



**AN INVESTIGATION ON THE IMPACT OF LAND OWNERSHIP DYNAMICS IN
RURAL DEVELOPMENT: A CASE STUDY OF NOOITGEDACHT AREA IN
MULDERSDRIFT, MOGALE CITY LOCAL
MUNICIPALITY**

Submitted by

THORISO MASONGANYE

Supervisor

TAKI SITHANGU

A dissertation submitted to the Faculty of Engineering and the Built Environment, School of Architecture and Planning at the University of the Witwatersrand, in partial fulfilment of the requirements for the degree of Master in Development Planning.

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DECLARATION

I hereby declare that this research report is my original work and all information used from other sources have been acknowledged throughout the report and in the reference section.

This dissertation has not been submitted for any other degree or examination at any other higher education institution.

Signed: 

Date: ...07/12/2023.....

ACKNOWLEDGEMENT

All the glory and honour to God for granting me the courage and the strength to finalise this research. It has not been a walk in a park but God's grace has carried me thus far and for that, I remain grateful.

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ABSTRACT

South Africa's history of land ownership is deeply intertwined with the legacy of colonialism and segregation. In the contemporary context, land ownership has emerged as a pivotal catalyst for rural development, aimed at addressing historical injustices and fostering sustainable socio-economic growth. Despite numerous reforms and initiatives introduced since the dawn of democracy, challenges persist, particularly in rural regions like Nooitgedacht in the West of Gauteng. In Nooitgedacht, landlessness, underdevelopment, poverty, and minimal economic activity continue to plague the community.

This study delves into the intricate relationship between land ownership dynamics and rural development, with a specific focus on Nooitgedacht within the Mogale City Local Municipality. To comprehensively assess this issue, a multi-faceted research approach was employed, incorporating primary and secondary data collection methods. The research methods encompassed a thorough desktop survey, the distribution of questionnaires to community members, and in-depth interviews with municipal officials and community stakeholders.

The desktop survey harnessed municipal valuation data to discern the existing patterns of land ownership in Nooitgedacht, revealing a marked imbalance, with most of the land controlled by private individuals and businesses, while national, provincial, and local governments held relatively merger land ownership within the study area. This skewed ownership pattern underscores the profound challenge of land access in Nooitgedacht.

Consequently, the area grapples with persistent land inequalities encompassing issues of access, ownership, distribution, and administration, which further manifest through ongoing threats of land invasions, evictions, limited development, and a dearth of economic activities. Despite the presence of municipal policies aimed at addressing these disparities, implementation remains sporadic, fragmented, and inadequately coordinated within the municipality, resulting in a sluggish delivery of rural development.

In conclusion, the study underscores the pivotal role of land ownership in shaping the trajectory of rural development in Nooitgedacht. It is evident that without equitable and well-coordinated land ownership policies and practices, the goal of achieving sustainable rural development in this region remains an elusive aspiration.

LIST OF ACRONYMS

ASGISA	Accelerated and Shared Growth Initiative for South Africa
CRDP	Comprehensive Rural Development Programme
GDRPD	Global Donor Platform for Rural Development
GEAR	Growth, Employment and Redistribution strategy
ISRDS	Integrated Sustainable Rural Development
LRAD	Land Redistribution for Agricultural Development
LRP	Land Reform Programme
MCLM	Mogale City Local Municipality
MDGs	Millennium Development Goals
NDP	National Development Plan
NGO	Non-Governmental Organisation
NPO	Non-Profit Organisation
OECD	Organisation for Economic Corporation and Development
PLAS	Pro-Active Land Acquisition Strategy
RDP	Rural Development Programme
RDS	Rural Development Strategies
SAHO	South African History Online
SLAG	Settlement Land Acquisition Grant

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CHAPTER 1: INTRODUCTION

1.1 Introduction

Orford (2004:13) cites South Africa's rural communities as a major source of great concern. These communities continue to be at the bottom of the development priority list and as a result endure terrible injustices, destitution, and neglect. Even in the most remote parts of the country, inequality remains prevalent, making the legacy of apartheid evident. Despite 28 years of democracy, South Africa's rural communities continue to be impoverished with limited access to land, housing, basic services, and a vibrant economy. According to Deininger (2003), alleviating poverty and empowering communities depend on giving the poor access to land and enhancing their capacity to utilize the property they already own. In addressing these inequalities, the South African government introduced various key policies and programmes in rural development and land ownership since democracy.

To address the issue of land inequality, South Africa's Land Reform Policy was introduced in 1996 to promote equitable land ownership, development, and poverty alleviation (Grant, 2011). Through such policies and programmes, the government hoped to transform the social and economic relations in the countryside (Hall, 2007). However, in reality, they have not met the projected and desired impact in rural areas due to bureaucracy, low complementary support services provided post-settlement to beneficiaries, and lack of integration, coordination and accountability among departments and their political heads (Tshuma, 2012). These policies and programmes have fallen short of their promises to achieve equity in landownership and the improvement of rural livelihoods. For example, the settlement and acquisition grant (SLAG) was discontinued, and the land redistribution for Agricultural Development (LRAD) Programme and others were introduced to address the shortcoming of past and failed land policies.

In light of this context, this study draws its focus to investigate the impact of land ownership as an impediment to achieving rural development in Nooitgedacht. By identifying who owns the land and how ownership affects development as well as to investigate the role of land ownership and the level of rural development in the study area. The desktop search, questionnaires, and interview techniques were employed to investigate these questions.

1.2 Background of the study

1.2.1 Land in context

Land is one of the scarce commodities and a source of conflict across the globe. It continues to be a contentious topic between nations and their communities. For many nations, it is a source of life, identity, oppression, power, and socioeconomic liberty. According to Olayiwola and Adeleye (2006), no country, city, or rural area can exist without land; for this reason, land is regarded as a valuable resource that can help the poor overcome poverty. It remains a thorny and contested issue amongst nations and their communities. It is a source of life, identity, oppression, power, and socioeconomic liberation for many nations.

Gibson (2008: 703) in de Satgé (2014:4) outlines that “the land issue is a classic example of distributive justice, putting the have-nots against the haves”. He further remarks that “land is more than “just” an issue of economic inequality” as this is “overlaid with the history of the injustices of colonialism and apartheid” and that “this sense of historical injustice interacts with contemporary inequality to create a volatile political brew” (ibid). This has played itself out across nations wherein existing skewed systems have resulted in land being a source of conflict and inequality that has fuelled tensions, displaced communities, and disrupted livelihoods.

1.2.2 History of land in South Africa: A product of inequality

Since the arrival of Europeans in South Africa, in 1652 by the Dutch East India Company, the country’s land ownership model has evolved. The colonial and apartheid policies in South Africa have resulted in skewed development and allocation of resources (Republic of South Africa, 1997). These policies continuously contribute to racial segregation, placing people of colour in the peripheries remote from development with very limited land rights and access. Kloppers and Pienaar (2014) argue that the racial segregation legislation forced black people to be “perpetual tenants” with very limited rights.

South African land has been subjected to multiple ownership dynamics. Despite Acts such as the Rural Areas Act 9 of 1987 which aimed to provide for the control, improvement, and development of the rural areas and settlements for the coloured population, rural areas remained impoverished and underdeveloped (Republic of South Africa, 1987).

The 1913 Native Land Act, set aside 77% of the land for private ownership by whites and white-owned companies, 8% was reserved for African occupation, and 13% for game reserves, forests,

and other uses while the 1950 Group Areas Act, was among the famous laws that entrenched inequalities between the colonies and the natives (Kloppers et al, 2014). These laws facilitated the displacement of natives from their land and fuelled land conflicts between the state, private entities, communities, and individuals. Post the country's dispensation, the deconstruction of unfair and inequitable distribution of land ownership was adopted and the racial land Acts were abolished giving effect to the freedom to occupy land anywhere across South Africa regardless of race.

1.2.3 Transformation of land policies as a response to inequality

The 1994 RDP, which sought to rectify the inequalities of access to land, was made possible by the repeal of the Racial Act. The Freedom Charter, which was adopted in 1995, aimed to remove barriers to land ownership so that everyone striving to solve hunger and scarcity would have equal access to land (United Nations, 1995). The right of access to land was encouraged by Section 25 of the Constitution of the Republic of South Africa (No. 108 of 1996) to ensure equity and remedy deprivation for people who experienced discrimination under the previous system (Republic of South Africa, 1996). Constitution set the tone for the Interim Protection of Informal Land Rights Act 31 of 1996 which serves to ensure that communal land rights are protected to afford provisional protection on land-related matters (Republic of South Africa, 1996).

This was followed by the White Paper on Land Policy of 1997 aimed at developing a land reform policy to address land ownership injustice, provide stability to support economic growth, and alleviate poverty (Republic of South Africa, 1997). In 2013, the introduction of the Spatial Planning and Land Use Management Act 16 of 2013 was viewed as an integrated approach to eradicate the spatial injustices of the past of confining a particular group to limited space, and the unfair allocation of public resources between areas to ensure that the needs of the poor are addressed on a priority basis (Republic of South Africa, 2013).

These laws sought to improve rural livelihoods by granting tenure to vulnerable people, as well as to encourage the development of infrastructure, services, and the economy (Zwelendaba, 2014). However, the lack of departmental integration and coordination, the lax governance response in the administration of distribution, and the implementation of land and rural development policies and programmes have left gaps that have contributed to ongoing insecurities and vulnerabilities in rural livelihoods.

1.3 Description of the study area

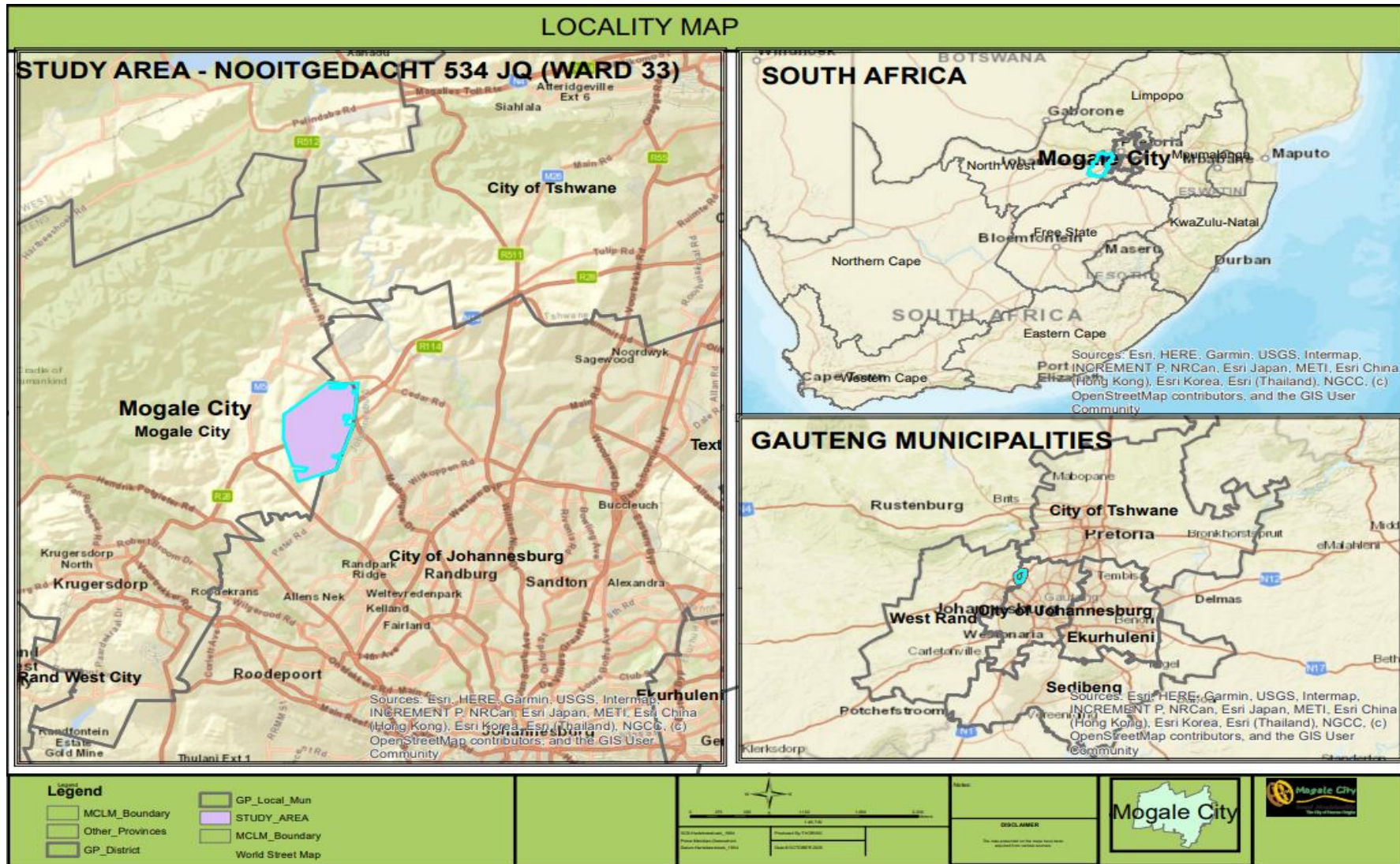


Figure 1.1: Location Map: <https://www.gcs.co.za> [Accessed: 6 October 2023]

The study area is in Nooitgedacht, a rural area located in the eastern part of Muldersdrift, northeast of Mogale City Local Municipality. Mogale City previously known as Krugersdorp Local Council is in the West Rand District Municipality within the Gauteng Province and constitutes a mixture of rural and urban areas (MCLM, 2021). The area covers an extent of 24.35 km² with a population of 3 068 (Republic of South Africa, 2011). The area is situated along the N14, R512, and M5 making the area accessible to major cities such as Johannesburg, Tshwane, and Madibeng further west. Nooitgedacht is a mixed-land use area with the dominance of formal and informal residential, light industries, business agricultural activities, and other tourism and events facilities. The map and pictures below depict different land uses within the study area:

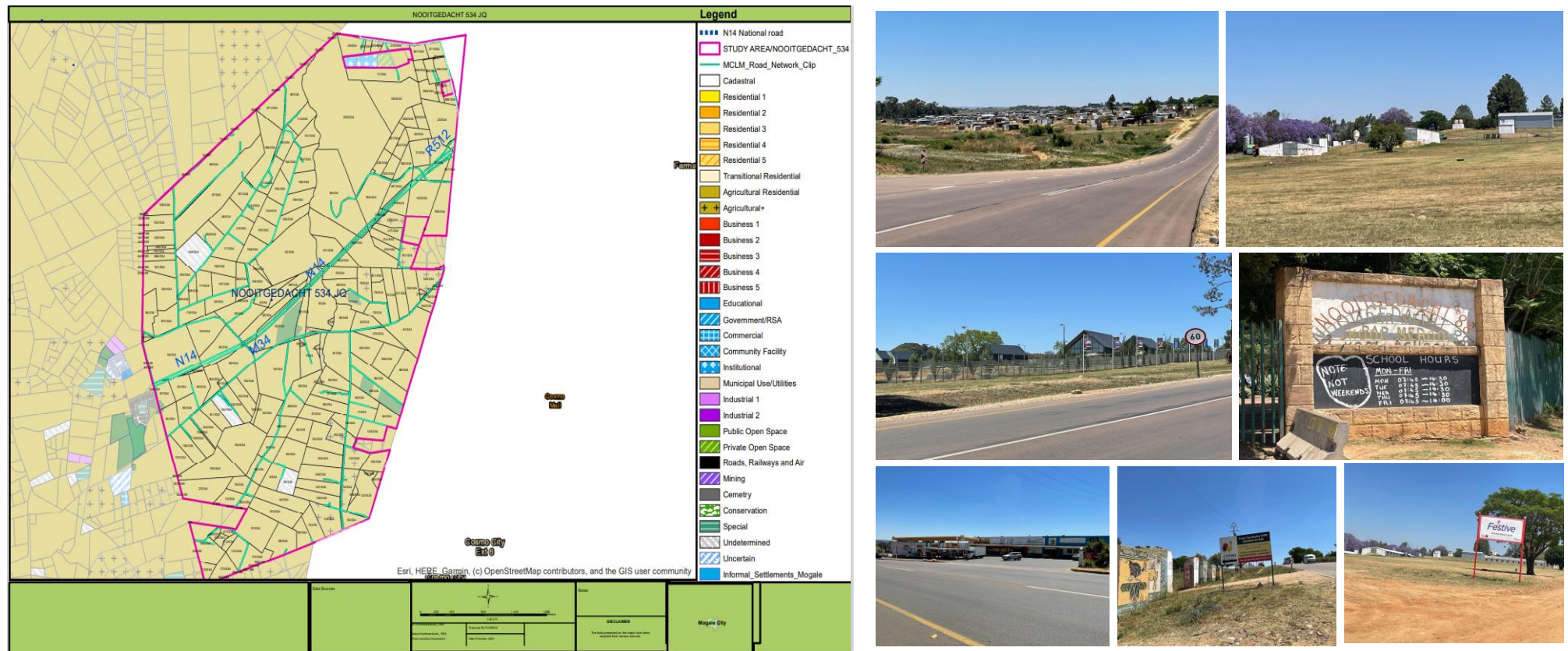


Figure 1.2 Land-use map: <https://www.gcs.co.za> [Accessed: 6 October 2023] and land use pictures of the study area (Author)

Mogale City's rural areas are home to distinctive beauty that offers potential for farming and tourism (MCLM, 2011), with mining, industry, and agriculture serving as the city's primary economic pillars. One of the major challenges currently deterring development in all Mogale City rural wards is the availability of municipal-owned land in the strategic areas (MCLM, 2011).

As part of the constitutional function, the municipality is mandated to develop strategies and plans that are aligned with provincial and national policies to facilitate development within its jurisdiction. This function comprises different departments to fulfil its role amongst other rural development where the municipality must facilitate the development of rural communities through the implementation of programmes and projects as outlined in its overall strategic plans. Currently, there are policies and plans amongst others, the Mogale City's Integrated Development Plan and the Spatial Development Framework. Despite these legislative frameworks in place, they do not seem to have responded to ongoing livelihood challenges since there is an absence of rural planning and development aimed at improving rural areas (MCLM, 2019; 2021).

Therefore, this can be perceived as a failure of the municipality to build an inclusive city as the current planning is biased towards development in urban areas. Considering the current policy position and the absence of programmes in Nooitgedacht, the municipality is unlikely to realise rural development.

1.4 Problem Statement

According to Koch (1993:28), "rural areas in South Africa have always remained poor, impoverished, underdeveloped and less habitable". Despite the outcry and visible scars in rural areas, the pace of development remains slow and non-existent in some areas with land ownership dynamics at the heart of the problem. Land ownership for many in rural areas remains a challenge with most land being owned by the minority group leaving the poor majority either displaced or with limited access and rights to land. In South Africa, blacks lag in terms of land ownership and access to natural resources, resulting in various land dynamics due to existing disparities. These land ownership dynamics have enabled private owners to hold a position of power to control the use and access while poor communities often resort to disruptive means to access land as a measure to fight the system. In some instances, the absence of access to land ownership deters the possibility of individuals or the government facilitating development to improve rural lives.

The distribution of land in post-apartheid South Africa has remained a contentious issue, marked by stark disparities in land ownership. Akinyemi and Mushunje (2019) highlight that in 1994, at the dawn of democracy, South Africa had approximately 82 million hectares of agricultural land predominantly owned by white South Africans. To address historical injustices and disparities, the democratic government pledged to redistribute 24.5 million hectares of this land, with the

ambitious goal of allocating 30% of it to previously disadvantaged black South Africans residing in rural areas by 2014 (Binswanger-Mkhize, 2014, as cited in Akinyemi et al, 2019).

However, the Land Audit Report of 2017 reveals a troubling reality, showing that 82% of the total 114,223,273 hectares of land in the country is still owned by private landowners. Individuals, companies, and trusts collectively own a staggering 95% of this land, with community-based organizations (CBOs) and co-landowners holding smaller shares. These statistics starkly highlight that whites still own 72% of the 37,031,283 hectares of farms and agricultural holdings, with only 4% in the hands of Africans, despite the numerous government initiatives aimed at addressing these imbalances.

The enduring unequal distribution of land has far-reaching consequences, especially for rural development and land allocation. The scarcity of land ownership opportunities, particularly for the growing population of 60 million, creates a pressing demand-supply imbalance, prompting dynamic changes in land dynamics and calls for alternative measures to counteract government land ownership and development failures.

As pointed out by the World Bank (2014, as cited in Akinyemi et al, 2019), South Africa's land reform program, initiated more than two decades ago, has made limited progress in transferring land to rural dwellers. This slow performance can be attributed to bureaucratic hurdles, inadequate post-distribution support, and a lack of capacity within government departments. These issues have hampered the effective implementation of land reform policies, primarily due to poor coordination and alignment of various programs across government departments.

The delay in providing access to land ownership perpetuates colonial vulnerabilities. Rural communities, still grappling with landlessness, often resort to residing on privately owned land. This situation forces them to seek permission or consent from landowners before they can use or access the land. The resulting limitations frequently lead to friction between communities and landowners, giving rise to disputes and abandonment, and, in some cases, illegal land invasions. These land invasions occur when communities take over the use of land while owners relinquish their responsibilities, owing to their loss of control over the land.

The absence of consensus among stakeholders on these issues further complicates the implementation of rural development programs. Communities often occupy land as farm dwellers, tenants, or illegal occupants, with limited land use rights and an absence of ownership. This scenario highlights the need for a holistic and equitable approach to address land redistribution and ownership to promote sustainable rural development and social cohesion in South Africa.

1.5 Research questions

To investigate the impact of land ownership dynamics in achieving rural development, the study aims to answer the main research question: *who owns the land in Nooitgedacht and how does this land ownership affect rural development?* The study further attempts to answer the following sub-research questions:

1. What is the status quo of land ownership in Nooitgedacht?
2. Is the land abandoned or under dispute?
3. Are there rural development programmes,
 - 3.1 If yes how is the area benefiting from the existing programmes?
 - 3.2 if no, what are the implications?

1.6 Research objectives

Taking into consideration the outlined research questions, the overall aim is to investigate the impact of land ownership dynamics in rural development. The study objectives are as follows:

- To determine land ownership within the Nooitgedacht area.
- To determine the level of rural development in Nooitgedacht within the Mogale City Municipality.
- To determine the implications of the lack of policies for rural development.
- To investigate the role of land ownership in achieving rural development.

1.7 Purpose of the study

The persistent limitations in land ownership are a haunting testament to the historical injustices perpetrated by apartheid regimes, casting a long shadow over rural communities, which continue to grapple with dire poverty and an enduring exclusion from the broader tapestry of development. These challenges are not just a matter of economic disparities; they are intrinsically intertwined with cultural and historic ties that bind individuals and communities to the land. Yet, land holds profound cultural and emotional significance, it is also a vital economic asset that holds the key to addressing the multifaceted inequalities and barriers that weigh heavily on the shoulders of the rural poor. In this context, it becomes abundantly clear that the issues of land access, rights, and ownership are not peripheral concerns; rather, they occupy a central and indispensable role in the broader domains of social, political, economic and development.

The planning approach has become inherent in advancing change that is required within economies and societies. In Africa, development planning dates to colonial era where the World Bank introduced the Accelerated Development in Sub-Saharan Africa: An Agenda for Action” strategy review (Killick, 1983: 74). The aim of the strategy was to review the development implementation plan in Africa to reduce inequality, provide basic needs, and alleviate absolute poverty. The strategy aimed to give people an opportunity has control over their activities within the framework of their communities. Over the years, the narrative has evolved through policies, strategies and programme to involve communities in the overall development of their areas. As part of advancing development within the study area, access, and ownership of land for development remains crucial. The study area is located nearby various economic zones, thus resulting in inwards migration within the area in search of socioeconomic opportunities. This has resulted in an increase in demand for infrastructure, services, housing, and overall development of the area as response to the growing needs.

As such, the objective of this study is to contribute meaningfully to the existing literature by delving into the complex relationship between land dynamics and rural development. This endeavour aims to unveil the intricacies of how the historical legacy of land ownership continues to shape the socio-economic landscape of rural areas. Additionally, it seeks to interrogate the effectiveness of current municipal policies as they grapple with the multifaceted challenges of land ownership and their implications for rural development in Nooitgedacht, an emblematic case study.

Furthermore, the study aspires to be more than a mere observer of these issues; it is committed to being a proactive agent of change. Thus, this research seeks to provide a foundation for practical, actionable recommendations. These recommendations are envisioned as a toolkit to facilitate a more symbiotic relationship between land ownership and rural development. They will emphasize the imperative need for integration and coordination among various municipal departments, underscoring the significance of fostering collaboration between the municipality, landowners, and the communities they serve. The goal is to promote comprehensive, well-informed strategies that can significantly enhance livelihoods and uplift the socio-economic conditions of the people residing in Nooitgedacht. This study is not just an academic exercise; it is a call to action, a pathway to bring about meaningful change that empowers communities and contributes to the broader societal well-being.

1.8 Structure of the research

This study consists of five chapters. Chapter one is the context chapter which outlines the introduction, background, and an overarching description of the area to give context to the study. The chapter proceeds to discuss the problem statement and outlines the research questions and objectives as well as the rationale of this study. Lastly, the chapter unpacks the structure of the study and provides a summary chapter.

Chapter two provides a literature review on rural development and land ownership and their linkages. This chapter discusses definitions, policies and programmes of the above issues as well as their implications for rural areas. The focus of the literature is based on the South African context of historic and present policies/programmes which seek to address the impact of land ownership dynamics in rural development. The chapter also includes the land ownership dispute and abandonment dynamics, and the role of local government and governance in rural development and land. The chapter draws challenges on governance and rural administration and a conclusion, to sum up the chapter.

Chapter three outlines the method of data collection and data source instruments using the desktop information, questionnaires and interviews as well as sampling and analysis techniques used. The chapter outlines the research designs comprising of quantitative and qualitative methods. The chapter will also highlight the limitations of the study given the duration of the study, the validity and delineation as well as the ethical consideration to ensure anonymity and confidentiality for all participants involved in the research.

Chapter four covers the findings and interpretation of data of the study to respond to the research questions. The chapter will detail the findings of the study using the desktop survey information from the municipal valuation roll to determine land ownership and further interpret data from questionnaires to investigate the level of rural development within the study area. Lastly, the findings of the interviews will address questions about the implications of rural development policies and the role of land ownership in achieving rural development.

Chapter five finally, provides a summary, conclusion and recommendations derived from this study. This chapter outlines a summary of the study objectives, its purpose and the literature findings. It further gives a summary of the findings of the main research questions and followed

by lessons learned, limitations and contributions to the study. The chapter concludes with a list of recommendations.

1.9 Chapter Summary

The delivery of land distribution and rural development in South Africa has not lived up to its promise of improving the lives of the rural areas. These areas are a reminder that the liberation of the rural poor from past injustices is still carried on in the new democracy. Its footprint is seen in the displacement of these areas, the prevalence of poverty and inequalities in development remain entrenched despite all government policies and initiatives intended to address the plight of these areas. The lack of certainty in land ownership and the absence of policies and governance continue to hinder the chances of realising rural development to change the rural status quo.

The historic and current context of land distribution and its linkage to delivering rural development remains a great concern in the transformation of rural areas. The distribution of land by the government by its admission in policy documents has not yielded the desired outcomes to address issues of land ownership, access, and rights. On the other hand, rural development finds it difficult to thrive due to the absence of land ownership to unlock development in rural areas.

This study seeks to investigate the ownership and its dynamics as well as policy implications associated with the above-outlined limitations on land ownership and rural development. Somewhat these limitations have led to land disputes and abandonment dynamics over ownership which often threatens both the owner and communities as well as the prospects of development of these areas. It is for these reasons that these issues warrant a different approach toward the delivery of land ownership and rural development. The research ethics were considered to ensure the integrity of the study and to protect the rights of the participants.

CHAPTER 2: LITERATURE REVIEW

2.1 Introduction

The establishment of racial segregation was instrumental during the apartheid regime in creating an imbalance among communities. This era was marked by exclusion and neglect of rural areas as well as denial of access to land and ownership thereof. As part of eradicating these inequalities and addressing land discrepancies, the government has through the constitution and various reforms shown commitment as a means of restoration to rectify the unjust practices of the past. To explore these injustices, this literature review will explore various components of rural development and land ownership within a South African context. This chapter will discuss the linkages between rural development and land ownership as well as the contribution of land dynamics and the role of government and governance.

2.2 Rural Development

Rural development has a long-standing history dating back to the 1960s. Originally twinned with agricultural development, rural development has been subjected to evolution and reviews (Grant, 2011). However, there has not been a universally accepted meaning of the concept, making it difficult to determine its constituents and domains. However, historically, rural development was largely equated to agricultural advancement (Anker, 1973).

Through the evolution of the term, rural development was defined as a strategy that seeks to improve the socio-economic conditions of rural communities (World Bank, 1975). Chambers (1983) shared similar thinking and described rural development as a strategy that is aimed to enable the rural poor to gain access to what they need and want. Thus, remedying the issues of primitive agriculture, low-income levels, and lack of access to finances and technical skills in rural areas as Bester (1994) describes.

Moseley (1997) describes rural development as a sustainable process of cultural, social, economic, and environmental change intended to improve the long-term well-being of communities. Development Bank of Southern Africa (2004) defined rural development as the development of rural communities through the improvement of rural institutions and systems, expansion of rural infrastructure, and growth in rural economic activities. Therefore, rural development should be viewed beyond agriculture to include poverty reduction, social infrastructure provision, and increased investment opportunities to improve the economic status of rural communities.

Rural development has largely been accepted as a process of improving the livelihoods and well-being of rural communities through advancing sustainable socio-economic growth (Malatji, 2020). It embraces human development, agricultural development, environmental protection, and socio-economic growth, making it a cross-cutting policy issue that requires an integrated approach (Van Der Ploeg, Renting, Brunori, Knickel, Mannion, Marsden, Ventura, 2017). Therefore, the terms community development, rural reconstruction, and rural welfare are synonymous with rural development but do not fully encompass rural development as it seeks to prioritize the following (Scoones and Wolmer, 2003):

- Food security
- Service delivery to improve the quality of life
- Skills development.
- Revitalising rural towns
- Implementing land reform
- Cooperative development
- Institutional capacity development
- Improving agricultural production and non-farm economic activities.

In essence, rural development is quantified using social, economic, and ecological indicators. The Organisation for Economic Corporation and Development (OECD) reports on four themes of rural development indicators. As outlined in Table 2.1, these indicators are similar to those of the European Union and the World Conference on Agrarian Reform and Rural Development. The Global Donor Platform for Rural Development (GDPRD) (2008) recognises the need for priority indicators of rural development in developing countries. Rural development performance is generally assessed using the states of development and indicators. It is influenced by political, production resources, organisational, institutional environmental, social, and economic factors (Mlambo, 2018).

Table 2.1: OECD indicators of rural development (United Nations, 2011)

Population and migration	Economic structure and performance	Social wellbeing and equity	Environmental and sustainability
<ul style="list-style-type: none"> • Social wellbeing and equity • Population density • Population changes 	<ul style="list-style-type: none"> • Labour force • Employment • Employment and enterprise structure • Sectoral share 	<ul style="list-style-type: none"> • Income • Consumption • Housing • Health • Safety 	<ul style="list-style-type: none"> • Topography and climate • Land use and its change • Habitats and species
<ul style="list-style-type: none"> • Population structure • Household • Communities 	<ul style="list-style-type: none"> • Productivity • Investment 	<ul style="list-style-type: none"> • Culture and recreation • communication 	<ul style="list-style-type: none"> • Soil and water • Air quality

2.2.1 Universal Rural development theories and approaches

Rural development is characterised by a combination of theories and approaches using the right models and methodology to put together various aspects of development into practice (Kapur, 2019). Pieterse (2010) however, states that many development problems are addressed by micro theories questions of rural development. Therefore, rural development theories and various approaches have influenced development reforms aimed at improving the lives of the rural population. Below, the following theories are discussed:

Modernisation theory

This is a process of transformation from traditional underdeveloped societies to modern societies (Eisenstadt, 1968). Leys (1996:110) defines the theory as “a complex transition from a traditional primordial society based on the multiplex, affective and ascriptive relationships, to modern society, based on role separation, rational relations and achieved status”. The theory was originally developed by Max Weber and was further developed by Talcott Parsons rooted in capitalist ideologies.

The theory aimed at closing the gap between the rich and the poor to enable marginalised communities to have equitable access to skills, and economic and social assets to invest in human development to foster the transformation of traditional societies towards modernization (Hussain and Tribe, 1981). This would improve their access to resources, facilities, and adequate basic services based on acquired knowledge, skills, and exposure. The theory was criticized for being

more Eurocentric with total disregard for the cultural, social, political, and traditional values in African countries (Matunhu,2011).

Marxist theory

The theory is critiqued to be rooted in capitalist development, which is often associated with structural inequalities, especially for struggling economies. The theory is premised on how people think, observe, and feel that consciousness relates to their approach toward economic production in society (Feinberg and Soltis, 1992). The economic drive towards rural development is somewhat similar to the modernisation theory, however, the difference is in how the benefits are controlled and owned. Bernstein (2005) outlined that as part of fast-tracking the development process in the Marxist theory, development strategies for public investment, planning, and coordination were developed. The success of rural development lies in communities' involvement in the inception, decision-making, and implementation for better coordination to ensure alignment on the needs versus investment.

Underdevelopment and dependency theories

The theories advocate for both external and internal economic, institutional, and political limitations on economic development in less developed countries. Dependency theory has three streams of thought: the neo-colonial-dependence model, the false paradigm model, and the dualistic development thesis (Todaro 1994:81). Leys (1996:12) argues that “developing countries must reduce the links with the metropolitan countries and embark on their brand of economic growth if they are to succeed”. This can be achieved by acknowledging the social, economic, political, and institutional dynamics that are exclusive to developing countries to be able to develop context-appropriate responses to reduce dependency in developed countries.

Alternative approaches to rural development

Veitayaki (2000) argues that the government has formulated top-bottom approaches that disregard communities and their living circumstances. Therefore, these approaches serve as a response to the failures of rural reforms and projects that have ignored the rural population (Chambers, 1997). These alternatives are premised on integrated rural development, sustainable development, decentralisation, and empowerment through the participation of the host communities. This approach considers the uniqueness of the historical development of communities (Leys, 1996). However, Brohman (1996:22) outlines that “these approaches have given attention to local participation in rural development whilst some have undermined indigenous forms of social organisation and political practice”.

2.2.2 History of Rural Development and Land Laws in South Africa

South Africa's history is largely characterised by uneven development, racial segregation, and imbalanced economic conditions. The Union of South Africa was formed in 1910, followed by a series of laws that were promulgated that would lead to many black South Africans being dispossessed of their land by settlers (South African History Online, 2016). Amongst them, was the Native Land Act of 1913 which forcefully marginalised blacks to Bantu reserves (Kloppers and Pienaar, 2014).

In 1926, the government proposed the Natives Land Amendment Bill which was set to remove blacks from white areas (Modise and Mtshiselwa, 2013). A decade later, in 1936, the Representation of Native Act was promulgated, effectively removing "black spots" in white areas (Smith, 2003). These policies marked the separation of development and territorial and racial separation in South Africa. As a result, approximately 13% of South Africa's land was allocated to blacks. The Group Areas Act of 1950, following the victory of the Apartheid government in 1948, exacerbated the matter, resulting in total separation of ethnic groups (Zenker, 2014). In 1950, the South African government under the Apartheid regime commissioned a study on developing and rehabilitating reserve areas (SAHO, 2017). Years later, the commission recommended separate development for black and white areas that would include mining development, land tenure reform, and agricultural and forestry development reserve areas.

In 1958, new political, administrative, and institutional mechanisms were established to establish independent homelands to allow black to develop their local economies (SAHO, 2017). In 1959, the Apartheid government passed the Promotion of Bantu Self-Government Act establishing homelands from preponderantly rural areas, namely, Bophuthatswana, KaNgwane, Gazankulu, Ciskei, Gazankulu, KwaNdebele, KwaZulu, Lebowa, Transkei, and Qwaqwa (see Figure 2.1) (Abel, 2019). However, these homelands were under-resourced and geographically isolated thus undermining their independence and contributing to social exclusion, underdevelopment, and poverty.

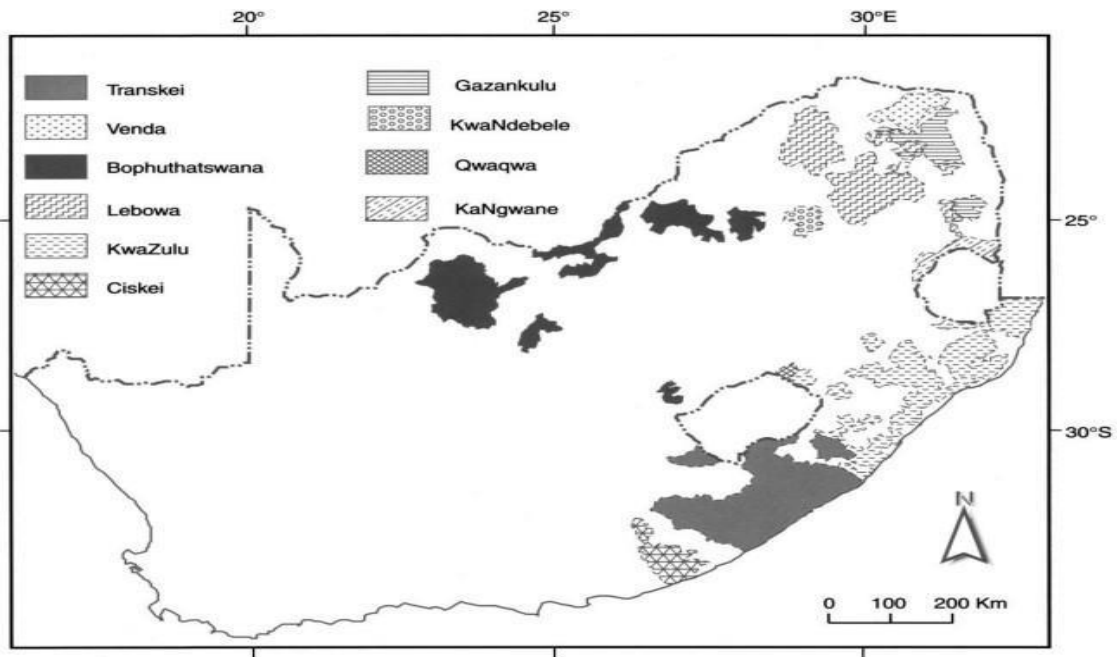


Figure 2.1: Former Homelands of South Africa under the apartheid regime (Meadows and Hoddman, 2003)

Evolution of Rural Development and Land in South Africa

In South Africa, rural development dates to the 1930s. The strategy was introduced for environmental conservation, to combat erosion, and to improve agricultural production in homelands (Letsoalo and Rogerson, 1982). In the 1960s, the government introduced industry programmes to create opportunities for blacks near homelands (De Wet, 1989). However, these programmes did not meet their desired results. In South Africa's agricultural sector, development mainly favoured whites through export subsidies, tariff protection, financial support, and technical support. Black people engaged in agriculture primarily for subsistence grounds rather than for profit.

In 1994, the democratically elected government inherited a legacy of high poverty, skewed distribution of land, and poor environmental and socioeconomic conditions. To remedy the issues and develop rural communities, the government introduced a range of policies summarised in Table 2.1. However, to promote rural development, it was necessary to redistribute land (Grant, 2011).

Table 2.2: National policies and rural development initiatives in the Republic of South Africa (Kepe and Cousins, 2002; Pienaar and Traub, 2015)

National policy	Description	Rural development Initiative	Description
Reconstruction and Development Programme (RDP) -1994	It is an integrated and coherent socio-economic progress policy that aims to eradicate the results of apartheid.	Rural Development Strategy within RDP - 1994	Aimed to promote socio-economic development, meet basic needs, build social infrastructure, and develop human resources in rural areas
Growth, Employment, Redistribution Strategy (GEAR)- 1996	Developed to stimulate economic growth	Comprehensive Rural Development Strategy GEAR – 1996	Formulated to restructure rural economies in South Africa, creating jobs and social investments
Accelerated and Shared Growth Initiative for South Africa (ASGISA) – 2007	Mandated to reduce unemployment and increase GDP growth	Integrated Sustainable Rural Development Strategy (ISRDS) -2000	Designed to attain socially cohesive stable rural communities to contribute to growth and development
New Economic Growth Path – 2010	Aims to enhance growth, employment, and equity.	Comprehensive Rural Development Programme (CRDP) - 2009	Aimed to respond to poverty and food insecurity by maximizing the use and management of natural resources to create sustainable rural communities
National Development Plan 2030 (NDP)	Aims to eliminate poverty and reduce inequality by 2030	-	-

It was therefore inevitable to abolish the Land Acts of the 1900s that would not support land confiscation under the rule of colonial and apartheid South Africa and redistribute land as it is tied to rural livelihoods. As such, the above policies under democratic South Africa were developed to protect property rights and allow the government to address skewed distribution of land through amongst other fair expropriate land. These land-related policies (Table 2.3) were ratified in 1996 under the Constitution of the Republic of South Africa Act No. 108 of 1996.

The development of South Africa's land allocation entails tenure reform, land restitution, redistribution, and development programmes which aimed to address the exclusion of many black communities living in compromised socioeconomic conditions and poverty that were inherited from apartheid policies. These policies and programme were envisaged to create a new dawn for communities especially in rural areas where land ownership is highly contested while the need for rural development remains dire. The abovementioned were implemented gradually at different intervals to correct and/or improve policy and programme gaps and failures with the intention to build equality to improve the living conditions of all South Africans.

Table 2.3: National land-related policies in the Republic of South Africa (Hoeks, Azadi, Khachak, Troyo-Diequez, Van Passel and & Witlox, 2014)

National land-related policy	Description
Section 25 of the Constitution of 1996	Section 25(5) grants the equal right to land; (6) restoration of land rights to those who lost them from colonial law; (7) secures tenure to citizens living on land they were not allowed to own.
Land Reform Act No. of 1996	Regulates tenure security and land distribution, particularly in rural communal agricultural areas.
White Paper on South African Land Policy of 1997	Informs land redistribution, land restitution, and land tenure reform in the Republic of South Africa.
Settlement Land Acquisition Grant of 1997	It makes provision of grants for land-related acquisition, investment in home improvements, infrastructure, and tenure right enhancements.
Land Redistribution for Agricultural Development of 2001	It provides financial support to black South Africans to purchase agricultural land from white farmers, thus improving the black community's access to land.
Restitution of Land Rights Amendment Act of 2004	Provide restitution rights to communities and persons dispossessed of their land because of discriminatory laws. The Commission on Restitution of Land Rights and Land Claims Court established the Act.
Communal Land Rights Act No. 11 of 2004	Regulates the administration of land in communal areas and transfer of rights to communities under the authority of traditional councils.
Provision of Land and Assistance Amendment Act No. 58 of 2008	Regulate the administration of financial assistance for improving and acquisition of tenure rights and land.
Spatial Planning and land Use Management Act 16 of 2013	Regulates planning and land use management to address spatial justice, spatial sustainability, efficiency, spatial resilience, and good administration.

2.3 Land ownership

Colombijn (1992) outlines that the land ownership phenomenon is as explosive as dynamite. Access and ownership of land remain an issue of conflict amongst nations, racial groups, the rich and the poor as well as an important resource for economic growth for development. Ownership of land involves the use of land with the legal rights and obligations held by individuals, groups, or the government. There are three types of land rights namely rights to use, rights to transfer, and rights to exclude others from the land (Ega, 1991 in Arokoyo and Chikwedu, 1993).

Land ownership is defined as the land tenure system that determines the ability of individuals with access to land and security over its use (Arokoyo et al, 1993; Wadie and Appah,1981). "Land ownership is fundamental to the national politics concerns self-sufficiency, food sovereignty, and resource management,"(Fuglestad and Palmer, 2019:1). The land system provides people with access to land to improve their livelihoods. Land ownership and the distribution thereof has been a topical issue since the pre-and-post-apartheid and industrialization eras across the world to date. The issues on land ownership range from the formalisation of property rights to land dynamics and land allocation amongst others.

According to Bob (2010), land dispossession in Sub-Saharan Africa has a long history and has led to a variety of injustices and imbalanced allocation of land resources. This has had a knock-effect on most countries' economies and land where to date ownership still rests with the elites and colonial settlers. According to Zwelendaba (2014), previously, the land belonged to the community and was administered under a trust by leaders of their respective communities or by the government. However, colonialism eroded the land values of African communities with European land rights philosophy and various land ownership rights on the use and transfer. Weideman (2004) argues that inequality in access to land is a result of the apartheid rules and laws that have governed the continent.

Various scholars advocate for individual ownership (Feder and Noronha, 1987; Feder and Onchan, 1987) as part of securing the natural resources and the likelihood of utilising the land efficiently. Others are for communal ownership (Bromley and Cochrane, 1994; Van den Brink, 1994) to have a collective say in decision-making on the use of the land. However, there are critiques that land tenure (Place and Hazell, 1993 as cited by Moor & Niewoudt, 1995) has an impact on investment and productivity. Those who advocate for individual ownership argue that individuals are more likely to strive for optimal and efficient use of the land; there are limited governance issues that promote accountability in the administration and management of the land. While in communal ownership there is mismanagement, lack of accountability, and efficiency.

2.3.1 Land Dynamics

Land dynamics can be defined as the change in physical, environmental, and socioeconomic aspects of the land and their multi-scale interactions (Reader, 2015). The increasing demand for land has resulted in land dynamics such as abandoned land and land disputes among many others. The disparities in access to land, especially amongst black communities continue to divide communities in terms of race, ethnicity, geographical location, and socioeconomic status. In Sub-Saharan Africa the majority of the black population still has limited access to land ownership and

related natural resources (Bogale, Taeb and Endo, 2006; Rugege, Bob, Moodley, Mtshali, Mutanga, Mthembu, 2007), this has led to insecurities, conflicts, and dynamics over land.

Land Abandonment

To a larger extent, rural areas are often forgotten places due to a biased focus on urban areas. Barker and Aida (1995) agree that there is a parallel distinction in urban research that displays city biasness. McCarthy (1992) supports that small and marginalised centres were disregarded as compared to major cities. These neglected areas result in “ghost areas” where buildings and land are often abandoned due to the lack of activities taking place on these properties. Quintas-Soriano, Buerkert and Plieninger (2022:1) outline that “land abandonment is a process widespread in many regions of the world as a consequence of socio-economic conditions and changes in the use of land”.

Munroe, van Berkel, Verburg & Olson (2013) define land abandonment as a process whereby human control over land is given up and the land is left to nature. Whereas Rey Benayas et al, 2007 in Quintas Soriano et al, (2020:2) define land abandonment as “the abandonment of any area used for agricultural purposes, including croplands and grazing areas without signs of management for at least four years”. Lwasaki (2021) further explains that land with unknown owners can no longer be called private property due to its sense of being public property in nature. This often results in economic, social, and environmental vulnerabilities such as property tax evasion, fire, land invasion, and displacements of livelihoods amongst others due to loss of control and management of the land. There are ongoing fears that incomplete management of land plots with unknown owners will cause concern for the health and security of nearby residents (Lwasaki, 2021).

Section 12(3)(c) of the Expropriation Bill states that “it may be just and equitable for nil compensation to be paid where land is expropriated in the public interest, having regard to all relevant circumstances, including but not limited to and notwithstanding registration of ownership in terms of the Deeds Registries Act, 1937 (Act No. 47 of 1937), where an owner has abandoned the land by failing to exercise control over it” (Republic of South Africa, 2000).

Cramer (2020) acknowledges the current limitations to resolving abandonment cases as there are limited cases of similar nature let alone success in such claims to evade obligation attached to owning a property despite not being able to have control over such a property. There is however a growing increase in the number of landowners being unknown or unreachable if known thus resulting in the abandonment of land (Fukui, 2021). In South Africa, there is an increase in

abandoned land in rural areas and the failure of the government to intervene has resulted in the socioeconomic decline of the area.

In most instances abandoned land remains unregistered in the land register due to inconclusive and untraceable landowners' information while the land remains unutilised thus exposing communities to the safety risk and deterring development in affected areas. Land abandonment is often an impediment to development as no development process can be implemented without consent from owners. There are various reasons why land gets abandoned. Lwasaki (2021) outlines that, the owner might be unknown because the registered information is either old and out of date, there are multiple heirs following the death of the registered owner, or registration of the transfer of ownership has not been possible due to not knowing about all the heirs, and in the case of communal where some owners are listed in the owner register.

Land Dispute

Land disputes are becoming widespread in South Africa and globally. Land disputes are often a response to the historical process of marginalisation and land dispossession (van Leeuwen, Mathys, de Vries & van de Haar, 2020). Therefore, land disputes should be looked at beyond the act as an outcry for justice to address inequality, displacement, and livelihood insecurities. Hall, Edelman, Borrás, Scoone, White, & Wolford (2015) further point out that, the rural poor are often concerned with labour justice and the dispute between rural dwellers and landowners, and this may involve the struggle against dispossession and exploitation.

Land disputes pose a risk to both national security and economic development, which is crucial to highlight (Xiao-Yuan Dong, 1996). Balestri (2016) explains that land and other natural resources are often found to be the root cause of the dispute. The scholar further argues that the unequal distribution and control of land, economic and social marginalisation, corruption, and lack of implementation of policies are often sources of land disputes. van Leeuwen et al, (2020) agree that land dispute serves as the biggest threat to peace, public order, and security of any country. Therefore, the act will require structural intervention to address historical and current inequalities and insecurities to resolve disputes.

Land dispute is a complex phenomenon that involves landowners and communities, family inheritance, distribution of benefits from land development projects, security of tenure for farm workers, private owners/companies and government, and government and communities which is usually the most common (Bob, 2010). Factors such as land claims, poverty, inequality, employment and structural dynamics, i.e., governance and policies are some of the contributors to land disputes and a deterrent to development. Veldkamp (2009:5) emphasized that "central to

this concept is the human factor as the main driving and modifying force of the current land system dynamic". In rural areas, displacement of communities, poor land governance, and increased competition over land for commercial purposes as well as the failure of the government to provide land are some of the contributing factors to land conflicts that derail land ownership and development objectives for rural communities.

2.4 Role of local government in rural development and land

Local governments in South Africa play a vital role in facilitating development. Sections 152(1)(c) and 153 of the Constitution articulate the significance of local governments in promoting socio-economic development (Republic of South Africa, 1996). The local government objectives are further stated in the Municipal Systems Act of 2000. Being closest to the people, local governments are recognised for their active role in engaging with citizens in determining public needs and translating national and provincial policy into service delivery actions such as the provision of water, sanitation, electricity, roads, stormwater infrastructure, and solid waste disposal. Moreover, local government is responsible for formulating, coordinating, and implementing developmental by-laws in line with provincial and national policy objectives.

In South Africa, the unequal patterns of land ownership remain a reality. The land distribution has become crucial in resolving inequalities in rural development and land ownership. The importance of land distribution in the Southern African Development Community is derived from the fact that a large majority of the population is directly dependent upon the land for their livelihood (Chigara, 2004). Constitutionally, the right to land ownership and land resources is vested in the state and its people. The state is usually the main institution responsible for the rights, regulation, and management of the land (Melaku, 2003).

National and provincial government departments are mandated with land restitution, redistribution, and tenure reforms. The role of the state includes developing a comprehensive land register of public and private land so that the information on land ownership can be accessible to the public. On the other hand, municipalities can play an active role in governing access to resources and ensuring the delivery of services and effective governance at a local level. The role of the municipality is to identify local communities' needs and release land to meet the needs and provide the required development and support (Kepe and Hall, 2016).

2.5 Governance in rural development and land

Community involvement has become key in rural governance as a mechanism to actively engage with the rural population to improve their livelihoods. This is to build a platform for communities to

effectively engage, stimulate good ideas and generate beneficial results. According to Weigelt and Müller (2019), governance is derived from addressing the citizen's human rights, empowering citizens to include the marginalised and the vulnerable groups as well as holding those elected and in authority accountable. The 21st-century challenges view governance as an effective strategy to achieve implementation through inclusivity, collaboration, and linkages with communities. Thus, there is a need for comprehensive and integrated views to form a collective claim over territory and recognise collective governance to influence decision-making on matters of public choices that affect their livelihoods (Ambrosio-Albalá and Bastiaensen, 2010). The aim is to transform rural areas through shared decision-making in improving service provision, effective use of resources, economic development, and local empowerment whilst ensuring accountability between governments and affected stakeholders.

Rural governance considers the relationship amongst stakeholders to achieve collective action (Grieve, Lukesch, Weinspach, Fernandes, Brakalova, Cristiano, Geissendorfer, Nemes, O'Gready, Sepúlveda, Pfefferkorn, Pollermann, Pylkkänen, Ricci & Slee, 2010:24). Stoker (1998) outlines governance as a process about governmental and non-governmental organisations working together while the state remains the major actor. Jessop (2002:143) states that governance "can be distinguished from the 'invisible hand' of uncoordinated market exchange based on the formally rational pursuit of self-interest by isolated market agents; and from the 'iron fist' of centralised, top-down imperative coordination in pursuit of substantive goals established from above". Whereas United Nations Development Programme (2009) defines good governance as a primary goal to ensure that the views of vulnerable citizens such as rural communities are considered in decision-making.

2.5.1 Challenges of governance and rural administration

The Republic of South Africa has taken a strong stance on rural development since 1994 through developing policies and programmes mentioned in Table 2.2 and 2.3. However, rural development is recognised as an overarching and multisectoral strategy. While the strategic intent of improving livelihoods in South Africa is considered good, the implementation of government policies and programmes is fragmented. The implementation is not sufficiently structured to meet the target. Rural development policies are complex and involve a range of stakeholders across state departments and between different spheres of government. Therefore, vertical and horizontal integration is challenged and exacerbates the lack of coordination.

Considering that rural development requires an intergovernmental approach, there is often poor stakeholder engagement and misaligned objectives. Contradictory, targets between stakeholders often lead to a lack of information sharing, undermining capacity building between rural

governance actors. While several mechanisms and Coordination have been established under various portfolios attendance, engagement, and continuity among stakeholders remain limited and unreliable.

Rural development requires longer-term planning and alignment between core development and objectives. While there are pressing socio-economic challenges, long-term planning tends to be challenging considering the country's political history and uncertainty. One systematic issue relates to the lack of alignment and policy coherence, creating a gap between objectives in other policies that determine the development path. This translates to the lack of plans for many policy sectors on the requirements of mainstreaming rural development in their core competency. The lack of coordination is shaped by unclear institutional mandates, lack of high-level direction, self-interest leadership, political biases, interference, and relatively weak management, administration, and monitoring.

2.6 Chapter Summary

Access to land in many ways has been accepted globally as essential in promoting human dignity and socio-economic development. The issues of land access and management remain key in rural development. Despite a rooted legacy of apartheid in South Africa on access to land and exclusion of rural areas, there have been attempts through various government reforms to change the narrative. Recognition of accessibility of land, land rights restoration, and the edge to realize rural development has been some of the key drivers in recent reforms.

However, various land dynamics can be attributed to the slow transformation of development in rural areas where most of the black population still aspires to have access to land while the change in land patterns continues to threaten land ownership and development prospects in these areas. The movement and increase of people have somewhat exacerbated the need for access to land, the land governance as well as contributing to land dynamics of abandoned or under dispute, among others. With the 21st century challenges in rural development and land ownership, the role of governance has become instrumental in ensuring community involvement in decision-making to hold those in authority accountable in improving the overall land administration and development in rural areas to achieve an inclusivity society.

CHAPTER 3: METHODOLOGY

3.1 Introduction

This chapter outlines the methodology applied in this case study to investigate the impact of land ownership dynamics in rural development. This case study is opposed to focusing on a wider range of topics or issues which are not detailed (Rule and John, 2011). This chapter serve to systematically solve the research problem, that entail the research process that describes the research designs, methods of data collection, instruments and sources, and data analysis deployed as well as the validation, limitations, delineation, and ethical consideration of the study.

3.2 Research design

Research design is a strategy for collecting, measuring, and analysing data (Gray, 2016:128). This study employed a multiple research method approach comprising both quantitative and qualitative methods. The qualitative aspect of the study sought to investigate the land ownership status, level of rural development and implications of the lack of rural development policies in the area. The qualitative questions are as follows:

- Who owns the land and how does land ownership affect rural development?
- What is the level of rural development in Nooitgedacht?

The use of multiple research methods assisted in complementing and merging the findings of this study. This approach also assisted in presenting a joint display of data to draw comparisons and the correlation between the qualitative and quantitative data to give the research findings a deeper understanding of both approaches. The selected research design and tools will enable the study to achieve its objectives and respond to the research questions. The identified research tools will assist in obtaining primary data to get in-depth responses and provide valuable insights based on day-to-day experience of community members and structures as well as getting a clear understanding from policymakers and the implementing entity. The research methods used remain best suited as research questions required primary data from participants who are affected and involved by the policies and programs implications of rural development and landownership dynamics of the study area. While the desktop data will be useful in drawing meaningful findings to respond to the main research question and to further justify and/or support the findings of the sub-research questions to achieve the objectives of the study.

The table below outlines the summary of the research design process, and this will be followed by detailed information on sampling methods, data collection and instruments used for this study.

Table 3.1: Summary of the research design process.

Research Question/ Sub- Questions	Objective	Methods	Data Collection Methods	Instrument	Sampling methods	Respondents
<p><i>Main question: -</i></p> <p>Who owns the land in Nooitgedacht</p>	To determine land ownership within the Nooitgedacht area.	Multiple approaches	Desktop search	Internet search	Convenience Sampling	None
How does land ownership and affects rural development?	To investigate the role of landownership in achieving rural development.		Interviews	Face-to-Face interviews	Targeted sampling	3 male municipal officials (41-60 years) 5 structures: 1 female-real estate agent (51-60 years) & 3 males: property association chairman (51-60 years), land activists (41-50 years) and NGO customer agent (18-30 years)

<i>Sub Questions: -</i>						
What is the status quo of land ownership in Nooitgedacht? Is the land abandoned or under dispute?	To determine land ownership within the Nooitgedacht area		Questionnaire survey and Interview		Random and Targeted Sampling	20 Community members from 18-65 years: 2 female owners, 2 male tenants and 16 farm dwellers 8 males & 8 females
Are there rural development programmes? Yes, or no? o If yes, how is the area benefiting from the existing programmes.	To determine the level of rural Development in Nooitgedacht To determine the implications of the lack of policies for rural development		Interviews	Face-to-Face interviews and questionnaire survey Face-to-Face Interview	Targeted selection	All participants 3 male municipal officials (41- 60 years)

3.2.1 Population and sampling

Sampling is the process of identifying and selecting a set of respondents to participate in the study. According to Nishishiba, Jones and Kraner (2014:74), “researchers use sampling to get information that can be used to conclude on the whole population of interest to save time and resources and test the feasibility of the study”.

3.2.2 Sampling method

According to Anderson (2010: 4), “sampling procedures differ from qualitative to quantitative research, in quantitative research, the probability sampling using statistics can be used to provide generalisations to the population from which samples were drawn”. I used random sampling in which respondents for the questionnaire were chosen based on their accessibility and willingness to voluntarily participate in this study. This was convenient as I asked people that I came across in the streets to participate in the study.

For the questionnaires, I initially approached the councillor telephonically and introduced the purpose of the study. However, after a face-to-face follow-up discussion, he agreed that I could approach the community on the condition that the ward committee member is present during data collection. In addition, no pictures nor recordings could be taken given the sensitivity of the land issues in the area. This compromised the respondents' freedom to respond to some questions, thus, compromising flexibility and openness between the respondents and the researcher.

The councillor assigned a ward committee member to introduce me to various communities and area committees within the study area following which I randomly selected respondents based on their willingness to participate while others requested that I return at a later date. Some respondents were unwilling to participate due to lack of remuneration, and the presence of the ward committee member, while some did not want to participate since they could not read or write. Some respondents were receptive and willing to freely participate. A total of four people refused to participate due to a lack of financial gain, time, and interest to participate in issues concerning the area since they did not see any development that benefits them as a community.

Given the vastness of the area and the availability of the respondents, the questionnaire took approximately three to four weeks to complete with each respondent taking approximately 20 to 30 mins depending on engagements held to get more details on the questions. Some respondents were not comfortable answering some questions, especially those occupying the land illegally while a few respondents feared being victimised by engaging in land and development issues in the area. For

each area, there were three to five questionnaires answered in 20 to 30 minutes each. In total, 20 questionnaires were responded to which was in line with the initial set target for the study.

For the officials' interviews, the selection was based on the involvement, knowledge and experience of the respondents on land ownership and rural development issues. A total of four officials were initially approached and only three agreed to participate. The fourth official was unwilling to participate after receiving the interview questions in preparation for the interview due to concerns about being implicated in revealing sensitive information. The interviews were delayed due to appointments being rescheduled more than once by the two respondents.

A total of five community organisation interviews were based on random selection and referral from the community and other structures. Emails and telephonic appointments were secured, and interviews were held for approximately an hour each. Out of five community organisations, four respondents were forthcoming and knowledgeable on the issues of land ownership and rural development while one was concealing information and seemed tense throughout the interview. The respondent was concerned that the information required for the interviews could compromise his position and be used against his organisation as land and development issues in the area are a source of conflict amongst organisations, businesses, communities, landowners and the government.

3.2.3 Sampling size

According to Daniels (2017:6), "before the target population is identified in the research study, it is important to determine the nature of the target population in terms of size, accessibility and spatial distribution". The targeted age of the respondents was from 18 to 65 years to ensure that there is a comprehension of the requirements of this study.

For questionnaires, the researcher used a sample size of 20 community members from various settlements in Nooitgedacht. The sample population comprised 12 females and 8 males. The sample size for questionnaires could have been limiting given the number, however an array of community members participated across various settlements of the study area to obtain a different perspective to ensure meaningful conclusions to mitigate the limitation. The number was also influenced by the remoteness of the study area as well as the duration to complete the study.

For the interviews, three officials made-up of, two managers and an executive manager from the municipality within the land, Enterprise development and rural development and Infrastructure services departments were targeted, respectively. Whilst five structure/organisation representatives comprising the real estate agent, area councillor, property association chairman, non-profit

organisation customer care agent and land activist participated in these interviews. These respondents are actively involved in the land and rural development issues in the Muldersdrift area. The eight respondents comprised seven males and one female.

3.3 Data collection

Data collection is a process that involves generating and processing data gathered using various sources and methods. This process is resourceful in data collection for the purposes of responding to the research questions to achieve the study objectives. To achieve the objective of the study, the desktop search, interviews, and questionnaires methods were used as outlined in the following phases:

3.3.1 Orientation phase

This phase involved a preliminary desktop search and informal discussion with the municipal valuation division's official as well as site visits to the study area to introduce myself, outline the purpose of my visit, and make possible appointments with prospective respondents to obtain the required data for this research. This phase entailed both a formal introduction to the councillor and a discussion on the purpose of my research to acquaint myself with the study area, structures, and procedures in place when requesting to source information about the area and its residents.

This phase assisted in conducting introductory interactions and observation was used to comprehend other issues affecting the study area as well as the level of understanding and involvement in land ownership and rural development issues. Telephonic introductions were conducted with some officials and community structures/organisations and formal requests for interviews were arranged and interviews were held respectively.

3.3.2 Survey phase

This phase entailed the collection of data using three instruments, a desktop search, formal-structured questionnaires and semi-structured interviews. The following were the techniques used in the survey phase and they are as follows:

Desktop survey

The use of grey literature was used to determine land ownership in the study area. For this method, a desktop search was used to source the municipal valuation roll from the municipality to determine who owns the land in the study area. The valuation roll used came into effect in 2018 and it is set to

be reviewed every five years from the date of adoption. It should however be noted that land ownership remains difficult to determine as ownership is often unknown while some data is often outdated, this often makes the findings inconclusive. Therefore, the municipal valuation roll used is based on valid updated information available from the municipality.

Questionnaire

For this part of the study, a total of 20 questionnaires were distributed to the respondents in the Nooitgedacht. The questionnaire comprised of open-ended and closed questionnaires to allow respondents to express their views freely and guide the research. The questionnaire was used to obtain the socio-economic profile of the study area, and the status, role, and level of land ownership and rural development. The questionnaire provided an opportunity for respondents to outline challenges and provide recommendations on how the two concepts can be improved.

Interviews

The semi-structured interviews were used, where a total of eight face-to-face interviews were held with two different groups, respectively, five community structures and three municipal officials. The interviews were undertaken individually and face-to-face with relevant officials responsible for services land and rural development as well as community structures to investigate involvement, various legislative frameworks, municipal/ structures' role, resources available, and interventions aimed at addressing both landownership and rural development in the study area.

During data collection process, there were various challenges encountered ranging from the study area being remotely located making accessibility difficult, willingness to participate by the community due to fear of being victimized, lack of remuneration for participating in the study, and inability of others to write and read. Further, there were delays in conducting interviews due to participants not honouring scheduled appointment dates. These challenges were overcome through patience, consistency, and persuasion of participants even after a few refusals to participate, I took it upon myself to keep on asking and giving assurance of their confidentiality and the importance of their contribution towards profiling their area and its challenges through this study.

3.4 Validity and Reliability

Reliability was maintained by distributing the same interview questions with the same structure to ensure that the findings of this study are trustworthy. This study was conducted using similar questions for each group and the respondents, structures, and officials were at liberty to express their perceptions and opinions. Standardisation was employed to ensure the validity of the results of the

research questions. The respondents were not in any way influenced by the researcher nor could influence one another and this serves as an indication that their responses were valid.

3.5 Data Analysis

3.5.1 Desktop survey

The analysis was done using descriptive statistics to determine who owns the land in the study area. The data collected was analysed based on three categories: private, public, and unknown ownership. The data collected was captured based on these categories to present data for analysis and interpretation.

3.5.2 Questionnaire

Once data was collected, each questionnaire was checked and captured in detail on the electronic media Microsoft Excel. Descriptive statistics were used to examine and review the collected data. The collected data were numerically analysed by describing, ordering, and summarising the processed data into interpretation to draw findings. Data was then converted to percentages and organised in graphs and tables thus making data presentation meaningful. This was analysed according to the questions asked.

3.5.3 Semi-structured interviews

Thematic analysis was used to interpret data based on themes. The interview data were mostly qualitative information based on the respondents' opinions. Thematic analyses allowed the researchers to determine the impact of landownership to achieve rural development. Some of the key themes that were covered during the interviews included land dynamics; abandonment and disputes, rural development programmes/projects, the role of land in rural development, and the role of the municipality in land ownership.

3.6 Limitations of the study

Limitations are potential weaknesses in the study (Simon, 2011:1). The limitation of the study was that the sample size was too small to give a fair representation of the area. The limited information in the literature and on the ground on land abandonment and disputes made it difficult to explore the concept in depth for this research. The findings were inconclusive as the research scope was limited to Nooitgedacht. Due to the vastness of the study area, it was impossible to cover all the areas given

the sample size of the survey and the time constraints. The desktop information was limited, this could not be validated as there was no other source to validate with.

The targeted areas were too remote, making accessibility difficult and posing a safety threat. There was frequent cancellation of appointments on the day of the data collection. The councillor was not comfortable engaging on land issues initially since the area was volatile given the recent land invasions. Some respondents were not willing to participate due to a lack of financial benefits. Some respondents found the questions too long and time-consuming. The respondents refused to consent to the recording and capturing of pictures during the data collection for the fear of being victimised or linked to the findings of this study.

Therefore, the process could not be recorded making it difficult to recollect some information provided with notes-taking during the proceedings being the main source of capturing data. This also increased the allocated time as I had to revisit and follow-up on questions to capture missed information which irritated some respondents.

The researcher had to interpret the questionnaire in other African languages as some respondents were not conversant with English as the medium of instruction for this research. This was not only time-consuming but other respondents lost interest to participate due to a lack of comprehension of the issues asked regarding their area. Some interviewees were sceptical to share some information as they perceived the required information as confidential and compromising their position.

3.7 Ethical consideration

The research ethics were considered to protect the rights of the participants and to maintain academic integrity throughout this research. The researcher guaranteed anonymity and confidentiality for all involved in the research. A formal permission was obtained to conduct the in Nooitgedacht within the Muldersdrift following which consent was obtained from all respondents prior to data collection process. Participation for this study was voluntary and no remuneration nor compensation was offered. No sensitive topics were discussed, all discussions were based on the study topics and questions that participants could relate-to.

The data used in this study was obtained through interviews, questionnaires, observation, and literature. Furthermore, respondents were informed that they could stop participating in the interview at any time if they felt uncomfortable. All materials obtained during interviews will be locked in a safe place. The ethical consideration minimises the risk of harm to respondents to ensure their protection

to produce ethical results. This study ensured that all ethical issues were exercised with honesty and respect. Approval was obtained from the ethics committee of the School of Architecture and Planning at the University of the Witwatersrand.

3.8 Chapter Summary

This chapter presented methodological research on research design, data collection, validity, and data analysis used for this study. The chapter explored the sources and methods and population sampling used on what and how data was obtained. It also provided a brief outcome of the study's limitations and ethical considerations.

CHAPTER 4: DATA PRESENTATION AND ANALYSIS

4.1 Introduction

This chapter of the research presents the findings of the study. The findings answer the following research questions: who owns the land on Nooitgedacht and does this ownership affect rural development; what is the status quo of land ownership in Nooitgedacht, is the land abandoned or under dispute; are there rural development programmes in place, if yes, how is the area benefiting from the existing programmes, if no, what are the implications? The findings on land ownership, level of rural development, implications of policy on rural development, and the role of land ownership in achieving rural development are presented hereunder.

This chapter will detail the findings of the study in response to the above research questions using the desktop survey information from the municipal valuation roll to address the land ownership question. A total of 20 questionnaires were employed to investigate the level of rural development. Interviews with three municipal officials from various departments across the municipality and five community structures within the study areas were used to respond to the implications of the policy of rural development and the role of land ownership in achieving rural development, respectively.

The structure of this chapter will start by discussing the findings on the land ownership proportion, level of rural development, the implication of lack of policies, and the role of land ownership in rural development and conclude with a chapter summary.

4.2 Findings

As mentioned above, the land ownership proportion findings were determined from a desktop survey using the municipal valuation roll. The municipal valuation roll is a database that details the description, ownership, and market value of all properties within the municipality. The document is compiled by the municipality to inform property rates and taxes among others. The document is reviewed and published every four to five years. The current roll was last updated in 2018 and is accessible on the municipality's website.

The below results are divided into the following subsections: the socio-economic profile, land occupation, originality of respondents, the type of occupation of the respondents and land associated with abandonment and dispute. Results were analysed to determine the land ownership within the study area using the municipal valuation roll as a data collection instrument.

4.2.1 Land ownership

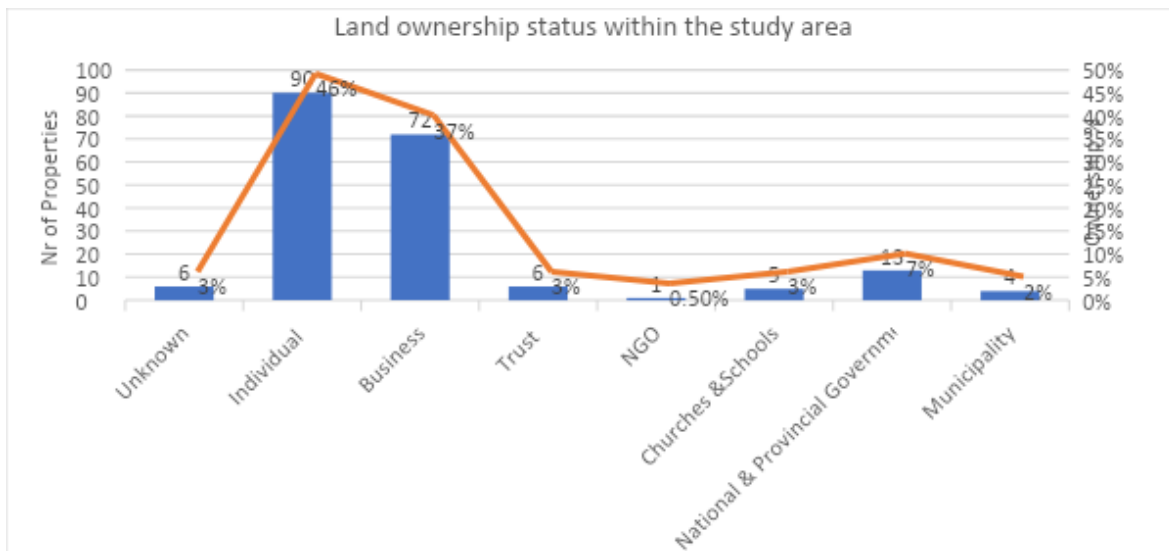


Figure 4.1: Nooitgedacht land ownership proportion (Author)

The current land ownership patterns in the study area are biased toward private individual and business ownership with a domination of the minority group. The study area has a total of 197 land parcels from which 46%, 37% and 9% of land ownership, is held by individuals, businesses, and the government, respectively (see Figure 4.1). This reflects skewed land ownership based on race and between private and public ownership. Despite the majority of the respondents in this stud being black, land ownership is still held amongst the white community. Kloppers and Pienaar (2014:677) argue that such challenges originate from injustices caused by colonisation and apartheid. The current inequitable distribution of land in the area has resulted in a lack of development in terms of infrastructure, housing, and socio-economic programmes to advance rural development. The total land parcel map is shown below:

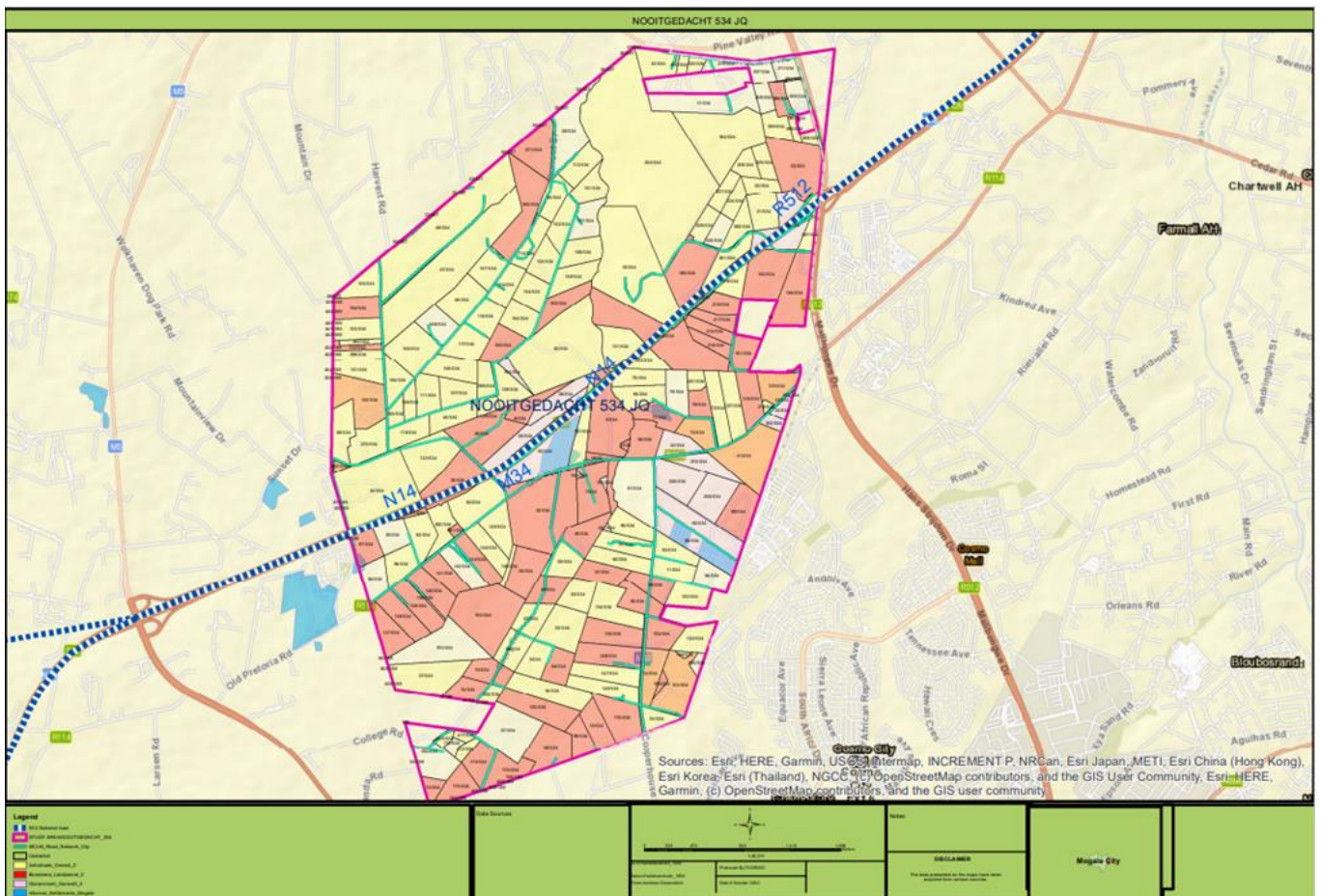


Figure 4.1.1: Nooitgedacht land ownership categories: <https://www.gcs.co.za> [Accessed: 6 October 2023]

According to the Mogale City Local Municipality valuation roll, 3% of the land remains unaccounted for due to unknown ownership. Some of these land portions have been abandoned thus posing threats to safety, invasion, and loss of revenue for the municipality. Both interviews and questionnaire findings highlighted land invasion as the main threat within the study area. At the heart of the increase in demand for access to land, many within the study area, still occupy private land through their employer; illegal occupation through subletting and land invasion and generational accommodation linked to previous employment.

National and Gauteng provincial government departments own 7% of the land while Mogale Local Municipality owns only 2% of the total land which remains minimal relative to others. Development of an area is dependent on land coverage and availability. Thus, in the event there is land ownership and size imbalance in an area, control and influence in decision making becomes a challenge. Most policies and strategies in planning fail due to lack of alignment of plans and resources (land) to realise the proposed plan. It is worth noting that in this regard the valuation roll does not detail the name of departments responsible for land ownership, it is only stipulated as Gauteng provincial Department or National government.

Some of these land portions have come in handy in the municipality’s site and services programmes which seeks to provide accommodation to communities that get affected by natural disasters and those displaced by evictions. According to the municipal official, respondent 1, “these portions are acquired to facilitate development however due to evictions in the area they are used as alternative accommodation to assist people in need” (Interview, 2022).

Despite growing demand for access to land for settlement purposes and other land uses, a significant percentage of the municipal-owned land remains vacant and grossly underutilised. It is common cause that none of the municipal-owned portions has been developed for formal human usage, thus defeating the very purpose that underpinned their acquisition. The glaring implications of this include inter alia: growing informal housing which manifests itself in squatter shacks; lack of tenure security; unsustainable methods of living; poor and lack of investment in engineering and social infrastructure.

4.2.2 Socio-economic profile

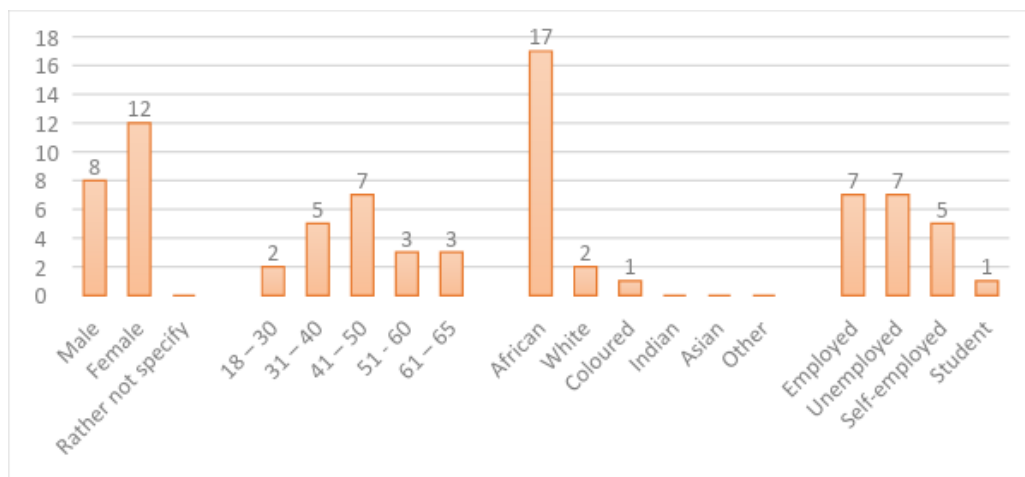


Figure 4.2a: Socio-economic profile (Author)

The questionnaire results were analysed from a random sample of 20 respondents who are community members within Nooitgedacht. The survey was conducted through a structured open-ended questionnaire to determine the level of rural development and its impacts. The below results were divided into the following subsection socio-economic; land occupation; land associated with abandonment, invasion and dispute; and municipal services and engagement profile of the respondents to assist in gathering preliminary information to determine the level of rural development.

The findings indicated that nine respondents gained access to land through employment while seven were through generational accommodation and others through ownership, rental, subletting and invasion, respectively. Therefore, landlessness, inequality in land ownership and redistribution as well

as underutilisation of land remain a challenge (Deininger, Feder, Gordillo de Anda & Munro-Faure, 2003:14; Byamugisha 2014:2), and a reality which many rural areas continue to experience. The majority of the respondents, especially the long-term occupants who gained access to land through employment and generational accommodation, wish to own land for livelihoods usage. While other respondents indicated their interest in accessing the land for accommodation purposes to be close to areas of employment as they have homes back in their homelands.

Various national rural development strategies (RDS) since 1994 have placed women and youth empowerment as a key focus area to ensure that these groups are given equal opportunities in all aspects of the economy to be part of the reconstruction and development of their areas. Daley, Flower, Miggiano & Pallas (2013:6) state that “all rural women should be empowered to decide on their relationship to land, according to their needs and aspirations”. This is reflected in this study as most respondents were female (see Figure 4.2a).

This suggests that women have become prominent and active participants in the development of their areas. Women are claiming their position to have equal access to land and economic opportunities to eliminate structural gender disparities. Most respondents were black between the ages of 41-50 followed by 31-40. During data collection, most women showed interest in engaging compared to their male counterparts. Most respondents were black between the ages of 41-50 followed by 31-40. This suggests that they are of working age, thus the need to access land for improved livelihoods and accommodation purposes closer to areas of employment becomes imperative.

Most respondents raised social and economic factors concerns such as tertiary education and business funding, literacy level as well as unemployment as important to contribute to achieving rural development. The respondents suggested that funding should be made available for bursaries for the youth and to assist emerging businesses, and programmes should be introduced in the area for development and job creation. Arends (2009) suggests that, for rural households to flourish, supportive infrastructure, inputs, local employment and local demand are necessary.

Most respondents work temporary and seasonal jobs since the study area is within the agricultural and tourism economic sector and closer to light industrial areas. It is also worth noting that unemployment in the area is equally high, thus resulting in the inability to access land through acquisition or rental due to the lack of affordability.

Respondents indicated the growing need to access land and improve rural development within the study area due to the growing population. During the survey, it emerged that most respondents from the age groups 51-60 and 61-65 were farm workers with a long history of lack of land access and

ownership, and inadequate development within the area. Some of these respondents still live on the same land however the land has changed ownership leaving them destitute. This suggests that there is lack of responsiveness to the landless issues and development in the area to address these inequalities. The findings also indicated that some of the respondents within the 31- 40 age group are the descendants of the latter age group. This suggests the lack of land ownership is a generational phenomenon in the area.

4.2.3 Land Occupation

This section detailed the respondents' origin (see Figure 4.2b), current access to land and the impacts thereof. Most of the respondents originate from Gauteng as they are descendants of long-term farm workers while a substantial number of respondents hail from Limpopo. Most respondents come into the area in search of employment opportunities and access to better social services, which came up during engagements. One respondent confirmed that he came into the area to live with a relative while seeking employment.

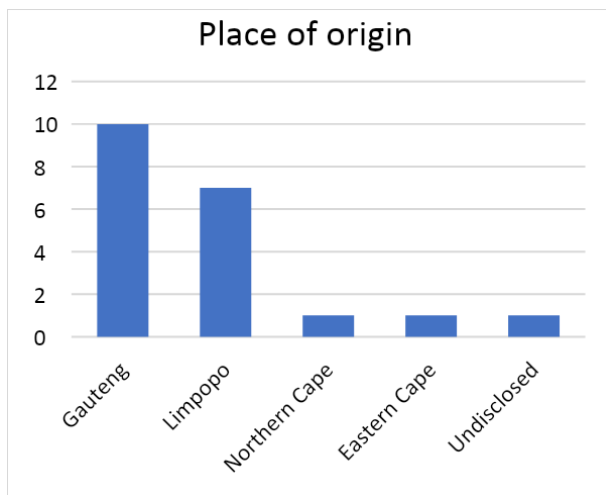


Figure 4.2b: Origin (Author)

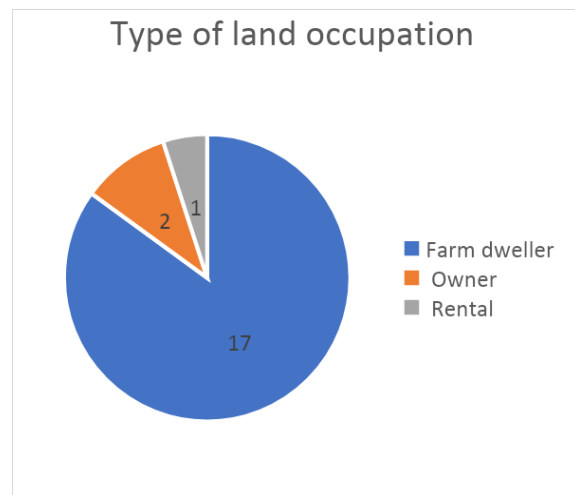


Figure 4.2c: Type of land occupation (Author)

As mentioned above, some respondents have been on the same land as farmer workers since 1952, while others only arrived on the land in 2022. The majority of the respondents have resided on the land for an average of 20 to 26 years. Most respondents are farm dwellers (see Figure 4.2c) who have mainly gained land access through employment or generational accommodation and are either long-term occupants or descendants of those who worked on the same land. Some respondents were from another land following their eviction.

The reality is that millions of people live under threats of eviction where their tenure status can be challenged at any time (Rapelang, 2013:24). This has been the case within the study area. Only three

respondents out of 20 respondents have gained access to land through ownership and rental, the rest of the respondents were farm dwellers with no ownership of the land they occupy thus threatening their tenure security and prospects of accessing development (see Figure 4.2c).

The findings suggest that access to land is a historic issue which is linked to generations of farm workers who have become farm dwellers. And this has threatened their livelihoods and tenure bringing instability based on the possibility of being evicted especially since land ownership often changes through disposal without their knowledge.

4.2.4 Land associated with abandonment, dispute, and invasion.

The study identified abandoned land, land under dispute and invasion (see Figure 4.2d). These are land portions characterised by unknown ownership; neglect; deceased owners; and unresolved change of ownership where the new owners have not taken occupation of the land. It is worth noting that some of these properties are referred to as being ‘under dispute’, however, the dispute is amongst residents, not owners. There is in-fighting amongst residents over control of abandoned land for financial gains through illegal renting or selling of stands since owners are either not actively in control of their properties or ownership is unknown. The findings outlined that such land is exposed to informal and illegal occupation through invasion and subletting taking advantage due to lack of access to land in the area.

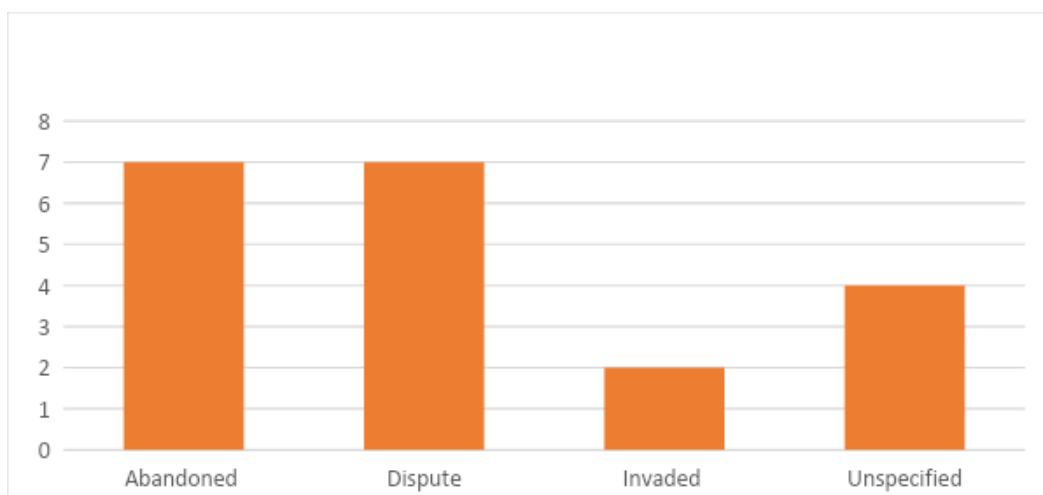


Figure 4.2d: Abandoned, Disputed and Invaded land (Author)

However, respondents 10 and 18 explained that some land was abandoned years before their invasion. However, the invasions got worse when the stands were illegally sold by the so-called “caretakers”. These invasions tend to occur exclusively in marginalised areas which are often occupied by the poor and black populations (Tissington, 2010). What became evident, is that in

addressing the lack of access to land, communities ended up illegally occupying both public and private land for business and accommodation purposes out of disregard for the law and frustration thus increasing informality in the area.

During the survey, an observation was made where one of the provincial government's land portions was invaded; however, none of the leadership nor officials was willing to engage on the issues for fear of being implicated in expressing their views without the consent of their organisation. However, some community members involved in the issues mentioned that the reason for invading is a response of their desperation to access land in response to the lack of development in the area.

These findings suggest that communities have become impatient with the government on its unfulfilled promises to bring about changes in communities and have decided to explore other alternative measures to improve their well-being regardless of the legalities.

4.2.5 Municipal services and engagements

This section details the level of rural development such as service provision, projects and land, municipal commitments and engagement with the community and the overall participation that form part of rural development taking a cue from the issues raised above. The majority of the respondents view rural development as equitable access to land; provision of adequate infrastructure services; provision of housing; and job creation, there were two respondents, who equated rural development to the level of development enjoyed by their urban counterparts.

There is an overwhelming view by the respondents that the level of services and development rendered in rural areas should mirror those that are provided in urban areas. Some respondents mentioned that urban areas are often prioritised as they are more volatile and less patient as opposed to those living in rural areas hence, they are always provided for.

This suggests that there is an imbalance in the way the municipality prioritizes its areas as the current development within the study area does not match those in the urban areas. Therefore, Nooitgedacht is unable to generate municipal revenue due to a lack of development to attract investment that could unlock the socio-economic potential of the area to be on par with urban areas.

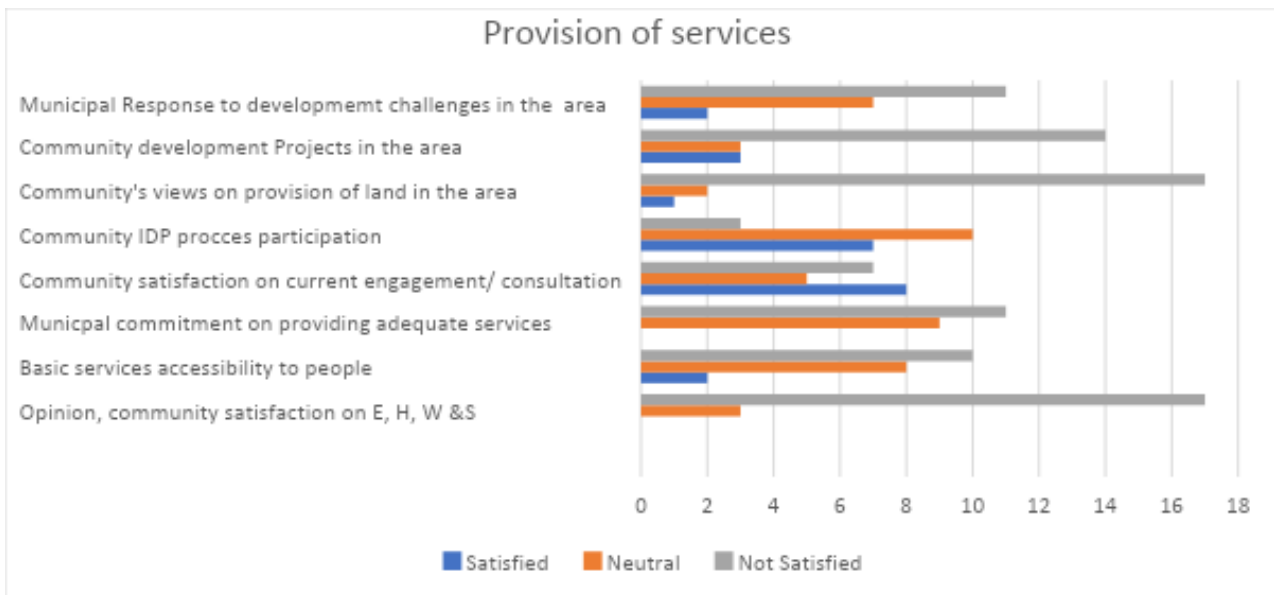


Figure 4.2e: *Municipal services and engagement (Author)*

A total of 14 respondents were not satisfied with the municipality’s response to the developmental challenges such as unemployment, infrastructure services and municipal commitment in the area (see Figure 4.2e), whilst another 17 respondents were unsatisfied with the lack of provision of land in the area. This is consistent with the land ownership pattern where the government owns 9% of the total land area, and only 2% of that vest with the municipality (see Figure 4.1). The community appears completely dissatisfied with the provision of services such as electricity, housing, water and sanitation by the municipality.

In summary, the overall findings are characterised by skewed land ownership and lack of access to land, bulk services and community projects; as well as evictions; land invasion; illegal selling of stands; low economic activities and government withholding land without any development plans and commitment. The survey highlighted the following recommendations to improve the level of rural development: the municipal planning and budgeting process should be biased towards rural communities, with more focus on the provision of land ownership, adequate infrastructure services, housing, and job creation.

The lack of responsiveness by MCLM to address the plight of the area serves as a point of concern for the development of Nooitgedacht. The lack of an intentional plan to integrate the area into the municipal development plans undermines the municipality’s mission to provide sustainable municipal services to improve the quality of life for its community.

4.3 Thematic Analysis

4.3.1 The implication of lack of policies

The results were interpreted through thematic analysis based on the interviews held with municipal officials: respondent 1-Housing and Rural Development, respondent 2- Enterprise Development and respondent 3-Infrastructure Services to determine the implications of the lack of rural development policies. The interview findings are grouped as follows: coordination and provision of rural development, policy implication on rural development, and rural development and land programmes in place.

4.3.2 Coordination and provision of rural development

Respondent 1 indicated that in the MCLM, there is a designated division responsible for the coordination of rural development, to oversee its implementation. However, the rural development functions, associated plans, projects, budget, and actual implementation are held at the departmental level across the municipality as a multifunctional discipline, a point raised by the three officials. By all indications, the coordinating department has no control over the planning, budgeting, and implementation of rural development thus posing a gap in the coordination and prioritization of rural development, a view confirmed by respondents 1 and 3.

The implications for MCLM are that the municipality will not have rural development where coordination of resources is consolidated to develop a multifaceted project aimed at holistic development of the area, and that deprives the residents of sustainable human settlement where their residential, economic, and social needs can be addressed.

4.3.3 Policy implication on rural development

The central objective of the rural development framework since 1994, has been to improve the livelihoods of the poor focusing on social, and economic development to create equal opportunities for all. According to Bryant and White (1984); and Singh (1986), rural development policy aims to improve the conditions under which residents live in rural areas. Currently, municipal policies that inform rural development and land are in place. Respondents 1-3 confirmed that the frameworks included the rural development strategy, land acquisition and disposal by-laws, the Muldersdrit precinct plan and spatial development framework, rural infrastructure master plan, economic development strategy and the commonage programme strategy amongst others all of which are crucial in the overall implementation of rural development.

However, policy implementation remains behind as most of these policies date back to 2011. This indicates that there is no attempt by the municipality to facilitate the implementation of rural development and land initiatives given the lack of attention in updating policies to align with the current developmental needs of the area. It is worth noting that outdated policy direction results in haphazard and reactive planning thus being unable to respond to the current and emerging needs of the areas.

According to respondent 3, "current policy does not support their infrastructure provision, i.e. service on privately owned land". He alludes that "most farm dwellers and those occupying the land illegally are affected by this policy and this prompts constant negotiations between the landowners, communities and the municipality through various mechanisms to take appropriate options to resolve such cases' to avoid legal disputes. The implications of these are that policies are not responsive to the challenges faced by the municipality thus not addressing the socio-economic needs of the people residing in rural areas.

4.3.4 Rural development and land programmes in place

The survey identified the provision of emergency-site and serviced land, housing provision, rural provision of portable water and chemical toilets, distributions of electricity, food security support programme (i.e., Commonage food zone, food gardens) and extended public works as municipal programmes for rural areas. However, respondent 1,2 and 3 outlined that besides the provision of basic services which is ongoing, and the recent relocation of evicted communities to municipal emergency site and services land, there has not been any major projects implemented or budget allocated for the area in the last three to five years. The area has not been prioritised in the integrated development plan citing the limited budget as the main reason for the lack of development in the area.

This showed that the municipality does not have any substantial programmes in place within the study area. Respondents 1 and 3 mentioned that there is the provision of emergency sites and services and continuous provision of water and sanitation programmes. However, these programmes cannot be used as a measure of development in the area but rather as a Constitutional obligation for the municipality to provide basic services for its communities and alternative accommodation for those affected by a disaster. All of these are done as a temporary measure through the supply of tankard water and chemical toilets and as well as the allocation of sites with no ownership linked to the occupant.

The survey identified that municipal departments turn to focus on their key performance areas with the hope to somehow address rural needs by implication without consideration of an integrated plan.

The implications are lack of service delivery and deprivation of development which disregards the rural development success leaving residents with no choice but to explore destructive measures such as invasion to get the municipality to attend to their plight.

4.3.5 Role of land ownership in rural development

Similar to the above findings, the results were analysed using thematic analysis based on the interviews held with five community structures: respondent 4-real estate, respondent 5-NPO-customer care agent, respondent 6-land and community activist, respondent 7-rural safety/property association chair, and respondent 8-councillor to investigate the role of land ownership in achieving rural development. The interview findings are grouped as follows: land ownership as a resource in achieving rural development and the impact of abandoned and under dispute land.

4.3.6 Land ownership as a resource in achieving rural development.

Various interview respondents recognise land as important in the facilitation of rural development. Access to land can contribute to food security, facilitate economic dependence and accumulation of wealth and development (Binswanger-Mkhize, Bourguignon & van den Brink, 2009; Ashley & Maxwell, 2001). The lack of access to land ownership emerged as one of the sub-themes of the study. The municipality has a responsibility to provide land and services as well as to invest in infrastructure to unlock development.

The current municipal-owned portions are dispersed thus making rural development planning and development difficult due to factors such: as land displacement, high prices of land, lack of bulk infrastructure services and objections from private owners on proposed development plans raising concerns about lawlessness, i.e., invasions, littering, noise pollution, and shack farming. These views were shared amongst community structure's interview respondents 4, 5, 6 and 7 and 8, respectively. The municipality owns land in the area however most of this land remains unutilised while the community have limited access to land. These factors affect development as communities are either low-income earners, pensioners, or unemployed making land ownership and/or access to land difficult.

Respondent 7 suggested the need to identify land and bring the seller and the buyer together while respondent 6 stated that abandoned land should be availed for public use to improve land access and facilitate social and economic upliftment for all with emphasis on expropriation as an instrument to secure unutilised land. As part of responding to land access in the area, respondent 5 indicated that his structure's function is to acquire private land and facilitate development plans through a saving funding model where individuals contribute towards the acquisition of land for housing purposes. He

mentioned that the land is held in a trust and transfer for ownership to beneficiaries is affected once all associated cost has been paid up.

Land and rural development programmes should be prioritized in line with community needs however the needs usually surpass reality in terms of budget allocation versus competing priorities, i.e., land access. Therefore, consultation remains key in ensuring a balanced representation of views to make an informed decision in development as a representation of collective and participatory decision-making.

The lack of programmes that intentionally address rural development by the municipality results in its glaring failure to improve the lives of its rural citizens in terms of their social, physical and economic needs. Noteworthy in this is the worrying issue of lack of secure tenure, especially in a country where land ownership remains topical.

4.3.7 The impact of abandoned and under-dispute land

A sizable number of land portions are affected by abandonment and dispute in the study area (see Figure 4.2d). According to the structure's respondents 6 and 7, these are land portions that the owners have failed to take responsibility for their properties thus compromising the safety of the area. Various respondents highlighted that this impacts the development of infrastructure; prevents the prospect of access to land and results in eviction and invasion. While others view land invasions, community infighting over land, illegal selling of stands, and subletting as a result of land abandonment and dispute.

According to the findings of the interviews, in achieving rural development, there should be an equitable share in the distribution of land to uplift rural areas. This distribution should be planned and controlled to enable an improved delivery of the economic and social vehicle to develop rural areas. To achieve this, there should be diverse stakeholder engagement between communities, structures and government to align and improve development in the area. These should include collaborations in funding models to direct development.

4.4 Chapter Summary

This chapter outlined findings from a desktop survey, questionnaire and interviews in addressing the objectives of this study. The main findings of the desktop survey are skewed land ownership and the need to reconsider land ownership insolation but rather as a tool required to achieve holistic development to prevent land invasion and underutilisation of municipal-owned land in the area. While the main findings of the questionnaire were a lack of responsiveness and an intentional plan to improve the social, physical and economic status of the area resulting in community dissatisfaction

and underdevelopment. Lastly, the interviews revealed the importance of land ownership in the development and the glaring municipal failures due to a lack of coordination, programmes and outdated policies intended to align with community needs thus resulting in a lack of access to land and rural development in Nooitgedacht.

The delivery of access to land and rural development in the study area has not lived up to its promise of improving the lives of the rural areas. Skewed land ownership and dispersed municipal land portions remain an obstacle to the possible development of the study area. These areas are a reminder that the liberation of the rural poor from past injustices is still carried in the new democracy. Its footprint is seen in the displacement of communities through evictions and land invasion as well as the prevalence of poverty and inequalities in development that remain entrenched in these areas despite existing municipal policies. The lack of certainty in land ownership and the absence of the implementation of current policies are an obstacle to realising rural development to change the rural status quo of deprivation.

On the other hand, rural development finds it difficult to thrive to unlock development in rural areas due to limited and dispersed land ownership. This study is based on its research objectives that seek to investigate the ownership and its dynamics as well as policy implications associated with the above-outlined limitations on land ownership and rural development. These limitations have led to land disputes and abandonment dynamics over ownership which threatens both the owner and community's social and economic development prospects. It is for such reasons that these issues warrant a different approach towards the delivery of land ownership and rural development to facilitate change in Nooitgedacht.

CHAPTER 5: SUMMARY, RECOMMENDATIONS AND CONCLUSION

5.1 Introduction

Land inequality in terms of ownership in South Africa is not merely a contemporary issue but rather a historical phenomenon with enduring relevance. This deeply rooted problem can be attributed to the discriminatory land policies and practices of the apartheid era and the subsequent development systems. The consequences of these policies have led to an alarming disparity in land ownership, particularly in rural areas where poverty and underdevelopment persist as persistent challenges. As Boudreaux (2010) has pointed out, nearly 80% of the country's agricultural land is concentrated in the hands of a select few individuals. This reality is further reinforced by the findings of our study, which mirror this stark inequality, with a minority group holding dominion over land within the study area while the majority languishes in poverty.

The repercussions of this land inequality extend far beyond property rights; they are intricately intertwined with the sluggish progress of rural development. In the post-democratic South Africa, the government-initiated land policies, and pro-poor rural development programs to redress historical injustices and promote reconciliation, economic growth, and poverty alleviation. However, the outcomes have fallen short of expectations due to a lack of coordinated efforts and prioritization, leading to the fragmented implementation of rural development initiatives.

Our study set out to delve into the dynamics of land ownership and its impact on rural development in Nooitgedacht, situated within the Mogale City Local Municipality. Nooitgedacht presents a unique case, characterized by a predominantly rural landscape where formal and informal residential areas coexist with light industries and agricultural activities.

To address our research questions, we adopted a multifaceted approach. We distributed questionnaires to gather quantitative data, conducted extensive desktop searches to harness existing knowledge, engaged in in-depth interviews with key stakeholders, and conducted on-the-ground observations to obtain a comprehensive understanding of the situation.

The central inquiries of our study revolved around the identities of landowners in Nooitgedacht and the ramifications of this land ownership structure on rural development. We sought to ascertain the current state of land ownership - whether land lay abandoned or mired in disputes. Moreover, we scrutinized the presence and efficacy of rural development programs, exploring how the local community was benefiting from these initiatives, or conversely, the implications of their absence. Finally, our study aimed to unravel the complex interplay between land ownership, policy vacuums in

rural development, and the role of land ownership in either promoting or hindering the achievement of broader development goals.

5.2 Summary of findings

5.2.1 Land ownership

The investigation into land ownership in Nooitgedacht, primarily through a thorough desktop search using a municipal valuation roll, has unveiled a stark reality of skewed land ownership in this area. Access and ownership of land remain an unfulfilled aspiration for the majority of the local population. The study has revealed that out of the 197 land parcels in Nooitgedacht, individual ownership accounts for 46%, while businesses and government entities possess 37% and 9%, respectively. The remaining 8% is divided among other entities or individuals. This distribution paints a clear picture of the concentration of land in the hands of a relatively small group of individuals and organizations.

The consequences of this skewed land ownership are far-reaching, impacting the region's ability to address pressing rural development challenges and meet the needs of its inhabitants. The limited availability of municipal land and the dispersed nature of land ownership pose significant obstacles to the effective response to these challenges. Frustration over the slow pace of land distribution has led to an increase in illegal land invasions. It's particularly concerning that there is abandoned land that remains underutilized while the local community struggles to gain access to it.

In response to this situation, the community has resorted to occupying land unlawfully as a means of drawing attention to their plight. This has given rise to a series of land disputes involving the community, landowners, and government authorities. However, it's important to note that the findings on these land disputes are inconclusive. The available information is insufficient to draw definitive conclusions, primarily because many disputes are rooted in generational landlessness and the practice of land invasion in the area.

The situation in Nooitgedacht underscores the pressing need for comprehensive and equitable land reform policies that address historical injustices and promote sustainable rural development. Furthermore, it highlights the necessity of a more proactive approach to resolving land disputes and ensuring that the local community can access and utilize land resources effectively.

5.2.2 The level of rural development

The feedback from the questionnaires distributed to 20 community members and your observations in the study area provide a compelling snapshot of the current state of rural development in Nooitgedacht:

1. **Community Perceptions:** The majority of the surveyed community members define rural development as entailing equitable access to land, the provision of essential infrastructure services, the availability of adequate housing, and the creation of job opportunities. These elements are fundamental to improving living standards and fostering economic growth in rural areas.
2. **Community Dissatisfaction:** The questionnaire results highlight a significant level of dissatisfaction within the community. The discontent is primarily directed at the lack of access to land and the absence of essential service provision. The community feels that their basic needs are not adequately met, and this is a significant source of frustration.
3. **Municipal Responsiveness:** The community's dissatisfaction is exacerbated by the perceived lack of responsiveness and a clear plan by the Mogale City Local Municipality (MCLM) to address the development challenges in Nooitgedacht. This implies that the community's concerns have not been effectively addressed or integrated into a comprehensive strategy for rural development.
4. **Observations:** Your on-site observations of the area reinforce the concerns voiced by the community. The presence of informality, illegal land invasions, and the lack of infrastructure development and economic activities are tangible indications of the challenges facing Nooitgedacht. The informality and land invasions may also contribute to land disputes, further complicating the situation.

5.2.3 Implications of the lack of policies for rural development

The insights from the interviews with municipal officials shed light on the systemic issues related to rural development in Nooitgedacht:

1. **Outdated and Unimplemented Policies:** While there are existing rural development policies, the crucial problem lies in the fact that these policies are outdated and have not been effectively implemented. This lack of policy execution means that the intended objectives have not translated into tangible, implementable programs and projects. The result is a reactive rather than proactive approach to addressing rural development challenges. Without up-to-date and actionable policies, it becomes challenging to address the evolving needs of the community.

2. **Fragmented Coordination:** Even with a dedicated division for rural development, the study highlights that coordination remains fragmented. This fragmented approach results from misaligned priorities among various departments within the municipality. When departments do not collaborate effectively, it leads to a lack of planning, coordination, and integration. This fragmentation prevents the municipality from responding adequately to the current and emerging needs of the area. Effective coordination is essential for addressing the multifaceted challenges faced by Nooitgedacht.
3. **Lack of Targeted Programs:** The study's findings indicate that the municipality has not introduced any specific programs for rural development within the study area, except for the provision of basic services and site and services land, primarily used in disaster cases like evictions. This limited scope of programs suggests a lack of proactive initiatives aimed at fostering holistic development in Nooitgedacht.
4. **Lack of Prioritization:** A significant concern highlighted in the study is that the municipality has not prioritized the Nooitgedacht area in the last three to five years. The lack of prioritization is attributed to a lack of effective planning and budgeting to bring about transformation in the area. This underinvestment perpetuates the developmental challenges and exacerbates the frustrations of the community.

In summary, the challenges facing rural development in Nooitgedacht are rooted in a combination of outdated policies, fragmented coordination, a dearth of targeted programs, and a lack of prioritization by the municipality. To address these issues effectively, there is a need for a comprehensive policy overhaul, improved coordination among departments, the introduction of programs tailored to the area's specific needs, and a commitment to prioritizing Nooitgedacht in the municipal agenda. Addressing these issues is crucial to facilitating sustainable rural development in the area.

5.2.4 The role of land ownership in rural development

The interviews conducted with representatives of community structures reveal the pivotal role that land ownership plays in achieving rural development in Nooitgedacht. The study findings underscore the complex relationship between land ownership, development, and the challenges faced by the community.

1. **Land Ownership as a Development Facilitator:** Land ownership emerged as a crucial factor that cannot be disregarded when it comes to unlocking and facilitating the developmental potential of an area. It is not just about access and ownership but also entails active stakeholder engagement to promote development.
2. **Skewed Land Distribution as an Obstacle:** The study illuminates the stark reality of skewed land distribution in the area, which acts as a significant obstacle to advancing development.

The concentration of land ownership in the hands of a select few hampers the broader community's ability to access and utilize land for development purposes.

3. **Municipal Challenges with Dispersed Land Ownership:** The study highlights the challenges faced by the municipality in managing and planning for rural development in an environment where municipal-owned land parcels are dispersed. This dispersal complicates planning and development efforts, leading to issues like land displacement, high land prices, the absence of bulk infrastructure services, and objections from private landowners regarding proposed development plans.
4. **Unutilized Municipal-Owned Land:** Despite having access to municipal-owned land, the study reveals that much of it remains unutilized. This is due to a lack of comprehensive planning and a clear vision aimed at promoting development. The municipality's underinvestment in these areas exacerbates the problem.
5. **Impact of Land Abandonment and Dispute:** The study identifies specific land portions affected by abandonment and land disputes. The neglect by landowners in these areas has not only compromised the development potential but has also adversely affected the safety and security of the Nooitgedacht area, contributing to invasions and illegal land activities.
6. **Apartheid Legacy and National Policies:** The findings of the study resonate with the broader national context. The legacy of apartheid in South Africa, characterized by limited access to land and the exclusion of rural areas, has resulted in skewed land ownership and underdevelopment, both at the national and local levels.
7. **Challenges in Implementing Reforms:** While both the municipality and the national government have strategies and plans to address land-related issues, there are challenges in their implementation. Poor coordination, budget constraints, and misaligned decision-making by involved departments have hindered their effectiveness, making it difficult to meet the demand for access to land and prioritize rural communities.

In conclusion, the study reinforces the critical importance of addressing land ownership imbalances and coordinating development efforts to achieve rural development in Nooitgedacht. It highlights the need for proactive planning, community engagement, and a comprehensive vision to unlock the full potential of the area and rectify the historical and ongoing challenges related to land ownership.

5.3 Recommendations

Based on the findings of the study regarding land ownership and rural development in Nooitgedacht, several key recommendations can be made to address the challenges and foster sustainable development in the area:

1. **Land Reform and Redistribution:**

- Advocate for comprehensive land reform policies that address the historical imbalances in land ownership.
- Implement land redistribution programs that promote equitable access to land, particularly in rural areas.

2. **Policy Revisions:**

- Update existing rural development policies to align with current needs and objectives.
- Ensure that these policies are implemented effectively and consistently to translate them into actionable programs.

3. **Coordination and Collaboration:**

- Enhance coordination among different departments within the municipality to ensure a unified and effective approach to rural development.
- Promote collaboration between the public sector, private sector, and community stakeholders to create synergy in development efforts.

4. **Community Engagement:**

- Involve the local community in decision-making processes, allowing them to voice their concerns and priorities.
- Encourage participation in development initiatives, which can foster a sense of ownership and commitment.

5. **Strategic Planning:**

- Develop a strategic plan for rural development in Nooitgedacht, focusing on infrastructure development, housing, and job creation.
- Ensure that the plan is aligned with the community's needs.
- Develop land acquisition strategies to inform ownership patterns, systems and overall development of the area.

6. **Utilization of Municipal-Owned Land:**

- Develop a clear strategy for the use of municipal-owned land to promote development in a well-planned and intentional manner.
- Consider partnerships with private entities for land development projects.

7. **Prevention of Land Abandonment and Disputes:**

- Encourage landowners to utilize and maintain their land, discouraging abandonment and holding owners accountable for neglecting and abandoning properties.

- Establish clear dispute resolution mechanisms to address land-related conflicts swiftly.

8. Budget Allocation and Prioritization:

- Allocate sufficient resources and budget for rural development initiatives in Nooitgedacht.
- Prioritize the area as a focal point for development, ensuring that it receives the necessary attention and investment.

9. Capacity Building:

- Invest in capacity building for local government officials to enhance their skills in managing rural development programs.
- Provide training for community members to empower them to actively participate in development projects.

10. Regular Monitoring and Evaluation:

- Implement a robust monitoring and evaluation system to assess the progress and impact of rural development initiatives.
- Use feedback from the community to make necessary adjustments and improvements.
- Develop an anti-invasion team that includes a representation of all stakeholders to ensure enforcement and regular monitoring in the area to prevent land invasions.

11. Advocacy and Collaboration with National Government:

- Advocate for national government support in addressing land ownership issues and implementing effective rural development programs.
- Collaborate with national government agencies to align local and national policies and initiatives.

12. Transparency and Accountability:

- Ensure transparency in the allocation and utilization of land, with clear records and information available to the public.
- Hold all stakeholders, including the municipality, accountable for their roles in rural development.

By implementing these recommendations, Nooitgedacht can work towards addressing the challenges posed by land ownership and promoting sustainable rural development that benefits the entire community.

5.4 Conclusion

In conclusion, the study conducted in Nooitgedacht has shed light on the intricate relationship between land ownership and rural development, uncovering a series of challenges and opportunities that demand immediate attention. The findings and recommendations emphasize the pressing need for a comprehensive and coordinated approach to address the complexities of land distribution and to facilitate holistic development in the area.

The study revealed that land ownership, a fundamental component of rural development, holds the key to unlocking the developmental potential of Nooitgedacht. However, this potential remains largely untapped due to the glaring reality of skewed land distribution, which acts as a significant obstacle. The existing land disparities not only hinder equitable access but also impede the implementation of effective development policies and programs. The challenges identified in the study extend to the municipal level, where issues such as dispersed municipal-owned land, lack of planning, and limited prioritization further complicate the process of rural development. Additionally, land abandonment and disputes have compromised the safety of the area and increased illegal land activities.

The historical legacy of apartheid, as well as misaligned policies and decision-making, compounds the difficulties faced by Nooitgedacht, mirroring challenges observed at the national level. Despite national government strategies, effective reforms have been hampered by coordination issues and budget constraints. To address these challenges effectively and promote sustainable rural development, the study has put forth a series of recommendations. These recommendations include land reform, policy revisions, enhanced coordination, community engagement, strategic planning, utilization of municipal-owned land, prevention of land abandonment and disputes, budget allocation and prioritization, capacity building, regular monitoring and evaluation, advocacy, and a commitment to transparency and accountability.

By embracing these recommendations and forging a collaborative and responsive approach, Nooitgedacht has the potential to overcome the obstacles presented by skewed land ownership and embark on a path of balanced, equitable, and sustainable rural development. In doing so, the area can create opportunities for its residents, foster economic growth, and enhance the overall quality of life for its community members. The journey toward a more developed and inclusive Nooitgedacht begins with addressing the challenges related to land ownership and mobilizing stakeholders to work together toward a brighter future.

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APPENDIX A: Participation Information Sheet



Faculty of Engineering and the Built Environment

Private Bag 3, Wits 2050, South Africa * Telephone (011) 717 – 7007 * Fax: (011) 717 7009

PARTICIPATION INFORMATION SHEET

Good Day,

My name is Thoriso Masonganye, student number: **581229**, I am a Masters student at the University of Witwatersrand. My supervisor is **Ms Taki Sithagu**. I am conducting a research study on an investigation of the impact of land ownership dynamics in rural development: a case study of Nooitgedacht area in Muldersdrift, Mogale City Local Municipality. The study is aimed at exploring how land ownership dynamics prevent rural development and the role of land ownership in rural development. The research will target community members, officials, and community structures within the study areas. These participants will be resourceful in providing information on various issues in Nooitgedacht.

I hereby invite you to take part in **an interview** or **answer the questionnaire** for my research study. Should you decide to take part, the research study will last for about 30 mins to an hour. The interview will take place at your convenience.

Please note that I will need to ask for some personal information including follow-up questions relating to the study questions during and post the research activity for clarification purposes. Also, note that you do not have to answer every question asked, especially those that you feel may infringe on your confidentiality and anonymity. The information obtained will strictly be confidential and only I will have access to this data. However, anonymity cannot be completely guaranteed since some participants can be identified through their position given the scale of the Municipality. When I share the results of the research study, I will not include your name or anything else that could identify you other than your position. However, with your permission, other researchers may use the data collected from this research study, but your name and any personal information will remain anonymous. However, should you wish not to provide your personal information, kindly indicate.

Participation in this study is voluntary. The risks for this research study are no more than what happens in everyday life. During the interview, the session may be stopped at any stage and will be resumed some other time at your convenience within a reasonable time to enable me to complete my research study in line with the university's prescribed timeframes. There will be no direct benefits such as remuneration provided for participating in this research.

The information obtained during this research study will contribute to the research report write-up. Once the research has met the university requirements, the report will be available on the university library website. If you would like to receive a summary of this report, I will be glad to send it through upon your request.

If you have any questions during or afterward about this research study, feel free to contact me at the details listed below. If you have any concerns or complaints about the ethical procedures of this research study, you are welcome to contact the University Human Research Ethics Committee (Non-Medical), telephone +27(0) 11 717 1408, email hrecnon-medical@wits.ac.za .

Yours,



THORISO MASONGANYE

STUDENT NR: 581229

581229@students.wits.ac.za

APPENDIX B: Consent Form



Faculty of Engineering and the Built Environment

Private Bag 3, Wits 2050, South Africa * Telephone (011) 717 – 7007 * Fax: (011) 717 7009

PARTICIPATION CONSENT LETTER

Request for permission to conduct a research study.

An investigation on the impact of land ownership dynamics in rural development: a case study of Nooitgedacht area in Muldersdrift, Mogale City Local Municipality.

My name is Thoriso Masonganye, student number: **581229**. I am a Masters student at the University of Witwatersrand in the school of Architecture and Planning. My supervisor is **Ms Taki Sithagu**.

I am currently conducting a research study to investigate the impact of land ownership dynamics in rural development within the Nooitgedacht area. I would appreciate it if you could take the time to participate in answering a questionnaire as part of my study. This research will only be used for academic purposes; the research will not be used for any monetary gains and all personal information will be kept confidential. Please note that as a participant in this study, you are welcome to withdraw from the study at any point.

I, the undersigned, _____ have read the above information and confirm that I understand the contents thereof. I, therefore, confirm that:

- Participation in this is voluntary and I may opt out of the study at any point.
- I understand that all personal information will be kept confidential.
- Information provided in the questionnaire will be used for academic purposes only.
- No remuneration nor incentive will be provided to participate in this study.
- I **agree/disagree** that the questionnaire information-gathering session can be recorded
(Please delete whichever is not applicable)

Signature:Date:

APPENDIX C: Questionnaire



Faculty of Engineering and the Built Environment

Private Bag 3, Wits 2050, South Africa * Telephone (011) 717 – 7007 * Fax: (011) 717 7009

QUESTIONNAIRE

1. Gender

Male	
Female	
Rather not specify	

2. Age

18 – 30	
31 – 40	
41 – 50	
51 - 60	
61 – 65	

3. Race

African	
White	
Coloured	
Indian	
Asian	
Other	

4. Employment status

Employed	
Unemployed	
Self-employed	
Student	

5. Education

Grade 12	
Tertiary	
None	

6. Where do you originate from?

Province	Area

7. When did you move here _____ and why(reason)? _____

8. What is your type of land occupation?

Farm Dweller	
Owner	
Rental	
Others, please specify	

9. Do you know the owner of the land you live on?

9.1 If so, do you have any permission/ agreement to live on the land you are currently occupying and from who did you obtain permission/agreement?

9.2 If there is no permission/agreement in place to live on the land, how are occupying the land?

9.3 What kind of land issues are you experiencing in the area?

9.4 Is the land you are living on affected by any of the following:

Dispute	Abandoned	Invaded	Others, please specify

9.5 Please provide further details for your answer above. *When* and *why* do you say the land was abandoned, disputed, or invaded and *whom*? _____

10. Have you benefited from any municipal land programme? _____, which programme (name) _____ and when (year)_____?

11. Access municipal service provision

QUESTION	SATISFIED	NEUTRAL	NOT SATISFIED
In your opinion, is the community satisfied with the provision of electricity, housing, water and sanitation			
Are the basic services easily accessible to the people			

Is the municipality showing commitment towards providing adequate services to the people			
Is the community satisfied with current engagements/consultation with the municipality			
Does the community participate in IDP process?			
Is the community happy with the provision of land in the area?			
Are there any community development projects in the areas?			
Does the Municipality respond to any challenges regarding development in the area?			

12. In your view, what is Rural development?

13. What are the rural development and land ownership challenges in this area?

14. What are your recommendations to improve land and rural development in your area

APPENDIX D: Municipal officials interview questions



Faculty of Engineering and the Built Environment

Private Bag 3, Wits 2050, South Africa * Telephone (011) 717 – 7007 * Fax: (011) 717 7009

Municipal officials' interview questions

The interview structure will be semi-structured. These questions are meant to guide the interview and will allow the interviewer to divert from them should the interviewee have additional information that might be of use to the study.

1. What is the name of your department/division?

2. What is the role of your department/division?

3. What are the municipal legislative frameworks that informs rural development and land in your function?

4. Is there a dedicated department within the municipality responsible for rural development function?

Yes	
No	

4.1 If no, why is this and how is the rural development function coordinated and which departments are involved?

4.2 If yes, what is the departments objectives? How is rural development coordinated?

5. What are the rural development and land inter-departmental programmes/projects within the municipality?

5.1 How effective are they?

6. Is rural development and land in relation to your function prioritized in the IDP?

Yes	
No	

6.1 If no, why and what are the implications?

6.2 If yes, how so?

7. Is your department/ function allocated budget within the 2022/23 financial year for any programme/project in Nooitgedacht? _____ what is the allocation (amount)? _____ and which areas have been prioritized?

Infrastructure	
Housing	
Local Economic Development	
Social	
Specify if others	

8. Does your department have any project implemented in the last 3 to 5 years in Nooitgedacht and what are they?

9. How is your department/ function affected by land ownership?

10. How is your department/ function affected by land disputes?

11. How is your department/ function affected by land abandonment?

12. Are there any land programmes for rural areas within the municipality?

Yes	
No	

12.1 If any, what are they and in which area?

12.2 If no, what are the reasons?

13. How are land issues administrated within the Municipality in relation to your function?

14. Does the municipality own land in Nooitgedacht, if yes, what is it used for?

15. In your view, what is rural development and how can it be achieved?

16. Is your department relevant in achieving Rural Development, if so, what is your current contribution?

17. What are some of the challenges contributing to rural development planning?

APPENDIX E: Community Structures interview questions



Faculty of Engineering and the Built Environment

Private Bag 3, Wits 2050, South Africa * Telephone (011) 717 – 7007 * Fax: (011) 717 7009

Community Structures Interview Questions

The interview structure will be semi-structured. These questions are meant to guide the interview and will allow the interviewer to divert from them should the interviewee have additional information that might be of use to the study. This interview will target various structures/organization's in Nooitgedacht.

1. Do you live in the area?
2. What is the name of your organization/structure?
3. What is your role in the organization/structure?
4. What are the objectives of your organization?
5. Does your organization participate in meetings (imbizo) organized by the municipality to discuss issues relating to projects, budget, and developments in the area?
6. Is your organization participating or involved in any municipal project and if so, how?
7. How often does the municipality involve the organizations/structures in identifying their needs to inform development in the Nooitgedacht area?
8. What is your organizations' role in land or rural development in the area?
9. What kind of land issues are there in Nooitgedacht?
10. Is there any land in the area that is abandoned or under dispute?
 - 10.1 If yes, how long has the land been affected, who owns the land and what is the land currently used for?
 - 10.2 What are the implications of land disputes or abandonment?
11. In your view, what is rural development?

12. What are the rural development challenges in the area?
13. What are your recommendations for improving rural development and land ownership in Nooitgedacht?

APPENDIX F: Request to conduct study



Faculty of Engineering and the Built Environment

Private Bag 3, Wits 2050, South Africa * Telephone (011) 717 – 7007 * Fax: (011) 717 7000

22 June 2022

**CORPORATE SUPPORT SERVICES MOGALE CITY LOCAL MUNICIPALITY
P O BOX 94
KRUGERSDORP
1740**

To who it may concern

REQUEST FOR PERMISSION TO CONDUCT A RESEARCH STUDY

My name is **Thoriso Masonganye**, student number: **581229**. I am a Masters student at the University of Witwatersrand in the school of Architecture and Planning. My supervisor is **MsTaki Sithagu**.

I am currently conducting a research study to **investigate the impact of land ownership dynamics in rural development within the Nooitgedatch area**. The study aims to determine land ownership and the level of rural development as well as the implications of the policies in achieving development. As part of completing the abovementioned degree, there is a need to collect data relevant to the study area to achieve both the research objectives and questions to draw findings to inform my study.

I, therefore, hereby request permission to obtain information through desktop and published material as well as to conduct interviews with officials from various departments based on the municipality's role and policy position on land ownership and rural development. I further ask permission from the municipality to audio record the interview sessions and take pictures should a need arise. The information obtained will be strictly kept confidential and will only be used for academic purposes.

However, once the research has met the university requirements, the report findings will be available on various academic platforms including the university library. By no means will this study endeavor to draw assumptions, conclusions or use the information obtained against the municipality.

The following information should be noted about this research study:

- Information will only be obtained once permission has been granted by the municipality.
- Participation in this study is voluntary and participants may withdraw at any point in the study.
- Information obtained will be kept confidential.
- Information obtained from the municipality and officials will **only** be used for academic purposes
- No remuneration nor monetary gains will be made from this study
- Permission will further be obtained from relevant officials for the interviews, audio recordings, and pictures.
- Formal interview schedules will be forwarded to relevant officials.

If you have any questions or concerns during or afterward about this research study, feel free to contact me or my supervisor on the details listed below.

Your permission to further my study will be greatly appreciated.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'SE', written over a horizontal line.

Researcher: Thoriso Masonganye Email:

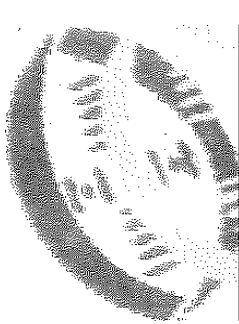
581229@students.wits.ac.za

A handwritten signature in black ink, appearing to be 'Taki', written over a horizontal line.

Supervisor: Taki Sithagu Email:

taki.sithagu@wits.ac.za

APPENDIX G: Approval for permission to conduct research



Mogale City

Local Municipality

**P.O. Box 94
Krugersdorp**

Tel: (011) 91

Fax: (011)

Direct:

RE: REQUEST FOR PERMISSION TO CONDUCT RESEARCH STUDY

Topic: An investigation on the impact of land ownership dynamics in rural development: a case study of Nooitgedacht area in Muldersdrift, Mogale City Local Municipality.

Your request is noted.

This letter serves to grant Thoriso Masonganye: 581229 permission to conduct research within the municipality as part of contributing to the body of knowledge and towards completing her degree.

It should however be noted that, the research assumptions, conclusions and findings of this study will not be of the municipality but that of the researcher.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'E. Segatlhe-Lesejane'.

Ms E, Segatlhe-Lesejane

Acting Executive Manager: Corporate Support Services

Date: 14/07/2022,