

**TESTING MIDDLE GROUND: FACILITATING COMMUNITY TRANSITION TO
SUSTAINABLE LAND GOVERNANCE**

by

NICHOLAS RIXON BRAND PINFOLD

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Supervisor: Professor M Mokhele


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ABSTRACT

This study investigates the transition from traditional to modern land governance systems within communal settlements, with a specific emphasis on psychological, sociological, and philosophical influences. It addresses a critical gap in the literature by examining the complexities inherent in this transition process and its implications for community development and governance effectiveness. Drawing upon a qualitative case study methodology, this research explores the dynamics of land tenure reform in a mission village in the Western Cape. Through semi-structured interviews and focus group discussions, the study analyses power dynamics, dominance, ideology, and causal structures to illuminate the social, economic, and political dimensions of land governance. The chosen theoretical framework encompasses planned behaviour, institutional capacity, and critical theory, providing a comprehensive lens through which to interpret factors influencing community readiness for alternative governance. Key findings reveal significant insights into the correlation between belief and behaviour regarding land rights arrangements, the necessity for institutional development during the transition, and the underlying philosophical structural mechanisms driving community actions. These findings offer valuable implications for policymakers and stakeholders, emphasising the importance of fostering community participation, adapting to new governance arrangements, and integrating established institutions with modernisation efforts. Furthermore, this research contributes to broader discussions on communal land governance by providing localised insights applicable to other communal settlements or regions. The study's methodological advancements include a framework for assessing community readiness and facilitating transitions, which practitioners and policymakers are encouraged to utilise for informed decision-making and effective governance strategies. Despite its contributions, this study acknowledges limitations such as sample size and contextual specificity, underscoring the need for further research in diverse settings. Overall, this thesis enriches the understanding of hybrid land governance and its real-world applicability, offering practical implications for sustainable development and improved governance outcomes in communal settlement projects.

Keywords: land governance, communal settlements, transition, qualitative research, psychological influences, sociological influences, philosophical influences, community development.

PUBLICATIONS ARISING FROM THE THESIS

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1. INTRODUCTION AND OVERVIEW

In the global pursuit of promoting equitable access to land ownership, essential services, and economic resources, this study addressed a critical concern—achieving a successful and sustainable transition to a new land governance paradigm that bolsters land tenure security for communal settlement residents. Emphasising the importance of both change and transition, the research assesses the necessity for a well-balanced strategy to guide communities toward a sustainable land governance model. The overarching aim of this study was to gain a profound understanding of the factors influencing the successful transition of a communal settlement to a new land governance system. Section 1.1, the chapter provides background to the study, while Section 1.2 provides clarification of concepts that hold crucial significance in subsequent discussions regarding the research problem, questions, aim, and objectives. The research problem is presented in Section 1.3. Following that, Section 1.4 presents the research aim, along with the research questions and objectives. In Section 1.5, the chapter establishes the philosophical foundation, which then leads to the exposition of the research design, and a summary of methodology and methods. Section 1.6 outlines the research's contribution, uniqueness, and limitations. Finally, an overview of the study's structure and organisation is provided in the concluding section.

1.1. BACKGROUND AND RATIONALE

On a global scale, there exists a widespread acknowledgement that ensuring equitable access to economic resources, land ownership, and vital services constitutes a fundamental tenet of social justice (United Nations, 2015). This cognisance transcends the mere redistribution of wealth, encompassing the imperative that each individual possesses a substantive role in determining the trajectory of their communal destinies. This pertinence is particularly pronounced for those demographic segments that have historically grappled with exclusion. In the discourse surrounding the reconfiguration of land governance, it is imperative to recognise that this pertains not solely to the codified regulations but also encapsulates two pivotal dimensions: the tangible alterations taking place (such as the introduction of novel policies or technological advancements) and the attendant affective and behavioural responses elicited amongst individuals. These facets are profoundly interlinked. For instance, the introduction of new land policies explores a transition in the perceptions and sentiments of individuals toward the altered landscape. The efficacy of this transition often serves as a determinative factor in the success or failure of the instituted change. The realm of change encompasses alterations in behaviour and practice, while transition encompasses the internalised affective and cognitive responses to these changes (Hölscher, Wittmayer & Loorbach, 2018). Both change and transition necessitate judicious management. Competent leadership and comprehensive support are indispensable in guiding individuals or organisations through this process. Additionally, individuals require an

adequate temporal span to acquire new proficiencies and align their cognitive frameworks with the evolving paradigm. It is pertinent to acknowledge that both change and transition can be met with various challenges, including resistance and uncertainty. It is imperative to explore and enhance these challenges to ensure a seamless transition. The journey through change and transition is inherently iterative. It involves multiple cycles of adaptation, learning, and accommodation before individuals or organisations attain a state of full-fledged adjustment to the new circumstances. Merely effecting changes without affording due consideration to the accompanying transition can engender a surface-level assimilation of new practices. This may leave individuals and organisations ill-equipped to comprehensively internalise and capitalise on the changes (Hölscher, Wittmayer & Loorbach, 2018). The present study endeavours to assess and facilitate communities in their expedition toward sustainable land governance. The title of this research undertaking signifies a departure from a mere preoccupation with technical details. It suggests a more profound exploration of the intricate psychological, sociological, and philosophical dimensions of community readiness to transform into a new land governance system that offers increased land tenure security. The appellation 'Testing Middle Ground' describes an active endeavour not only to identify common ground but also to actively experiment with and validate pathways toward sustainable land governance. The incorporation of the concept of 'community transition' underscores a people-centric and inclusive approach to reforming land governance. The title signifies an acknowledgement that effective land governance describes not solely the alteration of regulations on paper but also necessitates a close partnership with communities, a profound comprehension of their requisites, and an experimental exploration of strategies conducive to the design of equitable and sustainable land management. This orientation has culminated in a research design that is both encompassing and consequential, addressing the diverse array of challenges pertinent to land governance in South Africa.

At its core, the significance of land resonates as a foundational pillar underpinning economic vibrancy, societal progression, and developmental dynamics. This profound role that land plays has been meticulously examined by scholars across time and geographies. From agriculture to industry, the intricate dance between land availability and economic growth has been a subject of perpetual contemplation. The research of Beinart, Delius and Hay (2017), alongside those of Hornby, Kingwill, Royston and Cousins (2017), and De Soto (2000), collectively describe the sentiment that land is more than soil and terrain; it emerges as a veritable engine propelling the expansion of societies.

However, transcending its role as an economic cornerstone, land assumes the mantle of a catalyst for social advancement. This metamorphosis into a social cornerstone is embodied by

the United Nations Sustainable Development Goal (SDG) Indicator 1.4. This indicator, in its resounding call for equitable access to economic resources, land ownership, and essential services, describes the collective global realisation of land's multifaceted significance. It's not merely about the distribution of wealth, but about ensuring that every individual has a stake in their communal destiny, a testament to the United Nations' commitment to inclusivity, particularly for those who have historically been marginalised (United Nations, 2015).

This holistic understanding of land's role, both as an economic dynamo and a catalyst for inclusivity, illuminates its capacity to model societies and empower individuals. Land ownership, beyond its material implications, takes on the guise of an emblem of identity, a refuge of security, and a cornerstone of belonging. In effect, equitable land access paves the way for societies that are not just fairer but also more equitable, where the power of land is harnessed for individual and collective upliftment. The overarching narrative woven by scholars and global institutions provides a guiding light: the resonance of land's significance spans across economics, societal constructs, and the realm of development. This perspective doesn't merely spotlight land's role; it reframes land as a tool for growth, a beacon for justice, and an enabler of progress (Mthembu, 2019).

In the context of communal settlements, this understanding of land's broader significance takes on new dimensions. Here, secure land rights become the fulcrum of stability and aspiration. They extend an invitation not just to economic endeavours but to property enhancement, investment, and even the leverage of land as collateral. The outcome is a direct contribution to amplified productivity and economic expansion (Inglehart & Baker, 2000; De Soto, 2000). Beyond economic underpinnings, the fortification of land rights translates into active participation in decision-making, creating an environment where equity and sustainable advancement thrive.

Yet, in the intricate fabric of communal settlements, the pursuit of secure land tenure attains even greater urgency. Here, the narrative takes a turn as it navigates the delicate interplay between traditional and contemporary paradigms of land governance, akin to a finely orchestrated symphony of perspectives and practices (Hornby, Kingwill, Royston, & Cousins, 2017; Beinart, Delius, & Hay, 2017). The balancing act required to harmonise these systems, a reconciliation of collective and individual perspectives, is no easy feat. It's a pursuit that resonates far beyond legalities. It encapsulates the essence of historical continuity and contemporary adaptation. Effectively navigating this web of communal land management describes a careful understanding of complexities and dynamics. The intricate interplay between tradition, contemporary expectations, collective decisions, and individual aspirations weaves the unique tapestry of these settlements. As scholars advocate, securing land rights and pioneering governance reforms

within communal settlements isn't a uniform journey. It's an expedition moulded by specific histories, cultural values, and socio-economic landscapes. In the grand symphony of land governance, neither 'reconciling' nor 'modernising' emerges as the singular virtuous path. Instead, the journey to communal land governance finds its sanctity in the understanding of unique communal contexts. The 'reconciling' approach reveres tradition and social cohesion while navigating the challenge of adapting to modern paradigms. On the other hand, the 'modernising' approach heralds individual empowerment and economic prowess while acknowledging the inherent risks of exclusivity.

Perhaps, in this mosaic of strategies, the most harmonious path is a hybrid model. An approach that respects history while welcoming evolution, that acknowledges tradition while accommodating contemporary demands. A journey not determined by preconceived ideologies but by community engagement, contextual implications, and participatory processes. It's an approach that respects the symphony of historical contexts, community voices, and socio-economic dynamics to carve the most fitting governance strategy. The notion of 'practical norms etched within communal settlements accentuates the significance of understanding informal governance practices that often veer away from established norms (Hornby, Kingwill, Royston, & Cousins, 2017; Beinart, Delius, & Hay, 2017; Hull, 2019; Barry & Kingwill, 2020). This spotlight on practical norms elevates marginalised voices and their capacity to influence the trajectory of communal governance. Hence, a comprehensive evaluation of power dynamics, historical inequities, and socio-economic disparities becomes pivotal in assessing governance strategies that genuinely serve the entirety of the community.

The intricate narrative of land redistribution in democratic South Africa casts an illuminating spotlight on the complex interplay between history, politics, and land governance. In particular, this complexity is vividly exemplified in the historical context of mission stations¹ and their

¹ Within the context of this study, a mission station is characterised as an independent community situated on privately owned land that is officially registered in the deeds office. Historically, these stations served as sanctuaries for indigenous people and individuals seeking refuge from the repercussions of slavery and colonialism. In the South African context, religious missionaries established mission stations to engage with indigenous communities, delivering vital services such as education and healthcare, and providing a refuge for those fleeing slavery and colonial oppression (Boezak, 2017). These mission stations played a vital role in supporting marginalised communities, preserving cultural heritage, and fostering social well-being. Additionally, they functioned as spaces for communal living and spiritual guidance. While individual community members own their residences, the land itself remains under the ownership of the church entity (August, 2009). Unlike other communal settlements, it diverges from adhering strictly to traditional tribal norms (Ntsebesa, 2005: 65). The mission station described in this research shares similarities with communal settlements, yet its unique land ownership arrangement sets it apart, making it a distinctive and unconventional land governance model. Mission stations as described here have a hierarchical governance structure under the church's leadership which aligns with the overall explanation of the mission station as a unique and unconventional land governance model. Within the mission station, the church

evolution within the fabric of communal settlements. These stations, once established to exert control, integrate indigenous populations, and provide essential services, have left a legacy of discrimination, limited freedoms, and a complex intermingling of identities (Boezak, 2017). This historical backdrop underscores the inescapable need for policies and institutional frameworks that can accommodate the multifaceted perspectives and values entrenched within communal land management. In this intricate mosaic of historical injustices, economic aspirations, and cultural preservation, land reform emerges as a salient agent of change. It represents a concerted effort to dismantle the vestiges of historical dispossession, honour indigenous rights, and shape the contours of a more equitable future. However, the road to land reform is not a straightforward path. It's a journey that intersects with political aspirations, societal expectations, and the intricate dynamics of communal settlements.

The comparison of 'reconciling' and 'modernising' land governance strategies captures this intricate complexity. The 'reconciling' approach, by acknowledging the historical importance of collective decision-making and community cohesion, treads a delicate line between tradition and adaptation. It strives to align customary practices with contemporary governance frameworks, striving for coherence that honours heritage while embracing change (Hornby, Kingwill, Royston, & Cousins, 2017). On the other hand, the 'modernising' approach champions individual empowerment and private ownership, heralding the promise of economic growth and personal agency (De Soto, 2000; Beinart, Delius, & Hay, 2017). However, it also demands a reckoning with the potential erosion of communal bonds and the possibility of excluding marginalised members from the new economic landscape. To navigate these intricate passages, a holistic approach is paramount. It necessitates an in-depth understanding of the community's historical context, socio-economic realities, and aspirations for the future. Engaging with stakeholders, fostering open dialogue, and embracing participatory processes are integral components of modelling a path forward. Inclusivity becomes not just a token gesture but an imperative that ensures that the strategies chosen are genuinely representative of the community's collective aspirations.

The discourse surrounding land governance within communal settlements encapsulates the complexity of human interaction with this invaluable resource. It's a story of tradition and change, of equity and empowerment, of history and the future. The synergy between 'reconciling,' 'modernising,' and 'institutionalising' approaches may seem like a dichotomy, but it's a spectrum that embodies the diversity of human experiences, values, and dreams. In the grand narrative of

assumes the responsibility for land administration, which implies a centralised and hierarchical approach to governance.

land governance, the common thread that binds these approaches is the quest for a just, prosperous, and harmonious future within communal settlements.

1.2. CLARIFICATION OF CONCEPTS

The preceding section is introductory, while the current section defines the key concepts central to the study. While some scholars may argue that discussing these concepts should be reserved for the literature review chapter, the decision to clarify them in this section is deliberate because they hold crucial significance in subsequent discussions regarding the research problem, questions, aim and objectives (Mokhele, 2016).

1.2.1. The conceptual domain of land governance

This passage delves into the multifaceted aspects of land governance, conducting a systematic examination of the psychological, sociological, and philosophical conceptual domains that collectively shape the landscape of decision-making and societal transformations within the domain of land management. Within the psychological domain, there was a thorough exploration of the individual's cognitive framework, encompassing attitudes, norms, and control factors that wielded substantial influence over preferences and decisions within the intricate context of land governance. Taking a sociological perspective, the analysis extended its view to the social implications of modernised land tenure systems within communal settlements, critically evaluating economic opportunities, political stability, and the intricate dynamics of community interactions. The philosophical conceptual domain added significant depth to the analysis by examining the fundamental causal structures and emergent mechanisms that guided actions during transitions between land governance systems, with a particular emphasis on justice, equity, and inclusivity. In collective concert, these dimensions provided an in-depth and comprehensive understanding of the details inherently embedded in land governance, capturing the intricate interplay of personal, societal, and philosophical facets that underlay and propelled transformative processes within communities.

1.2.1.1. The psychological conceptual domain of land governance

An individual's psychological orientation concerning land governance and management is intricately linked to their attitudes, subjective norms, and perceived behavioural control concerning specific land governance systems. Residents' intentions to implement their preferred land governance system are contingent upon these psychological factors.

In the realm of land governance, beliefs encompass an individual's convictions regarding the most suitable or just approaches to managing and governing land resources (Roux, 2013:44). For instance, one may firmly believe in communal ownership and sustainable practices as crucial

for ensuring equitable land access and cultural preservation. These beliefs encompass an individual's thoughts, emotions, and judgments concerning the principles, ideals, and objectives associated with land governance (Barry, Roux & Danso, 2012).

Various factors, such as cultural background, personal experiences, socialisation, and ideological orientations, influence this psychological orientation, significantly impacting an individual's preferences, motivations, and decision-making processes in the context of land governance. This psychological aspect plays a vital role in shaping an individual's preferences, motivations, and decision-making processes related to land governance, reflecting the complex interplay between local internal culture and external influences that shape the behaviours of individuals as they engage with and reinterpret institutional rules. Consequently, this process contributes to the transformation of land tenure systems (Fourie, 1993:13).

Moreover, the psychological aspect of transition refers to the emotional and cognitive adjustments that individuals and communities undergo during the process of transitioning to a new land governance system. It entails grappling with feelings of uncertainty, adapting to new roles or responsibilities, and dealing with the impact of the change on personal identities and well-being.

Understanding an individual's psychological orientation provides valuable insights into their motivations, preferences, and decision-making processes concerning the adoption of specific governance systems. It sheds light on why individuals opt for particular approaches or hold certain expectations regarding land governance. Such insights are crucial in effectively managing and implementing land governance changes and ensuring their successful integration within communities and societies.

1.2.1.2. The sociological conceptual domain of land governance

The sociological aspect of land governance focuses on the social implications of the modernisation effect of improved land tenure within a communal settlement. The examination encompasses the influence of changes in land governance systems on the community's social fabric, institutional roles, and political stability. It assesses the evolution of institutions in response to the modernisation effect of improved land tenure, questioning the readiness of existing institutions to tackle challenges posed by the new land governance system. Additionally, it considers the need to develop or adapt institutions for the effective management of land and resources under the improved tenure arrangement.

The sociological aspect further explores the impact of changes in land governance, such as the introduction of improved land tenure, on political stability within the communal settlement. It investigates potential power struggles or conflicts among different actors and institutions during the transition to the new system. The analysis also looks into how political dynamics and relationships between stakeholders may shift due to changes in land tenure.

A crucial consideration within this aspect is how improved land tenure influences economic opportunities for communal settlement residents. The study assesses whether secure land tenure facilitates economic development and empowers residents to engage in various economic activities. It also examines how the modernisation effect of improved land tenure impacts social mobilisation within the community, investigating whether residents are inclined to cooperate and participate in community development projects or initiatives.

The sociological aspect also investigates how improved land tenure affects accountability and democratic practices within the communal settlement, examining whether the new land governance system fosters greater transparency, inclusivity, and participation in decision-making processes related to land and resource management.

1.2.1.3. The philosophical conceptual domain of land governance

The philosophical aspect of land governance involves comprehending the fundamental causal structures and emergent mechanisms operating in the real domain. These mechanisms influence the actions and decisions that impact the community's transition between land governance systems. These actions and decisions manifest into observable behaviour in the empirical domain, leading to economic, social, and political consequences. These consequences either hinder or support the community's readiness to adopt a new hybrid land governance system. This aspect also examines justice, equity, and inclusivity during the transition. It aims to ensure fairness for individuals and communities involved, considering factors like transparency, accountability, and participation in decision-making regarding land management and resource allocation.

The philosophical and sociological approach to land governance focuses on analysing and critiquing power structures and social systems to promote emancipation and social transformation, as articulated by Anderson (2019). It seeks to uncover and challenge hidden assumptions, ideologies, and power dynamics influencing social phenomena, particularly in the context of land governance. The approach empowers marginalised groups and advocates for social justice to ensure a comprehensive and equitable transition to a new land governance system. This approach aligns with the works of authors like Hays (1994), who emphasise the

importance of understanding the intricate arrangement and configuration of social relationships, institutions, and systems shaping human behaviour within a society. It highlights the interplay of structure, agency, and culture for a comprehensive understanding of social structure.

Additionally, the critical realist perspective, as articulated by Anderson (2019), views structures as intangible conceptual constructs that influence and shape the conduct and capabilities of individuals within a specific social system, including those in land governance. The philosophical aspect, with its focus on power dynamics and social systems, complements the comprehensive understanding of land governance and its transformative potential in the community.

1.2.2. Land governance

The focal point of the study is land governance, and the discussion commences by delving into the concept of governance. Aligned with the essence of governance, the narrative unfolds to explain the details of land governance. Subsequently, the analysis centres on communal land governance, shedding light on the dynamics of relationships, authority, and sustainability tailored to community settings. The concluding segment explores hybrid land governance, a paradigm that integrates principles from diverse land governance systems. Within the South African context, specific instances of hybrid land governance systems, such as the communal property association, communal land trust model, and share block scheme, serve as exemplars showcasing distinct types of land governance within the overarching national land governance framework.

Governance is the exercise of political, economic, and administrative authority in the management of a country's affairs at all levels. It encompasses the mechanisms, processes, and institutions through which citizens and groups articulate their interests, exercise their legal rights, and mediate their differences. Governance involves decision-making, implementation of policies, and enforcement of regulations (Hull, Kingwill & Fokane, 2020).

Land governance encompasses all processes and actions associated with land institutions, including statutory, customary, religious, and informal institutions. It involves a wide range of stakeholders from government structures to private and community-based organisations. Land governance addresses access, use, control, and management of land, property, and natural resources (Palmer, Fricska, Wehrmann & Augustinus 2009; Hull, Kingwill & Fokane, 2020).

Communal Land Governance refers to the collective or group ownership of land and its joint administration and management. It is crucial to differentiate this term from others like 'customary,' 'communal,' 'traditional,' 'indigenous,' and 'tribal' within the domain of land governance to prevent

confusion. This understanding is essential in the context of land tenure, especially considering historical misinterpretations by colonial authorities (Cousins, 2008).

Hybrid Land Governance represents a holistic approach to land management, merging principles, practices, and institutions from diverse land governance systems. It aspires to construct a context-specific framework by integrating various forms of land tenure and institutional arrangements. This approach is designed to harmonise the interests and needs of a range of stakeholders, foster sustainable land use, and ensure fair access to land and resources. Of note is the cultural dimension, acknowledging the interplay of diverse cultural values, perspectives, and interests in shaping the hybrid land governance approach (Sim, Sutherland, Buthelesi & Khumalo, 2018).

In the South African context, different hybrid land governance systems have emerged, each presenting distinctive features and mechanisms. The communal property association, established in the mid-1990s, introduces communal ownership facilitated by legal entities known as communal property associations. Under this system, an elected committee holds the legal title on behalf of the entire community, making decisions about land management and resource allocation under a registered constitution. This fosters a communal land governance system that empowers the community with autonomy, promoting social cohesion and cooperation (Hornby, Kingwill, Royston, Cousins, 2017; Barry, 2011; Weinberg, 2021).

Conversely, the communal land trust model in South Africa upholds land ownership by an entity, with residents' properties held in trust, facilitating intergenerational transfer and emphasising sustainability. Acting as a steward, this trust manages properties on behalf of the community, involving residents in the governance and operation of the trust, highlighting collaboration, collective decision-making, and intergenerational sustainability (Harper, 2012).

In the share block scheme, legal ownership of rural property remains with a registered owner, while residents hold tenure through shares in a company. This system, formally classified as a share block scheme, integrates individual ownership with collective decision-making through a board of directors elected by shareholders. The scheme operates within a framework akin to strata title or condominium systems, promoting individual ownership of units while collectively managing common areas and facilities. This structural arrangement signifies a hybrid land governance system, allowing for both individual ownership and shared responsibilities within the community (Cavanagh, 2013).

1.3. RESEARCH PROBLEM

A critical gap exists in current research on land governance transitions, particularly in communal settlements undergoing land tenure reform (Hull, 2019:133; Hornby, Kingwill, Royston & Cousins, 2017:13-33). While numerous studies (see Section 2.3) explore theoretical frameworks for cadastral system development aligned with different land reform theories, insufficient attention is given to assessing the "capability and capacity" of communities to effectively transition to new land governance systems (Beinart, Delius & Hay, 2017; Hornby, Kingwill, Royston, & Cousins, 2017; Hull, 2019; Barry & Kingwill, 2020; Hull & Whittal, 2021). This gap highlights the need for research focusing on the practical aspects of community readiness, considering psychological, sociological, and philosophical factors crucial for successful implementation.

The main research question is: How can the transition process to new land governance systems be effectively navigated, considering the psychological, sociological, and philosophical readiness of communal settlements, to ensure long-term sustainability and mitigate negative consequences associated with overlooking transitional measures?

Hull, Babalola, and Whittal (2019) suggest that there is a prevailing inclination toward replacement theories within the South African context, contrasting with a more equitable utilisation of adaptation theories. This suggests a tendency in South Africa to prioritise immediate implementation of changes in land reform, potentially neglecting essential transitional measures crucial for ensuring long-term sustainability. Overlooking the necessary transitional steps can lead to a range of negative consequences (see Section 2.4.1). Firstly, it can result in a lack of preparedness within communal settlements for the shift to new land governance systems. This unpreparedness can lead to confusion, resistance, and inefficiencies in the implementation process. Secondly, failing to properly navigate the transition phase can lead to disruptions in land management, conflicts within the community, and unsustainable development practices. This can ultimately hinder the effectiveness of the land reform initiatives and potentially exacerbate existing issues related to land tenure security. Thirdly, neglecting the transitional steps may result in challenges in terms of institutional capacity and the ability of the community to autonomously manage the new land governance system. This can impede the sustainable and effective functioning of the system in the long run. The convergence of these elements exacerbates the persistent challenges in guaranteeing secure land tenure and fair land access for marginalised communities, perpetuating a longstanding problem in land governance reform in South Africa.

This research pivots on the exploration of diverse drivers and elements interlinked with land governance and reform, spanning the political, economic, and social domains. These drivers and elements often exert undercurrents in the community, influencing social, political, and economic

dimensions (Hull, 2019:133). Hornby, Kingwill, Royston and Cousins (2017:13-33) underscore the significance of comprehending the underlying relationships and processes shaping tenure in practice within existing social realities. This emphasises that tenure is a deeply embedded social practice, and property governance and institutions are dynamic, and subject to multiple interpretations and redefinitions through local behaviour and practice.

1.4. RESEARCH AIM, QUESTIONS AND OBJECTIVES

1.4.1. Research aim

The research aimed to explore the factors influencing the successful transition of communal settlements to a new land governance system, focusing on psychological, sociological, and philosophical dimensions. It sought to develop a practical framework for assessing community readiness, emphasising "Knowledge and Understanding" and "Capacity Development," with the ultimate goal of fostering effective governance, economic progress, social mobilisation, and sustainable social justice in the context of modernised land governance systems.

The study underscores the importance of comprehending how beliefs and behaviours impact the shift towards a modern land governance system, with psychological factors significantly influencing residents' readiness to endorse and actively participate in the transition. Within sociological principles, the research emphasised the significance of institutions, their capacity for institutionalisation, and the roles of stakeholders in modern land governance. It acknowledged the role of social dynamics, structures, and interactions in facilitating successful transitions.

By incorporating philosophical considerations, the study recognised the diverse realms that encompass reality and the various lenses for interpreting phenomena. This emphasised the importance of embracing a spectrum of knowledge sources, from empirical evidence to foundational ontological underpinnings.

In practical terms, the research sought to actively engage with a communal settlement, aiming to establish a framework for assessing the community's readiness to transition to a new land governance system within real-world contexts. It endeavoured to understand the challenges and dynamics these communities face in this process, with the ultimate goal of ensuring long-term sustainability.

1.4.2. Research questions

In pursuit of the aforementioned aim, the research addressed the following questions:

1. How do beliefs and behaviours impact residents' choice of land governance in the communal settlement?
2. What are the roles, expectations and management strategies of the institutions and actors that govern the communal settlement?
3. What are the underlying causal structures and emergent mechanisms that influence the economic, social, and political aspects of the communal settlement?

1.4.3. Research objectives

1. To understand how beliefs and behaviours influence resident's choice of land governance in communal settlements.
2. To identify the roles, expectations and management strategies of the institutions and actors that govern the communal settlement.
3. To comprehend the underlying causal structures and emergent mechanisms that influence the economic, social, and political aspects of the communal settlement.

1.5. PHILOSOPHY, RESEARCH DESIGN AND SUMMARY OF THE RESEARCH METHODS

1.5.1. Philosophical orientation

In reviewing the research philosophy, the study examined the contrasting perspectives of objectivism and subjectivism. Vincent and O'Mahoney (2018) assert that objectivism encompasses positivist, deductive, and empiricist approaches, commonly employed in quantitative research. Conversely, subjectivism encompasses qualitative methods associated with social constructionist, inductive, and interpretive approaches. The choice of one perspective implies the potential exclusion of data based on its alignment with the chosen approach. This does not align with the objectives of this study, which seeks a comprehensive understanding of day-to-day experiences in a community.

For example, while quantification is valuable for estimating and interpreting observed phenomena, it may not capture the entirety of subjective experiences. To navigate this dilemma between objectivism and subjectivism, the research considered adopting a critical realist approach. This approach permits a complex exploration of both objective realities and the subjective interpretations and experiences of individuals within the community. It provides a balanced perspective that harmonises with the research objectives.

Critical realism, as articulated by Bhaskar and Hartwig (2010), is a philosophical framework that revolves around ontology, asserting that reality exists independently of our knowledge. It

distinguishes between the intransitive domain, representing reality, and the transitive domain, which pertains to the generation of knowledge. In their extensive exploration, Bhaskar and Hartwig (2010) trace the evolution and development of critical realism as a philosophical perspective. This viewpoint seeks to grasp and expound upon social reality by acknowledging the presence of underlying structures and mechanisms that shape social phenomena.

From an epistemological standpoint, realism contends that the observable surface-level manifestations of the world may not offer a complete portrayal of the underlying processes. This implies that the observed situation regarding land governance in the selected communal settlements might not entirely capture the complexities of the governing mechanisms at play. To thoroughly understand these underlying processes, realism adopts a philosophical position that emphasises the need for rigorous analysis to gain a comprehensive understanding of reality and existence (Mokhele, 2016).

Within the realm of critical realism, epistemology adopts a critical position, recognising the constraints and predispositions inherent in human knowledge. It underscores the necessity of transcending superficial observations to apprehend the underlying causal mechanisms and structures that give rise to the observed phenomena. Critical realism presumes a stratified ontology into the empirical, actual, and real domains. There are forces at play deeper down that influence who can do what. These forces happen in the real domain which is the deepest layer of social reality (Haigh, Kemp, Bazeley & Haigh, 2019).

The real domain includes causal structures that have powers which result in unobservable emergent mechanisms that describe the effects experienced in the empirical domain. Emergence explains the synergy that arises among elements of a complex process. The result is a combination of parts with various elements combining throughout several layers of a system. Emergence contributes to the unpredictability of results in a complex system (Moghadam-Saman, 2019). Mechanisms refer to the operational principles by which structured entities function or operate, encompassing both physical objects and social processes. When activated or set in motion, these mechanisms define the observable phenomena that occur in the world. It is worth noting that these generative mechanisms may not always be directly observable and can exist in the form of potentialities.

The actual domain, which is a subset of the broader real domain, pertains to the specific actions and events that arise as a result of the functioning mechanisms. The actual domain is where events happen, and people act. These events and actions create the experiences that are experienced in the empirical domain. The domain of empirical evidence pertains to observable

phenomena. This encompasses what we read, see, and experience (Moghadam-Saman, 2019). The notion that there are structures and powers at a level that is not observable has methodological implications. It implies that the researcher should use observations of empirical events to discover mechanisms that affect the events (Zachariadis, Scott & Barrett, 2013).

In doing so causality is the process and conditions under which an event causes another event to happen rather than an event that follows another. Therefore, the conditions in which generative mechanisms are encountered should be identified together with the collection of structures, powers, and liabilities. This demands careful consideration of the methodological requirement and expectation of validity and generalisation of the research. Retroduction involves moving from observed events in the empirical domain to creating hypotheses that provide indications of unobservable entities.

In this research, the critical realism framework was employed to assist the researcher in understanding and interpreting the psychological, sociological, and philosophical aspects inherent in communal living within the communal settlement. Critical realism helped to understand the events experienced in the community and the forces at play that either help or prevent community coherence. Importantly, the framework allowed the researcher to visualise what effective action can be taken to mitigate problems.

Resources are given to certain people to do certain things or resources are withheld from certain people to stop them from doing certain things. These forces are the structures referred to above. All social systems are composed of structures that influence who can do what within that social system. Once more, these structures are not tangible entities, but rather abstract concepts employed as cognitive tools to aid in describing and interpreting the surrounding environment. Social structures are important because they enable or constrain people's ability to act. If people want to act in a community or organisation, then certain structures might facilitate the ability to act or there might be structures that prevent the ability to act. Gaining knowledge about the existing structures within the community is crucial for comprehending and interpreting the barriers that individuals face in pursuing their objectives and seeking assistance, regardless of the nature of those objectives.

When the institutional structures are operating correctly it reduces uncertainty. If the institutions are weak, it may constrain development. Institutions are both incentives and constraints in the choices and preferences of actors.

1.5.2. Research design and methodology

Research design centres on the desired outcomes of the study, encompassing the type of investigation being organised and the targeted results. The starting point is the research problem, with an emphasis on the logical aspects of the research, including the specific evidence needed to adequately address the research questions (Mouton, 2008:56).

Research methodology emphasises the processes involved in the research and the tools and procedures to be employed. It begins with specific tasks related to data collection and sampling. The emphasis is on individual steps rather than a linear progression in the research process, prioritising the use of the most objective and unbiased procedures (Mouton, 2008:56).

1.5.2.1. Research design

The research design embraces a qualitative case study methodology. By opting for a qualitative case study, the design positions itself as a robust framework poised to unravel the multifaceted layers of land governance complexities within the unique context of the communal settlement. The empirical aspect is carefully structured to incorporate specific data collection methods, with a significant emphasis on semi-structured interviews and focus group discussions. These methods are grounded in a descriptive research approach, aiming to surpass surface-level observations and enable a profound understanding of the subject matter.

The research design integrates the critical realist philosophical approach, acknowledging the existence of a real, external reality concerning land governance. This approach allows for a deeper exploration of underlying structures and mechanisms that influence land governance, encouraging researchers to move beyond surface-level observations. The choice of qualitative methods and specific data collection techniques aligns with the critical realist approach, seeking to uncover deeper layers of reality and explore causal mechanisms underlying observed patterns.

1.5.2.1.1. Case study selection

The Goedverwacht mission station was chosen as the case study due to its unique cultural context and its involvement in land reform following the Genadendal Accord. This historical commitment between the South African Government and the Moravian Church marked a pivotal moment in land governance (Ntsebesa, 2005:62). Positioned within the Bergrivier local municipality in the West Coast Region of the Western Cape province, the mission station represents a well-defined system with distinct land-holding practices shaped by the Moravian Church (see Figure 1.1).

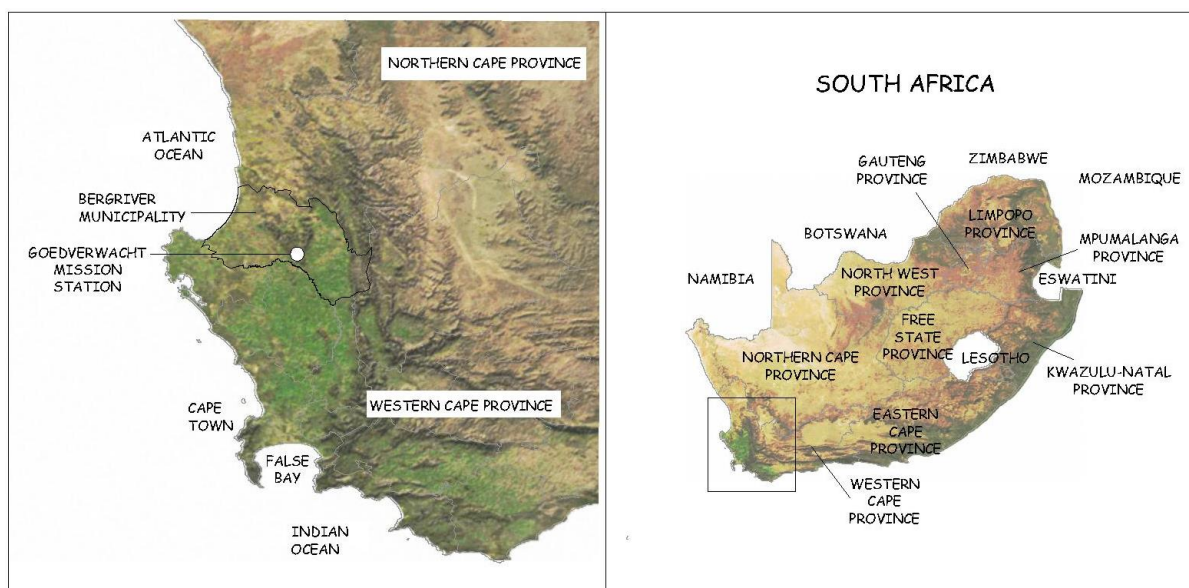


Figure 1.1: Location of the study area (Source: Author)

In designing the research, the empirical aspect was structured to include specific data collection methods. Conducting semi-structured interviews and focus group discussions was deemed crucial. These methods were strategically grounded in a descriptive research approach, aiming to capture nuanced insights. The research design also embraced a qualitative case study methodology, aligning with Creswell's (2021) endorsement of its suitability in probing complex issues and generating comprehensive findings.

1.5.2.2. Research methodology

The research methodology, informed by Creswell (2021), Yin (2009), and Flick (2022), places a focus on the processes and procedures employed in this study. The research methodology utilises semi-structured interviews and focus group discussions strategically grounded in a descriptive research approach within the critical realist framework. This approach combines descriptive and interpretive perspectives to achieve a comprehensive understanding of land governance dynamics, going beyond surface-level observations. Purposeful sampling ensures diverse perspectives and thematic analysis is employed to interpret qualitative data. Ethical principles guide the research, and inherent limitations are acknowledged and addressed within the critical realist framework, ensuring transparency and reliability in the findings.

1.5.2.2.1. Data collection

The data collection methods, including semi-structured interviews and focus group discussions, were designed to facilitate the emergence of novel perspectives. These methods were carefully chosen to align with the research philosophy and provide a comprehensive understanding of the community's experiences and perceptions.

1.5.2.2.2. Data processing

Data processing procedures served two primary objectives: systematic organisation for optimal accessibility and efficiency and ensuring accuracy and reliability through thorough reviews and quality assurance measures. The historical information about the region and mission station was gathered from various sources, organised chronologically, and cross-referenced for consistency.

1.5.2.3. Analytical strategy and techniques

Thematic analysis of qualitative data was employed to interpret and analyse the fundamental nature and structure of land governance within the community. This approach, recommended by Yin (2009) and Barry and Roux (2013), resonates with the critical realism philosophy underpinning this research.

Chapter Four presents the structured and sequential methodology, offering clarity and coherence. It leads the reader systematically through the study's philosophical foundations, research design, data collection, data processing, and analytical strategies.

1.6. CONTRIBUTION, UNIQUENESS AND LIMITATIONS OF THIS RESEARCH

1.6.1. The contribution of the research

Situated within the existing scholarly landscape, this study makes a significant contribution to the discourse on land tenure reform and its ramifications for communal settlements (see Chapter 2). The research identifies a central problem addressed in this study: the challenges faced by communal settlements in effectively transitioning to a new land governance system, particularly amidst land reform initiatives aimed at enhancing residents' land tenure security.

While numerous studies² explore the development of cadastral systems in alignment with various land reform theories, a critical gap persists. The focus tends to be on theoretical considerations,

² Urban Land Markets Programme Southern Africa (Urban LandMark) was a research project funded by the UK's Department for International Development from 2006 to 2013. The research aimed to improve access to land markets for the poor in Southern Africa by studying land governance, local practices, and markets in informal settlements.

The Legal Entity Assessment Project (LEAP) was initiated in 1998 to evaluate tenure security in communal property associations and land-holding trusts in rural villages in South Africa. The participatory and interactive research methodology used in case studies conducted in Kwa-Zulu Natal revealed that informal and customary systems could provide security of tenure, and the focus should be on building institutions around land rights rather than simply issuing title deeds.

leaving a notable void in understanding the "capability and capacity" of communities to embrace and implement a new land governance system. The study addresses this gap by delving into the practical aspects of the transition process, considering the psychological, sociological, and philosophical readiness of communities to adopt modern land governance.

The research identifies the potential consequences of overlooking transitional measures, emphasising the importance of community preparedness, the avoidance of conflicts, and the sustainable functioning of the new land governance system. By addressing these aspects, the study contributes to bridging the persistent challenges in securing land tenure and fair access in the context of land governance reform in South Africa.

The research underscores the dynamic and interconnected drivers and elements influencing land governance, acknowledging the intricate social, political, and economic dimensions that shape tenure within communal settlements. This holistic approach adds depth to the understanding of land governance by recognising its deeply embedded social nature and the dynamic nature of property governance and institutions within local behaviours and practices.

This study significantly contributes to the academic discourse on land governance by presenting a comprehensive framework aimed at facilitating the successful transition of communal settlements to a new land governance system, ultimately leading to sustainable improvements in land tenure. The framework emphasises the interconnected relationship between communal land governance and various development components, underscoring the importance of their mutually reinforcing interaction.

Notably, the belief system at the core of communal land governance plays a pivotal role in shaping social norms conducive to collaboration, trust, and collective action—essential elements for ensuring effective governance. Additionally, the institutions responsible for managing communal land governance bear the responsibility of upholding legal and regulatory frameworks, ensuring compliance, promoting transparency, and facilitating dispute resolution to alleviate development barriers rooted in low levels of trust.

Good Governance Africa is an NGO that focuses on enhancing governance and stewardship of land tenure, titling, and restitution issues in South Africa. The academics involved advocate for a continuum of tenure rights and scalable systems, such as fit-for-purpose land administration, to increase tenure security and bridge the gap between customary and statutory law.

The South African cadastral system has been evaluated for its effectiveness in addressing changing needs during periods of social, political, and economic instability. Researchers found that the system is effective and used in stable conditions, but not fully utilised in volatile situations, forming the core of other systems used for land tenure security.

Finally, the framework considers the undercurrents influencing the economic, social, and political aspects of the community, which are critical for the sustainable transition to a new land governance system.

1.6.1.1. Theoretical contributions

The theoretical contribution of this study can be briefly outlined as follows. The research significantly advances ongoing theoretical discussions within the field of land governance and reform by conducting a thorough examination of the institutional development required during the transition from traditional to a new land governance system, particularly within communal settlements.

Going beyond the literature, this analysis surpasses the prevailing emphasis on mere application and principles of adoption, as well as the attempt to bridge the gap between the legal and extra-legal aspects of land governance. Instead, this study underscores the recognition of institutional capacity and development as pivotal determinants in achieving sustainable land governance and ensuring the effective management of communal resources.

The incorporation of the theory of planned behaviour, the theory of institutional capacity, and critical theory in this study contribute to a deeper comprehension of the diverse factors shaping the community's inclination toward adopting alternative governance systems. By amalgamating these theoretical frameworks, this study offers a comprehensive analytical perspective that explores the complex dynamics inherent in land tenure reform, encompassing psychological, sociological, and philosophical dimensions.

This integrated theoretical framework enables a holistic exploration of the underlying attitudes, subjective norms, perceived behavioural control, institutional capacity, power dynamics, domination, ideology, and causal structures intricately shaping and governing the transition process.

1.6.1.2. Practical contributions

The practical significance of this research resides in its implications for policymakers, stakeholders, and communities involved in land tenure reform endeavours within communal settlements. The study furnishes practical insights and recommendations for achieving successful outcomes in such reform processes.

By undertaking a comprehensive analysis of the transition to a new land governance system in communal settlements, this research offers valuable guidance to policymakers and decision-makers engaged in land tenure reform efforts. It illustrates the importance of considering the community's capabilities and institutional capacity when formulating and implementing reform policies. Moreover, it underscores the need for substantial institutional development to ensure enduring land governance and effective management of communal resources.

The identification of tensions and conflicts arising from divergent governance approaches within the community, such as the conservative stance of governance and the more progressive approach of resident organisations, highlights the significance of fostering dialogue, comprehension, and collaboration among diverse stakeholders. This understanding can serve as a compass for policymakers in devising inclusive decision-making processes that account for the strengths and weaknesses of different approaches, to establish a harmonious and effective hybrid land governance system.

Furthermore, the study's focus on power dynamics, domination, and ideology in land governance processes offers a practical lens through which to comprehend and address potential sources of conflict and inequality. By recognising and scrutinising these factors, this research contributes to the formulation of strategies that foster social justice, accountability, transparency, and responsiveness in land governance. Policymakers can leverage this understanding to design interventions and initiatives that promote equitable access to and sustainable management of communal resources.

1.6.2. The uniqueness of the research

This study's unique feature lies in its all-encompassing and interdisciplinary methodology, designed to grasp human behaviour, institutional dynamics, and socio-political influences within a communal settlement undergoing a transition in land governance systems. Through the incorporation of various theoretical perspectives from psychology, sociology, and philosophy, this research goes beyond superficial descriptions and delves into the intricate elements shaping individuals' intentions and behaviours during this transformative period.

The study goes beyond mere descriptive analysis, delving into the intricacies of individual decision-making, power relationships, and systemic influences that affect behaviours and outcomes in the context of land governance transitions. Integrating diverse theoretical frameworks provides a comprehensive understanding of the transformation process within the communal settlement, covering factors such as individual motivations, community perceptions, organisational capacities, power dynamics, and considerations of social justice.

The research's significance lies in its valuable contribution to our understanding of human behaviour within the specific context of a communal settlement changing land governance systems. By illuminating decision-making processes, motivations, and behaviours displayed by individuals before the transitional phase, the study offers insights into how people navigate and adapt to such transformative changes.

The study is underpinned by the philosophical perspective of critical realism, which is employed to analyse the philosophical aspect of community governance. The use of critical realism indicates the research's aim to comprehend the underlying causal structures and emergent mechanisms that shape community governance, moving beyond surface-level observations and acknowledging the interplay between social structures and human agency.

Over the past three decades, critical realism has become a prominent philosophical perspective in research and analysis, originally rooted in the natural sciences and later transitioning into social theory, finding applications in various fields of social science. Critical realism offers a balanced approach to social scientific research, addressing the limitations of reductionist modernism and the challenges of relativism. It seeks to incorporate both objective causal structures and interpretive aspects of social phenomena, leading to a more comprehensive understanding of complex social realities. Critical realism's relevance has expanded to qualitative research methods, particularly in urban, regional, and industrial studies, where researchers grapple with reconciling the complexity and diversity of concrete social worlds with the abstract discourses prevalent in their time (Blundel, 2007).

1.6.3. The limitations of the research

The framework devised to evaluate a communal settlement's potential to transition between land governance systems (see Chapter Seven, Section 7.2) has some limitations. These limitations include the potential lack of universal applicability and the risk of oversimplifying the intricate and diverse nature of communities and their unique needs. Furthermore, it may fail to take into account the larger political and economic environment of communities. To address these constraints, it is critical to tailor the framework to unique circumstances while also engaging in constant reflection and change based on new information and views. This might entail research, community discussions, and engagement with stakeholders to better understand the specific requirements and difficulties, as well as to build agreement and support for governance and development projects. It is feasible to foster effective and sustainable governance and development in communities by doing so.

This study used a singular case study, which offered an extensive comprehension of the scenario or phenomenon. However, it is essential to recognise the constraints associated with concluding solely from a solitary instance. In comparison to studies encompassing multiple case studies, findings derived from a single case study may lack broad applicability. The limited scope of a single case study inhibits the generalisability of conclusions to a larger population or the establishment of comparisons with other instances. To augment the dependability and generalisability of findings, it is advisable to integrate the single case study with additional research methods, such as extended interviews and observations. The employment of multiple case studies enables researchers to identify recurrent patterns and trends across diverse cases while concurrently examining the fluctuation of these patterns across various settings or circumstances.

Nevertheless, logistical constraints such as time-based and financial limitations impede the feasibility of combining multiple case studies. Despite these limitations, the researcher in this study enhanced the utility and insights by conducting supplementary interviews with neighbouring individuals and municipal personnel to procure additional data and contextualise the findings. To effectively address the research inquiries within the confines of the study, a meticulous evaluation of the research questions and methodologies was imperative.

Importantly, it is worth noting that the acknowledgement of these limitations and considerations does not undermine the legitimacy of this research. In contrast, they manifest an acute recognition of the potential deficiencies and complexities entailed in the universal application of a framework across heterogeneous locations and cultures. Through the acknowledgement of these limitations and the proposition of corresponding strategies, this research acquires an elevated stature in terms of its credibility and scholarly rigour.

The incorporation of these considerations, alongside a comprehensive discourse on the significance of tailoring the framework, engaging in continuous reflection on its underlying assumptions, integrating novel data and perspectives, undertaking extensive research endeavours, and fostering collaboration with stakeholders, showcases a discernible degree of methodological and theoretical sophistication. This meticulous approach reflects an astute grasp of the intricacies inherent in the research context, thereby reinforcing the veracity and authenticity of the findings.

By exercising transparency regarding the limitations and actively taking steps to address them, this study makes a significant scholarly contribution and fosters a more comprehensive comprehension of the research subject. This methodology not only amplifies the reliability and

credibility of the research but also exemplifies a conscientious and introspective stance toward the research process and its ramifications. The researcher's recognition of the manifold contexts and the indispensability of customisation, coupled with ongoing collaboration, further fortifies the authenticity of the study by emphasising the significance of tailoring approaches to specific circumstances. Through the assimilation of novel data and perspectives and the active engagement of pertinent stakeholders, the research assumes a more robust, pertinent, and practical nature that resonates with the intricate realities of community governance and development.

1.7. ORGANISATION OF THE THESIS

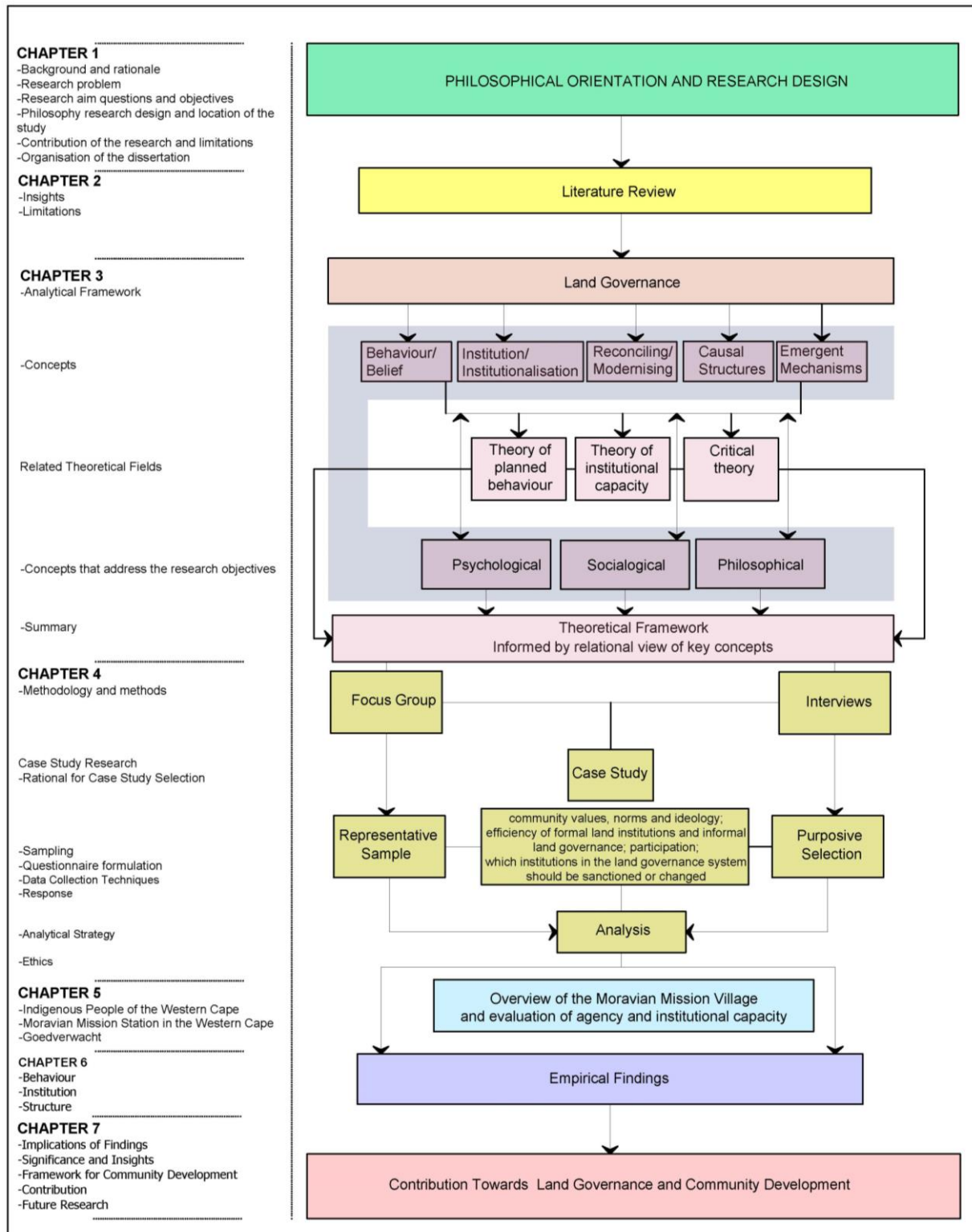


Figure 1.2: Organisation of the thesis (Organisation of the thesis and diagram adapted from Mokhele, 2016)

This thesis is structured into a series of chapters aimed at conducting an in-depth investigation of communal settlements and their process of transitioning towards collective land governance through the management of communal property (see Figure 1.2).

Chapter One serves as an introductory section, offering a concise outline of the thesis structure and providing a comprehensive overview of its contents. The chapter fulfils several crucial functions, including establishing the research context, defining the research problem, and outlining the research aims and objectives. Additionally, it lays the groundwork for the study by presenting the fundamental research philosophy. Furthermore, it interprets the research design, methodology, and methods employed, while providing a detailed depiction of the study area. Finally, the chapter acknowledges the research's contributions and recognises the inherent limitations it may encounter.

Chapter Two centres on a comprehensive literature review that investigates the current understanding of communal settlements and their evolution towards collective land governance. The chapter commences with an introductory section and subsequently delves into the methodology employed for conducting the literature review. Furthermore, it explores empirical studies conducted on land tenure reform and governance in communal settlements, providing valuable practical insights into the effective management of communal property.

Chapter Three lays the foundation of the study by establishing a theoretical framework. This chapter focuses on constructing a theoretical framework that facilitates the comprehension of the psychological, sociological, and philosophical aspects of a community amidst its transition towards a new land governance system. The initial section of the chapter introduces a relational approach to interpreting key concepts, including behaviour and belief, institution and institutionalisation, and causal structures and emergent mechanisms. Following this, the second section evaluates pertinent theories from this relational perspective of transition processes to ascertain their appropriateness in examining the psychological, sociological, and philosophical dimensions of a communal settlement during the land governance transition.

Chapter Four outlines the data collection and analysis methods utilised in this study. It presents a comprehensive overview of the methodology and methods, beginning with the adoption of a case study design, and provides valuable insights into the selected study area. The chapter delves into the participants who partook in the research, providing clarity on the recruitment process, and further elucidating the data collection methods employed, which encompassed interviews and focus group discussions. Moreover, it delves into the analysis phase, meticulously describing the data processing techniques utilised and the examination of relationships between concepts and their underlying theoretical frameworks.

Chapter Five serves as the contextual framework, providing relevant historical, social, and cultural aspects of communal settlements. It explores the establishment of mission stations, examines the Moravian mission stations in the Western Cape, and presents a detailed profile of a selected mission station.

Chapter Six presents the study's findings, analysing the research results about behaviour, institutions, and structure. The chapter offers a summary of the key observations and implications derived from these findings.

Chapter Seven commences by providing an overview of the research aim and delves into a comprehensive interpretation of the findings. It thoroughly examines the implications of the research findings about behaviour, institutions, and structure, drawing comparisons with the literature. The chapter puts forth a proposed action plan and framework for community development, building upon the results of the study. It additionally examines the theoretical and practical contributions of the study, identifies potential avenues for future research, and conducts a critical assessment of the inherent limitations of the research.

2. LITERATURE REVIEW

The previous chapter provided the background, conceptual clarification, research problem, aim, questions, objectives, philosophical foundation, research design, methodology, contributions, uniqueness, and limitations, concluding with an overview of the study's structure. This chapter commences with an in-depth examination of the literature review process in Section 2.1, shedding light on the extensive research conducted in this domain. Following this, the chapter dissects various critical elements, encompassing attitudes toward hybrid land governance, emerging trends in place management and development, decentralisation, and communalism. Section 2.2 evaluates and compares the factors influencing the implementation of hybrid land governance. Section 2.3 delves into the intricate interplay of institutional dynamics and political order. This section incorporates a synthesis of institutions and actors within hybrid land governance systems. Section 2.4 scrutinises the underlying factors impacting the economic, social, and political aspects. Section 2.5 explores land governance frameworks and considerations. The chapter concludes with the consideration of the existing research gap in Sections 2.5 and 2.6, setting the stage for a more profound understanding of the subject matter.

2.1. LITERATURE REVIEW PROCESS

Strydom, Puren and Drewes (2018:166-168) offer a comprehensive examination of various approaches employed in conducting literature reviews. These include classic scoping, systematic, meta-analysis, qualitative, and integrative interpretive reviews. While these approaches share similarities, they also exhibit notable distinctions in their methods for searching, criteria for evaluation, and techniques for synthesis and analysis.

Traditional, systematic, and integrative reviews aim to incorporate qualitative and/or quantitative research, falling within the broader category of literature reviews. Traditional reviews provide a broad overview of existing research, while systematic reviews offer a focused assessment guided by specific goals, research objectives, and pertinent questions. On the other hand, integrative reviews strive for a comprehensive understanding of the literature by combining theoretical and empirical studies from both qualitative and quantitative research paradigms. Meta-analysis reviews employ statistical techniques to synthesise findings from multiple quantitative studies, while qualitative reviews present concise summaries and syntheses of existing qualitative studies (Strydom, Puren & Drewes, 2018:166).

Considering the research objectives, a systematic literature review was determined to be the most suitable approach for this study. Systematic reviews adhere to established and guided search procedures aligned with the review's aims, objectives, and questions, making them a fitting choice for this specific research endeavour. Literature reviews encompass several

essential stages, including scoping, planning, and determining the review methodology, identifying relevant resources, conducting searches and screenings, establishing criteria for evaluating quality, collecting and analysing data, and synthesising the findings.

The scoping process serves as the preliminary stage in the literature review process. Scoping is used to obtain an overview of existing academic material (Holly, Salmond & Saimbert, 2016:327). Scoping is crucial as it disregards disciplinary boundaries or article formats. The subsequent phase involved planning and developing a review protocol to determine appropriate descriptors, the search approach, inclusion criteria, article selection, data extraction, quality assessment, and data synthesis (Debisette & Vessey, 2010:65; Holly, Salmond, & Saimbert, 2016:327).

The third phase entailed identifying the available resources, which involved examining titles, keywords, citations, and abstracts (Bloomberg & Volpe, 2012:168). The primary objective of this stage was to enable the evaluation of the relevance and significance of each contribution (Debisette & Vessey, 2010:65). Once identified as relevant, the full text was read. Phase five was the quality appraisal standard. This stage is to analyse the quality of the contribution and make a final judgment on inclusion or exclusion (Roos & Stainbank, 2017:91). The assessment standards determine the review's quality and trustworthiness (Garrard, 2016:4).

The sixth phase involves a comprehensive examination of the full-text contributions (Heyvaert, Hannes, & Onghena, 2016) to select the relevant contributions for inclusion in the review. The final phase, referred to as analysis and synthesis (Petticrew & Roberts, 2006:19), entailed the systematic analysis of data in a suitable format. The literature review of this study employed a comprehensive approach to source identification, encompassing database and reference searches. A wide array of academic databases, such as IEEE Explore, ProQuest, ACM Digital, Ebsco-Host, and Google Scholar, were utilised to access relevant article abstracts and scholarly materials.

The review focused on the most recent and relevant peer-reviewed literature published in English between 2015 and 2022 on topics such as decentralised land governance, communalism in land tenure reform, public participation subsidiarity, collaborative governance in hybrid land governance, and communal property associations in South Africa. Analysing literature in a literature review involves several key steps. In this case, the process began with the collection of data from 84 selected documents. This data was then subjected to qualitative analysis and coding, leading to the creation of a preliminary codebook. These codes, along with their respective groups and sub-groups, formed the basis for the systematic literature review.

They provided a detailed representation of the prevalent terms used in the academic discussions about communal settlement land reform, as well as the authors involved in these discussions. This conceptual alignment played a crucial role in pinpointing areas where current literature may have gaps or limitations. Additionally, it guided the development of specific research questions for further exploration. This methodical approach ensured a thorough and structured examination of the literature on communal settlement land reform.

2.2. PSYCHOLOGICAL DETERMINANTS: FACTORS INFLUENCING THE ADOPTION OF A PARTICULAR LAND GOVERNANCE SYSTEM

In this section of the literature review, various facets were explored to gain insight into the psychological dimension of land governance. The investigation centred on understanding how certain land governance systems prevail in settlements and what factors influence the adoption of a particular land governance system. These elements delved into various aspects of individual's psychological perspectives and beliefs regarding land governance and management. Each subsection within the section offered a distinct perspective, shedding light on key aspects influencing the implementation and dynamics of hybrid land governance models.

2.2.1. Understanding attitudes and strategies in transitioning to a new land governance system: insights from South Africa and beyond

The significance of exploring attitudes towards hybrid land governance within the context of transitioning communal settlements to a new land governance system lies in its role in influencing the success and effectiveness of the transition. Understanding and assessing these attitudes provides valuable insights into how stakeholders perceive and approach the shift to a new land governance system. It sheds light on potential challenges, resistance, or support that may arise during this transition process. This knowledge is crucial for research involved in communal settlement reform, as it can inform the development of strategies and interventions that account for and address varying attitudes and perspectives.

Additionally, by examining attitudes towards hybrid land governance, the research contributes to a deeper understanding of the broader socio-political dynamics at play in land governance transitions, ultimately enhancing the likelihood of successful and sustainable reforms.

This subsection explores literature that delves into the relationship between individual attitudes and the implementation of hybrid land governance systems. It investigates how positive attitudes towards collective land governance influence the adoption and success of such systems. The relationship between individual attitudes and the implementation of hybrid land governance systems is a complex and multifaceted topic. In the context of land governance, attitudes refer to

the beliefs, perceptions, and preferences individuals hold regarding land ownership, tenure systems, and governance structures (Roux, 2013:47).

This subsection explores the influence of positive attitudes towards collective land governance on the adoption and success of hybrid land governance systems, drawing insights from Barry's (1999) thesis and related studies (Barry Roux & Denoso, 2012; Roux, 2013; Barry & Roux, 2013). Barry (1999) provides invaluable insights into the functionality of cadastral systems within evolving social, political, and economic contexts, particularly focusing on South Africa. His research offers a conceptual framework that incorporates soft system theory, strategic management theory, and cadastral theory, providing a robust foundation for comprehending how cadastral systems can effectively adapt to change (Barry, 1999:345). This work serves as a foundational cornerstone in navigating and managing hybrid land governance in dynamic environments.

Central to Barry's (1999) approach is the application of Ajzen's (1988) theory of planned behaviour, which centres on attitudes, subjective norms, and perceived behavioural control in shaping individual intentions and behaviours. This framework proves invaluable in predicting community behaviour regarding landholding post-land reform, contributing to a deeper understanding of community ideologies and intended land management methods (Barry, 1999:365).

Building upon Barry's (1999) foundational work, subsequent studies including Augustinus and Barry (2006) and Barry (2020) further emphasise the necessity for a coherent framework that addresses both formal and informal components of land tenure. Their contributions highlight the critical importance of aligning national land policy and governance systems with community demands, as well as the incorporation of local land governance into policymaking (Augustinus & Barry, 2006:210; Barry, 2020:156). These insights offer practical guidance in shaping effective hybrid land governance.

Ayitio's (2019) research extends the discourse by exploring the institutionalisation of hybrid institutions, underscoring the impact of the political context on the success of hybrid land governance (Ayitio, 2019:89). His work provides valuable perspectives on the broader contextual factors that influence the implementation and effectiveness of hybrid land governance initiatives. Moreover, technological advancements, such as blockchain-based systems, present promising opportunities for enhancing transparency, security, and efficiency in land governance. Barry's (2018) scrutiny of these models in local contexts emphasises the importance of critically examining their functionality (Barry, 2018:345). When coupled with strategic planning and

community engagement, these technological innovations have the potential to significantly contribute to effective hybrid land governance.

In synthesis, these contributions collectively provide a comprehensive understanding of the intricate processes involved in transitioning to hybrid land governance systems. They underscore the significance of incorporating theoretical frameworks, practical applications, and technological innovations in shaping effective land governance transitions. Additionally, the diverse array of perspectives presented in these works offers a rich tapestry of insights for regions seeking to navigate the complexities of land governance transitions.

The next part of this subsection provides valuable insights into the principles, challenges, and strategies that can inform the design and implementation of hybrid land governance systems in rural communal settlements. The adaptation and contextualisation of insights from informal settlements to the unique characteristics of rural communal settlements offer a comprehensive and effective approach to implementing such systems.

The subsection discusses the importance of an adaptive approach, community involvement, and the role of external change agents in designing and implementing land records systems. It emphasises the need to acknowledge and integrate both informal and formal systems, aligning with the challenges faced in communal settlements. The discussion also addresses the complexities of implementing effective land governance systems in informal settlements, highlighting the significance of aligning community-based institutions with state authorities.

Barry and Kingwill's (2020) study of Monwabisi Park's community records system stands as a significant milestone in providing practical insights for the design and implementation of land records systems in South Africa. By advocating for an adaptive approach and acknowledging the coexistence of informal and formal systems, the authors argue for the enhancement of inclusivity and responsiveness to the distinctive challenges posed by rural communal settlements (Barry & Kingwill, 2020:135). The study underscores the pivotal role of community involvement and the strategic leverage of external change agents in shaping the effectiveness of land governance systems (Barry & Kingwill, 2020:135). This research provides a practical lens through which to explore the complexities and challenges of implementing effective land governance systems within informal settlements and community-based environments.

Barry's (2020) research, focusing on hybrid land tenure administration within the context of South Africa's state-subsidised housing projects and informal settlements, delves into the dominance of ownership as the prevailing form of tenure. Through the case study of Dunoos, Barry illustrates

the evolution of the community-based land tenure administration system in response to changing circumstances, particularly in its shift towards advocating for registration (Barry, 2020:65). The study emphasises the ongoing importance of involving households and community-based organisations in the maintenance of land titles within hybrid governance frameworks (Barry, 2020:65). This contribution provides valuable insights into the intricacies and challenges of adapting land tenure practices within the context of hybrid governance systems.

2.2.2. Navigating land governance dynamics: perspectives on power, participation, and institutional entrepreneurs

This subsection offers an in-depth examination of diverse elements and influences that contribute to comprehending the evolution and adjustment of land governance systems, especially within rural communal settlements. The subsection starts by discussing trends in place management and development, highlighting the shift towards holistic, sustainable, and community-centric approaches. It emphasises the importance of a strong sense of identity and belonging tied to a specific place, which can shape attitudes and perceptions regarding land governance. This is crucial in understanding how individuals relate to and interact with land governance systems, particularly in the context of rural communal settlements. The concept of a "sense of place" is introduced, offering insights into the intricate dynamics that influence individual attitudes and responses to shifts in land administration. It emphasises the role of emotions and psychological dimensions tied to the land, which then delves into various theoretical perspectives on power, participation, and governance. It highlights the complexities of power dynamics, both within formal and informal institutions, and how they influence decision-making and social outcomes. This is crucial in understanding the challenges and opportunities involved in transitioning to hybrid land governance systems. The discussion on local land governance, particularly in the context of the Mexican situation, adds another layer of complexity to the understanding of hybrid land governance. It highlights how rapid land titling programs may have unintended consequences, such as property price inflation and gentrification, which can significantly impact the dynamics of land governance. Finally, the subsection introduces various approaches like participation, subsidiarity, and participatory budgeting as tools to address the intricate dynamics of how hybrid land governance transpires. These approaches emphasise the importance of active community involvement, decentralised decision-making, and collaborative planning in navigating the challenges and opportunities inherent in transitioning to hybrid land governance systems.

Kalandides (2018) offers a unique perspective by delving into the emotional and psychological connections individuals have with the land. This work provides insights into how individuals perceive and adapt to shifts in land administration, emphasising the importance of understanding

the subjective experiences of stakeholders (Kalandides, 2018:124). This contribution adds depth to the discussion by acknowledging the intricate interplay between personal sentiments and land governance dynamics.

Hornby (2017) and Fransen (2006) provide contextual complexity that influences attitudes towards hybrid land governance. Hornby's (2017) work underscores the importance of considering the historical and cultural context in shaping perceptions of land governance systems (Hornby, 2017:113). Similarly, Fransen's contribution emphasises the significance of understanding the cultural landscape and local practices that influence land governance preferences (Fransen, 2006:89). Together, these authors emphasise the need to consider broader socio-cultural factors in the transition process.

Barry and Danso (2014) delve into behaviour patterns in peri-urban regions, shedding light on the potential manipulation of customary land titling systems. Their research provides insights into the practical challenges of implementing land governance transitions, particularly in regions with diverse and dynamic land tenure arrangements (Barry & Danso, 2014:78). This contribution highlights the importance of addressing behaviour and practices that may influence the success of land governance reforms.

Avelino and Rotmans (2009) present a robust framework for comprehending power dynamics within land governance transitions. Their conceptualisation of power through multiple lenses offers a comprehensive view of how power structures influence decision-making processes (Avelino & Rotmans, 2009:234). This framework enriches the discussion by providing a theoretical foundation for understanding the complexities of power dynamics in the transition process.

Fourie's (1996) social model recognises external influences, conflict, and structural dynamics in land tenure and settlement. By acknowledging the multifaceted nature of factors influencing land governance, Fourie's (1996) work provides a holistic view of the challenges and opportunities in the transition process (Fourie, 1996:167). This model serves as a valuable tool for analysing the intricate interactions between various stakeholders.

Leduka (2006) underscores the dispersal of power among external players, emphasising societal non-compliance as a strategic lever. His perspective adds a critical dimension to the discussion by highlighting the agency of communities in influencing land governance outcomes (Leduka, 2006:112). This insight underscores the need to consider the dynamic interactions between communities and external actors.

Gaventa and Pettit (2011) accentuate the interplay of power, participation, and leadership, advocating for skills in facilitation, negotiation, and relationship-building. Their emphasis on inclusive decision-making processes enriches the discussion by highlighting the importance of community involvement in shaping land governance outcomes (Gaventa & Pettit, 2011). This perspective underscores the significance of fostering collaborative processes in the transition to a new land governance system.

De Soto (2000) and Tellman, Eakin, Janssen, de Alba, and Turner (2021) shed light on the Mexican context, attributing informality to bureaucratic delays and demonstrating the potential consequences of swift land titling programs. Their research offers valuable insights into the challenges specific to the Mexican context, emphasising the need for strategic approaches to address informality (De Soto, 2000:78; Tellman et al., 2021:245). This contextual understanding enriches the discussion by providing practical insights for regions facing similar challenges.

Barry's (2020) research illuminates the intricate interplay of interests, affiliations, and gains in local land governance. His work adds a critical dimension to the discussion by highlighting the complexities of interests and motivations influencing land governance decisions (Barry, 2020:56). This insight underscores the need to consider the diverse array of stakeholders and their respective interests.

Barnes, Newman, and Sullivan (2007) underscore the pivotal role of participation in effective governance and development, emphasising community involvement. Their emphasis on community engagement provides a valuable perspective on the importance of inclusive decision-making processes (Barnes, Newman, & Sullivan, 2007:210). This perspective aligns with the broader call for community involvement in shaping land governance outcomes.

Carra, Levi, Sgarbi, and Testoni (2018) introduce subsidiarity through the Italian administration, advocating for localised governance to enhance efficiency. Their contribution provides insights into alternative governance models that prioritise localised decision-making (Carra et al., 2018:134). This perspective offers a valuable alternative for regions seeking to enhance efficiency through decentralised governance structures.

Schumacher (1973) and Cahill (2017) outline the principles of subsidiarity, showcasing its potential in fostering collaboration and citizen involvement. Their work provides a theoretical foundation for understanding the benefits of subsidiarity in governance structures (Schumacher,

1973:89; Cahill, 2017:167). This framework offers valuable insights for regions seeking to enhance citizen participation and collaboration.

Fukuyama (2001) and Beza and Hernandez-Garcia (2018) exemplify sustainable citizenship, demonstrating how community participation fosters a sense of belonging and social capital. Their research highlights the potential benefits of community participation in fostering sustainable citizenship (Beza & Hernandez-Garcia, 2018:245). This perspective offers valuable insights into the broader societal benefits of community involvement in land governance.

Beall and Fox (2009), Buele, Vidueira, Yagüe, and Cuesta (2020), and Piper (2014) explore participatory budgeting as a global phenomenon, providing insight into collaborative budget planning between governments and communities and highlighting the need to navigate local power dynamics. Their research offers valuable insights into collaborative decision-making processes and the challenges associated with navigating power dynamics (Beall & Fox, 2009:78; Buele et al., 2020:345; Piper, 2014:210). This perspective enriches the discussion by providing practical examples of collaborative governance structures.

In synthesis, these contributions provide a comprehensive understanding of the intricate processes involved in transitioning to a new governance system. They collectively underscore the significance of community involvement, decentralised decision-making, and collaborative planning in navigating the challenges and opportunities in this transition. Additionally, the diverse array of perspectives presented in these works provides a rich tapestry of theoretical and practical insights for regions seeking to navigate the complexities of land governance transitions.

2.2.2.1. International and local precedent studies in land governance

The preceding account presents a range of strategies, including participation, subsidiarity, and participatory budgeting, envisioned as essential instruments to navigate the complex dynamics inherent in hybrid land governance transitions. These approaches underscore the critical significance of active community involvement, decentralised decision-making, and collaborative planning in effectively navigating the challenges and opportunities inherent in transitioning to hybrid land governance systems.

Diverse scholarly contributions, encompassing both international and local studies, are woven into the narrative, each providing a unique perspective for understanding the intricacies of land governance transitions. For instance, Kalandides (2018) provides insights into the emotional and psychological connections individuals have with the land, emphasising the subjective experiences of stakeholders in the political context in Berlin Germany. Hornby (2017) and

Fransen (2006) contribute contextual richness, focusing on rural villages in Kwa-Zulu Natal, South Africa, and mission stations in the Western Cape, South Africa, respectively. Their work underscores the importance of historical and cultural contexts in shaping perceptions of land governance systems.

Barry and Danso's (2014) exploration of behaviour patterns in peri-urban regions in South Africa sheds light on the potential manipulation of customary land titling systems, emphasising the practical challenges involved in implementing land governance transitions. Avelino and Rotman's (2009) comprehensive framework, developed in Rotterdam, Netherlands, offers a theoretical foundation for understanding power dynamics within land governance transitions. Fourie's (1996) social model, situated in rural areas of the Eastern Cape province, South Africa, acknowledges external influences, conflict, and structural dynamics in land tenure and settlement.

Leduka's (2006) examination of informal land delivery processes in five Anglophone African cities underscores the dispersal of power among external players, highlighting the agency of communities in influencing land governance outcomes. Gaventa and Pettit's (2011) emphasis on power, participation, and leadership in largely developing countries contributes to the understanding of inclusive decision-making processes. De Soto's (2000) and Tellman et al.'s (2021) insights into the Mexican context shed light on informality's attribution to bureaucratic delays and the potential consequences of swift land titling programs.

Barry's (2020) research in Dunoon in the Western Cape, South Africa, elucidates the intricate interplay of interests, affiliations, and gains in local land governance. Barnes, Newman, and Sullivan (2007), based at Bristol University, underscore the pivotal role of participation in effective governance and development, emphasising community involvement. Carra, Levi, Sgarbi, and Testoni's (2018) introduction of subsidiarity through the Italian administration advocates for localised governance to enhance efficiency.

Theoretical foundations outlined by Schumacher (1973) and Cahill (2017) regarding the principles of subsidiarity showcase its potential to foster collaboration and citizen involvement. Fukuyama (2001) and Beza and Hernandez-Garcia's (2018) exploration of sustainable citizenship demonstrates how community participation fosters a sense of belonging and social capital. Beall and Fox (2009), Buele, Vidueira, Yagüe, and Cuesta (2020), and Piper (2014) delve into participatory budgeting as a global phenomenon, providing insights into collaborative budget planning and the need to navigate local power dynamics.

In conclusion, this amalgamation of scholarly perspectives and empirical insights, spanning diverse geographical and theoretical realms, collectively yields a comprehensive understanding of the intricate processes involved in transitioning to a new land governance system. It underscores the paramount significance of community involvement, decentralised decision-making, and collaborative planning in effectively navigating the multifaceted challenges and opportunities inherent in such transitions. The diverse array of perspectives encapsulated in these works offers a rich tapestry of both theoretical and practical insights, rendering them invaluable for regions seeking to navigate the complexities associated with land governance transitions.

2.2.3. Cultural dynamics and transition strategies in communal Land

Governance: Lessons from decentralisation to political perspectives

This subsection delves into the complex nature of decentralisation concerning land governance, emphasising that it doesn't entail a complete relinquishment of authority but rather advocates for a pluralistic approach that integrates both state laws and non-state customs. This approach empowers residents or selected governing bodies within the community and emphasises the importance of community-approved norms and regulations in decision-making processes.

Additionally, it delves into the concept of communalism as a contemporary political phenomenon distinct from religion. It highlights conflicts arising from differing social, economic, and political interests among various religious communities. The potential negative consequences of communalism, including societal degradation and erosion of democratic institutions, are also noted. These discussions contribute to a comprehensive understanding of the challenges and opportunities in transitioning communal settlements to a new land governance system. They provide a theoretical foundation that informs the research's exploration of communal beliefs, institutional capacity, and collaborative land governance, ultimately contributing to the understanding of how hybrid land governance can occur in communal settlements.

Aden Wily (2003) offers a foundational perspective on the complexities of decentralisation in land governance. This work emphasises that decentralisation is not synonymous with a complete relinquishment of authority but rather advocates for a pluralistic approach that integrates both state laws and non-state customs (Aden Wily, 2003:75). This approach empowers residents or selected governing bodies within the community, underlining the importance of community-approved norms and regulations in decision-making processes.

Leduka (2006:112) sheds light on conflicts arising from differing social, economic, and political interests among various informal communities. Leduka's (2006) work provides invaluable insights

into the intricate sociocultural dynamics and collective decision-making processes inherent to communal living.

Engineer (1992) and Malhotra (1992) further contribute to the discussion of communalism, presenting it as a contemporary political phenomenon distinct from religion. Their works highlight the conflicts and potential negative consequences, including societal degradation and erosion of democratic institutions, stemming from differing interests among various religious communities (Engineer, 1992:34; Malhotra, 1992:76). Usmani's (2019) definition of communalism as a political alliance with religious communities seeking to maximise their interests while potentially affecting others adversely further emphasises the challenge communalism poses to social harmony (Usmani, 2019:245). Collectively, these contributions offer a robust theoretical foundation that informs the research's exploration of communal beliefs, institutional capacity, and collaborative land governance. They provide invaluable insights into the intricate challenges and opportunities inherent in transitioning communal settlements from traditional to modern land governance systems. This theoretical groundwork lays the foundation for the subsequent examination of practical implications and potential strategies for achieving successful land tenure reform within communal settlements.

The next part of this subsection provides valuable insights into the political dimensions of land governance, particularly through the perspectives of scholars like Huntington (1965) and Fukuyama (2014). The discussion of Huntington's (1965) framework highlights potential challenges and conflicts that may arise during transitions in land governance systems. It addresses the potential for instability and conflict during the process of modernisation, which is pertinent to understanding the complexities of implementing land governance.

Huntington (1965), through his framework outlined in "Political Order in Changing Societies," provides valuable insights into the challenges and conflicts that may arise during transitions in land governance systems (see Section 3.1). This work focuses on the potential for instability and conflict during the process of modernisation, particularly as traditional political structures transform. Huntington's (1965) framework adds depth to the understanding of the complexities involved in implementing a new land governance system (Huntington, 1965:57).

Fukuyama (2014), as exemplified in his book "Political Order and Political Decay," emphasises the crucial role of strong and effective state institutions in maintaining political order and achieving sustainable development. His perspective highlights the significance of capable and legitimate state institutions, characterised by the rule of law, accountability, and transparency, in governing effectively. Fukuyama's (2014) framework underscores the potential for institutions to evolve and

adapt to changing circumstances, contributing to the development of modern political systems (Fukuyama, 2014:112).

Parsons (1964), through his examination of culture, modernity, and development, offers insights into how institutions and traditions interact within societies. Parsons critiques traditional culture's collectivist tendencies and advocates for education to shift cultural outlooks toward the modern world. This work highlights the tensions between tradition and development, providing perspectives on how institutions can mediate these dynamics to achieve stability and progress (Parsons, 1964). The incorporation of these theoretical frameworks enriches the exploration of the psychological aspect of land governance by connecting individual attitudes and intentions to the larger societal and political contexts.

As the theory of planned behaviour is examined for its implications on land governance decisions, these frameworks provide a broader theoretical backdrop that underscores the complexity of psychological factors within communal settlements. Furthermore, Fukuyama's (2014) concept of political decay, wherein social mobilisation precedes economic growth, leading to demands for political participation, is pertinent to the discussion. It highlights the potential consequences of a political system's failure to accommodate this participation, potentially resulting in instability and chaos. This perspective offers additional depth to the understanding of the intricate interplay between political development, social mobilisation, and economic growth.

It is crucial to acknowledge that while Fukuyama's (2014) ideas have been highly influential, they have also faced criticism for potentially oversimplifying the complexity of political and social development. This underscores the ongoing debates and discussions surrounding these theoretical frameworks and their applicability in diverse contexts.

2.2.4. Synthesis of psychological determinants

The components discussed in this section of the literature review, including individual perspectives, community engagement, transparency and accountability, adaptability, external assistance, power dynamics, and cross-context learning, synergistically contribute to the realisation of a new land governance system. These diverse aspects come together to form and advance the frameworks of new land governance systems. In essence, these factors collectively facilitate the process of transitioning to a new land governance system. They harmonise with societal aspirations, fostering a sense of empowerment and capability among individuals and communities. Additionally, they enhance individuals' confidence and proficiency in managing land-related affairs.

From a psychological perspective, these aspects shed light on the intricate interplay between human attitudes and behaviours within the broader social context during the transition to a new land governance system. The examination of individual attitudes towards embracing a new land governance system acknowledges their influential role. The recognition of community participation aligning with societal expectations demonstrates the interaction between collective norms and individual actions. The discussion of transparency, accountability, and perceived control underscores the role of individuals' perceptions in shaping their level of engagement. The concept that adaptable systems resonate with attitudes and perceived ability highlights the interrelationship between personal beliefs and capabilities during the transition process. The inclusion of external change agents and the consideration of power dynamics acknowledge the impact of external factors and power structures on individual decision-making and behaviours. The analysis of comparative insights, frameworks, and community demands showcases the importance of combining personal experiences with broader social influences.

Given the philosophical perspective embraced in this study, a critical realist viewpoint would perceive the review of literature in this section as an examination that harmonises subjective aspects with objective observations. The review of literature in this section delves into the interplay between individuals' attitudes and actions within the wider social milieu during the shift to a hybrid method of land governance. From the standpoint of critical realism, it recognises the significance of both personal interpretations and external societal frameworks.

The text emphasises that individuals' attitudes toward embracing hybrid land governance have an impact. It recognises that community participation aligns with societal expectations, showing how broader norms affect an individual's actions. The review of literature in this section also discusses the importance of transparency, accountability, and perceived control. It acknowledges that an individual's sense of control can be influenced by the systems in place and their understanding of them. The idea that adaptable systems match with attitudes and perceived ability reflects the interplay between personal beliefs and capabilities in the transition. The role of external change agents and power dynamics is also addressed, illustrating that social structures and power relations shape how individuals navigate transitions. This aligns with the focus on the impact of underlying structures on human behaviour.

Comparative insights, frameworks, and community demands are all considered in the analysis. This holistic approach recognises the interaction between individual experiences and broader social contexts. The use of case studies and insights from research underscores the value of combining personal and collective experiences for a more comprehensive understanding. Summing it up, the analysis presents a balanced exploration of how individual attitudes and

behaviours are influenced by societal norms and structures during the transition to a hybrid land governance approach. It underscores the importance of both personal perceptions and external social forces in shaping this process.

2.3. SOCIOLOGICAL DETERMINANTS: INSTITUTIONAL DYNAMICS AND POLITICAL ORDER: ROLES, EXPECTATIONS, AND MANAGEMENT STRATEGIES

The research areas under consideration encompass communal land governance and tenure administration, land tenure upgrading, and the sociological facet of land governance. This facet primarily examines the social consequences and interactions arising from the modernising effects of enhanced land tenure in communal settlements. It delves into the influence of changes in land governance systems on the communal community's social fabric, institutional roles, political stability, and economic opportunities. Moreover, it explores the effects on social mobilisation, accountability, and democratic practices within the communal settlement. The research question, "What are the roles, expectations, and management strategies of the institutions and actors that drive hybrid land governance?" aligns cohesively with this sociological dimension, as it endeavours to comprehend how enhanced land tenure affects the communal community's social, political, and economic dynamics and the institutions responsible for managing land resources under the novel governance system. Emphasising the evaluation of state capacity and autonomy underscores the significance of comprehending how the government's capabilities impact effective governance and land reform in communal settlements. Thus, this sociological perspective significantly contributes to a comprehensive approach to land governance, encompassing not only technical aspects but also the social and political dimensions pertinent to communal settlements.

2.3.1. Investigation of land governance approaches in communal settlements

This subsection presents a comprehensive exploration of different land governance approaches, encompassing customary land tenure, upgrading informal land tenure, and the development of cadastral systems, in conjunction with the examination of the transition to a new land governance system in communal settlements. The inclusion of these diverse forms of land governance in the literature review yields notable advantages as it fosters a holistic and contextually applicable comprehension of land tenure matters. Integrating multiple perspectives enables subtle analysis, informs policy implications, and addresses existing gaps in knowledge, thus enhancing the overall rigour and significance of the research.

In response to challenges faced by land reform initiatives in South Africa, the Legal Entity Assessment Project, presently known as the Learning Approach to Securing Land Tenure

(LEAP), was initiated in 1998. The Department of Land Affairs sought the assistance of the Rural Advancement NGO following the ineffectiveness of several community property organisations established post-1994. This endeavour encompassed various case studies conducted within the province of KwaZulu-Natal, South Africa (Hornby, Kingwill, Royston, & Cousins, 2017). The primary objective of these studies was to evaluate tenure security within communal property associations and land-holding trusts. Employing a collaborative and interactive research approach for the examination of land tenure in rural communities allowed for a comprehensive understanding of the underlying issues and challenges.

This project provides valuable insights into the institutional dynamics and political order in hybrid land governance. One significant research outcome was the recognition of the intricate and dynamic nature of an individual's land access and rights assertion. In the context of various rural villages in South Africa, land tenure complexities were found to be not solely a consequence of land reform efforts perpetuating tenure insecurity. A prominent methodological feature employed was learning through dialogue and action research. This approach is grounded in the belief that theory should not only serve as an instrument for understanding the world but also for effecting meaningful change. The research findings have prompted a critical inquiry into the efficacy of formal land tenure, specifically through the issuance of title deeds, in ensuring tenure security for communal settlements. According to scholars involved in the LEAP project, the existing land tenure system in South Africa falls short of providing the requisite level of security. Instead, they posit that well-organised informal and customary structures can offer more robust tenure security.

The LEAP study focused on government initiatives to formalise tenure arrangements in the case studies through the issuance of title documents. It was discovered that locally entrenched property relationships proved challenging to convert into registered tenures. Kingwill (2020) contends that the fixation on land tenure has become all-consuming and asserts that the emphasis should shift towards establishing institutions centred on land rights, including customary rights. According to Kingwill (2020), a concentration on establishing legislation to secure land tenure often leads to ideological disputes and may not be the most effective avenue for improving land tenure (Gumede, Kingwill, Khanyeza, & Sihlali, 2020).

The collaborative and interactive research approach of the LEAP project employed in examining land tenure in rural communities allows for a comprehensive understanding of the underlying issues and challenges. It also recognises the complex nature of an individual's land access and rights assertion, emphasising that tenure complexities were not solely a consequence of land reform efforts. Furthermore, the project's focus on government initiatives to formalise tenure arrangements through the issuance of title documents highlights the institutional efforts to

address land tenure issues. The challenges faced in converting locally entrenched property relationships into registered tenures underscore the intricacies of institutional dynamics in the context of land governance. Kingwell's (2020) advocacy suggests a redirection of focus away from the fixation on land tenure towards the establishment of institutions centred around land rights. This includes customary rights and entails the development of the necessary infrastructure to support these rights. The argument posits that an excessive concentration on tenure tends to lead to ideological conflicts. According to this perspective, relying solely on tenure laws is an ineffective approach for fortifying tenure. Instead, efforts should be channelled into constructing robust institutions capable of enhancing tenure.

2.3.2. Diverse Perspectives on Land Tenure Reform in South Africa

Good Governance Africa, a non-governmental organisation, conducted research across various African nations to bridge the gap between the government and the business sector. The focus of this research was on enhancing governance, management, and sustainability of land tenure, titling, and reparations issues in South Africa.

Beinart, Delius, and Hay (2017) challenge the impact of conservative and non-democratic sources of power, asserting that these sources cause polarisation within the progressive right. Conventional intermediaries, according to them, are not accommodating changes in land ownership and administration. This perspective argues for the partitioning and conversion of collectively owned land rights into freehold. However, others, such as Hornby, Kingwill, Royston and Cousins (2017) and Cousins (2021), are critical of this argument and land titling for all.

Cousins (2021) acknowledges the positive aspects of the analysis conducted by Beinart, Delius, and Hay (2017) regarding challenges related to land restitution and the subsequent recommendations they formulated. Despite recognising the strengths, Cousins (2021) reveals reservations about Beinart, Delius, and Hay's views specifically on land tenure. Cousins (2021) suggests that their argument could be improved by engaging more comprehensively with critics of titling and considering alternative proposals. Essentially, Cousins (2021) acknowledges the merits of their work while pointing out areas where further discussion or exploration may enhance the overall argument or perspective presented by Beinart, Delius, and Hay (2017).

Despite varying viewpoints, there is a general agreement that the challenge in implementing hybrid land governance systems lies at the national level due to the insufficient capacity of the state (Hornby, Kingwill, Royston, & Cousins, 2017; Beinart, Delius, & Hay, 2017; Hull and Whittal, 2021; Gumede, Kingwill, Khanyeza, and Sihlali, 2020). There is a need to capacitate the state to develop land administration institutions supporting customary tenure. It is also agreed that

although customary land rights are widely respected, people who want to convert to freehold must be able to do so. However, current and proposed land legislation, such as the Communal Tenure Bill (South Africa, 2017), is deemed too complex and resource-intensive (Beinart, Delius & Hay, 2017).

A continuum of tenure rights is suggested as a popular alternative, with systems like fit-for-purpose land administration seen as scalable towards increased tenure security and protection of land rights in communal settlements (Barry, 2018; Hull & Whittal, 2021; Enemark, McLaren, and Lemmen, 2021).

Delius and Beinart (2021) provide a comprehensive examination of the challenges involved in establishing a secure land tenure system in South Africa. They highlight the absence of consensus among different interest groups regarding the appropriate approach and propose policy approaches that incorporate diverse perspectives. The authors advocate for a gradual transition from customary tenure to registered titled land, emphasising the importance of developing the capacity to stay up with technology improvements.

The contrasting viewpoints and recommendations regarding land tenure in South Africa are prominently reflected in scholarly publications. The LEAP project researchers advocate for a comprehensive overhaul of legal and institutional frameworks to tackle tenure-related challenges and safeguard land rights (Hornby, Kingwill, Royston and Cousins, 2017). Cousins and Claarssens (2016) interrogate the notion that tenure security is contingent upon the possession of a title deed, proposing interventions aligned with locally embedded property relationships. In contrast, Delius and Beinart (2021) advocate for a gradual transition from customary tenure to registered titled land.

Barry's (1999) viewpoint posits that the efficacy of the cadastral system for land tenure hinges upon the stability of the prevailing conditions, contributing to the comprehension of the interplay between the effectiveness of the cadastral system and the necessity for alternative approaches to land tenure. The LEAP project (Hornby, Kingwill, Royston and Cousins, 2017) and Barry (1999) mutually emphasise the importance of enhanced governance and responsible management in land tenure issues.

Hull's (2019) viewpoint highlights the limitations of current land reform efforts and focuses on land tenure reform within customary settings. The conceptual framework in this work aims to guide the establishment of cadastral systems in contexts where customary land rights are prevalent, contributing significantly to our comprehension of land tenure reform.

Regarding policy interventions, the LEAP project researchers (Hornby, Kingwill, Royston and Cousins, 2017) posit the implementation of communal general plans and registers. Cousins and Claassens (2006) emphasise the importance of policy frameworks considering the complex dynamics of social tenures. Delius and Beinart (2021) advocate for a new land administration system, proposing the introduction of a Land Records Act.

2.3.3. Transition Management and Policy Interventions

Transition management, as conceptualised by Loorbach (2007), involves understanding and managing change processes in social systems and developing governance principles to facilitate these transitions. It emphasises openness, changes, and non-linearity in socio-technical and innovation systems.

The gradual transition advocated by Beinart, Delius, and Hay (2017) can be seen as a change from one relatively stable land tenure system to another, which is consistent with the idea of transition in the Loorbach model. Furthermore, transition management emphasises stakeholder participation and experimentation as key elements of governance. Beinart, Delius, and Hay's (2017) acknowledgement of the need for shorter-term strategies in addition to the long-term transition suggests an openness to experimentation and learning from different approaches. This aligns with the principles of transition management, which promotes reflexive societal processes, collaboration, and learning among stakeholders.

Beinart and Delius (2021) refute Cousins' (2021) argument that they provide a binary choice in terms of policy alternatives, claiming that Cousins (2021) is mistaken. Instead, they advocate a multimodal strategy that includes strengthening and clarifying family rights under customary law while also gradually implementing the recording, registration, and titling of land. The authors highlight the importance of granting property rights directly to landowners instead of relying on intermediaries who might exploit their position for personal gain or political purposes.

While acknowledging that their perspective may not be universally representative, the authors draw upon their research experience in rural areas of South Africa, particularly in provinces such as the Eastern Cape, Mpumalanga, and Limpopo, to assert that this view is widely prevalent among local communities in those areas. However, they note that this viewpoint is contested, particularly by chiefs, traditional councils, and those who oppose the idea of titling land (Beinart & Delius, 2021).

Both Cousins (2021) and Beinart and Delius (2021) have different perspectives on land tenure reform, with Cousins (2021) emphasising the role of institutions and Beinart and Delius (2021) advocating for individual and family rights. The feasibility of their opinions depends on various factors and context-specific considerations.

Fukuyama's (2014) suggestion that the democratisation of communal settlements leads to economic growth, social mobilisation, and accountability aligns more closely with Beinart, Delius, and Hay's (2017) viewpoint. By directly granting rights to individuals and families, there exists the potential for increased personal agency and motivation for economic endeavours, along with heightened responsibility and engagement in the decision-making processes.

However, it is crucial to acknowledge that the practicality of implementing these concepts relies on the unique circumstances, cultural norms, and legal frameworks of individual communities or countries. The success of land tenure reforms requires a careful balance between individual rights and collective interests, as well as effective governance structures and institutional capacity. Ultimately, the most feasible approach would be one that considers the unique needs and aspirations of the communities involved, taking into account their historical context, socio-economic conditions, and cultural dynamics. It may involve a combination of individual and collective rights, tailored to the specific context and with mechanisms in place to ensure transparency, accountability, and inclusive decision-making.

2.3.4. Synthesis of the sociological determinants

The section addresses the research question "What are the roles, expectations, and management strategies of the institutions and actors that drive hybrid land governance?" in the context of faltering land reform efforts in South Africa. It presents a comprehensive overview of various perspectives, approaches, and challenges related to hybrid land governance within communal settlements.

The discussion encompasses the roles and expectations of different stakeholders, including governmental bodies, non-governmental organisations, and local communities, as well as management strategies proposed by researchers, policymakers, and practitioners. This exploration delves into various initiatives and projects that have been undertaken to tackle the intricate challenges surrounding land reform and tenure security in South Africa. Within this exploration, a range of perspectives emerges on the subject of land tenure, encompassing the importance attributed to customary rights, communal property groups, and the formalisation of title deeds. Differing viewpoints come to light regarding the efficacy of established formal land

tenure systems, sparking discussions about the need to take into account property relationships that are deeply ingrained within local contexts.

Furthermore, the exploration delves deep into the intricate landscape of implementing new governance systems. This process involves not only navigating the complexities of melding customary and statutory law but also addressing power dynamics and valuing community perspectives. Amid these discussions, the exploration acknowledges the limitations inherent in current land reform endeavours and proposes alternative pathways for land tenure. These pathways include gradual transitions, active community engagement, and the strengthening of institutions responsible for land administration.

The sociological aspect of the study is provided through the in-depth exploration of various perspectives and approaches to land governance and tenure in communal settlements, particularly within the context of South Africa. The section discusses how different sociological, cultural, and historical factors influence land tenure practices and reforms. It addresses issues related to communal property rights, customary land tenure, indigenous rights, and the challenges faced in transitioning to a new land governance system. The discussion encompasses multiple viewpoints and scholarly contributions, highlighting how sociological factors such as local customs, community dynamics, power structures, and historical injustices play a crucial role in shaping land tenure patterns.

The various studies mentioned in this section contribute to the understanding of sociological aspects by offering different perspectives on how land tenure systems impact individuals and communities and how policy interventions can affect social dynamics. Furthermore, the examination extends to the involvement of various stakeholders, encompassing governmental bodies, non-governmental organisations (NGOs), traditional authorities, and local communities, in shaping the trajectory of land tenure policies and reform efforts.

The crucial role of active participation, inclusiveness, and collaborative efforts among diverse social actors is acknowledged, emphasising their role in crafting robust land governance strategies that resonate harmoniously with the intricate tapestry of local sociocultural contexts. In addition, the exploration dives into the complexities and discussions that revolve around policy paradigms. One of these discussions pertains to the choices between conferring individual title deeds or establishing collective tenure systems. These debates mirror broader sociological considerations, revolving around the equitable distribution of power, resources, and entitlements within communities.

The authors of the studies examined within this context present divergent perspectives, contributing to the ongoing discourse about whether formalising land tenure through individual titles or strengthening customary and informal frameworks offers a more effective solution to address tenure insecurity while fostering societal fairness. In its exploration of various dimensions of land tenure reform in the context of South Africa, this section embodies a critical realist perspective. In critical realism, there is an acknowledgement that the reality being studied is complex and influenced by multiple factors. The examination in the section thoroughly considers various viewpoints and intricate factors that play a role in shaping the reform process. Critical realism seeks to understand not only the surface-level phenomena but also the underlying structures and mechanisms that contribute to the observed outcomes. Rather than presenting a singular narrative, the review embraces a tapestry of diverse perspectives, acknowledging that the landscape of land governance is shaped by an array of intricate factors. By focusing on the South African milieu, the review underscores the profound importance of comprehending the historical, cultural, and socio-economic elements that contribute to the intricate tapestry of land tenure reform.

Such an approach recognises the inherent diversity of reality and emphasises that local circumstances play a pivotal role in shaping the outcomes that transpire. Throughout the analysis, there's a consistent accentuation of the necessity for adaptability and flexibility.

This emphasis underscores the value of drawing insights from diverse policy approaches and experimenting with strategies that can be finetuned based on observed outcomes. This inclination toward learning and adaptation resonates harmoniously with the foundational principles of the critical realist framework, which places a premium on comprehending and adapting to the underlying mechanisms that drive phenomena. Moreover, the exploration seamlessly bridges theoretical concepts with pragmatic implementation by delving into the real-world implications of the insights gleaned. It acknowledges that a profound understanding of the underlying structures can serve as a compass guiding tangible action, effectively forging a connection between theoretical analysis and its tangible applications in the real world.

2.4. PHILOSOPHICAL DETERMINANTS: UNDERLYING FACTORS THAT INFLUENCE THE ECONOMIC, SOCIAL, AND POLITICAL ASPECTS OF A COMMUNAL SETTLEMENT

This section examines the inquiry: What are the fundamental causal structures and emerging mechanisms that impact the economic, social, and political facets of the communal settlement? It examines the structures and mechanisms that impact the economic, social and political factors that shape the transition towards a new land governance system. Collectively, these subsections

offer a background for analysing the intricacies and dynamics of land resource management within communal settlements.

2.4.1. Insights and Dynamics in Communal Settlements

This section conducts a thorough examination of diverse scholarly contributions that shed light on the causal structures and emergent mechanisms (see Section 3.1.3) influencing the economic, social, and political dimensions of communal settlements. The chosen studies offer crucial insights into the intricacies associated with introducing new land governance systems within communal settlements, particularly focusing on communities that faced challenges in transitioning to a new land governance system. These challenges arose from unforeseen underlying causal structures and emerging mechanisms.

Barry's (2011) seminal work on the Elandskloof case study offers a direct and pertinent perspective for the present research. Elandskloof marked the initial instance of land restitution in post-apartheid South Africa, with the government restoring land to a community. Subsequently, the Elandskloof communal property association experienced dysfunction, leading to its placement under government administration by the courts. Barry's (2011) study delved into the challenges, community involvement, transparency, accountability, and education within the specific context of the Elandskloof community. Titus (2017) complements Barry's (2011) research by providing a comprehensive analysis of land restitution processes in the broader context of South African democracy, specifically focusing on the Elandskloof community. This study emphasises the critical role of capacity building, infrastructure development, and investment opportunities in conjunction with land restitution efforts.

Furthermore, Barry and Mayson's (2002) study provide valuable insights into the behaviour within the Elandskloof community during the land restitution process. It vividly illustrates how internal dynamics and rule manipulation by competing sub-groups led to persistent challenges even after land restitution. The study underscores the value of establishing clear objectives and a long-term vision in guiding land restitution efforts.

When compared with Luduka's (2006) and Tellman et al.'s (2021) work, a more in-depth understanding of the key success factors in implementing hybrid land governance systems within communal settlements emerges. Luduka's (2006) research underscores the complexity of interactions between formal and informal institutions, aligning with Barry's (2011) observations of conflicts and rule manipulation within the Elandskloof case. Tellman et al.'s (2021) study on institutional entrepreneurs provides additional insights into potential power imbalances,

reinforcing the importance of addressing these challenges to achieve effective hybrid land governance within communal settlements.

Examining causal structures and emergent mechanisms is pivotal in understanding the factors influencing the successful implementation of hybrid land governance systems within communal settlements, particularly in the Elandskloof community. The historical context, legal frameworks, communal property formulation, and institutional management emerge as crucial causal structures. Additionally, emergent mechanisms such as community dynamics, capacity gaps, unmet expectations, stakeholder interplay, and participatory processes significantly influence the outcomes of land governance transitions.

2.4.2. Synthesis of philosophical determinants

Addressing the central inquiry into the underlying causal structures and emergent mechanisms influencing the economic, social, and political aspects of communal settlements, this subsection of the literature review delves into a variety of perspectives. These viewpoints collectively shed light on the intricate dimensions of land governance and its broader implications.

This literature review section explores the underlying causal structures and emergent mechanisms influencing the economic, social, and political aspects of communal settlements. It focuses on the Elandskloof case, emphasising challenges faced during the transition to a new land governance system. Barry's (2011) work provides insights into the complexities, community involvement, and repercussions of dysfunction within the communal property association.

A broader perspective is offered by Titus, who analyses land restitution processes in post-apartheid South Africa, underscoring the significance of capacity building and investment in tandem with land restitution efforts. The synthesis of Luduka's and Tellman et al.'s studies yields deeper insights into the success factors for hybrid land governance, emphasising the intricate interactions between formal and informal institutions.

2.5. LAND GOVERNANCE FRAMEWORKS AND CONSIDERATIONS

This section delves into legislative proposals and innovative strategies designed to reform land tenure within communal settlements. Focused on understanding and navigating the complexities within the community, these proposals aim to establish a structured framework for land administration and tenure. The success of these legal initiatives is inherently tied to comprehending the intricate undercurrents within the community that can significantly influence their effectiveness.

2.5.1. Legislative proposals and perspectives on effective land governance in communal settlements

Legislative proposals, such as the Communal Land Tenure Bill and the proposed Land Records Act, aim to establish a structured framework for land administration and tenure in communal areas. These proposals address challenges related to off-register landholdings and seek to provide secure and formalised property rights for community members. While the legislative focus is on creating a legal and administrative foundation, the success of these proposals is inherently tied to understanding and navigating the complex undercurrents within the community. The proposed Land Records Act, for instance, seeks to extend secure rights to all landholders, including those with off-title land holdings, thereby fostering economic stability. Economic disparities, local livelihoods, and resource distribution within the community are vital undercurrents that influence the effectiveness of economic development initiatives tied to land governance. Legislative proposals often emphasise community participation and inclusive decision-making processes. Social cohesion, cultural norms, and historical relationships are undercurrents that impact how community members engage with and respond to proposed legislative changes, influencing social harmony or potential conflicts. The Communal Land Tenure Bill may have implications for the distribution of political power within communal spaces. Existing power structures, leadership dynamics, and political affiliations within the community are undercurrents that can either facilitate or impede the implementation of legislative changes.

The Final Report of the Presidential Advisory Panel on Land Reform and Agriculture (Mahlati, Hall, Karaan, Kriek, Mabasa, Moagi, Ngcobo, Ngcukaitobi, Serfontein & Sihlobo, 2019) underscores the urgent need for effective land tenure reform and administration, drawing attention to the significant proportion of South Africans lacking documented land rights. This emphasises the critical importance of establishing secure and formalised property rights.

Van Der Molen (2006) introduces innovative land tenure systems in Southern African nations, providing a comparative framework that informs the transition process. This approach imparts valuable lessons derived from a diverse array of methodologies.

Beinart, Delius, and Hay (2017) introduce notable legislative proposals—the Communal Land Tenure Bill and the proposed Land Records Act. These propositions seek to establish a structured framework for land administration and tenure in communal areas, specifically addressing challenges related to off-register landholdings.

Kingwill (2018) argues that implementing the proposed Land Records Act would establish a comprehensive land administration framework, extending secure rights to all landholders,

including those with off-title land holdings. This perspective provides crucial insights into the practicality and effectiveness of the proposed legislative change.

Eglin (2017) delves into the functionality of the proposed Land Records Act, highlighting its compatibility with the two-way continuum model. This underscores the significance of integrating both land registration and land records systems to ensure secure land tenure.

In additional observations, Beinart, Delius, and Hay (2017) shed light on the potential compatibility of the Land Records System with existing defensive laws like IPILRA and PIE. They also propose potential alignment with SPLUMA, emphasising the importance of progressive improvements in disadvantaged regions.

The Final Report on the Presidential Advisory Panel on Land Reform and Agriculture (Mahlati, Hall, Karaan, Kriek, Mabasa, Moagi, Ngcobo, Ngcukaitobi, Serfontein & Sihlobo, 2019) strongly endorses the implementation of the proposed Land Records Act to incorporate off-register land tenure records. This endorsement significantly reinforces the importance of this potential reform, providing a clear path toward resolving challenges in land governance.

Beinart, Delius, and Hay (2017) draw attention to potential challenges, particularly the contentious nature of a parallel system and concerns raised by geomatics professionals. This underscores the critical debates and considerations surrounding the proposed reforms.

Kingwill (2018) expresses scepticism regarding the current draft of the Communal Land Tenure Bill, suggesting that it may not fully meet the requirements for enforceable national guidelines and a viable framework of land administration in communal spaces. This prompts a necessary evaluation of the proposed bill's practicality and effectiveness.

2.5.1.1. Policy and legislative frameworks: informing transformations in land governance systems

The exploration of legislative initiatives and innovative strategies aimed at reforming land tenure within communal settlements reflects a dedicated effort to establish a structured framework for land administration and tenure. Notably, legislative proposals such as the Communal Land Tenure Bill and the proposed Land Records Act seek to address challenges related to off-register landholdings, with the overarching objective of providing secure and formalised property rights for community members. This legislative focus underscores the significance of creating a legal and administrative foundation. However, the success of these proposals is intricately tied to a comprehensive understanding of the complex undercurrents within the community.

The proposed Land Records Act, for instance, endeavours to extend secure rights to all landholders, encompassing those with off-title land holdings, thereby contributing to economic stability. However, the effectiveness of such legal initiatives is contingent upon a comprehensive understanding of economic disparities, local livelihoods, and resource distribution within the community. Legislative proposals consistently highlight the importance of community participation and inclusive decision-making processes. This emphasis underscores the role of social cohesion, cultural norms, and historical relationships as undercurrents influencing how community members engage with and respond to proposed legislative changes, thereby impacting social harmony or potential conflicts.

Moreover, the Communal Land Tenure Bill introduces potential implications for the distribution of political power within communal spaces. This consideration brings to light the influential factors of existing power structures, leadership dynamics, and political affiliations within the community, which can either facilitate or impede the implementation of legislative changes.

The Final Report of the Presidential Advisory Panel on Land Reform and Agriculture (Mahlali et al., 2019) accentuates the urgent need for effective land tenure reform, highlighting the substantial proportion of South Africans lacking documented land rights. This underscores the critical importance of establishing secure and formalised property rights, aligning with the legislative proposals discussed.

Van Der Molen (2006) contributes insights by introducing innovative land tenure systems in Southern African nations, providing a comparative framework that informs the transition process. Additionally, Beinart, Delius, and Hay (2017) shed light on the potential compatibility of the Land Records System with existing defensive laws, emphasising the importance of progressive improvements in disadvantaged regions. However, challenges, particularly the contentious nature of a parallel system, are acknowledged, illustrating the critical debates surrounding proposed reforms.

Kingwill's (2018) scepticism regarding the Communal Land Tenure Bill prompts a necessary evaluation of the practicality and effectiveness of the proposed legislative change. These critical examinations collectively underscore the need for a comprehensive review and understanding of legislative proposals within the context of complex community undercurrents.

2.5.2. Innovative strategies for land tenure reform: a multifaceted examination

Understanding and incorporating community undercurrents into the design and implementation of land tenure reform strategies is vital for ensuring these reforms meet the unique needs of the community, foster sustainable development, and mitigate potential challenges tied to economic, social, and political dimensions.

The connection between diverse strategies for managing land tenure reform, such as fit-for-purpose land administration, the continuum model, and blockchain-based land titling, and recommendations for addressing challenges in land governance and community undercurrents involves considering the multifaceted impact of these strategies on economic, social, and political aspects within a community's development.

Economic disparities, livelihood patterns, and resource access are key undercurrents affecting economic aspects. Implementing fit-for-purpose land administration, the continuum model, or blockchain-based titling should consider the economic landscape, ensuring that these strategies align with local economic activities and provide opportunities for inclusive economic growth.

Social cohesion, cultural norms, and historical relationships are undercurrents influencing social dynamics. Strategies for land tenure reform should be sensitive to social dynamics, respecting cultural practices and fostering community participation to ensure broad acceptance and collaboration.

Existing power structures, leadership dynamics, and political affiliations shape the political landscape. Strategies should navigate the political landscape, involving local governance structures and aligning with community preferences to avoid potential conflicts.

The Continuum Model and Matrix Analysis, as discussed by Hull, Babalola, Whittal (2019), Hornby, Kingwill, Royston, Cousins (2017), and Barry and Augustine (2016), collectively challenge the traditional one-way continuum model. They advocate for a more complex viewpoint, positing that tenure arrangements can transition bidirectionally. This complex understanding underscores the complication of land tenure dynamics, emphasising the necessity for adaptable approaches to navigate ideological conflicts.

In contrast, the Fit-for-Purpose Land Administration model, put forth by Enemark, McLaren, Lemmen (2021), Barry (2018), and Hull and Whittal (2021), proposes a pragmatic and participatory approach tailored to meet the specific needs and relationships of communities with

their land. This model highlights the importance of incremental upgrades, offering a more flexible alternative to rigid land regulatory systems.

Furthermore, the Land Administration Domain Model and Social Tenure Domain Model, as discussed by Barry (2013) and Hull and Whittal (2021), present alternative approaches to improving land tenure. Barry expresses reservations regarding the universality of the land administration domain model, while Hull and Whittal (2021) assert its potential to positively contribute to land reform efforts. The Social Tenure Domain Model is viewed as particularly beneficial for informal settlements, as it bridges the gap between formal systems and the practical understanding of land rights on the ground.

Finally, the introduction of Blockchain-Based Land Titling, as proposed by Khan, Ansari, Jain, Sachdeva (2020), Graglia, Mellon (2018), Stefanović, Pržulj, Ristić, Stefanović (2018), and Markunas (2019), offers a revolutionary technology that introduces a decentralised and transparent ledger system for land transactions. This innovation holds the potential to address various land-related challenges and pave the way for the implementation of decentralised governance models.

The inclusion of public participation and stakeholder involvement is essential in navigating social dynamics. Community engagement in decision-making processes acknowledges and respects cultural practices, historical relationships, and social cohesion. By actively involving stakeholders, land governance reforms can be designed to foster social capital and community cohesion, promoting social harmony and acceptance of the proposed changes.

Carra, Levi, Sgarbi, and Testoni (2018) advocate for the integration of public participation and stakeholder involvement, asserting that it is crucial for building trust between decision-makers and the general public. They argue that such participation leads to more effective policy implementation, highlighting the potential benefits of involving stakeholders in decision-making processes. This perspective underscores the importance of inclusive governance approaches in the land reform process.

In contrast, Barnes, Newman, and Sullivan (2007) emphasise the transformative potential of public participation in shaping community capacity and fostering social capital. They highlight the growing recognition of the importance of neighbourhood-level public participation in community governance. This viewpoint aligns with the study's focus on the transition to a new land governance system, emphasising the empowerment of communities and their active participation in decision-making processes.

Beza and Hernandez-Garcia (2018) stress the role of citizen participation in placemaking and its contribution to social capital and sustainable citizenship. They caution, however, that self-organisation and individual action alone may not lead to the establishment of a physically recognised environment with an official land title. This perspective emphasises the need for official recognition and legal status of community-led initiatives, reinforcing the study's examination of the community's belief systems and institutional capacity.

On the other hand, Gaventa and Pettit (2011) assert that participation is inherently political and serves as a means of challenging power dynamics. They emphasise the right to shape space and determine the scope of action, highlighting the political dimension of community engagement. This perspective underscores the importance of leadership skills in facilitating meaningful community participation, particularly in the face of financial constraints and hierarchical governance structures.

2.5.3. Synthesis of land governance frameworks and considerations

Moving to legislative proposals, the Communal Land Tenure Bill and Land Records Act aim to establish frameworks for land administration. These proposals address challenges related to off-register landholdings and strive for secure property rights. The synthesis highlights the inherent connection between legislative changes and the complex community undercurrents, stressing the need for a detailed understanding of economic, social, and political dimensions.

The examination of innovative land tenure reform strategies, including fit-for-purpose land administration and blockchain-based titling, brings attention to economic, social, and political undercurrents. The continuum model challenges traditional perspectives, advocating for bidirectional tenure arrangements. The fit-for-purpose model emphasises flexibility, while alternative models like the Social Tenure Domain and Blockchain-Based Land Titling propose revolutionary approaches.

Incorporating community undercurrents into land tenure reform is crucial, considering economic disparities, social dynamics, and political landscapes. The synthesis underscores the intricate interplay of these factors and emphasises the importance of strategies aligning with local contexts, fostering community participation, and navigating power structures.

Lastly, the section explores public participation and stakeholder involvement, acknowledging their crucial role in navigating social dynamics. Different perspectives highlight the transformative

potential of participation, the need for official recognition of community-led initiatives, and the inherently political nature of participation, emphasising its role in challenging power dynamics.

2.6. THE RESEARCH GAP

The research gap under consideration involves an exploration of the community's readiness to embrace a new land governance system amidst land tenure reform. This exploration encompasses psychological, sociological, and philosophical aspects crucial to the transition. Overlooking this readiness may lead to potential adverse consequences, including challenges in land management, conflicts, unsustainable development, and disruptions in social and economic dynamics. The investigation delves into the interplay between communal beliefs regarding collective land governance, institutional capacity, and the mechanisms influencing the community's development and autonomous management.

Previous studies have provided contextual insights into land tenure in South Africa, but this research has a primary focus on directly examining the capacity of communal settlements to transition to new land governance systems. By addressing this identified research gap and delving into the community's preparedness for a modern land governance system amid land tenure reform, while integrating essential psychological, sociological, and philosophical elements pivotal to the transition, the study aspires to achieve a thorough comprehension of the community's readiness.

Furthermore, the research aims to interpret the specific repercussions of neglecting this preparedness, particularly its impact on the adaptation, development, and long-term sustainability of communal settlements. Ultimately, the study strives to inform effective strategies that foster successful adaptation and development within communal settlements, thereby enhancing land governance frameworks and yielding positive outcomes. This study aligns with the previously mentioned research themes and delineates the concept of land governance within communal settlements, employing the theoretical framework of institutionalism.

The primary focus is on communal settlements located at the intersection of modernisation and institutionalisation. The goal is to enhance or improve the tenure rights of the residents living in these settlements. The term "tenure rights" typically refers to the rights of individuals or communities to hold, use, and control land or property. For some, communal living is no longer viewed as a sustainable lifestyle, and there's a preference for individual property rights. Modernisation describes the gradual shift to a new land governance system, instigated by social mobilisation, paving the way for new behavioural and socialisation patterns. In this process, people's aspirations and expectations evolve as modernisation permeates the economy and

polity. Social change gives rise to novel forms of communal associations that coalesce around fresh focal points of culture, identity, and land governance.

The transition of communal settlements towards sustainable land governance is a long-term development that monitors the inertia, persistence and lock-in of new land governance systems (Loorbach 2007). The long-term trajectory and rate of change are driven by small-scale interventions in the short term. Extensive information is needed in this process, especially in unstable communities (Barry, Dewar, Whittal & Muzondo, 2007). Transition management is the changing from one relatively stable system to another over a long period of one to two generations (Loorbach 2007).

2.7. SUMMARY

The literature review provided a comprehensive examination of various aspects involved in transitioning communal settlements to a new land governance system. Factors such as individual perspectives, community engagement, transparency, accountability, adaptability, external assistance, power dynamics, and cross-context learning were considered. All these elements contributed to establishing and advancing new land governance frameworks that aligned with societal goals, empowering individuals and communities to confidently manage land-related matters.

The review emphasised the intricate interplay of human attitudes and behaviours during this transition, recognising the substantial role of individual attitudes in embracing change. It explored how community participation aligned with broader societal expectations. Transparency, accountability, and perceived control were highlighted as crucial factors influencing engagement levels, indicating the significant impact of personal perceptions on decision-making.

Additionally, the review stressed the importance of adaptable systems, demonstrating how they resonated with attitudes and perceived capabilities. It emphasised the relationship between personal beliefs and capabilities throughout the transition process. The study also acknowledged the role of external influences and power dynamics in shaping decisions and behaviours.

Comparative insights, frameworks, and community demands were considered, emphasising the importance of integrating personal experiences with broader social influences for a comprehensive understanding. The literature review successfully combined subjective elements with objective observations, recognising the influence of individual attitudes and actions within the broader social context during the transition to a new land governance system.

Regarding the second research question concerning the roles, expectations, and management strategies of the institutions and actors driving the community and its land governance system, the literature review conducted a detailed analysis. It meticulously scrutinised the functions, anticipations, and managerial approaches of institutions and actors involved in land governance within communal settlements.

This scrutiny encompassed considerations of land tenure reform, governance structures, and the interactions among various actors, providing valuable insights into how these elements propelled the community and its land governance system. Lastly, the research question exploring the influence of structures and mechanisms on the economic, social, and political factors shaping the transition towards a modern land governance system was addressed in the literature review.

It delved into various dimensions, including flexibility, external support, power relationships, and cross-contextual knowledge acquisition, all of which contributed to the process of shaping the transition towards a modern land governance system. Additionally, it examined the underlying factors that influenced the economic, social, and political aspects of this transition.

Chapter Three delves into various theoretical frameworks that contribute to the understanding of individual behaviour and beliefs in land governance transitions. The theory of planned behaviour is employed to highlight the impact of attitudes, subjective norms, and perceived behavioural control on the adoption of new systems. Positive beliefs are associated with stronger intentions to adopt, while negative beliefs may result in resistance. Additionally, institutional capacity theory is explored to gain insights into the capabilities of institutions during land governance transitions, shedding light on the development and adaptation of governmental bodies and community organisations. The identification of barriers and facilitators aids in assessing the success of transitioning to a hybrid land governance system. Moreover, critical theory is employed to investigate social structures, power dynamics, and emergent mechanisms, revealing hidden biases within existing land governance systems. This exploration of emergent mechanisms provides insights into collective behaviours, uncovering the complexities and challenges associated with transitioning to new systems. By integrating these theories, the research presents a multidimensional approach to comprehending land governance transitions. This approach unveils motivations, intentions, and actions while considering broader social, cultural, and power dynamics.

3. THEORETICAL POINTS OF DEPARTURE

The previous chapter analysed the literature reviewed and paved the way for a deeper understanding of the subject matter. This chapter focuses on explaining the concepts and theoretical framework aimed at fostering a comprehensive sense of the concepts and assumptions that form the foundation for examining the case study. Moreover, the theoretical framework serves as a compass for methodological choices, and theoretical advancements, and situates the research within the backdrop of established theory. Section 3.1 establishes a relational interpretation of fundamental concepts of behaviour and belief, institution, institutionalisation and modernisation, causal structures and emergent mechanisms. Section 3.2 assesses relevant theories for investigating the psychological, sociological, and philosophical dimensions of a communal settlement that is undergoing the transition to a new land governance system. The chapter concludes with a summary of the theoretical framework.

3.1. RELATIONAL UNDERSTANDING OF BELIEF AND BEHAVIOUR, INSTITUTION, INSTITUTIONALISATION, MODERNISATION, AND CAUSAL STRUCTURES AND EMERGENT MECHANISMS

3.1.1. Behaviour and belief

In the context of this research, behaviour refers to observable actions or conduct that individuals exhibit, particularly concerning the registration of land. It involves the actual engagement or non-engagement in the behaviour of registering land, influenced by various factors, including perceived costs, benefits, social norms, ethical considerations, and perceived control factors (Barry, Roux & Danso, 2012:9).

Belief, in the context of this research, refers to individual cognitions or perceptions about the registration of land. These include evaluations of the perceived financial, social, and emotional costs, risks, and benefits associated with the behaviour. Additionally, beliefs encompass perceptions of social norms, including the influence of family, peers, powerful individuals, and one's ethical considerations. Beliefs also involve perceptions of control factors, such as the evaluation of opportunities and resources available to perform the behaviour and the perceived power to execute it (Barry, Roux & Danso, 2012:8)

In the context of a community transitioning towards a new land governance system, behaviour encompasses how individuals within the community react to the changes. This involves their engagement in new practices, compliance with new regulations, and participation in decision-making processes related to the new governance system. On the other hand, beliefs encompass the community's attitudes towards the new governance system, their perceptions regarding its

effectiveness, fairness, or impact on their lives, and their overall acceptance or resistance to the changes (Roux, 2013:44).

These interrelated concepts of behaviour and beliefs play crucial roles in shaping how individuals and communities adapt to and navigate the changes brought about by the new land governance system. Regarding land governance, belief refers to the subjective probability individuals hold regarding their behaviour and its outcome.

Understanding the processes underlying belief formation is crucial when studying a community's behaviour and its decision to adopt hybrid land governance. According to Ajzen (1988), belief, in the context of behaviour, is the subjective probability of performing a behaviour that leads to an outcome. This belief can be formed through various processes, including direct observation, acceptance of information from an independent source, or inferential reasoning based on observation. Once a belief is established, it serves as the basis for attitudes, subjective norms, and perceived control, ultimately influencing intentions and actions related to autonomy and hybrid land governance.

It is important to acknowledge that individuals may not always make rational decisions based on beliefs, as these may be influenced by fallible information or biased preconceptions. Change in belief can be attributed to various factors, including daily encounters, values, temperament, intelligence, personality, and background factors. These changes are instrumental in evaluating beliefs and behaviour.

The elements defining the behaviour of interest include action, target, context, and time. Any alteration in these elements results in different behaviour. In this study, the behaviour of interest pertains to the intention of adopting a hybrid land governance system, as opposed to relying solely on formal freehold land titles. To assess this intention, participants were asked about their support for political autonomy and preference for inclusion and freehold title. It's crucial to acknowledge potential self-presentation biases and be mindful of threats to validity in the data collection process.

Ajzen (1988) posits that attitude influences an individual's intention to engage in a particular behaviour. In the context of this study, attitude is directly associated with behaviour. They define attitude as a predisposition to respond favourably or unfavourably to a psychological object. This definition allows for the assessment of attitude using a single evaluative scale ranging from positive to negative, with a neutral point in between.

This research aimed to understand how beliefs influence behaviour, particularly in the context of accepting and adapting to new land governance systems. This research examined the relationship between belief and behaviour, emphasising the critical role of community member's active participation and willingness to accept and adapt to new land rights arrangements for the success of a new land governance system. The research emphasised the importance of understanding the interplay between beliefs and behaviour in the context of land governance transitions within communal settlements. It highlighted that community member's beliefs and their willingness to participate actively are crucial factors influencing the success of a new land governance system.

Additionally, the study emphasised the significance of institutional development and the need to balance institutionalisation and modernisation to ensure a successful transition. Finally, the research delved into the underlying structural mechanisms and causal structures driving observed actions within the community, providing valuable insights for promoting sustainable development and improving governance outcomes in communal settlements.

3.1.2. Institution, institutionalisation, and modernisation

In the context of this research, understanding institutions, their evolution, and their societal impact is crucial for comprehending the dynamics of land governance and the potential transition towards a new land governance system. An institution is a stable and enduring framework consisting of rules, norms, practices, and structures that govern and guide behaviour within a society or organisation. Conversely, institutionalisation is the process by which an institution becomes established, deeply ingrained, and widely accepted. These well-established patterns within an institution form the foundation for organising various facets of social life, including economic, political, and cultural activities.

Laws and rules are adhered to because they align with society's norms and values, providing incentives for individuals and groups to act in a particular manner. However, institutions can be either supported or undermined, leading to institutional change and subsequent impacts on the social structure (Giddens, 1984). They can take formal forms like governmental bodies, legal systems, and educational institutions, or exist informally as social norms, customs, and traditions. Institutionalisation involves the formal shaping and standardisation of specific rules, norms, and practices, leading to their widespread adoption and integration into the social fabric. This process occurs over time, with institutions becoming deeply ingrained and resistant to change.

The exploration of the concept of institutions in various academic disciplines is highly pertinent to this research endeavour, offering a comprehensive grasp of the nature of institutions and their

contextual definitions. For instance, North's (1990:3) definition of an institution as "the rules of the game in a society or the humanly devised constraints that shape human interaction" provides a widely accepted perspective transcending economic focus. Nutt-Powell's (1978) characterisation of institutions as indicators of a society's normative ends highlights the pivotal role of norms in establishing institutions. His delineation of six types of institution entities enriches the understanding of institutions. Alternative interpretations, such as Mead's (2015:261) portrayal of an institution as "a common response on the part of all members of a community," and Banakar's (2000:276) conceptualisation of a social institution as "recursively ordered clusterings of practices through which the continued production of social practices at the level of the agency are secured in time and space," contribute to the intricate tapestry of perspectives on institutions.

From a rationalist viewpoint (Aoki, 2001; North, 1990; Ostrom, 1986), institutions embody established incentives and constraints that mould social relations within a society. In the realm of political science, institutions are characterised as "enduring regularities of human action" (Crawford and Ostrom, 1995), representing steadfast patterns of behaviour (Schotter, 1981). This collective understanding provides a solid framework for exploring the role of institutions in the context of hybrid land governance and its implications for societal behaviour and organisation.

In the realm of land governance and the shift towards a new land governance system, the principles of New Institutional Economics bear notable significance. This theory contends that institutions, comprising rules, norms, and organisational structures, wield substantial influence over human behaviour within social and economic contexts. Within the sphere of land governance, institutions hold authority over matters of land ownership, administration, and utilisation. New Institutional Economics places particular emphasis on the efficient allocation and utilisation of land resources, highlighting the criticality of well-structured institutional frameworks facilitating seamless land transactions for heightened productivity and economic progress.

The concept of transaction costs is pivotal in shaping the shift towards a modernised land governance system. Transaction costs encompass the expenses associated with formulating, executing, and enforcing agreements between parties and carry significant implications in the realm of land governance. Elevated transaction costs can serve as impediments to the adoption of a new land governance framework, dissuading engagement in land transactions or embracing new governance practices. The transition to a modernised system seeks to streamline these processes, curbing transaction costs and augmenting overall operational efficiency (North, 1990).

Moreover, the concept of transaction costs influences the configuration of institutional frameworks for land governance. A well-constructed system takes into account the diverse costs

entailed in land transactions and strives to minimise them. This may encompass the establishment of lucid property rights, efficacious legal procedures, and mechanisms for the resolution of disputes. Understanding transaction costs imparts motivation for stakeholders to rally behind the shift towards a new land governance paradigm.

Elevated transaction costs can introduce elements of uncertainty and risk into land transactions. For instance, protracted legal proceedings or intricate bureaucratic protocols can lead to delays and ambiguities for involved parties. Transitioning to a modernised system with reduced transaction costs can mitigate these risks and furnish a more stable and predictable environment for land transactions. Transaction costs wield influence over market dynamics within the sphere of land governance. Heightened transaction costs may yield market inefficiencies, such as diminished liquidity and restricted access to land resources. The transition to a modernised system strives to elevate market functionality by curtailing these costs, enabling smoother and more dynamic land transactions (North, 1990).

A comprehensive consideration of transaction costs is imperative in the strategic planning and execution of the transition towards a new land governance system. By addressing these costs, stakeholders can collaborate towards a system that is not only more efficient and transparent but also conducive to sustainable land management and development.

Huntington's (1965:393) perspective of the institutionalisation process, when applied to the context of land governance and the transition towards a new land governance system, offers a valuable analytical framework. It allows for an in-depth examination of the institutionalisation process within communal settlements, enabling an assessment of the existing organisational structures and procedures in terms of their stability and value. Furthermore, it facilitates an exploration of the intricate interplay between social processes and the robustness of communal structures.

Within Huntington's (1965:393) framework, institutionalisation is defined as the process through which organisations and procedures acquire enduring value and stability. This definition underscores the significance of establishing enduring and recurrent behavioural patterns within a given community or society. Huntington (1965) introduces a multi-dimensional approach to measuring the level of institutionalisation. He initially employs a quantitative metric, gauging institutionalisation by evaluating the scope and strength of the institutions in place. Subsequently, he introduces a qualitative assessment, wherein the level of institutionalisation is characterised by criteria such as autonomy, adaptability, coherence, and complexity of the procedures and organisations.

Huntington's (1965) analytical approach extends beyond political contexts, encompassing various social organisations and procedures. In the context of this study, his criteria for measuring the development of social organisations and procedures in terms of institutionalisation are particularly relevant. Stability within a communal settlement, as per Huntington's (1965) perspective, hinges on the extent and institutionalisation of prevailing communal organisations and procedures. Here, scope pertains to the breadth of activities and support mechanisms an organisation possesses within the community. Institutions, on the other hand, represent enduring, valued, and recurrent patterns of behaviour.

It is acknowledged that quantifying and defining institutionalisation poses challenges. However, Huntington (1965:393) contends that, theoretically, it is feasible. This analytical method for assessing stability within a communal settlement underscores the reciprocal interaction between social processes and the resilience of communal structures. Incorporating Huntington's (1965) criteria provides a lens through which to evaluate and interpret the level of institutionalisation within the context of hybrid land governance. While the individual elements may not singularly encapsulate institutionalisation, their interplay generates the distinctive characteristics and behaviour of the system. Additionally, it is recognised that informal institutions may overlap with or be nested within formal institutional structures. While measuring these criteria may pose difficulties, with thoughtful insight, sufficient data can be garnered to evaluate the degree of institutionalisation within informal land governance systems.

In the context of a communal settlement in Africa, modernisation is a multifaceted process involving transformative changes in various aspects of socio-political and economic life. According to Huntington (1965:386), the elements contributing to a definition of modernisation in this specific context include rationalisation, which entails a shift from particularism to universalism, from diffuseness to specificity, and from affectivity to affective neutrality within the communal settlement, possibly involving the adoption of more standardised and universally applicable norms and practices.

Modernisation entails the mobilisation of the masses, leading to heightened political participation, with increased involvement serving as a pivotal component of political development (Huntington, 1965:388). Additionally, nationalism and national integration represent the process of establishing a firmly delimited ethnic basis for communal settlement, emphasising the development of a cohesive local identity and integration within the broader national context. Pluralism involves the recognition and accommodation of diverse political and social interests within the communal settlement, fostering an environment where different clans, families, or

interest groups can coexist and contribute to decision-making. Furthermore, competitiveness introduces competitive elements, possibly in economic activities or governance structures, within the communal settlement, potentially involving aspects of market-oriented practices or competitive participation in local affairs. Democratisation signifies the process of increasing political participation and power distribution within the communal settlement, manifesting in the broadening of decision-making processes, potentially incorporating more democratic principles while respecting traditional governance structures (Huntington, 1965:389).

It is essential to approach the application of these elements in a communal settlement context with cultural sensitivity, as modernisation in this context may not necessarily imply a complete abandonment of traditional practices but rather a dynamic adaptation that respects the unique socio-cultural fabric of the communal settlement in Africa. The communal settlement's journey toward modernisation involves balancing traditional values with elements of universality, integration, diversity, competition, and inclusive decision-making.

3.1.3. Causal structure and emergent mechanisms

In the context of transitioning land governance towards a new land governance system, the concepts of causal structure and emergent mechanisms, as elucidated by Anderson (2019), Thapa and Omland (2018), and Bhaskar's (2013) critical realism, offer invaluable insights. Anderson defines causal structure as the interconnected framework of cause-and-effect relationships among various factors or variables within the land governance system. This involves understanding how changes in one aspect can lead to consequential shifts in others, often depicted through visual representations like diagrams or models. Such representations aid in identifying key drivers influencing specific outcomes.

Emergent mechanisms, conceptualised by Thapa and Omland (2018), encompass the underlying processes or pathways that give rise to complex patterns or behaviours within the land governance system. Although not immediately evident when examining individual elements in isolation, these mechanisms become apparent when observing the collective behaviour of the entire system. They are responsible for generating patterns or properties that transcend the sum of individual parts, arising from synergistic interactions and feedback loops within the system.

In the framework of critical realism, as expounded by Bhaskar (2013), structures play a pivotal role in shaping an individual's capacity to act within a social system. These structures, though not physical, allocate or withhold resources to certain individuals, influencing their ability to engage effectively in the land governance process. According to Bhaskar (2013), understanding

the presence of these structures is crucial for comprehending what facilitates or hinders individuals in achieving their goals within the land governance context.

Emergent mechanisms, according to Bhaskar's (2013) critical realism, represent the underlying structures that lead to observable events, even though they may not be directly observable themselves. Empirical investigation and theoretical construction, as emphasised by Thapa and Omland (2018), are necessary to comprehend these mechanisms. This perspective underscores understanding the inherent causal powers and liabilities of conditions, structures, and mechanisms related to social events and the impacts of introducing new structures, such as in land governance transitions.

In essence, these concepts articulated by Anderson (2019), Thapa and Omland (2018), and Bhaskar's (2013) critical realism collectively provide a comprehensive framework for analysing the transition of land governance to a new land governance system. By considering the interplay between causal structures and emergent mechanisms, researchers and policymakers, guided by these esteemed scholars, can gain a deeper understanding of the dynamics at play and make informed decisions regarding the evolution of land governance practices.

3.2. IDENTIFYING AN EXISTING RELATIONAL THEORETICAL FRAMEWORK

This section introduces the theoretical framework, incorporating three theories to address the research objective, namely, to understand how beliefs and behaviours influence resident's choice of land governance in communal settlements, to identify the roles, expectations and management strategies of the institutions and actors that govern the communal settlement and to comprehend the underlying causal structures and emergent mechanisms that influence the economic, social, and political aspects of the communal settlement.

This section argues that the exploration of psychological, sociological, and philosophical aspects in the examination of a community transitioning to a new land governance system falls under the realm of the social sciences. These disciplines encompass diverse studies investigating human behaviour, societal structures, and the interplay among individuals and groups within societies. Psychology aims to comprehend individual behaviour and cognitive processes; sociology delves into the organisation and functioning of societies, while philosophy addresses fundamental inquiries related to knowledge, reality, ethics, and values. These multidisciplinary perspectives contribute to a comprehensive analysis of the community's journey and challenges during the transition, offering insights for policymakers and stakeholders engaged in the reformation of land governance practices.

The discussion, instead of providing comprehensive descriptions, focuses on their relevance to land governance, specifically in interpreting behaviour and belief, institutions and institutionalisation, and causal structures and emergent mechanisms. One theory adopted in the study is Ajzen's theory of planned behaviour, (Ajzen 1988, 1991), building on the earlier theory of reasoned action (Fishbein and Ajzen 1975, 1980). The theory of planned behaviour predicts and explains behaviour based on the perspective of Ajzen (1988, 1991). The second theory under consideration in the context of land governance is the theory of institutional capacity, which falls within the purview of political science and governance studies. Rather than representing a specific theory per se, it provides a conceptual framework that underscores the critical role of effective institutions in facilitating political, social, and economic development.

Within the broader discourse on political, social, and economic development, several notable approaches, such as modernisation theory, arguments on institutional capacity, and rational choice institutionalism, have emerged. While these approaches possess distinct characteristics, they can be integrated to some extent to enhance the overall understanding of the subject matter. Originating in the 1950s and 1960s, modernisation theory seeks to explain the disparities between developed and less developed nations. However, it has faced criticisms for its ethnocentrism and perceived failure to prioritise poverty reduction.

On the other hand, the theory of institutional capacity places substantial focus on the importance of state power and the process of institutionalisation as fundamental catalysts for development, diverging from the principles of modernisation theory. In his viewpoint regarding the role of institutions in political order and economic growth, Huntington (1965) stands apart from modernisation theorists. While modernisation theorists believed that institutional development, including the establishment of liberal democracy, naturally emerges as a consequence of economic and social changes, Huntington (1965) presented a different viewpoint. Huntington (1965) argued that contrary to the idea that institutions develop as a result of economic and social transformations, effective institutions are a prerequisite for such changes. In his view, political order and economic growth depend on institutional capacity. He contended that political mobilisation without proper political institutionalisation would lead to political decay. According to Huntington (1965), the primary challenge for political life is maintaining order and achieving this order is dependent on institutions that possess specific characteristics. These characteristics include being adaptable, complex, autonomous, and capable of coercion. Highlighting the significance of effective governance, Huntington (1965) asserted that the primary political distinction among countries lies not in their form of government but in the degree of governance they exhibit. Huntington's (1968:1) quote underscores his viewpoint: "The most important political distinction among countries concerns not their form of government but their degree of

government." This statement reflects Huntington's belief that without an effective government, no form of development can take place. Huntington's perspective emphasises the importance of effective institutions, particularly in terms of their capacity, to achieve political order and economic development. The key elements of his viewpoint, such as adaptability, complexity, autonomy, and the ability to coerce, align with the concept of institutional capacity. Huntington's (1965) views can be seen as contributing to the broader understanding of institutional capacity within political and economic contexts. The theory of institutional capacity broadly refers to the ability of institutions to perform their functions effectively. In Huntington's (1965) framework, the term "institutional capacity" is implicit in his emphasis on the necessity of institutions that can adapt to changing circumstances, handle complex tasks, operate autonomously, and enforce order through coercion when needed. By highlighting that political order and economic growth are contingent on institutional capacity, Huntington (1965) underscores the significance of having strong and capable institutions in the governance of a society. Therefore, his views can be seen as contributing to the broader understanding of institutional capacity within political and economic contexts.

Ultimately, in the present study, the theory of institutional capacity has been chosen as the analytical lens to explore this specific aspect of land governance. By focusing on the role of institutions and their capacity to shape the development process, this theoretical framework offers valuable insights into the dynamics of governance and lays the groundwork for a comprehensive analysis of the subject matter at hand. The third theory considered was critical, influenced primarily by the Frankfurt School tradition, as defined by McArthur (2021). This theory aims to challenge power structures, societal norms, and dominant ideologies perpetuating social injustice and inequality. Critical theory seeks to uncover hidden distortions and conditions that hinder individuals from leading fulfilling lives, offering insights into issues such as race, racism, and colonialism. It goes beyond critiquing existing structures and engages in ongoing self-reflection and revision (McArthur, 2021).

In the context of this research, causal structures refer to the underlying framework or network of causal connections among diverse variables or factors. They represent the relationships and interactions between different elements within a system. This research emphasises understanding the causal structures that influence the community's preparedness for transitioning to a new land governance system. It involves discerning how changes in one variable may lead to consequential changes in others.

Emergent mechanisms encompass the processes or pathways that give rise to intricate patterns or behaviours. These mechanisms originate from interactions among individual constituents

within a system. They may not be readily apparent when examining isolated elements but become evident when observing the collective behaviour of the entire system. Emergent mechanisms are responsible for generating patterns or properties that go beyond the mere summation of individual parts. They arise from synergistic interactions and feedback loops within the system.

Understanding these concepts is crucial for comprehending the complex dynamics underlying the transition of communal settlements to a new land governance system. The research delves into these concepts to provide insights into the social, economic, and political dimensions of community development in the context of land tenure reform. It aims to shed light on the underlying mechanisms and causal structures driving observed actions within the community during this transition.

3.2.1. Theory of planned behaviour

The theory of planned behaviour, rooted in psychology and the social sciences, provides valuable insights into individual decision-making and behaviour. Introduced by Ajzen (1988, 1991), it builds upon Fishbein and Ajzen's earlier theory of reasoned action (1975, 1980). Ajzen (1991) affirm its effectiveness in predicting and explaining behaviour, often serving as a foundational framework for understanding various social behaviours exhibited by individuals. Scholars within the domain of cadastral systems and land registration, such as Barry (1999, 2005), Barry, Roux and Danso (2012), and Roux (2013), have harnessed this theory. Barry, Roux and Danso (2012) further extended it with the three-stage concept, incorporating systems theory and social change theory.

Roux (2013) explored the technology acceptance model (Benbasat & Barki, 2007), a modified iteration of the theory of reasoned action that preceded the theory of planned behaviour. The technology acceptance model is designed to forecast the use of information systems, particularly in the realm of land registration systems. While initially contemplated for comprehending the factors impacting the acceptance and utilisation of a novel land governance system within communal settlements, the technology acceptance model was ultimately deemed unsuitable for this research due to its omission of particular characteristics and environmental factors essential to the study. The study also examines other pertinent theories, including Taylor and Todd's (1995) decomposed theory of planned behaviour, Platteau's (1996) evolutionary theory of land rights, and Wallace and Williamson's (2006) evolution of land markets. Taylor and Todd's (1995) decomposed theory of planned behaviour, tailored for examining technology adoption, intricately dissects factors influencing system utilisation, drawing on foundational theories like the theory of reasoned action, the theory of planned behaviour, and the technology acceptance model

(Kanimozhi & Selvarani, 2019). Meanwhile, Roux's (2013) theory of land rights and the evolution of land markets places significant emphasis on the pivotal role of land markets in the broader landscape of land governance.

Barry, Roux and Danso's (2012) three-stage model is designed to scrutinise the process of securing land tenure. However, this study diverges from Barry, Roux and Danso's (2012) research focus by concentrating on the transition of the organisational structure within a communal settlement that adopts a hybrid land governance approach. While information systems and technology play integral roles in facilitating hybrid land governance, the behavioural concepts, as interpreted and applied in this study, are not subsumed within the framework of the technology acceptance theory. It is worth noting that the application of the technology acceptance theory could hold potential benefits for future studies delving into the acceptance of information system technology within communities seeking political autonomy and implementing hybrid land governance.

Taylor and Todd's (1995) decomposed theory of planned behaviour primarily centres around technology adoption, dissecting the three foundational constructs (attitude, subjective norm, and perceived control) of the theory of planned behaviour. This decomposition further refines these constructs into more specific dimensions. It is essential to recognise that the applicability of this decomposed framework extends beyond technology adoption and can be adapted to suit studies across various domains. For instance, attitude can be deconstructed into affective attitude and instrumental attitude, subjective norm into injunctive and descriptive behaviour, and control into capable and confident dimensions. Although the decomposed theory of planned behaviour finds wide-ranging applicability in studying behaviours across diverse contexts, its original design was geared towards attaining a more detailed understanding of consumer behaviour within organisational settings (Gangwal & Bansal, 2016).

In constructing the theoretical framework for this research, a comprehensive consideration of the theories was undertaken. According to Roux (2013), the behaviour exhibited by community members serves as a significant indicator of their engagement in and execution of land governance practices. This perspective contends that scrutinising the behaviour of individuals within a community provides valuable insights into their likely course of action regarding land-related matters, including land transfers. Central to this framework are the fundamental components of attitude, subjective norm, and perceived control, which collectively underpin the theory of planned behaviour. It is essential to note that the interpretation of these three constructs may vary depending on the specific context under investigation.

This study's theoretical foundation for analysing behaviour in the context of land governance lies in Ajzen's (1988, 1991) theory of planned behaviour. As discussed earlier, this theory encompasses crucial constructs: attitude, subjective norm, and perceived behavioural control. To attain a more complex grasp of these constructs, the research questionnaire drew insights from the decomposed theory of planned behaviour, introduced by Taylor and Todd (1995). This elaboration of the primary constructs of the theory of planned behaviour offered a more detailed breakdown into specific dimensions. It is noteworthy that studies employing the theory of planned behaviour predominantly rely on quantitative methods, though there are several instances of qualitative approaches in the research field, as exemplified by Roux (2013), Barry, Roux and Danso and Barry (2005) (see Figure 3.1).

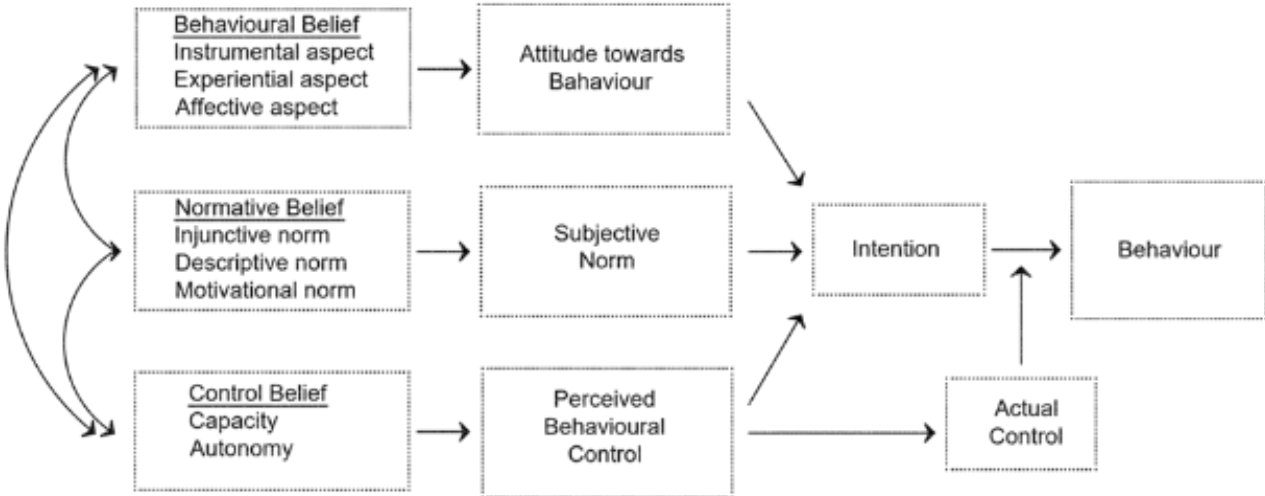


Figure 3.1: Theory of planned behaviour (Adapted from Ajzen, 2006; Taylor and Todd, 1995)

3.2.2. Theory of institutional capacity

Institutional capacity refers to the ability of political entities and organisations to effectively create, adapt, and sustain organised forms and functions (Huntington, 1965:411). Huntington (1965) emphasises the importance of strong political institutions in defining and realising common interests within a society. The capacity to create political institutions is viewed as the capacity to create public interests. Huntington (1965) also notes that the ultimate test of development is a society's ability to establish and maintain large, complex, but flexible organisational forms (Huntington, 1965:416). The level of organisation is seen as a key factor in political development, and the ability to create public organisations and political institutions is considered crucial for societal progress. Individuals and organisations differ in their cumulative capacity to adapt to changes. Individuals may become "set in their ways" as they commit to specific functions, while organisations, created for specific functions, must weaken their commitment to survive in a changing environment, becoming more adaptable (Huntington, 1965:317). The quality of government, as discussed by Fukuyama (2013), is evaluated based on the interaction between

capacity and autonomy. Highly institutionalised political systems are characterised by bureaucracies with high autonomy, and the relationship between capacity and autonomy is essential in determining the effectiveness of government institutions (Fukuyama, 2013:7). Furthermore, Healey (1998) emphasises the importance of building institutional capacity for consensus-building, especially at the grassroots level (Healey, 1998:1542). Institutional capacity, in this context, serves as a resource that enables people to access knowledge, collaborate, address conflicts, and respond flexibly to new situations, combining democracy and efficiency.

The theory of institutional capacity underscores the significance of institutions in supporting political order and economic growth, emphasising that effective institutions constitute indispensable prerequisites for positive transformations and development. This theory encompasses the measurement of state capacity and bureaucratic autonomy as a means to evaluate governance or "state quality." The focal point lies in assessing the capacity and autonomy of the state, going beyond the mere evaluation of government performance based on outputs or achievements.

The theory of institutional capacity provides a foundational framework for addressing the research question regarding the roles, expectations, and management strategies of institutions and actors driving hybrid land governance. It underscores that robust institutions are vital for fostering political stability and economic progress, emphasising their pivotal role in facilitating positive transformations and development. This theory encompasses the assessment of state capacity and bureaucratic autonomy as key indicators of governance quality, surpassing mere evaluations of government performance based on outputs.

Drawing from influential works by scholars like Wilson (1989), North (1990), and Evans (1995), the theory of institutional capacity emphasises the crucial role of strong institutions in societal and economic advancement. Wilson's expertise in public administration and institutional studies significantly contributes to this understanding.

Furthermore, Huntington (1965) and Fukuyama (1992) provide additional insights. Their extensive research on political development and governance highlights the pivotal role of political institutionalisation in averting political decay. Huntington (1965, 1996) emphasises that robust political institutions are essential for achieving positive developmental outcomes, particularly in the face of social mobilisation. Fukuyama's (1992, 2014) work similarly aligns with the core principles of institutional capacity theory, offering valuable perspectives on political development.

The theory of institutional capacity is complemented by the concept of New Institutionalism, championed by North (1990). While not interchangeable, both theories share common themes and enrich our understanding of how institutions shape effectiveness. New Institutionalism delves into the influence of both formal and informal institutions on behaviour and coordination within societies. North's (1990) contributions to the field deepen the understanding of how institutions can support economic transactions, safeguard property rights, and maintain stability in economic systems, aligning closely with the concerns of the theory of institutional capacity. In the specific context of examining the transition to new land governance systems in communal settlements, and the interplay between community capability and institutional capacity, these theories offer invaluable frameworks. They facilitate the evaluation of existing institutional effectiveness, comprehension of governing rules and norms, identification of obstacles and opportunities in institutional change, assessment of community capabilities, and guide policy design and interventions. By considering the dynamics of institutional change and adhering to the principles of effective institutions, these theories contribute to achieving more effective and sustainable outcomes throughout the transition process.

3.2.3. Critical theory

Critical theory plays a pivotal role in addressing the research question concerning the underlying causal structures and emergent mechanisms that influence the economic, social, and political aspects of the communal settlement. In the context of communal settlements and their land governance systems, critical theory is employed to scrutinise and challenge the social, political, and economic systems. Its objective is to critically examine the system's origins, its perpetuation, and the embedded ideologies within political and social institutions. By deconstructing historical origins and ideologies, critical theory contributes to the promotion of positive social change (McArthur, 2021).

Furthermore, critical theory is leveraged to dissect power dynamics, social disparities, and ideological factors in the transition from traditional to modern land governance systems. The research seeks to gain insight into these dynamics, rectify inequalities, and advocate for the establishment of more inclusive and sustainable land governance practices (McArthur, 2021). Maxwell, Constan, Frankenberger, Klaus and Mock (2015) underscore the importance of exposing prevailing assumptions that uphold unequal power relations.

The significance of critical theory in this research lies in its capacity to provide a comprehensive understanding of governance dynamics in communal settlements undergoing land reform. By subjecting social, political, and economic systems to critical examination, the study identifies hurdles to transformation, challenges established assumptions and reveals power relations,

discrimination, and oppression. The practical application of critical theory is aimed at effecting meaningful change in the lives and circumstances of the community (McArthur, 2021).

In conjunction with the philosophy of critical realism, critical theory shares a common concern for revealing underlying issues when examining current phenomena. Both reject positivist explanations of knowledge and acknowledge the necessity for alternative methods of inquiry and evaluation in the social and natural realms. By adopting critical theory, this research endeavours to challenge the status quo, develop explanations for causal mechanisms, and ultimately contribute to the transformation of governance dynamics in communal settlements while contesting dominant narratives (McArthur, 2021; Maxwell, Constat, Frankenberger, Klaus and Mock, 2015).

Critical realism and critical theory converge in their shared objective of comprehending and transforming social reality. These complement each other and collectively enhance the depth of understanding of social phenomena and the potential for social change. In the context of community development, the combination of critical realism framework and critical theory offers a holistic framework for comprehending the fundamental causal structures and mechanisms at play (Anderson, 2019). Critical realism lays the philosophical groundwork for understanding the underlying structures and mechanisms that influence the trajectory of community development. By employing a critical realism framework, researchers can identify and scrutinise the structural factors, power dynamics, and material conditions that exert influence on community outcomes. This approach facilitates in-depth analysis of the multifaceted factors that contribute to the developmental trajectory of communities.

Together with a critical realist framework critical theory provides a sociopolitical framework for the examination of power relations, ideologies, and social inequalities within communities. It seeks to uncover concealed structures of domination and oppression that impede equitable community development. Critical theory urges researchers to critically question and challenge existing power structures, ideologies, and cultural norms that perpetuate social injustices. It highlights the significance of amplifying the voices and agency of marginalised groups within the community development process (see Figure 3.2).

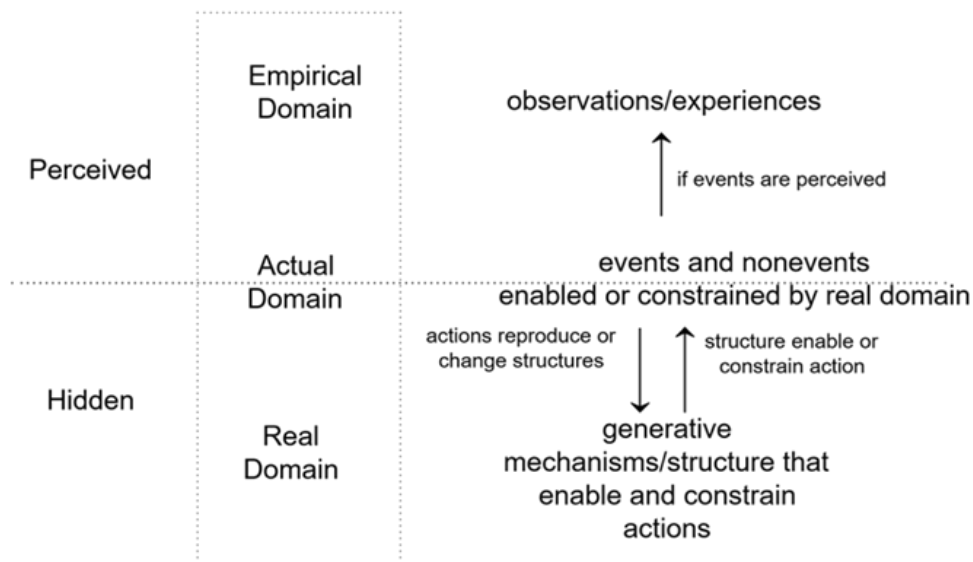


Figure 3.2: Convergence of Critical Realism and Critical Theory - a holistic framework for comprehending the fundamental causal structures and mechanisms at play (Anderson, 2019).

By integrating these concepts and theories the research aims to develop a comprehensive framework for evaluating the potential of communal settlements to transition towards a new land governance system. The ultimate aim is to ensure the long-term sustainability of these communities. The overarching aim of this research is to develop an approach for transitioning communal settlements towards new land governance systems.

Chapter Four initiates a qualitative study that employs a case study approach to investigate land governance in the Goedverwacht mission station. This approach is influenced by scholars advocating for the advantages of direct observation in natural settings. Aligned with critical realism, the case study delves into the unique cultural context of Goedverwacht, specifically examining its involvement in land reform following the Genadendal Accord. The research employs various data collection methods, including interviews and focus group discussions, to gain a comprehensive understanding of governance practices. The study encompasses diverse participant groups, follows a systematic recruitment process, and utilises a purposive sampling technique. Thematic analysis, incorporating both deductive and inductive coding, ensures a detailed interpretation of the gathered data. The research is committed to ethical considerations, adheres to the San Code of Research Ethics, and prioritises the implementation of COVID-19 safety protocols, underscoring its dedication to participant well-being.

4. RESEARCH METHODOLOGY

The focus in the previous chapter revolved around clarifying key concepts and constructing a theoretical framework essential for comprehending foundational assumptions, guiding methodological decisions, and contextualising the research within established theories. This chapter provides a comprehensive presentation of the research methodology and the selection of the case study. Section 4.2 delves into the research methods, encompassing aspects such as data collection, data processing, participant recruitment, and interviews conducted with community leaders, government officials, non-government organisations, as well as heads of households. It further includes details on focus group discussions. In Section 4.3, attention is given to the analytical approach, while ethical considerations are addressed in Section 4.4. Section 4.5 summarises the chapter.

4.1. RESEARCH DESIGN AND METHODOLOGY

This section specifically delves into the research design and methodology. The section revisits and expands upon the research design and methodology section introduced in Chapter One. Although there is a degree of repetition from Chapter One, this redundancy is intentionally aiming to offer a more thorough and concentrated examination of the methodology utilised in the study.

4.1.1. Research design

The research design for this study adopts a qualitative approach, aiming to explore the intricate dynamics of land governance within the Goedverwacht mission station. This deliberate choice serves as a strategic framework, outlining the overall strategy and desired outcomes of the study, emphasising the type of investigation and specific insights targeted throughout the research process (Mouton, 2008:56).

In designing the research, the empirical aspect was carefully structured to incorporate specific data collection methods. Recognising the pivotal role of capturing complex insights, the study placed significant emphasis on conducting semi-structured interviews and focus group discussions. These methods are strategically grounded in a descriptive research approach, seeking to surpass surface-level observations and enable a profound understanding of the subject matter.

The research design embraces a qualitative case study methodology, aligning seamlessly with Creswell's (2021) endorsement for probing complex issues and generating comprehensive findings. By opting for a qualitative case study, the design positions itself as a robust framework poised to unravel the multifaceted layers of land governance complexities within the unique context of the Goedverwacht mission station.

The critical realist philosophical approach underlying this research aligns with the chosen design, providing a robust framework for understanding the complex dynamics of land governance within the mission station. Critical realism acknowledges the existence of a real, external reality concerning land governance, allowing for a deeper exploration of the underlying structures and mechanisms that influence it. This philosophical stance encourages researchers to go beyond surface-level observations, resonating with the emphasis on understanding underlying structures and mechanisms in the research design (Walliman, 2021:24).

In this research design, the choice of qualitative methods and specific data collection techniques, such as semi-structured interviews and focus group discussions, align with the critical realist approach of seeking to uncover deeper layers of reality. The qualitative case study methodology complements critical realism's methodological considerations, encouraging exploration of the causal mechanisms underlying observed patterns (Haigh, Kemp, Bazeley & Haigh, 2019).

4.1.1.1. Case study selection

This research centred on the Goedverwacht mission station, chosen as the case study due to its unique cultural context and its involvement in land reform following the endorsement of the Genadendal Accord. The signing of the Genadendal Accord on October 22, 1996, marked a commitment between the South African Government and the Moravian Church to collaborate on land reform and development initiatives (Ntsebesa, 2005: 62) (see Chapter Five, Section 5.3.2).

Subsequently, on July 5, 1998, the Moravian Church formally incorporated the Genadendal Accord into its constitution, supporting a coordinating committee in collaboration with the then Department of Land Affairs and the Legal Resource Centre (Ntsebesa, 2005: 65). Regarding church land, the Department of Land Affairs formulated a policy position, approved by the Minister on March 20, 2000. As emphasised in Ntsebesa's work (2005: 63), this document aimed not to establish new policy but rather illustrated how existing policy could be adapted to facilitate land reform on church land.

Positioned within the Bergrivier local municipality in the West Coast Region of the Western Cape province in South Africa (see Figure 4.1), the mission station is situated on a rural property owned by the Moravian Church. Despite residents having individual ownership of their on-site properties, the land itself remains under the ownership of the Moravian Church. The community's land-holding practices are shaped by the formal institution of the church, which oversees the mission village and its decision-making procedures. In contrast, community organisations and non-

governmental organisations (NGOs) advocate for a vision that emphasises residents' control over land-holding, aligning with the principles of land reform.

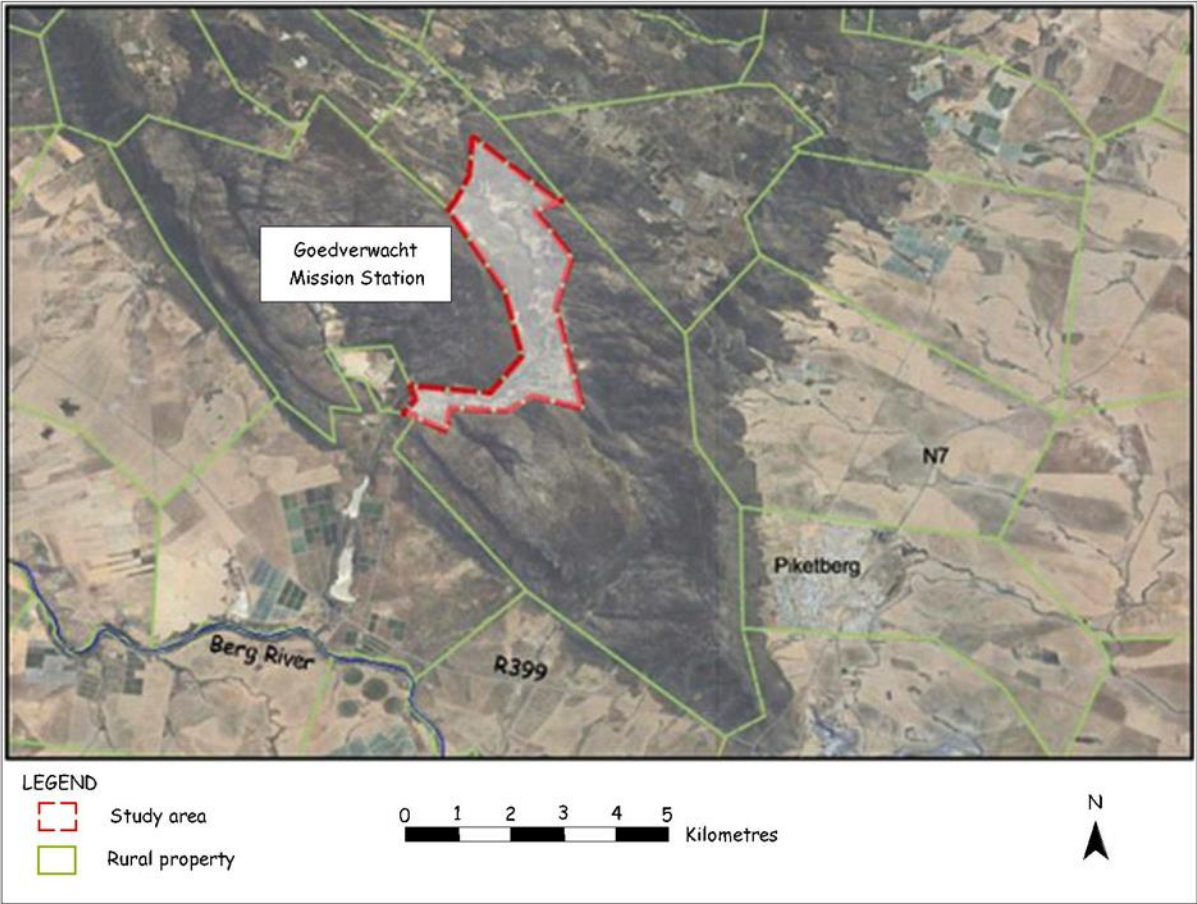


Figure 4.1: The mission station is situated on a rural property owned by the Moravian Church of South Africa (Source: Author).

The geographical choice of the study is rooted in the cultural significance of the community within this specific area. This rural village possesses a unique characteristic as it is a mission station inhabited by indigenous people native to the region. In contrast to other tribal indigenous groups in South Africa, the indigenous Khoisan people in the Western Cape region lived a nomadic lifestyle and were not restricted to specific tribal territories (see Chapter Five). Mission stations played a pivotal role as havens for these communities, and following emancipation from slavery, former slaves sought refuge in mission villages within the Western Cape to escape colonialism. Consequently, the selected location for the case study offers a distinctive cultural context and historical significance (Newman & Bens, 1998).

4.1.2. Research methodology

The research methodology employs pivotal methods, specifically semi-structured interviews and focus group discussions. These methods are strategically grounded in a descriptive research

approach aimed at capturing intricate insights into the dynamics of land governance. Within the critical realist framework, the research paradigm adopts an interpretive approach to recognise and navigate the inherent complexities within the realm of land governance. This interpretive lens enables a holistic exploration, delving beyond surface-level observations into the multifaceted interactions and structures contributing to the phenomenon under study.

The interpretive research paradigm does not contradict the descriptive nature of the research; instead, it adds an interpretive layer, enriching the study within the critical realist framework. This approach signifies an in-depth and complex research strategy, blending descriptive elements with an interpretive perspective. The overarching goal is to achieve a comprehensive understanding of land governance, acknowledging human knowledge limitations while uncovering underlying meanings and interpretations associated with the phenomenon.

Semi-structured interviews and focus group discussions, rooted in a qualitative methodology, reflect the interpretive nature of critical realism. These methods are strategically chosen to unveil underlying structures influencing land governance choices. Purposeful sampling, guided by principles embracing diversity and depth, ensures representation from various perspectives within the communal settlement, aligning with critical realism's emphasis on capturing a range of experiences and perceptions. Thematic analysis was employed to interpret and analyse qualitative data, resonating with critical realism's commitment to uncovering underlying patterns and causal mechanisms.

Ethical principles, including informed consent, confidentiality, and respect for participants, guide the research in alignment with critical realism's commitment to rigorous and ethical research practices (Sharpe & Ziemer, 2022:8). The study acknowledges inherent limitations and delimitations, remaining cognisant of scope and potential constraints. These considerations are carefully addressed within the critical realist framework, ensuring transparency and reliability in the research findings.

4.2. RESEARCH METHODS

Research methods encompass the tools and techniques employed in the research process. These methods constitute a diverse set of instruments designed for various types of inquiries, akin to employing different tools for distinct practical tasks. Similar to any activity, the precision with which these methods are applied influences the quality of the outcomes. In every instance, understanding the appropriate tools for the task and utilising them effectively is essential for successful research (Walliman, 2021:3).

4.2.1. Data collection

This section presents the methods employed for collecting data for addressing the research aim and objectives. The study was designed to conduct a comprehensive investigation, utilising a diverse array of data sources. The employed methods encompassed semi-structured interviews with key stakeholders, including household heads, community leaders, and municipal professionals within the studied community. The incorporation of semi-structured questions afforded the researcher control over the conversation flow, facilitating the acquisition of qualitative data (Creswell, 2021; Dikko, 2016).

The primary data collection took place during three field visits to the communal settlement, between November 2021 and February 2022, providing a contextual understanding of the research area. The principal data-gathering approach centred on open-ended interviews with semi-structured questions. Participants were selected for their capacity to provide valuable insights and perspectives while maintaining flexibility in exploring the research topic and addressing key issues.

The research included two focus group discussions to encompass a range of perspectives. The interactive format of these discussions enabled the emergence of shared ideas, contrasting opinions, and deeper insights into the governance practices of the communal settlement.

Observational techniques were utilised to gauge participants' reactions to questions, aiming to discern their sentiments. Through the integration of these diverse data sources, the study sought to offer a comprehensive understanding of the communal settlement, unveiling insights into its governance practices (see Table 4.1).

Table 4.1: Data Collection

TYPE OF OBSERVATION	TYPE OF DATA	USE IN THE ANALYSIS
Observations	Attend community meetings. Attend social gatherings.	Observe the interactions during community meetings. Learn how actors relate to each other, experience their emotions.
Open-ended interviews with residents (head of households)	69 interviews were conducted with household heads, ranging from 40 to 120 minutes in duration. Additionally, informal unstructured interviews with residents took place, lasting between five to 15 minutes each.	Gather information from residents regarding (1) their attitudes, subjective norms, and perceived control concerning land governance, (2) their perspectives on the procedural aspects of land governance within the community, and (3) their opinions on the strengths and weaknesses associated with land governance in the community.

Open-ended interviews with professional planners, municipal managers, and community leaders	Two municipal planners (60-120 minutes in length) Municipal manager (120 minutes in length) Three Community leaders (60-120 minutes in length)	Collect data concerning governance structures, institutions, and organisations within the community.
Focus group discussions	Two interconnected focus group discussions included a total of ten participants, encompassing community leaders from different groups, regular residents in the community, a facilitator, and the researcher.	To identify patterns, themes, and insights relevant to the research objectives.

4.2.1.1. Participants and recruitment

The interview participants were systematically categorised into three distinct groups to ensure a comprehensive exploration of perspectives within the community.

Household Heads:

The first category comprised residents who held the position of household heads, encompassing adults aged 21 years and above. This group included both employed individuals below the age of 65 and retired individuals above the age of 65. The sampling approach for household heads followed a purposive sampling method, considering the diversity of employment status and age to capture a broad spectrum of experiences and viewpoints.

Local/Community Leaders:

The second category involved local or community leaders, representing various community groups, clergy members, and individuals serving on the governing body. In the thesis, community development workers are also referred to as community leaders. The identification of local leaders followed a multi-step process. Initial insights were gathered through interviews with non-governmental organisations (NGOs) focused on community development. These NGOs provided valuable information about influential figures within the community. Further engagement occurred during community meetings, where leaders expressed interest in participating, leading to obtaining their consent for face-to-face interviews. The snowballing technique was then employed to interview other community members, ensuring a diverse range of perspectives.

Municipal Officials:

The third category entailed interviews with municipal officials, particularly those affiliated with urban and regional planning departments, responsible for executing relevant functions. Advance consent was obtained from the municipality to conduct interviews with officials, including councillors and relevant staff after they expressed their willingness to participate in the research.

This initial interaction with the municipality provided insights into local conditions and the dynamic between the municipality and the community, offering valuable context for subsequent interviews.

Language Accommodation:

Afrikaans is the predominant language of communication within the community, although most respondents spoke English. The researcher's proficiency in both languages enabled effective accommodation of the language preferences of participants during data collection.

Sampling Size Determination:

The determination of the sample size for interviews with household heads involved integrating principles from both Yin (2009) and Lincoln and Guba (1990). According to Yin (2009), the focus is on gathering enough data to validate evidence related to the main topics and explore alternative explanations. Lincoln and Guba (1990) advocate for continuing data collection until saturation is attained, marked by the acquisition of marginal increments of new information relative to the effort expended. By synthesising these approaches, the study arrived at the appropriate sample size, ensuring robust data collection and analysis.

4.2.1.2 Interviews with community leaders, government officials, and non-governmental organisations

Interviews function as dialogues to comprehend participants' experiences, opinions, and behaviours, providing descriptive data to understand social reality and participants' knowledge (Nieuwenhuis, 2008:87). Semi-structured interviews were employed to interview community leaders, including the clergyman of the local Moravian Church, a member of the overseer's council (governing body), and representatives of the Goedverwacht Komitee GGK, the Khoi Cochoqua Clan Elders, and the 'Klower'-owned Goedverwacht Awakens NGO, along with the spatial planner from the Berg River municipality. Semi-structured interviews were used to corroborate data. Detail-oriented probes aimed to understand the roles, motivations, and management strategies of actors and institutions involved in local land governance. Elaboration probes sought to provide a holistic view with examples from the participant, and clarification probes ensured the researcher's correct understanding of the participant's responses. Interviews were recorded with the participant's consent.

In general, the interviews conducted aimed to gather information and insights related to sociological aspects of institutions and governance. The interview questions covered concepts such as governance, social coherence, autonomy, institutionalisation, adaptability, complexity or simplicity, coherence or disunity, agency, cooperative relationship, meaning (social), organisational change, association (socio-political), control (political), and action (economic). The

interviews sought to explore the community leader's attitude towards local land governance, the influence of social pressure on decision-making regarding land governance, the perception of control over land governance, the effectiveness of the 'Opsienensraad' (Overseers Council) in managing land issues and adapting to modern circumstances, the appropriateness of the committee's organisational structure, the presence of unity or corruption within the committee, and the support for collaborative governance. Additionally, the interviews aimed to understand the community's norms and values regarding land, the central stakeholders in local land governance, the potential existence of a political agenda behind off-register transactions, the presence of an informal land market, and how individuals manage their land.

4.2.1.3 Interviews with Heads of households

To explore the psychological dimension of land governance, participants' perspectives on community life were collected through semi-structured interviews using well-defined questions (see Annexure A). This method empowered the researcher to guide the conversation and acquire qualitative data (Creswell, 2021; Dikko, 2016). The utilisation of semi-structured interviews yielded comprehensive and detailed data, enriching the understanding of participants' experiences within a communal lifestyle. Moreover, this approach facilitated follow-up interviews, enabling the researcher to delve into explanations for the responses provided during the initial interviews (Kallio, Pietilä, Johnson & Kangasniemi, 2016).

The interviews provided valuable insights into events and aspects of communal life (Cassell & Symon, 2014; Englander, 2012). The study focused on household heads as the specific target group for inclusion in the sample. Data were collected through interviews, involving a sample of 69 households (see Figure 4.2). The interviews employed semi-structured questions to explore participants' attitudes, subjective norms, perceived control, and intentions regarding their decisions in land governance.

These face-to-face interviews took place in November 2021, guided by a semi-structured questionnaire containing open-ended inquiries (see Annexure A). Each interview session lasted between 30 to 120 minutes. To enhance the comprehensiveness and granularity of the data, strategic follow-up questions were employed, utilising probing inquiries that prompted participants to provide illustrative examples and elaborate on their initial responses.

During these interviews, participants were presented with seven statements covering various aspects of the inquiry, requiring them to articulate their degree of agreement or disagreement with each statement. Simultaneously, the interviewer utilised probing techniques to extract clarification and delve deeper into participants' thoughts, aiming to identify and resolve any

inconsistencies or discrepancies in their attitudes and perceptions. This approach sought to ensure a comprehensive understanding of participants' perspectives.

Additionally, an open-ended question was introduced to capture the participant's viewpoint on the village, allowing for the extraction of diverse socio-political variables. To maintain precision, the questions were translated into Afrikaans and underwent rigorous testing to enhance the accuracy of translations and the sequence of statements.

The observation of body language and emotional responses during these interactions further provided the researcher with insights into participants' sentiments toward the statements. The primary sampling approach was purposive, aiming for diversity and richness of perspectives rather than statistical representativeness. The goal was to select participants who could provide rich and diverse perspectives related to the research topic.

It became apparent that the community exhibited a high degree of similarity in terms of characteristics, indicating that a saturation point had been reached after 69 interviews. The sample size of 69 participants was considered sufficient for the study. Rather than focusing on having a large number of participants, the emphasis was placed on obtaining in-depth information and detailed insights from the selected participants.

This approach allowed the researcher to delve deeply into the experiences, perspectives, and behaviours of the participants, providing a comprehensive understanding of the community and its dynamics. Following the interviews, the researcher transcribed the interview notes by typing them verbatim. This transcription step played a critical role in subsequent analysis, providing a comprehensive and easily accessible record of participant's responses. By creating a textual dataset through the transcription process, content analysis techniques were then applied to effectively analyse the data (see Section 4.2.6).

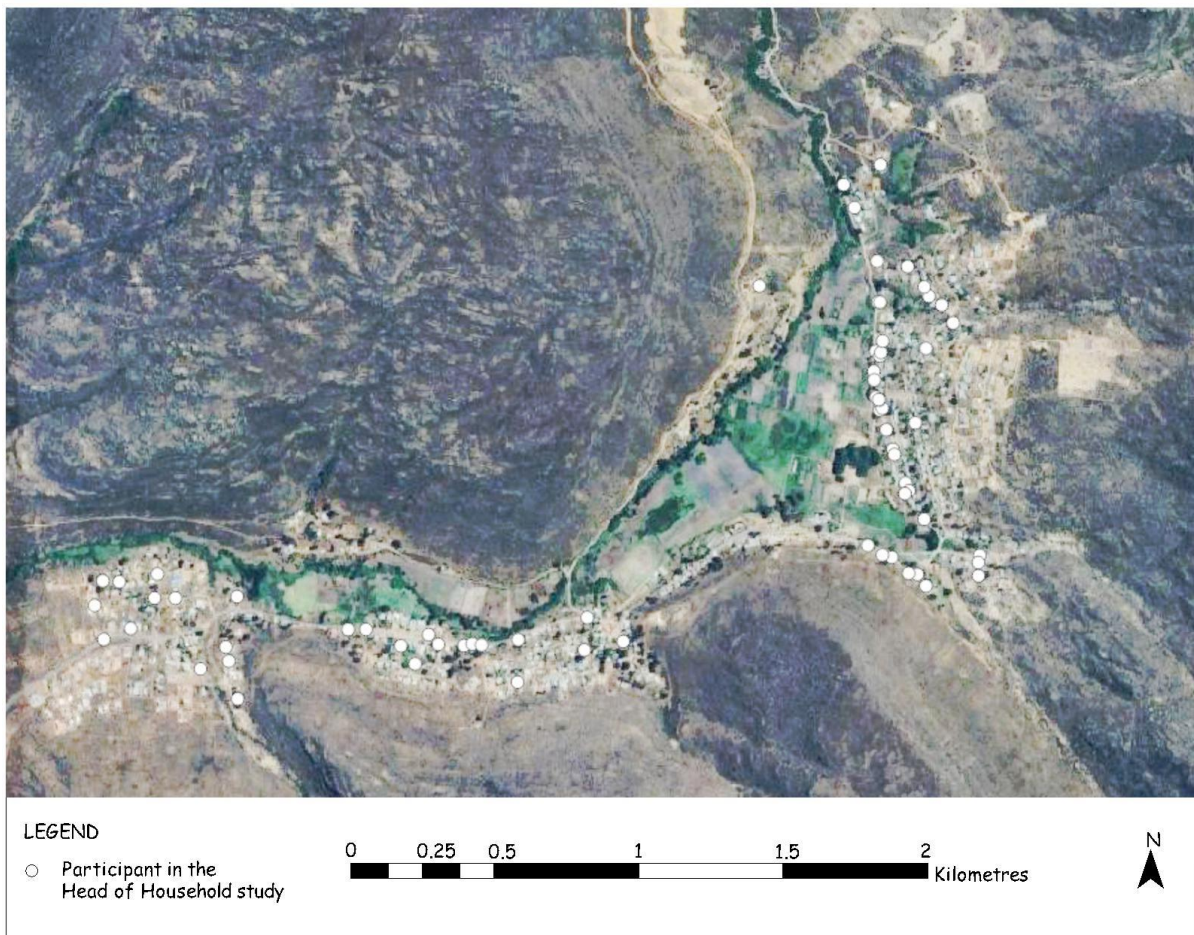


Figure 4.2: Distribution of the 69 heads of households who participated in the interviews (Source: Author).

4.2.1.4 Focus group discussions

The focus group discussions employed a purposive sampling technique to select participants representing specific community groups: the Goedverwacht Komitee GGK, the Khoi Cochoqua Clan Elders, and the 'Klower'-owned Goedverwacht Awakens NPC. These discussions were centred on revealing the fundamental factors influencing economic, social, and political behaviours, ultimately affecting the community's transition to a new land governance system. The objective was to capture the depth and richness of metaphysical aspects, acknowledging the complexity and interconnectedness of variables.

Understanding group dynamics was crucial, enabling the researcher to pinpoint conditions fostering interaction and open discussion of participants' views and experiences. Additionally, it facilitated data analysis, providing insight into occurrences and reasons within the group (Nieuwenhuis, 2008: 90). The evidence collected in focus group discussions held relevance to research objectives. A discussion guide was developed before sessions (see Annexure B), aiming for objective scientific evidence rather than relying on anecdotal information. While all

studies inevitably include some degree of error or bias, the goal was to minimise these as much as possible (Mouton, 2008: 113).

The primary objective was to comprehend the philosophical underlying causal structures and emergent mechanisms driving the actions observed in the empirical domain. Two focus group sessions occurred on November 26, 2021, and January 25, 2022, aiming to uncover details overlooked by other research approaches. Data collection occurred in a comfortable, neutral venue encouraging open discussion. Sessions centred around community projects and land governance issues. Discussions involved dynamic interactions among the participants, revealing intriguing group dynamics. This interactive process allowed participants to build upon each other's remarks, contributing to a comprehensive understanding of the issue at hand. The study benefited from unexpected comments and criticisms, which added depth to the overall analysis.

The first focus group involved three participants, a researcher, and a moderator. Using a funnel structure, it began broadly with questions on community engagement and economic plans, narrowing down to specific topics. It took place in a venue differing from the participants' settings. The second focus group included seven participants, including the original three community leaders. The group comprised four leaders from the community, an ordinary resident, a facilitator, and the researcher. The facilitator ensured that every participant had an opportunity to express their views, capturing a comprehensive range of perspectives.

The objective was to delve deeper into the actions, events, structures, and mechanisms within the real domain of land governance. Both sessions, along with interviews, were recorded and transcribed for coding. The focus group discussion followed a structured format centred around three primary inquiries: Power (Economic Challenges), Rationality (Social Institution), and Values (Political Empowerment). The power dynamics inquiry sought participants' perspectives on the perceived deficiency of support for entrepreneurial activities within the community.

The question addressing rationality within social institutions probed participants' observations regarding perceived institutional shortcomings. It sought expressions of dissatisfaction and their implications for trust, collaboration, and the efficacy of community governance. Conversely, the open-ended inquiry concerning values and political empowerment endeavoured to explore participants' perceptions of the prevailing sense of agency and ownership within the community. This question is designed to elicit illustrative instances of community members actively engaging in the identification of challenges, proposing solutions, and contributing to innovative approaches. Central to this line of inquiry are values associated with community involvement, empowerment, and the capacity of individuals to exert influence over the community's development.

4.2.2 Data processing

The data processing procedures employed in this study served two primary objectives. Firstly, the aim was to systematically organise and structure the gathered data in a manner that optimised accessibility and facilitated efficient searchability. This was accomplished by utilising robust data management strategies, including the creation of a precisely organised database, the use of suitable labelling or tagging systems for efficient retrieval, and the establishment of a systematic framework that facilitated the smooth exploration of specific data points or thematic areas during the subsequent analysis phase.

Secondly, the data processing endeavoured to ensure the accuracy and reliability of the collected data. This involved conducting thorough reviews of the data to identify and rectify any instances of inconsistency, error, or discrepancy. Stringent quality assurance measures were implemented to address these issues and enhance the overall integrity of the data. By diligently undertaking these rigorous verification procedures, the researcher aimed to augment the trustworthiness and validity of the data, thereby fortifying confidence in the resultant findings and interpretations.

Furthermore, precise information about the region's history and the establishment of mission stations was gathered from various sources, including newspapers, council and municipal documents, and other relevant records. This data was organised chronologically to aid in the reconstruction of the region's history and the progress of the community.

Municipal documents were particularly helpful in compiling a detailed timeline of policy and procedural changes, supplemented by insights gathered from interviews with municipal officials and other respondents. To enhance the data-gathering procedure, relevant provincial and national legislation and regulations about land transactions and housing were consulted. To guarantee proper documentation, recorded interviews and field notes were transcribed, categorised, and carefully filed. In addition, the topics raised during the interviews were recorded and analysed.

4.2.3 Trustworthiness

The trustworthiness of data analysis, findings, and conclusions held paramount significance in this research. Rigorous procedures were established to assess the trustworthiness of data analysis, incorporating consistency checks and credit checks. Multiple data sources were meticulously utilised to fortify the findings, intertwining individual interviews, focus group discussions, and a comprehensive analysis of relevant documentation on the topic. The coherence of data from diverse sources instilled confidence in the results.

After interviews and focus group discussions, the findings underwent a verification process by being presented to the participants. Two focus group conversations were conducted, with the initial three members participating in both sessions. This approach allowed the researcher to validate the findings and gain valuable insights. Informal interactions with participants provided an additional avenue to test the initial results. A concise record of data, including sources and data-gathering techniques, was diligently maintained, bolstering the robustness of the study. A detailed journal chronicling decisions made during the research process and revisions to categories and observations further enhanced transparency.

The coding scheme was designed with consideration of codes frequently used in the literature review, ensuring consistency and the reliability of integral codes. Recognising the potential for bias stemming from the researcher's interactions, especially as rapport developed with community leaders, stringent measures were implemented to address this concern. It is crucial to note that the findings were not extrapolated universally but aimed to offer insights into participants' viewpoints, justifying this approach by elucidating the distinctiveness of the community's situation.

The attitudes, viewpoints, and conduct of community residents held significant importance in this context, and the potential for misinterpretation was carefully managed. Using participant words out of context was avoided, as it can lead to indirect support of an argument or a skewed portrayal of their perspectives. Citations selected during the coding process were chosen to genuinely illustrate the points, and a contextualised understanding of why specific citations were selected was highlighted. Providing numerous examples of quotes aimed to allow readers to independently interpret the respondents' intended messages without imposing the researcher's bias or opinion.

4.3 ANALYTICAL STRATEGY AND TECHNIQUES

Building upon the organised data processed in Section 4.2.6, Section 4.3 delves into the analytical strategies and techniques employed to investigate the three research questions (see Table 4.2). The study focused on a communal settlement's transition towards a new land governance system and explored the psychological, sociological, and philosophical dimensions of this transformation. The interconnection between data processing and the analytical approach is pivotal, as the clarity and coherence established in the former guide the exploration of the community's behaviour, beliefs, institutional aspects, and causal structures.

Table 4.2 Analytical strategy that addresses the research objectives (adapted from Mokhele, 2016)

	using concepts of <u>behaviour and belief; institution, institutionalisation, and modernisation; causal structure and emergent mechanisms</u>		
Concept/ Theory	<u>Psychological aspect</u>	<u>Sociological aspect</u>	<u>Philosophical aspect</u>
Research question	theory of planned behaviour	theory of Institutional Capacity	critical theory;
How do beliefs and behaviours impact residents' decisions regarding land governance?	<u>Indicator of intention</u> to live a communal lifestyle – content, sentiment, and thematic analysis.		
What are the roles, expectations and management strategies of the institutions and actors that drive the community and its hybrid land governance system?		<u>Examines</u> the interaction between various institutions - focusing on institutionalisation versus modernisation.	
What are the underlying causal structures and emergent mechanisms that influence the economic, social, and political aspects of a communal settlement?			<u>Constraints or opportunities</u> what forces are at play in the community – Critical Realism Framework

The research adopted a qualitative approach for data analysis, systematically organising and processing data collected from interviews with heads of households and community leaders and focus group discussions. This organisation ensures coherence and accessibility of the data, facilitating efficient retrieval and analysis. By integrating insights from various sources, such as interviews and focus group discussions, the analysis aims to explore multiple perspectives, providing a comprehensive understanding of the research subject.

The data collected from interviews and focus group discussions underwent coding strategies following the guidelines outlined by Charmaz (2006). These analytical approaches enabled a thorough examination of the data, identifying underlying ideas, patterns, and themes. The emerging thoughts and themes were then integrated into the theoretical framework, expanding and enriching its three components: behaviour and belief, institutional capacity and modernisation, and the underlying causal structures and emergent mechanisms.

This iterative process of analysis and theoretical integration leads to a deeper comprehension of the research phenomena and its theoretical foundations. Coding was used to mark segments of data with unique identifying names, symbols, and descriptive words. The codes acted as markers in the analysis. Both prior and inductive coding were used. The coded data was organised and combined into themes and categories.

Prior coding categories were determined beforehand to provide direction, derived from literature and the research questions. These served as a starting point to guide the analysis. Categories were linked and related to other categories. Conclusions were based on substantiated findings from verifiable data. The findings were assessed for trustworthiness using different sources.

The coding scheme was originally established through deductive means, drawing upon predefined concepts derived from the literature review. This deductive approach allowed for the extension of existing theory into a novel context (Nieuwenhuis, 2008:105). The process of refinement was iterative, involving the combination or exclusion of codes based on their significance. These three stages encompassed the descriptive, interpretive, and pattern stages.

The descriptive stage entailed a thorough examination of the data to pinpoint pertinent elements, necessitating objectivity and being inherently self-explanatory. The interpretive stage involved applying interpretive codes or developing interpretive codes in a reductionist process, giving the coding more meaning. Patterning was the analytical stage where coding was applied to the data by looking for relationships and patterns.

The inductive approach was the opposite of the deductive approach (Nieuwenhuis, 2008:107). Here codes were identified within that data. This was applicable for several reasons; it enabled the identification and analysis of important concepts in the data that were specific to the data. These concepts could be more explicit because they were present in the data, whereas some theoretical concepts could be more abstract. An inductive code was more explicit to the research context. It also prevented theory from over-defining the research. Inductively showed a lot of similarities with the deductive approach.

The researcher employed analytical coding techniques to interpret the underlying themes. Comprehensive scrutiny of explicit as well as implicit meanings within the textual content was done (Hsieh & Shannon, 2005). Employing this methodology facilitated an exhaustive review of the transcripts, enabling the identification of recurrent data patterns. A coding scheme system was established and applied to the data to identify and organise concepts that were of interest (see Table 4.3). It showed the different categories, different concepts, themes, and descriptive

examples of the code. Once the coding scheme was established, the categories or themes were applied to the text.

Table 4.3: Coding Scheme

DEDUCTIVE CODE	INDUCTIVE CODE	HEURISTICS
Psychological Aspect		
Attitude	Security	Community members express a positive attitude towards self-sustainability through agriculture, believing that cultivating their land resources will ensure their economic security.
	Way of life	The shared optimism and vision among community members indicate that many hold a similar attitude towards achieving self-sufficiency and self-governance, creating a sense of unity.
	Participate	Community member's positive attitudes towards engaging in communal efforts are evident through their active participation in various activities, such as discussions on land reform and upskilling initiatives.
Subjective Norm	Alike	The community's perception of unity and shared vision implies that the subjective norm is aligned, as most members seem to hold similar beliefs about the potential for self-sustainability and self-governance.
	Support	The community's confidence in their ability to govern themselves and utilise their resources is reinforced by the support of others who share the belief in achieving self-sufficiency.
	Family	The sense of community empowerment and shared vision extends to individual relationships, as community members find support and validation from their family and friends regarding their goals.
Perceived Behavioural Control	Ability	Community member's belief in their capacity to achieve self-sustainability is evident in their determination to actively engage in activities that support their goals, such as pursuing entrepreneurial endeavours and participating in upskilling efforts.
Sociological Aspect		
Institution (social)		
Meaning	Belief	The community's shared belief in sustainable agricultural practices serves as a framework for understanding their approach to self-sustainability.
Association	Networks	The strong networks and relationships within the community facilitate smooth transactions of resources and support, enhancing their self-governance efforts.
Control	Strategy	The community's strategy of collaborative decision-making and adherence to both formal regulations and informal traditions defines their approach to communal empowerment.
Action	Function	The consistent practices of resource-sharing and participatory decision-making illustrate the community's commitment to self-sustainability and governance.
Institutionalisation (political)		
Autonomy	Capacity	The community's ability to manage its resources and make decisions about its development demonstrates its capacity for economic autonomy.
Adaptability	Adjust	The community's willingness to adapt its farming practices based on changing environmental conditions showcases its adaptability in pursuing self-sustainability.
Complexity	Interact	The community's interactions with various stakeholders, such as government departments and practitioners, display the complexity of their efforts towards achieving self-sustainability.

Coherence	Logistical	The consistent application of communal governance principles and the logistical management of resources contribute to the community's coherent path towards self-governance.
Philosophical Aspect		
Economic	Challenges	The community's focus on developing its agricultural initiatives and local businesses reflects its economic independence, as it strives to shape its economic growth according to its own goals.
Social	Institution	The community's shared vision of self-sufficiency through agriculture fosters alignment among its members, resulting in increased social cohesion and active participation in collective activities.
Political	Empowerment	The tensions arising from the interaction between formal and informal institutions highlight the role of political power dynamics in shaping the community's decisions and actions, reflecting the political dimension of their journey towards self-governance

4.3.1 Thematic analysis: unveiling layers of meaning and sentiments

The thematic analysis involves scrutinising the emergent concepts or themes across multiple texts and quantifying their occurrence using Atlas. ti software. These themes encompass broader issues concerning land governance and align with the research question and objective. Thematic analysis effectively identifies salient aspects of the data and uncovers underlying issues. Once themes and concepts are identified, they are systematically organised hierarchically, accompanied by relevant quotations.

The researcher employed analytical coding techniques to interpret the underlying themes. Following the analytical coding, thematic analysis and sentiment analysis were employed to assess the themes and emotional tone or attitudes expressed within the text. Moreover, thematic analysis delved into the intricate meanings of the identified themes by scrutinising their relationships. This analysis aided in establishing causal connections, identifying influential factors, and revealing potential contradictions. The proximity of themes in the data provided valuable insights into their relational dynamics.

Sentiments or attitudes were incorporated into the coding scheme to facilitate the identification of patterns and recurrent themes about attitudes, subjective norms, and perceived behavioural control within the community. These codes or themes, as endorsed by Sandelowski (2010) and Hsieh and Shannon (2005), formed the bedrock of the systematic analysis and interpretation of the data. The incorporation of sentiments and attitudes offered a comprehensive exploration of participants' perspectives, contributing to a more profound understanding of the phenomenon being investigated.

Hence, the thematic analysis approach (Leung & Chung, 2019; Sandelowski, 2010; Hsieh & Shannon, 2005), facilitated a rigorous and in-depth examination of the qualitative data, ensuring

a robust analysis and yielding insightful conclusions. The thematic analysis focused on the recognition and interpretation of themes and concepts. Once thematic coding was applied to identify recurring patterns within the data, thematic analysis delved into the complex meanings of the themes by examining their relationships. These relationships facilitated the establishment of causality, identification of preceding or influencing factors, and exploration of potential contradictions. The proximity of themes in the data contributed valuable insights into their relational dynamics.

The six steps of thematic analysis devised by Clarke and Braun (2013) were utilised in this study, involving the familiarisation with the data, coding, exploration of themes, review of themes, definition and labelling of themes, and the final write-up. Notably, it should be emphasised that the coding scheme employed in this analysis extended beyond the mere identification of keywords or concepts. Notions of sentiments or attitudes expressed by participants, as underscored by Leung and Chung (2019), were also regarded as pivotal indicators or markers in the analysis. These sentiments or attitudes, discerned from the language and expressions of participants, played a vital role in the process of categorising and scrutinising the qualitative data.

4.3.2 Psychological analysis of behaviour and belief

The analysis involved coding the extracted sentiments from interviews and categorising and summarising each segment of text. Constant comparison was then used to compare codes, categories, and incidents, identifying similarities and differences and assisting in conceptualisation. This iterative process of coding and constant comparison continued until all the codes were compared and refined, initiating the subsequent cycles of coding and constant comparison.

The emerging concepts were subsequently associated with the constructs of the theory of planned behaviour. For example, the code "community engagement and decision-making process" could be linked to the belief that involving community members in decision-making processes leads to more inclusive and democratic land governance. By analysing interviews, focus group discussions, and other data sources, instances, where community members expressed the importance of actively participating in decision-making processes for land governance within the communal settlement, could be identified.

Coding these instances of community engagement and decision-making processes allowed the researcher to connect this concept to the underlying belief that community involvement enhances their sense of ownership, empowerment, and collective responsibility towards land governance.

4.3.3 Sociological analysis of institution, institutionalisation and modernisation

Woodhill's (2010) institutional analysis tool is a framework built around four institutional domains: affiliation, meaning, action, and control, which are linked to the structure of social interaction. Each domain has two sub-domains. This framework aids in identifying the types of institutions necessary to enhance or alter a communal settlement's governance structure.

'Affiliation' consists of social structure and social networks. Social structure analyses the existing social structures and networks within the communal settlement, including leadership roles, decision-making processes, and community organisations that can support the transition. Key actors were identified, noting their leadership roles, and decision-making processes. This was done through observation of the social interactions and relationships within the community. Social networks examine the strength of social connections and networks within the community, including cooperation, collaboration, and collective action potential to effectively manage and govern the land. Influential individuals, cohesive groups, and patterns of cooperation and collaboration were identified.

'Meaning' consists of symbolic meaning and cognitive meaning. Symbolic meaning assesses the extent to which the community values communal living and recognises the importance of community-led land management. Through interviews and focus group discussions, the community's beliefs, values, and attitudes towards communal living and their perception of the benefits and challenges of autonomous land governance were explored. Cognitive meaning evaluates the community's understanding of land governance concepts, familiarity with local land practices, and ability to express the benefits and drawbacks of switching to a communal land governance system. The capacity of participants to communicate their grasp of local land practices and the consequences of shifting to a community land governance system was noticed throughout interviews and focus group discussions.

"Action" encompasses routine action and innovative action, where routine action determines the distribution of land and the tenure security of residents, evaluating access to agricultural land and related lease measures. Innovative action investigates the community's capacity for innovation, adaptive management, willingness to experiment with new approaches, and ability to learn from experiences, with indicators like the adoption of new technologies, successful experimentation, and adaptability to changing circumstances serving as measures.

'Control' consists of normative control to analyse the community's ability to create and uphold standards, laws, and regulations for the management of land, including methods for resolving disputes and guaranteeing fair access to and distribution of land. In land-related decision-making

processes, the presence of dispute resolution mechanisms, adherence to accepted standards, and perceptions of justice and equality were assessed (see Figure 4.4).

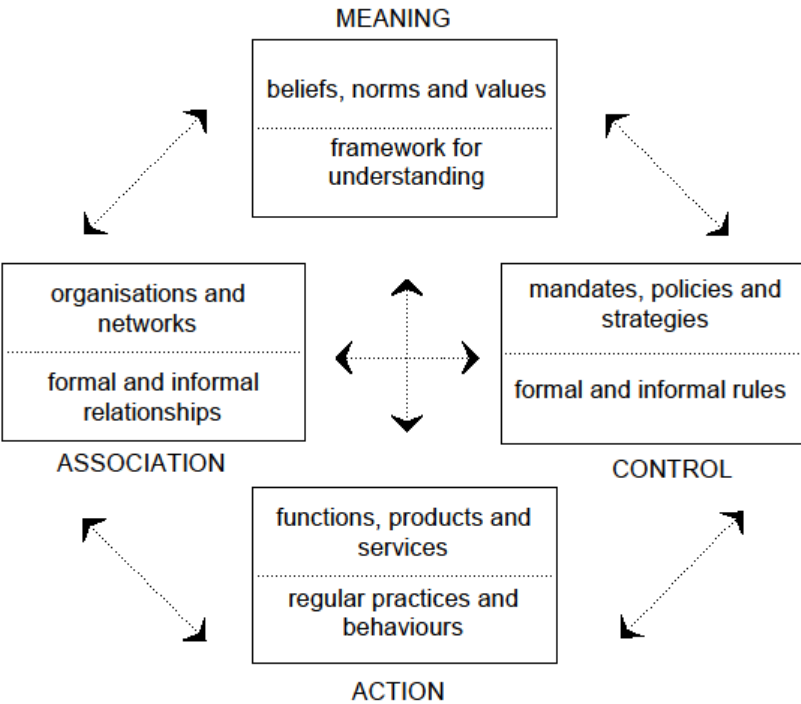


Figure 4.3: institutional analysis framework (Woodhill, 2010)

Huntington's (1965) institutionalisation assessment refers to criteria for measuring the level of institutionalisation of a political system. The criteria (adaptability, complexity, autonomy, and coherence) are used to assess and compare the institutionalisation of the political system within a communal settlement (see Section 3.1.2).

Woodhill's (2010) and Huntington's (1965) analyses complement each other in assessing the capacity and capability of a communal settlement to transition to a new land governance system. Woodhill's (2010) model offers a comprehensive framework that recognises the interconnectedness of social processes and communal structures. It evaluates governance structures by considering both formal and informal institutions, providing insight into the overall institutional capacity of a community.

On the other hand, Huntington's (1965) assessment of institutionalisation is criterion-based, focusing specifically on political organisations and procedures. The criteria, including adaptability, complexity, autonomy, and coherence, are proposed for measuring the level of institutionalisation within a political system, with a specific application to communal settlements.

Together, Woodhill's (2010) model and Huntington's (1965) criteria provide a holistic approach. Woodhill's (2010) analysis ensures an in-depth understanding of social processes and structures, while Huntington's (1965) criteria offer specific benchmarks for evaluating the institutionalisation of political systems within communal settlements. The combination of these approaches allows for a more thorough assessment of a community's readiness to transition to a new land governance system, considering both the social and political dimensions of institutional capacity.

4.3.4 Philosophical analysis of the causal structure and emergent mechanisms

The critical realist framework served as the theoretical foundation for comprehending the construction and functioning of social phenomena within the community. While critical realism doesn't prescribe a methodology, it guides the approach to data analysis. It functions as a lens for examining data derived from interviews and focus group discussions, specifically aiming to explore the underlying causal structures and emergent mechanisms shaping social phenomena and to identify the intricate causal relationships influencing social action. This extends beyond simple descriptions rooted in empirically validated natural scientific observations. To gain a complete understanding of the causal structures and emerging mechanisms that impact the observable changes in the social, political, and economic aspects of the community, it is essential to explore the fundamental reactions, attitudes, or behaviours that lie beneath the surface that may not be immediately evident.

This approach signifies a shift from the empirical to the ontological level. The rationale behind this shift is to delineate the conditions and circumstances in which social, political, and economic actions occur and how they relate to the chosen lifestyle of the community. Engaging in reflexivity is imperative at this ontological level to comprehend the underlying causes of situations observed at the empirical level. In describing the social, political, and economic implications, experiences, events, and mechanisms lack direct connections because the mechanisms are only experienced indirectly through their effects. A stratified ontology proves more informative in understanding the phenomenon, consisting of empirical, actual, and real domains. The empirical domain encompasses what is observed and experienced in the community, while the actual domain comprises events and actions causing the observed phenomena.

The real domain represents the deepest strata of social reality, regarding underlying mechanisms, causal power, and properties triggering events and actions. Exploring these underlying mechanisms involves assessing the conditions and circumstances under which they are activated, and recognising their variability based on different conditions. This implies that knowledge in the social world is fallible and socially constructed, subject to change. While this research primarily seeks descriptive patterns, extending beyond the descriptive element to

factual accounts and narratives enables the description of the deep strata of reality concerning the social, political, and economic implications. In describing this deep stratum of reality, abductive reasoning is employed to establish the reasons behind observed phenomena, forming educated guesses that can be tested.

According to Anderson (2019), the empirical domain encompasses observable events and experiences. Conversely, the actual domain consists of activities conducted by individuals leading to observed events in the community, which may differ from those witnessed in the empirical domain. The real domain includes structures capable of activating processes influencing other structures, holding the potential to impact the behaviour observed in the actual domain (Fletcher, 2017; Filho, 2020). Employing a critical realism framework, the researcher dissected the communal living context, considering distinct layers of social reality and conceptual tools (structures) shaping experiences and actions. Through this lens, specific instances corresponding to values, rationality, and power were identified, providing a comprehensive understanding of the community's dynamics and the factors influencing them.

4.4 ETHICAL CONSIDERATIONS

Ethical guidelines were followed in this study, and ethical approval was obtained from the Cape Peninsula University of Technology faculty ethics committee, which has the capability and resources to deal with ethical applications and identify culturally sensitive ethical issues (see Annexure D). The ethics of social research can be characterised as adhering to the standards of conduct within a given profession or group, as defined by Babbie (2021:78).

Ethical considerations, according to Sharpe and Ziemer (2022:8), hold particular significance in qualitative studies due to the in-depth nature of the study process. They argue that ethical concerns become more prominent when conducting face-to-face interviews with vulnerable participants who may be triggered by various aspects such as questions, settings, environment, or other factors. Consequently, it becomes crucial to safeguard the human subject through the application of ethical principles.

Ethics in research comprises a set of principles governing how researchers and research organisations conduct themselves when dealing with research participants, other researchers, colleagues, the users of their research, and society in general. This research adhered to the Cape Peninsula University of Technology (CPUT) research Code of Practice on Ethical Standards. All personally identifying information was removed from the collected data. Additionally, pseudonyms were used for any individuals or groups mentioned in the study to protect their identities. As the research focused on groups and individuals, it did not cause any

harm to any group or individual. All confidential information was kept confidential to prevent harm to an individual or group.

The data collected are in the trust and ownership of the researcher, and none of the data is for sale in any shape or form. Anyone who participated in the research was free to withdraw at any time, and all participation was voluntary. This was in adherence to the research code of conduct and in compliance with the CPUT policy.

The subscriber data used throughout the research had fields such as subscriber identity number and the subscriber mobile number assigned to the subscriber by the network provider encrypted. Personal identifier fields such as name, surname, street address, and personal identity fields were omitted from the dataset. This allowed for the subscriber's complete anonymity.

This study involved qualitative fieldwork to understand the cultural values of the community regarding land governance. The researcher conducted interviews with key informants in the village, such as the heads of households, community leaders, Khoisan elders, and members of the representative NGO. Community leaders, government officials, and non-governmental organisations involved in the interviews, along with participants in the focus group discussions, provided their formal consent by signing a consent form.

During the head-of-household interviews, participants explicitly expressed their consent to take part in the research. Furthermore, all participants were notified that their participation was voluntary and not mandatory. The researcher assured participants that their identities would remain confidential and not be made public. Stakeholders were also informed that no actors were required to disown their values regarding their belief in the type of land governance they prefer in the community.

The research was deemed to be ethically acceptable because the entire process and the consequences of the findings, positive or negative, would be beneficial for the community as a whole in deciding their future. It was also emphasised that the values of opposing actors and their institutions in the community were equally respected, and steps were taken to minimise bias. Communication with the community continued after the research was complete so that they did not feel abandoned by the researchers.

Within the research domain, there exist residents with ethnic ties, including Khoisan elders who serve as representatives of a community embodying their cultural heritage. The leaders of the San have voiced apprehension that studies conducted on their communities often yield limited

benefits, and researchers frequently overlook the importance of obtaining their consent (Schroeder, Chatfield, Singh, Chennells, & Herissone-Kelly, 2019).

In March 2017, a San Code of Research Ethics was issued in South Africa to address this issue. The code compels San researchers to adhere to four core values: fairness, caring, respect, honesty, and community approval. The code was developed by the South African San Institute (SASI) and the South African San Council (SASC), two significant NGOs, with Andries Steenkamp and Mario Mahongo, two San leaders, playing key roles in its publishing.

"Your house must have a door so that no one can come in through the window," Andries Steenkamp remarked. You must enter via the door, that is, through the San Council" (TRUST Project Global Research Ethics, 2018, para. 5) - a famous saying. Despite disputes over the land claim made by the Khoisan community in the research area, this study acknowledges the four central values of research ethics set out in the San Code of Research Ethics, particularly regarding the Khoisan elders. The researcher has obtained written consent from the Khoisan representative leader in the community and has not violated the principles of the code by "coming in through the window".

The emergence of COVID-19, a coronavirus that produces an infectious illness, rendered direct contact with populations difficult in 2020. As a result, the study fieldwork was required to be carried out following the university's Covid-19 rules. The criteria were created to safeguard the safety of both researchers and participants, as well as to comply with the government's health and safety procedures for limiting the virus's spread. Wearing masks, practising social distancing, restricting the number of persons in a study environment, and sanitising equipment and materials were among these methods. Despite these constraints, the research team was able to carry out the study while assuring everyone's safety and well-being.

In Chapter Five the historical context is introduced to enhance comprehension of the background and context of the study. The establishment of Moravian mission stations in the Western Cape of South Africa is depicted as a significant event in the region's history and for its indigenous Khoisan people. The discussion encompasses the identity and history of the Cochoqua and Sonqua people, the use of the term "Khoisan," and the post-emancipation classification of former slaves and Khoisan as "Coloureds." Furthermore, motivations for adopting Christianity and residing in mission stations are revealed to be shaped by political and economic factors. The chapter highlights the role of Moravian Church mission stations in providing stability and security, acknowledging the controversy surrounding their potential exploitation by denying basic human rights to land and land tenure security. The "Genadendal Accord" is introduced as a landmark

agreement between the Moravian Church and the South African government to address these issues. Finally, the case study of the Goedverwacht mission station is introduced. This chapter establishes the necessary context for the research investigation, providing a comprehensive understanding of the communal settlement and its influencing factors. With this contextual foundation laid, Chapter Six seamlessly transitions into the research findings, focusing on behaviour, institutions, and structure, and presenting the results obtained from interviews and discussions.

5 RESEARCH CONTEXT

In the previous chapter, an overview was provided of the research methodology and case study selection. This chapter established the context for the research study. Defining the research context involves creating the overall framework or backdrop for the study. By offering historical and situational insights, it provides the essential background needed to comprehend the evolution of the research topic. This contextualisation was crucial for placing the research problem within a broader perspective, clarifying its relevance and significance. The chapter also assisted in understanding the setting and enhancing understanding of environmental, social, and cultural factors that influence the research findings. Additionally, it establishes the rationale for the study, addressing the fundamental question of why the research was conducted and how it contributes to the advancement of existing knowledge. Section 5.1 overviews the Moravian mission stations in South Africa and the indigenous people of the Western Cape province. Section 5.2 focuses on the chosen case study. Finally, Section 5.3 provides a concise summary of the chapter.

5.1 MORAVIAN MISSION STATIONS AND INDIGENOUS PEOPLE OF THE WESTERN CAPE

The establishment of mission stations in South Africa's Western Cape province was a pivotal chapter in the history of both the region and its native Khoisan population. The inaugural mission was founded by the Moravian Church under the leadership of Georg Schmidt, who arrived in the Cape in 1737. After a brief stay in Soetenmelksvlei, Schmidt settled in Genadendal, nestled in the Baviaanskloof, on April 23, 1738 (Fransen, 2006).

Schmidt, a Protestant, had previously endured six years of Catholic captivity in Austria. The Moravian missionary's objective was to convert the Khoikhoi people to Western religion and culture, encouraging them to relinquish their own religious and cultural traditions. In 1808, the subsequent Moravian station was established at Groenekloof, later renamed Mamre. This was followed by the establishment of mission stations at Elim (1824), Goedverwacht (1846), Wittewater (1859), and Wupperthal (1865), with the latter having Rhenish origins. Additionally, Pella (1869) and Moravian Hill (1884), the inaugural urban Moravian congregation, were established (Fransen, 2006).

Another notable community in the region is Elandskloof, with significant historical and cultural importance. Founded in 1881, the Dutch Reformed Church acquired the land, situated 17 km southeast of Citrusdal, to establish a missionary station. However, during the apartheid era in 1961, the church sold the land to a private farmer, leading to the dispersion of the self-sustaining community that had flourished there for over a century. In 1996, the Elandskloof community

regained ownership of their land through the establishment of a communal property association. The inhabitants of Elandskloof are predominantly descendants of the Khoikhoi people, and they continue to play a crucial role in the region's cultural heritage (Barry, 2011). Subsequently, the following section offers a concise overview of the presence of the San and Khoikhoi peoples in the Western Cape, collectively referred to as the Khoisan.³

5.1.1 The San and the Khoikhoi in the Western Cape

According to Schroeder, Chatfield, Singh, Chennells and Herissone-Kelly (2019), the San people of Southern Africa are the oldest known genetic ancestors of modern humans. Despite their widespread presence in the region, their population has declined to approximately 100,000, primarily residing in Namibia, South Africa, and Botswana.

The San community speaks seven main languages, with various dialects, and shares a common ancestry, as demonstrated by genetic research. The San people have a cultural identity of hunter-gatherers, living in small clans in remote locations, which has contributed to their isolation and vulnerability to exploitation by other communities (Schroeder, Chatfield, Singh, Chennells, and Herissone-Kelly, 2019).

The expansion of pastoralist and agriculturalist communities, as well as the more destructive effects of colonialism, have resulted in the decline of the San as a nation (Chennells, 2009). The Khoikhoi and San peoples of Southern Africa, with their unique cultural and linguistic traditions, social and economic relationships, and historical and cultural experiences continue to shape current investigations on the Khoisan people and their position within the wider cultural landscape of Southern Africa.

Barnard (1992) presents three theories regarding the migration of the Khoikhoi, including the possibility that hunter-gatherer groups brought pottery and sheep to the Cape and Namibia, preceding the arrival of the Khoikhoi shepherds by 800 years. Deacon (1998) and Jolly (2015) assert that approximately 2,000 years ago, one of the San groups shifted to a pastoral way of life, which gave rise to the Khoikhoi group. The Naron and G/wi people, who still reside in Botswana, are believed to have been part of this San group that acquired sheep and pottery from

³ The term "Khoisan" is the cohesive group of Khoikhoi and San. In 1928, a German anthropologist Leonhard Schultz combined Khoikhoi with San to form the term Khoisan (Laybrand, 2020; Verbuyst, 2022). The use of the term "Khoisan" has been controversial, as some argue that it erases the distinct cultural differences between the Khoikhoi and San peoples (Elbourne, 1992). Nevertheless, the term remains in common use today as a shorthand for referring to these indigenous groups.

pastoralists in northern Botswana. The cultural similarities shared by the Khoikhoi and the Naron and G/wi people, including their closely related language and kinship system, support this theory.

According to Deacon (1998), the written accounts of European settlers in the southwestern Cape of South Africa identified various groups of Khoikhoi as Little Namaqua, Cochoqua, Guriqua, and Peninsular. These groups shared a similar language and physical features, but their economies varied, with the Cochoqua, for example, migrating annually between Saldanha Bay and the Swartland, the Goringhaicona along the shore of Table Bay, and the Peninsular confined to the peninsula (see Figures 5.1).

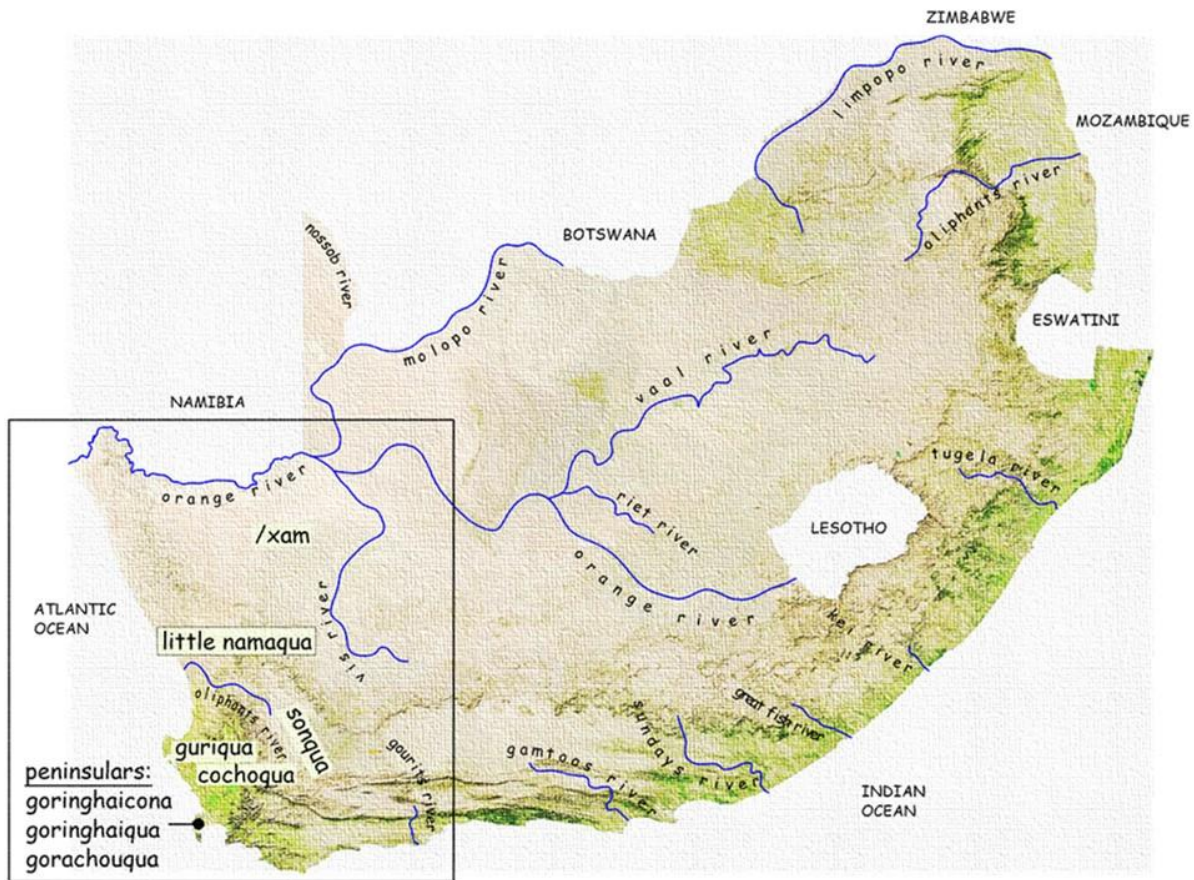


Figure 5.1: Map showing Khoisan groups in the Western Cape in 1652 (Source: Deacon, 1998:7; Laband, 2020)

The Peninsulars group known as the Goringhaicona, or Strandlopers were a group of Khoikhoi entrepreneurs residing on the Cape Peninsula. They engaged in trade between the Dutch and other Khoikhoi and had no livestock of their own. They learned European languages, fishing and collecting shellfish being their primary means of sustenance. The Sonquas, on the other hand, were a group of San who lived in the mountains and relied on hunting game and gathering dug-out roots for survival. It is speculated that intermarriages took place between the San and pastoralist groups, however, the social structures of the hunter-gatherers and herders were vastly

different, with the Khoikhoi having a system of inheritance that did not exist among the San. Both the Khoikhoi and the San maintained their separate identities until the mid-eighteenth century when both groups fell victim to European settlers (Joll, 2015).

5.1.2 The arrival of the Europeans in the Western Cape

In the fifteenth century, supply ships from Portugal to the Indies followed the ancient seasonal system of Arab monsoon with the prevailing wind blowing northeast to the Indies in summer and reversing in the winter. The Portuguese secured a small river estuary on a Mozambique island facing the Mozambique channel as a trading station in 1558 which formed part of their maritime empire. They built a fort on the island called the da Sao Sebastiao (Laband, 2020).

In 1602 the Dutch East India Company was granted its charter by the States-General of the Netherlands which gave it quasi-government powers that included the authority to negotiate treaties, wage war, and establish colonies. Ships laden with Asian merchandise would linger along the Mozambique coast until the winds became favourable. The Dutch, among others, identified the strategic and commercial significance of this trading station (Laband, 2020).

In 1604, the Dutch East India Company attacked the Mozambique island but was repelled. The Dutch attacked again in 1607 and 1608 without success. The failure to secure the island in Mozambique resulted in the decision to start a trading station in Table Bay on the northern shore of the Cape Peninsular in 1652. Table Bay was selected because this site was located halfway between the Dutch East Indies and the Netherlands, and its shores were seemingly well-watered and fertile. This was despite the long sandy beaches, lack of a river mouth, and exposure to winds and heavy seas. The most significant factor about the location was that people were living there (Laband, 2020).⁴

Upon their arrival in Table Bay, the Dutch established a fortification known as de Goede Hoop on the Liesbeek River for protection against indigenous peoples and maritime competitors. The Dutch encountered the Goringhaicona, Goringhaiqua, and Gorachouqua tribes who lived along the coast and surrounding areas and who maintained peaceful relations but sometimes engaged

⁴ The history of South Africa predates the arrival of the Dutch settlers in 1652, led by Jan van Riebeeck. The Khoisan people have lived in the region stretching from the Cape of Good Hope to Northern Namibia and the Fish River for several centuries before the settler's arrival. The Khoisan people's representation in European history also begins long before van Riebeeck's arrival, as the earliest known encounter between Europeans and the Khoisan took place during the 1487-1488 expedition of Bartolomeo Diaz. On this expedition, Portuguese sailors encountered the Khoisan as they rounded the Cape of Good Hope on their way to India. During this initial encounter, both the Portuguese and the Khoisan cautiously tried to understand one another and engaged in small-scale trade. The Portuguese initially held relatively neutral views of the Khoisan, according to historical accounts (Verbuyst, 2022).

in conflict with the more powerful Cochoqua from the Swartland. Trade with the Dutch was widely accepted. In 1657, the Dutch East India Company changed its policy regarding private farming and allowed its staff to farm along the Liesbeek River and provide produce for the Company. These settlers, known as the Vryburgers, occupied land belonging to the Khoikhoi, disrupting their traditional transhumance practices (Laband, 2020).

The privatisation of land led to the First Khoikhoi-Dutch War (1659-1660), which was marked by Khoikhoi aggression focused on destroying the Vryburger's crops and cattle rather than killing the farmers. This resulted in the Vryburger's retreat to the protective castle, causing a stalemate. In 1660, peace was restored, but the Khoikhoi continued to voice their grievances about losing their land. The Dutch claimed that the land had been lost due to war and thus no longer belonged to the Khoikhoi. In response to the hostilities, the Dutch built a larger castle known as the Castle of Good Hope in 1666. They also imported horses to the Cape and bred them to adapt to the local conditions, improving military mobility and allowing Dutch hunters and traders to reach distant Khoikhoi chiefdoms for trade. The depleted livestock led to conflict among the Khoikhoi tribes, causing the Dutch to form horse-based military units to contain the violence, resulting in the Second Khoikhoi-Dutch War of 1673-1677. The Cochoqua, who adopted a defensive strategy, suffered significant losses of cattle and sheep in the war. The war ended with the Cochoqua agreeing to live peacefully and to pay annual tribute to the Dutch in exchange for cattle.

5.1.3 Khoikhoi land tenure system: balancing individual and collective interests

The Khoikhoi's land tenure system was unique in combining individual and collective interests, with each member having harmoniously interwoven rights and privileges with those of the community (Cousins, 2008). The land was significant for their livelihood and associated with a group led by chiefs or elders that held rights to access it. Since the Khoikhoi were nomadic, the property was not based on monetary value or spatial significance, but on a balance between individual and communal interests, with each member having secure land tenure and following ethical principles established by the group.

However, the arrival of Europeans brought a different concept of property with demarcated boundaries and monetary value, which led to the dispossession of Khoikhoi land. In the 19th century, the colonial government attempted to replace traditional tenure with individual property titles in the Cape Colony, but noncompliance and a return to communal tenure resulted from restrictive legislation (Cousins, 2008).

European settlers in the region were mainly pastoralists following traditional transhumance patterns until the late 18th century. By demarcating boundaries, the Europeans changed the land and ended the Khoikhoi's free access to resources. Despite the Khoikhoi's strong territorial ties, the Europeans did not recognise their land claims as legally valid, leading to their loss of land and forced labour as casual workers on farms. This suggests that the Europeans adopted a fluid use of land from the Khoikhoi, similar to their earlier mobile settlement patterns.

Obtaining land required going through the colonial legal system, with farmers paying permits for limited-time grazing rights in specific areas. The meaning of land held different significance for the Khoisan and Europeans. The Khoisan viewed land as a gift from a supreme being, which could only be managed by a chief and not owned by anyone. Europeans, on the other hand, viewed land as a valuable commodity.

In post-apartheid South Africa, the Restitution of Land Rights Act of 1994 aimed to address land dispossession after 1913. However, the Khoisan were displaced before 1913 and their claims before this period are not covered under the act. Despite this, the act does provide the option to recognise cultural sites as historical landmarks and heritage sites (Boezak, 2017).

The South African government has not ratified the Indigenous and Tribal Peoples Convention of 1989, which protects the rights of indigenous peoples to maintain their institutions, language, and religion within the framework of the state. This is likely due to concerns about self-determination and the creation of a separate state within the larger state, as noted by Boezak (2017). According to Jansen (in Boezak, 2017: 36), restoring the dignity of the Khoisan requires a restorative justice approach. This approach should take into account the cultural vulnerability of the Khoisan and allow for the rebuilding of their cultural heritage, including the reparation of their ancient religion through the incorporation of Khoisan symbols in existing Christian liturgies (Deacon, 1998). The significance of rock art sites in revealing ancient religious customs highlights the importance of restorative justice in preserving Khoisan cultural heritage.

The Khoikhoi saw missionary work as a way to protect their land from being taken by Dutch settlers. They granted missionaries title to their land, with the understanding that it would revert to the community if unused. Despite the Moravian Missionary Society never acquiring land by force, the acquisition of title deeds under the colonial government system was considered by August (2009) to be a dispossession of communal land.

In South Africa's colonial era, the Moravian Church established mission stations to safeguard against exploitation by the colonial powers. Nevertheless, these stations have generated

controversy over time. According to August (2009), many individuals regard the Moravian Church as an exploitative entity that deprives the community of its essential right to land and land tenure security. Consequently, residents are unable to achieve complete citizenship in South Africa. The South African Council of Churches maintains that the land occupied by the mission stations should be returned to the community and that communities residing on church land should participate in decisions about land allocation, tenure, and usage. This is because the community's ancestral land was confiscated during colonisation and is deemed to be held in trust by the church for the community.

5.1.4 The role of religion, the church and missionaries

Early Christian missionaries to Africa south of the Sahara were predominantly Roman Catholic and primarily of Portuguese origin. Their objectives included opening trade prospects and converting as many people as possible to Catholicism. These early missionaries were the first Christian contact with the region outside of the Barbary Coast (Ekechi, 1972). While the early Christian missionaries to Africa south of the Sahara were predominantly Roman Catholic and of Portuguese origin, the Protestant Reformation in Europe had profound implications for the future of Christianity.

Martin Luther's 95 Theses catalysed the momentous event known as the Protestant Reformation, a pivotal occurrence in political and social history. On October 31, 1517, Luther approached the Castle Church in Wittenberg, Germany and nailed his criticisms of the corrupt practices and sale of indulgences in the Roman Catholic Church. The Reformation was fuelled by religious, economic, and political factors that had been brewing for centuries and resulted in the rise of Protestantism as a separate sect of Christianity (Mullet, 2014). The Reformation, with its profound religious, economic, and political implications, set the stage for significant shifts in Christian theology and practice. Concurrently, the Enlightenment era brought forth the popularisation of the "noble savage" concept, which, despite its romanticised view of indigenous cultures, intersected with the missionary presence in South Africa and had multifaceted consequences for the indigenous Khoikhoi people (Mullet, 2014; Ellingson, 2001).

Jean-Jacques Rousseau popularised the concept of the "noble savage"⁵ during the Enlightenment in 18th-century Europe. The idea held that uncivilised people from different

⁵ The noble savage was a cultural stereotype that portrayed indigenous people as uncivilised yet pure and noble. The idea had been popular in the colonial era but had not completely disappeared. During the mid-20th century, interest in the Khoisan, particularly the San, grew among anthropologists. This was due to the production of works of fiction such as Laurens van der Post's *Lost World of the Kalahari* (1958) and *The Heart of the Hunter* (1961). These works, along with the popular comedy movies of the 1980s by Jamie Uys, *The Gods Must be Crazy*, portrayed the

cultures were untainted and lived in innocence. This was a romantic, condescending view held by Western Europeans and marked the start of a fascination with the "noble savage" that continues to influence liberal Western politics today (Ellingson, 2001). The missionary presence in South Africa became a symbol of power and status among the Khoikhoi leaders, leading some to invite missionaries to work among their people. Despite acquiring land for mission stations from the government and being donated by the Khoikhoi, missionaries often disregarded the indigenous religion and had closer ties to colonial forces than to the tribes. However, there were instances where genuine relationships between missionaries and locals existed (August, 2009). While the concept of the "noble savage" influenced European perceptions of indigenous cultures, particularly during the Enlightenment era, the presence of missionaries in South Africa had a complex impact on the indigenous Khoikhoi people, with some leaders even seeing the missionaries as symbols of power and status (Ellingson, 2001; August, 2009).

The competition for land and water resources led to the Europeans consolidating their control over the land and forcing most Khoikhoi into European society as labourers. Some Khoikhoi fled to the mountains, but the majority were subjected to unfree labour on farms. In 1828, Ordinance 50 of 1828 was enacted, granting Khoikhoi and people of colour the same rights as Europeans to move and own land, ending discriminatory legislation. Slavery was abolished in the 1830s, granting ex-slaves and other Africans in the Cape Colony political and legal rights. Permanent and seasonal labour employment on farms was prevalent, but alternatives such as overcrowded mission stations and functioning groups squatting on crown land existed. These groups faced resistance from European farmers, who in 1840-1850, called for a Vagrant Law to prevent squatting and a Squatters Bill to deny land rights to squatters without a "ticket of occupation." However, the bill was successfully resisted. The severe drought and depression of 1859-1861 forced many squatters into permanent farm labour. (Anderson, 1993). As the Europeans exerted control over land and subjected the Khoikhoi to labour and discriminatory practices, the late 18th century witnessed a period of crisis and disillusionment for the Khoisan people in South Africa (Anderson, 1993).

In the late 18th century, the Khoisan people of South Africa experienced a period of crisis and disillusionment. Some of them converted to Christianity, while others blended their traditional beliefs with the new religion, making it easier for missionaries to attract them to mission stations (Elbourne, 1992). The missionaries showed creativity in appealing to the people's needs and aspirations. However, the adoption of Christianity was not just a matter of personal faith it also

Bushmen as innocent, primitive, and cunning hunter-gatherers. This romanticised image of the Bushmen was popular among the general public and reinvigorated the noble savage stereotype (Verbuyst, 2022).

became a political statement, as different Christian doctrines symbolised group identity. The relationship between religion, society, and politics was influenced by social attitudes, linguistic differences, and power dynamics. The Dutch settlers were opposed to the mission stations, as they associated religion with race, and saw the Khoisan's conversion as a threat to their political and economic power. On the other hand, the British colonial elite in Cape Town saw Christianity as a means of promoting tranquillity and social order. Conversion to Christianity allowed the Khoisan to participate politically and economically, but at the same time, it also resulted in the loss of their cultural practices, customary laws, indigenous faith, and traditions. Freund states (in Boezak, 2017) that "Christianisation went hand in hand with the destruction of the older Khoikhoi culture" (Boezak, 2017:269). Mission stations provided a form of worship for the Khoisan, but it was limited to the mission's customs and beliefs. Personal prayer and worship practices seemed to have deep ancestral roots, but they varied among different ethnic groups in the mission villages. Amidst the complex dynamics of religion, society, and politics, the Khoisan people's adoption of Christianity and their involvement in mission stations were also shaped by political and economic considerations (Freund in Boezak, 2017).

Political and economic factors influenced the Khoisan people's adoption of Christianity and their decision to live in mission stations. These stations provided stability, security, and economic opportunities, attracting those who sought to improve their social and economic status. Even though residents were registered at the station, they retained their property and had the freedom to move between the station and surrounding farms, providing a legal base and material accumulation opportunities. However, these choices were not made in isolation and were influenced by power struggles and political upheavals in the Cape region (Boezak, 2017). Despite the Dutch East India Company's ban on enslaving the Khoikhoi, the need for labour prompted the arrival of enslaved individuals at the Cape, contributing to the emergence of a mixed-race society and the development of Afrikaans as a means of communication between the diverse population and their Dutch masters (Laband, 2020).

Although the Dutch East India Company's governing body, the Heeren XVII, banned the enslavement of the Khoikhoi, they still required a labour force. In 1658, a shipment of slaves arrived at the Cape, with the Company purchasing some. By 1838, when the British abolished the slave trade, around 62,800 imported slaves from diverse regions, including Africa, Madagascar, India, Ceylon, Burma, and the Indonesian archipelago, were present (Laband, 2020). This led to the development of a mixed-race society that communicated with each other and their Dutch masters through Afrikaans. While the importation of enslaved individuals from diverse regions created a mixed-race society in the Cape colony, the devastating impact of smallpox outbreaks further disrupted the political and social arrangements of the Khoikoi and led

to significant losses in resources and population (Laband, 2020; Worden, van Heyningen, & Brickford-Smith, 2004).

Smallpox had a significant and devastating impact on the Cape colony, with three major outbreaks in 1714, 1755, and 1767. The 1755 outbreak was particularly severe, with half of the fatalities being from the Dutch East India Company. The source of the smallpox infection was traced to linens from ships (Worden, van Heyningen & Brickford-Smith, 2004). The epidemic wiped out at least one-third of the Khoikoi population, leading to a partial collapse of their political and social arrangements and causing substantial loss of grazing lands, water resources, and herds (Laband, 2020). In the early 19th century, the Cape colony's population composition shifted, with a decrease in slave numbers following emancipation in 1838 and an increase in free blacks. The ex-slaves and Khoikoin were collectively referred to as "Coloured," while the increase in whites was attributed to British immigration.

5.2 AN OVERVIEW OF THE CASE STUDY OF GOEDVERWACHT

The emancipation of slaves heightened the need to develop existing and new mission stations in the Cape. In 1845 missionaries from Mamre were asked to start a mission station at Goedverwacht. In 1881 the Goedverwacht mission station was established in the Platkloof Valley situated in the Bergrivier municipality near Piketberg in the Western Cape. The name was Goedverwacht meaning "High Expectations".

5.2.1 History of the village

The rural property Goedverwacht was bought in 1809 and 1810 by a farmer, Hendrik Schalk Burger. Burger constructed a homestead on the rural property and utilised it as a cattle station. Burgers resided along the Bergrivier municipality on a rural property known as Sanddrift. Among the slaves that he had bought to assist him on the rural property was a woman whose name was Maniesa, who had three children. Maniesa looked after Burger after his wife died and his children moved away. After the emancipation of slaves in 1838 Burger was afraid Maniesa and her children would desert him and move away so he gave Maniesa's five children (three were born at Goedverwacht) and the son-in-law, provided they remained and looked after him. Once they died the rural property would be sold and the money divided among their children.

Burger died in 1842 and more people came to live on the rural property (Krüger, 1965). It was when Burger's last slave died in 1888 that the thirteen persons determined as his heirs sold Goedverwacht to the Moravian Church for a nominal amount (Hamilton, 1901). The property rights for Goedverwacht which Burger had given the slaves, and their descendants were disputed

by Burger's children. It was in 1889 that the dispute was resolved, and final regulations were imposed on the settlement.

The church buildings (see Figure 5.2) were erected by the residents and were constructed from local stone. In 1890 the Moravian missionaries bought the adjoining rural property of Witterwater to be able to serve the community at Goedverwacht. Similar to other Moravian mission stations, Goedverwacht never attained full self-sufficiency. The subsistence agricultural economy relied on supplementary economies and small industries such as milling, shoemaking and carpentry. Today subsistence agriculture has eroded completely (le Grange, 1991).

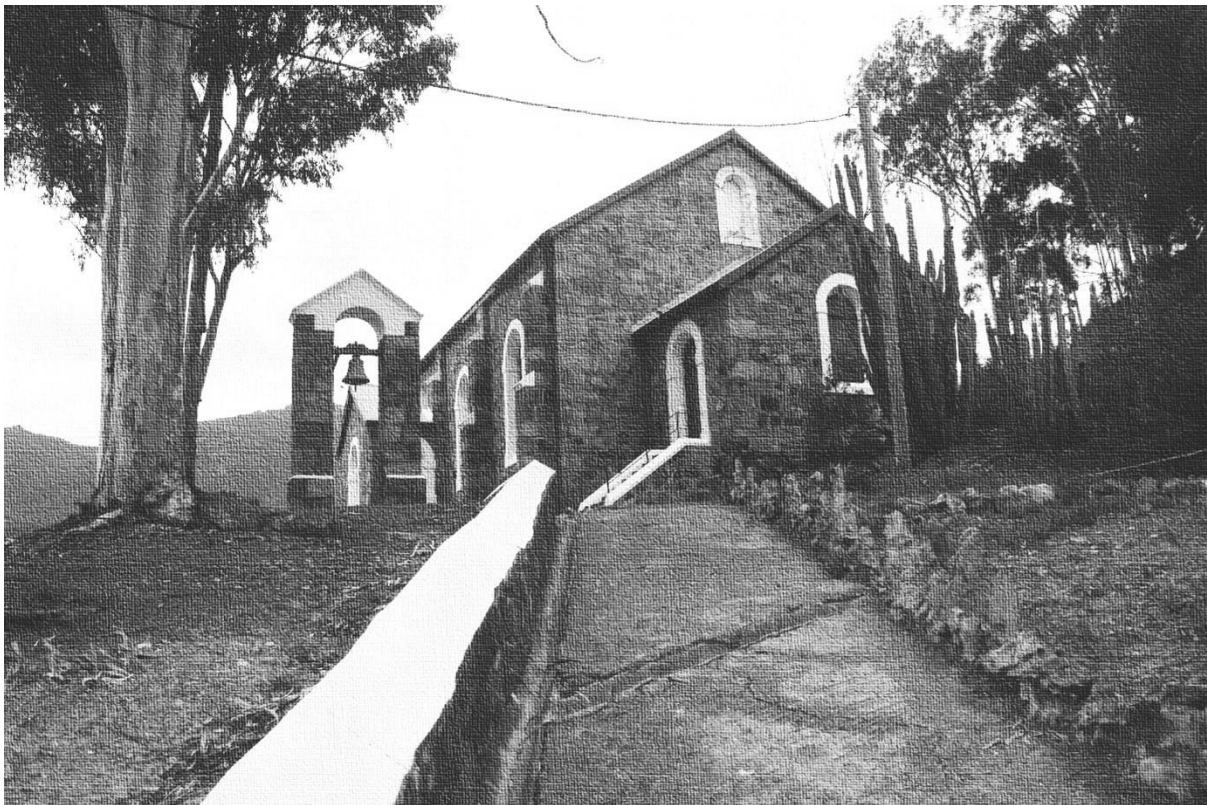


Figure 5.2: The Church designed by the renowned architect Ernst Seeliger (Source: authors photograph, 2022)

5.2.2 The contemporary village

Goedverwacht is still a Moravian Mission-owned settlement without formal municipality status, with dwellings for church members and smallholder farms available for leasing from the church. The hamlet is expanding in a linear style along the Platklouf River and lacks official planning laws and property rights (see Figure 5.3).



Figure 5.3: Goedverwacht Moravian mission station (Piketberg Tourism, 2023
<https://piketberg.bergriertourism.co.za/wp56/goedverwacht/>)

Goedverwacht is managed by an overseer's council chosen by the community and answerable to the local Moravian Church. Members of the Moravian Church can apply for occupation rights to 600 square meter plots on the rural property, which are offered free of charge but need monthly costs for basic utilities, infrastructure, and municipal rates. The upper structures of the properties are inheritable, but the economic potential is restricted. Goedverwacht's unique assets such as its rural charm, fertile valley, historic buildings, arts and crafts centre, festival events, and overnight accommodations provide ample economic opportunities.

Goedverwacht lacks essential municipal services such as electricity, sanitation, water, refuse removal, and stormwater management, creating significant service delivery challenges. Eskom Holdings provides electricity, while the community relies solely on the Platkloof River for water needs. However, the river is infested with the invasive Port Jackson tree. The river has two weirs for agricultural and domestic use. The Overseers Council has not accepted offers of assistance from volunteer groups to clear the invasive vegetation for unknown reasons (Law & Pereira, 2018).

The community of Goedverwacht operates under a hybrid land governance system, recognised by the Moravian Church of South Africa and overlays the municipality's formal land use planning and management system. The Moravian Church enforces written rules, while the municipality is the executive decision-maker per the Spatial Planning and Land Use Management Act (SPLUMA) of 2013 for land use planning and management within its jurisdiction. This hybrid

system is integrated into the municipality's framework for land management. Because rural municipalities are part of the 'wall-to-wall' system of local government all property within its boundary must be incorporated into its zoning scheme. Although the property is mainly residential it is zoned 'agriculture'. The municipality acknowledges the historical land use right of the property and thus refers to it as 'agriculture consent use'. The standard bylaw of the municipality requires that the owner of the land establish a site development plan approved by the municipality to enable the municipality to manage the property and approve building plans. All property within its boundary is embedded within the legal land framework of the municipality and all property owners are required to pay municipal rates and taxes. Legally, it is underscored that all land within the jurisdiction of the Bergrivier area is subject to municipal authority, as dictated by the Spatial Planning and Land Use Management Act (SPLUMA), thereby obliging adherence to the stipulations of the Municipal By-Law governing Municipal Land Use Planning and the Bergrivier Land Use Scheme (Wagener, Vermeulen & Abrahams, 2019:93). The Bergrivier municipality affirms that the church has outstanding financial obligations amounting to millions, with the most recent settlement of property taxes reported in 2018 (Velapi, 2023). Because the mission village is located on private property the municipality is legally restricted from providing basic services. This situation bodes heavily on the morale of the community and has created some doubt regarding the intention to support a communal form of land governance in the future.

Lack of secure land tenure hampers agricultural development in Goedverwacht. Farmers are unable to secure long-term leases for fertile land from the church, leading to underutilised arable land. The main agricultural products in the community are fruit, vegetables, and livestock, but limited market access limits farmer's sales to internal markets such as residents and visitors. With limited employment opportunities, many residents work outside the village. Despite its tourism potential, governance issues prevent the community from fully realising its potential (Law & Pereira, 2018).

The Goedverwacht community values environmental consciousness and sustains agricultural practices, such as vegetable gardens, fruit trees, aquaculture, and livestock. There is a harmonious relationship between residents and the natural surroundings, promoting food self-reliance and a stable social order. The community is environmentally conscious and seeks political independence. A holistic approach is used in their daily practices to maintain a self-regulating and self-sustaining way of life. Fresh water from the Platkloof River is essential to the community, but it's decreasing due to alien vegetation. The residents are encouraged to use roof catchment systems and store water in tanks. The water system consists of small dams that gravity-feed water from the weir to their point of use, and the grey water system varies from site to site as part of the permaculture design.

The "Genadendal Accord," signed in 1996 between the Moravian Church and the Department of Agriculture, Rural Development and Land Reform, marked the church's commitment to land reform and community integration. The accord emphasised preserving communal ownership and restricting property rights to maintain a strong sense of belonging and pride in the mission stations (Wagener, Vermeulen & Abrahams, 2019:58). The Provincial Synod of the Moravian Church ratified the accord in 1998 and included it in their constitution.

In 2000, the Department of Agriculture, Rural Affairs, and Land Reform delivered a proposal for state-led land reform, utilising existing policies and legislation to secure land tenure and provide settlement planning grants. Challenges included determining the applicability of donation tax and the provision of basic services, as local government does not typically provide services to privately owned freehold farms like mission stations. Differences in views between the Moravian Church and residents regarding land ownership and transfer, limited involvement from the Department of Agriculture, Rural Affairs, and Land Reform, and questions about the provision of basic services contribute to ongoing challenges and divisions within the community on the mission stations.

The village is classified as a low-order rural settlement. The nearest town to the village is Piketberg, located 25 kilometres to the east. The development potential of the village is in smallholder agriculture and tourism. Agriculture and tourism are managed by the Overseers Council Tourism and Agriculture division. Additionally, there is a farmer's association that promotes and supports local farmers as well as a community-driven tourism development forum that actively promotes tourism. Market garden agriculture is the main agricultural activity in the village. This includes farming on plots of land leased from the Moravian Church as well as backyard gardens and animal sheds. The predominant produce is fruit, vegetables, and livestock such as cows, sheep, pigs, and chickens. Residents generally practice permaculture principles supporting natural productivity and sustainability (Wagener, Vermeulen & Abrahams, 2019:58)

5.2.3 Spatial structure of the village

The village has a linear layout that follows the Platkloof River. Development is restricted by the steep, rocky valley walls. The Platkloof River forms a meandering alluvial riverbed with the bank becoming wider to the north of the village centre or 'Werf'. This bank becomes a floodplain that is fertile and provides an ideal setting for smallholder agriculture. The fauna and flora surrounding the village consist of indigenous rugged mountain terrain flora and various fauna such as rock rabbits (dassie), baboons, grysbok and the rare caracal and Cape leopard.

The residential development is along the access road that follows the Platklouf River. There are nine distinct neighbourhoods, Happy Valley; Noupoort; Rooi-Noupoort; Oukraal; Kerkstraat; Sandstraat; Ramblers Park; and Rooidraai. Kerkstraat is the oldest neighbourhood with the Moravian Church building, parsonage, and church hall (see Figure 5.4).

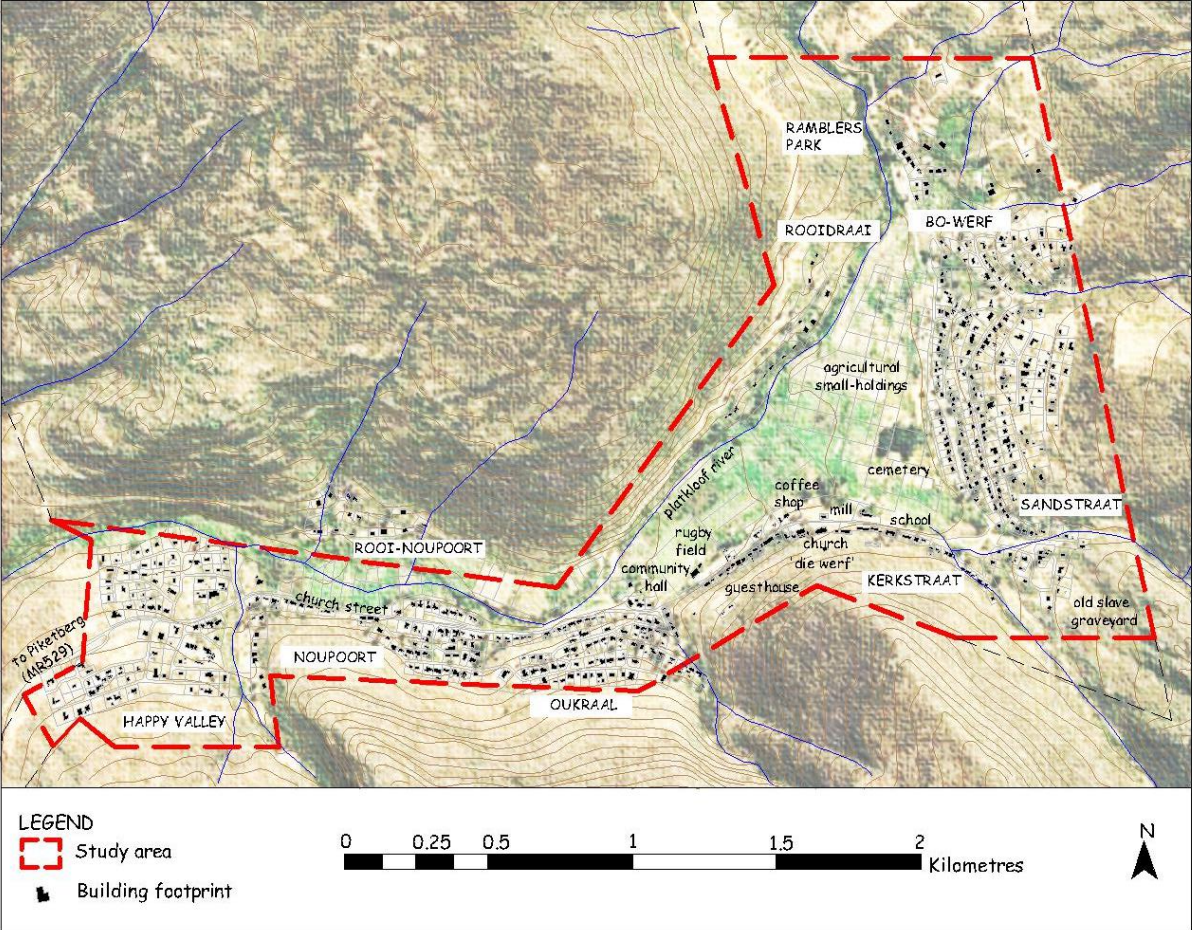


Figure 5.4: Spatial map of the Goedverwacht Moravian mission station (Source: Author)

Traditionally mission villages in the Western Cape have a village square called ‘die Werf’. There is no village square at Goedverwacht, which is unusual. The work building and parsonage have been placed up the slope behind a high stone retaining wall (Fransen, 2006). The Church and parsonage were built in 1890 and were designed by the renowned architect Ernst Seeliger. The administrative buildings are also located in Kerkstraat, namely the registration office, post office, library, and elderly service centre. The elderly service centre hosts a mobile clinic. The primary school with a sports field is also located in Kerkstraat along with the old Water Mill and coffee shop. The old Water Mill houses the museum, leatherworker’s workshop and the Mission Store. There is a crèche (“Klein Klitsies”) located in the community hall alongside the rugby field at the west entrance to Kerkstraat. The primary schools accommodate children from reception to grade

eight. There are approximately 194 children who attend the school. Children attend secondary school in Piketberg. The cemetery is in the central area of the village.

5.2.4 The built form of the village

The community consists of around 500 low-density residential households, featuring a range of dwelling types from single-story cottages to double-story modern-style houses. Among these, some of the older, original stone thatch cottages have been renovated and well-maintained, while others are in a state of disrepair and neglect. Some of these buildings have historical significance and represent the cultural heritage of the community (see Figure 5.5). Unfortunately, very few of the original dwellings have been retained (Fransen, 2006). New buildings are being erected with materials with no specific style. There are no informal dwellings in the village. Two self-contained thatch cottage guesthouses were donated and built for the community to encourage tourism. The cottages are located on the ridge in the Kerkstraat neighbourhood which has a splendid view over the Platkloof valley. The guesthouses are currently managed by the Moravian Church.

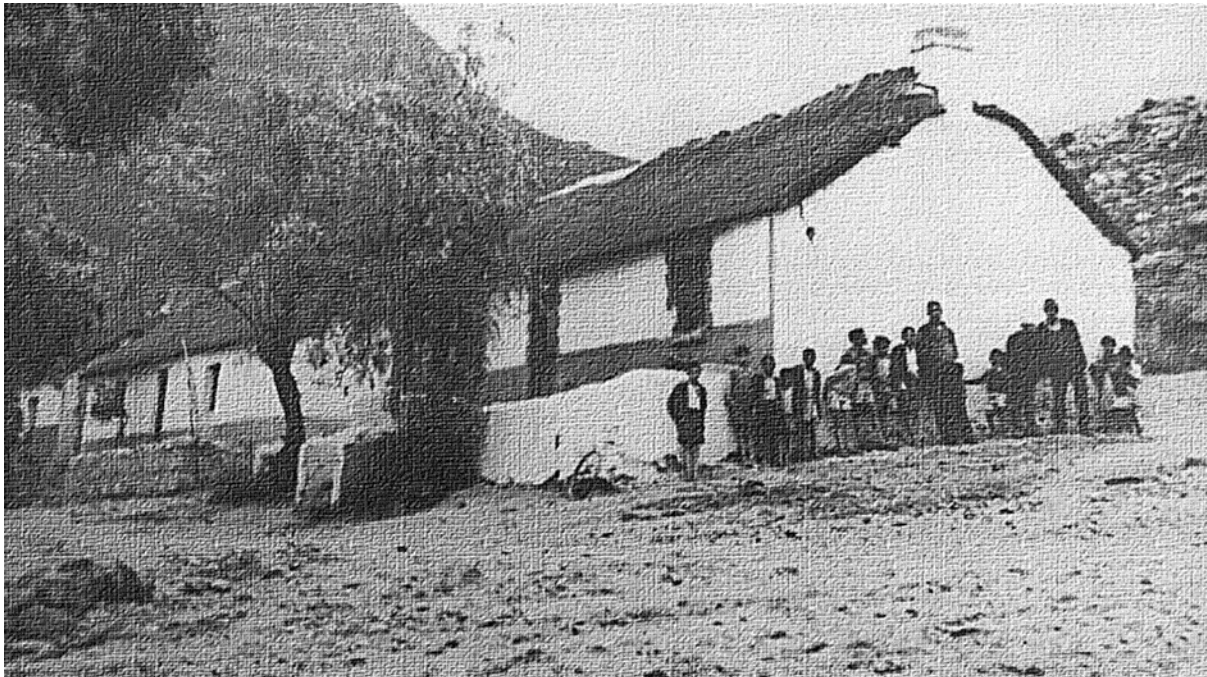


Figure 5.5: Street view taken in 1965 in Kerk Straat (Source: Fransen, 2006)

5.2.5 The functionality of the village

Access to the village is via a tar road that branches off the MR529 link road between Piketberg and Velddrif. The road runs through the village, called Church Street. The village stretches for four kilometres from the west to the northeast along the Platkloof River. The tar road is a provincial road and is in good condition. The internal roads are gravel and maintained by the community. The internal roads are steep with no stormwater management resulting in them being impassable in the wet season and rough and corrugated in the dry season. The roads are not designed correctly resulting in their deterioration and poor condition.

Basic services are not provided to the community by the municipality because the village is located on private property, however, bulk services are provided to the rural property. Basic services are managed by the community but are in bad repair and need upgrading. Piped potable water is available in most dwellings. If there is no direct connection to the dwelling, then a communal pipe is available. Water is obtained from the Platklouf River to three reservoirs using silt traps, then gravitated to another two reservoirs before being distributed to the dwellings. The main problems with the water system are the reliance on gravity feed, inadequate storage capacity, detreating water pipes and lack of water supply from the Platklouf River. Sewerage is mainly managed using the septic tank system; however, some dwellings have pit toilets or use the bucket system. Due to a significant increase in development at Goedverwacht the septic tank system is insufficient and is becoming an environmental hazard and health risk. Electricity is supplied by Eskom Holdings with electric meters installed in the dwellings. New dwellings are being fitted with prepaid metres. Some households use an alternative power supply such as gas, wood fires and candles. Internal refuse collection is managed by the Moravian Church and transported to the municipal refuse landfill site (Rumboll, 2013:171).

Chapter Six introduces critical insights obtained from the research, shedding light on various facets, including community-driven progress, effective governance, social mobilisation, adherence to the rule of law, democratic accountability, economic growth, and the assertion of autonomy. Initially, the community exhibits a prevalent positive outlook and subjective norms towards communal living and partial political autonomy. However, a perceived lack of control in achieving these objectives is noted. Secondly, the formal and informal institutions within the community are portrayed as well-organised, adaptable, and coherent, demonstrating a preference for self-administration of essential services and advocating for a hybrid land governance system. Both types of institutions strive for legitimacy and align with land reform norms, taking advantage of the flexible interpretation facilitated by the loose coupling of land reform policy, allowing for diverse approaches. Thirdly, community dynamics are significantly influenced by perceptions of autonomy, alignment/misalignment, and neglect, leading to varied actions such as heightened community engagement, instances of apathy, disagreement, and underlying tensions. These dynamics ultimately influence the effectiveness and outcomes of hybrid land governance. The revealed underlying causal structures and emergent mechanisms give rise to both favourable and unfavourable outcomes in the economic, social, and political spheres of the community. Addressing challenges and fortifying institutional capacity can yield enhanced economic outcomes, heightened social cohesion, and more proficient political governance. Conversely, mismatches between institutional performance and community

expectations, alongside instances of neglect and insufficient support, may present obstacles to progress.

6 FINDINGS

The previous chapter established the research context by providing historical and situational insights, which were crucial for comprehending the evolution of the research topic, clarifying its broader significance, and addressing the fundamental question of why the research was conducted. This chapter unveils the findings of the study that evaluated the potential of a communal settlement in transitioning towards a new and sustainable land governance system. The chapter is structured into various sections, addressing the psychological, sociological, and philosophical aspects of the study. Section 6.1 explores the psychological dimension, examining the mechanisms and processes that underlie the transition to a new land governance system in a communal settlement. This involves undertaking a thematic analysis of the data regarding attitudes, subjective norms, and perceived behavioural control, followed by a sentiment analysis on these same subjects. Section 6.2 shifts its focus towards the sociological aspects, encompassing an analysis of the roles, expectations, and management strategies of the institutions and actors entrusted with overseeing the community and its land. It initiates by analysing the social dimensions, which encompass the meanings, associations, controls, and actions linked to institutions. Subsequently, the section delves into the political dimension, taking into account autonomy, adaptability, complexity, and coherence in institutionalisation. The amalgamation of these findings provides a comprehensive understanding of the roles, expectations, and management strategies of the institutions and actors entrusted with overseeing the community and its land policy. In Section 6.3, the philosophical causal structures and emergent mechanisms are explored that mould the economic, social, and political milieu of the community, and reveal how these elements affect the shift towards a new land governance system. The chapter culminates with a summary of the findings.

6.1 FINDINGS OF PSYCHOLOGICAL DETERMINANTS WITHIN THE GOEDVERWACHT COMMUNITY

Within this section, the analysis of data and its outcomes were explored, specifically focusing on the examination of an individual's behavioural beliefs within the community towards the type of land governance system they prefer. The objective was to determine their belief towards embracing a particular way of life. As discussed in Chapter Four, Section 4.2.4. a questionnaire was designed to evaluate the attitude, subjective norms, and perceived behavioural control of the community members concerning their intention to adopt a communal lifestyle with a hybrid land governance system. The theory of planned behaviour holds that people's behaviour is determined by their intention to carry out the behaviour, which is influenced by their attitudes toward the behaviour, perceived social pressure (subjective norms), and perceived ability to perform the behaviour (perceived behavioural control) (Ajzen, 1988).

6.1.1 Thematic analysis of behaviour and belief

In the field of social sciences, the focal point of examining interview data is thematic analysis (Knott, Rao, Summers et al., 2022). The thematic analysis involves the systematic coding of data to identify and interpret prominent themes within the dataset (Knott, Rao, Summers et al., 2022). Table 6.1 provides a condensed overview of the thematic analysis, presenting excerpts from interviews with the head of household and community leadership. The analysis incorporated deductive codes encompassing attitudes, subjective norms, and perceived behavioural control, complemented by inductive codes derived from the content analysis of the data.

Table 6.1: Thematic analysis of behaviour and belief

THEMES	TRANSCRIPTION
<p><u>Attitude</u> <u>Code: Security</u></p> <p>Question 1: Your choice of lifestyle will provide personal security and be the least risky in difficult times</p> <p>Recurring themes: The quotes reflect a generally positive attitude towards security and safety within the community. Community members feel secure and highlight the strong sense of vigilance and mutual support among residents. However, there are concerns about the security of community buildings, indicating the need for additional measures.</p>	<p><i>"I can assure you that we are safe and secure in this type of neighbourhood...we do not have much crime here" SR1P</i></p> <p><i>"...everyone looks out for one other. We know who comes and goes, we know if there is someone strange in the community..." SR2P</i></p> <p><i>We make safety and security our primary focus. The type of lifestyle means we can get assistance from our neighbours at any time...SR3P</i></p> <p><i>"Community policing is one of our strengths. This is the safest place to live..." SR4P</i></p> <p><i>"For full peace of mind, measures need to be put in place to provide additional security..." SR5N</i></p> <p><i>"There is not enough security for our community buildings, and we must protect these buildings...many of them have been vandalised" SR6N</i></p>
<p><u>Attitude</u> <u>Code: Way-of-life</u></p> <p>Question 2: You believe in a better future for the community that provides hope and confidence.</p> <p>Recurring themes: The quotes reflect a generally positive attitude towards the way of life in the community. Residents appreciate the peacefulness and tranquillity of their surroundings. However, there are differing perspectives regarding happiness and future aspirations. Some individuals express concerns about financial limitations, while others emphasise the</p>	<p><i>"We choose quietness rather than the noisy city. I lived in the city for 40 years, it was a struggle. Now I am here and very happy..." LR7P</i></p> <p><i>"Not everyone is happy here. Some people want to leave but they can't...they don't have the money. If you want to leave you should be able to..." LR8N</i></p> <p><i>"We must think about our future...we must also think about our family and their future..." LR9NU</i></p> <p><i>"...you must enjoy it as much as you can. Even if things worry you..." LR10NU</i></p> <p><i>"The best way I relax is to spend time in my garden. My garden usually looks even better than this, I have not been well, so someone comes and helps me by watering and sweeping the garden..." LR11P</i></p>

<p>importance of enjoying the present moment and finding solace in personal interests.</p>	
<p><u>Attitude</u> <u>Code: Participate</u></p> <p>Question 3: You volunteer to support your community from cleaning up the neighbourhood to supporting community initiatives that strive to improve the lives of others.</p> <p>Recurring themes: The quotes highlight different perspectives on community participation. Some individuals value opportunities for personal growth, social connections, and making a positive impact through volunteering and involvement in community activities. However, there are concerns raised about the lack of decision-making power and the need for more inclusive participation, especially among those who feel their voices are not heard. The importance of engaging young people and fostering an environment where everyone's views are considered is also emphasised.</p>	<p><i>“Even now I learn new skills and meet people. It also helps lonely people. Community participation allows me to contribute in a small way...” PR12P</i></p> <p><i>“My community involvement is volunteering to do things for the local school. We also do a lot of work with non-profit organisations...” PR13P</i></p> <p><i>“We don’t have any control in decision-making. It annoys us because we have no voice and are not able to influence anything...” PR14N</i></p> <p><i>“Young people are given the chance to express their views and maybe they can influence change...we need change” PR15P</i></p> <p><i>“We try to help solve problems. People cannot be forced to help but should be allowed to help...” PR16P</i></p> <p><i>“If you feel discouraged then community activities can help...I am part of the church choir...” PR17P</i></p> <p><i>“We have lots of opportunities to connect with people and to work together. As a result, there is more understanding and much more likely to achieve our vision...” PR18P</i></p> <p><i>“We have a prayer meeting. We are a group that agrees...” PR19NU</i></p> <p><i>“Everyone used to attend the meetings and festivals. . . now I am not sure...” PR20N</i></p>
<p><u>Subjective norm</u> <u>Code: Alike</u></p> <p>Question 1: You believe others in the community feel the same way as you do about your choice of lifestyle</p> <p>Recurring themes: The quotes reflect diverse perspectives regarding subjective norms and the similarity of thoughts and opinions among community members. While some individuals acknowledge the diversity of perspectives and the need to listen to others, others express the belief that people are more alike than they appear and share common values. Some individuals prioritise their</p>	<p><i>“Not all people think in the same way. There may be some general thinking, but people think differently. Sometimes people may even think the opposite. That’s why opinions differ from person to person...” TR21NU</i></p> <p><i>“The main problem is that we think we think our ideas are the only ones, but sometimes we must listen to others to better understand...” TR22P</i></p> <p><i>“Believing that other people think and act the same way is silly. Some people may think that, but I think everyone is different and has their ideas...” TR23NU</i></p> <p><i>“People are more similar than you think, and they are very similar on the things that matter most to them ...” TR24P</i></p> <p><i>“Why should I care about what others think of me? Yes, I care about other people and the community, but I don’t care what others think about my feelings...” TR25N</i></p>

<p>feelings over the opinions of others.</p>	
<p><u>Subjective norm</u> <u>Code: Support</u></p> <p>Question 2: You believe the important people in your life such as your family and friends approve of your choice of lifestyle.</p> <p>Recurring themes: The quotes highlight the importance of support and collaboration within the community. Community members appreciate the sense of mutual respect and the willingness to consider different ideas and viewpoints. Working together is seen as a means to achieve common goals and overcome challenges. However, there is also a recognition that self-reliance is necessary in certain situations.</p>	<p><i>"Yes, it is nice to know others believe the same as you. It is nice not to be judged or disliked..." CR26P</i></p> <p><i>"I think other members care about my views. I think like the majority of the members..." CR27P</i></p> <p><i>"It can be challenging so we need to help each other..." CR28NU</i></p> <p><i>"Working with others gets things done. Community members do agree generally..." CR29P</i></p> <p><i>"Everybody respects everybody else's point of view. If someone has a good idea, then we must consider it. We must work together..." CR30P</i></p> <p><i>"We usually come to some agreement among ourselves. We can't rely on anyone but ourselves..." CR31NU</i></p> <p><i>"Everyone has their view, and they are all good enough, but they are not all the same. We must sit at a table and discuss issues to understand the concerns of others. We are four to five, quite a small group, that come up with some good ideas. Some ideas come from different groups. I have seen positive things happen." CR32NU</i></p>
<p><u>Subjective norm</u> <u>Code: Family</u></p> <p>Question 3: Does it matter to you if others in the community agree or disagree with you regarding your choice of lifestyle?</p> <p>Recurring themes: The quotes highlight the significance of family within the community. Family members are seen as caring and supportive, providing wisdom and stability. There is an acknowledgement that some children have left the community for work opportunities in the city, but they still maintain a connection and support the community. The longing for home and the importance of familial ties are evident, particularly in terms of nostalgia and the desire to preserve the community's values and traditions.</p>	<p><i>"My family care about this place, they can come back here when they are ready, that is relatives by blood and their families..." FR33P</i></p> <p><i>"Older members in the family bring wisdom and are calm. They know what is best. Families are concerned about caring for the elderly ..." FR34P</i></p> <p><i>"Some of the children who have left long for home, they support us, what we are doing here. They want the best for us..." FR35P</i></p> <p><i>"Things are not good here. We have no water. No one can fix the water problem...I only have water once a day. My children have left now..." FR36N</i></p> <p><i>"No, the children have gone now, this was a lovely place for them to grow up in. But now they have their work in the city ..." FR37P</i></p> <p><i>"The children get homesick for all kinds of things like grandmother's cooking. They come back when they can..." FR38P</i></p>

<p>Perceived control Code: Capacity</p> <p>Question 1: How easy or hard is it to perform a behaviour or act in a certain way?</p> <p>Recurring themes: The quotes reflect the perceived capacity to effect change and address community challenges. Some individuals express frustration with a perceived lack of commitment and support, resulting in a sense of powerlessness. However, there are also community members who actively engage in initiatives to improve the community, such as restoring historical landmarks. The need for infrastructure improvements, particularly related to water supply, is highlighted. There is also a strong desire to reclaim the community's former greatness, with a determination to take action.</p>	<p><i>"Even though people say they can change things, in truth, they're not committed to it. Because of the lack of commitment, they don't get things done..." AR39N</i></p> <p><i>"Sometimes things feel pointless, and it can impact the way you think. If you feel you can't change things it can be frustrating..." AR40N</i></p> <p><i>"We can't improve our homes anymore...we don't get any help..." AR41N</i></p> <p><i>"We try to fix things up so that we can draw people here...like the old water mill and our museum..." AR42P</i></p> <p><i>"...young people leave and get on with their lives..." AR43NU</i></p> <p><i>"We get our water from the river. We must pay for someone to fetch water for us..." AR44NU</i></p> <p><i>"Power is expensive, water is a big problem. The water has been a problem for a long time. We don't get water from the municipality..." AR45N</i></p> <p><i>"How can we survive if they don't care? They just think of themselves and don't care about us..." AR46N</i></p> <p><i>"The problem is household water? Sometimes in the summer water runs out. The river dries up. We need someone to do a study on how we can get more water..." AR47N</i></p> <p><i>"It's not just the water that is running out it is also broken pipes. We need to get the pipes fixed. The people who are dealing with the water can't fix big problems..." AR48N</i></p> <p><i>"I don't think they are doing much anymore. We realised that the water situation could get worse over time. It needs to be attended to it..." AR49N</i></p> <p><i>"We know how this place was before and we intend to make it great again..." IR50P</i></p> <p><i>"As far as I'm concerned, we have the mandate, and we intend to do it alone..." IR51P</i></p>
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The findings reveal a range of attitudes and perceptions within the community. There is a generally positive attitude towards security, safety, and the way of life, while community participation is seen as an opportunity for personal growth and making a positive impact. The subjective norms vary, with recognition of both diversity and commonalities among community member's thoughts and opinions. Support and collaboration are valued, both within the community and among family members. Perceived control varies, with a desire for greater capacity to address challenges and improve infrastructure. These findings provide insights into the community's dynamics and can inform future actions and initiatives for community development.

6.1.2 Sentiment analysis: behaviour and belief

Sentiment analysis was used to determine a positive or negative response based on the content and tone of participant's answers. The analysis involves careful examination of participant's expressions and sentiments, assessing whether the overall sentiment conveyed in the response was predominantly positive or negative.

Positive sentiment was inferred when participants exhibited satisfaction, contentment, and enthusiasm, or employed positive language when discussing a particular topic or experience. Conversely, negative sentiment was deduced when participants expressed dissatisfaction, disappointment, or frustration, or employed negative language.

Caution was exercised during this judgment process, ensuring that the assessments were grounded in the actual content of participant's responses rather than pre-existing biases. To establish a more systematic approach, standardised scales or rating systems that explicitly capture positive and negative sentiments were utilised.

This practice aligns with the principles of qualitative research, which seek to comprehend and interpret subjective experiences, meanings, and perspectives (Braun & Clarke, 2006). By evaluating participant's responses for positivity or negativity, the researchers gained insights into the emotional valence associated with specific topics or phenomena, thus contributing to a comprehensive understanding within the qualitative analysis framework.

Figure 6.1 and Table 6.2 present the outcomes of the sentiment analysis. The semi-structured interview included eight statements or inquiries that were succeeded by a set of alternative responses on a Likert scale of 7 points, which indicates the level of agreement or disagreement with the statement (see Section 4.2.4).

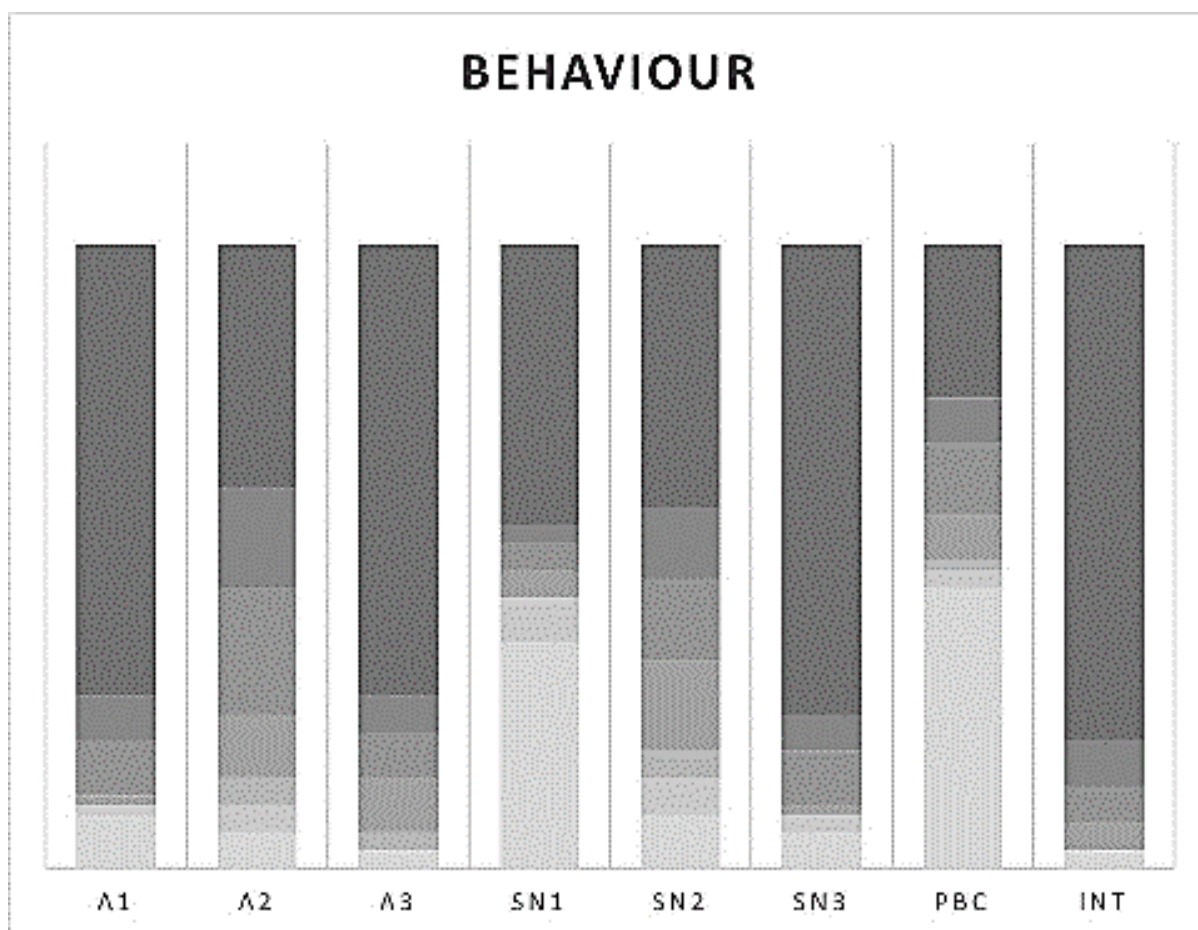
Figure 6.1 presents a bar chart illustrating sentiment analysis results on participants' attitudes, subjective norms, perceived behavioural control and the intention to live the type of lifestyle they preferred. Residents' attitudes were categorised into instrumental, experimental, and affective attitudes. Subjective norms were divided into descriptive norms and injunctive norms, with the latter involving other community residents and family members. Perceived behavioural control encompassed participants' beliefs in their ability and resources to manage their preferred lifestyle. The final column conveyed the participants' intention to adopt the preferred lifestyle.

The seven shades of grey in the chart represent varying opinion levels, with light grey indicating strong negativity and dark grey indicating strong positivity. In Table 6.2, a summary of sentiment

analysis results highlights a predominantly positive attitude among participants toward the security offered by their lifestyle. Positive descriptors like "positive," "secure," "comfortable," and "safe" were frequently used. However, some participants expressed uncertainty or negativity, employing terms such as "uncertain," "doubt," and "insecure."

Regarding subjective norms, the analysis indicates an overall positive perception within the community, with frequent mention of words like "agree," "support," "positive," and "encouragement," reflecting a prevailing belief in community support. Nevertheless, some participants expressed disagreement or uncertainty, using terms like "disagree," "uncertain," and "doubt."

The analysis of perceived behavioural control reveals a mixed perception within the community. While some participants conveyed a sense of control and confidence with words like "control," "ability," and "empowered," others highlighted difficulties or challenges, using terms such as "difficult," "challenging," and "struggle." External influences, including "support," "resources," and "help," were also acknowledged in the responses.



A1 (instrumental attitude)	Your way of life provides you with security
A2 (experimental attitude)	You are passionate about your 'way of life'
A3 (affective attitude)	You enjoy participating in community activities
SN1 (descriptive norm)	Most people think and feel the same way as you do
SN2 (injunctive norm)	Others in the community support your view
SN3 (injunctive norm)	Your family and friends support your view
PBC (perceived behavioural control)	You can achieve your goals
INT (intention)	You support a communal lifestyle

Figure 6.1: Results of the 'Head of Household' and community leadership interviews. Seven shades of grey represent the levels of opinion from light grey being strongly negative and dark grey being strongly positive.

Table 6.2: Summary of the sentiment analysis

Aspect	Analysis
Attitude	The majority of participants displayed a positive attitude towards the security provided by their way of life, with words like "positive," "secure," "comfortable," and "safe" frequently mentioned. However, some participants expressed uncertainty or negative attitudes, using words like "uncertain," "doubt," and "insecure."
Subjective Norm	The analysis suggests a generally positive perception of subjective norms within the community. Words like "agree," "support," "positive," and "encouragement" were frequently mentioned, indicating a prevailing belief in community support. However,

	some participants expressed disagreement or uncertainty, using words like "disagree," "uncertain," and "doubt."
Perceived Behavioural Control	The analysis indicates a mixed perception of perceived behavioural control within the community. While some participants expressed a sense of control and confidence, using words like "control," "ability," and "empowered," others mentioned difficulties or challenges, using words like "difficult," "challenging," and "struggle." The recognition of external influences, such as "support," "resources," and "help," was also evident in the responses.

6.1.3 Synopsis of findings and implications for behaviour and belief

The thematic analysis of the qualitative data showcases a community that predominantly holds positive attitudes towards their communal way of life. Residents find a strong alignment between their personal beliefs and the values upheld by the community. They also benefit from support networks, both within the larger community and their immediate social circles. The residents exhibit a sense of empowerment and a steadfast dedication to maintaining this communal lifestyle. These findings illuminate a spectrum of attitudes and viewpoints within the community.

On the whole, there is a positive outlook regarding security, safety, and the way of life. Community involvement is perceived as an avenue for personal growth and a means to make a positive impact. Subjective norms vary, acknowledging both the diversity and shared values among community member's perspectives. Support and cooperation are highly valued, both within the community and among family members. Perceived control fluctuates, with a desire for greater capacity to address challenges and enhance infrastructure.

These findings hold importance in comprehending the functioning and interactions within the community. Using these findings an analysis was conducted to gauge the community member's inclination towards embracing a communal lifestyle within a hybrid land governance system, using the specific theoretical framework of the theory of planned behaviour (see Chapter Seven)

6.2 FINDINGS OF SOCIOLOGICAL DETERMINANTS WITHIN THE GOEDVERWACHT COMMUNITY

This section delves into how the different institutions within the community interact and how they shape the community's behaviour. Institutions are an indicator of the existing rules and characteristics of the community. They indicate institutional development or decline, as well as the community's capacity for advocacy and leadership.

6.2.1 Thematic analysis of institutional dynamics and community practices (social)

The thematic analysis in this section is based on interviews conducted with individuals operating within the institutional framework and focus group discussions. Transcripts from these interviews

and focus group discussions were systematically organised using codes derived from content analysis, revealing the intricate relationship between institutions and actors. In this context, institutions play a significant role in influencing the capacities of actors for various forms of engagement and action. Table 6.3 presents a thematic examination of the data, identifying and classifying recurrent themes. These themes are organised under specific codes associated with institutional, meaning, association, control, and action aspects. Each theme is substantiated by excerpts from the interviews and focus group discussion, emphasising their pertinence to the research inquiries. This analytical method strives to unveil fundamental patterns and import within the data, yielding a more profound comprehension of the governance dynamics within the community and the contributions of institutions and actors to the formation and execution of land policies.

Table 6.3: Thematic analysis of institutional dynamics and community practices (social)

THEMES	TRANSCRIPTION
Institutional (social)	
<p>Meaning Code: Beliefs and values</p> <p>Question 1: What are the general beliefs regarding land?</p> <p>Recurring themes: The community seeks collaborative governance through its self-sustaining formal structure. There is a call for land reform from the community. Currently, property rights, as well as the authority to use, control, and transfer land, are defined by the Church. Additionally, community groups hold a visionary perspective that embraces innovation, individualism, and economic advancement, envisioning a society that can progress, adapt, and attain a state of perfection.</p>	<p><i>“...the community want to remain separate and Moravian. The community takes charge and runs the community themselves. There are models on how to do that...” INT2P 2</i></p> <p><i>“...land at Goedverwacht will be given to the people. The process of land reform is more advanced at Witterwater than it is at Goedverwacht. Elim is the most advanced...” INT2P 2</i></p> <p><i>[land reform] “...started...in 2019 with SLAGA but the community was not happy with it as a result it is on hold...” INT2P 2</i></p> <p><i>“... we are a closed community...the only thing we want is for our children to have the land and utilise it in the future. We may consider a communal property association but we are thinking more about putting the land in a Trust for our children.” FG1P 1</i></p>
<p>Question 2: What are the norms and values in the community?</p> <p>Recurring themes: The worldly view of communal living is supported by the community even though the authority and the community groups have different ideas about the future. They envisage governance in the</p>	<p><i>“...the essence of the community is self-sustainable. Agriculture is the core fundamental activity. Through the caring and sharing philosophy of the community, there is no starving.” FG2P 2</i></p> <p><i>“...we need to slowly identify all the things we must do to create a Trust – even if it takes three to four years. The administration must be strong. Only once we are sure and have everything in place will we go for the Goedverwacht Trust. No municipality no Church – our property.” FG1P 2</i></p>

<p>control of citizenry in an individual collective libertarian way without a corrupt government. The community draws inspiration from solidarity. The authority on the other hand is demanding and wants control. The ideological belief of the community is Christen which is the sovereignty of God and the authority of the Bible.</p>	<p><i>"...I first stayed in a small house in Goedverwacht but there was a large area for a vegetable garden. I was able to provide all the old people around me with vegetables." INT2 P2</i></p> <p><i>"...When people get very hungry there is support..." FG2P 2</i></p> <p><i>"...I believe if we can change the mindset in the community regarding paying for services it will be a much better community..." INT2P 2</i></p> <p><i>"...there have been numerous occasions where the community has approached the [authority] for support with community initiatives without success." FG1P 3</i></p> <p><i>"...the Church council is responsible for the ministry and consists of clusters, so we have councillors who are responsible for the Church activities. The overseer's committee makes sure there is water in the community, roads, sport, tourism, buildings, refuse removal, land, and the Klein boer (small holding farmer)."</i></p>
<p>Question 3: How much alignment or contradiction is there?</p> <p>Recurring themes: Ethnic groups have now entered the political fray – politics in the community is along cultural lines which attracts outside influences.</p> <p>Political mobilisation consists of peaceful protests as well as increased political communication between citizens – this contributes to the frustration and uncertainty in the community.</p> <p>The authority is struggling to adjust to modernisation in the community and respond by implementing control measures which generate conflict with community organisations.</p> <p>Autonomy is sanctioned by both formal and informal institutions that believe in protecting the community culture from the influences of the outside world.</p> <p>The clergyman is on a rotational basis and manages the community alongside the elected governing body.</p>	<p><i>"...I am an elder in the Khoisan tribe and I have authority through the Traditional and Khoi-San Leadership Act 3 of 2019 so for me no [authority] has the authority over me..." FG1P 1</i></p> <p><i>"...the Khoisan sacred sites and graveyards. – let me come back to the [authority]. They are not interested in protecting those things. How can we protect those things if they are not interested?" FG1P 2</i></p> <p><i>"...we do not listen to any committee member because they are illegally selected. They can't make any decisions on our behalf...that is why we have put these issues in the hands of the lawyers because they are unconstitutional..." FG1P 2</i></p> <p><i>"...every time a project development starts to flourish the [authority] takes it away and they try and do it themselves..." FG2P 2</i></p> <p><i>"...the community no longer has confidence in the [authority] supporting community entrepreneurial activities." FG1P 3</i></p> <p><i>"...the community takes charge and runs the community themselves... we do not have the services of the municipality since this is private property." INT2 P2</i></p> <p><i>"...the Rev. of the Church continuously changes... he is supposed to be but in recent years they change between congregations often." FG1P 1</i></p> <p><i>"...the problem is the new Rev. comes with no knowledge of the community and the village..." FG1P 1</i></p>

<p>The presiding church minister is not from the community and therefore does not have the experience to deal with complex community matters.</p>	
<p>Association Code: Networks</p> <p>Question 1: Which organisations and actors are important?</p> <p>Recurring themes: Community groups embrace the social and moral issues established by the community.</p> <p>The local Moravian Church Overseers Council, the community committee and the local NGO form the governance structure of the community.</p> <p>The local Church through its Overseers Council plays a vital role in maintaining the spiritual wellness of most people.</p> <p>Family structures are the responsibility of heads of households.</p>	<p><i>"...this destination is a festival destination. We have a passing festival, we have a heritage festival, we have the Snoek-en-Pata festival which before COVID-19 was getting over 10 000 people..." FG2P 2</i></p> <p><i>"...she started it [Snoek-en-Patat festival] because she looked around a saw people were poor..." FG2P 6</i></p> <p><i>"...the committee's responsibility is part-time a big responsibility as we do not have the services of the municipality since this is private property." INT2 P2</i></p> <p><i>Part of [the Churches] responsibility is counselling young girls who get pregnant..." INT2 P2</i></p> <p><i>"...I have a roof above my head, and my children like to say, we can go to school, we have a job, and an income, we have all of those things. So what do we want? That is where the Church has brought us now..." FG2P 3</i></p>
<p>Question 2: What formal, or informal contractual, relationships exist?</p> <p>Recurring themes: a sustainable economic development plan.</p>	<p><i>[we are] "...moving forward with our economic development plan through tourism as the main driver to create and generate additional income..." FG2P 2</i></p> <p><i>"...the land committee give individuals two-year contracts to farm. The Klein Boer belongs to a Klein Boer association which is external to Goedverwacht. They come on a regular basis and give advice and seed etc...." INT2P 2</i></p>
<p>Control Code: Strategy</p> <p>Question 1: What controlling organisations are there?</p> <p>Recurring themes: The community believes they have the right to own all the land.</p> <p>There is a heightened demand for modernisation</p>	<p><i>"...land at Goedverwacht will be given to the people. The process of land reform is more advanced at Witterwater than it is at Goedverwacht. Elim is the most advanced..." INT2 P2</i></p> <p><i>"Goedverwacht started the process [of land reform] in 2019 with SALGA but the community was not happy with it as a result it is on hold. The [land committee] is informing the Department of Rural and Agricultural Development and Land Reform in this regard, although there is another group in the community who want the whole of Goedverwacht..." INT2 P2</i></p> <p><i>"...land restitution process is also underway with advocate guidance and our attorneys." FG2P 2</i></p>

<p>which is in part resisted by the authority.</p> <p>The community organisation believe conflict can be resolved through dialogue.</p> <p>The conflict is being ignored by the authorities which have provoked legal action.</p> <p>A conservative approach is currently being implemented by the authority.</p> <p>The institutions are empowered to seek reformation of relevant civil injustices when a particular family neglects its responsibilities</p>	<p><i>"...they approved of the economic development plan. Yet [the authorities] will not participate in dialogue, in negotiation, in discussion to make it possible with the economic development to move forward." FG2P 2</i></p> <p><i>"...I just want to say, this meeting should have all stakeholders including the [authorities]. We are open because we are community people. But we can't get the Church to sit down with us to hear what we want. We can't get the Church... the Church called us together once one evening. It was a two-minute meeting..." FG2P 5</i></p> <p><i>"...The [community organisation] is the community administration and everything under this includes other administrations. The [community organisation] has different administrations just like municipal administrations." FG1P 3</i></p>
<p>Question 2: What are the specific mandates of the different organisations?</p> <p>Recurring themes: The role of the local authority is to administer the rules of the Church.</p> <p>The group shares standards of acceptable behaviour</p> <p>Their power is not absolute and the decisions they make can be overturned by a higher authority in the Moravian Church.</p>	<p><i>"...the Church Committee Department on Land is informing the Department of Rural and Agricultural Development and Land Reform in this regard [land reform]..." INT2P 2</i></p> <p><i>"...we [community organisation] have got the mandate from the community... to do research work on land restitution, implement it, then we will know the different entities..." FG1P 2</i></p>
<p>Action Code: Function</p> <p>Question 1: What services are operating?</p> <p>Recurring themes: Failing infrastructure.</p> <p>Control of resources – emotionally charged.</p> <p>Conflict over power and control of resources</p>	<p><i>"...the committee reasonability is part-time and is often neglected which results in a lack of service delivery. ..." INT2P 2</i></p> <p><i>"...we have to monitor the water because it comes from the river. The system is gravity-driven, with no pump whatsoever, so it must be checked every hour with certain specs. So, someone has to attend to this and close the dams at five in the afternoon...we have an office that is responsible for the water much like the municipality that is responsible for metering the household water and the payment of water..." INT2P 2</i></p> <p><i>"...one community member knows where all the pipes and trenches are for the water system. There is another community member who now lives in Piketberg, he can't read or right, but he can say and show where all the pipes and trenches are..." FG1P 2</i></p> <p><i>"...the person has all the knowledge, and it seems to me, he doesn't want to hand it over, he wants to work on his own." INT2P 2</i></p>

<p>Question 2: What type of corrupt behaviour exists?</p> <p>Recurring themes: Evidence of corruption</p>	<p><i>“... I believe that in the past money was put into Goedverwacht from other communities, but it did not go the village as such – it went into the pockets of certain people – it was a problem...”</i></p> <p>INT2P 2</p>
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Findings related to beliefs and values indicate alignment with frameworks of land preservation, independence, self-sufficiency, self-governance, and community support, contrasted with disunity and mistrust towards formal institutions, potentially hindering collaboration and external resource utilisation. In terms of association with organisations and networks, significant roles were identified for the community association and the overseer’s council in organising festivals, managing land, and fostering economic development. Formal contractual relationships with the land committee and the Klein Boer association were observed, providing access to resources and expertise. Regarding control in mandates, strategies, and policy, organisational mandates were found to involve coordinating and advocating for the community's interests in land reform and restitution. Emphasis was placed on communication, research, and engagement with government departments and stakeholders, with identified challenges suggesting a need for improved dialogue and collaboration mechanisms with formal institutions. In the domain of action, regarding functions, products, and services, regular practices were observed in managing and maintaining basic services and infrastructure, particularly the water system. Weaknesses in financial governance and accountability were noted, evidenced by mismanagement of funds and suspicion of corrupt behaviours.

6.2.1.2 Meaning

This section of the findings details the strong commitment of a community to preserve land for future generations, emphasising its unique Moravian identity. Operating independently with a high value on land ownership, the community actively participated in a land reform process initiated in 2019 through the South African Local Government Association (SALGA). Despite facing a pause in the reform due to resident discontent, their primary goal remains to ensure land security for their children. To achieve this, they are exploring options like forming a communal property association or prioritising the establishment of a trust association.

The community embodies a caring and sharing philosophy and expresses a desire to establish a land trust with a robust administrative structure, excluding external governance, to assert ownership over property and secure land access for future generations. Engaging in supportive activities like providing vegetables to the elderly and aiding those in need, the community also aims to shift its mindset about payment for services for overall community improvement.

Concerns about the insufficient protection of Khoisan sacred sites and graveyards by formal authorities were raised. The erosion of formal authority's control over successful community projects has diminished confidence in their support for entrepreneurial efforts. The community is concerned that the institutions set up to manage basic services are inadequate. The community are also concerned with the frequent turnover of church leadership, each lacking prior knowledge of the community and village.

Overall, the community's beliefs align with frameworks emphasising land preservation, independence, self-sufficiency, self-governance, and community support. However, there is a contradiction as the community exhibits disunity and mistrust towards formal institutions, indicating a perceived necessity for independent decision-making and governance within the community.

6.2.1.3 Association

This section describes the key organisations and actors within the community. It highlights the community association, responsible for organising festivals which holds governance over the community. The community association is actively pursuing an economic development strategy focused on fostering tourism and overall economic growth. Simultaneously, the governing council's land committee section has implemented a program offering two-year farming contracts to individuals. Additionally, an external entity, the Klein Boer Association, regularly visits to provide guidance and resources, such as seeds, to support the community's farming endeavours.

The interconnected relationships, networks, and transactions involving these entities play a crucial role in shaping the community's activities and interactions, particularly in the areas of festivals, land management, and economic development.

6.2.1.4 Control

This passage is about the roles and responsibilities of specific organisations, particularly the land committee operating under the governing council, in the context of ongoing land reform efforts. The land committee assumes the responsibility of communicating with the Department of Agriculture, Land Reform and Rural Development to provide updates on the progress of land reform. Simultaneously, the community has assigned the community association the task of conducting research on land restitution and implementing the findings.

The organisation's mandate involves gaining a comprehensive understanding of the various entities involved in the land reform process. The identified controlling organisations, such as the land committee and the community association, play crucial roles in formulating and

implementing strategies and policies related to land reform. They engage in coordinating efforts, communicating with relevant government departments, and advocating for the community's interests. The overarching goal is to address land reform and restitution issues, foster dialogue, and seek solutions that align with the community's needs and aspirations.

6.2.1.5 Action

This section provides a detailed exploration of challenges and responsibilities related to managing and maintaining essential services, with a specific focus on the community's water system. The conversation emphasises the drawbacks of the committee's part-time involvement in service delivery, resulting in deficiencies. Issues related to monitoring the gravity-driven water system, including timely dam closures, are highlighted. The mention of an administrative entity akin to the municipality's role in metering household water and overseeing payments is noted.

Additionally, community members possess knowledge about the infrastructure of the water system, including pipe and trench locations. However, individuals who understand the system are reluctant to share this knowledge, preferring independent pursuits. Instances are cited where funds intended for the mission station from external communities were misappropriated, raising concerns about corrupt practices within the community. The mismanagement of funds underscores the need for measures that promote transparency, accountability, and effective governance to prevent fund diversion and ensure proper allocation for the community's collective well-being.

The identified corrupt behaviour relates to mishandling funds intended for community development, negatively impacting the provision of essential services. This emphasises the importance of understanding the customary practices and behaviours associated with the community's functions, products, and services. Furthermore, it highlights the urgent need for robust systems capable of addressing corrupt practices to ensure the efficient delivery of services that effectively meet the community's needs.

6.2.1.6 Synopsis

Based on the Woodhill (2010) institutional analysis, an assessment of the institutional capacity of this community is provided. The community demonstrates a deep commitment to preserving its cultural identity, as evidenced by its alignment with frameworks centred on land preservation, independence, self-sufficiency, self-governance, and community support. This strong sense of identity and desire for cultural preservation is accompanied by challenges, such as disunity and mistrust towards formal institutions. These challenges hinder effective collaboration and

cooperation with external entities, potentially impeding the community's ability to leverage external resources and support.

Key actors in the community, namely the community association and the Overseers Council, play significant roles in organising festivals, managing land, and promoting economic development. The community has established formal contractual relationships with the land committee and the Klein Boer association, enabling productive partnerships and knowledge-sharing networks. These relationships offer opportunities for accessing resources, expertise, and support for community activities.

The organisations in the community have mandates focused on coordinating and advocating for the community's interests in the realms of land reform and restitution. Their emphasis on communication, research, and engagement with government departments and other stakeholders reflects a proactive approach to addressing challenges and seeking solutions. However, the conversation also highlights challenges in engaging with formal institutions, indicating a need for improved dialogue and collaboration mechanisms.

Regarding regular practices and behaviours, the community is involved in managing and maintaining essential services and infrastructure, particularly the water system. However, the conversation exposes weaknesses in financial governance and accountability, as evidenced by the mention of mismanaged funds and suspicion of corrupt behaviours. Strengthening transparency, financial oversight, and mechanisms to prevent corrupt practices are crucial for enhancing the community's institutional capacity.

In conclusion, the findings reveal a community with a strong commitment to preserving its cultural identity and fostering self-sufficiency through productive relationships and networks. Addressing issues of mistrust, disunity, and corrupt behaviours will be vital for improving the community's institutional capacity and successfully achieving its goals, particularly in the context of land reform (see Table 6.4).

Table 6.4: Evaluating the four dimensions of the Woodhill (2010) Institutional Analysis tool through the lens of thematic analysis.

Aspect	Assessment
Meaning - Beliefs and values	<ul style="list-style-type: none"> - Alignment with frameworks of land preservation, independence, self-sufficiency, self-governance, and community support - Disunity and mistrust towards formal institutions, which may hinder collaboration and external resource utilisation

Association - Organisations and networks	<ul style="list-style-type: none"> - Significant roles played by the community association and the Church in organising festivals, managing land, and fostering economic development - Formal contractual relationships with the land committee and the Klein Boer association, providing access to resources and expertise
Control - Mandates, Strategies, and Policy	<ul style="list-style-type: none"> - Mandates of organisations involve coordinating and advocating for the community's interests in land reform and restitution - Emphasis on communication, research, and engagement with government departments and stakeholders - Challenges in engaging with formal institutions, indicating a need for improved dialogue and collaboration mechanisms
Action - Functions, Products, and Services	<ul style="list-style-type: none"> - Regular practices involve managing and maintaining basic services and infrastructure, particularly the water system - Weaknesses in financial governance and accountability, as evidenced by mismanagement of funds and suspicion of corrupt behaviours

6.2.2 Thematic Analysis of Institutional Dynamics and Community Practices (Political)

The assessment of the political system's effectiveness within this case study is based on Huntington's (1965) criteria for good order. It evaluates the system's stability and its ability to facilitate social improvements. According to Huntington, the level of institutionalisation is determined by factors such as complexity, adaptability, coherence, and autonomy of organisations and procedures. Table 6.5 presents a thematic examination of the data, identifying and classifying recurrent themes. These themes are organised under specific codes associated with complexity, adaptability, coherence and autonomy.

Table 6.5: Huntington's (1965) criteria for measuring the development of social organisations and procedures in terms of institutionalisation – (interviews and focus group discussion, 26 Nov. 2021; 25 Jan. 2022)

THEME / CODE	TRANSCRIPTION
<p>Autonomy Code: Capacity</p> <p>Question: Is the 'Opsienensraad' (Overseers Council) able to manage land issues adequately? (i.e., land disputes)</p> <p>Recurring themes: The fact that the property is privately owned means the provision of services and development of bulk infrastructure is the responsibility of the village council.</p> <p>There is a lack of coherent and joint planning between the</p>	<p><i>"years ago, there was a water committee, it was a water scheme until 2017 before it became a water committee. So, the water committee meets on a regular basis and gets paid. There is a lot for them to do"</i></p> <p><i>"...there is enough expertise in the community, but the problem is the availability of those people and now there are not the funds to pay them..."</i></p> <p><i>...so, I have the experience to deal with many different projects... I must <u>organise a lot of funding</u> for various things such as the paving you see, the stairs. Everything we do is with funding."</i></p> <p><i>"...we have an office that is responsible for the water much like the municipality that is <u>responsible for metering the household water and the payment of water...</u>"</i></p>

<p>church and different spheres of government.</p>	<p><i>“...regarding the water project, the Church works <u>through financial management systems</u> which are steered by...representation. The way this water project was put in place is through a structure that is driven by the Church committee.”</i></p>
<p>Adaptability Code: Adjust</p> <p>Question: Has the ‘Opsienensraad’ (Overseers Council) been able to adapt to modern circumstances?</p> <p>Recurring themes: The council members are elected by the community every three years. The clergyman is on a rotation system. Despite these changes, the governance systems remain functional and organised.</p>	<p><i>“...because of COVID-19, the committee members were not selected by the community as they normally are. <u>As a result, their term is one year rather than the normal three years.</u> The process has not been done as it’s supposed to be. What we are looking for are people with management skills.”</i></p> <p><i>“...the problem is the... [the authority] continuously changes... in recent years they change between congregations often. This makes us suspicious; we don’t know what is going on – is it to confuse the community or what? The problem is the new Rev. comes with no knowledge of the community and the village and that makes him a puppet of his Moravian masters – he must do whatever they tell him.”</i></p> <p><i>“...the thing is the Rev. interferes with community problems. The Rev. knows nothing about the history of the community...”</i></p>
<p>Complexity Code: Interact</p> <p>Question: Does the ‘Opsienensraad’ (Overseers Council) have an appropriate organisational structure?</p> <p>Recurring themes: An elected committee that is responsible for the management of the assets of the community. This committee is also responsible for implementing the aims of the governance authority, which includes the provision of appropriate infrastructure, and other social services, as well as conducting and developing agricultural and other economic activities.</p> <p>The committee engages in intergovernmental relations to obtain support for development initiatives.</p>	<p><i>“...the Church council is responsible for the ministry and consists of clusters, so we have councillors who are responsible for the Church activities. The overseer’s council makes sure there is water in the community, roads, sport, tourism, buildings, refuse removal, land, and the Klein Boer (small holding farmer)...”</i></p> <p><i>“...the Klein Boer [smallholder farmer] belong to a Klein Boer association which is external... they come regularly and give advice and seed etc...”</i></p> <p><i>“...there are 12 [council members] one person for each department. The land committee give individuals two-year contracts to farm”</i></p> <p><i>“...this destination is a festival destination. We have a passing festival, we have a heritage festival, we have the snoek-en-patat festival which before COVID-19 was getting over 10 000 people. It was huge...we have 17 divisions that will be addressing all the needs for this festival... it is self-catering there is camping and music, it’s an extraordinary event. It was voted several years in a row as the greatest festival drawcard of the West Coast region.”</i></p>
<p>Coherence Code: Logistical</p> <p>Question: Is there unity within the ‘Opsienensraad’ (Overseers Council) or a form of corruption</p> <p>Recurring themes: Conflict hinders the functioning of the governing council to successfully implement</p>	<p><i>“...the committee reasonability is part-time and is often neglected resulting in a lack of service delivery. It’s a big responsibility as we do not have the services of the municipality since this is private property...”</i></p> <p><i>“...I believe that in the past money was put into Goedverwacht from other communities, but it did not go the village as such – it went into the pockets of certain people – it was a problem...”</i></p> <p><i>“...every time a project development starts to flourish the Church takes it away and they try and do it themselves without having the expertise to manage it and then it folds within a year.”</i></p>

<p>development projects, such as a water system.</p> <p>Corruption undermines the autonomy and coherence of the political institution</p>	<p><i>“...all the buildings have got double locks on them, refusing entry which means we can’t create employment, we can’t have income for those people who are employed. In other words, they have a stranglehold on us.”</i></p> <p><i>...the information that we give you must not be shared with the Church because they are masters in sabotaging our efforts...”</i></p> <p><i>“...we are open because we are community people. But we can’t get the Church to sit down with us to hear what we want. We can’t get the Church...”</i></p> <p><i>“...reports that were given to the Church leaders were not being relayed to the community.”</i></p>
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Findings related to autonomy reveal a moderate level of autonomy in managing water projects and resource control, hampered by limited funding and a lack of expertise. Frequent changes in authority and potential disruptions in management succession were identified, impacting stability and continuity. In terms of complexity, the organisational structure was observed to be complex, with multiple councils and committees engaged in diverse activities, encompassing religion, community affairs, festivals, and agriculture. This complexity signifies a wide range of interactions and engagements but is also associated with a lack of coherence and unity within the community. Concerning coherence, divisions, antagonism, and conflicts among leaders and members were identified as factors hindering effective collaboration, thereby undermining overall institutional capacity. In the context of consistency, perceived neglect and mismanagement were noted to erode institutional capacity, raising concerns about sustaining consistent and reliable performance in the long term.

6.2.2.2 Autonomy

The presence of political autonomy within the community organisation can be inferred from several aspects of the findings. The establishment of a water committee in 2017, which convenes regularly and receives remuneration for its services, suggests a certain level of autonomy in decision-making and the implementation of actions. The existence of a dedicated office for water management, similar to a municipal body, further indicates a measure of self-governance and autonomy within the organisation.

Additionally, the organisation demonstrates its autonomy through resource control capabilities, implementing financial management systems overseen by representation within the Overseers Council. This implies that the organisation has a degree of control over its financial resources, contributing to its autonomy in decision-making related to water management.

However, the challenges highlighted in the conversation, such as a scarcity of individuals with requisite expertise and financial constraints, suggest potential limitations to the organisation's autonomy. The reliance on external sources for specialised knowledge and the need for external support and resources indicate that the organisation's autonomy may be influenced by external factors. In essence, while the organisation exhibits elements of autonomy, the challenges it faces underscore the interplay between internal autonomy and external dependencies, highlighting a complex picture of political autonomy within the community.

6.2.2.3 Adaptability

The argument regarding the presence or lack of political adaptability within the community organisation can be inferred from the findings. The organisation's frequent management successions and functional changes indicate a degree of adaptability. These recurrent events suggest that the organisation can adjust and respond to evolving circumstances.

The challenges stemming from the frequent shifts in authority and the limited knowledge possessed by newly appointed representatives, however, underscore the organisation's struggle to fully adapt. The continuous turnover in leadership, leading to suspicion in the community and difficulties in maintaining stability and continuity, suggests that the adaptability demonstrated by the organisation may not be fully effective in mitigating these challenges.

While the findings acknowledge a degree of adaptability through the recurrent nature of management successions and functional changes, the persistent turnover in leadership generates concerns and scepticism within the community. This underscores the limitations of the organisation's adaptability in addressing the challenges posed by recurrent shifts in authority.

In conclusion, while the organisation exhibits some adaptability through regular changes, the challenges it faces in terms of maintaining stability and addressing community concerns indicate that its political adaptability may not be fully effective or comprehensive.

6.2.2.4 Complexity

The findings strongly indicate the presence of political complexity within the community organisation. The findings emphasise the thorough examination of qualitative dimensions related to organisational structures and the diverse array of activities undertaken. At the core of the organisational setup, the Overseers Council assumes a central role, comprising clusters and councillors responsible for managing activities related to the Church. This hierarchical structure suggests a layered approach to governance.

Furthermore, the reference to the Overseer's Council exercising jurisdiction over multiple domains adds a layer of complexity. This council oversees diverse areas such as water management, road maintenance, sports, tourism, building projects, refuse removal, land administration, and the welfare of smallholding farmers. The broad scope of responsibilities suggests a complex web of interconnected functions and decision-making processes.

The inclusion of an external entity, the Klein Boer Association, adds another dimension to the political landscape. This external association serves as a valuable source of guidance and resources, indicating a networked and interdependent political structure.

The mention of a 12-member council with individuals assigned to specific departments and the existence of a land committee further underline the intricate organisational framework. The engagement in a variety of festivals showcases the multifaceted nature of the community's political involvement.

In summary, the organisational structures, the extensive range of activities, the presence of external entities, and the allocation of responsibilities to specific personnel all contribute to a narrative of political complexity within the community organisation.

6.2.2.5 Coherence

The findings unveil a noticeable lack of coherence and unity within the community, manifesting as divisions among leaders and members within the governing institution, coupled with instances of antagonism and conflict. Notably, dissatisfaction with service delivery and perceived neglect by committee members underscore an absence of communal consensus. The findings further allude to a historical issue concerning the inequitable distribution of funds, where monetary allocations received from external sources failed to benefit the community, instead accruing to specific individuals. Additionally, the conversation suggests that the Overseers Council undertakes projects devoid of requisite expertise, and experienced project failures within a year, indicative of a broader theme of incompetence and mismanagement that undermines trust and transparency.

The Overseer's Council is depicted as wielding influence over the community, thereby subverting its collective endeavours. A considerable breakdown in communication is evident, with the Overseers Council failing to effectively engage and disseminate information to the community. The imposition of double locks on buildings, restricting entry, exacerbates issues of trust and transparency and hinders opportunities for employment and income generation among community members. Collectively, the findings illustrate a pronounced state of antagonism,

conflict, and an apparent dearth of loyalty within the organisational framework, reflecting an overarching lack of coherence in the community.

Drawing upon Huntington's conceptual framework, the evaluation of the community's institutional capacity yields noteworthy observations (refer to Table 6.6).

Table 6.6: Evaluating the four dimensions of the Huntington criteria for good order through the lens of thematic analysis.

Framework Dimension	Assessment
Autonomy	Moderate level of autonomy in managing water projects and resource control. Hindered by limited funding and lack of expertise. Frequent changes in authority and potential disruptions in management succession affect stability and continuity.
Complexity	A complex organisational structure with multiple councils and committees engaged in diverse activities including religion, community affairs, festivals, and agriculture. Signifies a wide range of interactions and engagements. Lack of coherence and unity within the community.
Coherence	Divisions, antagonism, and conflicts among leaders and members hinder effective collaboration and undermine overall institutional capacity.
Consistency	Perceived neglect and mismanagement erode institutional capacity, raising concerns about sustaining consistent and reliable performance.

6.2.3 Synopsis of findings of institutional dynamics and community practices

This segment addresses the research question through an in-depth evaluation of the roles, expectations, and management strategies employed by the institutions and actors overseeing the community and its land management practices. The assessment of the community's institutional capacity reveals a complex landscape characterised by a confluence of strengths and challenges.

In terms of beliefs and values, the community demonstrates commendable alignment with crucial frameworks such as land preservation, independence, and self-governance. However, an undercurrent of disunity and mistrust towards formal institutions exists, potentially hindering collaborative efforts and external resource utilisation.

In the realm of organisations and networks, the community association and the Overseers Council assume pivotal roles in organising festivals, managing land, and fostering economic development. Formal contractual relationships with entities like the land committee and the Klein Boer association facilitate access to vital resources and expertise.

Regarding control over mandates, strategies, and policy, organisational directives primarily focus on coordinating and advocating for the community's interests in land reform and restitution.

Nevertheless, challenges in effectively engaging with formal institutions are evident, emphasising the need for enhanced dialogue and collaboration mechanisms.

The framework dimensions further illuminate the community's institutional landscape, showcasing a moderate level of autonomy in managing water projects and resource control. However, financial constraints and a lack of expertise hinder these efforts, while frequent shifts in authority pose potential disruptions to stability and continuity.

The community's organisational structure is notably intricate, involving multiple councils and committees engaged in diverse activities. However, coherence and unity remain areas requiring improvement. Internal divisions and conflicts among leaders and members are identified as significant impediments to effective collaboration, ultimately affecting the community's institutional capacity.

Lastly, concerns over perceived neglect and mismanagement raise valid questions about sustaining consistent and reliable performance. This comprehensive assessment yields valuable insights into the multifaceted nature of the community's institutional capacity, providing a foundation for targeted interventions and further research endeavours.

The next section digs deeper to establish what social structures or forces enable or constrain the actions within the community. To do this the critical realist framework is used.

6.3 FINDINGS OF THE PHILOSOPHICAL DETERMINANTS WITHIN THE GOEDVERWACHT COMMUNITY

A "causal structure" is synonymous with the concept of "emergent mechanisms" within the framework of critical realism. Causal mechanisms are defined as structures that generate or trigger observable events. These mechanisms are not solely tied to specific events (trans-empirical) but rather explain why observable events occur. They can be seen from various perspectives, such as a causal relationship between objects, contingent causality, or simply causation. Emergent mechanisms, or causal structures, may produce different outcomes in different situations, additionally, different mechanisms may lead to the same outcome, termed. In essence, causal structures or emergent mechanisms represent the underlying configurations or arrangements that give rise to the observed events, offering a deeper understanding of the causal connections (see Chapter Three, Section 3.1.3).

6.4.1. Application of critical realism framework in analysing communal living dynamics

In this section, critical realism was employed as a philosophical framework. Critical realism seamlessly blends the belief in an objective, independent reality (realist ontology) with an acknowledgement that the perception of this reality was subjective, influenced by individual perspectives, and shaped by backgrounds (subjective epistemology).

In this study, the critical realism framework was employed to closely examine and interpret the social interactions and dynamics within the communal living environment. This approach aided in grasping the occurrences within the community and pinpointing the underlying factors that either fostered or impeded communal unity. Furthermore, it facilitated envisioning effective measures to address any challenges.

The critical realism framework proved particularly valuable in comprehending the workings of organisations and institutions. It delineated the concept of distinct layers of social reality (empirical, actual, and real domains) and introduced the notion of structures, which were conceptual tools that influenced actions and experiences. These structures, though intangible, served as a framework for comprehending and rationalising the surroundings.

The framework dissected the communal settlement's endeavour to shift towards self-reliance and enhance the management of its resources. It explained how fundamental structures, such as economic marginalisation, involvement of institutions (formal and informal), and self-sustainability and self-governance, impeded or facilitated the community's progress in this direction. The narrative stressed that these structures were not permanent; they could be altered through conscious efforts. This underscored the potential inherent in understanding and leveraging these structures to instigate positive transformations within the community.

The study placed particular emphasis on three crucial factors: values, rationality, and power, as they played a substantial role in influencing the choices and outcomes within the community. The process of data analysis within the critical realist framework entailed a systematic examination of both empirical occurrences and the latent causal mechanisms giving rise to them. This involved an initial scrutiny of the empirical data, with an emphasis on discerning observable events, patterns, and regularities.

Contextual factors, including social, economic, political, and historical conditions, were taken into account to ascertain their potential influence on the observed events. A fundamental tenet of critical realism was the differentiation between empirical events and the underlying mechanisms

generating them. Accordingly, attention was directed towards identifying these generative mechanisms, which, although typically not directly observable, could be inferred through discernible patterns and regularities in the data.

The role of social structures, encompassing institutional arrangements, power dynamics, and cultural norms, was considered in influencing the mechanisms generating events. This meant that social structures, which included shared beliefs and norms (values), decision-making processes (rationality), and the distribution of authority and influence (power), were taken into account when understanding how certain events or outcomes were produced or brought about. In other words, these social elements played a significant role in shaping how things happened in a community or society.

The ultimate objective of using the critical realist framework was to furnish explanations that transcended mere descriptions of events, offering insights into the underlying causes behind them based on the identified mechanisms and structures. This approach sought to provide a more profound and complex comprehension of social phenomena.

In the context of the critical realist framework, the process encompassed a systematic examination of empirical occurrences. This involved a thorough review of the data collected from various sources, including interviews, focus group discussions, and observations. The researcher delved deeply into the data, aiming to grasp both its content and context as articulated by the participants. As the analysis progressed, key themes and patterns emerged, representing recurrent ideas, concepts, or issues that were pertinent to the research questions and objectives. Each identified theme was documented and supported by pertinent evidence from the data, including direct quotations or specific illustrative instances (as detailed in Table 6.7).

Table 6.7: The thematic analysis process encompassing a systematic examination of empirical occurrences.

Theme	TRANSCRIPTION
<p>Economic Marginalisation</p> <p>Economic Code: Challenges</p> <p>Within the community, a significant mechanism has emerged that revolves around the perception of a lack of support for local entrepreneurial initiatives. This mechanism indicates that certain community members hold the belief that the formal institution is not</p>	<p><i>“There have been numerous occasions where the community has approached the [authority] for support with community initiatives without success.” - FG1P 3</i></p> <p><i>“...the community no longer has confidence in the [authority] supporting community entrepreneurial activities.” - FG1P 3</i></p> <p><i>“...the community takes charge and runs the community themselves... we do not have the services of the municipality since this is private property.” - INT2 P2</i></p> <p><i>“... I believe that in the past money was put into Goedverwacht from other communities, but it did not go the village as such – it went into the pockets of certain people – it was a problem...” - INT2P 2</i></p>

<p>sufficiently endorsing economic ventures, potentially impeding the overall progress of the community. The emergent mechanism, "Perceived Lack of Support," highlights a dynamic where community member's perceptions of the level of support directly impact their motivation and confidence to engage in entrepreneurial pursuits.</p> <p>In essence, these findings emphasise the influence of perceived support on the community's readiness to participate in economic endeavours. The mechanism of "Perceived Lack of Support" sheds light on how community member's perceptions about the formal institution's endorsement of entrepreneurial activities play a pivotal role in shaping their determination and self-assurance to embark on such ventures.</p>	<p><i>"years ago, there was a water committee, it was a water scheme until 2017 before it became a water committee. So, the water committee meets on a regular basis and gets paid. There is a lot for them to do" - INT2P 2</i></p> <p><i>"...so, I have the experience to deal with many different projects... I must organise a lot of funding for various things such as the paving you see, the stairs. Everything we do is with funding." - INT2P 2</i></p> <p><i>"...we have an office that is responsible for the water much like the municipality that is responsible for metering the household water and the payment of water..." - INT2P 2</i></p> <p><i>"...regarding the water project, the Church works through financial management systems which are steered by...representation. The way this water project was put in place is through a structure that is driven by the Church committee." - INT2P 2</i></p>
<p>Involvement of Institutions (Formal and Informal)</p> <p>Social Code: Institution</p> <p>An observed dynamic interaction between formal and informal institutions becomes evident within the community. Concerns arise regarding the formal institution's engagement in activities managed by community associations, which brings to light a tension between centralised authority and local autonomy. The identified emergent mechanism, "Formal- Informal Interplay," points to the tensions arising from the coexistence of formal and informal elements within the community. This mechanism highlights negotiation and power dynamics that come into play as community members navigate the delicate balance between</p>	<p><i>"...the Church council is responsible for the ministry and consists of clusters, so we have councillors who are responsible for the Church activities. The overseer's committee makes sure there is water in the community, roads, sport, tourism, buildings, refuse removal, land, and the Klein boer (small holding farmer)." - FG1P 3</i></p> <p><i>"...the Khoisan sacred sites and graveyards. – let me come back to the [authority]. They are not interested in protecting those things. How can we protect those things if they are not interested?" - FG1P 2</i></p> <p><i>"...we do not listen to any committee member because they are illegally selected. They can't make any decisions on our behalf...that is why we have put these issues in the hands of the lawyers because they are unconstitutional..." - FG1P 2</i></p> <p><i>"...every time a project development starts to flourish the [authority] takes it away and they try and do it themselves..." - FG2P 2</i></p> <p><i>"...the community no longer has confidence in the [authority] supporting community entrepreneurial activities." - FG1P 3</i></p> <p><i>"...the community takes charge and runs the community themselves... we do not have the services of the municipality since this is private property." - INT2 P2 7. "...I am an elder in the Khoisan tribe and I have authority through the Traditional and Khoi-San Leadership Act 3 of 2019 so for me no [authority] has the authority over me..." - FG1P 1</i></p>

<p>centralised authority and local autonomy.</p>	
<p>Self-Sustainability and Self-Governance</p> <p>Political Code: Empowerment</p> <p>Community members consistently express optimism and a shared vision about achieving self-sustainability through agriculture and self-governance. This positive outlook appears to be influenced by their belief in the community's capacity to govern itself and effectively utilise its resources. The emergent mechanism identified is "Optimism and Vision Alignment," which arises from recurring optimism and shared vision. This mechanism indicates that positive attitudes and beliefs about self-sustainability and self-governance lead to alignment within the community.</p> <p>In essence, these findings highlight the community's collective aspiration for self-sustainability and self-governance. The mechanism of optimism and vision alignment underscores the role of positive attitudes and beliefs in fostering alignment and a sense of purpose among community members.</p>	<p><i>"I can assure you that we are safe and secure in this type of neighbourhood...we do not have much crime here." - SR1P</i></p> <p><i>"...everyone looks out for one other. We know who comes and goes, we know if there is someone strange in the community..." - SR2P</i></p> <p><i>"We make safety and security our primary focus. The type of lifestyle means we can get assistance from our neighbours at any time..." - SR3P</i></p> <p><i>"Community policing is one of our strengths. This is the safest place to live..." - SR4P</i></p> <p><i>"For full peace of mind, measures need to be put in place to provide additional security..." - SR5N</i></p> <p><i>"There is not enough security for our community buildings, and we must protect these buildings...many of them have been vandalised." - SR6N</i></p> <p><i>"The best way I relax is to spend time in my garden. My garden usually looks even better than this, I have not been well, so someone comes and helps me by watering and sweeping the garden..." - LR11P</i></p> <p><i>"My community involvement is volunteering to do things for the local school. We also do a lot of work with non-profit organisations..." - PR13P</i></p> <p><i>"We try to help solve problems. People cannot be forced to help but should be allowed to help..." - PR16P</i></p> <p><i>"If you feel discouraged then community activities can help...I am part of the church choir..." - PR17P</i></p> <p><i>"We have lots of opportunities to connect with people and to work together. As a result, there is more understanding and much more likely to achieve our vision..." - PR18P</i></p> <p><i>"We usually come to some agreement among ourselves. We can't rely on anyone but ourselves..." - CR31NU</i></p> <p><i>"Everyone has their view, and they are all good enough, but they are not all the same. We must sit at a table and discuss issues to understand the concerns of others. We are four to five, quite a small group, that come up with some good ideas. Some ideas come from different groups. I have seen positive things happen." - CR32NU</i></p> <p><i>"The [community organisation] is the community administration and everything under this includes other administrations. The [community organisation] has different administrations just like municipal administrations." - FG1P 3</i></p> <p><i>"The Church committee department on land is informing the Department of Rural and Agricultural Development and Land Reform in this regard [land reform]..." - INT2P 2</i></p>

Table 6.8: Outcomes of the thematic analysis outlined in Table 6.7, encompass the empirical, actual, and real domains that give rise to the three identified causal structures and emergent mechanisms.

Observation in the Empirical Domain	Action in the Actual Domain	Causal Structure in the Real Domain
<p>Relates to Power: Concerns and dissatisfaction resulted in arguments, primarily focusing on the perceived lack of support for entrepreneurial activities.</p>	<p>Economic marginalisation may be driven by underlying factors such as unequal distribution of resources, limited access to economic opportunities, and systemic barriers that hinder economic participation.</p>	<p><u>Economic Marginalisation</u> The underlying generative mechanisms at play here involve factors like historical socio-economic structures, power dynamics, and the broader political and economic context that shape the community's perception of support for entrepreneurial activities.</p>
<p>Relates to Rationality: - Institutions fail to meet expectations, which results in dissatisfaction and negative impacts on trust, collaboration, and effective community governance.</p>	<p>The involvement of institutions is influenced by deeper factors like power dynamics, historical context, and cultural norms that shape how formal and informal institutions function within the community.</p>	<p><u>Involvement of Institutions (Formal and Informal)</u> This structure suggests that the presence and roles of both formal and informal institutions within the community can shape various aspects of governance, decision-making, and resource allocation.</p>
<p>Relates to Values: - A sense of agency and ownership within the community. It demonstrates that community members are not only identifying challenges but also proactively seeking solutions and proposing innovative approaches to address them.</p>	<p>The community's ability to achieve self-sustainability and self-governance may be influenced by underlying mechanisms such as collective decision-making processes, a sense of community ownership, and shared values that drive actions towards sustainability and self-governance.</p>	<p><u>Self-Sustainability and Self-Governance</u> The community's emphasis on self-sustainability and self-governance reflects deeper mechanisms related to cultural values, historical experiences, and collective beliefs. These mechanisms drive the community's actions towards achieving self-sufficiency.</p>

In Chapter Seven the research findings are interpreted, and the theoretical and practical contributions of the study are advanced. The focus is on delving into the findings related to the stated research objectives, dedicating attention to presenting a framework specifically crafted to facilitate the transition to a new land governance system within a communal settlement. A framework provides detailed insights into each aspect of this transitional process. Moreover, potential directions for future research are suggested within each dimension of the study, spanning the psychological, sociological, and philosophical facets of community life. Serving as the concluding part of this research, the chapter offers a reflective synthesis of the journey undertaken.

7 INTEGRATION OF THE FINDINGS, THEORETICAL CONTRIBUTIONS, AND PRACTICAL IMPLICATIONS

The preceding chapter unveiled the study's findings regarding the evaluation of a communal settlement's potential for transitioning towards a new and sustainable land governance system. This chapter interprets the research findings and advances the theoretical and practical contributions of the study. Section 7.1 delves into the findings of the research concerning the stated research objectives. Section 7.2 is dedicated to presenting a framework designed to streamline the transition to a new land governance system within a communal settlement. The framework offers comprehensive insights into each aspect of this process. In Section 7.3, potential directions for future research are suggested within each dimension of this study, encompassing the psychological, sociological, and philosophical facets of community life. Lastly, Section 7.4 serves as the concluding part of this research, offering a reflective synthesis of the journey undertaken.

7.1 INTERPRETATION OF THE RESEARCH FINDINGS

An in-depth investigation was conducted, centring on the research findings relevant to the research objectives. These objectives included comprehending the impact of beliefs and behaviours on residents' preferences for land governance in communal settlements, identifying the roles, expectations, and management strategies of institutions and actors governing communal settlements, and understanding the fundamental causal structures and emerging mechanisms influencing the economic, social, and political aspects of these communal settlements.

7.1.1 Analysis of psychological determinants within the Goedverwacht community

This subsection highlights the significance of understanding the motivations behind embracing a communal lifestyle. Exploring this choice provided valuable insights into the driving forces, social dynamics, personal inclinations, and external influences that shape decision-making. These insights served to assist the community in effectively navigating the transition to a new land governance system.

To understand this behaviour, the study applied Ajzen's (1988, 1991) theory of planned behaviour. This theory provided a conceptual framework for comprehending the elements that shape the intended course of action, especially in the context of this study, which centres on a communal lifestyle within a communal land governance system. The primary aim here was to uncover what motivates residents to adopt a particular land governance system.

7.1.1.1 Factors shaping the choice of a land governance system in the communal settlement

The application of the theory of planned behaviour sought to establish whether residents in the communal settlement harboured an intention to fulfil their dedication to communal living. The theory's application entails an examination of three fundamental psychological factors. Firstly, attitudes pertain to individuals' overall evaluations and beliefs regarding communal living and the hybrid land governance system. This aspect sought to ascertain whether residents hold positive or negative perceptions regarding these elements. Secondly, subjective norms delve into the influence exerted by social norms and the perceived expectations of peers, family members, and community leaders. This facet explored whether residents perceive support or discouragement from their social circles regarding communal living. Lastly, perceived behavioural control encompasses an individual's assessment of the ease or difficulty associated with enacting the intended behaviour of embracing communal living. This component evaluated whether residents believe they possess the requisite resources, skills, and opportunities to transition into a communal lifestyle. Through this structured application of the theory of planned behaviour, the research endeavoured to systematically scrutinise these psychological dimensions. This approach yielded valuable insights into residents' intentions regarding communal living with a communal land governance system. Moreover, it aided in comprehending how these intentions may potentially influence the residents' actual behaviours, particularly within the domain of land governance. The assessment of attitudes, subjective norms, and perceived behavioural control contributed to predicting the likelihood of residents translating their intention to adopt communal living into tangible actions. In line with the established objectives of employing the theory of planned behaviour to systematically investigate and gain a deeper understanding of the psychological factors shaping resident's intentions to adopt a communal land governance system in the communal settlement, this methodical approach enabled the researcher to provide valuable insights for supporting the transition to a new land governance system while respecting the unique values and preferences of the community. The theory of planned behaviour incorporates behaviour and belief as essential elements, offering a framework to comprehend and forecast individual intentions and actions in specific situations. The integration of the findings outlined in Chapter Six; Section 6.1.3 is provided.

Attitude - Security and way of life

Within the community, there exists a prevailing positive attitude concerning security and safety. This optimistic outlook extends beyond physical safety and encompasses emotional and social well-being. Residents perceive their communal lifestyle as a source of security that contributes significantly to their overall contentment and comfort. The constructive attitude toward security and way of life serves as a potent motivating factor encouraging residents to persist in their

communal living arrangement. It encompasses not only practical security aspects but also the emotional and psychological benefits derived from this sense of security.

Attitude - Community Participation

Attitudes toward community participation among residents are multifaceted, with a general inclination towards positivity. For a substantial segment of the community, participation represents an avenue for personal growth, social connections, and a means to create a positive impact. This implies a latent desire for active involvement within the communal structure. Positive attitudes toward community participation are intrinsically tied to the concept of contributing to collective well-being. Residents perceive participation as a way to uphold and augment their way of life, thereby fostering a mutually reinforcing cycle of satisfaction and engagement.

Subjective Norm – Support

The Goedverwacht community places considerable emphasis on the value of mutual support and collaborative dynamics. Residents hold mutual respect and a willingness to consider diverse ideas and viewpoints in high regard. This constitutes a salient subjective norm that exerts a tangible influence on their behaviours and intentions. While a certain degree of diversity in opinions exists within the community, the overarching norm leans towards one of support and encouragement. Residents perceive that their perspectives and actions garner positive reinforcement from their peers. Additionally, this norm extends beyond the community to encompass familial and social networks, implying that residents experience substantial support from their spheres, further reinforcing their commitment to the communal lifestyle.

Perceived Behavioural Control – Capacity

Perceived behavioural control within the Goedverwacht community exhibits a mixed character. Some residents expressed confidence and a pronounced sense of empowerment, signifying their belief in their capacity to effect change and improvements. This attests to a high degree of perceived control. Nonetheless, other residents articulated the challenges and difficulties they encountered. This suggests that, alongside their self-assuredness, residents acknowledge external factors that can exert influence on their capacity to institute change or enhancements. The recognition of external influences, such as the availability of resources and support, underscores the complex nature of perceived behavioural control among residents.

Intention

Residents within the Goedverwacht community manifest a prevailing positive inclination and readiness to engage in their intended behaviour, which encompasses the continuation of a communal lifestyle within a hybrid land governance system. Their affirmative attitudes regarding

security, way of life, and community participation, alongside the robust support they receive from their community and personal networks, collectively contribute to their intention to sustain this lifestyle. Despite challenges and the acknowledgement of external factors that can affect their perceived control, their profound intention underscores their commitment to overcoming obstacles and perpetuating their communal lifestyle.

Overall Implications

The theoretical framework of planned behaviour provided a valuable analytical tool for comprehending the psychological determinants shaping residents' intentions and behaviours within the Goedverwacht community. The interplay between attitudes, subjective norms, and perceived behavioural control is evident. Resident's constructive attitudes regarding security, way of life, and community participation harmonise with the supportive subjective norms within their community. While perceived control exhibits a mixed character, it does not negate their intention but rather underscores the challenges they face in preserving their communal lifestyle. These findings hold implications for the development of community initiatives. Bolstering positive attitudes, subjective norms and perceived control factors can further amplify residents' dedication to their communal lifestyle. Additionally, recognising the role played by personal networks and external support systems in reinforcing the communal lifestyle can inform strategies for sustaining communal settlements within evolving land governance systems.

7.1.1.2 Factors that influence the adoption of a particular land governance system

In essence, the analysis within the Goedverwacht community reveals that residents' intentions to adopt a communal lifestyle are influenced by their positive attitudes, supportive subjective norms, and their perception of control, despite challenges. Given these insights, the discussion delves into the reasons why understanding the residents' genuine commitment to adopting a communal lifestyle with a communal land governance framework is crucial in the context of evaluating the community's capability and capacity to transition to a new land governance system. Numerous compelling rationales underpin the criticality of comprehending the resident's intentions in this milieu.

In the broader context of transition efforts, the evaluation of resident's intentions stands as a foundational pillar. Through a meticulous exploration of these intentions, the research endeavours to propose a harmonious convergence between the envisioned shift towards a new land governance system and the aspirations of the community. This alignment is crucial, as it guarantees that the chosen trajectory, whether predominantly communal or inclusive of individual property rights, effectively harmonises with the collective vision of the residents.

The resident's intentions play a pivotal role in determining the community's collective endorsement of the forthcoming transition. High levels of intention to uphold a communal lifestyle signify a shared consensus and readiness to embrace the impending changes, substantially bolstering the prospects of a successful and smooth transition process.

Understanding the resident's intentions has the potential to proactively detect potential sources of conflict within the community, which is of paramount importance in the early phases of the transition. This early recognition enables the proactive formulation of strategies to mitigate conflicts, thereby safeguarding social cohesion throughout the transition process. Respecting and acknowledging the resident's intentions plays a pivotal role in the empowerment of community members. This recognition empowers them to actively partake in shaping the transition process, cultivating an atmosphere of inclusivity, democratic decision-making, and a shared sense of ownership over the trajectory of the community.

Moreover, residents' intentions offer indispensable insights into the contours of capacity-building endeavours. Given the potential cultural ramifications, comprehending the residents' intentions assumes a pivotal role in the preservation and promotion of Goedverwacht's cultural heritage. If communal living is intricately interwoven with the community's cultural fabric, this understanding is indispensable in safeguarding traditions that resonate with the majority's proclivities.

Within the ambit of the study's objectives, residents' intentions serve as an indispensable wellspring of data for the comprehensive evaluation of the community's capability and capacity. This ensures that the research and assessment efforts remain relevant to the community's evolving conditions and intentions, enhancing their relevance and applicability. Notably, the long-term prosperity and sustainability of the envisioned transition are inexorably tied to the resident's unwavering dedication to their intended lifestyle. Elevated levels of intention bolster the community's prospects for effectively upholding the selected land governance system over time. Lastly, the profound understanding of resident's intentions contributes substantively to the overall welfare and contentment of community members. It empowers the community to meticulously strategize and adapt in consonance with their collective aspirations and individual prerequisites, augmenting their quality of life comprehensively. Essentially, within the scope of examining the Goedverwacht community's capability and inclination to adopt a new land governance system, the pivotal concern lies in determining whether residents truly intend to fulfil their dedication to communal living. This discernment assures that the transition remains community-centric, inclusive, and duly responsive to the multifarious intentions and needs of its residents, ultimately fostering an enduring and harmonious milieu for land governance.

The analysis presented above is well-supported by the academic literature. In the literature review in Chapter Two, various themes, including the relationship between attitudes and land governance (see Section 2.2.1), and decentralisation and communalism (see Section 2.2.3) were investigated. These themes collectively provided a robust theoretical foundation for understanding the challenges, opportunities, and complexities inherent in transitioning to a new land governance system.

The concept of institutional entrepreneurs is closely linked to the Theory of Planned Behaviour and the analysis of residents' intentions to embrace a communal lifestyle. In the examination of institutional entrepreneurs within informal settlements, as discussed in Chapter Two, Section 2.2.2, valuable insights are gained into effective change management, community engagement, and governance transitions.

Despite the distinctions in contexts between rural communal settlements and informal urban settlements, the foundational principles and challenges associated with institutional entrepreneurship offer pertinent guidance for comprehending the intricacies inherent in land governance transitions. Specifically, within the realm of land governance, institutional entrepreneurship is presented as a framework that aids in understanding the introduction of new systems for managing land.

Crucially, this framework emphasises the necessity of considering residents' attitudes, perceptions, and values in the process of instituting changes in land governance. It posits that the successful adoption of alterations in land governance within a community is intricately linked to how well these changes align with the existing beliefs of residents and meet their practical needs. The key takeaway is that institutional entrepreneurship sheds light on the dynamics of implementing new land governance systems, underscoring the importance of comprehending, and incorporating the perspectives and values of residents. This approach is crucial for ensuring the effective acceptance and integration of changes within a community.

The concept of community involvement is also closely tied to the Theory of Planned Behaviour and the analysis of residents' intentions to adopt a communal lifestyle, as assessed through the examination of their attitudes, subjective norms, and perceived behavioural control.

In the context of land governance dynamics, as emphasised by Tellman et al. (2021), the role of various actors aligns with the existing literature underscoring the significance of community involvement in the implementation of land governance (refer to Chapter Two, Section 2.4.1). The literature effectively addresses challenges related to transparency, accountability, and the

environmental and social costs associated with informal urban expansion—issues that are parallel to those that can arise in broader land governance systems.

This connection underscores the importance of understanding power dynamics and the potential exploitation of vulnerable populations in both informal urban expansion and broader land governance contexts. Thus, the examination of community involvement, when applying the Theory of Planned Behaviour, becomes instrumental in gauging residents' intentions to embrace a communal lifestyle. It allows for an analysis of residents' attitudes, subjective norms, and perceived behavioural control in the context of land governance transitions, providing a comprehensive understanding of the factors influencing their willingness to carry out their conviction of living a communal lifestyle.

In conclusion, the emergence of a specific land governance system is influenced by the community's behavioural intent. Behavioural intent is shaped by the resident's attitude towards collective land governance and subjective assessment of associated threats and benefits. The notion of planned behaviour was used in this study to determine how beliefs and behaviours impact residents' choice of land governance in the communal settlement. The theory of planned behaviour was successfully applied in predicting and explaining why property owners prefer communal landholdings over formal registration at the deed's office. The theory of planned behaviour establishes that behaviour implementation is governed by purpose and ability and recognises three categories of beliefs: behavioural, normative, and control. The categories that describe an individual's power over behaviour are behaviour belief (attitude toward a behaviour), normative views (subjective norm), and control beliefs (perceived behavioural control). A person's attitude toward a behaviour might be positive or negative, which influences the outcome. The motivating factor that drives behaviour is behavioural intention. Higher intentions enhance the chance of carrying out the behaviour. The individual's subjective norm is his or her view that the other inhabitants of the community accept or disapprove of the behaviour. This covers family members and other key persons in the individual's life. The established principles of behaviour within the community are referred to as social norms. The perception of being able to govern a communal settlement is referred to as perceived control. The perceived presence of impediments to behaviour execution determines the degree of difficulty in doing the behaviour.

7.1.2 Analysis of sociological determinants within the Goedverwacht community

As discussed at length in Chapter Three, Section 3.2.2, institutional capacity refers to the ability of a state or government to effectively provide essential services and establish order within society. The theory of institutional capacity recognises that weak institutions can hinder efforts to

achieve political order, economic growth, and the provision of services such as security, law and order, and property rights protection. To achieve economic development and democracy, institutions must strike a balance between effectiveness and constraint. Ineffective institutions lead to chaos, while unconstrained institutions can be exploited by elites (Huntington, 1965). Democratic governments need to be both effective and constrained to function effectively and protect individual liberties. In the findings (see Chapter Six, Section 6.2.1 and 6.2.2), the interaction between institutional dynamics and community practices, both in social and political contexts, sheds light on how the balance between modernisation and institutionalisation is crucial for the well-being and development of a community.

7.1.2.1 Distinguishing between modernisation and institutionalisation

In the context of the Goedverwacht community, distinguishing between modernisation and institutionalisation is particularly important for several reasons. The Goedverwacht community has a strong commitment to preserving its distinct Moravian identity and cultural heritage. Recognising the presence of institutionalisation aspects helps ensure that any transition to a new land governance system respect and safeguards these cultural values. The community places a significant emphasis on autonomy and self-governance. Understanding the degree of institutionalisation in their approach to land governance allows for the development of strategies that maintain their self-reliance while modernising certain aspects for improved efficiency. The community's engagement with external institutions and entities, such as the Department of Rural and Agricultural Development and Land Reform, reflects a potential modernisation orientation. Recognising this engagement helps facilitate productive collaborations while addressing community concerns about external influence. Efficient resource allocation can be achieved by identifying where modernisation efforts are most needed and where the community wishes to maintain existing practices. This ensures that resources are directed towards initiatives that align with the community's goals. Goedverwacht residents are divided regarding the transition to a new land governance system, with some preferring the status quo, others demanding a community-based communal land governance system while others prefer to change to a freehold land governance system. Distinguishing between modernisation and institutionalisation aspects can help in understanding the root causes of conflicts and finding solutions that accommodate these orientations.

In the context of Goedverwacht, the implication of modernisation is tied to the desire for change and adaptation to more contemporary approaches. In the context of land reform, this involves updating land governance systems, incorporating modern technology, and aligning with socio-economic trends. Institutionalisation on the other hand refers to the establishment and reinforcement of institutions, structures, and procedures. In land reform, this involves setting up

formalised systems, creating legal frameworks, and ensuring adherence to established norms and rules. While modernisation and institutionalisation may have different emphases, they can complement each other in the context of land reform. Modernisation may bring in new ideas and technologies, while institutionalisation ensures that these changes are systematically incorporated into the existing governance structures. The challenge lies in finding a balance that allows for progress and adaptation to contemporary needs without eroding the essential institutional frameworks that provide stability and order (see Chapter Three, Section 3.1.2).

Knowing whether the community leans towards modernisation or institutionalisation informs strategies for community engagement. It allows for the design of outreach and participation efforts that align with the community's values and preferences. The long-term sustainability of any changes in land governance relies on the community's acceptance and commitment. Acknowledging both modernisation and institutionalisation aspects helps in crafting sustainable solutions that consider the community's unique characteristics. In essence, recognising the distinctions between modernisation and institutionalisation in the Goedverwacht community's approach to land governance is essential for achieving a successful transition. It ensures that the transition respects their cultural identity, autonomy, and values while facilitating positive changes that benefit the community.

The literature, particularly the work of Beinart, Delius, and Hay (2017) and Hornby, Kingwill, Royston, & Cousins (2017), underscores the significance of communities like Goedverwacht that are committed to preserving their cultural identity and heritage. It emphasises how institutionalisation aspects are crucial in ensuring that cultural values are respected and upheld during transitions in governance systems. Hornby, Kingwill, Royston and Cousins's research (2017) provides insights into communities that prioritise autonomy and self-governance, like Goedverwacht. Understanding the degree of institutionalisation in the community's approach to land governance aligns with this literature and helps in developing strategies that maintain self-reliance while modernising certain aspects (see Chapter Two, Section 2.3.1 and 2.3.2).

Insights from Barry (1999) discusses resource allocation in the context of modernisation and institutionalisation. It suggests that identifying where modernisation efforts are needed and where traditional practices should be maintained is essential for efficient resource allocation. Additionally, understanding these distinctions aids in addressing conflicts related to transitions, which is in line with Huntington's work (1965) on the potential conflicts during periods of institutional change. Hull's research (2019) emphasises the importance of inclusive and participatory approaches in land governance. This aligns with the need for policymakers to balance self-government and modernisation in crafting policies that respect cultural identity while

introducing innovations. The literature's insights into community engagement resonate with the idea of designing outreach and participation efforts that align with the community's values and preferences (see Chapter Two, Section 2.3.2).

The concept of long-term sustainability, which is discussed in various studies, including Beinart, Delius and Hay (2017), emphasises the importance of community acceptance and commitment to changes in land governance. Acknowledging both modernisation and institutionalisation aspects, as indicated in the literature, is vital for crafting sustainable solutions that consider the community's unique characteristics. In essence, the literature provides a theoretical foundation and empirical evidence that supports the arguments made in this section of the analysis, highlighting the relevance of distinguishing between modernisation and institutionalisation for the Goedverwacht community's land governance transition.

Huntington's (1965) classification of modernisation and institutionalisation aspects based on specific institutional changes and behaviours are integrated into the analysis. This is important as it provides a structured way to assess whether the Goedverwacht community is leaning towards modernisation or institutionalisation. The analysis draws from Huntington's (1965) framework used to identify specific aspects within Goedverwacht related to modernisation and institutionalisation, such as beliefs regarding land, economic initiatives, involvement with external institutions, emphasis on autonomy, mistrust of formal institutions, and governance challenges (see Chapter Two, Section 2.2.3).

The literature's recognition of the complex interplay between modernisation and institutionalisation within communities (Beinart, Delius & Hay, 2017) informs the analysis conclusion that Goedverwacht appears to navigate between these two dynamics, striving to balance traditional practices with modernisation efforts (see Figure 7.1).

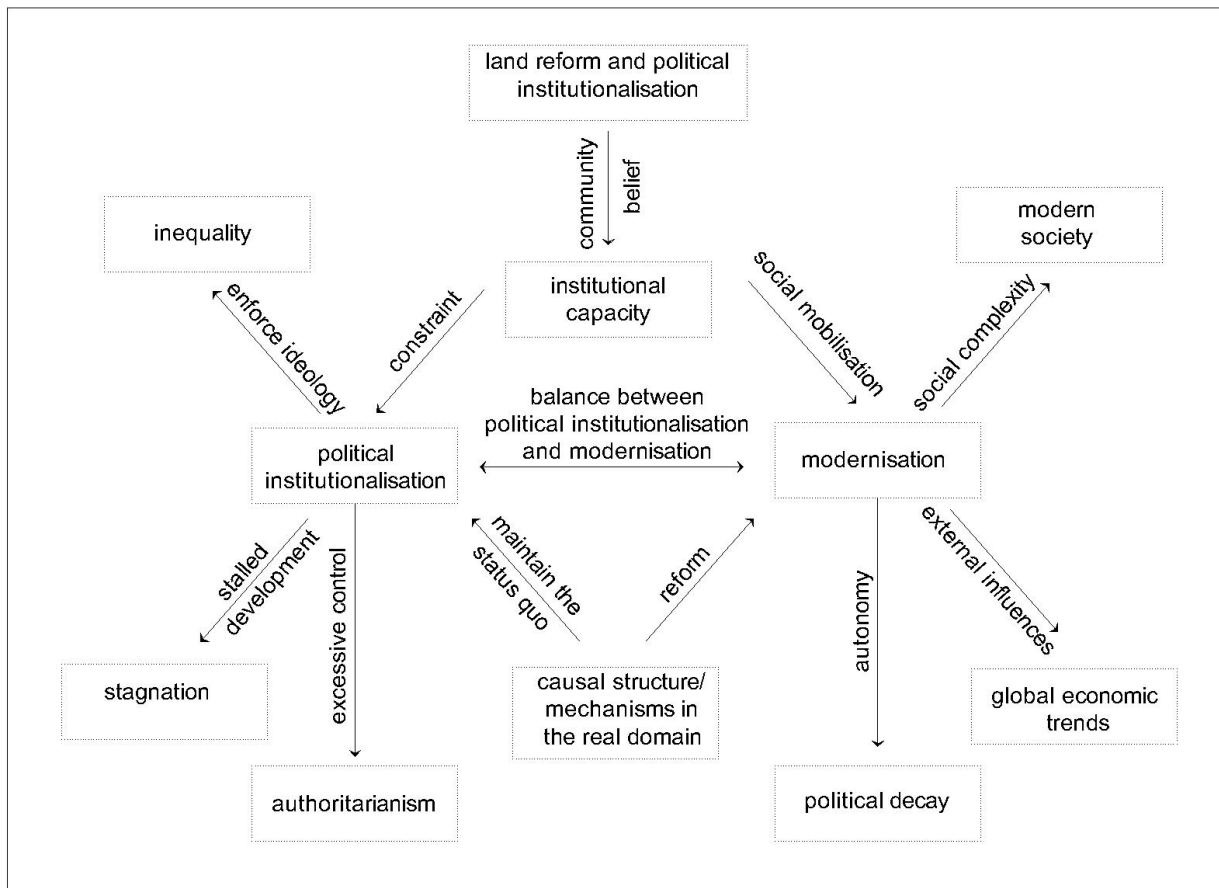


Figure 7.1: Balancing political institutionalisation and modernisation (Source: Author) Community beliefs impact landholding preference (communal or freehold), while institutional capacity influences modernisation management, necessitating political institutionalisation. Balancing is crucial. Excessive political rigidity can lead to stagnation, social unrest, inequality, economic decline, corruption, and authoritarianism. Political decay arises when modern society's complexity exceeds institutional adaptability. Social mobilisation, complexity, and external influences contribute. Philosophically, understanding causal structures aids in mitigating negatives and promoting positive transformations.

7.1.2.2 The roles, expectations and management strategies of the institutions and actors that govern the communal settlement

Based on the findings, the assessment of modernisation and institutionalisation in the Goedverwacht community reveals a complex landscape shaped by a combination of strengths and challenges. In terms of beliefs and values, the community demonstrates a commendable alignment with crucial frameworks such as land preservation, independence, and self-governance. This reflects a commitment to preserving traditional values and practices, indicating a degree of institutionalisation. However, the undercurrent of disunity and mistrust towards formal institutions suggests a potential hindrance to collaborative efforts and external resource utilisation, presenting a challenge to modernisation efforts.

In the realm of organisations and networks, the community association and the Overseers Council play pivotal roles in organising festivals, managing land, and fostering economic development. The existence of formal contractual relationships with entities like the land committee and the Klein Boer association facilitates access to vital resources and expertise, showcasing elements of modernisation through structured collaborations.

Regarding control over mandates, strategies, and policy, the organisational directives primarily focus on coordinating and advocating for the community's interests in land reform and restitution. However, challenges in effectively engaging with formal institutions indicate a need for enhanced dialogue and collaboration mechanisms, pointing to potential barriers to full modernisation.

The framework dimensions further illuminate the community's institutional landscape, showcasing a moderate level of autonomy in managing water projects and resource control. However, financial constraints and a lack of expertise hinder these efforts, indicating challenges in achieving full modernisation. Additionally, frequent shifts in authority pose potential disruptions to stability and continuity, highlighting areas where institutionalisation may face resistance.

The community's organisational structure is notably intricate, involving multiple councils and committees engaged in diverse activities. However, coherence and unity remain areas requiring improvement. Internal divisions and conflicts among leaders and members are identified as significant impediments to effective collaboration, ultimately affecting the community's institutional capacity. This internal strife suggests a tension between institutionalisation and modernisation, as differing viewpoints and approaches may hinder cohesive progress.

Lastly, concerns over perceived neglect and mismanagement raise valid questions about sustaining consistent and reliable performance. This comprehensive assessment yields valuable insights into the multifaceted nature of the community's institutional capacity, providing a foundation for targeted interventions and further research endeavours. The identified strengths and challenges suggest a delicate balance between institutionalisation and modernisation, indicating the need for strategic interventions that respect the community's values while addressing barriers to progress.

While the complex nature of the community's approach to land governance makes it challenging to definitively determine which is more prominent between institutionalisation and modernisation, the assessment suggests that institutionalisation appears to be more prominent in several dimensions. The community's strong alignment with traditional values, concerns over neglect and mismanagement, and challenges in engaging with formal institutions indicate a notable influence

of institutionalisation. However, it's crucial to recognise that both elements coexist, and their prominence may vary across different aspects of the community's institutional landscape.

7.1.3 Analysis of the philosophical determinants within the Goedverwacht community

Critical realism framework and the critical theory were employed to assess the community's development and transformation potential concerning economic, social, and political factors. In social science research, critical realism is often employed as a theoretical framework. This framework aimed to investigate how the economic, social and political factors contribute to power imbalances, inequality, and opportunities for change. Critical realism framework is a philosophical approach that delves into the underlying causes and mechanisms shaping social and political phenomena. It involves three domains: the empirical domain (experiences and observations), the actual domain (actions and events resulting from deeper forces), and the real domain (social structures influencing the system). Qualitative research methods using interviews and focus group discussions were utilised to gather in-depth information about the community's experiences and perspectives. The findings (see Chapter Six, Section 6.4.1) indicated a desire for autonomy and control over the community's land governance system, with a lack of trust in external entities. The concept of self-determination, while important, clashes with economic growth, potentially leading to social unrest. Effective land governance is vital for economic development, environmental sustainability, and social well-being, but the emphasis on self-determination may hinder access to specialised knowledge and skills needed for effective land resource management.

7.1.3.1 Exploring causal structures and emergent mechanisms in the community

The implications drawn from the findings demonstrate the importance of understanding and utilising underlying structures within a community to bring about positive changes. The study focuses on three key factors – values, rationality, and power – that significantly influence decision-making and outcomes within the community (see Table 6.8 in Chapter Six). The findings highlight the importance of community empowerment and active participation in land governance decisions. This aligns with community members' positive attitudes towards self-sustainability and self-governance, emphasising the need to support initiatives that promote these ideals.

Additionally, the findings emphasise the necessity to align institutional practices with community needs and expectations. This involves establishing clear roles, effective communication, and inclusive governance practices to foster trust and collaboration. Neglecting support for community entrepreneurial endeavours can have negative impacts on economic development

and community well-being, highlighting the importance of institutions providing resources and opportunities for entrepreneurship.

Furthermore, the findings stress the significance of effective communication and skill-building efforts within institutions to meet community needs and cultivate positive relationships. Lastly, involving community members in decision-making processes, valuing their perspectives, and encouraging collaborative problem-solving is emphasised to promote a sense of ownership and control over community affairs. By addressing these implications, institutions can foster positive community dynamics, collaboration, and sustainable development.

The complex nature of community dynamics and the importance of effective systems, policies, and processes to manage and govern land resources are suggested as implications of the findings. Community empowerment and active engagement in land governance decisions align with the aspirations for self-sustainability and self-reliance, emphasising the need to empower communities to shape land policies based on their values and needs. Transparent communication, well-defined responsibilities, and responsive decision-making processes are essential for building trust and more effective governance, aligning with the imperative to address ambiguity surrounding institutional roles. Engaging the Overseers Council in local initiatives fosters unity, cooperation, and collaboration within the community, highlighting the significance of inclusive partnerships among diverse stakeholders. Implementing transparent, efficient, and accountable land governance systems can contribute to the equitable distribution of land rights, social justice, and sustainable land resource management. Additionally, promoting community resilience, collaboration, social cohesion, and trust among stakeholders is crucial, emphasising the role of inclusive and participatory approaches to land governance. By addressing these causal structures and mechanisms, the implementation of land administration frameworks can lead to a more equitable, transparent, and sustainable land governance system, benefiting community well-being, sustainable development, and responsible land resource management at large (see Figure 7.2).

It is important to emphasise that these proposed causal structures are speculative interpretations based on the available information. To establish and validate the actual causal relationships within the community, a more comprehensive analysis incorporating additional data would be indispensable.

7.1.3.1.1 Causal structure and emergent mechanisms one

Causal Structure One: Economic Marginalisation

The emergence of the mechanism related to the perceived lack of support for local entrepreneurial endeavours suggests that some community members feel that the formal institution is not adequately supporting economic initiatives, potentially hindering community development.

Emergent Mechanisms One - Perceived Lack of Support

The emergence of this mechanism points to a potential dynamic where community members' perceptions of support influence their motivation and confidence in pursuing entrepreneurial endeavours.

Actions that result in the actual domain: The actions that result in the actual domain of the causal structure one - Perceived Lack of Support for Entrepreneurial Endeavours revolves around the community's perception of insufficient backing from the formal institution for local economic initiatives. This perception leads to feelings among some community members that the formal institution is not adequately supporting their entrepreneurial endeavours, potentially hindering the overall development of the community. The emergent mechanism that arises from these actions is a "Perceived Lack of Support." This mechanism highlights how community member's perceptions of support influence their motivation and confidence to engage in entrepreneurial activities.

Link to Empirical Evidence: The community's diminished trust in the authority's endorsement of entrepreneurial ventures is articulated through remarks such as "community no longer has confidence in the [authority] supporting community entrepreneurial activities." This implies that how support is perceived plays a role in shaping the community's readiness to participate in economic pursuits. The notion of insufficient backing for local entrepreneurial undertakings corresponds with the emergent mechanism characterised as the perceived lack of support. The community member's sentiment that the formal establishment isn't effectively backing economic initiatives correlates with their determination and self-assurance in embarking on such ventures.

7.1.3.1.2 Causal structure and emergent mechanisms two

Causal Structure Two - Involvement of Formal vs. Informal Institutions

There appears to be a dynamic interaction between formal and informal institutions. Concerns are raised about the formal institution's involvement in the activities run by community associations, highlighting a tension between centralised authority and local autonomy.

Emergent Mechanisms Two - Formal-Informal Interplay

The tensions between formal and informal institutions suggest an emergent mechanism of negotiation and power dynamics as community members navigate the balance between centralised authority and local autonomy.

Actions that result in the actual domain

The actions that result in the actual domain of the causal structure Involvement of Formal vs. Informal Institutions involve the dynamic interaction between formal and informal institutions within the community. This interaction is characterised by concerns raised about the formal institution's participation in activities run by community associations. This situation highlights a tension that arises due to the conflicting dynamics between centralised authority and local autonomy. The emergent mechanism that arises from these actions is "Formal-Informal Interplay." This mechanism suggests that the tensions and interactions between formal and informal institutions lead to negotiations and power dynamics within the community. Community members navigate these complexities as they seek to strike a balance between the centralised authority represented by formal institutions and the desire for local autonomy within informal elements.

Link to Empirical Evidence

This framework encompasses the notion of negligence and tension. The resulting emergent mechanism is characterised by the interplay between formal and informal elements, where negotiations and power dynamics are engaged to strike a balance between centralised authority and local autonomy. The active interplay between established formal structures and informal elements, coupled with apprehensions about the engagement of formal institutions, mirrors the emergent mechanism of formal-informal interplay. The strain arising from the coexistence of centralised authority and community autonomy becomes apparent as community members navigate this intricate interaction.

7.1.3.1.3 Causal structure and emergent mechanisms three

Causal Structure Three - Self-Sustainability and Self-Governance

There is a recurring theme of optimism and shared vision among community members regarding achieving self-sustainability through agriculture and self-governance. This positive outlook seems to be influenced by the belief in the community's potential to govern itself and rely on its resources.

Emergent mechanisms three - Optimism and Vision Alignment

The recurring optimism and shared vision suggest an emergent mechanism of alignment within the community, where positive attitudes and beliefs about self-sustainability and self-governance drive a collective sense of purpose.

Actions that result in the actual domain

In the context of the Self-Sustainability and Self-Governance causal structure, the actions that result in the actual domain are community member's expressions of optimism and shared vision regarding self-sustainability through agriculture and self-governance. This positive outlook is influenced by their belief in the community's potential to govern itself and utilise its resources. The emergent mechanism that arises from these actions is "Optimism and Vision Alignment," which signifies that the recurring optimism and shared vision lead to alignment within the community. This alignment is driven by positive attitudes and beliefs related to self-sufficiency and self-governance, creating a collective sense of purpose.

Link to Empirical Evidence

The community's optimistic perspective and united aspiration for achieving self-sufficiency and self-governance are in harmony with the emergent mechanism of optimism and shared vision alignment. The community's confidence in its ability to manage its affairs and utilise its resources resonates strongly with its shared sense of purpose. Expressions such as "caring and sharing philosophy," "self-sustainable," and "community takes charge and runs the community themselves" vividly illustrate the community's determination for self-sufficiency and governance. This underscores their collective vision and positive outlook toward governing themselves and utilising their resources.

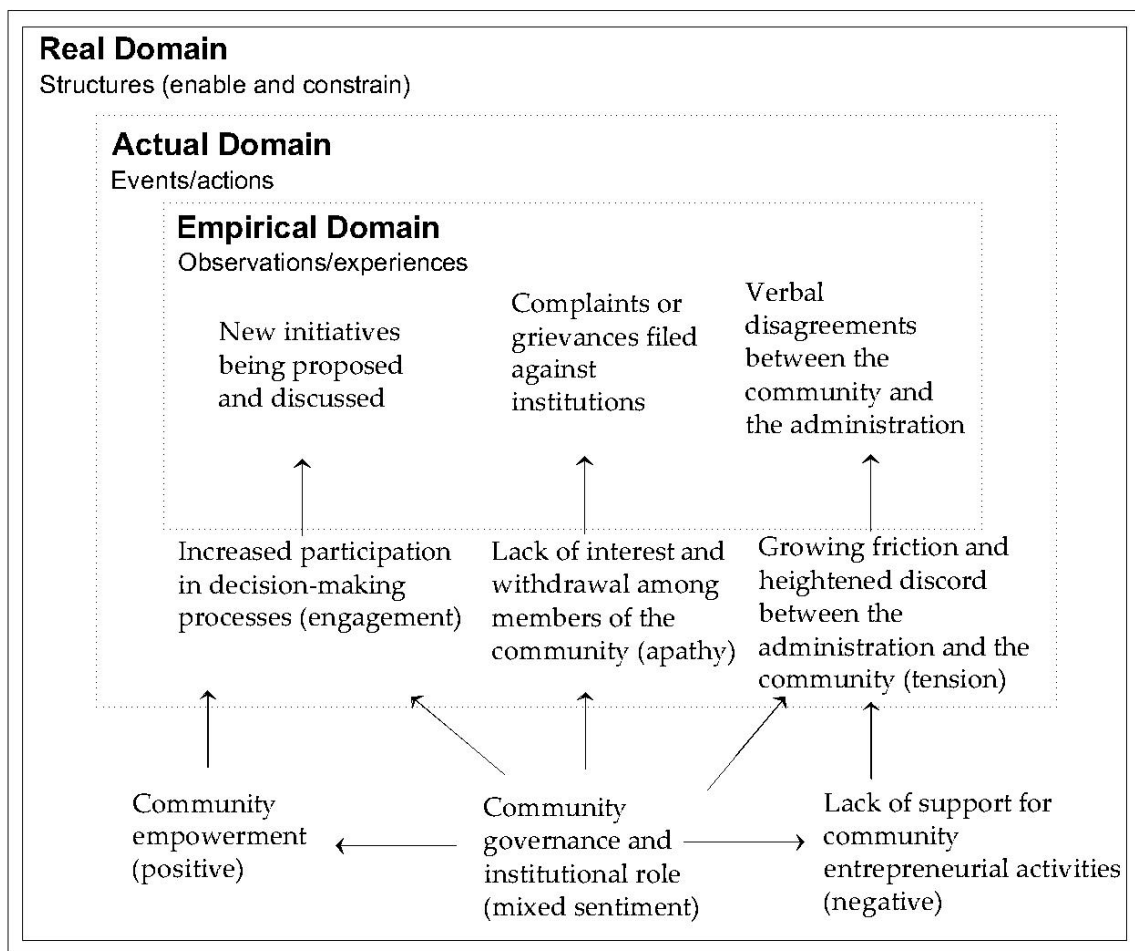


Figure 7.2: A Critical realism perspective of causal structure and mechanisms that enable or constrain action (table format adopted from Bhaskar 2013; Anderson, 2019). The deepest layer of social reality is the real domain, containing essential structures that either empower or limit actions. Positioned in the middle layer is the actual domain, where actions and events unfold. Structures within the real domain dictate the range of feasible actions for individuals, and the actions, in turn, either uphold or transform these structures. At the surface level lies the empirical domain, encompassing observations and experiences resulting from actions in the actual domain. Critical realism, through insight into a community's underlying structures, furnishes a framework to comprehend feasible actions and anticipate resistance from within the community. Armed with this understanding, plans can formulate to execute desired actions.

7.1.3.2 The underlying causal structures and emergent mechanisms that influence the economic, social, and political aspects of the communal settlement

This analysis effectively addresses the research question, "What are the underlying causal structures and emergent mechanisms that influence the economic, social, and political aspects of the communal settlement?" by elucidating several crucial causal structures and emergent mechanisms within the Goedverwacht community's land governance context. These causal structures offer profound insights into the intricate dynamics at play and contribute significantly to addressing the research inquiry.

To begin with, the analysis unveils a pervasive sense of optimism and a shared vision among community members, one that revolves around achieving self-sustainability and self-governance. This collective optimism serves as a driving force, implying a community orientation towards self-reliance and self-governance. This directly pertains to the economic consequences of the community's earnest pursuit of economic self-sufficiency.

Furthermore, the findings underscore challenges in service delivery by the formal institution, a situation that triggers discussions on upskilling efforts. This observation suggests a plausible cause-and-effect relationship between skill enhancement and the enhancement of service delivery. This facet addresses both economic and social consequences by underscoring the significance of skill development in augmenting service quality and overall community well-being.

Additionally, the analysis delves into discussions surrounding land reform, revealing how the community's perspective is shaped by its beliefs regarding empowerment and self-governance. The palpable desire within the community for authority and empowerment over land resources aligns closely with the political implications of land governance. It underscores the pivotal role the community plays in influencing land policies that resonate with its values and requirements.

Moreover, the analysis uncovers tensions and interactions between formal and informal institutions, particularly concerning the formal institution's involvement in community activities. This dynamic reflects power struggles and negotiation processes within the community, thus addressing both political and social consequences arising from the juxtaposition of centralised authority and local autonomy.

Lastly, there is an observation that some community members perceive a lack of support from the formal institution for their local entrepreneurial initiatives. This perception significantly impacts their motivation and confidence when it comes to pursuing economic activities. This facet directly tackles economic consequences by underscoring the importance of institutional support for fostering economic development.

In essence, this comprehensive analysis identifies various causal structures and mechanisms that shed light on the multifaceted economic, social, and political consequences of hybrid land governance in the Goedverwacht community. These findings place considerable emphasis on the significance of community empowerment, skill development, communal empowerment, negotiations between formal and informal institutions, and institutional support for local economic endeavours. Collectively, these factors contribute to a holistic comprehension of the implications of hybrid land governance within the community.

7.2 A FRAMEWORK TO FOSTER THE SHIFT TOWARDS A MODERN LAND GOVERNANCE SYSTEM IN A COMMUNAL SETTLEMENT

This research aimed to actively involve a communal settlement in developing a systematic framework to evaluate the community's readiness to shift towards a new land governance system. The overarching objective included gaining a thorough understanding of the challenges and dynamics faced by these communities during this transition.

The framework (Figure 7.3) is divided into two equal parts: the organisational structure and the social structure of the community. The vertical axis includes knowledge and understanding, capacity development, political development, and social justice. The horizontal axis moves from knowledge and understanding to capacity development. These findings ascertain the robustness of governance, which, in turn, influences the potential for economic development. Economic development, in its sequence, stimulates social mobilisation, ultimately advocating for democracy and the rule of law to ensure government accountability. If the knowledge and understanding of the community and its institutional capacity are determined, the strength of governance can be assessed, verifying whether economic development can be facilitated. Strong community governance, once established, can drive economic development and social mobilisation. In such instances, the government becomes more effective in managing issues such as land reform and the transition to a new land governance system. Accountability through democracy and a robust rule of law ensures sustainability. To effectively manage land reform and transition to a new land governance system, communal settlements require robust governance capable of balancing modernisation and institutionalisation to prevent political decay or autocracy. The framework is put into action through a dual approach: a top-down implementation facilitated by the proposed Land Records Act and a bottom-up involvement that involves engaging and actively involving community members (see Figure 7.3).

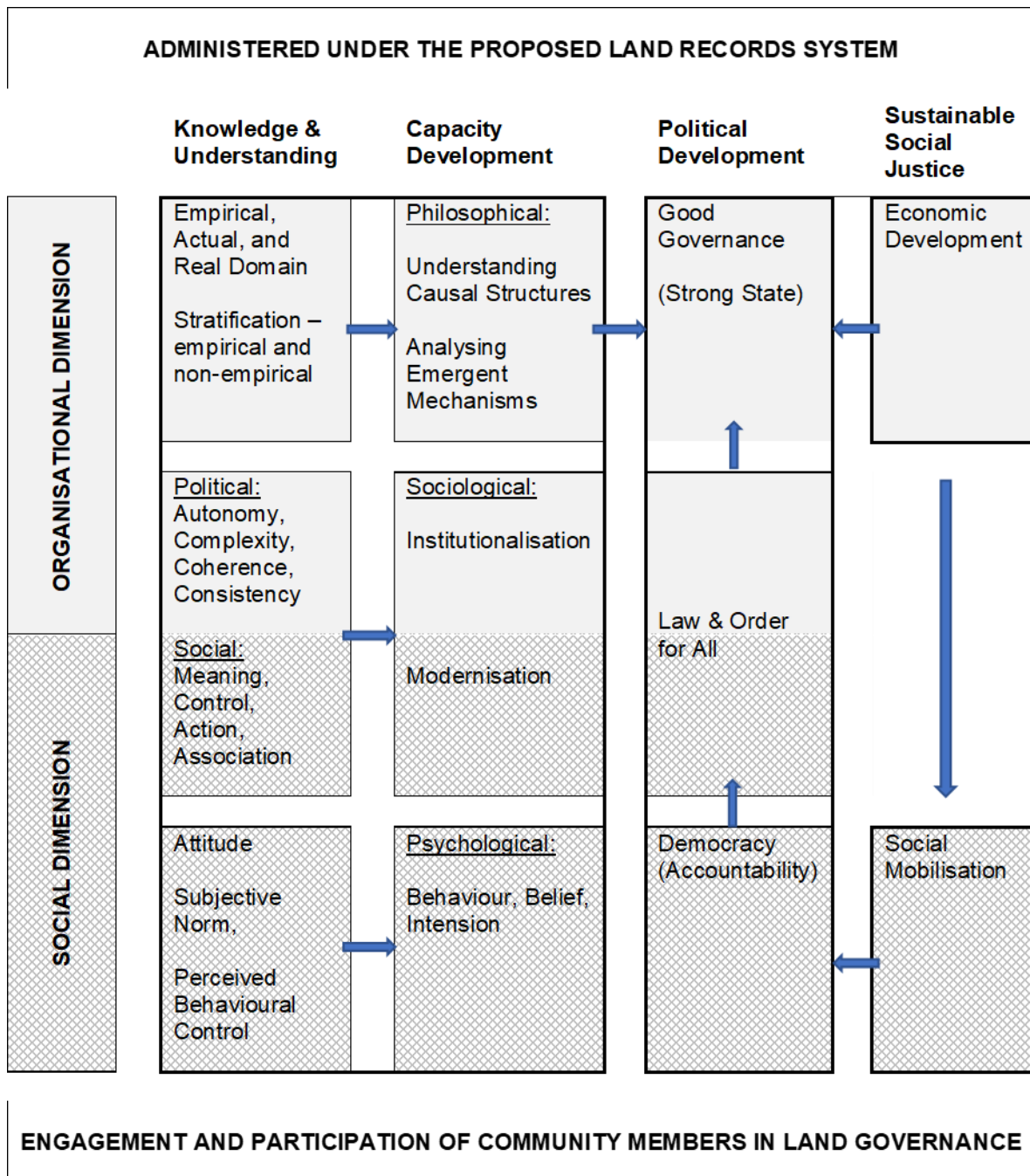


Figure 7.3: Framework to foster the shift towards a modern land governance system in a communal settlement

7.2.1 Guiding principles

A core set of guiding principles forms the bedrock of the framework, intended to steer the land governance transition process. These principles offer a definitive guide for decision-making, ensuring that the transition remains aligned with the particular values, objectives, and aspirations pertinent to land governance. They serve as a crucial reference for all stakeholders engaged in this transition.

7.2.1.1 Organisation and social aspects

The organisational aspect of the framework involves a philosophical examination of the layered empirical, actual, and real domains and an understanding of the causal structures and emergent mechanisms. It also addresses the sociological aspect by integrating elements such as political autonomy, complexity, coherence, consistency, and institutionalisation. The outcomes of this dimension lead to good governance, law and order, and economic development.

On the other hand, the social dimension engages with the sociological facet by considering factors like institutional meaning, control, action association, and modernisation. Additionally, it delves into the psychological aspects, encompassing attitude, subjective norm, and perceived behavioural control, which influence behaviour, belief, and intention. The outcomes of this dimension lead to social mobilisation, democracy, and the establishment of the rule of law.

7.2.1.2 Knowledge and understanding

Knowledge and understanding are crucial components of the framework, emphasising the importance of well-informed decision-making and policy development in the realm of land governance. This element of the framework considers the psychological aspects within the empirical, actual, and real domains. The empirical domain pertains to knowledge based on observable and verifiable evidence. It emphasises the use of data, facts, and empirical observations to inform decision-making in land governance. The actual domain refers to knowledge derived from real-world experiences and practical applications. It may involve insights gained from the actual implementation and operation of land governance policies and practices. Real domain refers to knowledge that is considered fundamental, underlying, or ontological. It may encompass deeper philosophical or theoretical understandings of land governance, addressing the core principles and concepts that shape the field. The sociological aspect includes political autonomy, complexity, coherence, consistency and social meaning, control, action, and association are the second listings. The psychological aspect includes attitude, subjective norm, and perceived behavioural control.

7.2.1.3 Capacity development

Capacity development extends beyond the mere acquisition of knowledge and understanding. It involves the practical application of skills to enhance the effectiveness of individuals, communities, and institutions in tasks, decision-making, and resource management within the realm of land governance. The integration of philosophical concepts, such as understanding causal structures and analysing emergent mechanisms, into the capacity development framework is inherently philosophical, however, these concepts can be practically applied to

develop the capacity to comprehend underlying causal relationships and identify emergent mechanisms in specific contexts.

Within the sociological dimension of capacity development, the concepts of institutionalisation and modernisation play a significant role. Institutionalisation involves the ingraining of organisations, norms, and practices within a society, crucial for fortifying capacity in adhering to specific norms and systems. Modernisation, on the other hand, focuses on societal evolution, addressing economic, social, and technological progressions to empower societies to confront challenges and foster advancement.

The psychological factors, such as behaviour, belief, and intention, are included under the capacity development umbrella. Understanding these psychological aspects is crucial for designing effective capacity development strategies to empower individuals, organisations, and communities to achieve their objectives more effectively.

7.2.1.4 Political development and sustainable social justice

The research findings indicated that the community places significant importance on various facets of development, including community-driven progress, effective governance, social mobilisation, adherence to the rule of law, democratic accountability, economic growth, and the assertion of autonomy (see Chapter Six, Section 6.5). These attributes are outlined below.

The significance of community empowerment and governance is underscored by the community's acknowledgement of the need to empower the community and establish robust governance structures. The findings accentuate the community's dedication to safeguarding its cultural heritage, securing independence, and maintaining self-governance. The endorsement of social mobilisation and collective action is palpable through the community's proactive participation in community groups and networks. Their proactive approach to addressing challenges manifests a keen sense of social mobilisation and collective effort. Rule of law and democratic accountability are prominently featured in the findings, emphasising the community's strong stance on the necessity of a just socio-political system. These viewpoints underscore the requirement for a system that genuinely represents the community's interests and guarantees fairness and responsible governance.

The findings discuss the community's aspiration for economic prosperity and development, which aligns harmoniously with the concept of economic growth. Furthermore, the community's recognition of its limitations in skills and resources required for building essential infrastructure resonates with the accentuation of state capacity as a pivotal component for success. The

community's dedication to community identity and autonomy is discernible in the findings, which illuminate their commitment to conserving their cultural heritage, preserving their identity, and upholding communal living. Partnerships and collaboration emerge as significant elements in the findings, underlining the emphasis on forming alliances and collaborating with external entities. The community's demand for external resources and expertise parallels the principle of a well-functioning state collaborating with civil society and other stakeholders.

Challenges and adaptation, confronted by the community in their pursuit of realising their ideals, resonate with the recognition of developmental challenges. Both perspectives acknowledge that development is a dynamic journey that necessitates adaptive strategies to surmount obstacles. The paramount importance of legitimacy and trust is illuminated in the findings, accentuating the significance of these values in governance. The community's engagement in community activities and their perceptions of neglect highlight the essential need for a legitimate and accountable political framework. Specifically, the research findings reflect the community's emphasis on political order, stability, and the role of institutions and governance in their development journey.

The integration of Huntington's (1965, 1968) and Fukuyama's (2011, 2014, 2020) frameworks holds the potential to bolster the progress of the Political Development and Sustainable Social Justice components within the land governance transition framework, as elaborated below.

Huntington's (1965) emphasis on political stability and order informs mechanisms to ensure stability during the transition. This aligns with the Political Development component of the framework, aiming for a smooth transition process. His promotion of community participation and engagement resonates with the Sustainable Social Justice component, emphasising community involvement in decision-making processes. Huntington's (1965) insights on adapting to change inform strategies to address challenges. This component highlights the need to adapt to change and protect vulnerable groups. His emphasis on legitimacy and trust guides the establishment of a land governance framework that gains the confidence of the community.

Fukuyama's (2020) emphasis on strong institutions, the rule of law, and democratic accountability guides the creation of effective governance structures. This aligns with the Political Development component, focusing on transparent and accountable decision-making processes. Fukuyama's (2020) highlighting of economic growth and social mobilisation involves promoting economic activities and encouraging social participation in decision-making. Fukuyama's (2020) principles of legitimacy and public trust foster a sense of community identity and inclusivity. They ensure that land governance policies respect the historical and cultural significance of communal living. Fukuyama's (2020) emphasis on democratic accountability aligns with creating mechanisms for

residents to actively participate in land governance decisions. This enhances the community's ability to shape the land governance transition according to their needs and values.

The derived principles play a crucial role in ensuring a smooth and efficient transformation, addressing the community's aspirations for a fair, secure, and all-encompassing land governance system. By incorporating these principles into the land governance transition framework, the communal settlement can better address the needs of its residents while fostering sustainable social justice and political development. These principles encapsulate the community's yearning for fairness, security, autonomy, and active community participation, aligning seamlessly with the development framework's dimensions. This comprehensive approach substantiates the validity of incorporating this framework into the land governance transition strategy, enhancing its ability to guide the communal settlement towards a successful and harmonious transformation.

7.2.1.5 Regulatory foundation: The proposed land records system

The proposed land records system aims to bolster executive capacity to establish a resilient and inclusive land rights administration system (see Section 2.5.1). This addresses the existing deficiency in the government's ability to acknowledge and manage precarious land tenure rights. This overall strategy is based on the premise that a significant factor contributing to tenure insecurity is the inadequacy of land administration. This proposed land records system would significantly benefit the framework's top-down aspect by providing a clear and comprehensive legal foundation for land rights, encompassing both communal and farmland residents. It establishes a structured framework for land information and administration, which is essential for the top-down approach as it sets the legal and regulatory parameters within which land governance operates. Additionally, the land records system addresses land reform commitments, offering a policy framework that can guide top-down initiatives aimed at achieving equitable land distribution and usage. This proposed legal structure ensures that the top-down approach aligns with established legal principles and national policies regarding land rights and administration. This new land records system is intended to offer more flexibility and options for individuals, allowing them to choose which sub-system they want to be a part of and move in both directions between the two systems. The Final Report of the Presidential Advisory Panel on Land Reform and Agriculture (Mahlati, Hall, Karaan, Kriek, Mabasa, Moagi, Ngcobo, Ngcukaitobi, Serfontein & Sihlobo, 2019) highly recommended the implementation of a proposed Land Records Act to accommodate off-register land tenure records, including informal settlement registers, communal areas with labour tenants, and farm dwellers. According to Eglin (2017), the proposed Land Records Act is envisioned as a secure form of land right that can be administered internally by a community property association through a register, externally by the local authority and in the Deeds Office. This robust land administration system is designed to ensure external

oversight of the security of land tenure in communal property associations. The proposed Land Records Act aims to provide accessible dispute resolution mechanisms and affordable access to the public. Beinart, Delius, and Hay (2017:55) note that the concept of a parallel land records system, as proposed, has raised contentious debates among geomatics professionals. However, they argue that a Land Records System would be compatible with defensive laws such as the Interim Protection of Informal Land Act (IPILRA) 31 of 1996 and the Prevention of Illegal Eviction from and Unlawful Occupation of Land Act (PIE) 19 of 1998. The Land Records System's potential allowance for greater administrative latitude, such as in construction codes, plot size, and land usage, is deemed crucial for the process of legalising informal settlements and extending planning and services to heavily populated rural areas.

7.2.1.6 Community-driven approach: Engagement and participation of community members in land governance

The proposed framework aligns well with the concept of engagement and participation of community members in land governance. The framework emphasises the importance of community engagement and active participation in the land reform process, recognising the potential benefits that arise from involving stakeholders in decision-making processes. It seeks to establish a more inclusive, accessible, and transparent land governance system, where individuals can have clearer evidence of their land rights and the ability to participate in decision-making processes related to land use and ownership.

In the context of community engagement and participation, the framework's focus on creating a new land records system that allows individuals to choose their sub-system aligns with the principles of collaborative governance. By allowing people to choose the system they want to be part of and facilitating movement between the two sub-systems, the framework promotes active participation and empowerment of community members in shaping their land governance. Additionally, the framework's emphasis on providing evidence of land rights, conducting land rights enquiry processes, and resolving disputes through mediation or the courts demonstrates a commitment to involving community members in decision-making processes regarding land rights and ownership. This aligns with the perspective presented by Carra, Levi, Sgarbi, and Testoni (2018) on the importance of public participation and stakeholder involvement in fostering trust and effective policy implementation.

Furthermore, the framework's recognition of the transformative role of public participation in shaping community development aligns with the viewpoint presented by Barnes, Newman, and Sullivan (2007). By allowing for community governance and local decision-making through the new land records system, the framework supports the empowerment of communities and their

active participation in shaping land governance. The proposed framework also aligns with the perspective presented by Besa and Hernandez-Garcia (2018) on the intrinsic value of direct citizen participation in placemaking and the need for official recognition and legal status of community-led initiatives. By providing an OUR certificate as evidence of land rights and maintaining a nationally coordinated land records electronic database, the framework seeks to acknowledge and protect community-led initiatives and foster sustainable communities.

Moreover, the framework's emphasis on collaborative decision-making processes and the significance of leadership skills in facilitating community engagement resonates with the viewpoint of Gaventa and Pettit (2011). It acknowledges the political nature of participation and highlights the importance of leadership in fostering meaningful and impactful community engagement. The proposed framework for the transition to a new land governance system aligns well with the principles of engagement and participation of community members in land governance. It seeks to empower communities, promote transparency and inclusivity, and foster collaborative decision-making processes in land reform and governance.

Informed by various drivers and elements associated with land governance and reform, the new framework offers a holistic understanding of the dynamics within communal settlements. The comprehensive approach envisions knowledge and understanding, capacity development, and political engagement as essential components in achieving sustainable social justice. The successful implementation of the framework necessitates a sufficient transition period, making it most suitable for administration under the proposed Land Records Act. Additionally, active engagement and participation of community members are crucial during this transition period to effectively implement the new land governance system.

7.3 EXPLORING THE NEXUS: UNVEILING THE INTERCONNECTION BETWEEN FINDINGS AND THE REVIEWED LITERATURE

The literature review process (see Chapter Two, Section 2.1) laid the foundation for understanding the psychological, sociological, and philosophical determinants influencing the adoption of a particular land governance system. In Chapter Two, Section 2.2, psychological determinants were explored, focusing on attitudes, strategies, power dynamics, and the role of institutional entrepreneurs. This sets the stage for the analysis in Chapter Seven, Section 7.1.1, where the theory of planned behaviour was applied to understand residents' intentions in adopting a communal lifestyle.

The application of the theory of planned behaviour is discussed in detail in Chapter 7, Section 7.1.1, where factors shaping the choice of a land governance system in the communal settlement

were systematically examined. Attitudes, subjective norms, and perceived behavioural control were scrutinised to provide insights into residents' intentions regarding communal living within a hybrid land governance system. The findings indicate positive attitudes towards security, community participation, and strong subjective norms of support, while perceived behavioural control exhibits a mixed character. The synthesis of psychological determinants in Chapter Two, Section 2.2.4 further consolidates the insights gained from the literature and the subsequent analysis. This synthesis informs the understanding of how psychological factors interact to influence residents' intentions and behaviours in the context of communal land governance.

Moving to Section 2.3 in Chapter Two, sociological determinants are explored, focusing on institutional dynamics, political order, land governance approaches, diverse perspectives on land tenure reform, and transition management. Chapter Seven, Section 7.1.2 subsequently applies this knowledge to analyse sociological determinants within the Goedverwacht community. The findings emphasise the interplay between institutional dynamics and community practices, aligning with insights from institutional capacity theory (Huntington, 1965). The analysis delves into the balance between modernisation and institutionalisation, illustrating how this equilibrium is crucial for community well-being and development.

Chapter Seven, Section 7.1.2.1, "Distinguishing between Modernisation and Institutionalisation," bridges the theoretical understanding of institutional dynamics with the specific context of the Goedverwacht community. It underscores the importance of recognising the distinctions between modernisation and institutionalisation to inform strategies for a land governance transition. The literature reviewed, including works by Beinart, Delius, Hay (2017), Hornby, Kingwill, Royston, and Cousins (2017), Huntington (1965), and others, was systematically integrated to support the argument for distinguishing these aspects. The findings revealed the community's commitment to preserving cultural values while navigating the complexities of a changing land governance system.

The analysis acknowledges the influence of Huntington's (1965) classification of modernisation and institutionalisation aspects and leverages this framework to identify specific aspects within Goedverwacht, such as beliefs, economic initiatives, external engagements, and autonomy. This integration strengthens the theoretical foundation, providing a structured way to assess the community's orientation. Furthermore, the analysis recognises and aligns with literature emphasising the complex interplay between modernisation and institutionalisation within communities, as evidenced by Beinart, Delius & Hay (2017). The theoretical and empirical evidence from the literature serves to support and validate the distinctions made in the Goedverwacht context.

In Chapter Seven, Section 7.1.2.2, "Roles, Expectations, and Management Strategies of Institutions and Actors," the literature on institutional dynamics and community engagement was brought into focus. The findings assessed the institutional landscape of the Goedverwacht community, considering beliefs, values, organisations, networks, control mechanisms, and internal cohesion. The intricate organisational structure and internal conflicts were aligned with literature by Barry (1999), Huntington (1965), and Hull (2019), providing insights into potential conflicts during institutional change, and the importance of inclusive approaches.

The findings, in Chapter Seven, reveal a delicate balance between institutionalisation and modernisation, substantiating the theoretical underpinnings provided by the literature. The analysis drew on the works of Beinart, Delius & Hay (2017), Huntington (1965), and others, reinforcing the idea that both elements coexist, influencing different dimensions of the community's institutional landscape.

In essence, the literature review effectively informs and complements the analysis in Chapter Seven, Section 7.1.2, providing a robust theoretical foundation and empirical evidence to support the understanding of sociological determinants within the Goedverwacht community's land governance context. The seamless integration of literature and findings ensures a comprehensive and in-depth exploration of the factors influencing the community's land governance transition.

Philosophical determinants, as discussed in the literature review (Chapter Two, Section 2.4), influence the economic, social, and political aspects of a communal settlement. This aligns with the findings (Chapter Seven, Section 7.1.3.1), which identify underlying causal structures and emergent mechanisms within the Goedverwacht community, providing insights into its economic, social, and political dynamics. The emergent mechanisms (Chapter Seven, Sections 7.1.3.1.1, 7.1.3.1.2, 7.1.3.1.3) serve as a bridge between empirical evidence from the community and the theoretical frameworks discussed in the literature. This cohesive integration of literature and empirical evidence culminates in a well-structured and informative analysis, moving seamlessly from theoretical discussions to practical implications within the specific context of the Goedverwacht community.

The literature review facilitated an in-depth exploration influencing the development of the framework (Chapter Seven, Section 7.2) to assess the capacity and capability of the community to transition to a new land governance system. The synthesised insights from the literature were instrumental in informing the subsequent findings, as manifested in the developed framework

and guiding principles. These guiding principles, in turn, were instrumental in incorporating the proposed land records system and community-driven approach detailed in the findings.

The psychological determinants, as elucidated in the literature, were seamlessly integrated into the framework and guiding principles. The emphasis on knowledge, understanding, and capacity development in the findings reflects the importance placed on informed decision-making and policy development. Furthermore, the psychological aspects of attitudes, strategies, and cultural dynamics discussed in the literature were evident in the findings, particularly in the community's proactive participation and preservation of cultural heritage during the land governance transition.

Sociological determinants, as highlighted in the literature, found resonance in the sociological dimensions of the guiding principles. Concepts such as institutional dynamics, political order, and diverse perspectives on land tenure reform were explicitly considered in the framework, reinforcing the need for effective governance structures and policy interventions during the transition. The synthesised sociological determinants further contributed to the development of guiding principles, emphasising the significance of addressing institutional dynamics and political order in the communal settlement's land governance transition.

Philosophical determinants, elucidated in the literature, were seamlessly integrated into the guiding principles, particularly in terms of underlying factors influencing economic, social, and political aspects. The philosophical insights provided a foundation for the guiding principles that underscored the importance of community identity, autonomy, and an inclusive approach to land governance.

The examination of land governance frameworks and considerations (Chapter Two, Section 2.5) in the literature aligned with the proposed land records system detailed in the findings (Chapter Section 7.2.1.5). Legislative proposals, innovative strategies, and synthesised frameworks from the literature were directly incorporated into the proposed system, which aimed to address deficiencies in land administration and provide a legal foundation for land rights. The continuous thread connecting the literature to the findings ensured a comprehensive and contextually relevant approach to the transition in communal settlements.

In the findings section, the developed framework guiding principles (Chapter Seven, Section 7.2.1.6) were applied to the specific context of a communal settlement, addressing challenges and dynamics inherent in the transition to a new land governance system. The principles derived from the literature, including community engagement, capacity development, and sustainable social justice, were actively put into practice through the proposed framework, aligning

seamlessly with the communal settlement's aspirations for a fair, secure, and all-encompassing land governance system.

7.4 FUTURE STUDIES

Future research endeavours should persist in the exploration of the field concerning the transition to a new land governance system in communal settlements and its intricate relationship with individual behaviour in everyday landscapes. These studies should aim to advance the existing body of research by delving deeply into the intricacies of the sense of place dynamics during this transition, integrating the fundamental concepts of sense of place and social learning. The resultant findings from these studies hold substantial promise in augmenting the existing knowledge within the discipline and furnishing pragmatic insights for policymakers and stakeholders actively engaged in land governance transitions. The dynamic nature of the significance of places for individuals, especially within the overarching context of globalisation and the amplified mobility experienced in contemporary society, underscores the importance of comprehensively capturing the development of the sense of place during these transitional periods. Moreover, it is crucial that these studies systematically examine the impact of social learning on the multifaceted dynamics of the sense of place, encompassing its ramifications on attitudes, subjective norms, and perceived behavioural control. By achieving a subtle understanding of these foundational mechanisms and underlying processes, valuable insights can be collected into the determinants that shape individual's profound connections with their environment, as well as their intentions and behavioural patterns within the local area. The following studies are suggested:

7.4.1 Exploring Social Dynamics and Community Engagement in Hybrid Land Governance

Building upon the sociological aspects presented in this research, a promising avenue for further exploration involves a comprehensive investigation into the intricate social dynamics and community engagement within the context of hybrid land governance. This proposed study aims to deepen our understanding of how diverse community members interact, collaborate, and participate in decision-making processes related to the hybrid land governance system.

The primary objective of these future studies is to unravel the social dynamics and community engagement strategies that contribute to the successful implementation of hybrid land governance. Through qualitative research methods, the studies will uncover patterns of interaction, leadership roles, communication channels, and conflict resolution mechanisms within communal settlements.

To achieve this objective, a qualitative research approach will be employed. In-depth interviews, participant observations, and focus group discussions will be conducted to gather insights from various community members. The use of ethnographic methods is envisioned to provide a comprehensive understanding of how social interactions and engagement unfold within the communal settlement.

This study is poised to reveal how different social groups within the community collaborate, share responsibilities, and collectively manage land governance. This exploration may bring to light leadership dynamics, power structures, and the influence of cultural norms on decision-making processes. The findings could offer valuable insights into effective community engagement strategies that promote transparency, inclusivity, and cooperation.

The implications of these findings are significant for enhancing community-driven land governance initiatives. Understanding how social dynamics influence hybrid land governance will empower stakeholders to design interventions that actively involve all community members, encouraging them to contribute their expertise and shape the development of the governance system.

7.4.2 Exploring Intergenerational Dynamics in Hybrid Land Governance

Building upon the sociological aspects discussed in this study, a promising avenue for further exploration lies in understanding the intergenerational dynamics within the context of hybrid land governance in communal settlements. This proposed research direction aims to investigate how different generations perceive, engage with, and contribute to the evolving land governance system.

The primary objective of this future study is to examine how generational differences impact attitudes, behaviours, and decision-making processes related to hybrid land governance. Through a mixed-methods approach, the study seeks to uncover potential conflicts, synergies, and communication gaps between different age groups within the communal settlement.

To achieve this objective, a mixed-methods approach will be adopted. Quantitative surveys will be conducted to gather data on generational attitudes, values, and preferences regarding land governance. Qualitative methods, including in-depth interviews and focus group discussions, will provide deeper insights into intergenerational interactions and perceptions.

The study is poised to reveal how different generations within the communal settlement view the hybrid land governance system. It may uncover variations in attitudes toward traditional practices

versus modern approaches, preferences for decision-making processes, and perspectives on community development. The findings could offer insights into potential sources of conflict or cooperation among different age groups.

The implications of these findings are significant for tailoring land governance strategies to different generational preferences and fostering intergenerational dialogue and collaboration. By understanding the diverse perspectives within the community, stakeholders can develop more inclusive and effective governance approaches that resonate with all age groups.

7.4.3 Exploring Multi-Level Influences on Community Actions in Hybrid Land Governance

The existing study employed a critical realist framework to understand the interplay between causal structures and emergent mechanisms shaping community actions within hybrid land governance, with a focus on micro-level interactions. However, to enrich this understanding and provide a more holistic perspective, a future study is proposed to investigate how macro-level factors interact with micro-level dynamics to influence community actions.

The primary objective of this future study is to explore how macro-level factors, such as national policies, international agreements, economic trends, and cultural shifts, interact with the micro-level causal structures and emergent mechanisms identified in the existing study. The aim is to offer a comprehensive understanding of the complex interplay between various levels of influence on community actions within hybrid land governance.

To achieve this objective, a mixed-methods approach will be employed. Qualitative methods, including in-depth interviews and focus group discussions, will gather insights from community members regarding their perceptions of macro-level influences on their decisions and actions. Additionally, quantitative analysis will assess the correlation between macro-level indicators (e.g., economic indicators, policy changes) and micro-level actions and behaviours observed within the community.

The study is poised to reveal in-depth relationships between macro-level factors and micro-level dynamics. For instance, it might uncover how changes in national land policies impact community perceptions of autonomy and interaction with the land governance system. Similarly, the study could shed light on how global economic trends influence the community's entrepreneurial endeavours and economic activities.

The findings of this study could have broad implications for policymakers, researchers, and communities. Understanding the multi-level influences on community actions can lead to more informed policy decisions that consider both macro-level trends and micro-level dynamics. Additionally, insights from the study could contribute to a deeper understanding of the resilience and adaptability of communities in the face of changing circumstances.

7.5 CONCLUSION

The research aimed to gain a deep understanding of the factors that impacted the successful transition of a communal settlement to a new land governance system (see Section 1.4.1). The research acknowledged the intricate nature of transformative changes in land governance, emphasising the complexity of the processes involved in bringing about modernised systems of land management and administration within communal settlements. The research objective encompassed three key facets: identifying the psychological, sociological, and philosophical factors (see Section 1.2.1) shaping the transition of a communal settlement to a new land governance system and fourth, formulating a framework for assessing and guiding this transition.

The psychological factors of the research focused on exploring how beliefs and behaviours (see Section 3.1.1) influenced the shift to modern land governance. Specifically, it emphasised an investigation into residents' readiness to support and actively engage in the transition to a new land governance system (see Section 6.1). The research aimed to understand the psychological factors that play a significant role in shaping residents' attitudes and actions during this transformative process (see Section 7.1.1).

The sociological principles of the research highlighted the importance of institutions, their ability to become institutionalised (see Section 3.1.2), and the roles played by stakeholders in the context of modern land governance (see Section 6.2). It also acknowledges the role of social dynamics, structures, and interactions as crucial factors in facilitating successful transitions to a new land governance system (see Section 7.1.2).

The philosophical consideration of the research underscored the recognition of diverse perspectives that shaped our understanding of reality (see Section 6.3). It emphasised the importance of considering a range of knowledge sources, encompassing empirical evidence as well as foundational ontological underpinnings, in interpreting causal structures and emergent mechanisms (see Section 3.1.3; 7.1.3).

The study devised a framework with a primary emphasis on actively involving a communal settlement, aiming to construct an assessment framework that gauges the community's

preparedness and capability to transition to a new land governance system within real-world scenarios (see Section 7.2). This practical engagement underscored the research's commitment to understanding the challenges and dynamics inherent in the transition process, with the ultimate goal of ensuring the sustained success and long-term viability of these transformative changes. The emphasis on framework development highlighted the research's targeted approach, specifically concentrating on evaluating social and organisational aspects, with a notable emphasis on enhancing "Knowledge and Understanding" and fostering "Capacity Development" within the community.

The three objectives of the research (see Section 4.4.3) were to:

1. Understand how beliefs and behaviours influenced residents' choice of land governance in communal settlements.
2. Identify the roles, expectations, and management strategies of the institutions and actors that governed communal settlements.
3. Discerning the underlying causal structures and emergent mechanisms that influenced the economic, social, and political aspects of a communal settlement.

The research objectives aligned with the study aim in the following way.

Understanding beliefs and behaviours: The first objective focused on gaining insights into how beliefs and behaviours impacted residents' choices of land governance in communal settlements, directly addressing the psychological factors involved in the transition. The research question directly addressed how beliefs and behaviours influenced residents' choices in land governance during the transition (see Chapter Seven, Section 7.1.1.2).

Identifying roles and strategies: The second objective sought to identify the roles, expectations, and management strategies of institutions and actors driving communal settlements, aligning with the sociological principles highlighted in the research aim. It emphasised the community's ability to become institutionalised and recognised the importance of stakeholders in the context of modern land governance (see Chapter Seven, Section 7.1.2.3).

Discerning causal structures: The third objective aimed to comprehend the underlying causal structures and emergent mechanisms influencing the economic, social, and political aspects of a communal settlement, directly addressing the philosophical dimensions of transformative changes in land governance as emphasised in the research aim. This corresponded to the

broader aim of gaining a deep understanding of the factors impacting the successful transition of a communal settlement (see Chapter Seven, Section 7.1.3.2).

This research journey into the realm of land governance within a communal settlement has been deeply enlightening and thought-provoking. The extensive exploration of the psychological, sociological, and philosophical dimensions underpinning these communities' transitions to a new land governance system has yielded significant findings (see Chapter Six), advanced theoretical understanding (see Chapter Seven), and illuminated practical implications deeply entrenched in this complex context.

At its core, this study aimed to comprehensively address the research problem which is the challenge faced by communal settlements in effectively adopting new land governance systems, particularly in the context of land reform initiatives aimed at enhancing residents' land tenure security. Through a comprehensive analysis of the Goedverwacht community, this investigation explored various dimensions within the community, including community beliefs, norms, values, associations, institutional capacity, as well as economic, social, and political undercurrents. The objective was to understand how these factors collectively shaped the community's preparedness for the transition to a new land governance system. To achieve this objective effectively, the study adopted qualitative methods, which played a pivotal role in thoroughly examining the transitional process of the mission station's land governance system (see Chapter 4). This approach focused on key factors essential for a successful transition, including autonomy, adaptability, complexity, and coherence within the community's existing governance structures and decision-making processes (see Chapter Six, Section 6.2.2).

Qualitative research methodologies, including semi-structured and open-ended interviews, focus group discussions, and empirical observations, were employed in a case study approach to gain a comprehensive understanding of human behaviour and experiences within the context of land governance (see Chapter Four). These interviews yielded valuable insights into the relationships between community resident organisations and governance structures. Data analysis involved coding and thematic analysis to thoroughly investigate transaction processes and draw meaningful conclusions. The choice of a case study allowed for a localised examination of land tenure reform within a specific geographic region, characterised by unique social, economic, and historical characteristics. These communities represented a specific type of communal settlement with distinct cultural and institutional contexts. Focusing on a mission village provided a contextually rich analysis of land tenure reform within a unique community setting, offering insights that could inform broader discussions and initiatives in communal settlement land governance.

To gain a deeper understanding of the community dynamics and institutional relationships during the transition, the study employed critical theory and critical realism as theoretical lenses (see Section 1.5). These theoretical perspectives expanded the analytical scope, providing valuable insights into the underlying mechanisms influencing the community's preparedness for the impending transformation. The preservation and effective management of land as a shared resource hinge upon self-governance and institution-building strategies. Failure to develop sufficient institutions and ensure self-governance can result in the deterioration or decline of a community. This research delved into the interplay of power, dominance, ideology, and causal structures to provide insights into the social, economic, and political dimensions of community development concerning land tenure reform. It elucidated the elements influencing community preparedness to accept alternative governance systems, incorporating a theoretical framework that integrated theories of planned behaviour, institutional capacity, and critical theory.

This research contributes significantly to the existing knowledge of land governance in communal settlements in three keyways. Firstly, it examined the relationship between belief and behaviour concerning land rights arrangements, emphasising the critical role of community members' active participation and willingness to accept and adapt to new land rights arrangements for the success of a new land governance system (see Section 7.1.1). Secondly, the study emphasised the importance of institutional development during the transition to a new land governance system in communal settlements. It highlighted the need to balance institutionalisation and modernisation to avoid political decay and social instability (see Section 7.1.2). Thirdly, the research delved into the underlying causal structures and emergent mechanisms driving observed actions within the community. Understanding these causal structures and emergent mechanisms enabled the implementation of suitable measures to augment or modify them in ways that fostered a successful transition toward an enhanced land governance system (see Section 7.1.3).

The findings not only provided valuable insights into the determinants influencing a community's readiness to accept alternative governance systems but also offered practical implications for policymakers and stakeholders involved in land tenure reform projects in similar contexts. The study's recommendations aimed to foster sustainable development and social justice in communal settlements. The study's academic value lies in its practical contributions, guiding real-world practices and decision-making in the fields of land governance and community development. It enriched our understanding of hybrid land governance and offered valuable insights for promoting sustainable development, improving governance outcomes, and facilitating effective collaboration among institutions, communities, and other stakeholders.

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ANNEXURE A – ‘Head of Household’ qualitative interview guide

RETIRED AFGETREDE	WORK WERK	SURNAME: VAN:							
What land holding do you prefer? Watter grondbesit verkies jy?		FREEHOLD INDIVIDUELE VRYHOUDING				COMMUNAL PROPERTY GEMEENSKAPLIKE EIENDOM			
Attitude An individual's belief that a certain behaviour or act makes a positive or negative contribution to that person's life. Does the behaviour have negative or positive consequences and experiences? Houding <u>'n Individu se oortuiging dat 'n sekere gedrag of daad 'n positiewe of negatiewe bydrae tot daardie persoon se lewe lewer. Het die gedrag negatiewe of positiewe gevolge en ervarings?</u>									
Your choice of lifestyle will provide personal security and be the least risky in difficult times. It will provide a better quality of life that includes wealth, employment, and a healthier environment. <u>Jou keuse van leefstyl sal persoonlike sekuriteit bied en die minste riskant wees in moeilike tye. Dit sal 'n beter lewensgehalte bied wat rykdom, indiensneming en 'n gesonder omgewing insluit.</u>									
No	1	2	3	4	5	6	7	Yes	
Believe in a better future for the community that provides hope and confidence. Possess an overall positive outlook on the future economic prospects of the community. Feel that where there are challenges, there are opportunities as well. <u>Glo in 'n beter toekoms vir die gemeenskap wat hoop en vertroue bied. Beskik oor 'n algehele positiewe uitkyk op die toekomstige ekonomiese vooruitsigte van die gemeenskap. Voel dat waar daar uitdagings is, daar ook geleenthede is.</u>									
No	1	2	3	4	5	6	7	Yes	
Volunteer to support your community from cleaning up the neighbourhood to supporting community initiatives that strive to improve the lives of others. <u>Vrywillig om jou gemeenskap te ondersteun van die skoonmaak van die buurt tot die ondersteuning van gemeenskapsinisiatiewe wat daarna streef om die lewens van ander te verbeter.</u>									
No	1	2	3	4	5	6	7	Yes	
Subjective Norm A group or society believes to perform or not to perform a given behaviour. (what others think is acceptable behaviour and how others behave). Cultural norms. Subjektiewe Norm <u>Groep of samelewing glo om 'n gegewe gedrag te verrig of nie. (wat ander dink aanvaarbare gedrag is en hoe ander optree). Kulturele norme.</u>									
Believe others in the community feel the same way as you do about your choice of lifestyle. <u>Glo ander in die gemeenskap voel dieselfde as jy oor jou keuse van leefstyl.</u>									
No	1	2	3	4	5	6	7	Yes	
Believe the important people in your life such as your family and friends approve of your choice of lifestyle? <u>Glo die belangrike mense in jou lewe soos jou familie en vriende jou keuse van leefstyl goed?</u>									
No	1	2	3	4	5	6	7	Yes	
Does it matter to you if others in the community agree or disagree with you regarding your choice of lifestyle? <u>Maak dit vir jou saak of ander in die gemeenskap met jou saamstem of verskil oor jou keuse van leefstyl?</u>									
No	1	2	3	4	5	6	7	Yes	

ANNEXURE B – Focus group discussion guide

Focus group protocol.

Participation of the researcher

The researcher will recruit a moderator to facilitate the Focus Group workshop. The researcher will work in the workshop as support for the facilitator to assist with:

1. Any general assistance that may arise.
2. Operating the technology and recording equipment.

RESEARCH AIM: This research aims to investigate and identify the fundamental factors that play a role in shaping the economic, social, and political dimensions within the communal settlement.
Questions
1. Relates to Power (Economic Challenges):
Open-ended Question: 1.1 Can you share your thoughts on the challenges and concerns raised about the perceived lack of support for entrepreneurial activities within our community? 1.2 How do you believe these impact individuals and the community as a whole?
2. Relates to Rationality (Social Institution):
Open-ended Question: 2.1 In what ways have you observed institutions failing to meet expectations, and how do you think this dissatisfaction affects trust, collaboration, and the effectiveness of community governance? 2.2 What improvements or changes would you suggest?
3. Relates to Values (Political Empowerment):
Open-ended Question: 3.1 How do you perceive the sense of agency and ownership within our community? 3.2 Can you provide examples of community members actively identifying challenges, proposing solutions, and contributing to innovative approaches? 3.4 What role do you think this proactive engagement plays in shaping our community's future?"

ANNEXURE C – Qualitative interview guide

INTERVIEW QUESTION	CONCEPT		THEORY / ANALYSIS	RESEARCH QUESTION
<p>Attitude Will your chosen lifestyle offer personal security and be the least risky during challenging periods? Do you hold the belief in a brighter future for the community, fostering hope and confidence? Do you hold the belief in a brighter future for the community, fostering hope and confidence?</p> <p>Subjective norm Do you think that others in the community share your perspective on your chosen lifestyle? Do you think that the significant individuals in your life, such as family and friends, support your chosen lifestyle? Does it matter to you if others in the community agree or disagree with you regarding your choice of lifestyle?</p> <p>Perceived behavioural control How easy or hard is it to perform a behaviour or act in a certain way?</p>	Psychological	Belief and behaviour	Theory of planned behaviour	Q1 How do beliefs and behaviours impact residents' choice of land governance in the communal settlement?
	Sociological	Institution, institutionalisation, and modernisation	Theory of institutional capacity	Q2 What are the roles, expectations and management

<p>Meaning What are the general beliefs regarding land? What are the norms and values in the community? How much alignment or contradiction is there?</p> <p>Association Which organisations and actors are important? What formal, or informal contractual, relationships exist?</p> <p>Control Strategy What controlling organisations are there? What are the specific mandates of the different organisations?</p> <p>Action What services are operating? What type of corrupt behaviour exists?</p>			<p>Woodhill's (2010) institutional analysis</p>	<p>strategies of the institutions and actors that govern the communal settlement?</p>
<p>Political</p> <p>Autonomy Is the 'Opsienensraad' (Overseers Council) able to manage land issues adequately? (i.e., land disputes)</p> <p>Adaptability Has the 'Opsienensraad' (Overseers Council) been able to adapt to modern circumstances?</p> <p>Complexity Does the 'Opsienensraad' (Overseers Council) have an appropriate organisational structure?</p> <p>Coherence Is there unity within the 'Opsienensraad' (Overseers Council) or a form of corruption?</p>			<p>Huntington's model of political development (1965)</p>	
<p>Relates to Power (Economic Challenges): Can you share your thoughts on the challenges and concerns raised about the perceived lack of support for entrepreneurial activities within our community? How do you believe these impact individuals and the community as a whole?</p>	<p>Philosophical</p>	<p>Causal structures and emergent mechanisms</p>	<p>Critical theory Critical realism framework</p>	<p>Q3 What are the underlying causal structures and emergent mechanisms that influence the</p>

<p>Relates to Rationality (Social Institution): In what ways have you observed institutions failing to meet expectations, and how do you think this dissatisfaction affects trust, collaboration, and the effectiveness of community governance? What improvements or changes would you suggest?</p> <p>Relates to Values (Political Empowerment): How do you perceive the sense of agency and ownership within our community? Can you provide examples of community members actively identifying challenges, proposing solutions, and contributing to innovative approaches? What role do you think this proactive engagement plays in shaping our community's future?"</p>				economic, social, and political aspects of the communal settlement?
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ANNEXURE D – Ethics approval



P.O. Box 652 • Cape Town 8000 South Africa • Tel: +27 21 469 1012 • Fax +27 21 469 1002
80 Roeland Street, Vredehoek, Cape Town 8001

Office of the Research Ethics Committee	Faculty of Informatics and Design
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16 November 2020

This serves to confirm that ethics approval was granted to Mr Nicholas Pinfold, student number 181000768, for research activities related to the Doctor of Applied Arts in Design in the Faculty of Informatics and Design, Cape Peninsula University of Technology.

Title of the thesis:	Finding middle ground: Transition towards a flexible land titling system in South Africa
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Comments

Research activities are restricted to those detailed in the ethics application.

 Signed: Faculty Research Ethics Committee	16 November 2020 Date
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ANNEXURE E – Individual consent for research participation



Cape Peninsula
University of Technology

FID/REC/ICv0.1

FACULTY OF INFORMATICS AND DESIGN

Individual Consent for Research Participation

Title of the study: Testing Middle Ground: Facilitating Community Transition to Sustainable Land Governance

Name of researcher: Nicholas Pinfold
Contact details: email: pinfoldn@cput.ac.za phone: 0780723458

Name of supervisor: Professor Masilonyane Mokhele
Contact details: email: mokelem@cput.ac.za phone: 021 4402255

Purpose of the Study: The study aims to investigate local land governance in selected communal settlements in the Western Cape Province to understand the roles, expectations and management strategies of the institutions and actors that drive it.

Confidentiality: I have received assurance from the researcher that the information I will share will remain strictly confidential unless noted below. I understand that the contents will be used only for a PhD study and that my confidentiality will be protected by coding to secure its identity, and will be stored in accredited repositories for long-term preservation and curation. Furthermore, the supply of personal information to the researcher will be voluntary and treated confidentially under South Africa's Protection of Personal Information Act (POPIA).

Anonymity: The use of the subject's images in videos or photos will be voluntary, and faces will be blanked out if subjects prefer.

Conservation of data: The data collected such as recorded interviews and videos will be kept securely by storing it in accredited repositories for long-term preservation and curation. Only the researcher, supervisors and examiners of the study will have access to the stored data.

Voluntary Participation: I am under no obligation to participate and if I choose to participate, I can withdraw from the study at any time and/or refuse to answer any questions, without suffering any negative consequences. If I choose to withdraw, all data gathered until the time of withdrawal will be destroyed if permission for use is not granted by me.

Additional consent: I make the following stipulations (please tick as appropriate):

	In thesis	In research publications	Both	Neither
My image may be used:				
My name may be used:				
My exact words may be used:				
Any other (stipulate):				

Acceptance: I, (print name) _____

agree to participate in the above research study conducted by *Nicholas Pinfold* of the Faculty of Informatics and Design Urban and Regional Planning at the Cape Peninsula University of Technology, whose research is under the supervision of Professor Mokhele.

If I have any questions about the study, I may contact the researcher or the supervisor. If I have any questions regarding the ethical conduct of this study, I may contact the secretary of the Faculty Research Ethics Committee at 021 469 1012, or email naidoo@cput.ac.za.

Participant's signature: _____ Date: _____

Researcher's signature: _____ Date: _____