to the communities is based on the research findings.
- d. CSOs have the power to influence the actions of elected policy-makers and other actors. Additionally, since affected communities have limited knowledge on resettlement processes, RAPs may be approved by community members without critical questioning whether the plan is in line with local and international guidelines such as the 2015 National Resettlement policy. CSOs must be involvement in monitoring of the development and implementation of the RAP so that the findings of the monitoring can be used to support the community as well as provide be evidence for advocacy as they strive to defend and claim the entitlements of affected community members. The CSOs can acquire a copy of the RAP from the government on behalf of the community.
- e. The current legal and policy framework guiding compensation and resettlement have gaps to the disadvantage of the affected community members. CSOs must lobby and advocacy for implementation and change in policy and legislation provisions that relate to Compensation and resettlement to ensure the proposition of people centred processes.

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5.2.2 Recommendations to government

- a. Government must avail the RAP to community members so that they know what kind of actions are outlines in the plan. Community members can use this to demand their entitlements as well as suggest recommendations of improvements. The government, especially the Forestry Department, should improve their monitoring mechanisms so that they can dictate human encroachments in forests early on.
- b. There is a lack of domestication of international guidelines for land investments such as the United Nations UN Guiding Principles on Business and Human Rights (UNGPs) in Zambia. Consequently, human rights in such investments are not safeguarded. Therefore, government should domesticate these instruments in the policies and laws because they are people-oriented resettlement and are aimed at improving the livelihoods of the affected communities.

- c. Since the rural communities are not used to monetary transactions, they often squander the compensation money and become poorer without an alternative source of income. The government must support the communities with post-displacement counselling so that they use their compensation money wisely. Additionally, the government must conduct research on the pattern of utilisation of compensation packages to guide the course of action required for proper resettlement and rehabilitation in other future projects.
- d. Community members are relocated in areas where they are not able to fully continue practising the economic and other livelihood activities that are essential for their wellbeing. The government must strive to ensure that displaced communities have access to adequate housing, water, and other social amenities in the new location. This can be done by relocating community members when these amenities are in place in the new settlement.
- e. The government through Zambia Environment Management Agency (ZEMA) must continuously monitor the anticipated impacts from the Environment Impact Assessments (EIAs). ZEMA can also enlist the support of the Community liaison committee to monitor these impacts so that support or mitigation measures will be implemented on time and effectively.
- f. The government must engage in meaningful consultation with the affected community prior to acquisition of land for any purposes, as well as in the aftermath of these processes. The consultation will yield ownership and acceptance of the land acquisition and subsequent processes. Independent parties such as CSOs may also be consulted to avoid controversies over community land rights.
- g. Land holders, especially those on customary land, are increasingly facing tenure insecurity arising from LSLAs. Additionally, it is unclear how much land is held under customary tenure as no land audit has been done since the 1950s. The government must strive to put in place the first-ever comprehensive National Land Policy to govern access, ownership and control of land resources for sustainable development and poverty alleviation.

5.3 Conclusion

Though LSLAs have been occurring globally, the African continent, specifically Sub-Saharan Africa (SSA), hosts the majority of LSLAs. Land administrators such as the government have promoted a conducive investment environment to encourage land investments for different purposes. However, LSLAs have come with both negative and positive impacts, especially on the affected communities. The magnitude of these impacts can partially be attributed to the legislative and policy provisions relating to compensation and resettlement of the displaced community.

This research focused on the case study of the Lusaka South MFEZ community that has been displaced to pave way for the MFEZ project. The compensation and resettlement processes were fully done by the government. The research found that the displaced community have experienced more negative impacts than positive due to the MFEZ project. The affected community has mobilised a group (CLC) to help speak with government and other stakeholders on behalf of the entire community. This group organisation has enabled the community to present unified concerns before the various decision makers, especially government officials, over their compensation and resettlement processes.

Though the government and civil society organisations have been on board to support the affected community in their plight, displaced community members are still facing a number of challenges which affect their day-to-day activities such as inaccessibility to clean and safe water. Some other notable challenges, such as housing, need to be addressed over a long period of time, and therefore government must ensure that basic needs are met prior to the displacement of communities. This research has provided other recommendations for government and other stakeholders to support affected communities.

LSLAs will continue to occur in Africa, including Zambia, but these investments must lead to the reduction of rural poverty and more equitable benefit sharing among communities and investors by ensuring pro-poor land acquisition, compensation and resettlement processes.

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APPENDICES

Appendix 1- Community Focus Group Discussion guide

Questionnaire I.D: _____

TITLE: Large-scale land acquisitions (LSLAs) and their impacts on the livelihoods of displaced communities: a case study of the Lusaka South MFEZ Community.

Introduction

My name is Bridget Chinyemba. I am Master's Degree student pursuing Development Studies at the University of Free State in South Africa. I recently submitted a research proposal to investigate large scale land acquisitions in Zambia and how their impacts on affected communities.

The interview is purely for academic purposes and is meant to obtain information relating to the research topic.

You have been selected to participate in the interview. The purpose of this interview is to obtain information about LSLA.

I am requesting you to be open and truthful as you provide your knowledge, experiences and views on the questions. The information you will provide will only be used for the purpose of this research and will be treated as confidential.

Please note that the outcome of the interview will not result in benefits. With your permission, I would like to ask you a series of questions that will take approximately 1 Hour. May I interview you?

Interviewer's name:				Date of Interview (dd/mm/yy)	
Number of respondents(gendered)	M	F	Community		
Ward				District	

Objective 1: To understand land acquisition processes for investments in Zambia

1. What are the positive aspects in the way you were consulted as a community with regards to the allocation of land for the Lusaka South Multi- Facility Economic Zone (LS MFEZ) project?

2. What are the negative aspects in the way you were consulted as a community with regards to the allocation of land for the LS MFEZ project?

Objective 2: To understand strengths and weaknesses of Zambia's compensation and resettlement processes.

3. Discuss the positive practices of resettlement process you experienced?

4. Discuss the negative practices of resettlement process you experienced?

5. What recommendations can you provide on the process?

Objective 3: To understand negative and positive impacts of large-scale land acquisitions (LSLAs) on affected communities

6. Discuss the positive impacts of the displacement?

7. What kind of challenges in relation to the listed aspects below are you facing at Mphande compare with the situation at LS-MFEZ?

Code	Aspect	Brief detail on challenge compared to LS-MFEZ
1	Water and Sanitation	
2	Housing	
3	Food security	
4	Health	
5	Education	
6	Employment	
7	Energy	
8	Other (specify	

8. What kind of assistance has been provided by government or any other office in relation to the challenges mentioned above?

Name of office/institution	Area of support

9. In order of importance, discuss 3 things you want the community to be supported on urgently?

10. Do you have any questions for me? If yes, please go ahead.

Thank you for your time!

Appendix 2- Household survey questionnaire

Questionnaire I.D: _____

TITLE: Large scale land acquisitions (LSLAs) and their impacts on the livelihoods of displaced communities: a case study of the Lusaka South MFEZ Community

Introduction

My name is _____. I am a research Assistant (RA) recruited by Bridget Chinyemba to help with data collection. Bridget Phiri is a Master's Degree student pursuing Development Studies at the University of Free State in South Africa. She recently submitted a research proposal to investigate large scale land acquisitions in Zambia and how their impacts on affected communities.

The interview is purely for academic purposes and is meant to obtain information relating to the research topic.

Your household has been selected at random from all households in the area for this interview.

The purpose of this interview is to obtain current information about LSLA.

I am requesting you to be open and truthful as you provide your knowledge, experiences and views on the questions. The information you will provide will only be used for the purpose of this research and will be treated as confidential.

Please note that the outcome of the interview will not result in benefits. With your permission, I would like to ask you a series of questions that will take approximately 1 hour. May I interview you? Consent given (circle answer): **Yes/ NO**

Interviewer's name:				Date of Interview (dd/mm/yy)		
Gender of respondent	M	F	Relationship to head of Household			
Gender of Head of Household	M	F	Size of household	4 & below	5-10	Above 10
Age of respondent	24 yrs & below		25-35 yrs	36-45 yrs	Above 45	
Marital Status	Single	Married	Divorced	Widow	Widower	

Community		Ward		District	
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Objective 1: To understand land acquisition processes for investments in Zambia

1. Have you lived in Lusaka South Multi-Facility Economic Zone (LS MFEZ)? 1 =Yes, 2=No. if yes? how long did you live on the LS-MFEZ land? 1=5 years & below, 2=6 to 10 years,3=11 to 20 yrs, 4=21 years & above
2. How did you acquire the LS-MFEZ land? 1=Ministry of Lands, 2=Traditional leaders, 3=Inheritance, 4=community members, 5=Local council, 6=no one, 7=Other (specify)

3. If not inherited, explain the procedures you used to acquire your land at LS MFEZ?

4. Do you know the difference between state and customary land? 1=Yes. No=2. If yes, explain the difference between State and Customary land?

Response	YES: State land is administered by the Government while Customary land is administered by traditional leadership	NO: when Respondent can't differentiate between the tenure systems
Code	1	2

5. What type of land tenure was the LS-MFEZ? 1=State, 2=Customary.
6. Did government consult you with regards to the allocation of land for the LS-MFEZ purpose? Yes=1, No=2.
7. Did you consent to the allocation? Yes=1, No=2.
8. Did someone else overrule your opinion? Yes=1, No=2.
9. If yes to above question, who overruled your opinion? 1=National government, 2=District council, 3=District commissioner, 4=area councillor 5= Member of Parliament, 5=traditional leaders, 6=Investor, 7=NGOs, 8=Other_____

10. Where you informed that you will be displaced? Yes=1. No =2.
11. Who informed you that you will be displaced? 1=National government, 2=District commissioner, 3=District council, 4=community/traditional leaders, 5=Investor 6=NGOs 7=Other (specify)
12. Did anyone facilitate your relocation to Mphande Forest? Yes=1, No=2. If yes? Who facilitated the relocation? 1=National government, 2=District commissioner, 3=District council, 4=community/traditional leaders, 5=Investor 6=NGOs 7=Other (specify)
13. Did you think the relocation was properly done? Yes=1, No=2. Please explain your answer below

Objective 2: To understand strengths and weaknesses of Zambia's compensation and resettlement processes.

14. How was the compensation package calculated?

15. Did you receive the compensation? Yes=1, No=2, Explain your answer

16. What the compensation sufficient? Yes=1, No=2 Explain your answer

17. How did you use the compensation package?

18. Did you receive any trainings on the good use of the compensation package? Yes=1, No=2. IF yes, explain your answer

19. Did the government consult you before resettling you in Mphande Forest? Yes=1, No=2.
20. Did you consent to the resettlement? Yes=1, No=2.
21. How did you give your consent? 1=Through individual consent letter, 2=Through vote, 3= Others (specify) _____
22. Do you agree that community members must be informed and consulted before large scale land acquisition (LSLA)? Yes=1, No=2. Please give your reason
 . _____

23. Do you know the resettlement actions outlined by the government for you? Yes=1, No=2. If yes, what are some of resettlement plans? Explain below

24. Explain which resettlement actions have been achieved?

25. Do you know to whom to voice your opinions/concerns on the land acquisition, compensation and resettlement process? Yes=1. No=2.
26. If yes to above question, who do you think is the best person/group to whom you can voice your opinion/concerns? 1=National government, 2=District commissioner, 3=District council, 4=community/traditional leaders, 5=Investor 6=NGOs 7=Other (specify)

Objective 3: To understand negative and positive impacts of large-scale land acquisitions (LSLAs) on affected communities

27. Do you own any land at the resettlement area (Mphande forest)? Yes=1, No=2.
28. Do you think there is a difference in aspects between LS-MFEZ compared to Mphande forest area? Yes=1, No=2. If yes, please compare the aspects for your household in the table between LS-MFEZ compared to Mphande forest area

Aspect	LS-MFEZ	Mphande Forest
Farm size in hectares		
Land ownership document 1=consent letter, 2=offer letter, 3=village register, 4=title deed, 5= lease agreement, 6=Other (specify)		
Land use A. Residential B. Commercial C. Agricultural		
Agriculture produces A. Food source B. Income source. C. Both Food & Income source		
livestock use A. Food source B. Income source. C. Both Food & Income source		

29. Have you been producing enough food for family and resale with the resized land in Mphande forest? Yes=1, No=2. Explain your answer below

30. Are you currently facing any land related challenges? Yes=1. No=2
31. If yes, what land related challenges are you currently facing you face in your community?
1=No land, 2=Limited Land, 3=No documentation of land rights, 4=Land boundary disputes, 5= others.....
32. How can the stated challenges be addressed?

33. What are your main sources of incomes of the family in Mphande forest compared to LS-MFEZ?

Mphande forest	LS-MFEZ

34. How have the changes in sources of incomes impacted on the household needs?

35. Have you or any of the family members been offered jobs by the government/LS-MFEZ investors? Yes=1, No=2

36. How many local community members affected by the LSLA have been offered jobs by the government/LS-MFEZ investors? _____

37. Were you or any of the family members stated above employed before LS- MFEZ? Yes=1, No=2

38. Are you facing any challenges in relation to the listed aspects below at Mphande? Yes=1, No=2. If yes, give brief details in the table and compare with the situation at LS-MFEZ.

Code	Aspect	Brief detail on challenge compared to LS-MFEZ
1	Water and Sanitation	
2	Housing	
3	Food security	
4	Health	

5	Education	
6	Employment	
7	Energy	
8	Other (specify	

39. Have you as affected community member demanded for assistance from government to address the challenges? Yes=1, No=2.

40. If yes who did you report do this? 1=Through community representatives,2= through community leaders, 3=Through area councillors/ Member of Parliament, 4=Through NGO, 5=Others (specify.....

41. Is any institution, office or person supporting you? Yes=1, No=2.

42. If yes, what kind of support are your receiving?

Name of NGO/Government institution	Area of support

43. Overall, what would you rate your change of livelihoods as a result of resettlement? Positive=1, Negative=2. Explain why your answer?

44. Do you think the investment brings, or will bring development to your community? Yes =1, No=2.

45. Do you believe the investment brings/will bring development to Zambia? Yes =1, No=2.

46. Do you have any questions for me? If yes, please go ahead.

Thank you for your time!

Appendix 3- Key Informant Interview guide for Civil Society Organisations

Questionnaire I.D: _____

TITLE: Large scale land acquisitions (LSLAs) and their impacts on the livelihoods of displaced communities: a case study of the Lusaka South MFEZ Community

Introduction

My name is Bridget Chinyemba. I am a Master's Degree student pursuing Development Studies at the University of Free State in South Africa. I recently submitted a research proposal to investigate large scale land acquisitions in Zambia and how their impacts on affected communities. The interview is purely for academic purposes and is meant to obtain information relating to the research topic.

Your office has been selected to participate in the interview. The purpose of this interview is to obtain information about LSLA.

I am requesting you to be open and truthful as you provide your knowledge, experiences and views on the questions. The information you will provide will only be used for the purpose of this research and will be treated as confidential.

Please note that the outcome of the interview will not result in benefits. With your permission, I would like to ask you a series of questions that will take approximately 45 minutes. May I interview you? Consent given (circle answer): **Yes/ NO**

Interviewer's name:				Date of Interview (dd/mm/yy)	
Gender of respondent	M	F	Institution		
Position				District	

Objective 1: To understand land acquisition processes for investments in Zambia

1. Did your NGO give any kind of support to the Lusaka South Multi-Facility Economic Zone (LS MFEZ) communities before displacement? What kind? please explain below

2. Why did you give the community the support above?

3. How did the support benefit you as community members?

4. How did the government consult communities before acquiring the land from the LS-MFEZ purpose?

5. How did the community members consent to the allocation? Explain below

6. How many households have been displaced as a result of the land acquisition for LS-MFEZ purposes? _____

7. When were they relocated and how did the government handle their relocation process?

Objective 2: To understand strengths and weaknesses of Zambia's compensation and resettlement processes.

8. Did communities receive any compensation package? _____

9. How many received (gender segregated)? _____

10. What kind of compensation packages?

11. How was the compensation package calculated?

12. Do you think the compensation was sufficient? Explain your answer

13. Were the communities consulted before being resettled in Mphande Forest? How was the consultation done?

14. How did the community's consent to the resettlement?

15. Do you agree that community members must be informed and consulted before large scale land acquisition (LSLA)? Please give your reason

16. Has the government outlined any resettlement actions for the resettled people in Mphande? What kind? Please explain below

17. To what extent have the resettlement actions by government been achieved? Explain below

18. Has your office been monitoring the resettlement action by the government?

19. Based on the monitoring process, what recommendations can you give the government?

20. Do communities have a platform to voice out opinions/concerns on the land acquisition, compensation and resettlement process? If yes where

21. Did the government use the 2015 National Resettlement policy to guide the resettlement of LS-MFEZ community? Explain your answer?

22. What are the strengths in the policy?

23. What are the weaknesses in the policy?

24. How can the identified weakness be strengthened?

Are there any international guidelines that Zambia using to guide land acquisition, resettlement and compensation processes? Yes=1, No=2. Explain answer.

Objective 3: To understand negative and positive impacts of large-scale land acquisitions (LSLAs) on affected communities.

25. Do the displaced communities have land in the resettlement area?
26. Has the size of individual land the household increased or reduced in Mphande forest compared to the LS-MFEZ situation? Explain your answer.
27. How is the land tenure security in Mphande compared to LS-MFEZ situation?
28. Have any of the displaced communities been offered jobs by the government/LS-MFEZ investors? How many (gender segregate)? _____
29. Are the displaced communities facing any challenges in relation to the listed aspects below at Mphande? Yes=1, No=2. If yes, give brief details in the table and compare with the situation at LS-MFEZ.

Code	Aspect	Brief detail on challenge compared to LS-MFEZ
1	Water and Sanitation	
2	Housing	
3	Food security	
4	Health	
5	Education	
6	Employment	
7	Energy	
8	Other (specify	

30. Have the affected community members demanded for assistance from your office to address the challenges? What kind of support you offered?
-

31. What changes to household livelihoods have occurred as a result of resettlement?

32. What household livelihood responses and strategies have been adopted as a result of resettlement?

33. Do you think the investment brings, or will bring development to your community? Yes =1, No=2.Explain your answer?

34. Do you believe the investment brings/will bring development to Zambia? Yes =1, No=2.Explain your answer?

35. How has the government put in place policy measures to ensure that the desired economic benefits from LS-MFEZ trickle to the people and do not increase vulnerability

36. Do you have any questions for me? If yes, please go ahead.

Thank you for your time!

Appendix 4- Key Informant Interview guide for government departments

Questionnaire I.D: _____

TITLE: Large scale land acquisitions (LSLAs) and their impacts on the livelihoods of displaced communities: a case study of the Lusaka South MFEZ Community

Introduction

My name is Bridget Chinyemba. I am a Master's Degree student pursuing Development Studies at the University of Free State in South Africa. I recently submitted a research proposal to investigate large scale land acquisitions in Zambia and how their impacts on affected communities. The interview is purely for academic purposes and is meant to obtain information relating to the research topic.

Your office has been selected to participate in the interview. The purpose of this interview is to obtain information about LSLA.

I am requesting you to be open and truthful as you provide your knowledge, experiences and views on the questions. The information you will provide will only be used for the purpose of this research and will be treated as confidential.

Please note that the outcome of the interview will not result in benefits. With your permission, I would like to ask you a series of questions that will take approximately 45 minutes. May I interview you? Consent given (circle answer): **Yes/ NO**

Interviewer's name:				Date of Interview (dd/mm/yy)	
Gender of respondent	M	F	Institution		
Position				District	

Objective 1: To understand land acquisition processes for investments in Zambia

1. What type of land is the Lusaka South Multi Facility Economic Zone (LS-MFEZ)?

2. What is the total size of the land? _____

3.What kind of land use is in the LS-MFEZ?

4. What is the procedure for investors to acquire land in the LS-MFEZ land?

5.How many investors have acquired land since it was commissioned? _____

6.How many are Zambian and how many are non-Zambian? _____

7.How many of these investors have operationalized their projects? _____

8.Was an Environmental and Social Impact assessment done before commissioning of the LS_MFEZ project?

9.What kind of positive impacts did the assessment reveal?

10. What kind of negative impacts did assessment it reveal?

11. How did the government consult communities before acquiring the land from the LS-MFEZ purpose?

12. How did the community's consent to the allocation? Explain below

13. How many households have been displaced as a result of the land acquisition for LS-MFEZ purposes? _____

14. When were they relocated and how were they supported in the relocation process?

Objective 2: To understand strengths and weaknesses of Zambia's compensation and resettlement processes.

15. Did communities receive any compensation package? _____

16. How many received (gender segregated)? _____

17. What kind of compensation packages?

18. How was the compensation package calculated?

19. Do you think the compensation was sufficient? Explain your answer

20. Were the communities consulted before being resettled in Mphande Forest? How was the consultation done?

21. How did the community consent to the resettlement?

22. Do you agree that community members must be informed and consulted before large scale land acquisition (LSLA)? Please give your reason

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23. Has the government outlined any resettlement actions for the resettled people in Mphande? What kind? Please explain below

24. To what extent have the resettlement actions by government been achieved? Explain below

25. Do communities have a platform to voice out opinions/concerns on the land acquisition, compensation and resettlement process? If yes where

26. Did the government use the 2015 National Resettlement policy to guide the resettlement of LS-MFEZ community? Explain your answer?

27. What are the strengths in the policy?

28. What are the weaknesses in the policy?

29. How can the identified weakness be strengthened?

30. Are there any international guidelines that Zambia using to guide land acquisition, resettlement and compensation processes? Yes=1, No=2. Explain answer.

·

Objective 3: To understand negative and positive impacts of large-scale land acquisitions (LSLAs) on affected communities

31. Do the displaced communities have land in the resettlement area?
32. Has the size of individual land the household increased or reduced in Mphande forest compared to the LS-MFEZ situation? Explain your answer.
33. How is the land tenure security in Mphande compared to LS-MFEZ situation?

34. Have any of the displaced communities been offered jobs by the government/LS-MFEZ investors? How many (gender segregate)? _____

35. Are the displaced communities facing any challenges in relation to the listed aspects below at Mphande? Yes=1, No=2. If yes, give brief details in the table and compare with the situation at LS-MFEZ.

Code	Aspect	Brief detail on challenge compared to LS-MFEZ
1	Water and Sanitation	
2	Housing	
3	Food security	
4	Health	
5	Education	
6	Employment	
7	Energy	
8	Other (specify	

36. Have the affected community members demanded for assistance from your office to address the challenges? What kind of support you offered?

37. What changes to household livelihoods have occurred as a result of resettlement?

38. What household livelihood responses and strategies have been adopted as a result of resettlement?

39. Do you think the investment brings, or will bring development to your community? Yes =1, No=2.Explain your answer?

40. Do you believe the investment brings/will bring development to Zambia? Yes =1, No=2.Explain your answer?

41. How has the government put in place policy measures to ensure that the desired economic benefits from LS-MFEZ trickle to the people and do not increase vulnerability

42. Do you have any questions for me? If yes, please go ahead.

Thank you for your time!

Appendix 5- Formed Consent form for Civil Society Organisations

Researcher: Bridget Chinyemba
House # 77, Hellen Kaunda, Lusaka
Telephone: +260977591579
Email: bnnchinyemba@yahoo.com

16th May, 2018,

Dear Sir/Madam,

RE: INFORMED CONSENT TO PARTICIPATE IN KEY INFORMANT INTERVIEW.

My name is Bridget Chinyemba. I am a Master's Degree student pursuing Development Studies at the University of Free State.

I would like to invite your organisation to take part in my research project entitled: large scale land acquisitions (LSLAs) and their impacts on the livelihoods of displaced communities: a case study of the Lusaka South MFEZ Community. You or one of the assigned representatives from the organisation will be requested to answer a series of questions contained in the key informant questionnaire. The interview will take approximately 1 hour.

The research seeks to understand land acquisition, compensation and resettlement processes in Zambia and how large-scale land acquisition (LSLA) impact on the livelihoods of the rural communities.

Study procedures: The study will collect data through one to one oral Household survey from households in Lusaka South Multi Facility Economic Zone (LS MFEZ). Key informant interviews and Focus Group Discussions (FDG) will form the qualitative methods of data collection involving selected households and stakeholders respectively.

Benefits: There are no direct benefits for participating in this study, however the information that you provide might contribute towards understanding LSLA and how affected communities can be supported by different stakeholders.

Confidentiality: The information that I will obtain from you will be stored safely, although it will be shared with my supervisor and co-supervisor who are involved in this study. Excerpts from the interview may be included in the final dissertation and may also be published in journals. The interview will be conducted in a private place and your name will not be written down or recorded anywhere. Furthermore, the study does not require you to disclose or name any specific individuals and you do not have to discuss any personal information that you do not feel comfortable talking about.

Risks: These are the potential risks you may encounter by participating in this study and the mitigation measures that have been put in place:

- 1) The risk of breach of confidentiality. The respondents will not be required to provide their personal details such as Names, contact numbers and National identification numbers so to increase the level of confidentiality and privacy.
- 2) The risk of being subjective because your work is around supporting poor and vulnerable communities. The research is for academic purposes only and you are assured of confidentiality.

Voluntary participation: Participation in this study is voluntary and you are under no obligation to conduct the interview. If you have any concerns with the way the research is being conducted, please feel free to contact and discuss it with my supervisor, whose contact details are given below.

Please feel free to ask any questions on any aspect of this study that is unclear to you.

Yours sincerely,

Bridget Chinyemba

Supervisor: Dr Mark Marais (neander2absamail.co.za)

Informed consent page

Study: large scale land acquisitions (LSLAs) and their impacts on the livelihoods of displaced communities: a case study of the Lusaka South MFEZ Community.

Researcher: Bridget Chinyemba

By signing below, I agree to the following statements:

- 1) I have read and understood the attached information sheet giving details of the project.
- 2) I have had the opportunity to ask the researcher any questions that I had about the project and my involvement in it, and I understand my role in the project.
- 3) My decision to consent is entirely voluntary, and I understand that I am free to withdraw at any time without giving a reason.
- 4) I understand that data gathered in this project may form the basis of a report or other form of publication or presentation.
- 5) I have given the researcher permission to audio record the interview.
- 6) I understand that my name will not be used in any report, publication or presentation and that every effort will be made to protect my confidentiality.

Participant's Signature¹: _____ Date: _____

Researcher's Signature: _____ Date: _____

Please fill in and return this page. Keep the letter above for future reference.

Please only sign this form if you agree to participate in the study.

¹ Please do not write your name to maintain anonymity

Appendix 6- Formed Consent form for government departments

Researcher: Bridget Chinyemba
House # 77, Hellen Kaunda, Lusaka
Telephone: +260977591579
Email: bnnchinyemba@yahoo.com

16th May, 2018

Dear Sir/Madam,

RE: INFORMED CONSENT TO PARTICIPATE IN KEY INFORMANT INTERVIEW.

My name is Bridget Chinyemba. I am a Master's Degree student pursuing Development Studies at the University of Free State.

I would like to invite your institution to take part in my research project entitled: large scale land acquisitions (LSLAs) and their impacts on the livelihoods of displaced communities: a case study of the Lusaka South MFEZ Community. You or one of the assigned representatives from the institution will be requested to answer a series of questions contained in the key informant questionnaire. The interview will take approximately 1 hour.

The research seeks to understand land acquisition, compensation and resettlement processes in Zambia and how large-scale land acquisition (LSLA) impact on the livelihoods of the rural communities.

Study procedures: The study will collect data through one to one oral Household survey from households in Lusaka South Multi-Facility Economic Zone (LS-MFEZ). Key informant interviews and Focus Group Discussions (FDG) will form the qualitative methods of data collection involving selected households and stakeholders respectively.

Benefits: There are no direct benefits for participating in this study, however the information that you provide might contribute towards understanding LSLA and how affected communities can be supported by different stakeholders.

Confidentiality: The information that I will obtain from you will be stored safely, although it will be shared with my supervisor and co-supervisor who are involved in this study. Excerpts from the interview may be included in the final dissertation and may also be published in journals. The

interview will be conducted in a private place and your name will not be written down or recorded anywhere. Furthermore, the study does not require you to disclose or name any specific individuals and you do not have to discuss any personal information that you do not feel comfortable talking about.

Risks: These are the potential risks you may encounter by participating in this study and the mitigation measures that have been put in place:

- 1) The risk of breach of confidentiality. The respondents will not be required to provide their personal details such as Names, contact numbers and National identification numbers so to increase the level of confidentiality and privacy.
- 2) The risk of being subjective because your institution is under the government. The research is for academic purposes only and you are assured of confidentiality.

Voluntary participation: Participation in this study is voluntary and you are under no obligation to conduct the interview. If you have any concerns with the way the research is being conducted, please feel free to contact and discuss it with my supervisor, whose contact details are given below.

Please feel free to ask any questions on any aspect of this study that is unclear to you.

Yours sincerely,

Bridget Chinyemba
Supervisor: Dr Mark Marais (neander2absamail.co.za)

Informed consent page

Study: large scale land acquisitions (LSLAs) and their impacts on the livelihoods of displaced communities: a case study of the Lusaka South MFEZ Community.

Researcher: Bridget Chinyemba

By signing below, I agree to the following statements:

- 1) I have read and understood the attached information sheet giving details of the project.
- 2) I have had the opportunity to ask the researcher any questions that I had about the project and my involvement in it, and I understand my role in the project.
- 3) My decision to consent is entirely voluntary, and I understand that I am free to withdraw at any time without giving a reason.

4) I understand that data gathered in this project may form the basis of a report or other form of publication or presentation.

5) I have given the researcher permission to audio record the interview.

6) I understand that my name will not be used in any report, publication or presentation and that every effort will be made to protect my confidentiality.

Participant's Signature²: _____ Date: _____

Researcher's Signature: _____ Date: _____

Please fill in and return this page. Keep the letter above for future reference.

Please only sign this form if you agree to participate in the study.

² Please do not write your name to maintain anonymity

Appendix 7- Formed Consent form for Household survey respondents

Researcher: Bridget Chinyemba
House # 77, Hellen Kaunda, Lusaka
Telephone: +260977591579
Email: bnnchinyemba@yahoo.com

16th May, 2018

Dear Participant,

RE: INFORMED CONSENT TO PARTICIPATE IN HOUSEHOLD SURVEY

My name is Bridget Chinyemba. I am a Master's Degree student pursuing Development Studies at the University of Free State.

I would like to invite you to take part in my research project entitled: large scale land acquisitions (LSLAs) and their impacts on the livelihoods of displaced communities: a case study of the Lusaka South MFEZ Community. You will be requested to answer a series of questions contained in the household survey questionnaire. The interview will take approximately 1 hour.

The research seeks to understand land acquisition, compensation and resettlement processes in Zambia and how large-scale land acquisition (LSLA) impact on the livelihoods of the rural communities.

Study procedures: The study will collect data through one to one oral Household survey from households in Lusaka South Multi Facility Economic Zone (LS-MFEZ). Key informant interviews and Focus Group Discussions (FDG) will form the qualitative methods of data collection involving selected households and stakeholders respectively.

Benefits: There are no direct benefits for participating in this study, however the information that you provide might contribute towards understanding LSLA and how affected communities can be supported by different stakeholders.

Confidentiality: The information that I will obtain from you will be stored safely, although it will be shared with my supervisor and co-supervisor who are involved in this study. Excerpts from the interview may be included in the final dissertation and may also be published in journals. The interview will be conducted in a private place and your name will not be written down or recorded anywhere. Furthermore, the study does not require you to disclose or name any specific individuals and you do not have to discuss any personal information that you do not feel comfortable talking about.

Risks: These are the potential risks you may encounter by participating in this study and the mitigation measures that have been put in place:

1. The risk of breach of confidentiality. The respondents will not be required to provide their personal details such as Names, contact numbers and National identification numbers so to increase the level of confidentiality and privacy.
2. The risk of being subjective because you are among the affected community members. The research is for academic purposes only and you are assured of confidentiality.
3. The risk of developing emotional feelings because you are among the affected communities. The research is for academic purposes only and seeks to understand elements of LSLAs.

Voluntary participation: Participation in this study is voluntary and you are under no obligation to conduct the interview. If you have any concerns with the way the research is being conducted, please feel free to contact and discuss it with my supervisor, whose contact details are given below.

Please feel free to ask any questions on any aspect of this study that is unclear to you.

Yours sincerely,

Bridget Chinyemba

Supervisor: Dr Mark Marais (neander2absamail.co.za)

Informed consent page

Study: large scale land acquisitions (LSLAs) and their impacts on the livelihoods of displaced communities: a case study of the Lusaka South MFEZ Community.

Researcher: Bridget Chinyemba

By signing below, I agree to the following statements:

- 1) I have read and understood the attached information sheet giving details of the project.
- 2) I have had the opportunity to ask the researcher any questions that I had about the project and my involvement in it, and I understand my role in the project.
- 3) My decision to consent is entirely voluntary, and I understand that I am free to withdraw at any time without giving a reason.
- 4) I understand that data gathered in this project may form the basis of a report or other form of publication or presentation.
- 5) I have given the researcher permission to audio record the interview.
- 6) I understand that my name will not be used in any report, publication or presentation and that every effort will be made to protect my confidentiality.

Participant's Signature³: _____ Date: _____

Researcher's Signature: _____ Date: _____

Please fill in and return this page. Keep the letter above for future reference.

Please only sign this form if you agree to participate in the study.

³ Please do not write your name to maintain anonymity

Appendix 8- Formed Consent form for Household survey respondents

Researcher: Bridget Chinyemba
House # 77, Hellen Kaunda, Lusaka
Telephone: +260977591579
Email: bnnchinyemba@yahoo.com

16th September, 2018

Dear Sir/Madam,

RE: INFORMED CONSENT TO PARTICIPATE IN A FOCUS GROUP DISCUSSION.

My name is Bridget Chinyemba. I am a Master's Degree student pursuing Development Studies at the University of Free State.

I would like to invite your institution to take part in my research project entitled: large scale land acquisitions (LSLAs) and their impacts on the livelihoods of displaced communities: a case study of the Lusaka South MFEZ Community. You will be requested to answer a series of questions with other members of the community contained in the Focus Group Discussion questionnaire.

The research seeks to understand land acquisition, compensation and resettlement processes in Zambia and how large-scale land acquisitions (LSLA) impact on the livelihoods of the rural communities.

Study procedures: The study will collect data through one to one oral Household survey from households in Lusaka South Multi Facility Economic Zone (LS-MFEZ). Key informant interviews and Focus Group Discussions (FDG) will form the qualitative methods of data collection involving selected households and stakeholders respectively.

Benefits: There are no direct benefits for participating in this study, however the information that you provide might contribute towards understanding LSLA and how affected communities can be supported by different stakeholders.

Confidentiality: The information that I will obtain from you will be stored safely, although it will be shared with my supervisor and co-supervisor who are involved in this study. Excerpts from the interview may be included in the final dissertation and may also be published in journals. The interview will be conducted in a private place and your name will not be written down or recorded anywhere. Furthermore, the study does not require you to disclose or name any specific individuals and you do not have to discuss any personal information that you do not feel comfortable talking about.

Risks: These are the potential risks you may encounter by participating in this study and the mitigation measures that have been put in place:

1. The risk of breach of confidentiality. The respondents will not be required to provide their personal details such as Names, contact numbers and National identification numbers so to increase the level of confidentiality and privacy.
2. The risk of being subjective because you are among the affected community members. The research is for academic purposes only and you are assured of confidentiality.
3. The risk of developing emotional feelings because you are among the affected communities. The research is for academic purposes only and seeks to understand elements of LSLAs.

Voluntary participation: Participation in this study is voluntary and you are under no obligation to conduct the interview. If you have any concerns with the way the research is being conducted, please feel free to contact and discuss it with my supervisor, whose contact details are given below.

Please feel free to ask any questions on any aspect of this study that is unclear to you.

Yours sincerely,

Bridget Chinyemba
Supervisor: Dr Mark Marais (neander2absamail.co.za)

Informed consent page

Study: large scale land acquisitions (LSLAs) and their impacts on the livelihoods of displaced communities: a case study of the Lusaka South MFEZ Community.

Researcher: Bridget Chinyemba

By signing below, I agree to the following statements:

- 1) I have read and understood the attached information sheet giving details of the project.
- 2) I have had the opportunity to ask the researcher any questions that I had about the project and my involvement in it, and I understand my role in the project.
- 3) My decision to consent is entirely voluntary, and I understand that I am free to withdraw at any time without giving a reason.
- 4) I understand that data gathered in this project may form the basis of a report or other form of publication or presentation.

5) I have given the researcher permission to audio record the interview.

6) I understand that my name will not be used in any report, publication or presentation and that every effort will be made to protect my confidentiality.

Participant's Signature⁴: _____ Date: _____

Researcher's Signature: _____ Date: _____

Please fill in and return this page. Keep the letter above for future reference.

Please only sign this form if you agree to participate in the study.

⁴ Please do not write your name to maintain anonymity