

AFRICA UNIVERSITY
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**POLICY STRATEGIES TO PREVENT CONFLICTS BETWEEN
FOREIGN INVESTORS AND LOCALS IN MAGUNJE, KAROI,
ZIMBABWE**

BY

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**A DISSERTATION SUBMITTED IN PARTIAL FULFILLMENT OF THE
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Abstract

The conflicts between foreign investors and the locals are ubiquitous, they are caused by diverging socio-economic and political factors. The implications of these conflicts are severe because they stifle economic development, deter foreign investment, and in some instances undermine the rights and legitimate interests of the locals. This study examined the policy strategies that can prevent conflicts between foreign investors and the locals in Magunje, Karoi, Zimbabwe. It assessed the drivers of the conflict, examined the efficacy of prevailing policy frameworks in promoting the participation of local communities in foreign investments and strategies that can be implemented to resolve the conflicts between investors and the local communities. The study was premised on qualitative research methodology with the use of focus group discussions, interviews and documentary analysis. Stakeholder and peacebuilding theories were used. The study found out that the conflict is driven by negative perceptions about the Chinese, the influence of individuals who are antagonistic towards the establishment of the cement plant and the rivalry between some locals and traditional leadership. Stakeholder consultations in line with the provisions of the Environmental Management Act and environmental impact assessments were not fully adhered to. The locals fear water, air and noise pollution that may arise from the cement plant. Loopholes associated with the compensation of the affected parties was identified as a major structural weakness that obstructed the effective functioning of the prevailing policy frameworks and failure of effective participation of local communities in environmental impact assessment. The study concludes that the conflict between the foreign investors and the locals in Magunje was lack of adequate stakeholder engagement over the investment, and this led to grievances that stalled the take-off of the investment. The study recommends that the foreign investors should adequately engage local community, enhance transparency to arrest issues of mistrust, and fairly compensate the affected parties.

Key Words: Foreign investors, conflicts and local people

Declaration page

I declare that this dissertation is my original work except where sources have been cited and acknowledged. The work has never been submitted, nor was it ever be submitted to another university for the award of a degree.

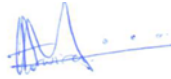
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Dedication

To my loving late father Lawrence, who sacrificed his all, for my education.

List of Acronyms and Abbreviations

CSOs	Civil Society Organisations
EIA	Environmental Impact Assessment
EMA	Environmental Management Agency
FDI	Foreign Direct Investment
ZELA	Zimbabwe Environmental Law Association
ZIDA	Zimbabwe Investment Development Authority
ZINWA	Zimbabwe National Water Authority

Definition of Key Terms

Policy: any measure that can be put in place by policy makers, local authorities, government ministries and departments to regulate and manage matters that affects the public life.

Conflict: a disagreement/incompatibility that occurs between two or more parties over diverging views, values and needs around scarce resources.

Foreign Investor: this can be an individual or a company that originates outside a host state with the intention to do business or other commercial ventures.

Locals: these are the nationals belonging to a particular state, sharing the same language, culture, identity among others.

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CHAPTER 1: INTRODUCTION

1.1 Introduction

The inflow of foreign investors in developing countries has been associated with the augmentation of economic development and growth (OECD, 2019). Nevertheless, the implementation of foreign investment projects often results in conflicts between the foreign investors and the local populace. These conflicts are multi-faceted and are centered on environmental concerns, social commotions, and scant consultation processes with the locals, which might stifle development and generate long-standing rivalry between the investors and the local communities (Bebbington et al, 2018). One such conflict involves the Chinese-based company, which is Lebanmon Investment (Pvt)'s plans to construct a cement plant in the Magunje area, Karoi, near the Kamureza dam. The local populace has expressed their stark opposition to this project, emanating from the grounds that their views on the environmental impact assessment process were not taken into consideration coupled with the detrimental socio-economic as well as environmental cracks that are associated with the construction of this plant proximate to their community and water source (Newday 2024). As such, this study explores policy strategies that can be operationalized to mitigate these conflicts. It also examines the major drivers of the conflict between the foreign investors and the locals, as well as explore the effectiveness of the existing policy frameworks in promoting the participation of the locals in environmental impact assessment processes. This research advances the understanding of efficient ways that ensure that foreign investments can be synchronized with sustainable development goals and the interests of local communities.

1.2 Background to the Study

Zimbabwe has experienced significant investments from foreign investors which have impacted on various sectors of the economy (Muzurura 2018). The influx of foreign investors has been necessitated by a good investment environment as well as Zimbabwe's Open for Business policy stance that have been adopted by the 2nd Republic. Foreign direct investors have been hands on in various economic sectors that include agriculture, mining, construction, transport, industry, commerce, information, communication and technology, among others in several and significant ways (UNCTAD 2018).

The major legal framework that governs and regulate foreign direct investment in Zimbabwe is the Zimbabwe Investment Development Agency Act (Chapter 14:37) which establishes the Zimbabwe Investment Development Agency as the chief regulator of foreign investments, providing investor obligations and enshrines investor guarantees as well as dispute settlement mechanisms. Chigudu (2021) opines that there is lack of community engagement in these investment regulatory frameworks which is a greater cause for concern. This often emerge as the root cause of conflicts between the foreign investors and the local communities (ZELA 2016).

Foreign investments' contribution towards the economy cannot be underestimated, nevertheless, there have also birthed some problems that have negatively affected the local communities, that include loss of control and access to land, human rights infringement, environmental degradation and other social consequences (Witness 2013). Such effects are also prevalent especially in relation to cement production, and processing which is associated with environmental degradation and pollution exposing human beings to uncondusive and health hazardous situations (Harley 2007).

Magunje is an agro-based society that heavily relies on farming and fishing. Kamureza dam is the major water source (Newsday 2024). The cement plant which is set to be constructed in Magunje is adjacent to the Kamureza dam, a water body that is utilized by the local community for irrigation and drinking purposes, it is exploited by more than ten villages (ZINWA, 2021). In this context, the foreign investor's activities threaten this establishment. This is because as part of cement production processes, air and water pollution is likely to occur and this may affect the local residents.

The lack of community participation, coupled with the discarding of their contributions on environment impact assessment is one of the major drivers of foreign investors and local communities' conflicts (Moyo 2013). The views of the local communities must be put into consideration when these investments are being established as it ensures sustainable and equitable development (ibid). In line with this research, the establishment of the cement plant by the Labenmon Investment (Pvt) is associated with environmental risks, which include pollution, environmental degradation, and contamination of water bodies, which might negatively impact on the local community.

1.2 Statement of the Problem

The conflict between foreign investors and the locals serve as a mirror reflection of the problems that are associated with lack of proper and adequate community involvement in decision making processes and the vitality to strike a balance between foreign investments and environmental protection and conservation. The manifestation of conflicts between foreign investors and the local people demonstrates the weaknesses of the existing public policy that regulates foreign investment in the country. It also points to the policy implementation challenges that result in lack of adequate consultation with the people and end up causing conflicts at the point of project

implementation by an investor. In Karoi this deficiency in policy resulted in the objections of the local community to the establishment of the cement plant highlighting their skepticism and reservations with regards to this project. This is augmented by the fact that the establishment of a cement plant is associated with negative environmental and health effects that include pollution, contamination of water bodies and land degradation (Kusena et al 2012). As such, this foreign investors and locals conflict has the potential of affecting the materialization of this project in several ways, including delay in the implementation of the project as well as to obstruct the overall development. If the conflict persists, the country may end up having a bad investment image thus failing to attract more FDI required for the development of the communities, jobs creation and infrastructure development. Delay in resolving the conflicts cast lack of investor confidence in our conflict resolution systems, laws and policies. This research is therefore aimed at proffering policy strategies and interventions that can curb and circumvent the conflicts between foreign investors and the locals by guaranteeing and accommodating community involvement in decision making. Past studies by Kusena et al 2012 and grey literature from newspapers and NGO reports do not provide policy prescriptions to solve the recurring national problem but expose the negatives that comes with lack of community involvement and the potential environmental damage that comes with foreign investors in the extractive sector.

1.3 Research Objectives

- To assess the drivers of conflict between the foreign investors and the locals in Magunje,
- To examine the efficacy of prevailing policy frameworks in promoting the participation of local communities in projects involving foreign investors,

- To analyse strategies that have been implemented to resolve the conflicts between foreign investors and the local communities.
- To devise policy interventions that can be implemented to resolve the conflicts between the foreign investors and the local communities.

1.4 Research Questions

- What are the major drivers of the conflict between the foreign investors and the locals in Magunje?
- How effective are the current policy frameworks in promoting local communities' participation in foreign investments in their local jurisdictions?
- What are some of the strategies that have been implemented to resolve the conflicts between the investors and the local communities?
- What are some of the policy interventions that can be implemented to resolve the conflicts between foreign investors and the local communities?

1.5 Assumptions of the Study

The researcher assumed that the all parties in the conflict would cooperate. Further, that the local people were well conversant with the facts on the investment by the Chinese in the area. Another assumption was that non-state actors would be objective in disseminating information about the foreign investors and the needs of the local people.

1.6 Significance of the Study

The study is significant because it adds on the scant academic literature available on public policy frameworks and strategies that curb conflicts between foreign investors and the local communities. Several studies have been conducted on foreign investments and development in the country (Kiti and Nyoni 2017, Chikodzi 2018 and Moyo 2013). These researches however, have primarily focused on the important

contributions played by foreign direct investments in promoting economic development. The literature is largely descriptive and does not proffer policy strategies that can be put into context to curb the foreign investors and locals' conflicts. This research fills this knowledge and literature gap by devising comprehensive policy strategies that foster harmony and cooperation between the foreign investors and the locals. The study devised an accommodating and participatory approach to these foreign investments driven projects which is crucial in augmenting the success of the projects as well as ensuring that the community benefits from such projects. Furthermore, findings from this research study are useful to development practitioners, policy makers, academics and can be used as a manual and strategic tool for addressing the foreign investors and local conflicts, across various economic sectors.

1.7 Delimitations of the Study

This study was geographically limited to Magunje, Karoi in Zimbabwe. It focused on the conflict between Labenmon (foreign investor) and the local people of Magunje. Similar conflict cases in Zimbabwe, the region and global were reviewed.

1.8 Limitations of the Study

One of the challenges that the researcher faced include limited literature on the area understudy. Much of the studies include newspaper articles and to some extent NGO reports which are prone to bias. The researcher addressed this challenge through interviews and FGDs with multiple stakeholders from Magunje and other relevant institutions.

CHAPTER 2: REVIEW OF RELATED LITERATURE

2.1 Introduction

This chapter focuses on the review of literature of policy strategies that can be useful in curbing foreign investors and locals' conflict in Magunje. It also discusses the theoretical frameworks that guide this research, that is the Stakeholder Theory propounded by Freeman (1964) and the peacebuilding theory. It incorporates conflict case studies outside Zimbabwe and draw lessons that can be used to address the current conflict. The chapter also exposes the literature gap that is filled by this study. The chapter begins with a theoretical overview and proceeds to a review of literature around foreign investor and local community conflicts within and outside Zimbabwe.

2.2 Theoretical Framework

This study is premised on peacebuilding and stakeholder theories. The two are handy in an effort to devise a policy intervention relevant to address conflicts between foreign investors and local people. Peacebuilding becomes relevant whenever a conflict manifests while stakeholder is critical in matters of public policy that is from policy or even project initiation, implementation to evaluation. The ensuing sections cover the theories in detail and their relevance to the study.

2.2.1 The Stakeholders Theory

This research is guided by the Stakeholders Theory which was propounded by Freeman (1964). At the cornerstone of this theory is the fundamental principle that all entities, firms, organisations and corporations have a mandatory obligation of taking into account and context the interests of all their stakeholders in their decision-making process (Freeman 1964). A stakeholder is understood as an entity, group or individuals who can influence or be influenced by the achievement of the company's objectives

(ibid). In the context of investments all stakeholder engagement and participation can either make or unmake a project.

In connection with the projects that are undertaken by foreign investors, this theory stresses the importance of foreign investors and companies in involving local communities by according them a platform to share their concerns, expectations and needs in relation to the projects at hand (Mahajan et al 2023). In addition, Mahajan et al (2023) and Philips (2019) also underlined that this theory enables organisations to acknowledge, put into context the expectations and aspirations of their stakeholders who can be internal or external (local communities involved).

As such, this theory is significant because it is centred on establishing *consensus ad idem* (meeting of the minds) between the foreign investors and the local communities, where the locals are accorded the platform to share their concerns about the project being undertaken. It is at that stage that contentious issues are raised, grave issues, consequences, and effects of the project to the locals are unearthed, as well as devising long-lasting and durable policy strategies.

The plans to establish the cement processing plant by Labenmon Investment (Pvt) have been met with resistance by the locals in Magunje owing to the organisation's non-compliance with the views of the local community. This is also the driving force behind this theory, as asserted by Freeman (1964), who pointed out that the theory is aimed at taking good care of a diverse group, that is, stakeholders who include the community. At this point lack of adequate stakeholder participation in a project forms the basis of conflicts between foreign investors and local people.

2.2.2 Peacebuilding Theory

This study also utilises the peacebuilding theory. The underlying principle being that once a conflict manifest and erupts peacebuilding becomes necessary. It is necessary to bring harmony between conflicting parties for investment to flourish within an area. Galtung (1976) asserts that peacebuilding is premised at growing structures of peace that are centred on justice, equality and cooperation which is necessary in handling the intrinsic causes of violent conflict. The constituent function of this theoretical framework is that it is meant to address all the structural and root causes of conflicts (Galtung 1976, Cravo 2017 and Lederach 2005). The concepts of positive and negative peace are also critical to this theory.

This theory also calls for a shift from negative peace which is described as the absence of violence to positive peace which is marked by the flourishing of justice and equity (Galtung 1976). As such, positive peace as a peacebuilding initiative is particularly focused on providing durable and lasting solutions to systemic inequalities which are accelerated by political, social and economic factors by advancing the precepts of justice (Paris 2004). This synchronizes well with the crux of this research which devises policy strategies to curb conflicts between foreign investors and the locals. The starting point to archive this fundamental objective starts by aggravating towards positive peace through the elimination of all the components that undermine and threaten peace, that include systematic inequalities amongst the locals and the foreign investors. This is important because peacebuilding provides an interplay between the promotion of security and the realization of human rights (UN 2015:2).

More so, the peacebuilding theory also calls for the accommodation of localized and homegrown models in the elimination of the structural causes of conflict processes. This is exemplified by Lederach (1997) who opines that all sectors of the society must

participate in peacebuilding. This projects an inclusive peacebuilding model that takes into account indigenous epistemologies which are responsive to the needs and the aspirations of the people (Mac Ginty 2011). This is central to this study because one of the issues that sparked the rift between the foreign investors and the locals was the fact that their views on environmental impact assessment were not put into consideration in line with the establishment of this cement plant. As such, this theory is necessary in uprooting these shortcomings by accommodating the grass roots in the decision-making processes. Heemskark (2007) also stressed the importance of civil society organisations in the peacebuilding processes because they of their efficiency in mobilizing individuals to effectively participate in the peacebuilding processes.

2.2.3 Relevance of the theoretical frame to the study

The study attempts to devise measures that can address conflicts between foreign investors and local people of Magunje in Zimbabwe. Part of the drivers to the conflict have been the exclusion of local stakeholders in consultations that result in foreign investments. It is in this context where the needs and fears of other stakeholders that are not captured that result in a conflict. In this case the locals feel that their views have not been captured and seems they are going to lose land and other critical resources to foreigners. Thus, a viable policy measure would require sufficient all-stakeholder engagements. Stakeholder theory is complemented by peacebuilding which is critical in the development of conflict handling strategies. To this end, causes and drivers of the conflicts needs to be unpacked and finally the policy strategy is a peacebuilding tool that may lead to peace and sustainable development for the people in Magunje and Zimbabwe at large. Against this background, past conventional literature has not used an interplay of these two theories in analysing and proposing

policy prescriptions relevant to resolve the conflicts between foreign investors and local people.

2.3 Understanding Conflict

Conflict is a ubiquitous and insatiable feature of human lives Emmanuel et al (2019). There is a no universally accepted definition of the term conflict, however, there are some similar features worth-noting of what constitutes a conflict, regardless of the differences in the terminologies and words that are used to describe this phenomenon. The word conflict comes from the Latin term *confligere* which means to strike together (Dar, 2011). Dennon (2019) in his publication, “The Sociology of Conflict” defined conflict as a contestation and rift between individuals emanating from differences in thought, process, attitudes, understanding, interests as well as perceptions. Ibid (2019) further projected that it is a form of a contradiction between parties that is marked by the absence of an agreement or consensus. Basically, a conflict has permanent features that include being adversarial in scope and nature and being contextualized by opposing or incompatible forces.

2.4 Foreign Investors

Moosa (2015) defined foreign investors as citizens of another country that is known as the source country who possess ownership of assets and the means of production for the purposes of controlling the production, distribution and other activities of the organization in the host country. Foreign investors are essential in amplifying development with many countries initiating policy frameworks that lure foreign direct investment. Zeqiri (2016:46) noted that foreign direct investment insinuates that the foreign investors wields overwhelming influence on the administration of the organization in another economy. The importance of foreign investors must also be noted, ZIMCODD (2018) underlined that foreign investors are important especially to

the extractive sector because the industry demands the injection of high capital and high-end technologies which most foreign investors have in abundance. In addition to this, foreign investors contribute towards job creation, transferring of skills, boost government revenues through the taxes collected and contribute towards the country's GDP (Ibid 2018).

2.5 Causes of Conflicts Between foreign investors and the locals

This section covers various factors that causes and triggers conflicts between the foreign investors and the locals. Some of these factors emanate from political, social, economic and environmental grounds. The causes emanate from the needs and fears of each party in a conflict. For example, on one hand, foreign investors need to protect their investment and gain profit. Fear of losing this result in a conflict. On the other hand, locals have land, natural resources, water and their health which they rely on for their survival thus any person or company perceived to threaten or take away their resources is met with resistance. Thus, a battle line is drawn between the needs and fears of the two main parties.

2.5.1 Land dispossession and ownership disputes

An impending aspect that causes disputes between foreign investors and the locals emanate from land dispossession and ownership disputes because foreign investment projects are usually undertaken on vast tracts of land which might be a cause for concern for some locals. According to studies conducted by (Saferworld (2017 and Christian 2006), they revealed that foreign investments are usually accompanied by the acquirement of large acres of land which is a major source of conflict with the locals especially when some of the land would have been previously utilized for the following purposes, that is agriculture, mining, tourism and construction, to mention just a few. In addition, (Ibid 2006) further asserted that conflicts are a byproduct of

large land acquisition by foreign investors as it fuels the alienation of land amongst the local populace. Conflicts of this nature are also burdensome to the investors as they cause severe losses and unexpected and unbudgeted operational losses, leads to the vandalism of property, strains the relations between the locals and investors which in turn undermine the sustainability of the investment (Saferworld 2017 and David and Franks 2014). In some developing countries land has invaluable social and cultural significance because some fields serve as pastoral lands which in turn have been parceled out to foreign investors which has displaced the locals from owning land and have shaped the foreign investors-locals conflict (Korf et al 2015). A study that was undertaken by UNDP (2017) projected that land dispossession is one of the factors that sparks the conflicts between the locals and foreign investors because sources of livelihood of most individuals is concentrated on the land. Mega investments that are implemented by foreign investors in most countries negatively impact on the land rights of the locals which precipitates the occurrence of conflicts between the locals and the foreign investors (Tsabora and Dliwayo 2019). In order to avoid generalisations which in some instances can be misleading, this research aims to explore whether land dispossession is part of the drivers of the conflicts between the locals and the foreign investors in Magunje.

2.5.2 Environmental Factors

Environmental-related conflicts also drive the conflicts between the foreign investors and the locals especially when the activities of the foreign investors are harmful to the environment. The activities of some foreign investors have been responsible for releasing toxic emissions into the atmosphere thereby contribution to global warming which has severe environmental impacts and has increased the rift with the local populace (Twerefou et al 2022). This emanate from the position that most developing

countries are primarily focused on luring foreign direct investment at the expense of the implementation of stricter environmental laws and regulations (Ibid 2022). Foreign investors, especially in the extractive industries have been held responsible for causing environmental degradation by resorting to unsustainable practices which also cause deforestation, water and land pollution (Meyfroidt 2011 and Twerefou et al 2022). In addition, some of the activities that are initiated by the foreign investors in the extractive sector undermine the following rights which are linked to the environment, that is the rights to food and water, health and housing (ZIMCODD 2018). This in turn sharpens the grievances of the locals which then create enabling conditions that cause the disputes between the locals and the foreign investors.

2.5.3 Labour Issues

Labour related issues are some of the causes that create enabling conditions that give rise to the conflicts between the locals and foreign investors across various countries. Foreign direct investments are in some cases characterized by inhumane and slave-like working conditions, unreasonable and low wages which are below the established wage bill standards, in extractive industries some workers are even exposed to hazardous chemicals, unsafe practices and work-related accidents occur on a frequent basis (Human Rights Watch 2022, Schrank and Garrick 2020). Moreover, some investors focus on hiring part-time workers who usually provide cheap labour in order to avoid catering for terminal benefits that must be accorded to all the full-time workers which is another source of conflicts between the locals and foreign investors especially in Africa (Anner 2020).

2.5.4 Lack of stakeholder consultations

Failure of some foreign investors to properly make consultations with the relevant stakeholders is another factor that causes these types of conflicts in most countries.

Before embarking on these mega investments, foreign investors must make wide and meaningful stakeholder consultations with the local communities, leadership, relevant government agencies and authorities and a consensus must be reached at large (IHRB 2022). In the same vein, Li (2019) argues that if these stakeholder consultations are not undertaken in an effective and transparent manner it leads to simmering rifts between the foreign investors and the locals which breeds resistance and distrusts, thereby heralding the outburst of this kind of a conflict. ZIMCODD (2018) noted that the dearth of an inclusive framework for the extractive sector in most African countries, Zimbabwe included coupled with the disregard of stakeholder consultations throughout commencement of the foreign investment projects is the main driver of these forms of conflicts.

2.6 Global Frameworks on Foreign Investors, Locals and Conflict

This section provides an account of the public policy frameworks available in the context of foreign investors and local community conflicts. The frameworks are critical in devising strategies that can be localised to resolve the conflict in Magunje.

2.6.1 United Nations Guiding Principles on Business and Human Rights

These guiding principles were developed by the United Nations in a bid to regulate the conduct of foreign investors, states, the locals and other stakeholders so that investments are initiated at the same time paying particular attention to the respect of human rights in the host countries (Sherman 2020, Beuno and Kaufmann 2022). These guiding principles provide international standards that promote the respect of human rights in the business sector which is one of the ways that can prevent the conflicts between investors and the local populace (Privacy International 2020).

Adherence to these established principles serve as a diligent way of mitigating and resolving conflicts between the locals and the foreign investors but disregarding these

guidelines have boomerang effects of amplifying the conflict (Privacy International 2022).

The guidelines impose obligations upon all states to play an active role in guarding against human rights infringements by business firms, investors and other parties, investors are also duty-bound to avoiding trampling down upon human rights within the conduct of business whilst deserving remedies have also been put in place which act as deterrent mechanisms (Davies 2012). Some of the rights that can be violated easily by the foreign investors include environmental rights, land rights, rights to food and water, right to free, prior and informed consent as a result of the lack of stakeholder consultations (FIDH 2020). These aforementioned rights are intertwined with the major factors that cause conflicts between the locals and the foreign investors.

In addition, the guiding principles impose a duty upon the state to shun human rights violations but taking necessary steps that are aimed at averting, sanctioning and redressing human rights violations by business firms and investors so as to avoid conflicts with the locals (Sherman 2020). This must be further tightened by implementing robust laws and policies that ensure that these objectives are attained. In line with this, states must put in place strong and water-tight measures that prevent and deter foreign both domestic and foreign investors from violating human rights, as such various government agencies must in turn investigate such human rights abuses and accord the locals with effective remedies (Beuno and Kaufmann 2022).

Furthermore, the guidelines enshrine the corporate responsibility to protect principles on all business entities and investors. Principles 13 and 16 instruct these players to desist from infringing on human rights in the areas in which they are conducting their investments and commitment to observe human rights must be at the heart of all the investors (Ibid 2022). Investors are also expected to conduct due diligence, that is, a

process that identifies potential human rights infringements together with expected solutions that can help resolve such challenges (Privacy International 2022). In addition, investors are mandated to incorporate clear and resounding commitments to adhere to the best practices that uphold human rights, institute empirical risk assessments as well as establishing accountability mechanisms that help in sustaining the realization of human rights (Ibid 2022). Foreign investors are also expected to incorporate an articulate and public policy goal to meet their human rights obligations, establish inside accountability measures which ensures that human rights obligations are met (Privacy International 2020). To date, there is no research that has been undertaken within the Zimbabwean context that examines the conflict between the locals and the foreign investors within the lenses of the United Guiding Principles on Business and Human Rights. This gap is addressed in this research.

2.7 Zimbabwe and the Foreign Direct Investment: context and underlying principles

Foreign direct investments are key enablers of economic growth (Chigede 2020). The inflow of foreign investors in Zimbabwe especially during the first republic was hindered by the policies such as the land reform program, indigenisation policy and the Robert Mugabe's core belief that foreign investors undermine the nation's sovereignty (Muzurura 2018 and Ncube 2020). These factors projected Zimbabwe as a bad destination for foreign investments.

The post-Mugabe era has been witnessed by a turnaround in terms of the government's perceptions, policies and views on foreign direct investment. The government has embraced the fact that there is a positive correlation between foreign direct investments and economic growth (UNCTAD 2018) which has been noted by a number of reformative frameworks that have been implemented in order to promote foreign direct

investments. US State Department (2021) also underpinned that the government of Zimbabwe's investment frameworks are enshrined in the *Zimbabwe is Open for Business mantra*, a foreign policy oriented strategy that is aimed at luring foreign direct investment.

Scanlen and Holderness (2022) also articulated that the foreign direct investment policies in Zimbabwe are deeply rooted in the international political economy principles of the national treatment and the most favoured nation's principles. The UCTD Report (1985) underlined that the national treatment policy implies that the host state is supposed to accord the foreign investors the same treatment that is accorded to local investors under all circumstances. In contrast, the most favoured nation principle stipulates that favorable treatment to a foreign investor must be accorded to all the other investors (World Bank 2018).

A research study conducted by the Zimbabwe Investment Development Authority (2022) also projected Zimbabwe as a good destination for foreign investors because of its location, that is, it is situated at the centre of the SADC region, the availability of strong capital base and literacy rate, the nation is endowed with over fifty minerals and also owing to the ease of doing business in the country. Conventional studies (Chigede 2020, Mazurura 2018 and Ncube 2020) have been primarily focusing on the importance of foreign investments towards economic growth and the impact of nationalism driven policies in scaring foreign investors. Nonetheless, this study diverts from this route by unearthing how some conflicts between the locals and foreign investors are driven by the preferential treatment that is accorded to foreign investors over the locals, which in some instances lead to the discard of the plights of the locals.

2.8 Legal Frameworks on Foreign Direct Investment in Zimbabwe

At the cornerstone of the Zimbabwe's legal frameworks that guide foreign investment is the Constitution of Zimbabwe which enshrines rights to property which prohibits and restrict the compulsory acquisition of the property, it guarantees the sacrosanct of the investors' property (Ndede 2017). In the same context, Tsabora and Dliwayo (2019) argued that the incorporation of the property rights into the Zimbabwe's legal framework is essential in safeguarding the interests of the investors and serves as a pull factor that lures more foreign direct investments into the country. The constitutional right to property within the context of investments is important in resolving conflicts that emerge between the foreign investors and the locals as the owner of the property owns full rights over the land in question (Ibid 2019). The overall legal framework that governs Zimbabwe's foreign direct investment is the Zimbabwe Investment Development Agency Act (Chapter 14:30) promulgated in 2020 (Maune et al 2023). This legislation assurance the following rights to investors, which is property rights (Muchada 2020). The legislation was enacted as part of the government's interventions to consolidate all the investment laws into a single legislation as well as creating a business-friendly economic environment that lures investors from across the world (Chidede 2020 and Scanleen and Halderness 2022). The Zimbabwe Investment Development Agency (ZIDA) is also an administrative authority that is responsible for licensing investors and well as offering incentive administration (Nyamwena 2021). Some of the major functions of the ZIDA include the regulation of economic zones, granting investment licenses to investors, proffer investment strategies, provide any required assistance to investors, ensure the good branding of the country, revoking investment licenses if they were obtained through fraudulent means and if the investors fail to commence the investments within the prescribed periods and timeframes (Chidede 2020). In a move to promote investments

in Zimbabwe, this law protects the rights of foreign investors by prohibiting expropriation of investments unless under specific circumstances and once such expropriation is conducted, it must be followed up by befitting compensation and prohibits the discrimination of investors (Koyenikan and Nare 2021 and Chigede 2020). This Act is important because it increases the ease of doing business in Zimbabwe, guarantees that the Zimbabwe Investment Development Agency remains a one-stop-shop for all the investment related aspects and can negotiate some important investment deals on behalf of the government. The law also regulates investment related disputes and instructed that such disputes must be resolved in accordance with the country's Arbitration Act (Chapter 7:15), or any international arbitration platform (Ibid 2020). The country's legal frameworks on foreign investments are also shaped by several investment treaties the country has ratified with around fifty countries world over (Gathii 2018). Despite these legal frameworks at hand, currency volatilities and inflation remain some of the leading challenges that are jeopardizing the influx of investors into the country (Kanyeze, 2021). There is a simmering knowledge and literature gap concerning the scarcity of studies that document how the prevailing legal frameworks that have a bearing on foreign investments regulate the conflicts that emerge between the locals and the foreign investors.

2.9 Exploring the foreign investors and conflict nexus

The conflicts between the locals and the foreign investors can be understood from a Neo-Marxist perspective. Studies that were undertaken by scholars who subscribe to this school of thought, amongst them Mbengwe (2018) argued that most foreign investors are capitalist oriented, as such, their end goal is hinged on the exploitation of all the resources that are at their disposal and neglect the considerations of the local populace, consequently, this results in conflicts. As a result of this, foreign investments

result in the exploitation of resources, amplify political instability and in some instances result in civil wars (Ibid 2018). A number of researches (Bjarvatan 2016, Brayz et al 2023) have established that the operations and investments of foreign investors are some of the causes of the conflicts with the local communities especially in developing countries. Such conflicts are also common especially in agricultural communities as the foreign investors might disturb the agricultural activities of the local communities through their activities (Ueta 2024). These aforementioned submissions coincide with an argument that was brought forward by ZIMCODD (2018) as it opined that most productive land is usually parceled out to the foreign investors which therefore emerges as a centre pivot that triggers the foreign investors-locals conflict. This is as a result of some of the negative implications that these projects might have on the local communities, for instance, in some cases these projects might lead to loss of important land, human rights violations and environmental degradation (Human Rights Watch 2012, Witness 2013).

These types of conflicts can also be understood within the lenses of the Marxism theoretical framework. Marxist scholars have also castigated foreign direct investors on the basis that their projects entrench monopoly capitalism that downplays the interests of the local communities, alienate the locals from their land which is a catalyst that triggers conflicts (Brazys et al 2023). In the same vein, Leonard et al (2014) concurs with these research findings as they argued that the foreign direct investments can potentially generate conflicts with the local communities because they are exploitative in nature. It must also be noted that the conflict between foreign investors and the locals are also catastrophic to the investors because it might result in project failures as well as increasing the operational costs (Lays et al 2021). The dependency syndrome that some developing countries have towards foreign investors oftenly

results in conflicts between the locals and the foreign investors (Kishi et al 2017). This study is also aimed at examining the applicability of the following theories, that is Neo-Marxism, Marxism and the dependency theory which help to explain the conflicts between the foreign investors and the locals to the on-going conflict in Magunje. As such, this study is therefore necessary and befitting in addressing this important knowledge gap.

2. 10 The conflict between foreign investors and local communities in Zimbabwe

Conflict is a permanent feature of human nature, in Zimbabwe, the antagonistic relationship between foreign investors and local communities has often resulted in the outbreak of various forms of conflicts (Mapfumo 2016). Some of the earliest manifestations of the conflicts between foreign investors and local communities can be traced back to the colonial epoch through the enactment of the Land Apportionment Act of 1930 which disposed Africans from owning their land as the colonialists took most of the fertile land for commercial purposes (Marongwe 2002). In the same vein, Tsabora and Dhliwayo (2019), argued that most African governments, Zimbabwe included have been pre-occupied with the desire to attract more foreign investors across various sectors of the economy at the expense of the security land tenure of the local populace which has widened the dispossession of Africans from their land and exacerbated the conflicts between the locals and the foreign investors.

Whilst these conflicts manifest in different forms, the major issues that widen the rift between foreign investors and the locals also revolve around resource extraction and environmental harm that is caused by the foreign investor's activities (ZELA 2012). Serious conflicts of this nature have occurred between the Chinese investors specializing in mining diamond and the local populace from Marange in Manicaland (Human Rights Watch 2012 and ZELA 2012). ZIMCODD (2018) further asserted that

the conflict between the locals and the foreign investors in Marange was triggered the relocation and displacement of more than 1 000 families to Arda Transau in order to create space for the Chinese investors followed by inadequate compensation, massive pollution of the water bodies that include the Odzi river and land degradation, among others. Beyond land dispossession, other social ills that include prostitution, an increase in criminal activities and alcoholism have also been experienced (Ibid 2018). The local community highlighted problems that include pollution of their water sources coupled with environmental degradation and deforestation as their major sources of frustration (ZELA 2012 and Mawowa 2013).

The coal and lithium mining activities in Matabeleland North and Masvingo provinces respectively have also sparked conflicts between the foreign investors and the locals owing to the dispossession of the locals from their land to pave way for this exploration activities as well as environmental harm (Dube 2019). ZELA (2020) also asserted that the existing frameworks are highly compromised as they have failed to account for the harm that the operations of the foreign investors have been causing especially to the local communities.

Another key enabler of the conflicts between foreign investors and the locals has been due to the fact that some of these investments furthers inequalities. Mega projects by foreign investors often result in land dispossession against a backdrop where agriculture serves as the backbone and major economic activity of the Zimbabwean economy, thereby intensifying inequalities (Spierenburg et al 2011). Another bone of contention emanates from the fact some cultural and heritage sites which are of paramount importance to the local communities are in some instances destroyed in order to make way for foreign investor's economic activities (Nyamunda 2016). Ibid (2016) also made reference to the destruction of the cultural heritage sites by the

Chinese investors as a result of their extraction of limestone in Domboshava. A number of studies on the conflicts between the foreign investors and the locals in Zimbabwe have been conducted with a particular focus on areas that include, Marange, Domboshava, Masvingo and Matabeleland North. However, no studies have been conducted in the same context with a particular focus on Magunje, as such this is a gap that this study seek to fill in order to avoid misleading generalisations of data.

2.11 Foreign investment and environmental impact assessments (EIA)

Environmental impact assessments are aimed at ensuring fair environmental governance which protect and conserve the environment and the communities within which the investments are taking place. Moyo and Dhlakama (2020) defined the process as a method that produces principles which will be utilized as manual and handbooks that guide the decision-making and other interrelated functions that include preserving the environment.

The environmental impact assessment is also a scientific process that explore the effects of the developmental projects by investors before such actions are undertaken on the environment (Wood, 2010). The assessment is also mandated at identifying environmental effects as underpinned by UN (2019) which outlined that environment impact assessment is a mechanism that is utilized in identifying the environmental, social and economic effects of a project before decision making. At the heart of this assessment is reduction and prevention of pollution and land degradation which in turn promote sound natural resource governance, sustainable use and management of resources and the promotion of development (Machinga, 2020).

2.12 Foreign investments and environmental impact assessment in Zimbabwe

Foreign investors are subjected to comply with a series of mechanisms and regulations that have been put in place in order to uphold environmental impact assessment.

Mapfumo et al (2016) assert that Zimbabwe responded to the Rio Local Agenda 21 Declaration 1992. This has been effected by the enactment of the Environmental Management Act (Chapter 20: 28) which established the principles and procedures that guide environmental impact assessment in Zimbabwe (Moyo and Dhlakama, 2020).

Environmental impact assessment is important in regulating the operations of foreign investors because it prevents pollution and environmental degradation and fosters sustainable management and use of natural resources (ZELA 2020). The objective of this process is to list the possible environmental threats that can be caused by human induced activities and devise ways that can help in mitigating such effects (Machinga 2020).

Mapfumo (2016) underlined that Zimbabwe has a rigorous environmental impact assessment that is enshrined in the Environmental Management Act (Chapter 20: 28). Ibid (2016) asserted that these processes include screening, prospectus, that is a document prepared by the investor which outline issues of environmental concern that the project must consider, an environment impact assessment study, an environment impact assessment report review, that contains the decision of EMA with regards to the project, terms and conditions as well as the implementation, monitoring and auditing plan. (ZELA 2020) in relation to these established environmental impact assessment processes has opined that there has been a deficit of action as noted the fact that some projects have been implemented without following the proper procedures of environmental impact assessment as enshrined in the Environmental Management Act (Chapter 20: 28). Prevailing studies that were conducted by (Mapfumo 2016, Moyo and Dhlakama 2020 and Machinga 2020) gave much emphasis on the procedures that must be followed when conducting the environmental impact assessments.

Nevertheless, this study does not dwell much on the EIA procedures but demonstrates the link that exists between disregarding EIA and the outbreak of conflicts between the locals and the foreign investors.

2.13 Public participation in environment impact assessment

The participation and input of the public in the environmental impact assessment is important in curbing the conflicts between the locals and foreign investors. Sambo (2012) opined that public participation is a concept that points to an interactive process and dialogue between various stakeholders. In essence, this procedure accommodates all the stakeholders who are either directly or indirectly affected by the project, local communities occupying a central place in this matrix.

The dialogue and interactions of stakeholders must shape and influence the administration of fair natural resource governance which must advance the wellbeing of the citizens in the following aspects, that is personal growth and income (Machinga 2020). Public participation must not be a mere formality but it must be robust and effective in order for their views and aspirations to be accommodated (Ibid 2020). As such, according to Argwal (2021) effective public participation enshrines that the local communities are accorded a transparent and open platform to air their views freely despite the fact that there are solicited or not.

More so, the Aarhus Convention (1991) also encouraged the public to be actively involved in the environmental impact assessment. This also ensures that the public is also actively involved in devising solutions especially against a backdrop where some solutions require indigenous or localized interventions. Reed (2008) also opined that public participation also encompasses local knowledge and indigenous epistemologies in the planning and decision making processes. Another indicator of effective public participation is also centered around the local communities' ability to reach

conclusions through discussion, communication and reasoned arguments (Ibid 2008). Public participation is also vital because it serves as one of the efficient ways of the community's role in monitoring the environmental implications fueled by investment projects (Moyo and Dlakama 2020). In the Zimbabwean context, public participation in environmental impact assessment process is important because it is grounded in terms of section 73 of the constitution which guarantees environmental rights (Mapfumo 2016).

2.14 Foreign investors and the local's consultations: the right to free, prior and informed consent (FPIC)

The conflicts between the locals and the foreign investors are usually triggered by the dearth of wide and comprehensive consultations with the indigenous people (Leonard et al 2014) who remains some of the valuable stakeholders. Nonetheless, their exclusion amounts to the violation of the right to free prior and informed consent.

In essence, this right is widely protected by various international law conventions, chief amongst them the International Covenant on Civil and Political Rights (ICCPR). Article 1 of this convention guarantees all the human beings of their important right to self-determination which allows them to unreservedly select their political preferences as well as to freely advance their own social, economic as well as cultural development. In the same context, IHRB (2022) also underlined that the right to self-determination is the hallmark that safeguards the indigenous people's rights.

In addition to the above, the FPIC are also treasured by the Article 6 of the International Labour Organisation Convention which stresses the relevance of consultation and participation of the local people in the processes that might impact, affect or jeopardize their own interests. As such, consent must be free, prior and informed (Le Billion et al 2024). FPIC is of paramount importance because it creates conditions for a progressive

dialogue between the locals and the foreign investors in which both parties can actively negotiate and map the way forward in a manner that accommodate the interests and concerns of all the stakeholders (FIDH 2020). This is also in harmony with the submissions that were brought forward by the UN Special Rapporteur on the rights of the Indigenous People who reiterated that FPIC is one of the impactful measures that can ring-fence the right to self-determination over lands and resources. The conflict between the locals and the Chinese investor indicate the violations of the FPIC through lack of proper and inclusive consultations which is also a literature gap that this research seeks to fill.

2.15 Global Perspective: The Conflict between the French Electricite de France (EDP) and the Union Hidalgo community in Mexico

The conflict between the foreign investors and the locals is not only common to developing countries but is also a recurring trend that also affect various indigenous communities from the Global North or any other parts of the world. This can be put into context by the conflict between the EDP, a leading French Electricity Company and the local Union Hidalgo community. The conflict between the two was sparked by the EDP's decision to establish a wind farm, which is dubbed as the Gunaa Sicaru project at the heart of the Union Hidalgo community (FIDH 2020).

The major bone of contention in relation to this project emanate from the fact that the local Union Hidalgo community was not adequately informed and accommodated during the establishment of this project which amounts to the violation of FPIC (FIDH 2020 and ECCHR 2021). Also, another solid basis for this conflict is also mirrored by the fact that mega investment projects on the local communities must take into consideration the right to free, prior and informed consent (Le Billion et al 2024).

The area which this project was implemented fell within the confines of communal land which was inalienable to the local people according to the Mexican laws (ECCHR 2021). The project also led to the extensive damage on the landscape, around 4.5 hectares of the communal land which was utilized for agricultural land was appropriated in order to pave way for the materialization of this project and this was fueled by threats and harassment that was directed to all the local individuals who were opposing this project (Le Billion et al 2024). The potency of this conflict manifested with the filing of a civil law suit under the France Duty of Vigilance Law as representatives of the Union Hidalgo community expressed their dissatisfaction of the EDP wind park projects which they alleged was compromised by violation of FPIC and because it had disrupted their agricultural activities (FIDH 2020).

2.16 The conflict between the Heidelberg Materials company and the inhabitants of the Kendeng Mountains in Central Java, Indonesia

The conflicts between the locals and foreign investors are also common in Asia which is home to some of the fastest growing economies. The recent conflict involved the Germany based company, that is Heidelberg Materials' plan of establishing a 520-hectore cement plant in the Kendeng Mountains in Indonesia. The Kendeng Mountains have significant value to the local community because they serve as a catchment area for various rivers and springs which connect with various water sources that supply water to the entire community (Amrurrobi 2015). The locals have been at loggerheads with these investors mainly because this project causes extensive damages to the environment and destabilize the well-organized water distribution system (Perone 2020). Apart from the environmental factors, the conflict is also shaped by the fact that the mountains are also home to the indigenous Samin tribe who were also deprived of their ancestral land which they had occupied for centuries as the establishment of this cement plant jeopardize the existence of this tribe (Amrurrobi 2015).

2.17 Regional Perspective: The conflict between foreign investors and the Ewekoro community in Nigeria

The manufacturing and production of cement is associated with some negative effects especially to the local communities as they are often exposed to environmental and health threatening life situations (Ambasht 1982 and Harley 2007). A research conducted by Emanuel (2019) demonstrated that the setting up of a cement plant in Ewekoro community has catastrophic consequences to the local communities. Ibid (2019) noted that the project has been associated with problems that include air pollution which has been threatening the sustenance of their agricultural projects through the decrease of the kola nut production, pollution of water sources as most water sources they rely on have been contaminated. Mosimambale (2012) also argued that this has negatively affected the Ewekoro community since the local communities' economic activities were hinged on farming and trading and the community had been opposing the establishment of this project since day one. As a result, simmering tensions between the cement production company and the community of Ewekoro have been threatening business and production (Olatunji 2018).

2.18 Lessons drawn

There are some lessons that can be drawn from this case study. The first one being the fact that the disregard of some environmental impact assessment processes during the establishment of projects by foreign investors is a major cause for concern. This is because it causes environmental harm which lays the foundation of the festering conflict between the foreign investors and the local communities. Another lesson that can be drawn is that the activities of foreign investors can also disturb agricultural activities of various African countries who depend on it as a major economic activity which is also another source of conflict between these groups. In addition, lack of proper consultation with the local communities also amounts to the violation of FPIC

rights which are well protected by conventions that include the ICCPR and the International Labour Convention.

2.18 Summary

The chapter has reviewed relevant literature on the conflicts between foreign investors and local people. It has also unpacked the relevant theories to the study which are stakeholder and peacebuilding theories. The two complement each other in devising a policy intervention for the community concerned. A review of the drivers of conflicts, needs and fears of parties, legal investment frameworks was done. An examination of Nigerian experience was pertinent to draw lessons that can be incorporated in the case of Magunje conflict. The next chapter explores the research methodology.

CHAPTER 3: METHODOLOGY

3.1 Introduction

This chapter encompasses the methodology of this research. The data collection methods, research design, sampling, data analysis and research ethics are also covered in this chapter. Pursuant to the realization of the research objectives, this research adopted qualitative research methodology. Consequently, qualitative data collection methods and instruments were used to gather findings that informed the recommendation of this study.

3.2 The Research design

A research design is described as a tactic, scheme or strategy upon which the research was undertaken (Bryman 2016 and Cropley 2012). The primary purpose of a research design is to ensure the realisation of the research objectives also taking into account other intervening and disturbing factors that include location, time constraints as well as the availability of resources (Bryman 2016). The study aimed at proffering policy strategies and interventions that can curb and circumvent the conflicts between foreign investors and the locals in Magunje, Karoi, thereby guaranteeing and accommodating community involvement in decision making. Qualitative case study is befitting especially with regards to this research mainly because a case study research design points to a comprehensive and detailed analysis of a single case (Bryman 2016). This research design also directed the researcher's choices and preferences relating to the data collection methods, sampling as well as data analysis. This research design accorded the researcher to adequately explore the foreign investor and locals conflict together with the policy strategies that can be of greater use in curbing this conflict making use of in-depth interviews from community leaders from Magunje (traditional leaders, district administrator's representatives, councilors, village and ward leaders) and key informant interviews from knowledgeable respondents from the academia,

Environmental Management Agency (EMA), Zimbabwe Environment Law Association (ZELA) and representatives from Labenmon Investment (Pvt). The case study research design is pivotal to this study mainly because it deepens knowledge about the phenomenon under study through exploration (Yin 2011). The research design also enabled the researcher to reap capital from the case study and come up with well-articulated and informed recommendations for the best policy strategies that can go a long way in curbing the foreign investors and locals conflict in Magunje. However, the researcher is also aware of the shortcomings of this research design as can be subjective and be driven by bias. In order to circumvent this hurdle, a synthesis of both primary and secondary methods of data collection was used by the researcher to verify and cross check data in order to mitigate and eradicate bias.

This study utilizes qualitative research methods. According to Bryman (2016:381) qualitative research is an approach that makes use of words rather than numerical symbols in the data collection and analysis exercises and is based on the inductive, constructionist and interpretivist models. In addition to that, Straus and Corbins (2008) also summarized that qualitative research as an inductive oriented and explorative, implying that it is the duty of the researcher to diligently explore meanings and insights in a given scenario. Qualitative research enabled the researcher to collect a comprehensive and detailed account of viable and practical policy frameworks that can be utilized in order to curb conflicts between foreign investors and the locals in Magunje. Bryman (2016) also underlined the major procedural steps that must be undertaken when conducting qualitative research includes general research questions, selection of relevant sites, subjects, collection of relevant data, conceptual and theoretical framework and writing up findings and conclusions. In the same vein, this research method also capacitates the researcher to analyse and scrutinize policy and

legal frameworks, reports, handbooks and legislation that is important to this research. The methodology also enabled the researcher to use qualitative data collection methods amongst them interviews and secondary data analysis which advance the realization of the research objectives. This also dovetails the submission made by (Cropley 2012 and Haradham 2018) who opined that this research methodology is interested in people's beliefs, experiences and meanings.

3.3 Population and Sampling

Population is defined as the research constituency that the researcher would engage and work with in order to pursue the research objectives (Cresswell 2012). The exact population size in qualitative research is difficult to arrive at. In this study the population comprised of 7 traditional leaders, 26 rural councilors and the residents in their respective wards, Labenmon Investment Company, Academics, Environmental Agency, local CSOs. From this list, a sample population was drawn based on the proximity to the investment and knowledge regarding the conflict. The sample was made up of residents from wards 5 and 10, 1 traditional leader, a representative from a CSO, 2 ward councilors. The table below shows the organisations and populations from which the research participants were selected from as well as the rationale behind the selection of those research participants.

Table 1 Rationale of selecting research participants

Institution Organisation	Interviewee	Justification
Labenmon Investments (Pvt)	Company Representative	To offer a deeper projection of the conflict at hand by articulating the steps that the company took in order to comply with the EIA as well as to explain the nature and magnitude of this conflict.
Magunje Community (Community Leaders)	<ul style="list-style-type: none"> ▪ Traditional Leader ▪ Councilor ▪ Ward and Village Committees representatives 	They have a stronger understanding of the structural causes of this conflict, contentious. They are also useful in proffering localised policy strategies that can be put in place in order to curb this conflict.
Academic researchers on Conflict and Natural Resource Governance	Conflict and Natural Resource Governance Research Experts	They are well versed with the policy frameworks that are in place and might also be crucial in devising viable policy frameworks.

ZNOART	Leaders or organization representatives	They are contesting the establishment of the cement plant in Magunje. Research participants from this organization can assist in providing the reasons that gave impetus to the development of this conflict.
Zimbabwe Environmental Lawyers Association (ZELA)	Research Officers	They have conducted researches around environmental impact assessments, foreign investments and conflict. They are also knowledgeable on the prevailing policy frameworks and might also assist in providing sound policy recommendations.
Magunje RDC	Public Relations	The RDC is responsible for issuing permits on all sorts of investments that are conducted across the district. Respondents from the RDC are crucial in providing information relating to the origins/source of the conflict and recommendations that can be

		put in place in order to resolve the conflict.
Environmental Management Authority	Public Relations/Research Officers	It is the administrative body that regulates environmental impact assessment. They are useful in contextualizing the nature and scope of this conflict as well as expanding more on the prevailing frameworks.

Sampling is a research procedure of choosing a subset of individuals or social phenomena from a constituency of interest. Cresswell (2009) defined sampling as the enlistment of research participants from the targeted population for the objective of conducting a research. The sample was useful in generating results that are under the purview of the research (Burnes and Grooves 2003). Through qualitative research lenses, sampling is mandated at accessing data from the defined groups and sub groups within the research population (Hancock 1998).

3.3.1 Purposive and Convenience sampling

The study used purposive sampling. Purposive sampling belongs to a cluster of non-probability sampling methods where the researcher fully selects research participants and not on a random basis (Bryman 2016). This sampling method is important because identifies befitting as well knowledgeable research participants who actively partook

in the exploratory research (Neuman 2014:273). With regards to this research, this sampling method is useful because it ensured that all the key stakeholders that underpin this study are well represented and accommodated due to their expertise and knowledge on various concepts that are connected to this research and its objectives. Informants recruited to participate in this study was based on their capacity and expertise of the foreign investors and locals conflict and policies frameworks that can serve as a panacea to this conflicts with a particular focus of Magunje. The researcher also used convenience sampling technique. This was applied in the context of selecting academics in the field that were located in Harare were the researcher is based. This was handy in minimizing cost of travel to engage experts that were far away from the researcher.

3. 4 Data Collection Instruments

The researcher made use of both primary and secondary data collection methods. The triangulation of data collection methods enhances the validity of the findings thus filling a literature lacuna where most studies comprise of grey literature prone to bias. Below are the data collection methods.

3.4.1 In-depth interviews

According to Parveen and Showkat (2017) in-depth interviews are lengthy and detailed. Face to face interviews which are used as a means to uncover and unpack the research objectives and the research questions. Ibid (2017) also asserted that this data collection method is useful especially when collecting deep and comprehensive information about a particular subject or phenomenon under study. These interviews also assisted the researcher to access heterogeneous and detailed information from the diverse pool of research participants. The informants were also given interview guides to familiarize with the research objectives and questions. One of the merits of in-depth

interviews is that they give the researcher ample time to explore at length the experiences and perceptions of the phenomenon and individuals under study (Petty 2012). On the same note, Kvale Parveen and Showkat (2017) also stressed out that information is similar to a buried metal and it is therefore the responsibility of the researcher to unearth that information. The researcher therefore conducted in-depth interviews with community leaders (traditional leaders, councilor, village and ward representatives) all from Magunje. Rapport was also established good relations between the interviewer and the informants which with accord both the researcher and the informants a chance to discuss and at length the underpinning aspects of this study. These interviews also leave the room for probing which enabled to researcher to ask follow up questions that assist in filling up the gaps. These interviews lasted for period of between thirty to forty-five minutes to avoid boredom. Fontem and Frey (2005) postulated that in-depth interviews are generally used as a qualitative research data collection facility that is capable of accessing people's expressions, their inner perceptions and feeling of reality.

3.4.2 Key informant interviews

They are part of the qualitative data collection tools which involved obtaining and gathering data from research participants who are experts and authorities in various fields and faculties (Mason 2012). Researchers use a prearranged guide with the research participants to gather their perceptions of various issues that are central to the research which is a key ingredient of generating qualitative data (Mason 2012). With the utilisation of key informant interviews, the researcher extracted rich and intellectually-oriented data from the experts cum informants. These interviews are also central to the understanding of the fundamental aspects of this study especially the nature and the scope of the conflict between the foreign investors and the locals, the

major bone of contention and areas of concern together with the best policy frameworks that can curb this conflict. Key informant interviews are partially structured with gives the researcher more time to take notes and probe the informants on various issues (USAID 2011). The researcher conducted key informant interviews with Research Officers from ZELA, Academic Researchers who specialize with Conflict and Natural Resource Governance Studies and officials from EMA as well as representatives from Labenmon Investment (Pvt). Financial constrains might also influence the researcher to conduct some of these interviews virtually. The researcher is also conscious of the fact that some research participants might also be biased so documentary analysis was used to complement the interviews as well as to fill in such gaps. Data collection instruments like the interview guides were pre-tested prior obtaining the actual data from the field.

3.4.3 Documentary review or search

According to Oxford Reference (2021) this form of data collection method is centred on the use of official documents, newspaper articles, books, journal articles, organizational and institutional reports, diaries, photographs and computer files. Documentary research is aimed at analyzing and scrutinizing written records (Cresswell 2022). This enabled the researcher to remain on track in relation to the conflict between foreign investors and locals. The researcher drew information from EMA, various governments departments, reports from think tanks and research institutions, prevailing legal and policy frameworks on foreign investments and environmental impact assessment mechanisms and relevant academic articles. Data generated from documentary research can be limited and constrained (Flick 2009). In order to counter this challenge, the researcher utilized FGDs and in-depth interviews.

The researcher conducted 2 FGDs with residents from wards 5 and 10 who are located close to the cement plant.

3.5 Analysis and Organisation of Data

The data generated from this research was presented using thematic approach. Thematic approach involves clustering data into various themes which are laid down and reveal existing patterns (Yin 2011). These themes were categorized in accordance with the research objectives. Data analysis is a research process that is concerned about the explanation, comprehending and interpreting the phenomenon under study (Gibbs and Taylor 2005). Thematic analysis was utilised the primary data analysis method for this research. Content analysis was used to analyse data gathered through documentary review.

3.6 Ethical considerations

The researcher conducted this research in line with the precepts of ethical considerations, that is informed consent, honesty, anonymity and confidentiality. Informed consent was sought for prior the interviews where participants were asked to sign and given room to voluntarily withdraw during the interview process. All the responses were used for academic purposes and this ensured the confidentiality. Pseudo names were used to cover the identity of participants. The table below illustrates the codes that were assigned to the research participants which were utilized for the presentation of the research findings in the following chapter.

Table 2 Anonymity codes for the research participants

Organisation of the research participants	Assigned Code	Gender	Mode of interview
Labenmon Investments (Pvt)	LI	M	Physical
Traditional Leader	TL	M	Physical
Academic Researcher	Aca	M	Physical
ZELA (Researcher)	CSR	F	Telepjone
ZNORT	ZN	M	Telephone
Local Leadership 1	LL 1	M	Physical
Local Leadership 2	LL2	M	Physical
Magunje RDC	MRDC	F	Physical
EMA	EM	F	Telephone

3.7 Summary

The research is grounded in qualitative research methods. Purposive sampling was used for the purposes of selecting and recruiting research participants whilst key informant and in-depth interviews are exploited for the purposes of collecting data. Ethical considerations were observed throughout the study to obtain holistic findings that were critical in generating policy interventions that can mitigate conflicts between foreign investors and local people in Magunje.

CHAPTER 4 DATA PRESENTATION, ANALYSIS AND INTERPRETATION

4.1 Introduction

This chapter focuses on the presentation and analysis of data that was gathered from a field research that was conducted in Magunje district in Mashonaland West Province. The study was premised at exploring policy strategies that can be put in place to curb conflicts between foreign investors and locals in Magunje. The presentation, analysis and interpretation of data is centred on the research objectives, which are, to unearth the drivers of conflict between the foreign investors and the locals in Magunje, examine the efficacy of prevailing policy frameworks in promoting the participation of local communities in foreign investments and policy strategies that can resolve the conflicts between the foreign investors and the local communities. The chapter findings are presented in thematic form.

4.2 Demographic Information

The research participants were selected basing on their wealth of knowledge with regards to the conflict between the Chinese investors and the local populace in Magunje. As such, traditional leaders, local people, local councilors, representatives from Magunje RDC, Environmental Management Agency, ZNOART and ZELA were recruited for the purposes of participating in this study. A total of 12 in-depth interviews, 3 key informant interviews and 2 FGDs were conducted each consisting a maximum of eight individuals. Participants who took part in this research were drawn from various age groups, gender and individuals from cross-cutting occupations in order to have a well-represented study that provide insightful nuggets to this conflict. The statistical composition of this study are as follows, 70% of the research participants were male whilst 30% were women, this serves as a mirror reflection of the traditional leadership setup where men have a domineering role in the society.

4.3 Data Presentation and Analysis

The section below presents the findings from the research. These findings are presented in thematic form. The themes were drawn from interviews, FDGs and documentary review around conflicts between foreign investors and local people. The findings also respond to the objectives of the research.

4.3.1 The drivers of conflict between the foreign investors and the locals in Magunje
One of the objectives of the study was to trace and examine the causes and drivers of conflicts between foreign investors and local people. While the drivers maybe generic they also demonstrate the weaknesses of the existing public policies that are meant to address problems in society. For example, the dominance of the Chinese in the mining sector gave birth to negative stereotypes being labeled on them. From a policy perspective there is no provision that clearly restrict the number of foreign investors that can operate in the extractive industry. Below is a detailed account of the drivers and causes of conflicts between foreign investors and local people in Magunje.

4.3.2 Negative Perceptions about the Chinese

Negative perceptions that are associated with the Chinese investments in developing countries which paint them in bad light is one of the major factors that has been driving this conflict. This is so considering the fact that Lembnon Investments which is owned by the Chinese is behind this cement plant project in Magunje. During FGD 1, the locals confirmed that that the fear and negative perceptions that local populace has towards the Chinese emerged as one of the potent drivers of this conflict basing on the fact that Chinese have been implicated in the looting and plundering resources at the expense of development, a trend that has been visible amongst various developing countries. As such, the locals are skeptical that these Chinese might also do likewise in Magunje which in turn fuels the resource-curse phenomenon. In an interview with a local leader (LL 1), he stressed out that the Chinese investments are often criticised

which has been a major cause behind these simmering divisions and conflicts between the Chinese investors and the locals. He asserted that, *“The project is a game changer that has the potential and capacity to transform the Magunje district which is a predominantly farming area by through the setting up of a proper and solid industry. Nonetheless, it seems as if there are some few individuals who have been advancing a negative narrative about this Chinese investment, accusing them of being the mastermind of resource exploitation.”* In the same vein, CSR and MRDC concurred with the aforementioned research findings and underscored that the Chinese are also accused of not building proper structures, a key point that has been exploited by individuals and organisations who have been opposing the establishment of the cement plant in Magunje. Furthermore, during an interview, MRDC asserted that, *“such opposing individuals and organisations even went on to falsely allege that when these Chinese investors were conducting water samples which heralded the commencement of this cement plant, they were also mining gold.”* These allegations are not backed up by any material facts but has shaped the development of this foreign investors-locals conflict.

The resistance against the establishment of this Chinese cement plant investment is so dire. The skepticism against this Chinese investment was also exposed by some of their activities of the locals during the initial phases that marked the establishment of this cement plant. This is augmented by data that was gathered by the researcher through in-depth interviews with the locals which pointed out that,

...the conflict between the Chinese investors reached a tipping point when these investors were in the process of constructing a road, in protest of the establishment this cement plant, Mr Chivhu (pseudonym), a local leader stood in front of a tipper, obstructing it from conducting road works as a means of protesting as well as expressing his frustrations towards the setting up of this plant.

This negative perception of the Chinese investments can be understood within the frames of neocolonialism as some researchers and scholars have been projecting China as a contemporary colonial agent that has been masking its colonial ambitions and traits behind investment projects particularly in Africa (Scoones 2012). This framework enshrines that China is preoccupied with exploiting and plundering the resources of the developing countries at the expense of independence which is indeed a new form of colonialism (Ibid 2012).

The data that was obtained by the researcher in the field underscores that around 135 hectares of land was pegged and reserved for the Chinese, however when they were commencing their project they exceeded the pegged 135 ha when they were marking their site which created a rift with the locals. The local leadership was quick to reprimand the Chinese to remain guided by the agreed demarcations and boundaries. In response to this, a local councilor voiced that it is little things like these that make people to question and doubt the Chinese investments and deals which is one of the major sources of conflicts between the Chinese investors and the locals.

The above research findings are important in addressing the primary research objective of this study which is hinged on unearthing unearthing the drivers of conflict between the foreign investors and the locals in Magunje. From the data that was gathered by the researcher it can be deduced that the negative perceptions of the Chinese were a key enabler of this conflict that is fueled by disinformation and smear campaign of the Chinese basing on some of the cases and examples where the investors' activities were overshadowed by the extractivism and exploitation at the expense of development.

Moreover, the neocolonialism perceptions are key in shaping the negative perceptions about the Chinese investments which has been one of the key enablers and drivers of this conflict. This is because, this framework perceives the actions and intentions of

the Chinese investors as an accentuation of the country's policy goals which are centred around the desire to dominate (Lee 2018). Other cases of land grabs, extractivism and plundering of resources by the Chinese investors in countries like Zambia, Mozambique and Ethiopia have also aided in shaping these perceptions (Ibid 2018). It can therefore be deduced that the negative perceptions about Chinese investments is not a mere gimmick or banter but a phenomenon that has been experienced in some African countries. However, some of the locals in Magunje are now making misleading generalisations about the Chinese investors which can chock investments and disturb the efficient establishment of a cement plant which has the potential to unlock economic development across the country at large. These findings further reveal that despite the overwhelming benefits that are brought about by foreign investments, amongst them, towards job creation, transferring of skills, boost government revenues through the taxes collected and contribute towards the country's GDP (ZIMCODD 2018), their presence can also create enabling conditions for conflicts with the locals. As in this case, the negative perceptions about the Chinese investments is at the epicenter of this conflict.

4.3.3 The influence of individuals who are antagonistic about the establishment of the plant

This conflict is a manifestation of an agenda that is being pushed by a few individuals, chief amongst them being Tindo (pseudonym) who are in turn on a mission of making generalizations that aim to create an impression that the entire population is against the establishment of this cement plant in Magunje.

Information that was gathered from the focus group discussions and in-depth interviews identified Tindo as a leading individual behind this conflict in general and the smear-campaign of the Chinese investors in particular. In order to picture that, he

has a personal vendetta with the Chinese investors, the research participants opined that when the Chinese investors first came to Magunje to meet various stakeholders including Jabulani (pseudonym, who is a prominent businessman from) together with Tindo accompanied the investors whilst Tindo hailed the project and expressed optimism about this cement plant as a milestone developmental project to the district and the province at large. He was even accompanied these Chinese investors to meet a certain traditional leader and as an emissary of these investors, he himself handed over *mupiro wamambo* (a token of appreciation that is given to the traditional leader), after the successful meeting and engagement. However, the rift between Tindo and these Chinese investors was necessitated by his bribery demands which were turned down by these investors. In an interview with LL 1, it emerged that, *“Tindo at first was in good books with these Chinese investors, he supported this initiative and even urged the local populace to embrace this initiative. It is also noted that during the initial stages of this project, he was even given USD 4 000 by the Chinese investors, with the passage of time he started to demand more tokens and solicited favours from the Chinese which were turned down, this in turn marked the genesis of his rivalry with these investors.”*

The research informants who took part in FGD 2 concurred that it is only after Tindo failed to get more funds from these Chinese investors that is when he started to decampaign the Chinese alleging that the project did not give heed to environmental concerns, arguments which are compromised by the scarcity of evidence. They further underscored that,

Tindo’s opposition to this project is a personal matter which he is trying so hard to generalize by influencing a few individuals especially those with establishments which are proximate to this project.

As such, the greed and grievance theory can be contextualized in order to explain the actions, conduct and the role of Tindo as one of the individuals responsible for driving this conflict. This theory opines that economic factors play an important role in driving conflicts, the conflicts between the foreign investors and the locals are also captured by this theory. In this case, Tindo is acting in line with the guidelines of greediness which reiterates that the greedy individuals are mere opportunists and loot-seekers who are pre-occupied with the zeal to initiate conflicts in order to advance their self-aggrandizement and to profiteer from the conflict (Collier 2004, Ballentine and Nitzschke 2004).



Fig 1 Members of the ZNOART submitting their petition to Parliament who stop to halt the establishment of a cement plant in Magunje

Data that was gathered by the researcher in an in-depth interview with one of the traditional leaders as well as during a focus group discussion unearthed that Tindo has been trying so hard to authenticate his personal fight with the Chinese which is driven by his lust for money, he has been conniving with some of the community members to smear-campaign the project alleging that it has massive health related risks. These allegations are raised despite the fact that scientific studies and assessments were

conducted in line with the law by organisations that include the Environmental Management Agency (EMA), Zimbabwe National Water Authority (ZINWA), which gave green light that paved way for the establishment of the cement plant. Tindo's allegations conflicts with a scientific examination which eliminated the possibility of water pollution since the dam is 1,5 km away from the plant. In doing so, he influenced and worked in cahoots with an organization that is ZN which purports to represent the people of Magunje. They submitted their petition to the Parliamentary Portfolio of Lands which sought to halt the project alleging that no meaningful stakeholder consultations were conducted, no compensations were made and the project has the potential to contaminate the key water body, that is the Kamureza dam. They even alleged that TL, was bribed by the Chinese in order to fast track and facilitate the establishment of this plant without paying due respect to the environmental and other health related factors. With regards to these allegations, findings which were gathered by the researcher during a FGD 1 pointed out that,

It is very clear and certain that Tindo was behind that ZN Parliamentary petition which sought to stop the establishment of the cement plant he mobilized individuals from 2 villages who were part of this delegation to Parliament. What is disturbing is that, those people advanced their selfish claims sugarcoating them with lies. For example, they alleged that the project has the potential to pollute and contaminate the Kamureza dam however, these Chinese investors have expressed since day one that they will be using their own water sources and never utilized this local dam. This claim has been supplemented by action, for instance they have already drilled more than five boreholes at the site.

Likewise, it can be deduced that Tindo is one of the main initiators cum influencers of this conflict. He however, does not have any bona fide and tangible reasons at hand but is a mere loot-seeker and greedy individual who seek to profiteer from the escalation of this conflict in form of tokens of appreciations and bribes as noted by the findings of this research. His conduct can therefore be understood from a greedy

perspective; however, he has been conniving with a few individuals in order to shield his personal interests as well as legitimizing his concerns.

4.3.4 The rivalry between some individuals and the traditional leadership

The information that was gathered by the researcher in the field also revealed there is a turbulent rivalry between some locals and the traditional leadership which has in turn provided a solid basis for the escalation of the conflict between the Chinese investors and the locals in Magunje. In an interview with LL2, she underlined that, *“there are some locals who have been influencing a handful individuals to oppose this project as part of his broader and personal fight with the traditional leadership. The leadership has hailed this project as a game changer as it transforms the district, provides employment and complied with the necessary laws and regulations which govern these kind of investments.”* On the contrary, there are some individuals who are vying for traditional leadership posts, some even claiming to be from the royal lineage, this has enabled them to oppose, attack, disrespect and undermine the authority of the traditional leadership. In addition, LL 1 agreed with these submissions and singled out that such individuals have been opposing whatever the traditional leadership hails or commends and this has not been out of objectivity but out of his personal hatred towards leadership since he also vies for that same position in an adjacent jurisdiction.

As such, during interviews with both LL 1 and LL 2, the informants submitted that,

Such individuals went on to create a Whatsapp group undermining and demeaning the traditional leadership accusing it of being given some bribes, they also validated their personal fight with the leadership by romping a few individuals especially those who reside near the proposed cement plant site.

The above research findings are crucial in addressing the initial objective of this study which sought to trace the development of the conflict between the locals and the foreign investors in Magunje. The information that was obtained by the researcher during the interviews with the informants depicted that this conflict was to a certain

degree triggered by a few outspoken individuals who have a personal grudge with the traditional leadership. Basing on the position that the traditional leadership has applauded the establishment of the cement plant as a game changer, those individuals who have an antagonistic attitude towards the leadership have exploited this as one of the primary basis of discrediting the plant.

4.3.5 Invisible hand of some rival corporate and business entities

The researcher established that there exists a high probability that this conflict could have been ignited by some rival business entities. This was revealed during an interview with MRDC who asserted that, *these Chinese cement manufacturers are hands on in neighboring countries like Zambia, they are doing massive production, have intensified the competition which has led to the drop in cement prices. For instance, a bag of cement in Zambia costs between USD3,50 to USD 5. As such all these allegations which are being leveled against these Chinese investors could be the works of other rivals' entities who are in the cement production who are merely using these locals as pawns to satisfy their interests"*

The informant added that, for example, this matter is before the courts and it is beyond reasonable doubt that ordinary village folks who mainly rely on subsistence farming do not have the capacity to pay top lawyers like Beatrice Mtetwa. As such, this conflict could be part of corporate politics with the local individuals being the dummy in this broad-based equation. These aforementioned submissions can be cemented by the corporate political strategy concept. It was propounded by Baron (1995) and it highlights that renowned business entities in some scenarios resort to corporate political strategies in order to withstand competition and they might conduct such activities by hoodwinking the local populace to oppose the setting up of a company that is owned by a competitor. Such established companies invest much in mobilizing

conflict-ridden activities that can upset the establishment of such entities by raising environmental concerns (Walker 2014). In Nigeria, the same tactic was employed by Dangote cement in order to cripple the operationalization of Lafarge cement in the Ogun State by funding the locals who raised pollution cards as a witch-hunt and a de-campaigning tool to suffocate the activities of Lafarge (Okereke 2008). In tandem with the dictates of the corporate political strategy, the invisible hand of the rival corporate and business entities cannot be ruled out because this Chinese firm complied with all the legal formalities and yet a small section of the local communities are still casting far-fetched aspersions that the company was responsible for looting gold, furthering pollution of which all these allegations are unfounded and malicious.

4.3.6 Resettlement of the locals to the reserved state land

The conflict also has its roots in some of the historical factors that are aligned to the relocations that were made by the traditional leadership to pave way for the construction of the Kamureza dam. Informants who took part in the FGD 2 asserted that,

...the land which was parceled out to the Chinese investors for the purposes of setting up a cement plant was state land people who used to reside there were all relocated to the Nyangaure area in the 1992 and the land remained idle, they were all compensated except four nearly four families (Tinashe's family included) who were left behind because they had invested much in building better structures so relocating them did a greater disservice to their efforts and investments. Nonetheless, the traditional leader gave a few people the permission to dwell at this designated state land but on a temporary basis. In addition to this, some village heads also began to recruit people to reside around this area. These are now the few individuals who are working with Tinashe and the ZN organization in decampaigning this project.

The behavior of these individuals is documented well by the greed and grievance theory. This theoretical framework purports that conflicts are usually driven by grievances that the local populace might have over various entities, individuals or firms and these grievances usually spark an upheaval basing on some unfair or illicit

practices (Nafziger and Auvinen 2003). These grievances have also been described as horizontal inequalities and are usually expressed by aggrieved actors who in most cases are the local folks who dwell in the community where such resources are housed who may also have been exposed to environmental ills (Morrison 2012).

Some of these locals from Magunje in line with the above theory have been articulating that their grievances encompass alleging that that site which has been reserved for the establishment of the cement plant houses their graves, an unfounded and false allegation. They are demanding compensation but from the onset, some these people were residing there illegally and on a temporary basis as such, no legal obligation of compensation must arise out of this.

4.3.7 Misinformation

This conflict has also been driven by misinformation which has been propagated by both social media, print media and some other media organisations which are critical to the government and are anti-status quo. The researcher through an in-depth interview with TL, FGD1 and FGD 2 obtained that Whatsapp groups titled ZNOART and Magunje Residents Association are the two major platforms that have been utilized by the individuals like Tindo, and other few individuals to peddle falsehoods as well as for the purposes of discrediting this project. In an interview with ZN he pointed out that, *“the Chinese investors are responsible of causing water and air fanning pollution, encroaching into the locals farming land despite the fact that this site has been a designated state land for years.”* In the same vein, the data that was gathered by the researcher through interviews with EM and MRDC projected that,

The allegations that the cement plant will cause pollution are related to misinformation because scientific studies were undertaken and ruled out air pollution as they revealed that emissions from the plant will blow in the opposite direction thereby countering the issue of pollution.

From these Whatsapp groups, the information has been spread to various social media platforms thereby giving an impression that this is a true reflection of what is happening on the ground. In addition, print media organisations that include Newsday have played a role in driving this conflict. They have done so by writing inflammatory stories and articles that portrays the existence of a turbulent conflict between the Chinese and the locals where the Chinese have been violating environmental aspects, are pollution of the key water bodies. Their reports have been biased, as they merely take into account the comments and concerns of the few local individuals without taking into account the side of the investors, as such their reports have been one –sided and biased. Likewise, this media house has not reported key aspects that are central to this project for example ZINWA’s position that set the record straight to the fact that this cement plant will not contaminate the Kamureza dam, a study that was backed by science as well as EMA’s position that this project passed all the required EIA processes. A local leader also expressed concern about the presence of Studio 7 journalists who have been present in the area expressing their keen interest to cover this conflict. This media house is funded by the American government and is critical to the government of Zimbabwe, it also has been writing negative pieces about this project which has damaging effects as it has emerged as one of the main drivers of this conflict.

The conflict between the locals and the Chinese investors has also been amplified by deception and misinformation basing on the notion that a few individuals who have personal issues with the investment have gone to the extent of accusing these investors of causing some of the problems which are attributed to forces of nature which has heightened some elements of discontent amongst some of the locals. This was uncovered during a FGD 1 with the locals who articulated that,

The 2024/2025 season was marred by ground water contamination which was necessitated by heavy rainfall which infiltrated and contaminated the underground water sources with various pollutants and made the water dirty. The locals asserted that this problem was not peculiar to Magunje but was a recurring phenomenon that occurs often. However, some individuals have been falsely linking this ground water contamination to the Chinese activities, some locals fell for this plot and these are part of the few individuals who are de-campaigning this project.

The above findings demonstrate an element of misinformation and disinformation accompanied by Chinese operations in communities. Such challenges have escalated the conflicts where an elite few have manipulated the emotions of the local community without facts from relevant authorities like the health and water departments in the District.

4.3.8 Some locals as impediments to progress

There are some locals who have been resisting this Chinese investment and have invested much in obstructing the progression of this cement plant, they have been trying so hard to provoke these Chinese investors into a conflict.



Fig 4.2 a house that was constructed inside the cement plant after the Chinese were given authority to start the project

Information gathered from FDG 1 and in-depth interview with the LL 1 revealed that a certain individual who is based in Kariba after hearing that the Chinese investors

have secured land to begin the establishment of their cement plant proceeded to build a house in the area that was reserved for the establishment of the cement plant. Informants interpreted this in several ways, chief amongst them being that this individual wanted to portray a picture that the Chinese were grabbing the local people's land thereby intensifying the conflict with the locals. Other informants opined that this move was part of a fraudulent activity where the individual wanted to fleece the investors' money in form of compensation despite the fact that he constructed the house after the Chinese investors had been granted the permission to commence their operations. In addition to this, Tindo's family also ploughed inside the cement plant's premise with a tractor after the company had been given the go ahead to start the operations.

All these individuals who are impeding progress are peace spoilers who are investing much in aggravating this conflict. Stedman (1997) in his groundbreaking publication, 'Spoiler Problems in Peace Processes' describe peace spoilers as individuals that have invested in the occurrence and propagation of the conflict, shut the doors for peace because they downplay their interests. There are various categories of peace spoilers but parties to this conflict can be best explained by the concept of greedy spoilers who are individuals who forward hefty demands that undermine peace processes (Ibid 1997). The activities of peace spoilers are usually driven by greedy and the quest to advance their economic and commercial interests. This can be contextualized in line with the findings and data that was generated by this research. A case in point being, a Kariba based man who constructed a house inside the cement plant pegged area after hearing that the Chinese investors have secured land to start the establishment of their cement plant. Informants reiterated that the ultimate goal of this move was to demand compensation from the Chinese investors which was a manifestation of greediness as

well as the pursuit of economic interests whilst spoiling peace. The same can be said for the Tindo's family which ploughed inside the cement plant's premise such efforts endanger peacebuilding exercises at the same time fueling the conflict between the locals and these foreign investors.

4.4 The efficacy of prevailing policy frameworks in promoting the participation of local communities in environmental assessment decision making

This section presents the effectiveness of the policy frameworks that can act as a cure to the possible conflicts between the foreign investors and local people in Magunje. The policy cracks helped the researcher to develop context-specific strategies that mitigates the prevailing conflict.

4.4.1 Stakeholder consultations

The prevailing policy framework enshrines that the locals must be consulted and be accorded a chance to actively participate in the environmental assessment decision making. During a FGD 1, it was established that,

The investors first came during the last quarter of 2023 with the intentions of establishing a cement plant in Magunje. Engagements were made between these Chinese investors and other government agencies that include the Ministry of Health, ZINWA, EMA, RDC, DDC, DA, local councilors, Chief, Agritex officials and Ministry of Labour. This was followed by a series of meetings between the local leadership, which included 4 meetings that were conducted by the Chief together with 68 headmen representing the Magunje district.

Furthermore, these stakeholder consultations that were undertaken dovetails well with the precepts of the Stakeholders theory. At the cornerstone of this theory is the fundamental principle that all entities, firms, organisations and corporations have a mandatory obligation of taking into account and context the interests of all their stakeholders in their decision-making process (Freeman 1964).

In addition, section 4 of the Environmental Management Act establishes the right to environmental information and participation. The participation of all these

stakeholders in the EIA processes is a policy issue that is effected with the Environmental Management Act and such processes are of paramount importance because they improve the quality of information that is submitted to the policy makers and other relevant authorities (Moyo and Dlakama 2020). Furthermore, TL added that, *“Apart from establishing the cement plant, the Chinese investors promised that their project would employ at least 5 000 people, 80% of them being the locals, drill 10 solar powered boreholes, built a concrete road from Magunje-Hurungwe turnoff to Kemapondo, construct a hospital, 6 school blocks Binha, Katenhe and Chikoto Schools, that is 2 blocks per school and renovate the Chief’s court.”*

The researcher gathered that this was followed by a series of meetings and engagements between the headmen and village heads at community level where these local leaders met with the locals in order to deliberate on these offers in connection with the establishment of the cement plant in their area. The locals overwhelmingly supported the idea together with the offers that were made by the Chinese investors. Furthermore, the locals even gave their input on the best site where such a plant should be established paying attention to the desire to promote good environmental practices and ensuring that the plant would not threaten the nature environment and biodiversity. This is an important and a worth-implementing exercise as captured by a study that was conducted by (Mahajan et al 2023) as it stressed out the importance of foreign investors and companies in involving local communities by according them a platform to share their concerns, expectations and needs in relation to the projects at hand. This synchronises well with the submissions that were made by Moyo and Dlakama (2020) which asserted that public participation in environmental impact assessment processes is the engine that promote good environmental practices as such initiatives must be religiously conducted in form of workshops, meetings and other meaningful

engagements. As such, the locals, traditional leaders and the officials from the Magunje RDC actively participated in the mapping and siting process, they identified the proposed site as ideal because of several. The immediate reason being that the site was nearly 2 kms away from the Kamureza dam which thwarted the issue of water pollution, second one being the proposed site had been idle for nearly 3 decades because people who once resided there were relocated to pave way for the construction of the Kamureza dam.

In a key informant interview with an official from EMA, he underscored that, “*the environmental impact assessments were conducted in order to assess the activities of the Lebanmon Investment (Pvt) Ltd will in accordance with the Environmental Management Act in order to guarantee the safety of the environment, the locals and biodiversity.*” Likewise, assessments that were conducted by EMA were scientific and they projected that the company’s activities promoted good environmental practices, the locals were also afforded a chance to express their concerns. In addition, these EIA are important in mitigating the environmental impacts of the projects at hand because, they assist in reducing and preventing pollution and land degradation which in turn promote sound natural resource governance, sustainable use and management of resources and the promotion of development (Machinga, 2020). More so, the researcher then gathered that EMA then issued a compliance certificate to this Chinese company in accordance with Part IV of the EMA Act. The certificate is set to expire in September 2026 but it can be cancelled or revoked prior to its expiry if the investors disregard the legally enshrined environmental practices. The informant further articulated that the company was restricted from contaminating the Kamureza dam as well as to put in place sustainable emission systems that mitigate air pollution.

4.4.2 Parliament's oversight role

Parliament has also advanced its oversight role thereby cementing the usefulness of prevailing policy frameworks in promoting the participation of local communities in environmental assessment decision making. This mandate is powered by section 119 of the Constitution of Zimbabwe which mandates Parliament to play an oversight role by ensuring that the government together with all its agencies at every level act constitutionally and in the national interests. This connects the dots with fair environmental practices because they are a constitutional issue expressly enshrined in section 73 of the Constitution which stipulates that every person is entitled to a good environment that is not harmful to their health, both state and non-state actors must take responsible measures in order to prevent all forms of pollution and land degradation and promote conservation. The findings were recorded in interviews with TL, LL 1 and MRDC. The research participants opined that the conflict between the locals and the Chinese investors was being fueled by misinformation, where the Chinese were accused of grabbing the local people's land and polluting the Kamureza dam, amongst other lies. TL stated in an interview that, *"this prompted the Parliamentary Portfolio Committee on Lands to visit the proposed site, they interacted with the locals and the traditional leaders and toured the site. They even took note of the distant-effect between the cement plant and the dam which eliminates the allegations of pollution."* The informants added that the locals took the opportunity to express their optimism about this project and made it clear that this conflict was merely being propagated by Tinashe and a few other individuals who are fighting their own personal scores. However, no report was produced by the Parliamentary Portfolio Committee after this visit, the report is important in enhancing transparency and accountability.

4.4.3 Loopholes that are associated with the compensation of the affected parties

The prevailing policy framework accord the local communities to be consulted in environmental assessment decision making coupled with compensation when the need arise. The Environmental Management Act is one of the policy framework in place that demands the participation of local communities in environmental assessment decision making. Specifically, section 97 of the Act stipulates that both local and foreign investors must conduct widespread consultations with the communities within which the investments are supposed to be conducted and incorporate the locals during the environmental impact assessment processes which facilitates the public participation during the EIA processes, as well as navigating the viable and feasible means that can be utilized in order to compensate the locals for issues related to the loss of land or destruction of some of their activities (EMA 2002). In addition to this legislation, the Communal Lands Act (Chapter 20:04) permits the President to relocate people who reside in communal areas to pave way for investments but such powers must be exercised in consultation with local traditional leaders, mostly the Chiefs followed by compensation to the locals for the developments they made to the communal land.

During FGDs 1 and 2, the research participants echoed that the Chinese investors expressed their commitment to compensate the affected people, pledging to provide at USD 1 000 per hectare to all the affected individuals. The researcher conducted an interview with EM who asserted that, *“after the investors were issued with the EIA certificate in 2024, they urged them to follow the due procedures of the Zimbabwean policies and laws by compensating the affected families.”*

Nonetheless, during interviews with ZN, LL, LL 2 and T1 it was established that the major issue that is arising is whether all the people including those who have been

residing illegally should be compensated. Another problem that arises is that these investors started their operations without fully compensating the affected individuals which raises some doubts about their commitment to compensate the affected people. This also exposes some cracks within the prevailing framework, despite the fact that they accord people the opportunity to participate in the environment assessment decision, they gave preferential treatment to investors to initiate their operations first without adequately compensating the affected families. This has also emerged as one of the drivers of this conflict which has been exploited by the peace spoilers who have been downplaying and criticizing this investment. The United Nations Guiding Principles on Business and Human Rights imposes a duty upon the state to protect against human rights violations by adequately compensating the affected parties, taking necessary steps that are aimed at averting, sanctioning and redressing human rights violations by business firms and investors so as to avoid conflicts with the locals (Sherman 2020). Nonetheless, the disregard of these guiding principles, specifically the delays in compensating the affected parties by the Chinese investors is one of the factors that has gave impetus to this conflict between the locals and foreign investors in Magunje. The incorporation of United Nations Guiding Principles on Business and Human Rights are important in mitigating these kinds of conflict as augmented by the research findings that were generated by this study.

4.5 Strategies that have been implemented to resolve the conflicts between investors and the local communities

In an effort to address the conflict, the researcher examined the existing strategies and interventions that have been put in place. The examination enabled the researcher to establish how the resolutions can be enhanced to sustainably bring harmony in Magunje.

4.5.1 Employing children of people who are in dispute with the Chinese investors

From the interviews that the researcher conducted with the locals, it was unearthed that one of the immediate strategies that the Chinese investors have implemented in order to resolve the conflict was by employing children of the locals who are at loggerheads with the Chinese. Moreover, LL 2 stated that, “*it was revealed that around 70 youths had been employed and were earning a decent salary of USD \$ 300 per month.*” The participant added that the locals commended the move considering the fact that this company has been a key employer which has been providing a source of livelihood to several youths. This is part and parcel of spoiler management, that is a peace-oriented strategy that is aimed at locating and reducing the escalation of conflicts, that is the peace spoilers (Estes 2019). In addition, this also justifies the incorporation of the peacebuilding theory into this study. This is because, peacebuilding theory also calls for the accommodation of localized and homegrown models in the elimination of the structural causes of conflict processes. This is exemplified by Lederach (1997) who opined that all sectors of the society must participate in peacebuilding as in this case, the peace spoilers are these locals who have been resisting this investment, the Chinese by employing their children it serves as a pragmatic way of de-escalating this conflict thereby contributing towards the peacebuilding initiative.

4.5.2 Litigation

One of the measures that have been put in place in order to resolve the conflict between the locals and the investors has been through litigation. The researcher gathered that ZNOART sued the Minister of Environment and the Environmental Management Agency and approached the High Court in a bid to halt the construction of the cement plant. The applicants led by Tinashe alleged that they were not consulted and did not partake in the EIA processes as such they submitted that the EIA certificate which had

been granted to the company must be cancelled since EMA had failed to ensure that the locals meaningfully participate in the EIA processes. This court application led to the halting of all operational activities at the cement until the matter is finalized in the courts of law. During interviews with MRDC, LL2 and FGD 2, participants lamented over the inefficacy of this conflict resolution scheme as it is marred by unnecessary delays since this matter has been in the courts of law for almost one year. Aca in an interview highlighted that, *“this has drawback effects to the development that this project is expected to bring development in the district and it has threatened the job security of scores of local youths who had been employed by the investors since this court application instructed that the Chinese must stop all their operations until the case is finalized.”*

4.6 Summary

In conclusion, this chapter focused on the presentation and analysis of data that was gathered from a field research that was conducted in Magunje district, Karoi. The study was aimed at exploring policy strategies that can be put in place in order to curb conflicts between foreign investors and locals in Magunje. The presentation, analysis and interpretation of data is centred on the research objectives, which are, to unearth the drivers of conflict between the foreign investors and the locals in Magunje, examine the efficacy of prevailing policy frameworks in promoting the participation of local communities in environmental assessment decision making and proffer policy strategies that can resolve the conflicts between the foreign investors and the local communities. The data was gathered by utilizing a combination of qualitative data collection methods, that is documentary analysis, key-informant and in-depth interviews. The findings from this research underlined that the conflict between the Chinese investors and the locals in Magunje is being perpetrated by a few individuals

who have their own personal and sinister issues with this mega investment and it has been cascaded by massive miscommunication and the negative perceptions towards the Chinese investments. It also established that stakeholder engagements were utilized during the EIA processes and strategies like spoiler management and litigation has been implemented in order to resolve this conflict.

CHAPTER 5 SUMMARY, CONCLUSIONS AND RECOMMENDATIONS

5.1 Introduction

This chapter is grounded on the presentation of the research summary, conclusions and recommendations. The chapter is hinged on the aims and objectives that guided this study. The summary of this study interlinks with the conclusions that informed this study. This chapter also tailor-make befitting recommendations that were driven from the research problem and the findings that were gathered and generated by this study.

5.2 Discussion

This segment focuses on the presenting the summary of the research findings. Some of the aspects worth-noting include the drivers of the conflict between the locals and foreign investors in Magunje, the efficacy of prevailing policy frameworks in promoting the participation of local communities in environmental assessment decision-making and the challenges associated with the conflict handling strategies between the foreign investors and locals.

One of the fundamental objectives that was intrinsic to this study was centred on assessing the drivers of conflict between the foreign investors and the locals in Magunje. The study found out that the conflict was largely being driven by a few individuals who are antagonistic to this investment. Misinformation and deception have been their modus operandi as they the findings established that these individuals have been alleging that the foreign investors did not conduct EIA, and that the project will cause water and air pollution, among other allegations.

The study established that the cement plant was set up by the Chinese investors taking note of the laws and requirements. For instance, the consultations with all the stakeholders across Magunje were undertaken, environmental impact assessments were also instituted which ruled out the possibility of pollution. The distance between

the cement plant and the Kamureza dam also eliminated the eventuality of water pollution.

Another objective that was also central to this study was the examination of the efficacy of prevailing policy frameworks in promoting the participation of local communities in environmental assessment decision-making. The study unearthed that stakeholder consultations and environmental impact assessments were held in harmony with the Environmental Management Act. Nonetheless, the loop holes of these policy frameworks were identified by the research findings which in turn undermines the participation of the locals in the environmental assessment decision-making. For instance, the oversight role of Parliament in resolving this conflict was compromised by the fact that no report was produced by the Parliamentary Portfolio Committee after its visit to Magunje. There are loopholes that are associated with the compensation of the affected parties which has prolonged the conflict.

Furthermore, another objective that guided this study was aimed at analysing the strategies that have been implemented in order to resolve the conflicts between investors and the local communities. The findings that were established by this research noted that employing children of people who are in dispute with the Chinese investors has been one of the key strategies that have been exploited by the foreign investors. The locals have also resorted to litigation which has negative implications towards the implementation of this mega projects because the Court has halted all the operations and activities until the matter is finalized before the courts of law.

5.3 Conclusions

The research concludes that the conflict between the foreign investors and the locals in Magunje is being driven by lack of adequate stakeholder engagement and participation over the project. This weakness was exploited by a few individuals who

are aggressive and hostile towards the establishment of the cement plant by the Chinese. As such, they have resorted to de-campaigning the project by painting a negative picture about the Chinese investments in general, casting negative aspersions towards the establishment of the projects despite scientific and methodical assessments which were conducted and approved the establishment of the plant. The study noted that the some of the procedures that were that were followed by the Chinese prior to the establishment of the cement plant comply with the national and global frameworks.

Another conclusion that can be drawn from this research is that the prevailing policy frameworks especially the Environmental Management Act has been efficient in promoting the participation of local communities in environmental assessment decision making. This is because the Act instructs that the locals must be included and accommodated during the EIA processes and for the implementation of wide stakeholder consultations prior to the establishment of investment projects, requirements which was observed by the Chinese investors.

5.4 Recommendations

- Establishment of a community taskforce in order to foster consistent stakeholder consultations. The task force should be comprised of the following stakeholders, that is local leadership, representatives of the locals (those affected by the project) and the representatives of the Chinese investor. The taskforce should meet twice monthly or when need arise to deliberate on the progress of the project and updates regarding compliance by the investor.
- Investors, EMA and other relevant stakeholders need to balance business interests and the rights of the people.

- Rural District Councils should invest in Environmental Education [EE] into their communities and encourage application of Indigenous Knowledge Systems on environmental issues.
- There is need for mandatory public declaration of ESG policies by investors.
- Government through ZIDA should come up with a policy that clearly spells out how communities can benefit from investments. The benefits should emanate from the needs of the local communities that is a bottom up approach.
- Parliament should come up with a law that ensures that foreign investors always consider the local populace as immediate beneficiaries. Locals should be accorded preferential treatment with regards to employment on jobs that they qualify for, participate in the value chain, and on skills and knowledge transfer.
- Enhance transparency – the foreign investors should also invest in enhancing transparency in order to counter the mistrusts amongst them and the locals which also drives these kinds of conflicts. This can be achieved by making the EIA statements and consultation proceedings available to the public domain and in vernacular languages that can be understood by the ordinary individuals. This transparency aids in thwarting misinformation. This can be done by the foreign investors together with both local and regulatory authorities.
- ZIDA should establish an effective complaints and conflict resolution unit that is dedicated to addresses all investment related grievances and propose best-fit models that curb such conflicts.
- Foreign investors should take on board the views and concerns of the minority groups (victims of tyranny of the majority). Investors should adequately

consider their fears and compensate in cases of losses prior the commencement of a project.

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APPENDICES

APPENDIX 1: Interview Guide

Research Title: Policy strategies to prevent conflicts between foreign investors and local people in Magunje, Karoi.

1. May you please explain how the conflict between the foreign investor and local residents started?
2. Briefly, share the causes of the conflict between foreign investors and the local people in Magunje?
3. Please explain if the conflict could have been caused by the following factors:
 - a. Fear of Chinese investors?
 - b. Negative perception or lack of trust of the Chinese investors?
 - c. Lack of public engagement about the investment?
 - d. Poor or lack of attendance during the consultation processes?
 - e. Failure to understand the language used during the consultation processes?
 - f. Poor or lack of implementation of the agreed terms of the investment?
4. What are the current measures that have been put in place to prevent the conflict?
 - a. Who were the stakeholders involved in trying to prevent the conflict?
5. Explain the extent to which these measures have been successful in preventing the conflict between the foreign investor and local people
6. What factors could have inhibited the successful implementation of these conflict prevention measures?
7. How can the current measures be strengthened to prevent the conflicts between foreign investors and the local people?
 - a. State who should do what?
8. Please share any other measures that can be crafted and implemented to prevent the conflicts between foreign investors and the local people?
9. Do you have any other comment to make on the subject under study?

Thank you for participating...

**Mibvunzo pahurukuro nevatungamiri nevagari uye nyanzvi munhau
(Interview/Focus Group Discussion Guide)**

Dingindira reOngororo: Matanho angaiswa kudzivirira makakatanwa pakati pemabhizimusi ekunze kwenyika nevagari vemuMagunje, Karoi, Zimbabwe.

(Topic: Policy strategies to prevent conflicts between foreign investors and local people in Magunje, Karoi, Zimbabwe).

10. Mungatitsanangurirewo kuti makakatawa eLebanmon nevagari vemuMagunje akatanga riinhi?
11. Muchidimbu tiudzeiwo kuti makatanwa pakati peLebanmon nevagari vemuMagunje akakonzerwa nei?
12. Mafungiro enyu mungati makatanwa aya angadaro akakonzerwa nezvinotevera izvi here? Tipeiwo tsananguro kana muchibvumirana kana kupokana nazvo.
 - g. Kutya zvizvarwa zvekuChina?
 - h. Mufungo wakaipa pazvizvarwa zvekuChina kana Kusavimbika kwezvizvarwa zvekuChina?
 - i. Kusabvunzwa zvizere maererano nezve bhizimusi rekambani yemadhaka yeLebanmon?
 - j. Kusabuda nehuwandu kumisangano yezve hupfumi kana bhizinisi reLebanmon?
 - k. Kusanzwisisa mutauro yaishandiswa mutenderano yeHurumende nekambani yeLebanmon mubhizimusi remadhaka
 - l. Kutadza kana kusazadzisa zviri mumagwaro echitenderano neLebanmon?
13. Titsanangurireiwo matanho akamboiswa kugadziriswa makakatanwa aripo?
 - b. Domai vanhu kana hutungamiri hwaivepo pakuzama kugadzirisa makakatanwa aya?
14. Mungatitsanangurirawo here kuti matanho aya akabudirira zvakadii kuedza kupombodza kana kudzivirira makakatanwa aya?
15. Ndezvipi zvimhingamupinyi zvingadai zvakatadzisa matanho aya kuti abudirire pakuvandudza makatanwa aya.
16. Ndeapi matanho angatorwa kusimbisa matanho akambitwa kuti kukavadzana uko kupere?
 - b. Tiziviseiwo kuti ndiani anofanirwa kutora danho ripi?

17. Mungaitpewo here mamwe mazano angaitwe kudzivirira makakatanwa pakati pezvizvarwa zvemuno nekambani dzekunze kwenyika?

18. Mungaitawo here mamwe mashoko ekututsira kana kutapudza pahurukuro yataita?

Tinotenda nenguva yatava nayo pahurukuro iyi.

APPENDIX 2: Consent Form

INFORMED CONSENT

My name is, Polite Kambamura, I am a student at Africa University, enrolled for a Master of Science Degree in Public Policy and Governance. I am currently doing a research entitled “Policy strategies to prevent conflicts between foreign investors and local people in Magunje, Karoi”. I am kindly asking you to participate in this study by answering interview or Focus Group Discussion questions.

The purpose of the study is to develop policy strategies that can be used to prevent conflicts between foreign investors and local people. These strategies may help to bring peace and development to the country. They may assist in ensuring that the needs of investors and local people are served. You were selected for the study because knowledge and expertise in the area of study.

Procedures and duration

If you decide to participate, you will be asked to answer questions that you are comfortable with and have the right to withdraw from the interview anytime. It is expected that this will take about 30 minutes of your time.

Risks and discomforts

There are no potential risks or discomforts in participating in this study.

Benefits and/or compensation

There are no monetary or material benefits that you will get from participating in the interview or FGD.

Confidentiality

Your responses are kept in strict confidentiality and will only be used for academic purposes. You have the right not to disclose your identity. For data presentations, I will use a pseudonym to ensure that you remain anonymous.

Voluntary participation

Participation in this study is voluntary. If you decide not to participate in this study, your decision will not affect your future relationship with me and Africa University. If you choose to participate, feel free to withdraw your consent and discontinue participation without penalty.

Offer to answer questions

Before you sign this form, please ask any questions on any aspect of this study that is unclear to you. You may take as much time as necessary to think it over.

Authorisation

If you have decided to participate in this study please sign this form in the space provide below as an indication that you have read and understood the information provided above and have agreed to participate.

Name of Research Participant (please print)

Date

Signature of Research Participant or legally authorised representative

If you have any questions concerning this study or consent form beyond those answered by the researcher including questions about the research, your rights as a research participant, or if you feel that you have been treated unfairly and would like to talk to someone other than the researcher, please feel free to contact the Africa University Research Ethics Committee on telephone (020) 60075 or 60026 extension 1156 email aurec@africau.edu

Name of Researcher Polite Kambamura

APPENDIX 3: AUREC Approval Form



AFRICA UNIVERSITY RESEARCH ETHICS COMMITTEE (AUREC)

P.O. Box 1320 Mutare, Zimbabwe, Off Nyanga Road, Old Mutare-Tel (+263-20) 60075/60026/61611 Fax: (+263 20) 61785 Website: www.africanu.edu

Ref: AU 3972/25

13 June, 2025

Polite Kambamira
C/O Africa University
Box 1320
MUTARE

RE: POLICY STRATEGIES TO PREVENT CONFLICTS BETWEEN FOREIGN INVESTORS AND LOCALS IN MAGUNJE, KAROI, ZIMBABWE

Thank you for submitting the above-titled proposal to the Africa University Research Ethics Committee for review. Please be advised that AUREC has reviewed and approved your application to conduct the above research.

The approval is based on the following.

a) Research proposal

- **APPROVAL NUMBER** AUREC 3972/25
This number should be used on all correspondence, consent forms, and appropriate documents
- **AUREC MEETING DATE** NA
- **APPROVAL DATE** June 13, 2025
- **EXPIRATION DATE** June 13, 2026
- **TYPE OF MEETING:** Expedited
After the expiration date, this research may only continue upon renewal. A progress report on a standard AUREC form should be submitted a month before the expiration date for renewal purposes.
- **SERIOUS ADVERSE EVENTS** All serious problems concerning subject safety must be reported to AUREC within 3 working days on the standard AUREC form.
- **MODIFICATIONS** Prior AUREC approval is required before implementing any changes in the proposal (including changes in the consent documents)
- **TERMINATION OF STUDY** Upon termination of the study a report has to be submitted to AUREC.



Yours Faithfully

MARY CHINZOU
FOR CHAIRPERSON
AFRICA UNIVERSITY RESEARCH ETHICS COMMITTEE