

The Matetsi Committee report, 1969 / [A.D. Fraser, chairman].

Contributors

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**THE
MATETSI COMMITTEE
REPORT
1969**

**Ministry of Lands,
Private Bag 7726,
Causeway,
Salisbury,
Rhodesia.**

November, 1970

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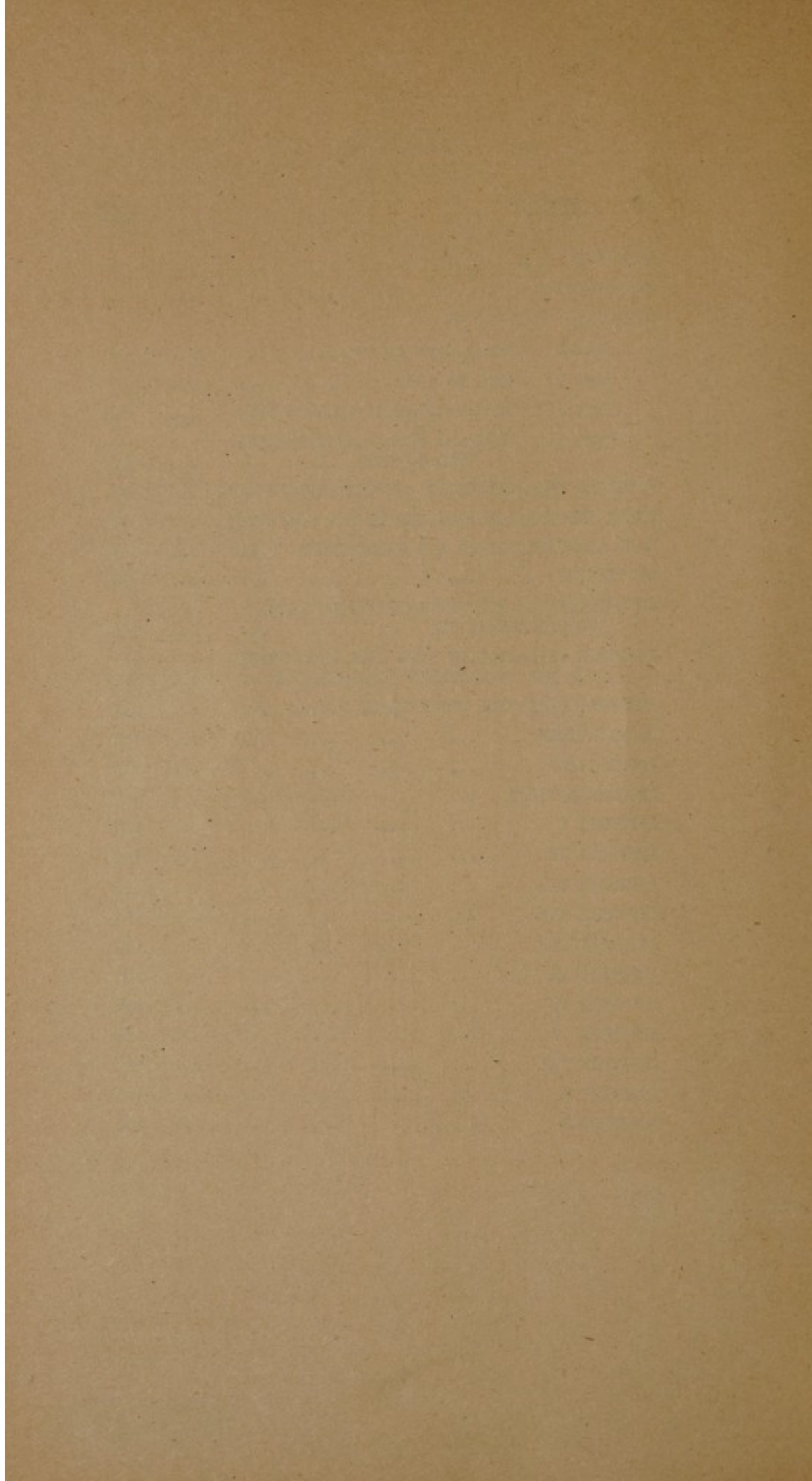
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PREAMBLE

TO:

The Minister of Lands,
Senator the Hon. Phillip van Heerden.

The Land Settlement Committee of the Rural Land Board at its 95th meeting held in January, 1969, reported on settlement of Matetsi as follows :-

"The Committee considered that the numerous reports, investigations and endeavours to settle this area satisfactorily had been abortive and is doubtful that agricultural settlement in the area can be achieved.

"The Committee is satisfied that the existing volume of reports and investigations have exhausted the subject and feels that any further attempts by Government departments to report on the area could be superfluous and a waste of time.

"The Committee therefore recommended that the Minister approaches his Cabinet colleagues to set up a high level committee to study the land, economic and political considerations of the whole of the Matetsi and Wankie areas and to make recommendations to Cabinet on the use and disposal of the area."

After consideration you referred the Land Settlement Committee's recommendation back to the Rural Land Board and requested The Chairman to arrange for a definite recommendation on the future of the area to be made by the Board.

The Rural Land Board at its 58th meeting held in February, 1969, appointed its Chairman and two of its members as a sub-committee to visit the area in March, 1969, "to study the whole aspect of vacant and occupied land."

In April, 1969, the Natural Resources Board advised that its Wild Life Committee had received representations to the effect that the use for which the Matetsi area had been set aside might well be the wrong one and that the whole position should be reviewed. The Board further advised that its Wild Life Committee had been considering the situation in the area and had expressed the view, in the form of recommendations, that -

- (i) there must be a firm policy for the area;
- (ii) lack of such a policy in the past had led to the present unsatisfactory conditions; and
- (iii) the policy should call for the area to be used for controlled hunting purposes directed at the overseas tourist.

The Natural Resources Board, at its 250th meeting, resolved that these recommendations be transmitted, with its full support, to the Ministry of Lands. In so doing the Board requested that they be brought to the attention of the Rural Land Board when that Board considered the future of the Matetsi area.

The Rural Land Board's sub-committee visited the Matetsi area in March, 1969, and presented its report in April. Inter alia the sub-committee reported as follows :-

"The first thing to manifest itself was the complete lack of cohesive effort in the area and petty squabbles among the settlers; the game ranchers versus the cattle farmers, the poor cattle farmers against the rich settlers, the railway employees who wanted land because other settlers had managed to get extra land

"There was very little successful development considering the thousands of acres already alienated and, although here and there a slight ray of optimism showed, on the whole the area did not portray a successful agricultural complex.

"It became increasingly evident that successful settlement of the area would only be achieved by the successful marrying up of game cropping and cattle ranching with some (crop) growing where there was irrigation potential and/or other suitable growing conditions. Some of the 'T'* ranches which are presently vacant and also most of the surrounding land are more suited to game ranching than cattle ranches and it would appear that in fact both types of ranching should be done by most people. However, from the game ranching and cropping point of view there is one tremendous problem and that is the ability to correctly assess the game availability in the area so as to issue cropping permits to all concerned, whilst ensuring that the game is not drastically depleted, completely wiped out or driven away from the area. Also game cropping is a skilled trade and to give cropping permits to all ranchers would invariably have the same effect and also put out of business the bona fide game ranchers already in existence. The effect on National Parks and the tourist industry could be disastrous. National Parks have not the staff and machinery to carry out a proper game assessment and, in fact, issue Cropping Permits on the farmer's own assessment of the game on his own ranch. More than likely his neighbours would apply for a permit the following week by which time the game would have moved on to the neighbour's farm. So it will be appreciated that this problem should be sorted out before recommending the settlement, or partial settlement, of the area on a game ranching basis.

"Some people want to abolish the Falls National Park - others want to extend it.

"The cattle in the area looked good considering that they had to be kraaled every night and it would be interesting to compare them if they had free range during the night."

The report of the sub-committee was considered by the Rural Land Board at its 60th meeting held on the 17th April, 1969. The Board recommended that -

*Denotes land originally earmarked for Tobacco Units.

- (1) Units T1, T2, T3 and T4; remainder of Kazuma Pan; No. 3 Extension; No. 4 Extension; the Tobacco Units and No. 3, be offered on tender as a whole or in part for any suitable schemes such as game ranching, shooting and/or photographic safaris or any allied interests to promote the country's tourist industry;
- (2) the remaining Crown Land (except for small outspans) be settled on a cattle basis but with allowance for game cropping;
- (3) land under (2) be offered on a five-year temporary lease and that rental be based on its assessed cattle carrying capacity at 20 cents per head per month, subject to the following terms and conditions:-

(i) Lease rent

1st year one-fifth of the assessed rental;
2nd year two-fifths of the assessed rental;
3rd year three-fifths of the assessed rental;
4th year four-fifths of the assessed rental;
5th year full assessed rental;
not to count against purchase price.

(ii) Improvements

Cost of approved permanent developments effected by the lessee to be offset against rental.

(iii) Game cropping

- (a) no lessee be authorised to game crop until and unless the facilities for the handling and making use of the product had been established;
- (b) subject to compliance with (a), game cropping under permit to be based on the cropping potential of the land and paid for at a rate assessed by the Department of National Parks and Wild Life Management.

(iv) Grant of normal lease

After five years, and subject to the Board being satisfied as to the progress made, the lessee to be granted a normal lease under which he would qualify for title after the tenth year (including the five years temporary lease period);

- (4) persons in the area currently holding leases without option to purchase be given the opportunity to have their leases converted to the type of lease described under (3).

Following receipt of the recommendations of the Natural Resources Board and of the Rural Land Board, you set up an Inter-Departmental Committee of officials consisting of representatives of the Ministries of Lands, Agriculture, Information, Immigration and Tourism and the Natural Resources Board, with the following terms of reference :-

"To carry out an economic appraisal of the Matetsi area and to make recommendations directed towards increasing the contribution which this area can make to the overall economy."

The members of the Committee were :

Chairman: Mr. A.D. Fraser, Deputy Secretary,
Ministry of Lands.

Members: Mr. K.B. MacTavish, Deputy Secretary,
Ministry of Information, Immigration
and Tourism.

Mr. R.R. Jack, Under Secretary,
Ministry of Lands (formerly Director
of Lands, Department of Lands).

Mr. J.E. Robinson, Director, Department
of National Parks and Wild Life
Management to 6th April, 1970.

Mr. P.J. Evans, Acting Director
Department of National Parks and Wild
Life Management from 7th April, 1970.

Mr. G.B. Thorpe, Under Secretary,
Department of Agricultural Land
Settlement, Ministry of Agriculture.

Mr. J.T. Durbin, District Secretary,
Matabeleland, Natural Resources Board.

Secretary: Mr. F.W. Woodley, Ministry of Lands.

The Committee held its first meeting on 23rd. July, 1969, since when it has held a further 14 meetings, of which eight were devoted almost entirely to hearing oral representations from representatives of various ministries, departments, associations, organisations and persons with an interest in the Matetsi area and in the Committee's task.

In view of the highly contentious and complex nature of the investigation undertaken, which affects the lives and livelihood of a number of people, an assurance was given to persons providing written memoranda and to those making oral representations that any information given or views expressed would be treated as strictly confidential. The Committee is anxious to honour its pledge and

its report, therefore, does not indicate in the narrative the source of the information provided to it.

The Committee wishes to express its appreciation for the assistance it received on all sides and, in particular, to the Central Statistical Office and to the Ministry of Agriculture. It would also like to thank the shorthand writers of the High Court for the excellent services rendered.

A.D. Fraser
CHAIRMAN.

K.B. MacTavish
MEMBER

R.R. Jack
MEMBER

P.J. Evans
MEMBER

G.B. Thorpe
MEMBER

J.T. Durbin
MEMBER

INTRODUCTION

1. The setting up of the Inter-Departmental Committee, its composition and its purpose was publicised in the Rhodesia Herald and the Chronicle on Thursday, 19th June, 1969.

2. To facilitate its investigations the Committee initially decided that -

- (1) the area to be considered would be the Matetsi Intensive Conservation Area viz: An area approximately 1.6 million acres in extent, located in the extreme north-west of Rhodesia, bounded on the north by the Zambozi River, on the west by Botswana, on the south by the Wankie National Park, on the east by the Chibungo and Lukosi Rivers and on the north-east by the Wankie Tribal Trust Land, as depicted on the map at Appendix I;
- (2) in order to understand the subject of its enquiry better it would require a fairly comprehensive note on the history of the area;
- (3) neither the past nor the present could be ignored but that the main consideration was the future, it being necessary, for example, to determine whether the present forms of land use were successful and, if not, why not; what other forms of usage were possible, including multiple usage; and to endeavour to ascertain the contribution which each form of use makes, and might make, to the national economy;
- (4) it would have to rely heavily on the various Government ministries, departments and statutory bodies for information, including that on future planning and so -
 - (i) the Ministry of Information, Immigration and Tourism was asked to prepare a projected tourist growth rate within the Victoria Falls complex over the next ten year period;
 - (ii) the Rhodesia Forestry Commission was asked to forecast the yield and income from the Forest Areas giving dates of expected exploitation;
 - (iii) the Ministry of Agriculture was asked to obtain -
 - (a) from the Director of Conservation and Extension a hypothetical assessment of the agricultural production

potential of the Matetsi I.C.A. in the assumed absence of game; and

- (b) the views of the Director of Veterinary Services on the veterinary aspects, including tsetse and trypanosomiasis, of possible alterations in land use in the Matetsi area;
- (iv) the Director of National Parks and Wild Life Management was asked to provide:
 - (a) an estimate of the game population of the Matetsi I.C.A. and of the Victoria Falls National Park;
 - (b) a statement on the game movements within the area; and
 - (c) a history of the Wankie Controlled Hunting Area together with details of the direct revenues derived therefrom;
- (5) information vital to its investigations was possessed by the persons who owned land in the Matetsi I.C.A. and, in particular, was held by those who lived and worked there. To extract this information in an orderly form, a questionnaire be devised with the assistance of the Director of the Central Statistical Office, designed to procure the information sought;
- (6) once all memoranda from Government sources had been received and collated, and completed questionnaires returned, a visit would be made to the Matetsi area to hear representations from local residents and other interested parties.

3. Following the setting up of the Committee and the publicity given to it, the Committee found that there was a great deal of misinformed speculation in the area and decided to hold a meeting at the Victoria Falls open to the public and, while there, to hear oral representations from any person who wished to appear before it. The public meeting was held on 9th September, was attended by over fifty persons and the proceedings were recorded. Speculation has nevertheless continued.

4. (1) A list of persons who made oral representations to the Committee is given in Annexure "A". What they said was recorded on 1,044 pages of transcript and forms part of the record. Summaries have been prepared, and except

in two instances, agreed by the speakers. These summaries are given as an additional Annexure "A.1" for restricted circulation only. No person who expressed a desire to make representations to the Committee was refused the opportunity of so doing.

(2) A list of persons who made written representations to the Committee or whose written representations to some other authority were passed on to the Committee, is given at Annexure "B".

5. The Committee, in considering the future, decided that it could not attempt an economic assessment for a period greater than twenty years. Twenty years, in terms of land use, is a very short time but on the economic front vast changes can and do occur over far shorter periods. The Committee was very conscious of the fact that what the future might bring could only be prediction, largely based on current trends.

6. The Committee, although favoured with a number of invitations from local residents, did not examine the Matetsi area on the ground. The Committee considered that if such an examination were to be more than superficial the Committee would have to spend a considerable period in the area and even then, it would have to rely almost entirely on the reports prepared by the various technical departments of Government.

HISTORICAL BACKGROUND

PART I

Early Days to 1914

7. (1) As early as 1863 travellers were going to see the Victoria Falls and to hunt.
- (2) Pandamatenga, a hamlet and trading station on a hillock overlooking the most southerly of the headstreams of the Matetsi River, was established by Westbeech soon after 1871 as headquarters for his trade into Barotseland. It was a rendezvous for Europeans for many years and the only settlement of whites and half-castes north of Tati. The Matetsi was, during that period, the terminus of waggon travel in the direction of the Zambezi because tsetse fly barred the way beyond. Towards the end of his life in 1889, Westbeech as mentioned in his diary, was able to move his storehouses to the River, owing to the retreat of the fly.
- (3) The first Jesuit mission led by Father Depelchin was established at Old Bulawayo in 1879. It was the intention to work in the Zambezi valley and the following winter Depelchin, with two other priests and two brothers, made a reconnaissance to the Victoria Falls and Batoka country. A station was established at Pandamatenga but the Jesuits left again in 1885 to go to the Transvaal as they found that trying to civilise the native or heathen was a failure in those parts.
- (4) Gazungula was named after the sausage tree (Kigelia pinnata) called Mzungula in Sikalanga. A mission station was founded on the north bank of the Zambezi at the Chobe mouth in 1889 by M. and Mme. Louis Jalla of Coillard's group and in 1892, Lewanika ordered a village to be built at the station. This place became known as Kazengula; Westbeech's new store was probably opposite the old site of Impalera Village.
- (From Trade and Travel in Early Barotseland from the Diaries of George Westbeech 1885-1888 and Capt. Norman McLeod 1875-1876, edited by Dr. J. Desmond Clark).

8. The following is an extract from Dr. Emil Ho'ub's "Journey through Central South Africa from the Diamond Fields to the Upper Zambezi" :-

"On 30th July, 1875, I arrived at the source of the first tributary of the Zambezi, the Deykah (Daka) River which, like most of those uniting with the Zambezi below the falls is a perennial mountain stream. On the following day I arrived at the valley of the Pandama Tenka, where a temporary trading station was established and where I was kindly treated by Messrs. Westbeeck and Blackley, farmer traders on the Zambezi. Three days afterwards I started for the Qhobe Valley. Eight miles from Pandama I crossed the first boundary of the tsetse, coming afterwards to a part free from tsetse and the second time entering a part infested by it about 21 miles south of the Chobe junction.

"The whole distance was about 70 miles, of which the first part was rocky, with many valleys, the second one (about five-sevenths of the whole) wooded, with many marshy flats and abounding in game; the soil of the valley and flats very promising for future cultivation."

9. In May 1874, Capt. F.C. Selous, George Wood, J.L. Garden and Lieut. Garden trekked from the Tati "en route for the still distant hunting grounds of the Zambezi". Selous, in his "A Hunter's Wanderings in Africa" (Chapters VII and VIII) records :-

"Our camp on the headwaters of the river Daka (pronounced Deykah) situated about sixty miles due south of the Victoria Falls, which we eventually reached on June 10. At Daka we were occupied for some days in constructing strong enclosures for our cattle and in laying in a supply of game meat for the use of our people and dogs, who were to remain at the waggons whilst we were away hunting. At last, on 22nd. June we made a start for the Falls, the route to which from Daka lies through a hilly country for the first thirty miles or so, intersected by several small streams all flowing eastwards. Then came a succession of broad sand-belts thickly timbered with fine goussy trees, between which again and the river is a tract of about the roughest country in the world, cut up, as it is, into innumerable steep sides, precipitous ravines and gullies, which find their way down to a deep narrow chasm at the bottom of which the Zambezi runs, in a boiling, seething torrent, for many miles below the great falls. At last, on Saturday, 27th June, from the top of a high sand-belt, we caught the first distant view of the far-famed Victoria Falls of the Zambezi. Our guide had evidently taken us very much out of our direct course, for, instead of hitting the river exactly at the Falls as we ought to have done, we were far to the eastward

"Early on the morning of the third day after leaving the waggons, and whilst skirting the edge of a sand-belt covered with rather thick bush, we heard an elephant call close to us When at length we all met again, I found that my companions had killed two more, both young bulls about the same size as mine and the six tusks averaged about twenty pounds apiece. Besides those killed, Wood had wounded a full-grown bull with fine tusks, but eventually lost him owing to the thickness of the bush.

"Anywhere within a hundred yards of the cataract the spray, of course, wets one through in no time and near its edge it is like standing in a pond. The narrow rent which serves as the river's outlet doubles round and runs for 500 or 600 yards parallel with the chasm and then doubles

"backwards and forwards several times in a zigzag course as before described. On the point of land thus formed, the ground, from the continuous drenching of the spray, is always damp and boggy and on it is a thick grove of large trees of a species unknown to me and, in some parts, of dense underwood composed of clumps of palm bushes and other shrubs. This damp and shady retreat forms (especially during the hot weather) a favourite resort of elephant and buffalo, besides waterbuck, koodoo, impala etc. The fresh spoor showed us that a herd of buffaloes had not long left before our arrival and the huge footprints of elephant and hippopotami bore evidence that some of these animals had also been here very recently.

"Even in a fertile, well-watered land, the first sight of a beautiful river is always pleasant; but after our long journey through the unspeakably dreary, sandy, thirsty, silent, lifeless wastes that stretch in unbroken monotony from the very banks of the Zambezi to the far-off Limpopo, the sight of the glorious sheet of running water and the semi-tropical luxuriance and verdure of the surrounding scenery, burst like a Paradise upon our thirsty gaze.

"It was on the first of July 1874, that we broke up our camp at the Victoria Falls Following the course of the river and keeping close along the bank, we found the walking in most parts very tolerable, though in places the sand-belts, thickly timbered and covered with dense underwood, come right down to the water's edge. Just before sundown I described the head and ears of a koodoo cow The largest bull - a magnificent specimen of perhaps the handsomest antelope in the world - came last This was the finest koodoo I had yet shot, and indeed one of the finest I have ever seen Early the next morning we came across an immense herd of impala In the afternoon a small herd of waterbuck rushed out from a patch of reeds Early on the morning of the following day we cut the fresh spoor of three elephant In the afternoon Mr. G. shot a waterbuck bull The next day, Saturday (July 4), our fourth since leaving the falls, we reached "Umparira" situated just at the junction of the Chobe and Zambezi Rivers."

10. The extent to which the rinderpest of 1896 which swept down from the north, decimated the wild animal populations is not known. It seems safe to assume, however, that it did have a considerable impact for, although the wild animal populations recovered fairly rapidly, the tsetse fly did not and, up to the end of 1969, no cases of trypanosomiasis had occurred in the area. In June and July, 1970, however, 16 cases were discovered in the western part of the Wankie Tribal Trust Land but no cases were discovered west of the main Bulawayo/Victoria Falls road. Investigations continue.

11. Mr. B. Lightfoot, M.C., M.A., in Geological Survey Bulletin No. 15 of August, 1929, on the geology of the Central Part of the Wankie coalfield, records :-

"History of Discovery: The Wankie coalfield was originally discovered by Mr. A. Giese. Whilst on a shooting and trading expedition in the Victoria Falls district in 1893, before the occupation of the country, he heard of the coal from the natives. At that time

he was compelled to go back to Tati because of the presence of Lobengula's impis in the district. He was able to return to Daka in 1894, travelling up the Hunters' Road, and going into Wankie on foot on account of the fly belt. He pegged the original location on an outcrop of shales in the Kamandama River and traversing forward saw more shales on the site of the present mine. In the following year, 1895, he again returned to peg a concession of 400 square miles, which had been obtained by the Mashonaland Agency, Limited.

"In 1897, an expedition in charge of Mr. Harvey (Coal Mining Engineer) was despatched with the object of thoroughly testing and exploring this area. This expedition spent six months prospecting and surveying the area and in addition to the examination of outcrops, five shafts were put down with very satisfactory results.

"In 1900, Mr. S.R. Price, a member of the staff of Messrs. Forester, Brown and Fees, Mining Engineers, Cardiff, inspected the property and spent a period from September, 1900, to January 1901, in carrying out further exploratory work. Within that period he put down a series of 15 shallow shafts near the outcrop of the coal, proving the section, condition and dip.

"In 1901, the rights of the Mashonaland Agency, Limited, were assigned to the Wankie (Rhodesia) Coal, Railway and Exploration Company, Limited. In the same year the railway to the property was commenced.

"In August 1901, a preliminary shaft was put down near to the site of the main drift and the main drift was then started and reached the coal in January 1902. Development was then actively carried on and the colliery was open for business on the railway reaching Wankie in 1904. Since this date there has been a steadily increasing production of coal."

12. From 1895 to 1897 Pandamatenga was occupied by Bagley and Colin Fraser under Special Grant of the British South Africa Company. Wankie's Farm, Little Deka, Deka and Bumboosie were surveyed prior to 1910 and in the same year a permit of occupation was granted for Tsobilisa. Little Deka was occupied in 1909 and title to Deka granted in 1911. On 1st. January, 1910, permits of occupation were granted to the Cumming family*, which constituted the first major settlement of land in the area for farming purposes, although various sites for trading stores and butcheries were leased from as early as 1904.

13. The first major survey of land in the area commenced in 1910, and proceeded through to 1919. At the end of 1914, 24 farms had been allocated, of which 11 were held under title. (For details see Appendix II, Column "A").

* Alexander Thomas Cumming, Edward Hughes Cumming, William Brownlee Cumming Jr., Harry Brownlee Cumming, William Brownlee Cumming and Andrew Roderick Cumming.

HISTORICAL BACKGROUND

PART II

1915 to 1939

14. Many of the persons owning or occupying land in the Matetsi area joined the forces in World War I. Some of them returned to Rhodesia and to the same land. At the end of 1922, 31 farms had been allocated, of which 18 were held under title. (For details see Appendix II, Column B).

15. In 1917, Land Inspector R. Cecil Boyes submitted a General Report on the Matetsi Block under instructions of the Acting Director of Land Settlement. Inter alia Mr. Boyes reported as follows :-

"Formation

"The Block is wholly on basalt edging on the sand belts, comprising rubble and open turf.

"With the exception of a few very prominent basaltic ridges the country is generally on low lying undulating ridges of rough basaltic rubble in an altitude of approximately 3,200 feet.

"Having frequently used the term 'Turf' in my reports on the individual farms some explanation of the meaning of the word might be necessary to distinguish it from the term as applied to cricket fields and lawns, etc.

"Turf is locally and commonly used in the Union to designate a tract of country generally treeless carrying a black soil which may or may not be thickly carpeted with grass.

"In the former case it would be known as a good turf and in the latter as a bad turf, the distinction being very great as regards grazing value. The turfs as a rule are rather apt to mislead a settler inasmuch as some turfs to the eye carry a wonderful veld. The grass it carries is sweet when green but during the winter months the cattle are wont to get in a very poor condition owing to lack of nourishment and the poor condition of cattle has been frequently noticed when herds are persistently herded in these turfs.

"The soil though very firable when dry is extremely sticky during the rains and so soft that cultivation would not be possible.

"A characteristic of these turfs is that when dry they crack up into large holes often four feet deep and a foot wide.

"Water

"The Block is without doubt the best watered block in Matabeleland.

"Of the 36 farms inspected only three have no permanent surface water, i.e. The Glade, Fraaifontein and Kasibi. Of these the two latter were supposed to have had permanent water but having dried up for the past two seasons must necessarily be reckoned as dry farms, although water will I think, be found at quite reasonably low depth by sinking.

"The Matetsi river has very good water throughout the length of the farms from the westerly beacon of the farm Arrie. In places there is a gentle flowing stream for a couple of hundred yards and then dies away.

"No irrigable land is available on the banks which is of a rough nature. Above the westerly beacon of Arrie there are a few good pools which are marked X on the attached sketch.

"The Katsechetti river has excellent water holes at frequent intervals throughout its course to the Matetsi river.

"The Guyo river has only a few water holes as marked on the sketch.

"Similarly with Tsabolisa.

"The Buyonandombe river has a small flowing stream towards the north of Riversdale but along Oliphant and Buyonandombe farms only water holes are marked.

"The Mongu river has a small flowing stream both on the Mongu and Breakfast farms.

"The Tsankaruka river has good flowing water on Sterkfontein and Tsankaruka farms but only one water hole on Gunduma.

"Irrigation

"I have noticed that on several of the farms the surveyor has marked certain areas as irrigable. On personal observation no running water was discovered at the time of inspection at these points and from reports these spruits ceased flowing early last year as well as this year; it thus seems impossible to include any of these areas as irrigable land.

"Should they have dried up for one season only credit might have been given for irrigable possibilities but two seasons running and only pools in the river bed the settler cannot be assured that he is purchasing irrigable land save by pumping.

"Natives

"It seems extraordinary that in such well-watered country, throughout the 36 farms inspected, there are only 4 kraals - one each on the farms Junction, France, Headwaters and Greenfield.

"One often saw signs of kraals having been in existence years ago. I was told by natives that in the early days the area was rather thickly populated, which rather makes one wonder whether repeated failures in crops caused a general exodus.

"Whatever may be the cause, the area is certainly not sought after by the native agriculturally.

"Subdivision

"On account of the general roughness of the block comprised in undulating basaltic stony ridges and the very limited areas of arable land it is not possible to suggest subdivision on the majority of the farms whatever extent they may have been surveyed into. Should these farms be subdivided one portion would remain as extra grazing land only, without any arable land i.e., should the farm Sekebelo be divided by a line east to west the northern half would

remain waterless. Should the line be drawn north to south the eastern half would be wholly on stony basaltic ridges and impossible or being disposed of save only as extra grazing."

16. Agricultural Adviser Donald Black, reported in June 1926 following his examination of unalienated Crown Land in the Matetsi District within 35 miles of rail head, inter alia as follows :-

"I was very favourably impressed with many of the farms I inspected but they have been badly subdivided originally and I beg to strongly recommend that this area should be treated as unsurveyed if settlement is to be carried out and that a new survey should be made.

"The open country in the majority of cases consists of vleis or stretches of turf where timber does not grow and on which it would be possible to cultivate sugar cane extensively, should this proposition be developed on commercial lines, otherwise to cultivate cane and maize for stock feed during the winter months.

"The cane I saw growing without irrigation has made tremendous strides since the last rains and is undoubtedly an excellent winter feed - the maize to be grown principally for ensilage.

"A very large percentage of the remaining country is too hilly and stony to be even good grazing and I was most forcibly impressed, firstly, with the fact that far too much useless country had to be taken up to acquire the arable land and secondly, the good farms had been badly cut with regard to their water supplies and, as will be seen from my reports on individual farms the hopeless propositions had the best permanent streams.

"I beg to suggest that the hilly, stony country be held in reserve as extra grazing propositions which the settlers may in time acquire as such, and further to state that to take up 1,500 to 2,000 morgen to get 200 morgen of country fit for stock grazing or agriculture is not a very attractive inducement to settlers.

"I estimate that from 20 to 25 settlers could find small farming propositions suitable for dairying principally with agriculture as a supplement and in some cases the possibilities of tobacco and cotton cultivation."

17. Cotton and tobacco expert, Mr. D.D. Brown, reported sometime between 1926 and 1928 on the Wankie District as follows :-

"A very unfavourable impression is gained by one travelling by road for the first 30 miles, the country being but one mass of hills, thickly covered with bush and rocks. The first homestead to be reached is that situated on the Wankie Colliery farm "Bumbusa", some 30 miles distant from Wankie Station.

"From this point the country opens out more and is better watered, the soil is also better and fit for agricultural use and ranching purposes.

"The whole of the district, with the exception of many large 'Vleis' is densely wooded and would require an expenditure of from £3 to £5 per acre to clear for planting crops. Not much profit could be expected from the sale of firewood, as the lack of suitable roads and distance from railhead would make transport costs very

heavy. The soils found in the district are mostly from the basalt and sand-stone formation. Good maize crops are produced on the former but more attention should be paid to proper seed selection and the use of good seed maize, if the farmers wish to make a success of this particular crop. At present a very limited acreage is planted and only the local demand catered for. Cotton of excellent quality has also been produced on the basalt formation where the drainage is good. The red sandstone soil is very suitable for both tobacco and cotton culture and it was surprising to learn that no farmers in the district set any value upon this soil and had never any intention of using it. They appeared to be surprised to learn of its suitability for producing the two above mentioned crops and will no doubt plant these crops upon it next season.

"The growing of vegetables for the Wankie Mine Compound is a useful sideline, found on nearly all the farms visited.

"Several areas are not well supplied with running water but water is generally found at no great depth underground.

"Every farmer in the area visited is ranching and has a large herd of cattle, the predominating breed being the Africander. As the country opens up more it is the general intention to go in for pure bred stock, and especially for milk breeds.

"The need for general farming and dairying was impressed upon all farmers visited.

"Sugar cane is being successfully grown on a few farms and what is at present a small sideline and experiment, may well prove to be a big commercial success in a few years time, especially if the cane fields are put under irrigation. The crop at present growing on 'Nantwich' compares favourably with crops the writer has seen growing in Natal and in Portuguese East Africa on the lower Zambezi.

"Some farmers complained about the lack of native labour and the Native Commissioner was in the northern part of the district issuing famine rations to the local natives. The impression gained was that labour could be obtained by those farmers who know how to handle native labour.

"The climate conditions are very suitable for the production of cotton, the days being very hot and the nights warm. One field of cotton noted in particular was covered with open bolls, the cotton having grown and matured during the winter months.

"In summing up, it is found that the Wankie District is not fully opened up and that it is capable of producing general farm crops, pigs, poultry, dairying and ranching. It needs more good roads and settlers, the farmers at present in the district having got into a groove through being so isolated and having very few opportunities of studying the methods of farmers in more progressive parts of the country. Several of the farmers visited were veritable 'hermits' and had hardly any idea of what other farmers were doing."

18. (1) The land now known as the Wankie National Park was set aside as a game reserve in 1928. Major Boggie was the prime mover of the idea. Hansard of 11th May, 1927, records him as stating -

"that the Government proclaim a game reserve from the borders of the Gwani Native Reserve near the 1,470 $\frac{1}{2}$ mile peg at Ngamo Railway Station, extending to the 1,540 mile peg and further if desirable; thence westwards to the Bechuanaland Border and that a European be appointed as warden."

and further records, inter alia, as follows :-

"At one time the hon. members will recollect, there was a vast amount of game in this country and also in South Africa Today those herds have entirely disappeared and much the same thing is taking place to a great extent, in Rhodesia. In 1910 I find that 100 eland were killed in this area that I am asking to be reserved. Again, in the following year a troop of sable was practically decimated by slaughterers and biltong hunters I should like to read an extract from a book which Mr. J.S. van Rooyen is about to publish on the wild game of Rhodesia. He says -

"It makes one's blood boil to see giraffe, eland, sable and other game shot down by the thousands. Every year giraffe come up from the Kalahari Desert in November and their females calf in July and they go west in thousands looking for food. Slaughterers on horseback get among them and run them down and destroy them. It is saddening. We hope the Government will realise that a game reserve is an absolute necessity in Rhodesia, just as it is in the Union."

But not all Members were enthusiastic -

"Mr. Gilfillan: I am a born hunter myself and I am very fond of game. But it seems to me that there is an impression abroad that we have unlimited territory and it appears to me that between reserves for natives and reserves for game, there will be nothing but fly left for the new settler. I think the hon. the Minister must be careful he does not set aside too large areas for these game reserves. We have not the unlimited acres some hon. members are under the impression we have."

(2) The Wankie Game Reserve and the Victoria Falls Reserve were established by Proclamation No. 8 of 1930, issued under the Game and Fish Preservation Act of 1929. The Victoria Falls Reserve, at this time, was restricted to an area of 20,200 acres.

19. The Water Act of 1927, inter alia, required water rights to be registered. The Railways, which had been extracting water under rights granted in terms of Ordinance No. 9 of 1910 had its rights registered under the 1927 Act. The earliest water right granted to irrigate (25 acres on Tipperary Farm) was in 1935, followed by a further such right for Tsobilisa in October of the same year. In 1938, a water right was registered for an applicant who admitted that he had extracted water from the Nakavango river since 1926.

20. In September, 1933, an outbreak of foot and mouth disease occurred in Barotseland and a Police cordon was thrown along the banks of the Zambezi river. At the beginning of 1934, the Veterinary Department took further precautions "to prevent introduction of the disease into the territory", which included an extension of the cordon already posted along the south bank of the river and the withdrawal of all cattle, "after careful inspection", from the banks of the Zambezi and from the Bechuanaland Border.

21. Land surveys continued through 1920 to 1939. Between 1920 to 1929 Railway Farms Nos. 50 to 59 were surveyed, as were the farms Kamandama, Manshiri, Deka Bridge, Denda, Kalala, Waterford and Chamunzi. During 1930 to 1939, survey was restricted to Wankie's Farm Annex, Bembe, Annasdale, Matentwa, The Sanctuary, Baobab and Nakavango. By 1934 46 farms, excluding the Railway Farms were allocated, of which 29 were held under title. (For details see Appendix II, Column C).

HISTORICAL BACKGROUND

PART III

Land Settlement 1940 to 1968

22. No land was surveyed between 1940 and 1949. At the end of 1949, 42 farms, excluding the Railway Farms, had been allocated, of which 40 were held under title. (For details see Appendix II, Column D).

23. (1) In 1949, a representative of the Colonial Development Corporation visited Rhodesia and discussed with the Minister of Agriculture and Lands a "two-mile-wide right of way for cattle from the Bechuanaland-Southern Rhodesia border to Matetsi siding on the Bulawayo-Livingstone railway line", taking in the farms Kawena, By-and-By, Tsambangambe, Brownlee, Alexander, Arrie, Gideon, The Fork, Turf, Buyandombe and Oliphant. The Minister directed that the right of way be reserved. Parliament approved the principle on 23rd. May, 1951, and in July, 1951, an agreement of lease was entered into between Government and the Colonial Development Corporation for the lease of approximately 38,284 morgen of land "comprising the farms, Oliphant remaining extent, Buyandombe, Turf, Tsabolisa Reserve, Randjes, The Fork, Arrie, Alexander, Gunduma, Brownlee, Tsambangambe, By-and-By, Kawena, Edward, extending from the farms Oliphant and Breakfast to the Western Boundary of Southern Rhodesia" The lease was for 30 years from the 1st day of June, 1951,

the Corporation being entitled to terminate it "at the end of any anniversary year prior to such date of expiration upon giving to the Government not less than 2 years written notice of its intention so to terminate." Rental was fixed at £400 per annum for the first twenty years and thereafter, at £2,000 per annum. The land was to be used "for general pastoral and agricultural purposes and for the movement of livestock and produce of all descriptions between Bechuanaland Protectorate and the Railway." To complete the "Corridor", Government allowed the Corporation to purchase the farms Breakfast and Oliphant.

(2) The Corporation gave notice to terminate the agreement with effect from 1st. May, 1957, and expressed a desire to enter into a new lease of a very much smaller area of approximately 23,000 acres in extent, comprising the farms Kawena, Edward, By-and-By and Tsambangombie, to enable it "to move its cattle from its ranch land in Bechuanaland Protectorate to railhead at Matetsi and also for ranching and agricultural purposes and in order to assist the Corporation towards the attainment of its object of developing overseas resources." This lease was for 30 years with effect from 1st. June, 1957, at a rental of £400 per annum. It was relinquished by the Corporation on 31st. October, 1963.

24. (1) In the late 1940's, pressure was brought to bear on Government by the Member of Parliament for Wankie, amongst others, to settle the Gwaai river and Matetsi areas on a proper basis and in October, 1951, the Minister of Agriculture and Lands instructed that a committee be established "to examine the Gwaai and Matetsi farms on the same lines as South Matopos and Umshandige". The Minister appointed "the Senior Extension Officer, Bulawayo, the Chief Land Inspector, Lands Department and a farming member - either Dudley White, R.H. Greaves or another person approved by Dr. Romyn, if these are not available". The objects were -

- "(i) to examine the existing holdings of settlers and report;
- (ii) to recommend how the remaining land in the district can be fairly appointed (apportioned) among the existing settlers so as to provide each with a fully economic unit;
- (iii) to consider whether any land left over from such appointment (apportionment) can be allocated to a new settler and if not, to whom it should be given so as to bring it into production to the benefit of the Colony;
- (iv) to make general recommendations regarding

unsurveyed areas of Crown Land in the district insofar as these affect the existing settlers;

- (v) to comment generally on agriculture potentiality of the district, markots, etc;
- (vi) to take into consideration the repercussions of game movements from the game reserve and through the 'Game Corridor';
- (vii) to consult with the Conservator of Forests, Bulawayo, regarding the extensions of S.W. boundaries of Gwaai farms adjoining area 'M', to the escarpment. Forestry require the gusu belt only and certain additions to existing boundaries may be possible in this direction."

(2) The Committee, which comprised the Chief Lands Inspector, the Senior Extension Officer, Matabeleland and an Extension Officer, reported in September 1952, inter alia recommending -

- "(a) the northern boundary of the Wankie Game Reserve be on the watershed of the Deka and Matetsi rivers;

stating - "that the present boundary of the Game Reserve bears no relation to natural features and is the result of an arbitrary line based on the land which has been acquired by the Crown".

- "(b) the establishment of 12 farming units varying in size from 20,000 acres to 64,000;"

advising -

"that the land which is now the Kazuma Forest Area and the Panda Masuie Forest Area consists mainly of gusu sandveld and is not considered to warrant agricultural development;"

and in its conclusion, stressing -

"that the areas of Crown Land included in the proposed units should be offered and alienated as a whole. Any attempt to exclude undesirable sections by applicants would lead to the total waste of these sections agriculturally or to the unauthorised use of Crown Land. The latter case being especially prevalent under existing conditions."

(3) On 2nd December, 1952, the Land Settlement Board considered these proposals and recommended the creation and disposal of 13 ranching units. The Board's recommendation was not implemented, the reasons for which were explained in a memorandum to the Board dated 15th February, 1957, as follows :-

- (a) In January, 1955, Rosslyn farms advised they were no longer interested in the exchange.
- (b) In June, 1953, Mr. Potgieter was asked about land that concerned him but did not reply. In July, 1954, he told a Land Inspector that he wanted to

give up farming.

- (c) Units 4 and 5 should have been advertised but were not.
- (d) Waterford was to have been extended by Crown Land to east and west. This fell away when part became Fuller Forest and Unit 6 and, although the land was offered to the then owner, the elapse of time brought about a change in the original plan.

The picture had changed greatly because -

- (i) the economy of certain units was affected by the failure to exchange Crown Land for privately held land and the transfer of Crown Land to Forest and Native areas; and
- (ii) holders of farms within some units were unable or unwilling to take up vacant Crown Land forming parts of the new planned units.

25. Prior to 1952, applications were made to the Land Settlement Board for farms adjoining the Zambezi river, west of the Victoria Falls Reserve. In that year (presumably following the proclamation of the Victoria Falls Game Reserve) the Land Settlement Board resolved that farming units be cut up along the Zambezi and offered for general application. Over the next two years the four "River Ranches", i.e. Kazungula, Nampini, Paradise and Westwood Extension, were cut and allocated.

26. The Matetsi Intensive Conservation Area was declared on 13th January, 1956, and the I.C.A. Committee held its first annual general meeting on 27th August, 1957. The Committee realised that aerial photography was required for the development of a Regional Plan and the area was photographed in 1958 with the help of a 50% contribution from local sources.

27. (1) In August, 1960, the Group Conservation and Extension Officer, Western Group, submitted an assessment of the Matetsi I.C.A. The general summary and conclusion of the assessment stated -

"The potential population of livestock (equivalents) that the assessed area can carry is made up as follows:-

Unoccupied areas	34,828
Occupied areas	<u>6,917</u>
Total:	<u>41,745</u>

Coupled with this, as previously described, are areas of potential arable which can assist in the intensification of cattle production and of units.

"The country on which this is based consists of the following veld types :-

Kalahari sands	319,095 acres.
Basalt	339,902 acres
Open grassland vlei	173,327 acres
Acacia	992 acres
Mopane and Brachystegia beehmii	11,712 acres
Kazuma Pan depression.	6,800 acres
	<hr/>
	851,828 acres
	<hr/>

This includes occupied and unoccupied areas.

"The Kalahari sands are suitable for summer grazing as shown on the photograph, certain areas are available for potential forestry. It must be noted, however, that this veld is complementary to the open grassland and basalt areas which will provide winter grazing for cattle which in summer would graze on the adjoining Kalahari sands. Because of this the dual useage of these sandveld areas must arise, i.e. forestry and summer grazing for cattle.

"It has been established that if a forest is to be preserved so that full production of timber can be accomplished the interests of forestry must be paramount and those of the farmer secondary. Thus, a completely new outlook is brought about for farmers in this country. Whereby farmers are accustomed to owning the land on which they are farming this new concept will mean that the summer grazing areas of those farms and ranches which will be affected, e.g. Kazuma Pan and Kakulwane areas, will not belong to the farmer but will be on lease to him from the forestry reserve, if the areas concerned are to be kept for forestry. It must be understood that a farmer or rancher obtaining a section of winter grazing (basalt and/or open grassland vlei) automatically must have the grazing rights in the adjoining sandveld area.

"The basalt areas, it must be remembered, are vlei and if properly managed can be grazed all year round, thus in basalt areas where no sandveld is available the open grassland vlei areas would provide winter grazing and the basalt ridges summer grazing in cases where winter grazing is insufficient, portion of the basalt ridges can be utilised and kept for winter grazing.

"The open grassland vlei areas other than the Kazuma Pan are suitable for the following :-

- (a) winter grazing because of the wetness factor during the summer months;
- (b) hay cutting for a fodder bank;
- (c) arable purposes providing the difficulty of working these heavy soils can be overcome.

"The Kazuma Pan depression can be treated in the same way as the open grassland.

"The whole assessment is thus one of a livestock economy supported by, where possible, the growing of a limited area of fodder crops and irrigation for stockfeeds.

"This assessment is not a plan, the final decision of how the ground should be used in the National interest can be influenced by this assessment only in so far as Agriculture is concerned.

"The area is capable of supporting a European population of 50 farmers based on a unit of 800 head (L.E.) as an economic unit.

"They would employ some 1,000 Africans and their families and would produce at 18 per cent sales and at an average price of £25 per head, approximately £190,000 worth of cattle. (This excludes the four river ranches at present alienated). This income would not be at the expense of the timber potential provided it is correctly managed. The forests would still supply additional income whether for ranches or Forestry Commission and it is the opinion of the local Conservator of Forests that grazing improves the growth of timber in the forests.

"The development of this land would require some £800,000 based on capital development costs of £1 acre for water and fencing, dip tanks etc..

"Against this is the value of certain parts for wild life preserves as a tourist attraction and the income to be derived therefrom.

"The incompatibility of farming or ranching with game due to the presence of elephant, lion, buffalo, etc., means that a very positive outlook is required in deciding what should be the final use to which this land is put, this is a very realistic problem and the compromising of these principles will lead to further complications.

"There is a need to develop this land in the National interest as at present it serves little use as an unoccupied area.

"CONCLUSION

"Once this assessment and report has been used for the purpose of determining the use to which this land should be put, it is essential that the area should be planned in detail, irrespective of the Department to whom the land is finally handed over to for administration.

"If it should be Agriculture, each farm or ranch should be planned before alienation and it is recommended that this should hold good for National Parks, Forestry, etc.

"Finally, after this assessment of land capability it should be remembered that unless safeguards are employed to use the land within this capability, the final result will be the same if certain factors are excluded in the summing up of the situation. These can be expressed as a misinterpretation of the economic and social losses from mismanagement of land, due to an endeavour to intensify submarginal land, whether submarginal from rainfall or the unsuitability of the soil."

(2) The Director of Conservation and Extension, in presenting the assessment, submitted as a basis for discussion with all the authorities concerned, his department's recommendations :-

"As the results of a thorough investigation of the Matetsi I.C.A. west of the main Bulawayo/Falls railway a complete report on the area was prepared, detailing the agricultural and livestock potential.

"A copy of the above report is attached and a photograph of the whole area showing the delineation of homogeneous vegetation units is available for inspection.

"Having studied the detailed assessments of the area and with due consideration of all aspects of potential land use, this department submits the following recommendations as a basis for discussion with all authorities concerned :-

1. that the present Victoria Falls National Park occupying 125,104 acres be abandoned. This recommendation is made in view of the fact that -
 - (a) there is a three million acre National Park bordering the Matetsi I.C.A. to the south;
 - (b) a small national park here leads to the movement of game to and from the Bechuanaland border through area "B" which will have a detrimental effect on any agricultural practices undertaken in this area;
 - (c) this area falls into Zone III of the "Natural Region of Southern Rhodesia" and as such is suitable for semi-intensive livestock production supported by small grain crop production;
 - (d) good irrigation potential exists in this area with an assured water supply;
2. that the present European occupied area along the banks of the Zambezi west of the Falls be extended eastward to the Falls to include an additional 160,000 acres to be sub-divided into units of 8 - 10,000 acres as semi-intensive ranches supported by crops and irrigated crops, where feasible;
3. that area "B" plus the southern portion of area "A", a total of approximately 200,000 acres comprised mainly of Kalahari sandveld also in Natural Region III be reserved for African settlement;
4. that area "C" of approximately 61,000 acres which includes the major concentration of teak forest area be set aside for exploitation and management by the Forestry Commission;
5. that the remainder of the area falling south of the Forest Reserve which falls into Natural Region IVa and is suitable for "semi-extensive livestock production" supported by drought resistant crops be cut into units of 8,000 to 12,000 acres for ranching purposes.

This area comprised mainly of heavy basalt soils is suitable for cropping only with heavy equipment, but provides good grazing conditions. This area occupied approximately 400,000 acres;
6. that area "G" comprising some 90,000 acres of basalt soils be preserved for mining purposes. This area is extremely rugged and is generally unsuitable for any form of agriculture. Important calcite deposits are already being worked in this area."

held on the 13th September, 1960. It was recommended that a meeting of interested Departments be held. This meeting was held on the 26th September, 1960, under the chairmanship of the Natural Resources Board and was attended by representatives of the Museums, National Parks, Forestry Commission, Wild Life Conservation, Land Settlement Board, Lands, Native Agriculture, the Matetsi I.C.A. Committee, Conservation and Extension and the Natural Resources Board. Discussion centred on the recommendation that the Victoria Falls National Park be abandoned. The meeting decided that the Park should remain unaltered.

29. In early 1961, the Land Settlement Board recommended that "the Matetsi Area now be examined in greater detail and a definite sub-division plan be drawn up". This recommendation was approved by the Minister of Irrigation and Lands. In March the same year -

(a) the Natural Resources Board asked the Minister to set up a committee to investigate the whole question of the Victoria Falls National Park, viz :-

"(1) to consider the value, present and future of the Victoria Falls Park to the Colony -

- (i) as a National Park;
- (ii) for agricultural purposes;

(2) to consider the effect of a National Park on the utilisation of adjoining land for agricultural purposes and, in the light of such effect, whether there should be any alteration to the boundaries of the Park to extend its area and what measures are necessary for the control of the movement of game;

(3) to report and make recommendations accordingly."

(b) the Forestry Commission expressed its concern that the division of land into farms had been done, embracing into proposed farming units the Kazuma Pan, Masuie and Panda Masuie forest areas, and asked for an immediate reservation of these areas for forestry purposes.

30. In May, 1961, the Department of Lands stated that it would be unable to subdivide the land in the vicinity of the Victoria Falls National Park before the end of 1962, or more probably in 1963 "and presumably the Committee will have reported by then".

31. (1) The Minister of Irrigation and Lands called a meeting on the 5th June, 1961, attended by -

The Secretary for Lands,
The Chairman, Forestry Commission,
The Chairman, Land Settlement Board,
The Chairman, Natural Resources Board,

The Director of Forestry,
The Director, Department of Conservation and Extension,
The Under Secretary, Department of Lands,
The Director, Wild Life Conservation,
The Under Secretary, Economics and Marketing Department,
Native Affairs,

Representatives of :

National Parks Department,
Natural Resources Board,
Department of Conservation and Extension,
Conservator of Forests, Management and Research.

The Minutes of the meeting record :-

"The Minister opened the meeting by reading a memorandum prepared by the Natural Resources Board on the Matetsi area and stated that he had called the meeting in order to obtain the views of all those present to see whether it was possible to settle the various points where there appeared to be disagreement without the necessity of appointing a special investigating committee as had been requested by the Natural Resources Board. He then invited the representatives of the various bodies and Departments to present their views on the matter.

"The Chairman, Natural Resources Board felt that his Board was under an obligation to press its request for the setting up of an independent committee as this was what the local I.C.A. Committee had been given to understand would be done.

"The Chairman of the Land Settlement Board stated that they were naturally keen to see land made the best use of and he understood that a certain part of the area was very suitable for growing Virginia tobacco while the larger portion could be cut into ranches.

"The Chairman, Forestry Commission, said that the Commission had stated its case a long time ago and had produced maps showing the areas containing valuable timber. Apart from small pockets there were two main areas in which they were interested and he pressed their claim for this land to be included in the forest area.

"With regard to the Victoria Falls National Park area, the representative of the National Parks Department made a strong plea for its retention without alteration of the boundaries. He pointed out, first, that the stretch of the Zambezi river contained within the Park was the only portion of the whole Southern Rhodesian boundary which had not been affected and changed by the building of Kariba Dam, and that it was also being developed as a fishing attraction for tourists.

"With regard to game, the National Parks Department's representative was emphatic that there was no main migration of game through the seasons from Bechuanaland across to the Zambezi though he did agree that game found in the Park in the dry season no doubt spread outside during the rains. In this connection, the Director, Wild Life Conservation stated that he did not think there would be any great difficulty in containing the game within the Park if that became necessary. The retention of the Game Reserve was also supported by the Secretary for Lands, who confirmed the National Parks' representative's remarks about the

river bank and also pointed out that while it was quite true that the Wankie Game Reserve is not far away, many tourists come to the Falls for only a very short time and could not go to Wankie but could very easily do a trip in the local Park and see game there.

"At this stage the Minister made it clear that he did not intend that the Park should be done away with or altered in area at all. This raised the question of re-survey of the whole area by the Department of Conservation and Extension which had been stated by the Chairman of the Natural Resources Board to be necessary if the Park was not altered, but the Director of Conservation and Extension informed the meeting that there must have been some misunderstanding because it would not be necessary to carry out a complete re-survey, only that portion of the area near the Park would have to be looked at again. In this connection the Native Affairs' representative stated that he was fairly certain his Department would not be interested in the area indicated as a Native Area by the Department of Conservation and Extension. The soils there were of a type which is very easily destroyed under Native settlement and the Native Affairs Department were satisfied that it had sufficient area in this part of Rhodesia to the east of the railway line.

"Discussing the general policy for the use of this land, the Director of Conservation and Extension indicated that a number of small tobacco farms could be established there and in discussion it was stated that Mr. Kileff had grown very good tobacco on his property, although it was admitted that this was an area of only about 40 acres. There appeared to be some doubts as to the wisdom of growing tobacco in an area which might be affected by foot and mouth introduced, possibly, from Bechuanaland, but this did not appear to be an overriding objection.

"With regard to the ranches, it was suggested that they should be cut up with a certain area of open vlei, such as is found at Kasuma Pan, together with the right to graze stock during the summer months in the forest areas. The Director of Forestry indicated that there would be no objection to this and, in fact, stated that they had found that properly controlled grazing improved the conditions for regeneration. It was accepted, of course, that the Forestry Commission would have full control of its own area.

"Regarding the southern portion of the area, the meeting was informed that it was intended to keep a belt all around the boundary of the Wankie Game Reserve as a hunting safari area and it was confirmed by the Department of Conservation and Extension that, in general, this was a hilly, poor piece of country of little or no value for agriculture and of poor grazing quality.

"After a thorough discussion it was clear that all interested parties were satisfied now that the area could be developed satisfactorily on the lines that had been discussed and that there was no need for the appointment of any investigating committee.

"The Secretary for Lands informed the meeting that in fact a Land Inspector had already started the cutting up of the area and it was agreed that the Department of Conservation and Extension would revise its recommendations regarding the northern portion so that the Victoria Falls Game Reserve remained unaltered and that the area originally indicated as Native area would be cut up for European settlement.

"The Minister asked the Director of Conservation and Extension to get his Minister's endorsement to the important policy of getting European settlement in this area."

(2) The agreement reached at this meeting and the Minister's subsequent directives formed the basis of the Matetsi Regional Plan. In August, 1961, the decision was taken by the Minister of Irrigation and Lands and the Minister of Native Affairs to schedule all the unalienated Crown Land in the Matetsi I.C.A., excluding the Victoria Falls National Park and the Forest Area, as Unreserved Land.

32. (1) During the latter part of 1961 and in 1962, the Matetsi I.C.A. Committee was actively engaged in discussions on, and modifications to, the Matetsi Regional Plan. On 6th August, 1962, a meeting was held at Wankie between the Minister of Irrigation and Lands, the Minister of Native Affairs, the Secretary for Lands, the Chairman of the Land Settlement Board, the Chairman of the Natural Resources Board, representatives of Ministries and members of the Matetsi and Gwaai Valley I.C.A. Committees, "for the purpose of presenting the views of the Matetsi and Gwaai Valley I.C.A. Committees on the proposed transfer of land in the Wankie and Lupane Native Districts to the Minister of Irrigation and Lands and the Minister of Native Affairs".

(2) At the outset of this meeting the spokesman for the I.C.A. Committees expressed his displeasure in the following terms :-

"I would mention that we are particularly concerned with this matter, not primarily because of its isolated significance, but on account of it being one of a series of proposals by Government Departments which have given rise to alterations to the Matetsi Regional Plan, and which have, over a period of two and a half years, caused most frustrating and irritating delays in the finalisation and implementation of that plan. So our second and more important point is the desire to receive an assurance that the Matetsi Plan will be implemented without delay."

(3) The spokesman set out the Committees' views under headings, viz :-

History of the Matetsi Regional Plan,
Proposed land transfers to Native Department,
Matetsi Regional Plan,
Allocation of lands,

and concluded, inter alia, thus :-

"To recapitulate, this Committee has given alternative suggestions for the allocation of land for resettlement of Natives. But we are convinced from the small amount of work that we have carried out since the date of the meeting at which the resolution was approved that inadequate work has been carried out to assess the full potential of the land at present held by the Native Department and which it wishes to transfer. Further, we are not confident that the numbers of people to be provided with land has been accurately determined."

(4) On the major matter of the Matetsi Regional Plan he said -

"We would like to receive an assurance to-day that action will be taken to implement the plan immediately. We would specifically ask that we be given a period within which application will be invited for a limited number of farms - preferably both a number of small intensive units and a few of the large ranching units.

"A lot of money - over £2,000 on the aerial survey alone - and a lot of time has been put into the plan - Gentlemen, we ask for results, for action."

(5) The minutes of the meeting go on to record :-

"SUMMING UP:

"The Minister of Native Affairs and the Minister of Lands both undertook to look into the various points raised at the meeting and to investigate them closely. They both agreed that before any final decisions were made with regard to possible transfers of land, the Matetsi and the Gwaai Valley I.C.A. Committees would be informed of Government's views and further evidence could be led from them if necessary. This to be done prior to Christmas.

"The Minister of Native Affairs undertook to have the special Native Areas in the Wankie District more fully investigated, technically, and in particular area "E", where the Matetsi I.C.A. Committee members could be present at such investigations if they wished.

"The Minister of Lands agreed to let the Matetsi I.C.A. Committee know Government's view on the Matetsi Regional Plan as early as possible, bearing in mind the first priority in the settlement of the Native Department's claims. Before a final decision is made, opportunity will be afforded delegates to give their views to the Minister."

33. The President of the Wankie and District Agricultural and Horticultural Society, in his opening address at the 1962 Annual Show, inter alia, stated :-

"There has been a tendency in the past to regard this area of Southern Rhodesia, situated generally to the north-west of Bulawayo, as a wild and uncompromising part of the country which contained, in order, perhaps, of importance,

a distant share in the Victoria Falls, a handful of remote farmers, a game reserve, some Native reserves, the tsetse fly, mosquitoes and the Wankie Collieries; relatively few people, other than unwarned or unwary visitors to the country in search of the beauty of the Falls or the thrills of the game reserve, ventured over the dreadful main road which has for so many years served this district; those who had to travel through by train have a recollection only of smoke, dust, heat and the "Dante's inferno" view from the old Wankie station.

"In reality, however, this district has a wonderful potential which is only slowly being recognised amongst a somewhat limited cross section of the people of the Federation, and Southern Rhodesia in particular, for apart from the Victoria Falls and the National Park there is no reason why hunting safari areas should not be developed, the fishing and boating potential of the western end of Lake Kariba exploited, more land opened up for large and small scale farming and the mineral potential of the area more closely examined with a view to development. Few districts in the Federation can offer such a wide range of resources upon which to base development projects.

"It was, I think, a coincidence that the formation of our Society and the establishment of our programme of Shows in 1960 should have occurred and should have created a "shop window" for this area at about the same time that the first moves towards the regional planning of the district were put in hand by the Federal Government - and yet, after the passage of some three years, final decisions such as should flow logically from planning of this sort have not been made.

"Part of the reason for this lack of decision arises from what I have already said in regard to the potential of the district. There have, inevitably, been conflicts between the interests of National Parks with which must be considered buffer and culling areas, the Game Department and the development of hunting, tourism, the Forestry Commission and finally the most important of all the interests, of agricultural development and the requirements of larger and smaller farming units. There is an urgent need now for the problems associated with the District's development to be resolved with foresight, determination and speed. Decisions must be made which will yield the best possible result in terms of the national economy, consistent with the proper conservation and utilisation of the resources, including the development of the tourist potential and the preservation of the forests and farms with which the district is so richly endowed. In brief - we must make the best economic use of the land and other resources which are available while, at the same time, maintaining a proper place in the plan for the preservation of game for posterity.

"Until the final planning for the district has been completed and accepted and the necessary decision reached, the orderly development of the area which would be of great benefit not only to Livingstone and Wankie, but the district and the country as a whole cannot commence, and this underlies the need for finalisation of these matters without any further delay.

"We have heard and read much in recent years as to the relative merits of agricultural development on the one hand and the development of primary and secondary industries on the other, as alternative means of countering the serious problems of unemployment which currently face us

and of improving the general state of our national economy and, whilst it is obviously true that both must play their part in the final solution of our difficulties and also that each is to some extent complementary to the other, there can be no doubt at all that in the area served by our Society tremendous possibilities exist, particularly in the agricultural sphere, if only we can pass from the phase of investigation and planning into a stage of settlement and development.

"The Matetsi and Gwaai Intensive Conservation areas together with adjacent Native Reserves and Native Areas contain a little over 7 million acres of which approximately one and one-third million acres are currently set aside for communal occupation by some 4,000 adult male Africans, or a total African population of about 20,000, giving a figure of some 330 acres per adult male, but in spite of this it is claimed that in parts of the area the average arable land holding per African is as low as a little under two acres, which is obviously grossly insufficient. But this is not the whole story, for we are also told that apart from those who are lucky enough to have some land holding, there are at the present time some 400 Africans who have no land to cultivate and are demanding land and, in addition, there are some 1,500 African taxpayers, who belong to the district but are not necessarily domiciled or working in it, who are landless. There are only three possible ways of dealing with this problem - either yet more land must be made available for peasant-type agriculture, or better use must be made of the land at present available, or some combination of these two alternatives must be evolved. In considering this problem also, it is essential that consideration should be given to raising the level of peasant agriculture from the present barely subsistence level to one which will enable the communal farms to participate to a growing extent in the country's cash economy in order, in part at any rate, to provide the outlets for the products of secondary industrial development which would be desirable in the urban areas.

"While it is recognised that much of the land in the district is sadly denuded, rocky and very broken in character and with little or no agricultural potential, we must ensure, firstly, that the best possible use is being made of those areas which have already been set aside for communal occupation and which are suitable for cultivation and stocking and, secondly, that the necessary moneys are provided to develop water resources which would result in more land being brought into economically sound use since in certain parts of this area, scarcity or total lack of surface water at the present time is the main barrier to land occupation and development.

"A little over $3\frac{1}{2}$ million acres of the total of $7\frac{1}{2}$ million to which I have just referred lie within the boundaries of the Wankie and Victoria Falls National Parks. While it is unlikely that these areas will yield the revenue, while used as National Parks, which would result from their development for farming purposes, nevertheless it is surely right that these areas should be set aside for the preservation of game in its natural habitat.

"Within the district which we have been considering there are at present nearly three-quarter million acres of unalienated and totally undeveloped land which, as part of the regional planning, should be split up and demarcated into economic agricultural units, allowing of the occupation, depending upon the nature of the farming

activity which is proved to be most suitable for the area, of up to 200 additional farms based either upon a cattle economy or upon tobacco, but supplemented by irrigation crops. There are a number of alternative crops to maize which are considered to be suitable to the area, for example, ground nuts, Burley tobacco and cotton to mention but a few. It would not be unreasonable to expect that these new farms when fully developed might yield a revenue of up to 7 million pounds sterling per annum and might create employment opportunity for up to 20,000 Africans, who would, of course, in addition, find homes for their families on these farms and play their part in the country's economy since they would enjoy a livelihood above the subsistence level.

"I think that I have said sufficient to indicate, not only the sort of problems which face those who are concerned with the future development of this area, but to demonstrate the undeveloped potential which exists around us. It is the responsibility of all of us to ensure, particularly in the circumstances in which we now live, that the resources of our country are fully developed and properly utilised without any further delay. Bold decisions, based upon the best land use, must be made; the regional development plan must be implemented; the land must be cut-up and every effort directed towards achieving the occupation and the development of this area's potential, for only by taking these steps can we progress and can this somewhat "Cinderella-like" part of Rhodesia be brought to a position where it can make its contribution to the national interest in terms of creating employment and agricultural outlets for our people, both African and European. I would, therefore, urge on those responsible the need for making decisions and initiating action - we have delayed too long already.

"Earlier I referred to the farms in this district and I would like to take this opportunity to pay tribute to this small body who have not only, over a long period, devoted themselves to the development of their land in the face of many difficulties but have continuously pressed for the further development of the area generally along lines which will best serve the national interest. Those who come into the area as and when it is opened up will have much to learn in terms of determination and foresightedness from those pioneers of the area."

34. October, 1962, saw a change in Government and the creation of a Ministry of Lands and Natural Resources which assumed responsibility for the Matetsi Regional Plan. In November, 1962, the new Ministry was briefed by its Departments, the Forestry Commission and the National Parks Board, on their attitudes towards the Matetsi Regional Plan. Briefly -

(a) The Department of Lands

- (i) expressed the opinion that the area would be many times more productive under agriculture than under national parks or forestry;
- (ii) stated it to be essential that farming units, of whatever nature, i.e. cattle or crop, must have nearly equal proportions of both basalt and Kalahari sand types;

- (iii) noted that the area was capable of division into cattle units or, alternatively, tobacco units in the north with cattle units in the south; that under the first suggestion (Plan A) 32 cattle units could be cut, under the second (Plan B) 24 cattle units and 200 tobacco units;
- (iv) observed that there would have to be intrusions into the Forest Areas and, in the case of tobacco units, into the Victoria Falls National Park; that the Department had long considered that the northern portion had tobacco possibilities quoting the owners of one of the Zambezi ranches as having experimented very successfully, having grown 50 acres in 1961, a drought year, selling 47,000 lbs. @ 30c. for lugs and primings and 38c - 44c for leaf, in spite of having to throw away 35,000 lbs. due to lack of barn space; that cattle units were based on 1,000 large stock equivalents which, under good management, should produce 200 head a year for sale at an average of \$60 per beast, giving \$12,000 gross;
- (v) calculated that -
- (aa) under Plan A, 32 cattle units would produce 6,400 head of cattle per year worth \$384,000. Each unit would employ about 20 Africans, a total of 640, half married;
- (bb) under Plan B, 24 cattle units would produce 4,800 head of cattle per year worth \$288,000 and employ about 480 Africans; 200 tobacco units, growing 60 acres of tobacco and producing 1,000 lbs. per acre @ 25c. per pound and employing about 40 Africans on each unit would produce 12,000,000 lbs. of tobacco worth \$3,000,000 and give employment to 8,000 Africans, 4,000 married.
- (vi) considered that water was easily obtainable in the vleis (out of 42 boreholes known only 4 were failures) and that additional farming

activities would probably be undertaken and would raise production;

- (vii) agreed that the Victoria Falls National Park should continue in existence along the Zambezi river but believed that the hinterland (the tobacco area) was of little value to the Park and would be very expensive to open up for tourists, all they would really see was game which was readily available in the Wankie Game Reserve; stated that few tourists went to the Falls to see game and in any case the Park would retain a sufficiently large game area for those too lazy to visit Wankie.

(b) The Forestry Commission

- (i) was under the impression that following the meeting held in June, 1961, finality had been reached;
- (ii) advised that only Plan A was acceptable to the Commission, but with reservations; that in all deliberations the Commission had been consistent in stressing that controlled grazing was welcomed, but that in exploited areas grazing would not be permitted for two years;
- (iii) observed that forest management was not understood by anyone who had a hand in drawing up the Regional Plan;
- (iv) requested a consultation before any finality was reached or approval given.

(c) The National Parks Board

- (i) reacted strongly to the Matetsi Regional Plan and stated that the Victoria Falls Park had been developed on the clear understanding that it would remain intact;
- (ii) observed that plans were in hand to make additional and further improvements to the Park so that the increasing number of tourists would extend their visits by several more days; that the Park had already achieved a considerable measure of popularity and developments in the area, which it was suggested should be excised, had been designed to cater for the tourist from

Europe and America who were being encouraged to visit Rhodesia in their winter months (our summer months); that the important consideration for tourists from the two continents mentioned was that facilities would be available for them to see game, failing which they would not be attracted and a considerable amount of tourist money would be lost, apart from any loss suffered in the intangible benefits which flow from a healthy stream of tourists - goodwill, excellent publicity and the making of friendly contacts;

- (iii) considered that if the land earmarked for agriculture was taken away the Park would cease to exist;
- (iv) stressed that the public would be very indignant and every device would be used to prevent the loss of an asset beyond compare;
- (v) drew attention to the fact that the Federal Government, the Southern Rhodesia Government and the Northern Rhodesia Government were being asked by promoters of a new hotel at the Falls, to guarantee approximately \$2,400,000 of the costs, both in the Equity and Loan capital required and that the promoters were impressed, because in the immediate vicinity of the Falls, there were the additional attractions of fishing, boating, river drives and, above all, game viewing of an order difficult to match.

(d) Department of National Parks.

- (i) observed that the Victoria Falls area was inspected in 1951 when it was stated that the land was unsuitable for agricultural purposes, since when, because one landowner adjoining the river had had a successful year in producing tobacco albeit under irrigation, it was assumed that the area was suitable for sub-division into 1,000 acre properties based on tobacco;
- (ii) expressed the opinion that for the 1,000 acre properties to be successful, irrigation would be essential and extremely costly;
- (iii) argued that a 60 square mile Park would be inadequate because this area would comprise a strip along the river, derived from basalt with very meagre grass cover, and at least 16 of the

26 species known to exist in the area would disappear since they relied upon the gusu;

- (iv) stated that the upriver drive was extremely popular and was being used to capacity; that the opening of the Chamabonda Vlei drive had relieved pressure on the upriver drive, and that many transport operators were planning increased visits; that the establishment of a large tourist hotel would increase the use of the area and that even the 200 square mile of game country would prove inadequate;
- (v) challenged the contention that the Wankie National Park was sufficient to cater for the requirements of tourists; and stated that many visitors to the Falls arrived without any intention of seeing large game but, having done so at the Falls, became encouraged to stay longer and were influenced to visit the Wankie National Park; that without doubt big game was one of the world's greatest attractions and the fact that these could be viewed in the immediate vicinity of the world's greatest waterfall was a tourist attraction without parallel; that the sable herds at the Falls were outstanding and unequalled anywhere in Africa;
- (vi) emphasised that the World's Conference on National Parks had pressed for the preservation of all habitat types in National Parks and that the Chamabonda Vlei was the only one of its kind within a Rhodesian National Park; that in Africa, where there was a tremendous land hunger, the same Conference suggested that interference with National Parks should be resisted with all force, and that only when a matter vital to the whole economic structure of a country was at issue, e.g. if oil were found, should any consideration be given to excluding land from a Park;
- (vii) drew attention to the precedent which would be created if a National Park were to give way to Agriculture;
- (viii) pointed out that the Park was designated a Federal National Park and that no provision existed in the Federal Act or the Designating Order for the alteration of National Park boundaries; that any alteration would require the approval of the Federal Government and that even

if the Federal Government agreed, the alteration would have to be gazetted for objections and that tremendous opposition could be anticipated because of the popularity which the Park enjoyed;

(ix) mentioned that in January, 1960, the Matetsi I.C.A. Committee had emphasised the importance of the Park and the need to preserve it as a tourist amenity and that the Committee had opposed any suggestion that the boundaries of the Park be altered;

(x) drew attention to the statement previously made by the Minister of Irrigation and Lands that he did not intend that the Park should be done away with or its area altered.

(e) Department of Wild Life Conservation

(i) observed that the Ministry of Internal Affairs had agreed in principle to the need to have a buffer zone/culling area around the northern and eastern boundaries of the Wankie National Park and although unable to indicate the land required for African settlement, agreed that it should be possible to meet the African land requirement from Unreserved Land without substantial claims to land in the buffer zone/culling area;

(ii) opposed the reduction of the Victoria Falls National Park (by about 50,000 acres), on the grounds that -

(aa) the Park, which was famous for its great cataract, and which during 1962 drew more than 30,000 visitors, was one of the country's most important tourist and recreational areas; the combined attractions of the Falls, the Zambezi river and the game made it unique in Africa and with the establishment of a luxury hotel and other inducements on the north bank, it could well become the "shop window" of Southern Rhodesia;

(bb) vast areas of land in the Wankie District were untouched and there was no justification for a reduction of the Park;

(cc) it was impossible to judge the effect that a reduction would have on the game population

and a full ecological survey would be necessary for it could not be assumed that the wild animals would survive on the remaining land;

- (dd) people with limited financial resources or unable to visit the Wankie National Park use the Falls Park to view and photograph game - many would visit the Falls for even shorter periods than they did if this facility was withdrawn;
- (ee) the Park, because of the construction of the Kariba Dam was the only natural area along the whole of the Zambezi valley containing a worthwhile game population and for this reason it was important that it be preserved;
- (ff) internationally, the country enjoyed considerable prestige for the measures it had taken to conserve wild life and a reduction in the size of the Park would undoubtedly result in a loss of prestige at a time when international reactions were of considerable import;
- (gg) it was worthwhile proving, by physical experiment on the ground, the value of the tobacco farms, as economic units, before cutting them up;

(iii) stated that it was otherwise unqualified to comment on the proposals in either Plan A or Plan B, but that it accepted Plan A.

35. (1) In February, 1963, the Ministry of Internal Affairs lodged a claim for an area of Unreserved Land in the Matetsi Area, to the south of the Matetsi River, bounded on the south-west by Tsambangombe, on the south by Guyo, Tsankaruka, Sterkfontein, Tsobilisa, Kasibi, Vlakfontein and Docobo.

(2) In the same month the Natural Resources Board (in explanation of its reluctance to attend a meeting called by the Ministry of Lands and Natural Resources to discuss the Regional Plan) stated :-

"The whole question of the assessment of the potential in this area with a view to its development was initiated by the Matetsi I.C.A. Committee which has spent considerable time and expense in its genuine efforts to bring about the proper development of the resources within the area. In the course of the protracted consultations and investigations the contentions of the I.C.A. Committee have in many

respects been proved correct notwithstanding information to the contrary which has been provided by Government Departments (and here I refer particularly to the requirements for African settlement). It is not surprising therefore that the I.C.A. Committee and indeed the whole of the Western Group should have become extremely impatient at the lack of the decision and any positive steps towards the development of the area.

"The Board concluded that as the issues which must first be resolved are matters of factual assessment of actual requirements in the area, the Board itself would not be in a position to make any contribution without the I.C.A. Committee being also represented at such discussions and the Board does not wish to compromise its position by attending any meeting from which any decision by the Minister may be reached. The Board has accepted assurances that no finality will in fact be reached until after a further joint meeting at which the I.C.A. Committee and Group will be enabled to put forward their views.

"The I.C.A. Committee has made strong representations and these are supported by the Board, that at such a meeting the Ministers concerned should be in attendance."

36. In February, 1963, a meeting was held under the Chairmanship of the Deputy Secretary for Lands and Natural Resources, to consider the Matetsi Regional Plan. The Ministries of Home Affairs, Agriculture, Internal Affairs and Lands and Natural Resources, the Forestry Commission and the Departments of National Parks, Conservation and Extension, Lands and Wild Life Conservation were represented. The minutes of this meeting, inter alia, record:-

"The Chairman stated that the problem to be dealt with was an assessment of the most beneficial land use for the area. It was obvious that a compromise would have to be reached between the views put forward by the various interested departments. If a compromise proved impossible, then alternative schemes would have to be put forward to Government for a final decision.

"The representative of the Department of Conservation and Extension outlined the views of his Department. He said that the area in question was thought to be suitable for tobacco growing, in the light of some three years experience which had been gained. The suggested area of development would encroach on the existing Victoria Falls National Park, and his view was that the area of Park proposed to be excised was potentially good tobacco land. However, he felt that as a beginning, farms could be cut and developed outside the area of the Park. If tobacco did not prove successful, the land would nevertheless be good ranching country. He emphasised that any failure of tobacco would be due to unforeseeable climatic conditions rather than an incorrect assessment of the agricultural potential of the soil.

"In response to a query from the Chairman, the Conservation and Extension Department's representative agreed that,

until the area was proved suitable for tobacco from a climatic point of view, it would be unreasonable to excoise any part of the existing Victoria Falls National Park.

"The Under Secretary for Lands explained that the area had been examined by a Senior Land Inspector with a view to its being cut up into units for agricultural purposes. A certain amount of alienation (which, he explained, included land leased as well as land to which title had been granted) had already taken place. He did not envisage any difficulty in amalgamating any of the land already alienated into cattle ranches, if this proved necessary. He felt that the problem of population expansion in the future would best be met by one or other of the plans for the area put forward by Lands Department. In this connection, the Chairman drew the attention of the meeting to the Lands Department calculations re potential employment under its plans. He felt, however, that a compromise was possible, and that development of certain tobacco units should be carried out before any part of the National Park was affected.

"If all the area in question was cut up, some 240 units would be available for settlement. In the opinion of the Under Secretary for Lands it would not be long before these were taken up, particularly by the African. He agreed, however, with the Department of Conservation and Extension's representative that the region was not yet particularly well known to the European farmer as a potential tobacco growing area. The Under Secretary for Lands further agreed that, in the beginning, the area outside the National Park should be developed, provided that access to main road and/or rail was made available. The representative of the Ministry of Internal Affairs said that the 'roads' in the area were merely tracks, but that the proposed farms would not be far from the railway. The Deputy Secretary for Internal Affairs mentioned that a right-of-way through the National Park would be required.

"The Chairman then referred to the request by Internal Affairs that an area of the region in question be set aside for use as Tribal Trust Land. He said that the Minister of Lands and Natural Resources was opposed in principle to the idea of an 'island' of such a category of land being created. The Deputy Secretary for Internal Affairs explained the reasons behind his Ministry's request. The area known as Special Native Area 'B' at present settled by tribesmen who had been moved from the Matopos, had, in fact, proved unsuitable for their requirements. There was tremendous pressure building up to have these people resettled. The area under discussion was largely unsettled and it was difficult to resist the pressure while such a situation existed. The representative of the Department of Conservation and Extension felt that, as the proposed area of new Tribal Trust Land was predominantly heavy, black, basalt, it would not prove popular with the tribesmen. It would need heavy machinery to work it. The Ministry of Internal Affairs' representative emphasised that his department had not decided on this particular area of land alone. The Department of Conservation and Extension and the interested Intensive Conservation Area Committees had been consulted, and they had agreed that the area was suitable for the settlement of tribesmen. He made the point that, in other areas, tribesmen had worked heavy, black basalt but, in any event, in this area they would be going in with cattle. The area proposed to be taken up involved only $3\frac{1}{2}$ ranches. From the point of view of it being called an 'island' he said that it nearly joined up with the existing Forest Area and Native Area and, in any event, Farm 17 was hardly likely to be taken

up. The Chairman said that, even if the proposed area did join up with the existing Native Area, it would still form a 'tongue' protruding into the other areas. He went on to ask whether or not Internal Affairs still pressed for the area to be Tribal Trust Land. The Deputy Secretary for Internal Affairs said that his Ministry had agreed to their proposal for the area going forward to Cabinet for a decision. He emphasised again that the land was mostly vacant and that it should be settled either by European or African. Plans for the whole region had been under discussion for far too long, and if a scheme of settlement for the area were decided on, the pressure being exerted on his Ministry could be justifiably resisted.

"The Director of Lands said he was somewhat worried by the Department of Conservation and Extension representative's statement that the region was 'thought' to be suitable for tobacco. He felt that a cautious approach should be adopted and that, in the first instance, a few farms only should be opened up for tobacco. This, however, would conflict with Internal Affairs' views re rapid settlement of the region, but the question of finance also had to be considered. In his opinion, finances to settle the whole region would not be available for some 2 to 3 years. He agreed that Internal Affairs had a problem in attempting to re-settle tribesmen who had been allocated unproductive areas 'on the map' without a proper economic assessment of the land potential. In this connection, the political aspect had also to be considered. The Under Secretary, Department of Lands, confirmed that the cutting up of the Area into agricultural units would depend upon the availability of Land Inspectors. There was certainly not enough money provided on next year's Estimates of Expenditure for this. The Director of Lands felt that if, in the first instance, the National Parks and Forest areas were to be excluded from Lands Department plans, some 120 units could be cut and settled by 1964-65.

"The Secretary for Home Affairs also commented that he was concerned by the Conservation and Extension representative's statement that the region in question had not been proved to be good tobacco land. The views of the Department of National Parks had been fully set out in the paper submitted to all attending the meeting. National Parks had planned an ambitious programme designed to make the best use of the existing areas allocated to them. Tourism was a growing industry, of great importance to the country, and it was now attracting visitors in ever increasing numbers. If any proposal to excise an area of the existing Victoria Falls National Park was to be entertained, that Department's programme for the future would be seriously jeopardised. He outlined the efforts which had been made to attract tourists so far, and mentioned, particularly, the opening of the Chamabonda Vlei drive and spoke of the favourable impression created on overseas travel agents by the attraction of the Victoria Falls, plus a National Park which provided game watching - an attraction of the highest order. In addition, it was now possible for the proposed luxury hotel would be built on the south bank. The proposed reduction in area of the Park would lead to the disappearance of some 16 varieties of game. In addition, negotiations for financial support for the Game Park were being conducted with various international bodies and these would be negated if any proposal to reduce the area of the Park were implemented.

"The Director of National Parks on the financial aspect, did not agree that the use of land purely for agriculture would bring greater returns than the retention of the Park as a tourist attraction. He quoted figures indicating that the Park was now probably producing as much revenue

as the area proposed to be set aside for agriculture in the Park would produce under tobacco. The plans put forward by Lands Department suggested that the Park could be left with a reduced area bordering on the Zambezi river. These failed to take into account the vast amount of development which had already been put into the Park. It was essential to retain the existing area, as any reduction would mean that certain species would be deprived of their natural habitat. The Victoria Falls was one of the biggest tourist attractions in the world - with big game 'on the doorstep' it was an even bigger attraction.

"The Under Secretary for Lands and Natural Resources said that for a long time the major concept for the Wankie district had been tourism. It was hoped that two hunting safari camps would be established this year and direct revenue accruing from these would amount to about £20,000 a year from 1964 onwards.

"A Controlled Hunting Area was being established on land which had very little agricultural potential, and would provide a buffer zone between the Wankie Park and the farming and ranching areas.

"As it had not yet been proved that the area in question was good tobacco land, he felt that any proposal at this stage to interfere with the existing National Parks, forest and hunting areas was unwise.

"The Director of Forestry firmly supported the views expressed by the Secretary for Home Affairs and the Director of National Parks, and mentioned that it had been firmly laid down by a former Minister that there would be no excision of any part of established National Parks. The interest of his Commission in existing Forest Areas must remain paramount and he would oppose the cutting up of such areas for sale. However, he was not opposed to the cutting of cattle ranches in the Forest Areas, which could be released for controlled summer grazing. This would conform to the principle of multiple land use and reduce the fire risk. Already some 14,000 cattle were grazing during the summer months in the southern Matabeleland Forest Areas.

"In his opinion, there was room in the Matetsi area to satisfy the needs of all interested departments. As tobacco had not been proved, he submitted that it should first be tried out on a restricted scale.

"The representative of the Department of Conservation and Extension said that his Department's appreciation of the area led them to conclude that tobacco would be the suitable crop for the area. He emphasised that the region had not been proved unsuitable for tobacco, and that if the introduction of tobacco over the whole area was successful, it would prove to be the largest revenue producer of any of the proposed schemes. He pointed out that there was considerable pressure being exerted to find land suitable for tobacco growing, in order to meet a demand for tobacco which was expected to double in the next few years. It was, of course, for the Southern Rhodesia Government to decide on the best land use for the area. His Department had only been asked to give a technical appreciation of the area.

"In reply to a query by the Chairman as to why tobacco production was to be doubled, he said that this was the advice given by TERCOR.

"The Chairman said that the claim by Internal Affairs for an isolated area of land for tribal settlement was a matter of policy which would be decided by Government, but for the rest he asked for propositions. The Under Secretary for Lands and Natural Resources felt that the meeting should try to reach unanimity on Internal Affairs' request as a guide to Cabinet. This was not agreed. The Ministry of Internal Affairs' representative said that figures produced showed that there was little, if any, advantage to be gained by settling the area with Europeans rather than Africans. He pointed out that quite a number of farms had been set up in the Matetsi region and had remained unoccupied and wondered what the reason was for this. The representative of the Department of Conservation and Extension felt that the presence of game, particularly lion, was responsible. The Under Secretary for Lands and Natural Resources disagreed that this was wholly the reason. Other areas opened for settlement had had problems with game, but these had been solved. The Director of National Parks felt that the comparative isolation of the area was the main reason for farms not being taken up. The Deputy Secretary for Internal Affairs agreed that the existing area of the Victoria Falls National Park should not be interfered with.

"The Chairman felt that, after proposals had been put forward, the meeting should adjourn and resume when the views of the Land Settlement Board, in the light of the observations made at this meeting, were known.

"The Secretary for Home Affairs said he was anxious to have the position of the National Parks settled. Any threat to excise areas of the Parks in the future would have a serious effect on the department's publicity campaign.

"A representative of the Ministry of Internal Affairs thought that the meeting was in a position to make broad final recommendations to Government, but the Chairman said that he still felt it was absolutely necessary to obtain the views of the Land Settlement Board.

"The Secretary for Home Affairs said that as National Parks were a Federal responsibility, a question of policy vis-a-vis the Southern Rhodesia and Federal Governments might arise. Land could only be excised from National Parks on a declaration by the Governor-General. The Director of National Parks said that the existing Victoria Falls National Park had proved itself a major tourist attraction and this proved that the land use of the area was correct. An international body such as the I.U.C.N. would strongly object to the excision of any of the existing area.

"The Director of Forestry put forward the following proposals :-

- (i) that the existing National Parks, Forest Areas and Hunting Safari Areas remain intact;
- (ii) that the question of an isolated area of Tribal Trust Land being created be left to Government for a policy decision;
- (iii) that the remainder of the area under discussion be cut up into farms and/or ranches;
- (iv) that these resolutions go to the Natural Resources Board and Land Settlement Board for consent.

"The Director of Lands asked how the existing game migrations from Bechuanaland would affect the area proposed to be cut up into tobacco farms. The Under Secretary for Lands and Natural Resources said that when the construction of the proposed game fence was completed, there would be no problem. In his opinion, game was not a barrier to settlement - it could be controlled or eliminated.

"The Secretary for Home Affairs said that National Parks were in the process of raising funds in order to fence the Victoria Falls National Park.

"The Chairman said that the views expressed at this meeting would be put before the Land Settlement Board for comment and positive recommendations would then be submitted to the Minister. When the Minister had formulated his views in the matter, the Natural Resources Board and the Gwaai and Matetsi Intensive Area Committees would be consulted to achieve, as far as possible, an agreed plan for the region."

37. (1) The recommendations agreed at the meeting held in February, 1963, were considered by the Land Settlement Board at its March meeting and accepted by that Board. In May, the Minister of Lands and Natural Resources, a representative of that Ministry and representatives of the Ministry of Internal Affairs and the Natural Resources Board met with members of the Gwaai and Matetsi I.C.A. Committees. The summary of the proceedings of the meeting states ;

"1. AREA NORTH OF THE MATETSI RIVER

The cutting of six experimental tobacco farms with an area of not less than 1,000 acres to be commenced immediately.

These farms will be advertised by the Land Settlement Board as soon as possible with a view to the allocation of at least one farm in time to enable a crop of tobacco to be grown in the coming season.

It was intended that applications from farmers at present farming in Northern Rhodesia would be accepted if the applicants were considered to be suitable.

"2. AREA SOUTH OF THE MATETSI RIVER

- (a) The Matetsi Committee (I.C.A.) agreed that land should be allocated to the Internal Affairs as Tribal Trust Land.
- (b) The Ministry of Internal Affairs were not insistent that the four farms marked Nos. 4 to 7 on the plan be given as Tribal Trust Land. The department would accept any alternative area of land which would provide a sufficient area for approximately 500 families.
- (c) The Minister of Lands and Natural Resources agreed that further consideration be given to farms Nos. 1 and 2 which had been gazetted as Hunting Safari Area. The Committees felt

strongly that this area should be available for farming - probably as Tribal Trust Land.

- (d) The occupier of Upper Tshowe and Tshowe farms, indicated that in principle he had no objection to the transfer of these farms in exchange for land elsewhere in the area.
 - (e) A committee would be set up to determine the best way in which land could be allocated as Tribal Trust Land.
 - (f) In the meantime, the Matetsi I.C.A. Committee would undertake discussions with the Internal Affairs Department locally, and should submit their recommendations regarding the area to be earmarked as Tribal Trust Land."
- (2) At the closure of the meeting -

"The Chairman thanked the Minister for the very sympathetic hearing he had given to the request of both Committees and stated that he had no doubt we would see some action which would be of great encouragement to the Committee after five years of frustration."

38. (1) By Southern Rhodesia Notice No. 485 of the 24th May, 1963, applications were invited for the settlement of Crown Land in the "Unreserved Area" of units to be developed on an experimental basis for the culture of tobacco. The notice stated that there were six units of approximately 1,000 acres each in the Matetsi area and that they would be allocated under special leases. The closing date for applications was fixed as the 10th June.
- (2) On the 28th June, 1963, applications were again invited under Southern Rhodesia Notice No. 612 for the settlement of two Unreserved Crown Land units, approximately 1,000 acres each in extent, in the Matetsi area, to be developed on an experimental basis as tobacco farms. The notice stated that rental would be free for the first five years and thereafter, provided successful Virginia tobacco crops were grown, normal leases under the Land Settlement Act would be issued. The closing date for applications in this notice was the 6th July, 1963.

39. From May to July, 1963, discussion with voluminous exchanges of correspondence took place between the Ministry of Lands and Natural Resources and the other Ministries and Departments concerned with the Matetsi Regional Plan for the land south of the Matetsi river. Many conflicting points of view and of fact were expressed. A meeting was called by the Ministry of Lands and Natural Resources in August, 1963, at which the Ministries of Agriculture and Internal Affairs and the Departments of National Parks, Lands and Wild Life Conservation were represented. This meeting agreed -

- (a) to the immediate advertising of ranching units 19-24, followed by unit 17 and then by units 8-14 which would be cut by November, 1964;
- (b) that provided the units were alienated with ~~in~~ 18 months to 2 years, the Ministry of Internal Affairs would withdraw its claim for land in the area;
- (c) that the "hunting safari area" would remain intact.

40. The Minister of Lands and Natural Resources approved these proposals and on the 29th August, 1963, made a statement in Parliament. Hansard records -

"The Minister of Agriculture (Lord Graham): Mr. Speaker, I would like to make a statement and I think perhaps today, when the Salisbury Show has been opened, it is an appropriate day for me to make this statement.

"Sir Ronald Frain, who opened the Show, laid stress on the fact that he was an industrialist but as such he considered the development of agriculture was of paramount importance to Southern Rhodesia and I think we all share the desire to see the development of all these areas of our land where the potential is not at present being fully utilised, and I have been considering what could be done in this respect. From time to time various individuals have been kind enough to suggest areas and proposed schemes, all of which have been given due consideration. Amongst those keen to see their area developed has been the Matetsi Intensive Conservation Area. As this area has been largely untouched it has attracted my attention and I have been looking into possible schemes to get more settlement in this area.

"The shortage of available finance has necessitated my thinking along lines other than those of most of the previous settlement schemes and I am therefore proposing to offer certain farms and ranches at Matetsi by tender. The soil types and climatic conditions in this part of the country are somewhat different to those pertaining in the more established farming areas. In considering the tenders, therefore, the highest tender will not necessarily be accepted, but due weight will be given to any experience which applicants may have had on land and in conditions which approximate those at Matetsi. The capital resources available to the applicant to develop these farms satisfactorily and without undue delay will also be taken into consideration.

"It is proposed to offer units which are thought to be suitable for tobacco production as well as certain ranching units.

"The potential tobacco units will be of around 1,000 acres each, including approximately 600 acres of cultivable land, whilst the ranches will vary between 12,000 and 20,000 acres, each felt to be capable of carrying up to 1,000 head of stock. A reserve price of £1,000 for the 1,000 acre units and £4,000 for the ranches will apply.

"In order to assist towards the cost of establishing these units, they are being sold for cash, which will be devoted to the provision of the initial communal facilities, such as roads, necessary to open up the area.

"By these proposals it is hoped that the area will rapidly make a substantial contribution to the agricultural economy of the country and will provide an opportunity for those who are willing to take up the challenge of opening up a new area without relying too heavily on Government support."

41. Tenders for the purchase of farms and ranches in the Matetsi area of the Wankie District were invited under Southern Rhodesia Notice No. 893 of 1963, published in the Gazette of the 30th August, 1963. The Notice stated -

"The farms will be approximately 1,000 acres in extent containing approximately 600 acres of land thought to be suitable for the growing of tobacco. The ranches will vary between 12,000 and 20,000 acres and are each thought to be capable of carrying up to 1,000 head of stock. It is an essential feature of the offer, however, that the tenderer should satisfy himself as to the agricultural potential of the land concerned.

"Freehold title will be issued to the successful tenderers on completion of survey but will contain special clauses under which the purchaser will be required to develop the farm or ranch to the satisfaction of the Land Settlement Board, and prohibiting the transfer to any other person, for a period of five years except with the consent of the Minister of Lands and Natural Resources.

"The prescribed forms, conditions of sale and other particulars may be obtained from the Director of Lands, Ambassador House, Union Avenue, Salisbury, or Box 8054, Causeway, the District Secretary, Natural Resources Board, South African Mutual Building, or Box 1332, Bulawayo, or the Conservation and Extension Officer, Box 427, Livingstone.

"A reserve price of £1,000 for the 1,000 acre units and £4,000 for the ranches will apply.

"Tenders, on the prescribed form, accompanied by a complete general form of application for Crown Land, and a Banker's assurance in respect of the applicant's ability to meet payment when required, must be delivered to the Director of Lands before 4 p.m. on Monday, 30th September, 1963.

"The Government does not bind itself to accept the highest or any tender but in determining applications special consideration will be given to those tenderers who have the necessary capital and experience on similar soils to enable them to develop the units satisfactorily and speedily.

"Successful tenderers will be entitled to take occupation on completion of the Agreement of Sale, which will require immediate payment of the purchase price, Land Grant Stamp and Title Registration Fee."

42. The Matetsi I.C.A. Committee, at a special meeting held on the 11th September, 1963, unanimously agreed that the Regional Plan for the "area south of the Matetsi river" be accepted, inter alia, writing to the Secretary for Lands and Natural Resources as follows :-

"The delay between receipt of your letter and the meeting was occasioned as we felt it imperative that the meeting be fully representative of the Committee so that at a future date there could be no feeling that the matter had been rushed. Accordingly, you will realise that some delay was necessary to give the members time to digest the contents of the letter and to fix a date suitable to all.

"We were very pleased to read the Minister's announcement in the paper at the end of August, and also to note the invitations in the Gazette.

"The Committee wishes to express its appreciation of the vigorous action which has been taken by the Minister and your Department in this matter and to put on record that the members wish to do everything possible to assist in the speedy settlement of the Matetsi area."

43. Southern Rhodesia Notice No. 1187 of 1963, published in the Gazette of the 8th November, 1963, again invited tenders for the purchase of farms and ranches in the Matetsi area of the Wankie District, as follows :-

"Farms:

AA to AK, AN, AO, AP, AT, AW, AX, AZ
A to H, K to Z
BC, BE, BF, BQ, BS
BU to BZ and CA to CW

Ranches:

3, 7, 15 and 17"

the description, terms and conditions being identical to those advertised in the Notice of the 30th August, 1963.

44. By late 1963, the Land Settlement Board had considered 27 applications for units and had allocated 3 tobacco units and 1 ranch, leaving 21 applications to be dealt with by the new Rural Land Board. In January, 1964, the Rural Land Board considered the 21 applications and offered 10 units to selected applicants. By October, 1964, only a total of 3 tobacco units and 3 ranches, with portions of two other ranches, had been allocated.

45. From the inception of the Matetsi Regional Plan the Forestry Commission resisted any proposal to alienate the Forest Areas but expressed willingness and enthusiasm for the granting of leases to farmers for grazing purposes in these areas. Throughout, the Commission held the view that grazing in the Forest Areas would be beneficial and welcome since complete grazing was the best defence against fire, but insisted that it was essential to exclude grazing for at least two years after exploitation to obtain natural regeneration. The Forestry Commission required a complete protection block in each forest which would be made available to ranchers via a corridor when grazing on the forest land leased to

them was precluded in the interests of good silvicultural practice.

46. In November, 1964, the Ministry of Water Development, in response to an inquiry by the Ministry of Lands, advocated a delay in the allocation of further Crown Land in the northern part of the Matetsi area until further investigations of possible irrigation schemes using water from the Zambezi river had been completed. The Ministry of Water Development stated that there were two possible schemes; one with a take-out at Katambora Rapids, utilising the fall to pump water over the ridge on the right bank to command a large area of gusu sands, still to be proved suitable for irrigation; the second, further downstream, to irrigate the basalts, a part of which lay within the National Park.

47. (1) A project report on possible irrigation schemes in the Matetsi area and, in particular, schemes for irrigation using water from the Zambezi river was submitted in 1965, to see if detailed investigation was warranted.

(2) In the gusu scheme the capital cost of clearing trees on 40 farms each having 450 acres of irrigable land of which 80 acres could be irrigated on a four year rotation system, was assessed at £700,000. Amortising this over a 30 year period the annual cost was calculated at £53,200 or £1,330 per farm. This sum, together with capital repayments of long term loans amounting to about £800 per year would have to be paid out of profits. The total capital cost of the scheme (excluding roads £150,000, services £120,000 and tree clearing £700,000) was assessed at £1,374,000 with cost of water at £12.66 per acre foot, or £5,200 for 80 acres per annum. Total production costs per farm per annum was assessed at £15,460 for tobacco and £13,460 for cotton, yielding a gross £18,760 and £15,960 or a net profit of £3,300 and £2,500 for tobacco and cotton respectively. Allowing for a profit on cattle of £1,090 per farm, the total net profit was assessed at £3,590 depending on the crop grown.

(3) Attention was drawn to the basalt soils within the Falls National Park which, being situated adjacent to the Zambezi river, required a very low pumping lift to get water to them. This was stated to be an infinitely cheaper scheme, but was not investigated due to adverse pressure by National Parks.

48. The Project Report was considered by the Working Party of the Irrigation Co-ordinating Committee in September/October, 1965, which inter alia pointed out that the cost of growing the crops had been seriously under-estimated. The Working Party considered that

the total production costs of £15,460 for tobacco and £13,460 for cotton should be £19,440 and £15,760 respectively and estimated revenue of £19,760 and £15,960, respectively. The Working Party also drew attention to the fact that no allowance had been made for the repayment of long term loans by farmers (settlers), and that on the cost of water at £5,200 per farm for 410 acre feet, £2,080 represented the cost of electricity for pumping and the balance interest, redemption and maintenance charges. The Working Party concluded that -

- (a) even if a substantial reduction in the charge for electricity was possible, this would not greatly improve profitability;
- (b) little was known about the type of soil and considered that before it could recommend a scheme of the nature envisaged, a pilot proving unit should be set up for 3 or 4 years;
- (c) the setting up of a pilot scheme did not appear to be warranted as on the figures provided the scheme was uneconomic.

49. In an effort to introduce irrigation trials on the Kalahari sands, the Provincial Conservation and Extension Officer, Matabeleland, approached three of the Zambezi river ranchers but only one indicated a keenness to co-operate. Due to a combination of circumstances the trials never materialized.

50. Towards the end of 1964, an application for land for a game ranch in the Matetsi area, embracing the Kazuma Pan depression, was received and considered. The Matetsi I.C.A. Committee and the Department of Conservation and Extension expressed strong opposition to land being leased for that purpose. The Committee felt that short term, exploitive leases for game cropping resulted in game being drastically reduced, but not the vermin, which then became even more of a problem on adjoining ranches. The Committee was extremely anxious for the area to be stocked with cattle and expressed the opinion that the only practical way of achieving this was to alienate the land on a long term basis. The occupier should himself be allowed to crop game and derive the financial benefit from it. The Department of Conservation and Extension agreed with the Committee's views.

51. On the 31st. November, 1964, a joint meeting of the Matetsi and Gwaai I.C.A. Committees was held at Wankie and attended by the Minister of Mines and Lands, the Secretary for Mines and Lands, the Chairman of the Rural Land Board, representatives of the Ministry of Internal Affairs and the Departments of Conservation and Extension,

National Parks and Wild Life Management and Veterinary Services, thirteen members of the Matetsi I.C.A., six members of the Gwaai I.C.A. and four visitors. Inter alia the meeting heard of and discussed -

- (a) the functions of the Rural Land Board and its sub-committees;
- (b) the size of units at Matetsi;
- (c) the unhappy experience of the 100-odd farms that had been cut up for Virginia tobacco in the area;
- (d) the best use being made by individual farmers of the land they had and the potential of Turkish tobacco;
- (e) the beef potential and the use which the area could make of the advice of specialist services;
- (f) the irrigation potential of the area;
- (g) the concept of intensive land use and the fact that Matetsi should not fall behind the rest of the country;
- (h) the question of the "frozen" ranches - an assurance was given that the land was not frozen and that attempts were being made to get an agreement with the Forestry Commission about grazing in Forest Areas;
- (i) the period of leases in the Forest Areas and the fact that farmers were reluctant to take up land on lease for under ten years and that a lease of more than ten years was alienation;
- (j) the fact that most ranches in Matetsi were waterless and the possibility of some form of irrigation scheme;
- (k) the need for more research into possible crops for the area;
- (l) the security problem and the need for closer settlement of the land;
- (m) the price of farms;
- (n) the possibilities of game cropping;
- (o) the question of land being available to farmers from Northern Rhodesia and the undesirability of different conditions of settlement applying to persons from Northern Rhodesia than were applied to Southern Rhodesians;
- (p) the detainment of labourers from Northern Rhodesia; the serious labour problem;
- (q) the feeling that Matetsi farmers were being left out in the cold; how 25 years previously there had been a large white population, now there were only a few white farmers left; how with only 750 head of cattle a farmer could not make a living; how at Matetsi cattle could not be fed off the veld until $4\frac{1}{2}$ years old; the contention that a unit which gave a net income of £3,000 a year was economic;

- (r) the agricultural potential; how no one could expect the same levels of production from cattle at Matetsi as from the more developed areas, largely because of game and vermin; how herding of cattle was reducing production; how vermin control in the area would be reviewed;
- (s) the impossibility of erecting fences and the necessity to kraal cattle; the attempt to prevent hunting by members of the Hunters' Association who were (allegedly) shooting game but leaving the carcasses.

52. During 1965 and 1966, applications were received for land for game ranches, for cattle ranches, for additions to existing ranches and for land to be acquired on leasehold (i.e. without the necessity to construct perimeter fencing) and thought was given to the types of leases required for the Unreserved Land on the one hand with Forest Area on the other as composite ranching units.

53. The following assessment was included in a report of the Planning Branch of the Department of Conservation and Extension dated August, 1966, headed "Matetsi I.C.A. : An Economic Assessment".

		<u>Capital Expenditure</u>	
	<u>Government</u>		<u>Private</u>
Roads	£39,000	Overall Investment Capital	£180,000
Telephones	1,500	(excluding value of land)	
Surveys	<u>5,000</u>	Livestock	<u>210,000</u>
	<u>£45,500</u>		<u>£390,000</u>
Total capital investment for farming purposes :			<u>£435,500</u>

		<u>Annual Recurrent Expenditure</u>	
	<u>Government</u>		<u>Private</u>
Roads	£3,900	Assessed at £4/head of stock	£27,000
Telephones	<u>150</u>		<u>£27,000</u>
	<u>£4,050</u>		<u>£27,000</u>
Total annual recurrent expenditure :			<u>£31,050</u>

		<u>Returns for Investment</u>	
	<u>Government</u>		<u>Private Enterprise</u>
Directly very little		Beef cattle	£25,000
		Dairy Cattle	2,500
		Sheep	1,200
		Poultry	1,300
		Vegetables	<u>1,000</u>
			<u>£31,000 "</u>

54. In September, 1966, an ad hoc committee was established by the Ministry of Agriculture on which the Ministry of Mines and Lands and the Departments of Veterinary Services, Conservation and Extension, National Parks and Wild Life Management and the Tourist Board were represented, to investigate Matetsi land use. The findings of this committee were reported by memorandum to the Minister of Agriculture in March, 1967, as follows :-

"MEMORANDUM ON MATETSI AREA LAND USE:

"1. It is essential that details of policy be clarified in regard to the future utilisation of land in the Matetsi area. At present the area is, from a farming point of view, an uneasy mixture of European farming land, Forest Area, National Parks and unoccupied Crown Land, with seeming conflict in utilisation policies. The area in general carries a considerable game population, inclusive of predators and other destructive animals. Successful farm settlement is prejudiced, among other things, because of lack of development, the incursions of game, both destructive and as a load on the carrying capacity of grazing, and animal health hazards.

"2. The detailed utilisation of the area has been a controversial subject for years now and as early as 1960 the Department of Conservation and Extension prepared a Regional Plan, which, in essence, recommended that the major part of the area should be used for ranching purposes. Some irrigation potential exists, with particular reference to parts of the Victoria Falls National Park. The Ministry of Agriculture is convinced that the basis of land use should be European farming with emphasis on cattle production and that the interests of domestic livestock production and animal health should be paramount. This is not the case at present and the position is considered to be unsatisfactory and in need of early resolution.

"3. Discussion has recently taken place between officials of the Ministries of Mines and Lands and Agriculture and it is clear that while there is much common ground as regards the basic utilisation of the area, other issues remain to be resolved. The major point of agreement is that much of the area is suitable for cattle ranching as is illustrated by the continued implementation of a policy of land settlement on the part of the Ministry of Mines and Lands. In this connection Agriculture has no criticisms other than on the slowness of implementation and shortcomings in infrastructure. Mines and Lands officials are averse to any greatly accelerated programme of development and settlement as they feel there are many and varying reasons militating against a hasty approach. They draw attention to shortcomings in the quality of land resources (soils, grazings, rainfall, etc.), the absentee landlord problem, the possibilities of multi-purpose land use, e.g. game and cattle ranching, being more sound economically and ecologically, the need to maintain natural forests in the area as part of the long-term national forestry usage requirement, and similar considerations affecting successful present and future land utilisation. Doubts have also been raised as to whether suitable applicants could be found under present conditions pertaining to Crown Land settlement, i.e. applicants with the required capital resources and experience willing to occupy the land personally. This is a subject presently under review by the Rural Land Board, inclusive of personal occupancy not being insisted upon through permitting managers to operate farms. A more cautious and multi-purpose approach is therefore advocated by the Ministry of Mines and Lands. This view is not acceptable

to the Ministry of Agriculture and the reasons for this will be elaborated upon below under various headings.

"4. Inclusive of the Victoria Falls National Park, Panda Masuie and Kazuma Forest Areas, in excess of 40,000 large Stock Equivalents could be carried in the area, which comprises some 860,000 acres in all. Of this acreage the Victoria Falls National Park takes up 125,104 acres and the Forest Areas 113,552 acres. At present only 5,200 L.S.E. are carried under often severe difficulties. Generally speaking, agro-ecological factors are against any substantial development of intensive farming practices like cash crop farming over the greater part of the area. Possibilities in this respect are further reduced because of the likely depletions of large numbers of game.

"5. In regard to the Forest Area, the parts which are suited for the production of valuable timber are relatively insignificant in terms of grazing in relation to the basalt and vlei grassland grazings. From a sustained veld and livestock production point of view, the use of true forest areas for both afforestation and grazing could present practical difficulties. However, the open grasslands of the basalt formations and vleis are interspersed with the true forest land and are inseparable. In order to use the grassland in conjunction with adjoining Crown Land, it is considered that if the area is to be used for ranching it will be essential for settlers to have access to the Forest Areas on a long term grazing lease basis.

"The Forestry Commission is anxious to continue with a policy of multi-purpose land use, i.e. afforestation and game cropping or cattle grazing.

"In discussion between officials it was agreed that the long term grazing leasehold of Forest Areas, preferably to adjacent landholders, would be an acceptable compromise and in the best interests of long term forestry requirements and farming in the area.

"6. The future of the Victoria Falls National Park (125,104 acres) was at first controversial. The Wankie Game Reserve in its own right presents many problems for the future, both as regards wild life management and animal disease aspects. This, coupled with related problems in the Matetsi area and on the international boundaries makes the Victoria Falls National Park, as part of the complex, a potential problem area from the viewpoint of sustained farming settlement. It has been proposed that a much smaller game park, with full control over its game population through fencing and other necessary measures, will be adequate to serve the needs of the Victoria Falls. The Victoria Falls National Park has a carrying capacity of some 4,500 L.S.E., apart from the irrigation potential.

"The irrigation potential has not been examined critically. There is, however, a sizeable potential and the Irrigation Planning Officer, Bulawayo, reported in August, 1964, that the Park has large areas of colluvial soils that appear ideal for irrigation. He makes special mention of 4,000 to 5,000 acres of these soils riparian to the Zambezi river. These soils are just above the Falls and the Provincial Water Engineer, Bulawayo, is of the opinion that engineering aspects need present no difficulties. There is electricity nearby, a low pumping lift and rail/road communication.

"Ministry of Mines and Lands officials are totally opposed to any proposals to reduce the size of the Victoria

Falls National Park and stress the importance of this national park in the scheme of things. The Falls are the main tourist attraction Rhodesia has to offer and the Victoria Falls National Park, as an ecological entity, is an essential accessory to the Falls. The Park is looked upon as an ecological unit which, if reduced in size, will be unable to sustain the necessary varied game population which it now contains. A large proportion of the visitors to the Falls go there by air and rail and have neither the time nor the inclination to visit the Wenkie National Park. The Victoria Falls National Park is a natural and essential additional tourist attraction. The value of the Falls tourist trade is estimated to be in excess of £500,000 per year at present with an unlimited growth potential in which the National Park will play an important part.

"Following discussion between the Minister of Mines and Lands and the Deputy Minister of Agriculture it was agreed that the Victoria Falls National Park should be maintained as a National Park in its present form. However, it is likely that adequate perimeter fencing and related game control will be necessary and this should be planned for. In regard to the riparian irrigation potential it was agreed, because so much other unexploited potential exists in Rhodesia in more favourable localities, that there was no foreseeable need to develop a large-scale irrigation scheme in this area. Excision of the riparian irrigable areas from the Park would also mean the end of successful riverine Park development as the "vlei" grazings are the most important for the maintenance of herds of game.

"It was pointed out in discussion that dangerous soil erosion hazards existed along the riverine section of the Park and early implementation of conservation measures is advocated.

"7. One of the most important reasons why the Ministry of Agriculture wants immediate wide-scale and stable European agricultural settlement, apart from its basic desirability, has to do with animal health needs, not only in the Matetsi area but as affecting much of Rhodesia. For this reason this subject is gone into in fair detail.

- (a) From the animal health point of view, and also including human health to a degree, it is felt necessary in the general interest of Rhodesia that the Matetsi area be developed and settled as soon as possible. Unless this happens, we could face a complete breakdown of the defensive system that has been developed by the Veterinary Department in regard to the very heavy threats of decimative disease that exists at this north-western tip of the country.
- (b) There is a very threatening situation in regard to the advance of tsetse fly which already has wiped out all cattle and has affected human beings in the Caprivi Strip to the west of the Mashi river and is now steadily invading along the Chobe river to reoccupy the previous tsetse fly habitat at Katsane, where over 4,000 head of cattle were wiped out by the advance of fly in the early fifties.
- (c) The establishment of a game park along the Chobe river to extend to Katsane in Botswana has already created a threatening link to our border and safari parties therein have recently been abandoned owing to many visiting hunters having developed sleeping sickness. The tsetse fly population in Barotseland along the Kwando river is also markedly advancing southwards and trypanosomiasis in cattle has been recorded only

a few miles to the west of Kazangula. Control of this advance is presenting grave problems to the Zambian authorities owing to lack of access roads and their efforts to throw the Fly Belt back are on a very minimal scale as everything has to be flown in. Riverine spraying has only been possible with special equipment (Uni-Mog) and has proved extremely costly and only temporarily effective.

- (d) Recently political developments have led to many natives fleeing from Angola into Barotseland at its South-western tip along with their cattle. These cattle come from an area in which a decimative disease, contagious bovine pleuropneumonia exists and have raised a major problem with the Zambian authorities. The Director of Veterinary Services, Zambia, informed the D.V.S. Rhodesia on 11th August, 1966, that he had raised the question of control of these cattle if this disease broke out amongst the refugee cattle and has been refused permission to destroy them on political grounds.
- (e) The Veterinary Department completed an effective border game fence running from Kasangula to Panda-ma-tenga on our western border and thence east across the top of the Controlled Hunting Area north of Wankie National Park to the Falls' rail line in 1964. Its object was to break the mass movement of game from Bechuanaland into Rhodesia, which gave rise to foot and mouth disease in the Wankie area in 1958 and 1959. This game movement gives us a direct link with the game population of the Okavango Basin, the cess pit of foot and mouth disease of Central Africa. This fence has now achieved its object, at no mean cost, and to abandon the protected area to free-living wild life would give us such a pressure on this fence on both sides, as to make its maintenance completely uneconomic and prohibitive, and further continued and protracted outbreaks of foot and mouth disease could then be confidently predicted.
- (f) It should be borne in mind that the continuance of effective veterinary services in Zambia and Botswana in the near future is very open to question and disease ~~treats~~ will be accordingly exacerbated.
- (g) The development and maintenance of cattle ranches in the Matetsi area with roads, sound fencing, etc., would give us a manageable animal population as an "indicator herd" of any advance of disease, especially foot and mouth, on our front lines which we could, at least, protect with vaccination and stop disease at its outset on our borders.

"8. Another aspect, while it is not an agricultural matter, is of importance. This is the aspect of security. The Matetsi region could become a vulnerable flank in the security picture. This agriculturally usable border area must be tamed and kept secure. Again, in the view of the Ministry of Agriculture, the most effective and economic means will be through viable European settlement.

"9. The Matesi area (excluding the national park, forest area and Kasuma Pan) is assessed to be capable of supporting at least 23 European ranches each with an economic unit of 800-1,000 L.S.E. with aggregate potential annual sale value of £154,000. This excludes any possible income from crops in localities where cropping is feasible and income from irrigation farming.

"10. The Ministry of Mines and Lands produced information

on present game cropping enterprise in the area. 8 out of the 22 farmers presently in the area have 'sustained yield' game cropping permits and the value of the game products off-take is estimated to be some £18,000 per annum. 4 more applications are pending and utilization of the forest areas for game cropping is under active consideration. The Matetsi area is thus already on an established footing of multi-purpose utilization with every likelihood of increases in game cropping in the future.

"The Forest areas of Panda Masuie and Kazuma of approximately 135,000 acres are an integral part of the overall national hardwood forest estate which is being managed on a basis of sustained yield, and upon which the hardwood saw milling industry is, and will be, dependent for its supply of raw materials.

"It is estimated that a gross earning capacity in the order of 3/6d. to 4/- per acre per annum may be expected from the sawn timber products derived from productive indigenous forest areas. Additional revenue from cattle grazing of the order of 3/- to 3/6d. per acre per annum is estimated for multiple land use which is the method of land use being pursued by the Commission in these areas.

"11. A main factor (although by no means the only one) which has militated against the sound and stable agricultural development of the area is that there has not been sufficient emphasis as to what basic land utilization policy should be. Until such time as agreement is reached and all parties, inclusive of landholders, work strenuously towards a common objective of taming the area and concentrating on cattle ranching, the area will remain a sort of no man's land. Serious and economic ranching enterprise is not compatible with maintaining large game populations in the same area. Before anything specific is done to 'rehabilitate' the area it will be essential for a majority of existing landholders to undertake to concentrate on cattle ranching and for the State then to assist through various means in making viable settlement possible.

"12. It is recommended that, as an initial step, the Minister of Agriculture and the Minister of Mines and Lands jointly call a meeting of landholders in the Matetsi I.C.A. to obtain public backing for a determined effort to resolve the problems of the area along the lines set out below.

"13. Because the land is suitable for European farming and ranching it should be developed without delay to bring about stability and to make a most valuable contribution towards the national income. A definite decision must be made and active steps taken to develop and settle the area on an accelerated programme basis. Settling the area gradually and spreading development over a long period will not be successful in view of the many problems, in particular those related to game and vermin, which can best be dealt with effectively by a strong farming community backed up by Government agencies.

"14. The agricultural development capital investment picture as regards both the present position and essential future requirements has been looked at and may be summed up as follows :-

- (a) Farm development amounting to well over £120,000 has been made by private enterprise in Matetsi to date. This does not include the value of the land owned in the area measuring some 140,000 acres valued at £1.10.0d. per acre.

- (b) Total estimated capital investment for farming purposes amounts to over £400,000 which includes livestock but excludes the value of land. Government's direct contribution to the investment relative to farming is estimated at £45,500.
- (c) If the area is to be satisfactorily settled for farming purposes it is estimated that about 70 miles of extra road and provision for at least 20 more telephone points would be required. At an estimated cost of £1,500 per mile for road construction and £150 a point for telephones, the cost to provide road and telephone facilities would be in the order of £108,000. To this amount must be added approximately £10,000 for land surveys.
- (d) At the time of the 1965 census return, 19 Europeans and 322 Africans were employed in the area. Establishing 23 ranches the population could be taken up to at least 40 to 50 Europeans and 400 to 800 Africans plus their families. Financial assistance will no doubt be needed to establish settlers on the land and this will have to be the subject of a further detailed exercise.

"15. Government will have to instigate on-site investigations, on a research basis if necessary, into the use of doubtful areas, e.g., the Kasuma Pan area.

"16. Quarantine stations for cattle will be required and land must be reserved for this purpose in suitable locations. It is likely that two stations, each of 2-3,000 acres, will be needed. One station would serve cattle movements along the main Panda-ma-tenga road to Matetsi and the other a cattle route from the western part of the area to either Jafuta or Masuie sidings.

"17. Practical help should be given to farmers as necessary for the control of game. Adequate legislation exists for landholders to exercise control over game and a 'Predator Control Unit' has been formed by the farmers. National Parks Game Wardens are available to assist in control of vermin. However, the game situation needs to be handled with purpose and energy. More formal and organised control systems will be necessary, with Government participation. Conditions of leasehold must incorporate positive emphasis on cattle ranching and such conditions must be enforced."

55. The memorandum was discussed by the Minister of Agriculture and the Minister of Mines and Lands, with their respective officials, on the 22nd. March, 1967. Ministers agreed that -

- (1) the area should be settled and developed exclusively for cattle ranching;
- (2) leases should be framed to prevent lessees from game ranching on a permanent basis and to ensure that the increase of cattle numbers up to the recommended stocking rate was accompanied by a corresponding decrease in the game population.
- (3) in the initial stages of development the necessary reduction in game population should be economic and

- to this end permits should be made available to lessees for both shooting and sale of game products;
- (4) perimeter fencing and related game control of the Victoria Falls National Park would be carried out whenever this became necessary;
 - (5) grazing in forest areas was a matter for negotiation between the individual lessee and the Forestry Commission;
 - (6) preference will be given to young Rhodesian applicants provided they have the necessary financial backing;
 - (7) the Ministers of Agriculture and of Mines and Lands would meet landholders in the Matetsi I.C.A. to explain the agreed policy of development for the area.

56. (1) On the 13th July, 1967, the Minister of Agriculture and the Minister of Mines and Lands attended a meeting held at the Victoria Falls of farmers from the Matetsi I.C.A. The report of the meeting inter alia records :-

(a) The Minister of Agriculture as -

- (i) referring to the visit to the area by the Minister of Information, Immigration and Tourism, and stating that there was no doubt that the Victoria Falls was the main tourist attraction in Rhodesia; stating further that big development plans for the area could be expected and tourism was a very important aspect of the Rhodesian economy as an earner of foreign currency;
- (ii) referring to farming problems and stating that it has been very definitely decided that the whole of the Matetsi area, excluding the Falls National Park, would be open for settlement; that the Forest Areas would be open to negotiation by individual farmers for use as grazing; and that the Rural Land Board had been advised as to the qualifications required by those people making application for Crown Land;
- (iii) indicating that the potential for beef production in the area was extremely good and that he could not at that stage see any snags in disposing of the beef produced; that the production of other crops was a matter for the individual farmer, who should take into consideration all aspects of his particular farm; that dry land farming in Matabeleland was uneconomic and that irrigation was to the benefit of all concerned.

(b) The Minister of Mines and Lands as -

- (i) stating that over the years a tremendous amount has been learned regarding the allocation of land for farming; that the first problem facing those concerned with the Matetsi district was to ensure that any farmers to whom land was allocated were in a position to meet the conditions laid down; that the Department of Conservation and Extension had made a thorough investigation and ranches were cut according to their recommendations; that following the advertisement some exceptionally good applications had been received;
- (ii) informing the meeting that ranches had been alienated and development plans laid down; that Government was determined to see that development plans were carried out; that ranching was a long-term business and it was necessary to have sufficient capital to live on for a long time; that although in the past people had been settled on land and due to lack of capital had been forced off, anyone allocated land at Matetsi would have to develop it;
- (iii) acknowledging that vermin was a big problem; that game cropping must proceed and as the game population decreased so must cattle increase and expressing the hope that by this means benefit would accrue to both existing and new farmers;
- (iv) thanking the I.C.A. for establishing its own vermin control unit as this relieved Government of a burden and indicating that such Government units had to work in the African Areas in an effort to control the use of firearms in the Tribal Trust Lands;
- (v) observing that parts of the Matetsi district would be very difficult to develop and that the Department of Lands was in close liaison with the Department of Conservation and Extension in an endeavour to find an answer to this problem; that the Forestry Commission was willing to enter into long-term agreements for grazing leases (in the Forest Areas) with established and new farmers;
- (vi) stating that he was aware that existing farmers were cropping game but emphasizing that new farms would not be shooting boxes.

questions put to them in elaboration of the policy they had explained.

57. Land for Settlement List No. 90, published under Rhodesia Notice No. 410 of 1967 on 7th April, 1967, included Matetsi Ranches Nos. 3, 5, 6, 17, T1, T2, T3, and T4, as holdings intended for new settlement "for application by persons who do not already hold an economic unit or in certain circumstances, by persons who own economic land at present." Applications closed on 26th May, 1967. The Information Sheet - List No. 90 inter alia stated -

"MATETSI RANCHES NOS. 5, 6, 17, T1, T2, T3, T4.

Successful applicants for these ranches will be required to carry out the following minimum developments in the first five years of their lease :-

- (1) A dwelling house, the value of which shall not be less than £1,500.
- (2) A well-aligned and constructed road from the main road system to the dwelling house.
- (3) At least 12 miles of fencing shall be erected annually provided that this programme will result in the holding being completely ring fenced and divided into approximately 1,000 acre paddocks at the end of 5 years. Access roads to paddocks to be constructed as paddocks are completed.

Type of Fencing:

- (a) Boundary fencing to Government standard.
 - (b) Internal fencing to such standard as the Rural Land Board shall approve.
- (4) There shall be an adequate water supply in each paddock.
 - (5) Adequate dipping and handling facilities shall be provided to cope with the number of stock the holding can carry.
 - (6) The holding shall be stocked with cattle to at least three-quarters of the carrying capacity.

Slight variations from the above requirements may be necessary in the interests of correct farm utilisation and these will require negotiation with the Rural Land Board."

58. 17 applications for these ranches were received and considered. 8 offers were made, of which 5 were accepted. Later, 2 further offers were made and accepted, thus achieving the alienation of 7 of the 8 farms advertised.

59. (1) With the alienation of these ranches and in implementation of the policy agreed by Ministers, a directive was issued that settlers were to be granted quotas to crop game under permit in excess of the number which would normally be allowed if the cropping were on a basis of sustained yield. Permits were issued accordingly.

(2) About the middle of 1968, reports were received that the persons to whom 4 ranches had been allocated were "slaughtering" game and a request was made to all authorities and to the Prime Minister by the Matetsi I.C.A. Committee for the immediate withdrawal of their game cropping permits. It was also reported that the Matetsi farmers "were sick and tired of having the place turned into a shooting box". An investigation was undertaken into the alleged abuses and an inspection made of the development on these ranches, which culminated in prosecution of the allottees and cancellation of the land allotments.

60. In 1967, the Ministry of Agriculture established a committee to reconcile the land use policies of the Ministries of Agriculture and of Mines and Lands. This committee reported in June, 1968, as follows :-

Matetsi Unreserved Area (300,720 acres)

(i) Animal health

Problems are an extension of those indicated for Wankie National Park (i.e. a most dangerous area particularly in regard to foot and mouth. The Okavango Swamps, Botlette river and Makarikari are the home of foot and mouth and contagious pleuro-pneumonia from this region is a distinct possibility. Botswana is not likely to have the money to continue the very expensive foot and mouth vaccination programme that has protected us in recent years). A cattle and game free strip, possibly five miles wide down the border as far as is necessary, should be envisaged if tsetse advance eastwards or, alternatively, selective shooting in a wider corridor.

(ii) Tsetse and trypanosomiasis

Possible future threat only.

(iii) General land use

Extensive ranching country with small pockets of potential irrigation.

(iv) Conclusions and recommendations

The area is suitable for ranching purposes provided game are brought under strict control. Game compete for grazing, cause damage to fencing, predators and other dangerous animals are a hazard, and game increases animal health risks. Land use must be either ranching or game utilisation, not both. An accelerated programme of development and settlement with European ranchers is being implemented."

HISTORICAL BACKGROUND

PART IV

61. (1) The National Parks Act No. 53 of 1949 constituted as National Parks -

1. The Wankie Game Reserve	3,256,998 acres
2. The Robins Game Sanctuary	25,398 acres
3. The Kazuma Pan Game Reserve	48,640 acres.

(2) The Victoria Falls National Park (112,050 acres) was established by Proclamation No. 25 of 1952. The Kazuma Pan National Park was abandoned on the promulgation of the National Parks Act No. 79 of 1964.

62. In the early 1950's, farmers in the Gwaai Valley I.C.A. complained, as indeed some had done before then, of the damage done on their farms by wild animals, especially elephant, emanating from the Wankie National Park. Following a meeting in June 1957, held between the farmers and representatives of the Department of National Parks and the Department of Game, the latter Department in November of that year submitted a proposal for the creation of a buffer zone/culling area on land lying between the Park and the occupied farms, extending from Ngamo northwards and westwards to the Bechuanaland Border, which could also be used for luxury hunting safaris. This proposal was accepted in principle and formal consultations commenced with the various bodies concerned.

63. Shortly after the formation of the Matetsi I.C.A. that Committee drew attention to the problems arising from the presence of an abundant wild animal population in its area and, on a number of occasions, approached Government for assistance in dealing with them. Assistance was given from time to time by the Department of National Parks, the Game Office and later, by the Departments of National Parks and of Wild Life Conservation which, on the dissolution of the Federation, were merged into the present Department of National Parks and Wild Life Management.

64. The Select Committee on Re-settlement of Natives reported in August, 1960, inter alia recommending that -

The Victoria Falls Reserve	20,200 acres
The Victoria Falls Game Reserve	112,050 acres
The Panda Masuie Forest Area	84,000 acres
The Kazuma Forest Area	51,000 acres

be included in a proposed new category of National Land. This recommendation was accepted by Government and this land became National Land on the promulgation of the Rural Land Act (Act 47 of 1963), which amended the Land Apportionment Act accordingly.

65. (1) The first outbreak of foot and mouth disease in the Wankie District occurred on Bumboosie farm in 1940. This was followed by three separate outbreaks at Westwood Ranch, Sialwindi and on Railway farm No. 50 in 1958. Because of the disease threat posed by free running wild life in the Wankie district the Director of Veterinary Services decided to construct a game fence in order to control the movement of wild animals from, and the entry of cattle into, the Wankie National Park and Bechuanaland, thus reducing the risk of cattle/game contact.
- (2) A meeting was called by the Federal Ministry of Agriculture in October 1958, to decide the line on which the game fence would be built. This meeting, chaired by the Director of Veterinary Services, was attended by representatives of the Rhodesia National Farmers' Union, the Natural Resources Board, Native Affairs, Lands, National Parks, Forestry and Game. At the outset it was explained that it was proposed to erect an eight strand plain steel wire fence on hardwood poles or living trees from the northwestern corner of the Gwaai Native Area eastwards along the common boundary of the Gwaai Native Area and the Wankie National Park to Ngamo, thence northeastwards across the Ngamo Forest Area to the western boundaries of the European farms and then westwards along the boundaries of these farms, or on a line adjacent to the farm boundaries.
- (3) The Rhodesia National Farmers' Union representatives were convinced that the fence should run along the railway line and that any other line would mean an extension of the game reserve. They emphasised the need to protect the interests of cattle farmers throughout Matabeleland, pointing out that all exports of meat took place from Bulawayo and purchasers in Europe were extremely strict in requiring freedom from foot and mouth disease. As a consequence the farmers in south Matabeleland were also affected if there was an outbreak of the disease.
- (4) Those against erecting the fence along the railway line argued that although the fence would be cheaper to erect and maintain, it would be frequently broken. Culling of game would have to take place within the reserve which was undesirable and there would be a public outcry if game were cut off from water. The purpose of the fence was not to fence the Wankie National Park but to stop the spread of foot and mouth disease by breaking cattle/game contact, and shooting for culling or otherwise along the railway line

would inevitably drive game northwards, whereas shooting on a line adjacent to the Gwaai farms would tend to drive the game back towards the National Park.

(5) The Rhodesia National Farmers' Union representatives expressed the view that they would have been sympathetic if more culling had been done. However, when they received an assurance that the erection of the fence elsewhere than along the railway line would not increase the risk of foot and mouth disease spreading from game to cattle, they agreed to compromise and the following line for the game fence was accepted by the meeting :-

"From the north-western corner of the Nyamandhlovu Special Native Area 'A' (formerly referred to in discussion as the Gwaai Native Area and specifically not the Gwaai Native Reserve), eastward along the common boundary of the game reserve and the native areas to the northern beacon of the Gwaai Native Reserve, thence on a straight line to the south-eastern corner of Lugo Ranch, thence along the common boundary of the Ngamo Forest Extension and the European Farms to the south-western beacon of Dett Valley Extension, thence in a north-easterly direction along the common boundary of the game corridor and European Farms to the Gwaai River."

(6) This game fence was commenced in July 1959, and was later extended southwards along the common boundary of the National Park and the Gwaai Native Reserve to the Bechuanaland Border and completed in September, 1961. The game fence from Kazungula to Pandamatenga and Denda was started in May, 1962, and completed in March, 1963. Work on extending this fence from Denda to Lobangwe commenced in May 1968, and was completed in November the same year. The line of the existing game fence as at 31st. December, 1969, is as depicted on the map at Appendix III.

66.

(1) The Wankie Controlled Hunting Area was declared by S.R. Government Notice No. 358 of 1963, in June of that year, embracing land lying to the east and north of the Wankie National Park, part of which fell in the Gwaai Valley I.C.A. and part in the Matetsi I.C.A.

(2) As from the 1st July, 1963, the proposal was to establish two hunting camps, one of which was to be allocated to a local company for luxury hunting safaris and the other to be run by the Department of Wild Life Conservation. The

company, however, failed to find the clients it had anticipated and withdrew.

(3) By S.R. Notice No. 1162 of the 1st. November, 1963, Government advertised the fact that it had under consideration the granting of a concession for exclusive rights to operate hunting safaris of the highest standard in the Wankie Controlled Hunting Area for a period of up to five years. It advised that in considering tenders, particular regard would be paid to the experience any applicant may have had in operating such safaris and the Government would reserve the right to seek references in respect of any applicant's financial standing and experience in this field. Firms interested in tendering for this concession were invited to apply immediately for tender documents to the Director of National Parks and Wild Life Management. The closing date for tenders was the 14th November, 1963.

(4) A number of applications were received and the concession was awarded. The successful tenderer was unable to raise the guarantee required to cover the rental and relinquished the concession, leaving Government very little time in which to re-advertise hunting under departmental control during the 1964 season.

(5) In the light of these experiences, it was decided in 1964 that hunting safaris in the Wankie Controlled Hunting Area would in future be controlled by the Department of National Parks and Wild Life Management.

67. (1) In 1966, the Rhodesia Forestry Commission requested the withdrawal of the Forest Areas (part of Ngamo and Sikumi) from the Wankie Controlled Hunting Area, as it wished to permit controlled game cropping in the Ngamo and Sikumi Forests. This was agreed and the Controlled Hunting Area was redescribed to omit the Forest Areas by Rhodesia Government Notice No. 387 of 1967.

(2) Following this reduction in area and because of a paucity of game, the number of hunting camps was reduced from two to one, and only one camp has been in operation since that date.

68. (1) In August, 1963, the Matetsi I.C.A. Committee met with representatives of the Departments of Wild Life Conservation, National Parks, Conservation and Extension and Veterinary Services, the Ministry of Internal Affairs and the Natural Resources Board to discuss control of vermin and game ranching. Agreement was reached on the procedure to be adopted by

landowners requiring assistance, and much interest was expressed in game ranching. At a meeting of the I.C.A. Committee in October, 1964, it was resolved to approach the Department of National Parks and Wild Life Management with a view to obtaining the services of a special vermin control unit to assist in the problem of controlling the large number of baboons in the farming areas. The approach was made and, in reply, the Committee was advised it would be unlikely that a unit could be made available because of the priority afforded to controlling baboons in Native Areas.

(2) Further appeals for the services of a vermin control unit were made by the Committee during 1965, both to the Ministry of Mines and Lands and to the Department of National Parks and Wild Life Management, again without success for the same reasons as those given in October, 1964. In October, 1965, the Matetsi I.C.A. Committee set up a Vermin Control Sub-Committee, for which it sought the support of the Natural Resources Board and of Government. In July 1966, approval was given for the establishment of a Matetsi I.C.A. Vermin Control Sub-committee under the chairmanship of the District Commissioner, Wankie. Having resolved a number of administrative and legal difficulties this Sub-committee became effective in October of that year. Permits were issued under the Wild Life Conservation Act to four nominated members of the Matetsi I.C.A. to undertake the hunting of animals including lion, elephant and hippopotamus for the protection of livestock, crops, water installations and fences on those properties falling within the area. No application for the renewal of the permits was made after 1967, although the Matetsi I.C.A. Committee continues to operate its own vermin control unit.

69. (1) Precise figures of stock (cattle) losses in the Matetsi I.C.A. directly attributable to wild animals are not available. In 1957 (the last year breakdown figures were compiled) cattle losses in the Matetsi I.C.A. were high by comparison with the national average, viz :-

<u>Cause of loss</u>	<u>Matetsi I.C.A.</u>	<u>National Average.</u>
Disease	1.8	1.8
Overty and Sickness	1.0	0.6
Wild Animals	1.6	0.8
Veld poisoning	1.2	0.4
Other (not specified)	0.3	0.4
Loss per 100 head	5.9	4.0

(2) Total cattle losses recorded by ranchers in the Matetsi I.C.A. during the years 1959/1969 :-

Year	Total number of cattle owned by Ranchers.	Total cattle losses		% Loss
		Calves	Mature	
1959	6,087	61	356	6.9
1960	6,968	84	669	10.1
1961	8,865	67	378	5.0
1962	7,568	20	320	4.5
1963	6,009	58	402	7.7
1964	7,774	84	462	7.0
1965	5,190	82	244	6.3
1966	6,723	63	345	6.1
1967	4,427	91	226	7.2
1968	6,435	93	148	3.7
1969	5,228	78	183	5.0

70.

(1) Cattle movements to the Matetsi area during droughts have been entirely from the Figtree and Marula I.C.A.'s.

(2) Cattle were first moved to Matetsi from Marula in May, 1947, when between 500 and 600 head were introduced. These animals were grazed mainly on Tipperary and were returned to Marula in September, 1947. No details as to how they fared are available.

(3) A second drought relief movement from both Figtree and Marula took place in February, 1960, involving approximately 2,000 head. These animals were under European supervision and were run initially in the Sanctuary area before moving on to Olifants farm. They were reported to have been in reasonably good condition when introduced but in very poor condition when they returned in November/December, 1960. Movement back to Figtree and Marula was unfortunately delayed due to the imposition of foot and mouth disease restrictions. Cattle were kraaled at night owing to the presence of predators. No protein supplement was fed although salt licks were given. Of the 2,000 head about 25% were breeding stock. Mortality in this class of stock is reported to have been about 20% as against only about 4% in young stock.

(4) The third and last movement took place in January, 1966, when approximately 2,000 head were again introduced. Of these about 1,600 head were run in the Sanctuary area and about 400 head on Ranch No. 15. These cattle are reported to have

been in only fair condition when they arrived but in good condition when they were returned in July, 1966. Losses in this instance are stated to have been low with only 17 deaths, 5 of which were caused by lion.

(5) Ranch conditions in the Matetsi area are stated to bear little relationship to the high mortality and poor cattle performance experienced in the second movement, and it is suggested that the feeding of protein supplement in winter would have considerably reduced mortality and maintained stock in better condition.

71. (1) In February, 1962, the Southern Rhodesia Hunters and Game Conservation Association enquired whether any Crown Land, other than that on lease to it at Chipinga, was available for hunting. The Department of Lands suggested that a portion of Area "A" Wankie lying to the north of a line drawn from the northernmost portion of Missis Pan and proceeding due east to the boundary of the Panda Masuie Forest Reserve, be offered to the Association at a rental of \$420 per annum. This suggestion was put to both the Forestry Commission and the Federal Department of National Parks and neither had any objection. The Minister of Irrigation and Lands agreed in principle, but expressed concern that the Association should get preferential treatment over other people and called for more information.

(2) The Minister of Irrigation and Lands met a deputation from the Association in April, 1962, at which the Association expressed regret that, because of the apparent absence of game in the Matetsi Area, it was unable to accept the offer of a lease over part of Wankie Area "A". By virtue of the fact that alienation of farms and ranches in the area would proceed from south to north, it was proposed that the area offered to the Association be extended southwards to embrace part of the Panda Masuie Forest Area, the Kazuma Pan and the Kazuma Forest Area. The Minister agreed to this proposal subject to the concurrence of the Forestry Commission and the Land Settlement Board being obtained. These bodies concurred and the Association was offered a lease of hunting rights over the extended area until the 30th September, 1962, which it accepted.

72. In late April, 1962, the Matetsi I.C.A. Committee complained that it had not been informed of the proposal to lease land in its area to the Southern Rhodesia Hunters and Game Conservation Association. The Committee stated that there was concern amongst the farmers in the area about the granting of the lease on the grounds

that the activities of the Association's members would lead to an influx of game on to their cultivated lands. It claimed that any animals frightened by the hunters would move on to the farms where there was water. It was pointed out that the Association had only been granted the right to hunt in the area and that if there was water only on the occupied farms, the movement of game would occur whether there was hunting or not. In May, 1962, the Natural Resources Board accepted responsibility for its failure to notify the Matetsi I.C.A. Committee of the proposal to lease hunting rights in its area to the Association.

73. (1) The hunting lease granted to the Association for the 1962 hunting season (i.e. 1st May to 30th September) was renewed for the 1963 hunting season. It was further renewed for the 1964 and 1965 hunting seasons during which time occasional allegations were made by the I.C.A. Committee about "haphazard shooting" by members of the Association. The Association gave assurances that strict supervision was maintained over persons entering the area under its auspices and claimed that the allegations were made because the local farming population resented its presence in the area.
- (2) The lease was not renewed for the 1966 hunting season as the area was being used for the grazing of drought relief cattle and also because of a foot and mouth disease outbreak.
- (3) No application was made for a lease of the hunting rights by the Association for the 1967 hunting season.
- (4) In November, 1967, the Association applied for a lease of hunting rights at Matetsi for the 1968 hunting season but requested a reduction in the rental as the area had been reduced by the sale of four farms. The Association also requested a waiver of the rental for any period in which hunting was banned due to disease outbreaks. This request was referred to the Forestry Commission which stated that it was considering developing a game ranching project in the Kazuma Forest Area and that under these circumstances it would prefer not to lease hunting rights to the Association. Following further negotiation with the Forestry Commission the Association was offered a lease of the hunting rights of the Panda Masue Forest Area, the Kazuma Forest Area and the Unreserved Land lying between the Forest Areas subject to the Association's unqualified acceptance of conditions severely limiting the number of animals and birds to be hunted and restricting entry through a single point. The Association represented against the severe limitations imposed, but on being informed that there could be no

alteration to the conditions stipulated, signed an agreement in May, 1968.

74. In November, 1968, the Director of National Parks and Wild Life Management wrote to the Association pointing out that from returns received it was evident that several hunters had exceeded the numbers of animals allowed, thus breaching the lease agreement. He went on to say that it seemed that hunters were not aware of the lease requirements and that no further action was intended.

75. In December, 1968, the Association made application for a renewal of the agreement for 1969, and for a period of three to five years thereafter. The area requested by the Association embraced the Panda Masuie Forest Area, the Kazuma Forest Area, four farms that had been leased and a part of the Kazuma Depression. The Association was informed by the Secretary for Lands in February, 1969, as follows :-

- "1. There is no possibility of a lease being granted to your Association of land in the above area.
2. There is no possibility of hunting rights in the Panda Masuie and Kazuma Forest Areas being granted to your Association in 1969.
3. That, in so far as the unalienated Crown Land in the Matetsi area is concerned, the requirements of your Association have been noted and further, in the event of there being any possibility of hunting rights on this land being made available to your Association, I will contact you."

PHYSICAL CHARACTERISTICS OF THE MATETSI AREA

(from the descriptions by Graham, 1952 and Lass, 1960, except where otherwise stated).

76. (1) Climatic

The summers are usually very hot and the winters mild. Temperatures during the months of October to February are high, with a mean maximum of over 90 degrees. In March to September temperatures are fairly high, with a mean maximum of over 80 degrees, except for the mid-winter months when the mean maximum drops to below 80 degrees. The minimum temperatures during the winter months of May to August seldom drop below 50 degrees. Frost does occur but mostly along river banks and vleis. Rainfall averages 24 to 28 inches per annum in the northern half of the area and 20 to 24 inches per annum in the southern half. Most of the rains fall during the months November to March.

(2) Topography

The Deka river catchment and the area extending south and south-east to the Chibungo and Lukosi rivers is very broken, comprising rocky undulating basalt hills and very limited flats. From the north and north-west of the Deka river catchment to the edge of the Kalahari sandveld the land becomes less broken and more undulating with some large areas of fairly flat open grassland. The Kalahari sandveld is gently undulating to flat with a fairly steep slope to the Zambezi river. Predominant topographical features are the flat areas adjacent to the Zambezi river, the Matetsi Valley and the rugged broken basalt hills around Wankie. The general fall of the land is from west to east and from north to south. The altitude at the Victoria Falls is 2,994 feet and at Wankie 2,490 feet above sea level. Altitudes vary between 2,400 and 3,500 feet above sea level.

(3) Soils

In the extreme north, adjacent to the Zambezi river, soils are derived from a mixture of basalt and sandstone and vary from sandy loams to clay loams. Between this belt and the Matetsi river watershed, soils are Kalahari sand, fine grained, derived from a variety of sandstones, brown in colour. The the south of the Matetsi river watershed, soils are "heavy black turf" derived from basalt. Pockets of river alluvium soils, the texture of which varies according to the time of deposition and the nature of the

catchment from which the alluvium was derived, occur along most rivers in the south. They are mostly sandy clay loames.

Thompson (1965) describes the three predominant soil groups in the area as -

1. Regosol Group: Deep sands with less than 15% silt and clay above 72 inches; very little or no reserves of weatherable minerals; extremely low silt/clay ratios (mainly Kalahari sands).
2. Lithosols Group: Very shallow soils, less than 10 inches deep, over weathering rock or gravel.
3. Vertisol Group: Moderately deep to deep, dark self-churning clays; clay fractions mainly monmorillonite; E/C values over 60 m.e. Dark brown to black vertisols, without appreciable water-soluble salts or exchangeable Na: formed on basalt and basic rocks."

The Lithosols Group covers the bulk, stretching from the south to the Matetsi river watershed, interspersed with small pockets of the Vertisol Group. The Regosol Group extends northwards from the Matetsi river watershed to the Zambezi river in the extreme north-west but peters out to the east, the Lithosols Group again occurring as a strip adjoining the Zambezi River extending eastwards to the Victoria Falls. Thompson's soil groupings are depicted on the map at Appendix IV A.

(4) Vegetation

Three main veld types predominate, viz :

- (a) Kalahari sandveld;
- (b) Basalt ridges;
- (c) Open grassland;

other veld types are :

- (d) Acacia Veld;
- (e) Mopeni Veld;
- (f) Kazuma Pan depression;

(a) Kalahari sandveld

Main tree species: Baikiaea plurijuga,
Brachystegia spiciformis, Ricinodendron
rautanenii, Pterocarpus angolensis, Kirkia
acuminata, Burkea africana, Guibourtia
coleosperma, Albizzia gummifera and Diplorhynchus
condylocarpon.

Main grass species: Aristida vilger, Aristida gracilifera, Aristida bipartita, Eragrostis superba, Eragrostis rigidior, Eragrostis patens, Rhynchelytrum repens, Staria and Digitaria species.

(b) Basalt ridges

Main tree species: Brachystegia boehmii, Acacia nigrescens, Acacia galpinii, Acacia welwitschii, Kirkia acuminata, Colophospermum mopane, Bolusanthus speciosus, Strychnos innocua, Terminalia rhodesica, Diospyros kirkii, Adansonia digitata, Combretum and Commiphora species.

Main grass species: Aristida, Eragrostis and Digitaria species with Heteropogon contortus, Schmidtia pappaphoroides and Hyparrhenia hirta also occurring.

(c) Open Grassland

Main grass species: Hyparrhenia, Dichanthium, Hemarthria, Andropogon, Setaria, Bothariochloa and Ischaemum. Imperata cylindrica and Miscanthidium species also occur.

(d) Acacia Veld

Mainly located to the north-west and north of Kazuma Pan, described as open bush or wooded grassland.

Main tree species: Acacia detinens and Combretum imberbe.

Main grass species: Dichanthium, Setaria and Andropogon.

(e) Mopani Veld

Main tree species: Brachystegia boehmii and Colophospermum mopane occurring as co-dominant.

Main grass species: Setaria, Digitaria, Aristida and Eragrostis species with Heteropogon contortus and Schmidtia pappaphoroides also occurring.

(f) Kazuma Pan depression

Virtually treeless.

Main grass species: Chloris gayana, Setaria and Eragrostis species.

(5) Water supplies

North and north-west of the Kazuma Pan depression to

the Zambezi river there are no river systems, drainage being through numerous vleis, such as the Kakulwane Plain and Westwood vlei and the Kalisossa and Chamabonda vleis of the Victoria Falls National Park. Drainage is mainly from west to east except for the Kakulwane and Kazuma plains which drain westward into Botswana.

South and south-east of the Kazuma Pan depression there are river systems of which the Matetsi system, being perennial, is the most important. The critical period for water flow is during July to October, when a number of streams cease to flow but many of these form natural pools.

In the north there is no potential for dam construction but water supplies can be developed by drilling. In the south the terrain lends itself to dam and weir construction.

The Ministry of Water Development (1969) on underground water supplies, advised :-

"Geologically the Matetsi I.C.A. consists of Karroo sediments, sometimes overlain by Kalahari. The dominant formation is the Basalt which is thought to be over 1,000 feet thick in the Victoria Falls area. The dominant feature is the Deka fault. This has been mapped by the Anglo American Corporation and is being used by Wankie Collieries as their main water supply. Two sites, yielding about 2 cusecs, have been completed and a third is being drilled.

"Boreholes drilled in the Basalt have been fairly good with average yields of 500-1,000 g.p.h. However, a few above average sites have been found. B.S.A.P. Pandamatenga, has a yield of \pm 2,500 g.p.h.; Cremer, near the Victoria Falls Airport has 2,000-3,000 g.p.h.; du Bugnome, Tipparary, has supplies of 1,800-2,000 g.p.h. A few of the supplies near Nashona and Lobangwe were of the 2,000 g.p.h. order.

"Except for the Deka fault the sediments have not yielded high supplies and most of them are salty. Water from the basalt is usually full of lime.

"Supplies are found at average depths of 70-120 feet and the average depth of boreholes is about 150 feet."

(6) Natural regions and areas

Vincent and Thomas (1961) classified the Matetsi Area as falling within Natural Regions III, IV and V, which, in turn, they divided into Natural Areas, as depicted on the map at Appendix IV B.

(i) Natural Region III - The semi-intensive farming region
(acres 558,000)

- (a) Natural Area IIIA - Semi-intensive mixed farming.
(acres 54,000) Cropping with drought resistant grain and other cash crops, with equal emphasis on

- semi-intensive livestock production.
- (b) Natural Area IIIB - Semi-intensive livestock production with support from small grain crop.
(acres 504,000)
- (ii) Natural Region IV - The Semi-extensive farming region
(acres 851,500)
- (a) Natural Area IVA - Semi-extensive livestock production, supported by some drought-resistant cash crop side-lines in suitable localities.
(acres 551,500)
- (b) Natural Area IVB - Semi-extensive beef production. Arable production designed to provide feed.
(acres 38,500)
- (c) Natural Area IVD - Forestry: Utilisation of indigenous timber.
(acres 261,500)
- (iii) Natural Region V - The extensive farming region
(acres 252,000)
- (a) Natural Area VA - Extensive beef production. Ranching based on veld alone.
(acres 252,000)

OTHER INFORMATION PROVIDED TO THE COMMITTEE.

A. Ecological

77. (1) The area falls naturally into three main regions :-

Region A : In the south-east there are large exposures of Permian rocks (Madumabisa shales, Wankie Coal Measures) with patches of Triassic Escarpment grits, Forest Sandstone etc. Region A amounts to about one-eighth of the total area.

Region B : To the north of Region A lies a broad belt of basalt covering about three-eighths of the total area.

Region C : The northern corner of the area consists mainly of Kalahari Sands with Basalt in the depressions, valleys and along the Zambezi. Region C covers about half the total area.

(2) Vincent and Thomas in the Agro-ecological Survey of Rhodesia include most of Region A in Natural Region V, most of Region B in Natural Region IV and most of Region C in Natural Region III. This classification is considered optimistic.

(3) In Region A the soils are often shallow, very vulnerable to grazing pressure and easily degraded by ranching as is evident around Sinamatella, where the ravages caused by ranching prior to 1952 are still, and may always be, evident in the shape of denuded slopes, eroding streambeds and extensive areas of bare ground.

(4) In Region B much of the basalt is covered by extremely shallow soils incapable of supporting much more than a sparse cover of annual grasses during the rains.

(5) For both of these regions temperatures and evaporation rates are high while the rainfall is unreliable. Much of these two regions (i.e. where the soils are very shallow) are considered to fit best into Natural Region XX, i.e. "unsuitable for any form of agriculture utilisation".

(6) Regions A and B undoubtedly contain patches of better country but in relation to the size of the area involved these better patches are small. They are very important, however, in that they are essential for the utilisation of the surrounding poorer land. If they were excised and used separately the surrounding land would be valueless.

(7) In Region C conditions improve somewhat and there are extensive areas of deep Kalahari Sand. This region contains the Kazuma and Panda Masuie Forest Areas and the

Victoria Falls National Park. Most of it should undoubtedly be included in Natural Region 4D "Forestry: Utilisation of Indigenous Timber".

(8) Experience has shown that it is not particularly suitable for dryland agriculture or for ranching. Dichapetalum cymosum, an extremely poisonous plant, is abundant on the Kalahari sands, which means that these cannot be used for grazing during the late dry season and early rainy season when Dichapetalum is dangerous. The basaltic vleis are often too wet to graze during the rains. For year-long grazing a balance of both soil types is required and this is often difficult to obtain. The Kalahari areas are very susceptible to bush encroachment and for ranching it would be necessary to subject the vegetation periodically to late-burning (October). This would be in direct conflict with the forestry policy and would be damaging to the timber resources.

(9) In an assessment of the Matetsi I.C.A. by Group Officer Lass in 1960, it was estimated that the whole area (west of the railway line), including the Victoria Falls National Park is capable of supporting 50 European ranchers based on a unit of 800 head (L.S.E.). Lass estimates that these ranches would produce at 18% sales and at an average price of \$50 per head, approximately \$380,000 worth of cattle.

(10) Bearing in mind that the area is marginal and will certainly deteriorate under cattle ranching and that as it deteriorates the ranches instead of producing profits will become increasingly dependent on government aid, an initial gross income of \$380,000 appears to be a very poor price for the sacrifice of the two most important natural assets the area can offer, i.e. timber and game.

(11) The area is rich in game species much sought after by American and other sportsmen. Under a game population maintained at a reasonable level it would not degrade.

(12) Game cropping is not advocated for this area but could be used when necessary as a control measure to keep the population at a level which would promote the best development of habitat to assist the main form of utilisation which would be "sporthunting".

B. Power

78. (1) Power for the Matetsi area is drawn from two sources, from the Victoria Falls Electricity Board in Zambia to supply the area around the Falls and from the Wankie Colliery to supply the area around Wankie.

(2) There is a surplus of power generated by the north bank power station which can be drawn, with Government approval, if and when any increased supply is needed for the Falls area.

(3) At the end of 1969, the only power line outside the Victoria Falls and Wankie areas was an 11 Kw. line from the Falls which went as far as Masuie, inter alia to supply the needs of the Victoria Falls Airport.

(4) In April, 1970, work started on a 65 mile line linking Victoria Falls with Wankie and it is expected that this will be completed in October, 1970. The existing thermal station at Wankie cannot be enlarged, is no longer able to cope with the demand and would, in future, continue to supply only the Wankie coalfield concession area, which includes the Wankie township. The new E.S.C. power line would supply the rest of the district.

(5) There is not enough demand for power in the area to warrant a connection to Kariba. Technical difficulties in linking the area with the Bulawayo system apply in respect of the link as the Central African Power Corporation's transmission voltage is 330,000 volts. A lower voltage link at, say, 132,000 volts presents no such technical problems - but of course, it is still beset with financial difficulties.

(6) The possibility of a hydro-electric scheme using some of the falls in the gorges below the Victoria Falls is under investigation. Such a scheme would not detract anything from the Rhodesian side of the Falls and no inter-governmental agreement would be necessary to implement it.

C. Mining

79.

(1) The area is very much an unknown quantity and the assessment of the type of minerals to be found is largely based on those found in the north and south of Matetsi and in comparable areas such as the south-east lowveld.

(2) The area which lies to the north of the Deka fault is largely covered by deep basalt. There should be a natural gas potential as a result of the deep burial of coal (possibly 10,000 feet). An important consideration is the production of petrol and fuel oils from coal.

(3) Minerals likely to be found include copper, zinc, lead, tungsten, tantalite, wolframite and fluorite. Also industrial minerals such as high grade flint clay and building materials. Basalt should contain semi-precious stones such as agates and amethyst.

(4) A thorough investigation of the whole area is necessary but this is dependent on priorities and recruitment. Large scale dams excepted, agricultural development would not inhibit the mining potential of the area. If, however, large dams were to be built there might be merit in undertaking a geological survey of the land to be inundated to obviate, if possible, the loss of mineral potential.

D. Forestry

80. (1) The total forest reserve in Matetsi is 203,000 acres in extent. The primary object of management in indigenous demarcated forests is the production on a sustained yield basis of hardwood sawlogs. There is a very real lack of reserved indigenous forests in Rhodesia in terms of percentage of overall land.

(2) Matetsi indigenous forests form part of the overall plan for the whole country and cannot be considered in isolation from the economic viewpoint. Indigenous forests are operated on a 160 year cycle and each area is cropped of mature trees once every 40 years. The first cutting cycle is now drawing to a close and the second is scheduled to start in 1971. It has been calculated that a yield of 6.1 million cubic feet of sawlogs will be obtained from forest reserves in the Matetsi area during the next cutting cycle. Based on current prices paid for standing timber in the round, it is estimated that the timber to be derived from Fuller, Panda Masuie and Kazuma from the second cutting cycle (Fuller 1975-1979, Panda Masuie 1979-1987, Kazuma 2028-2031) would yield \$308,000. The value of the same yield when calculated at rough sawn or partially processed stage is \$1,848,000.

(3) The estimated potential value of the timber is 10 cents per acre per annum ground value or 55 cents per acre rough sawn on rail. The second figure is considered to be more realistic and the value of hardwood is increasing as supplies throughout the world diminish.

E. Irrigation potential

81. (1) Zambezi water will have to be used for any major development of the irrigation potential of the Matetsi Area which will be expensive. In the foreseeable future, it is likely that it will be more economical to develop dam sites nearer the Matabeleland watershed, i.e. where major development is taking place and where the water is required.

(2) Bulawayo water is taken from the southern catchment. Eventually Bulawayo water will have to be taken from the

Zambezi and the southern catchment water will be utilised in that catchment area.

(3) There was a suggestion that Zambezi water be diverted into the Makarikari system - the Schwarts Scheme, but there is little hope of this being implemented.

(4) Only a cursory preliminary examination of the area has been undertaken by the Ministry of Water Development in regard to the irrigation potential of the Matetsi area. There are some basalt soils with limited potential along the river ranches. The Bulawayo Provincial Office investigated a possible settlement scheme on Crown land south of Westwood Ranch and west of the National Park. This proved uneconomical at a cost of \$2,08 million to provide 40 farms of 450 acres each (Paragraph 47).

(5) Another scheme which has been investigated and discarded as uneconomic was the Lukosi Scheme on the Lukosi river. In any case this was investigated with a view to providing water for Wankie and would not affect the Matetsi I.C.A.

(6) There are indications that reasonable water supplies would be available from boreholes in the area. An exceptional borehole has been developed for Wankie, but this would probably not be repeated in the Matetsi I.C.A. which is mainly basalt and lacks the faults where these exceptional water supplies are normally found.

(7) The tendency for surface water to diminish in the area (particularly the Chamabonda Vlei) despite a good rainy season was attributed in part to the fact that the area is protected and therefore the vegetation is stronger.

(8) Although no deep drilling had taken place in the area it was felt that reasonable domestic supplies could be obtained although there was a chance of running into saline waters.

(9) Although areas in the Victoria Falls National Parks were believed to be eminently suited to irrigation these had not been considered further as they were National Parks.

(10) The legal situation on the large scale abstraction of water from the Zambezi was that Angola, Zambia, South Africa (Caprivi Strip), Botswana and Mocambique were involved and an International agreement would be necessary. The small quantities being extracted at present are covered by Agreements with these countries. Really large scale irrigation projects would affect the power schemes at Kariba and Cabera Bassa, and this fact must not be overlooked.

F. Animal Health

82. (1) Although the policy in the past has been cattle ranching, experience and poor results in the area tend to indicate that this is not good cattle country. Problems of competition for grazing, broken fences and diseases spread by game could be largely overcome but the inherent nutritional unsuitability of the land for intensive cattle production would remain.
- (2) An early decision for either cattle or game economy is essential as the present position of heavy cattle/game contact has the highest disease potential, poses a constant risk of spreading foot and mouth by the cattle moved from the area, and generally makes disease control extremely difficult. The danger of foot and mouth disease spreading to other areas is far greater with a mixed cattle and game complex than if the area were either purely game or purely cattle. Countries which import beef are tending to tighten requirements in regard to freedom from foot and mouth disease, hence the importance of adequate control of this condition. Other diseases which are common to cattle and game are theileriosis, contagious abortion, rift valley fever, mange and anthrax. Once a policy is decided upon and introduced, game fences can be aligned to effectively break the close contact between domestic stock and game. Thus disease control will be on a more effective basis.
- (3) The area is almost certainly better suited to game than cattle, and although the costs of minimising the disease threat in game will be higher initially (additional game fence) the economy of the area will be more stable and prosperous in the long run.

G. Tourism

83. (1) Tourism is the largest single item of world trade and with rising standards of living and speedier economical transport is expected to grow even larger.
- (2) (a) International tourism has continued its world-wide expansion, but certain factors, largely short-term, combined to produce a slower rate of growth than hitherto. During the ten years preceding 1966 the annual growth-rate of tourist arrivals averaged 11 per cent; in 1966 it rose to 13 per cent, but in 1967 declined to 6 per cent. The official estimate by IUOTO (International Union of Official Travel Organizations) for 1968 was 141 million tourist movements, an increase of only 3 per cent, but IUOTO

predicted that "world tourism in 1969 would grow at a somewhat accelerated pace compared with 1968".

(b) Expenditure by world tourists in 1968 was estimated to have been US \$14.4 billion, 4 per cent more than in 1967. At this figure world tourism's contribution to global exports amounted to 6.5 per cent. Of the 141 million international tourist arrivals in 1968, countries in Europe received 73 per cent and those in North America 21 per cent. More than four-fifths of the world's tourist population lives in the northern hemisphere and because time and costs are predominant factors in determining travel destinations, the pattern of tourism is still overwhelmingly regional rather than long-distance. The following analysis of estimated 1968 tourist statistics for some of the major tourist countries amply illustrates this fact.

Country	Total tourist arrivals - 1968	Percentage from neighbouring or nearby countries
Spain	16.2 million	89%
Italy	12.0 million	83%
France	10.8 million	78%
U.S.A.	10.9 million	83%

(3) As Rhodesia lies so far from the world's largest reservoirs of tourists, much of its promotion is directed at the South African market which, in relative terms, offers the greatest potential at the least cost. For instance, a recent market survey indicated that fewer than 7 per cent of the European population of South Africa had visited Rhodesia during the previous two years, although 14 per cent of those who had not previously been here had expressed the "intention" of doing so during 1970 or 1971.

(4) (a) The number of tourists received from overseas countries is a modest proportion of Rhodesia's total tourist arrivals - approximately 10 per cent in the past four years. Nevertheless, even by comparison with the world's major tourist countries, this proportion may be regarded as not unsatisfactory and it is increasing. Since 1966 the growth-rate of tourist traffic from overseas countries has been more than 21 per cent per annum.

(b) Several factors which could favourably influence traffic from our overseas markets over the next three

years indicate that this rate of growth can be at least maintained if not improved upon: these are the recognition by airlines operating the high capacity jets of the need for promotion to be stepped-up if the additional seats are to be kept filled; the recent introduction of more favourable tour-basing airfares by IATA; the new routing possibilities offered by SAA's service across the South Atlantic via Rio de Janeiro; the popularity of the QANTAS and SAA flights between Sydney and Johannesburg; the acceptance generally by tour promoters that Southern Africa is a rewarding travel destination and the possible formation, now under consideration of a partnership among the tourist and travel interests of the sub-continent to conduct joint campaigns overseas to promote the region of Southern Africa.

- (5) The average length of stay of all tourists dropped by 1.7 days to 11.0 days in 1969. Nevertheless the total of tourist/nights was only 2.5 per cent below the record figure of 1968.

YEAR	Average Stay	Total Tourist/Nights
1965	11.3 days	2,906,000
1966	11.5 days	2,500,000
1967	12.1 days	2,882,000
1968	12.7 days	3,369,000
1969	11.0 days	3,285,000

- (6) Receipts of foreign exchange from the expenditure of tourists in Rhodesia, including Rhodesia's share of international fare payments, are estimated to have been :

YEAR	Total Receipts	Average per Tourist per day
1965	£10.54 million	£3.62
1966	£ 9.09 million	£3.60
1967	£11.78 million	£4.08
1968	£13.80 million	£4.10
1969	£15.89 million	£4.93

Expenditure by tourists in 1969 amounted to £2.09 million more than in 1968, an increase of over 15 per cent.

The tourist growth rate between 1966 and 1969 was approximately 10% per year but this has risen over the latter part of the period to approximately 12%. In forecasting the future, however, it would be rash to predict more than a growth rate of approximately 10% to 1975 which would give the country some 500,000 tourists in that year.

(8) In view of the number of variable factors that could influence tourist growth such as political and economic problems it is impossible to give anything more than an approximate estimate of growth rate beyond 1975. Based on this understanding it would not be beyond the bounds of possibility for a million tourists to be visiting Rhodesia in 1980 bringing in more than £50,000,000 in foreign currency.

(9) In assessing the tourist potential of the country domestic tourism must not be overlooked. Holiday and recreation travel by Rhodesian residents in their own country has reached substantial proportions and as a result of promotion by the Tourist Board and commercial undertakings, is increasing appreciably. Because of the difficulties in collecting complete statistics of internal movements, however, it is not possible to provide accurate traffic figures. It is believed, nevertheless, that the number of tourist-nights occupied in domestic tourism runs into several millions as does the total expenditure.

(10) A very large proportion of both foreign visitors and Rhodesian travellers are attracted by wild life in its natural surroundings. If the number of tourists visualised materialises therefore, areas for viewing game are going to be at a premium unless every available acre is retained for the growing and lasting trade of tourism.

H. National Parks and wild life

84. (1) The Matetsi I.C.A. contains a wide spectrum of animals including much sought after species such as elephant, buffalo, lion, sable and kudu. This area is regarded as one of the finest, if not the finest area in Africa, for sable antelope.

(2) With traditional hunting areas in Africa diminishing by virtue of human pressures as well as political factors, the wild life resource of Rhodesia is increasing in importance and value as more and more hunters turn their attention to Rhodesia. The demand for hunting in existing controlled hunting areas by far exceeds supply and year after year the camps are fully booked resulting in many disappointed applicants.

(3) Game ranching in Rhodesia has been stimulated by the introduction of the "mini-safari" under supplementary cropping permits. This move has resulted in game ranchers being able to considerably enhance the value of the animals to the extent that this form of utilisation is in many cases proving economically viable. Prior to the introduction of the "mini-safari" few, if any, of the game ranchers were able to make a reasonable living and it is notable that whereas the old concept of game ranching came under severe criticism, the new form of utilisation, involving as it does fewer animals being cropped, has largely escaped this criticism. Certain of these operators find that they are unable to satisfy all applicants and, as in the case of the controlled hunting areas, demand is exceeding supply. From the many enquiries received it is obvious that the demand for photographic safaris is also on the increase and as yet this aspect is not being fully exploited.

(4) The conservation of wild life depends entirely on its material value to man and not on sentimental values. Unless the material value can be clearly established there will be no hope for wild life in the long term. Game viewing and photographic and hunting safaris enhance the value of the wild life resource from which rich rewards can and should be reaped.

J. Communications

85. (1) The Matetsi I.C.A. is served by the main line of rail from Bulawayo to the Victoria Falls. There are no Road Motor Services from either the Victoria Falls or Wankie.

(2) There is a full tarmac road from Bulawayo through Wankie town to the Victoria Falls. All weather gravel roads have been constructed from the main road westwards to Kazungula and Botswana, from Matetsi Station south-westwards to a crossing over the Tsabolisa river, thence branching to Pandamatenga and Robins Camp and from Jafuta Siding skirting the southern boundary of the Victoria Falls National Park to serve the "T" Units. Other roads in the district are farm roads, but it is possible to traverse the Matetsi area from north to south in the dry season without using the main tarmac road.

(3) There is one major airport in the Matetsi I.C.A. situated adjacent to the main road some fourteen miles from the Victoria Falls. This airport handles daily flights to and from the main centres of Rhodesia, charter flights from both within and beyond our borders, military flights and private aircraft. An airstrip at the Victoria Falls is used by a private company for game-viewing and sight-seeing flights over the Victoria Falls.

LAND CLASSIFICATIONS AND ALLOCATIONS.

86. (1) The Land Tenure Act (No. 55 of 1969) which became effective on 2nd. March, 1970, classifies the land in the Matetsi I.C.A. as follows :-

(a) <u>European Area</u>		
(i) <u>Forest Land</u>	<u>Acres</u>	<u>Total Acreage</u>
Fuller Forest	61,100	
Kazuma Forest	59,300	
Panda Masuie	<u>82,700</u>	203,100
(ii) <u>Parks and Wild Life Land</u>		
Wankie Controlled Hunting Area		296,900
(iii) <u>General Land</u>		
		1,005,309
(b) <u>African Area</u>		
		Nil
(c) <u>National Area</u>		
Victoria Falls National Park		<u>141,600</u>
		<u>1,646,909</u>

(2) General land in the European Area is allocated as follows :-

<u>Land</u>	<u>Acres</u>
held under title	448,465
held under lease with option to purchase	24,714
held under lease without option to purchase	206,359
under offer	37,188
Wankie Township	350
Victoria Falls Township	<u>6,300</u>
	723,376
Unalienated State Land	<u>281,933</u>
	<u>1,005,309</u>
TOTAL	

87. (1) A map depicting the distribution of land in the Matetsi I.C.A. as at 31st. December, 1969, is given at Appendix VA. A list of owners and lessees of land in the area as at the same date is given at Appendix VB.

(2) Apart from meeting commitments previously agreed and the granting of short term temporary leases, land allocations in the Matetsi area were frozen from the date of the establishment of the Committee. In every case where a short term temporary lease has been granted, it has been done to meet an immediate problem, such as to provide land on which to keep captured wild animals or for the grazing of livestock.

(3) The Committee has received a number of requests for additional land from persons who already own or lease land in the area. It has also received enquiries from persons resident both in and outside the country for land at Matetsi. In all these cases the Ministry of Lands has replied to the effect that if and when State land in the area is made available, either for purchase or lease, the normal Government practice of inviting applications will be followed.

STATISTICS

88. (1) The Committee, assisted by the Director of Census and Statistics, prepared a form of questionnaire paragraph 2.(5)) which, with the co-operation of the Matetsi I.C.A. Committee, was sent to every landowner in the area. The response was disappointing in that only 18 completed or partially completed forms out of a possible 49 were returned. These were submitted to the Director of Census and Statistics for analysis, who replied as follows :-

"I write to confirm that it is the opinion of this office that no meaningful statistics can be obtained from analysis of the eighteen forms submitted to your Ministry by farmers in the Matetsi I.C.A.

"The eighteen forms cover only four farms growing crops and twelve farms keeping livestock, as compared with twelve farmers growing crops and twenty-three farmers keeping livestock according to this office's records. There seems to be no way of telling exactly how representative or unrepresentative the eighteen farmers are of the I.C.A. taken as a whole. In view of this and the somewhat arbitrary fashion in which many of the eighteen forms have been completed, it seems possible that any statistics taken from the forms would be as easily misleading as useful."

The Statistics provided through the questionnaire were not used.

- (2) The statistics which follow have been provided by the sources stated :-

A. Population statistics
(Source Central Statistical Office).

All population figures are taken from the 1969 Census of Population which was held on 20th March, 1969 (Europeans, Asians and Coloureds) and through the period 21st. April to 10th June, 1969 (Africans)

TABLE AI

Industrial Groups on which the European, Asian and Coloured population are dependent.

Industry	Wankie Urban Area	Vic-toria Falls T'ship	Re-ma-inder of I.C.A.	Total population of I.C.A.				
				Males		Females		Total
				Under 21	21 & over	Under 21	21 & over	
Agriculture	4	-	33	3	20	1	13	37
Mining & quarrying	1,098	-	11	238	376	231	264	1,109
Manufacturing	32	1	3	2	15	8	11	36
Electricity, gas and water	-	1	-	-	1	-	-	1
Construction	139	40	18	22	111	25	39	197
Finance, insurance & real estate	35	12	1	9	17	11	11	48
Wholesale/retail trade, restaurants & hotels	126	115	9	26	68	37	119	250
Transport, storage & communications	493	94	44	140	215	134	142	631
Services	171	120	24	50	122	36	107	315
Retired persons and their dependents	39	9	11	-	16	2	41	59
Not stated	43	4	1	13	5	22	8	48
	2,180	396	155	503	966	507	755	2,731

(i) The total number of Asians and Coloureds in the area was 51, of whom 43 were dependent on the transport, storage and communication industries.

(ii) The figures given in the Table exclude persons not normally resident in the I.C.A. who were enumerated there at the census date.

TABLE AII

The economically active European, Asian and Coloured
Population by Industry

Industry	Wankie Urban Area	Victor- ia Falls T'ship	Re- main- der of I.C.A.	Total economically active popu- lation of I.C.A.				
				Males		Females		TOTAL
				Under 21	21 & over	Under 21	21 & over	
Agriculture	2	-	22	1	20	-	3	24
Mining & quarrying	430	-	4	13	376	8	37	434
Manufacturing	17	1	2	-	15	1	4	20
Electricity, gas and water	-	-1	-	-	1	-	-	1
Construction	83	24	10	5	111	-	1	117
Finance, insurance and real estate	22	6	1	1	17	6	5	29
Wholesale and retail trade, restaurants and hotels	100	71	4	2	68	7	98	175
Transport, storage and communications	196	50	17	18	215	7	23	263
Services	122	80	17	14	122	9	74	219
Not stated	3	-	-	-	2	-	1	3
	975	233	77	54	947	38	246	1,285

The figures given in the Table exclude persons not normally resident in the I.C.A. who were enumerated there at the census date.

TABLE AIII

African population and distribution

Area	Males		Females		Total
	Under 20	20 & over	Under 20	20 & over	
Wankie Urban	4,480	6,560	4,210	2,730	17,980
Victoria Falls Township	550	1,320	490	510	2,870
Victoria Falls National Park	20	80	10	10	120
Remainder of I.C.A.	960	1,550	1,030	830	4,370
	6,010	9,510	5,740	4,080	25,340

TABLE AIV

Africans employed in the Matetsi I.C.A.

Wankie Urban Area	8,160
Victoria Falls Township	1,290
Remainder of I.C.A.	1,080
	<u>10,530</u>

B. Agriculture

(Source Central Statistical Office).

B. I. Farms and number of persons working on the land 1959 - 1969.

TABLE BI(a)

Farms

All areas in acres

As at	No. of Farms	Total Area	Area irrigated			Total area under crops and fruit	Area Stumped
			Flood	Over-head	Total		
30.9.1959	26	293,388	n/a	n/a	n/a	n/a	n/a
60	28	366,576	n/a	n/a	280	1,225	n/a
61	24	361,000	n/a	n/a	240	1,089	n/a
62	22	353,000	n/a	n/a	220	1,213	170
63	22	284,000	n/a	n/a	60	1,084	161
64	22	317,000	n/a	n/a	70	1,123	77
65	20	324,000	n/a	n/a	100	844	97
66	n/a	n/a	36	111	147	1,103	76
67	n/a	n/a	104	86	190	1,398	199
68	44	483,717	69	71	140	989	223
69	43	687,017	87	198	285	1,977	1,017

The figures for farms and area for the period 1959 to 1965 are those of the economically active farms only, whereas the figures for 1968 and 1969 are of the total farms in the area and the total acreage of those farms.

n/a means figures not available.

TABLE BI(b)

Number of persons working on the land: 1959 - 1969

As at	Owners and occupiers			European, Asian & Coloured employees			African Employees		
	Male	Female	Total	Male	Female	Total	Male	Female	Total
30.9.1959	22	14	36	6	1	7	519	20	539
60	23	15	38	6	1	7	505	42	547
61	15	9	24	6	1	7	486	12	498
62	15	9	24	6	1	7	509	2	511
63	13	10	23	6	-	6	357	19	376
64	16	8	24	6	-	6	392	2	394
65	16	8	24	3	-	3	322	3	325
66	14	5	19	4	-	4	259	10	269
67	20	8	28	4	-	4	314	7	321
68	16	5	21	10	1	11	326	14	340
69	11	8	19	11	1	12	406	21	427

B.II Livestock

TABLE BII(a)

Census of Livestock 1958/59 - 1968/69

(a) Cattle on Farms.

Year	Beef	Dairy	Unclassified	Total	Farm Count
1958/59	5,638	449	n/a	6,087	19
1959/60	6,405	563	n/a	6,968	20
1960/61	8,344	521	n/a	8,865	21
1961/62	7,059	509	n/a	7,568	20
1962/63	6,009	n/a	n/a	6,009	n/a
1963/64	7,562	212	n/a	7,774	18
1964/65	4,999	191	n/a	5,190	17
1965/66	6,622	101	n/a	6,723	21
1966/67	4,087	340	13	4,440	20
1967/68	6,289	146	205	6,640	28
1968/69	5,126	102	696	5,924	23

n/a means figures not available.

TABLE BII(b)

Beef and Dairy Cattle : acquisitions
and disposals: 1959 - 1969.

Year Ended	Acquisitions			Disposals.			
	Births	Purchases	Total	Farm slaught- erings	Deaths & Losses	Sales	Total
30.9.1959	n/a	473	n/a	100	417	549	1,066
60	n/a	888	n/a	86	753	826	1,665
61	n/a	1,072	n/a	48	445	1,662	2,155
62	n/a	46	n/a	19	340	915	1,274
63	n/a	1,925	n/a	24	460	1,056	1,540
64	n/a	2,215	n/a	15	546	2,863	3,424
65	n/a	479	n/a	19	326	4,143	4,488
30.6.1966	n/a	861	n/a	20	408	1,465	1,893
67	n/a	353	n/a	66	317	3,166	3,549
68	n/a	445	n/a	25	241	949	1,215
69	1,319	838	2,157	48	261	1,903	2,212

n/a means figures not available.

TABLE BII(c)

Other stock on farms: 1958/59 - 1968/69

Year	Sheep	Pigs	Goats	Horses Donkeys Mules
1958/59	324	182	246	7
1959/60	363	100	270	6
1960/61	472	129	466	10
1961/62	510	127	623	8
1962/63	337	27	n/a	7
1963/64	423	30	n/a	3
1964/65	228	8	n/a	2
1965/66	184	157	n/a	2
1966/67	245	93	n/a	-
1967/68	279	107	663	1
1968/69	425	66	771	7

n/a means figures not available.

TABLE BII(d)

Sheep: Acquisitions and Disposals: 1959 - 1969

Year Ended	Acquisitions			Disposals			
	Births	Purch- ases	Total	Farm slaught- erings	Deaths & Losses	Sales	Total
30.9.1959	n/a	21	n/a	8	42	12	62
60	n/a	1	n/a	12	32	-	44
61	n/a	60	n/a	18	104	62	184
62	n/a	1	n/a	17	27	38	82
63	n/a	-	n/a	13	7	152	172
64	n/a	61	n/a	19	21	-	40
65	n/a	22	n/a	8	66	9	83
30.6.1966	n/a	-	n/a	27	43	-	70
67	n/a	26	n/a	22	26	-	48
68	n/a	51	n/a	27	34	146	207
69	135	260	395	66	59	165	290

TABLE BII(e)

Figs : Acquisitions and Disposals: 1959 - 1969

Year Ended	Acquisitions			Disposals			
	Births	Purch- ases	Total	Farm slaught- erings	Deaths & Losses	Sales	Total
30.9.1959	n/a	1	n/a	18	7	27	52
60	n/a	2	n/a	31	6	148	185
61	n/a	31	n/a	8	19	104	131
62	n/a	-	n/a	6	16	2	24
63	n/a	-	n/a	6	7	34	47
64	n/a	9	n/a	3	-	34	37
65	n/a	-	n/a	9	3	32	44
30.6.1966	n/a	4	n/a	5	3	-	8
67	n/a	17	n/a	-	4	188	192
68	n/a	5	n/a	16	2	45	63
69	n/a	3	n/a	10	5	44	59

n/a means figures not available.

Total acreage of farms with livestock in 1969 = 367,444 acres.

BIII Crops

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TABLE BIII(a)

Tobacco and Maize: 1959 - 1969

Year Ended	Tobacco						Burley/Oriental			Maize		
	Virginia flue cured			Yield per acre	Area Planted	lb. Units	lb. Units	Yield per acre	Area Planted	Crop Reaped	Yield per acre	
	Area Planted	Crop Reaped	1,000 lb. Units									
30.9.1959	1	1	600	-	-	-	-	-	490	2,300	5	
60	-	-	-	0	323	-	-	323	680	3,000	5	
61	30	28	939	0	906	-	-	151	519	3,560	7	
62	50	45	900	-	-	-	-	-	606	3,429	6	
63	50	31	615	1	284	-	-	284	557	1,790	3	
64	76	43	571	6	3,756	-	-	626	485	1,982	4	
65	49	39	787	-	-	-	-	-	462	2,007	4	
66	60	38	633	-	-	-	-	-	446	3,280	7	
67	10	8	789	-	-	-	-	-	622	4,572	7	
68	7	3	429	-	-	-	-	-	492	2,816	6	
69	-	-	-	-	-	-	-	-	558	4,749	9	

o Oriental.

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TABLE BIII(b)

Other crops: 1959 - 1969

Year Ended	Sorghums			Groundnuts Shelled			Sunflowers			Cotton		
	Area Planted	Crop Reaped	Yield Per acre	Area Planted	Crop Reaped	Yield per acre	Area Planted	Crop Reaped	Yield per acre	Area Planted	Crop Reaped	Yield per acre
	Acres	200 lb Bags	200 lb Bags	Acres	180 lb Bags	180 lb Bags	Acres	125 lb Bags	125 lb Bags	Acres	1,000 lb. Units	1,000 lb. Units
30.9.1959	20	117	6	-	-	-	-	-	-	-	-	-
60	-	-	-	-	-	-	-	-	-	4	1	361
61	-	-	-	15	46	3	1	7	7	-	-	-
62	-	-	-	50	100	2	1	7	7	-	-	-
63	-	-	-	30	10	3	1	2	2	58	5	86
64	-	-	-	11	Nil	Nil	-	-	-	15	3	175
65	157	275	2	-	-	-	2	3	2	45	13	278
66	350	810	2	-	-	-	-	-	-	-	-	-
67	400	1,051	3	16	21	1	-	-	-	-	-	-
68	86	123	1	110	480	4	-	-	-	1	Nil	Nil
69	151	711	5	86	112	1	10	23	2	-	-	-

TABLE BIII(c)

Fodder Crops : Planted pastures : Green manure : 1959 - 1969

Year Ended	Fodder Crops				Planted pastures acres	Green manure acres
	Hay, Green Feed & Seed	Silage				
		Acres	Acres	Units: ton		
30.9.1959	119	94	780	8	-	4
60	180	15	93	6	-	95
61	102	100	n/a	n/a	-	175
62	175	172	n/a	n/a	-	50
63	208	20	200	10	-	50
64	330	29	278	10	-	70
65	66	20	n/a	n/a	-	20
66	141	55	275	5	-	-
67	218	20	240	12	-	20
68	71	90	900	10	-	45
69	406	447	4,395	10	150	-

n/a means figures not available.

NOTE: No account has been taken of -

- (i) sugar cane, edible dry beans and wheat which have been grown on a very small scale (perhaps on a trial basis);
- (ii) potatoes, vegetables and fruit because of the very small acreages put under these crops.

C. Wild Life

TABLE CI(a)

Game animals and birds cropped by permit holders on farms:
1964 - 1969

(From returns submitted to Department of National Parks
and Wild Life Management).

Animals

Species	1964	1965	1966	1967	1968	1969	Total
Buffalo	2	-	22	130	87	75	316
Bushbuck	-	-	5	13	13	12	43
Duiker	-	-	8	116	68	40	232
Eland	5	12	24	45	26	15	127
Elephant	-	-	1	14	2	12	29
Hippo	-	-	-	-	1	1	2
Impala	-	-	3	79	55	25	162
Kudu	3	-	42	133	109	65	352
Lion	-	-	-	6	14	3	23
Sable	12	11	62	294	270	176	825
Grysbok	-	-	2	28	21	18	69
Steenbuck	-	-	3	15	-	-	18
Reedbuck	-	-	3	31	35	15	84
Warthog	-	-	15	62	64	64	205
Waterbuck	-	-	30	120	112	135	397
Wildebeest	-	-	7	7	-	-	14
Zebra	-	10	62	242	194	128	636
	22	33	289	1,335	1,071	784	3,534

TABLE CI(b)

Birds

Species	1964	1965	1966	1967	1968	1969	Total
Francolin	-	-	-	-	66	59	125
Guinea Fowl	-	-	36	36	124	93	289
	-	-	36	36	190	152	414

TABLE CII

Game animals recorded as shot by the Southern Rhodesia
Hunters and Game Conservation Association : Area "A"
Wankie, Panda Masuie, Kazuma Forest Areas.

(From returns submitted to the Department of National
Parks and Wild Life Management)

Species	1962	1963	1964	1965	1968	Total
Elephant	5	3	11	6	2	27
Buffalo	25	16	34	16	37	128
Eland	9	25	37	35	32	138
Sable	9	29	63	82	19	202
Kudu	15	25	49	38	17	144
Zebra	19	36	69	94	55	273
Wildebeest	32	29	26	12	1	100
Waterbuck	-	6	12	42	21	81
Impala	2	13	16	-	-	31
Warthog	9	10	42	36	56	153
Bushpig	2	15	3	-	3	23
Duiker	16	25	33	43	29	146
Steenbuck	8	-	-	19	23	50
Lion	-	-	-	1	-	1
Tsessebe	1	-	-	-	-	1
Bushbuck	1	-	-	-	-	1
	153	232	395	424	295	1,499

TABLE CIII(a)

Hunters and gross revenue earnings Wankie Controlled
Hunting Area 1963 - 1969

(From details recorded by the Department of National Parks and Wild Life Management)

Year	NUMBER OF HUNTERS			GOVERNMENT REVENUE			
	Resident	Non-Resident	Total	Licence Fees	Camp Fees	Other	Total
				£	£	£	£
1963	-	-	24	1,658	5,040	-	6,698
1964	-	-	36	11,244		-	11,244
1965	-	-	26	3,982	5,880	-	9,862
1966	6	34	40	6,580	10,640	66	17,286
1967	2	23	25	4,260	5,040	-	9,300
1968	7	16	23	4,254	5,880	36	10,170
1969	13	15	28	6,516	5,880	176	12,572

TABLE CIII(b)

Game animals killed by hunters in the Wenkie Controlled
Hunting Area 1963 - 1969.

(From details recorded by Department of National Parks
and Wild Life Management)

Species	1963	1964	1965	1966	1967	1968	1969	Total
Buffalo	31	52	56	78	43	33	48	341
Duiker	-	1	-	4	3	3	-	11
Eland	2	7	14	1	2	3	10	39
Elephant: Male	15	24	20	16	10	10	19	114
Elephant: Female	10	17	15	3	4	-	7	56
Impala	24	44	32	44	35	37	40	256
Kudu	18	43	32	29	18	25	20	185
Lion	1	3	2	6	3	4	6	25
Roan	3	1	-	-	-	-	-	4
Sable	9	16	14	29	16	22	25	131
Grysbok or Steen- buck	-	5	5	-	7	1	1	19
Warthog	14	38	27	30	31	17	-	157
Waterbuck	5	4	6	11	8	5	17	56
Wildebeest	1	3	19	-	1	-	-	24
Zebra	7	18	23	37	23	42	54	204
	140	276	265	288	204	202	247	1,622

TABLE CIV

Game animal population on land west of the Railway, but
not including the Victoria Falls National Park and the
Wankie Controlled Hunting Area

(Survey undertaken by the Department of National
Parks and Wild Life Management :
September/October, 1969)

Species	Number recorded
Bat-eared fox	2
Buffalo	238
Duiker	15
Eland	225
Elephant	104
Gemsbok	21
Giraffe	13
Impala	118
Kudu	38
Lion	2
Orihi	3
Ostrich	12
Reedbuck	40
Roan	1
Sable	1,627
Tsessebe	22
Warthog	75
Waterbuok	482
Wild pig	3
Wildebeest	51
Zebra	352

D. Tourism

D.1 Visitors to the Victoria Falls Area

(There are no statistics giving the total number of visitors to this area).

TABLE DI(a)

Number of persons disembarking at Victoria Falls Airport 1966-1969

(Based on figures supplied by the Department of Tourism)

Year	Victoria Falls Airport
1966	Not open
1967	16,544
1968	29,257
1969	32,208

TABLE DI(b)

Estimated total of visitors to the Victoria Falls 1966-1969
(Compiled in association with the Department of Tourism)

Year	Total
1966	70,000
1967	77,000
1968	88,000
1969	100,000

TABLE DI(c)

Estimated number of visitors accommodated in Hotels at the Victoria Falls 1967-1969

(Compiled in consultation with the Department of Tourism)

Year	Total
1967	41,000
1968	45,000
1969	42,000

D.II Visitors to the Victoria Falls National Park.

TABLE DII(a)

Visitors accommodated and fees paid in Rest Camps,
Camping Sites and Caravan Parks 1964-1969

(Based on figures supplied by the Department of National
Parks and Wild Life Management)

Year	In Rest Camps	Fees Paid	Campers and Caravaners	Fees Paid	Other Fees Paid	Total Visitors Accommodated	Total Fees Paid
		£		£	£		£
1964	11,574	24,274	3,769	1,234	846	15,343	26,354
1965	12,810	24,232	3,241	1,386	1,798	16,051	27,416
1966	10,170	20,116	2,252	864	1,234	12,422	22,214
*1967	14,233	31,930	5,700	3,672	1,690	19,933	37,292
+1968	21,273	56,474	5,012	2,990	1,704	26,285	61,168
1969	23,123	77,924	9,058	4,604	228	32,181	82,756

*Luxury Tentage and Zambezi Camp opened December, 1967.

+Accommodation charges increased with effect from 1st. June, 1968.

TABLE DII(b)

Cars entering Game Area and fees paid 1964-1969

(Based on figures supplied by the Department of National Parks
and Wild Life Management)

Year	Number of Cars	Fees paid
		£
1964	2,815	1,392
1965	3,966	1,334
1966	1,235	2,814
1967	2,503	2,176
1968	3,030	2,538
1969	3,666	3,142

(i) Entry fees charged at £1.00 per vehicle per day, or £2.00 per vehicle for any number of entries during one period of not more than seven days.

(ii) The game area is open to visitors on average eight months of the year.

D.III Visitors to the Wankie National Park

(These figures are given for purposes of comparison only)

TABLE D.III(a)

Visitors accommodated and fees paid in Rest Camps, Camping Sites and Caravan Parks 1964-1969.

(Based on figures supplied by the Department of National Parks and Wild Life Management)

Year	In Rest Camps	Fees Paid	Campers and Caravaners	Fees Paid	Other Fees Paid	Total Visitors Accommodated	Total Fees Paid
		£		£	£		£
1964	14,516	18,726	1,767	694	636	16,283	20,056
1965	17,496	19,560	2,195	864	886	19,691	21,310
*1966	13,498	16,464	924	530	670	14,422	17,664
1967	17,431	26,594	2,055	1,618	1,160	19,486	29,372
+1968	23,318	48,138	2,797	1,404	1,034	26,115	50,576
1969	26,876	80,774	5,328	2,028	470	32,204	83,272

* Sinamatella camp opened June, 1966.

+ Accommodation charges increased with effect from 1st. June, 1968.

TABLE D.III(b)

Cars entering the Wankie National Park (all points) 1964 - 1969

(Based on figures supplied by the Department of National Parks and Wild Life Management)

Year	Number of cars	Fees Paid
		£
1964	5,640	19,930
1965	6,286	25,594
1966	3,798	24,674
1967	6,263	33,724
1968	7,168	44,794
1969	11,631	53,608

Entry fees charged are £2.00 per adult and 25 cents per child for any number of entries in respect of one period of not more than ten days.

AN ANALYSIS OF THE REPRESENTATIONS MADE TO
THE COMMITTEE

89. (1) There were three major points of general agreement viz:
- (i) the contribution of the Matetsi area to the national economy, under its present form of land (mis)use, is insignificant;
 - (ii) its contribution can and must be increased;
 - (iii) the present policy which allows "game slaughter" is wrong and warrants immediate review.
- (2) A clear divergence of opinion emerged, however, both as to the reasons for past poor performance and the best use to which the area can, and should, be put in the national interest in the future. The protagonists fell into two groups; Group A who advocated the use of the area for agricultural production and Group B who advocated the use of the area for wild life conservation allied to tourism. A third group, Group C, offered a number of other suggestions.

90. (1) Group A:

The protagonists for the land to be used for agriculture - cattle ranching supplemented by crop growing for sale and cattle feed,

- (a) attributed past poor performance to -
 - (i) lack of overall Government policy and co-ordination between departments - Lands, Forestry, Agriculture, Tourism and Game;
 - (ii) conflict between farming, forestry and wild life interests;
 - (iii) piecemeal settlement - rather than simultaneous settlement of the whole;
 - (iv) allocations of land to persons of the "wrong type" and to "get-rich-quickly" game speculators thinly disguised as stock ranchers;
 - (v) lack of development capital; lack of co-operation and co-ordination between farmers; poor communications; absence of water development;
 - (vi) abundant wild animal populations; depredations by predators thus rendering free ranging of cattle impossible and necessitating kraaling;

- (vii) operation of large properties by absentee owners "by remote control";
- (viii) high cost of marketing produce;
- (ix) low standard of farming;
- (x) prevalence of disease, both in stock and in humans.

(b) reasoned that -

- (i) the area has a fair/good agricultural potential; although the soil and vegetation do not compare very favourably with that found in other parts of the country (for example Mashonaland) the rainfall is fairly reliable and with proper management it could be good ranching country; there are good pockets of irrigable soils; tobacco can be grown on the sand, particularly if irrigation is available;
- (ii) good cattle are presently being produced with only a little supplementary feeding; the area has been used successfully for drought relief grazing;
- (iii) agricultural settlement will tame what is now a hard environment; with proper management the area is no more susceptible to damage through grazing than (say) the lowveld;
- (iv) unless the land is settled by Europeans now there may be claims upon it in future for African farming land, in which event it will be lost from an economic point of view to agriculture;
- (v) the area is prone to foot and mouth disease and other cattle diseases, coming in from the north and west largely unchecked because of the poor veterinary services in adjoining countries; diseases cannot be effectively controlled where there is wild life; outbreaks of diseases, particularly foot and mouth, jeopardise the whole of Rhodesia's beef industry;
- (vi) while game ranching on a limited scale could be undertaken by farmers, it is inevitable that cattle and game interests will

clash and a clear separation is desirable; combined game and cattle ranching requires a high degree of management "know how" absent at the present time;

- (vii) successful farming enterprise would provide an essential community backing for Victoria Falls and Wankie;
 - (viii) difficulties of locality, distance from market and lack of communications will be overcome with development;
 - (ix) game is too sparse to maintain long term safaring on a large scale; the area is unsuited to safari hunting;
 - (x) tourism would, in any event, increase.
- (c) considered that, in the national interest, its contribution can best be increased by and through -
- (i) the elimination of the Forest Areas;
 - (ii) a substantial reduction in the size of the Victoria Falls National Park; (tourists wishing to see game in the wild should visit Wankie);
 - (iii) the formulation of an agricultural development plan for the whole area which should aim at -
 - (a) providing basic economic units able to maintain 1,200 to 1,800 head of livestock (to be achieved by consolidation and re-division of land);
 - (b) exploitation of full irrigable potential (which, in some parts, will enable 2 or perhaps even 3 crops a year to be grown with "out-of-season" benefits);
 - (iv) the wholehearted implementation of the development plan; if possible land should be leased rather than sold to ensure -
 - (a) application of a uniform policy;
 - (b) proper agricultural use is made of the land;
- (Any person not wishing to abide by the plan to be required to ensure, by adequate measures, that his activities are contained within his property and do not jeopardise the livelihood of his neighbours);
-

- (v) closer settlement - which will result in greater security and the elimination of predators;
- (vi) selection of the right people, coupled with other requirements, viz :-
 - (a) personal occupation of the land;
 - (b) farms and ranches to be fenced;
 - (c) regular dipping;
- (vii) more infrastructural development - better roads and communications;
- (viii) better veterinary services - thus reinforcing the establishment of a buffer along the Botswana border and so affording protection from disease, to the whole of Rhodesia's beef industry;
- (ix) solid Government backing and more technical advice and research to overcome what may be nutritional deficiencies;
- (x) owner/lessee exploitation of forests;
- (xi) financial assistance to farmers to get them over the first 4 or 5 years of high capital outlay and little return.

90. (2) Group B:

The protagonists for the land to be used for the conservation of wild animal life allied to tourism;

- (a) attributed past poor performance to the marginal nature of the land which, as a whole, is unsuitable for agricultural use;
- (b) reasoned that -
 - (i) farming had not proved a success in the past, not even when backed by adequate capital;
 - (ii) the area is suitable for the conservation of wild life, and particularly so for certain species such as sable, kudu and eland not so abundant elsewhere in Africa;
 - (iii) the Victoria Falls, Wankie National Park and the Kariba Lake are unique as tourists attractions with an immense tourist potential; add the attractions of safaris, mini safaris, photography, aerial game viewing, selective hunting and fishing and there will be no limit to the advancement of the area;
 - (iv) Rhodesia must be ready to fully exploit the jumbo-jet-age of tourism; visitors must be induced to stay longer in the country;
 - (v) foreign currency earnings will be increased;
 - (vi) the capital cost of developing the area for wild life use would be low as compared

- to the high capital cost of developing the area for agricultural use; irrigation is costly and assured markets are essential;
- (vii) forestry and wild life conservation can be undertaken simultaneously in the area to the benefit of both; elephant only do a certain amount of damage in a forest, especially to mukwa; the grazers and browsers are beneficial for they reduce the fire hazard;
 - (viii) parts of the area are in a serious state of degradation, urgently in need of reclamation; reclamation under wild life will be easier than under cattle;
 - (ix) control of diseases under game will be no more difficult than under cattle; diseases in cattle are costly to control;
 - (x) Umkauzaan (Dichapetalum cymosum) is abundant on the Kalahari sands, thus rendering much of the area useless for cattle at certain times of the year;
 - (xi) the national need is to intensify use of good agricultural land; continued extension reduces level of use and of management and leads to deterioration of the natural resources;
 - (xii) some landowners have already seen the light and have turned from cattle ranching to game exploitation for a living;
 - (xiii) cattle ranching has been tried and has failed - try game - if game fails cattle can be introduced again later - once the game has been removed it is lost forever;
 - (xiv) despite enormous quantities of game shot over the years more have been lost as a result of land deterioration caused by fires and soil erosion; once these are controlled, game will increase to the extent where organised culling will become necessary;
- (c) considered that, in the national interest, its contribution can best be increased by and through -
- (i) the division of the area into two parts - the eastern part to be used for agriculture, the western part for wild life conservation
-

allied to tourism and especially directed towards catering for the (wealthy) visitor from overseas;

- (ii) realignment, as soon as possible, of the present game fence which runs west to east from the Botswana border along the northern boundary of the Wankie Controlled Hunting Area to Lobangwe, to demarcate the division between "agriculture" and "game" and to permit of the northerly movement of game from the Wankie National Park;
- (iii) Government acquiring and/or reclaiming the land set aside for wild life conservation which is presently privately owned or leased;
- (iv) division of the land into good ecological units for long lease to persons who would be committed to use them for wild life purposes which would be stipulated; no fencing;
- (v) combined use of the Forest Areas for forestry and wild life;
- (vi) proper co-ordination of all tourist attractions in the Victoria Falls/Wankie/Kariba complex with the added attractions.

90. (3) Group C: Other suggestions

Contributions can best be increased by and through :-

- (i) the establishment of game sanctuaries under the Department of National Parks and Wild Life Management; hunting may be lucrative in the short term, but hunting wastes the asset and past history shows how rapidly a game population can be reduced; the demand for hunting is less than the demand for game viewing and photography which has tremendous potential as a long term tourist attraction and foreign currency earner; facilities for game viewing flights should be provided;
- (ii) more fully exploiting the potential of the Victoria Falls by -
 - (a) providing more scenic viewing drives, such as a scenic road from the

Victoria Falls to Kazungula following the riverside of the escarpment and giving an almost continuous view of the Zambezi; and a similar road taking in the Masuic Falls and points of vantage along the Zambezi Gorges;

- (b) industrialisation, using the cheap power, water and labour available, but restricted to land along the railway line;
 - (c) the opening up of residential sites along the Zambezi river bank for permanent and holiday occupation; a kind of "Zambezi Riviera" type development to include small townships at selected points - these to provide shops, houses and all tourist amenities and attractions aimed at inducing tourists to prolong their stay;
 - (d) the provision of "tourist gimmicks" in the area adjacent to the Victoria Falls;
- (iii) using the Zambezi river to generate power and to provide water for irrigation through the construction of a 20 ft. wall across part of the river where it splits (at which point it is about three-quarters of a mile wide); the power to be used at the Victoria Falls, Wankie and in the Matetsi area and to pump water to heights of 600 feet to irrigate locally and to serve the Plumtree/Nyamandhlovu area;
- (iv) the establishment of a tourist centre-cum-wild life museum at the Victoria Falls to provide information on all aspects of Rhodesian life (e.g. commerce, industry, agriculture), thus creating "a type of shop window to sell Rhodesia" to visitors;
 - (v) developing the bird life potential and providing game bird and waterfowl shooting;
 - (vi) establishing game farms (a zebra will produce a return of £100) which, in addition, could provide semi-tame animals for zoos and for use in filmmaking;

- (vii) allowing present landowners/occupiers to develop as they wish by not forcing them into either cattle or game; cattle and game can be run together on one property provided it is fenced;
- (viii) putting to wild life use only the privately owned land which has a game population and the remaining unalienated State land;
- (ix) applying a policy which does not state rigidly "cattle" or "game" or "agriculture" but permits use under intelligent control and efficient management, thus realising the full potential of the area which is great in a variety of ways.

..../

ECONOMIC APPRAISAL OF LAND USES RECOMMENDED
FOR THE COMMITTEE'S CONSIDERATION

91. (1) From the representations made to the Committee there are four possible uses to which land in the Matetsi I.C.A. can best be put in the national interest, viz :-
- A. Agriculture - cattle ranching supplemented by crops for sale and stockfeed.
 - B. Wild Life Conservation allied to Tourism - hunting, photographic and foot safaris with aerial game viewing and fishing.
 - C. National Parks - preservation of wild life, game viewing and photography.
 - D. Multiple use - cattle supplemented by crops for sale and stockfeed, or game utilisation at the discretion of individual landowners.

An economic appraisal of multiple use was not attempted because of the infinite permutations that might be applied and because veterinary and other evidence supports the view that within an area one major use must predominate.

- (2) An economic appraisal was attempted by the Committee for the first three of these uses applied to the whole extent of the I.C.A.
- (3) In the calculations which follow it has been assumed that -
- (i) the popularity of the Victoria Falls would not be affected in any way and that the visitor rate would follow present upward trends;
 - (ii) the benefit to be derived from the hardwood forests would still accrue to the national economy whether exploited under direct control of the Forestry Commission or by private landowners assisted by the Commission;
 - (iii) in the agricultural use of the land there would be a relatively low (scarce) game population;
 - (iv) in the wild life conservation use of the land there would be no cattle and an abundant wild animal population which, although nomadic, would be fairly evenly distributed;
 - (v) prospecting and mining output would not be affected.

92. AGRICULTURE:

(a) Cattle ranching supplemented by crop growing for sale and stockfeed

(i) Assessment of livestock carrying capacity

Natural Region III Total area: 558,000 acres

Deduct:

Victoria Falls National Park (reduced area) say	33,700	
Victoria Falls Township	6,300	
Irrigable land	<u>10,000</u>	<u>50,000</u> acres

Available for livestock: 508,000 acres

*Number of livestock units at 20 acres per unit = $\frac{508,000}{20}$ = 25,400 L.U's

Natural Region IV Total area: 840,000 acres
(adjusted)

Deduct:

Railway Reserve		<u>3,000</u> acres
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Available for livestock: 837,000 acres

*Number of livestock units at 25 acres per unit = $\frac{837,000}{25}$ = 33,500 L.U's

Natural Region V Total area: 252,000 acres

Deduct:

Wankie Coal Concession and Township		<u>40,000</u> acres
-------------------------------------	--	---------------------

Available for livestock: 212,000 acres

*Number of livestock units at 35 acres per unit = $\frac{212,000}{35}$ = 6,050 L.U's

*Livestock carrying capacity:

Region III	...	25,400	Livestock units
Region IV	...	33,500	" "
Region V	...	<u>6,050</u>	" "
Total:		<u>64,950</u>	" "

* Based on Agro-Economic Regions of Rhodesia, 4th Edition, prepared by Farm Management Section, Planning Branch, Department of Conservation and Extension, December, 1967.

(ii) Economic appraisal

In this assessment the potential for dry land cash cropping is ignored as likely to be negligible.

♠ <u>Capital investment:</u>	£
Including fencing, water supplies, dips, homestead and livestock, but excluding a land value: 64,950 L.U's x £85	5,520,750
<u>Infrastructural development:</u>	
= 200 miles of roads at £4,000 per mile	800,000
+ 40 telephone points at £600 per point	24,000
<u>Total capital cost:</u>	6,344,750
♠ <u>Gross value of annual production:</u>	
64,950 L.U's x £20	1,299,000
♠ <u>Less: variable costs</u> 64,950 L.U's x £10	649,500
<u>Gross Margin:</u>	649,500
<u>Less: overheads</u> on 40 units of 1,624 L.U's: 40 x £7,500	300,000
<u>Net income potential:</u>	349,500

♠ Based on figures supplied by Rhodesia National Farmers' Union.

+ Based on figures used by the Ministry of Agriculture.

= Based on figures supplied by the Regional Road Engineer, Bulawayo.

(b) Cash cropping under flood irrigation

(i) <u>Irrigable acreage</u>	<u>Acres</u>
Estimated to be available for large scale development	10,000
* <u>Less:</u> 15% for roads, canals, dead areas, building sites etc.	1,500
<u>Net irrigable area:</u>	8,500

(ii) Economic appraisal

*Total capital costs excluding land and working capital: 8,500 acres x £410	£ 3,485,000
*Gross value of annual production: 8,500 acres x £242	2,057,000
* <u>Less:</u> total annual costs: 8,500 acres x £190	1,615,000
<u>Net income potential:</u>	442,000

*Based on Sabi-Limpopo Authority's actual experience in large scale flood irrigation development at Chisumbanje over 3 years, 1967-1970.

(c) Net indirect income potential:

The following formula provides an estimate of the net income derived indirectly from agricultural production at producer prices :-

Gross value of production x 1.5 x 0.15

This is derived from the average retail value of farm produce (slaughter cattle, seed cotton, grain, vegetables, etc.) being increased two and a half times (1.5 times its value is added) before it is consumed as meat, textiles, meal etc.

It is further estimated that those persons adding this value make a net 15% (0.15) in doing so.

The net indirect income potential is therefore estimated for -

(i) Cattle ranching:

£1,299,000 x 1.5 x 0.15 £292,275

(ii) Irrigation:

£2,057,000 x 1.5 x 0.15 £462,825

(d) Employment:

(based on figures supplied by Planning Branch of the Department of Conservation and Extension).

(i) Cattle ranching:

European owners	40
African employees at 24 per ranch of approximately 39,000 acres carrying 1,624 L.U's	960

(ii) Irrigation:

European owners	21
African employees at 60 per flood irrigation unit of 400 acres	1,260

SUMMARY

A G R I C U L T U R E

	<u>Cattle Ranching</u>	<u>Irrigation</u>
Capital investment.	£6,344,750	£3,485,000
Gross value of annual production	£1,299,000	£2,057,000
Total production costs	£ 949,500	£1,615,000
Net direct income	£ 349,500	£ 442,000
Net indirect income	£ 292,275	£ 462,825
European employment	40	21
African employment	960	1,260

93. (1) WILD LIFE CONSERVATION ALLIED TO TOURISM

Hunting, photographic and foot safaris organised and run by Government

(i) Proposal

(by the Department of National Parks and Wild Life Management)

2 photographic and foot safari camps.
Victoria Falls National Park to accommodate 12, Kazuma Pan to accommodate 8; and

7 hunting camps,

2 on Zambezi river,

1 at Inyati,

1 at Sanctuary,

1 at Tshowe,

1 at Lukosi,

1 at Kasibi

each to accommodate 2 hunters and 4 guests.

(ii) Economic appraisal

(based on figures provided by the Department of National Parks and Wild Life Management)

Capital investment

Construction costs : Photographic and Foot Safari Camps

Victoria Falls National Park:

8 x 2-bed self-contained "rustic type" chalets, equipped.

Dining room, lounge, kitchen etc. with equipment

Water supply (from Zambezi)

Staff housing : European and African

Cost of camp: £75,000

Kazuma Pan

6 x 2-bed self-contained "rustic type" chalets, equipped.

Dining room, lounge, kitchen, etc. with equipment

Water supply (boreholes)

Staff housing: European and African

Cost of camp: £60,000

Construction costs : Hunting camps

Zambezi river

2 x 4-bed self-contained "rustic type" units, equipped

Dining room, lounge, kitchen etc. plus equipment

Water supply (from Zambezi)

Staff Housing: European and African

Cost per camp: £37,000

2 camps = £74,000

Other hunting camps

2 x 4-bed self-contained "rustic type" units, equipped

Dining, room, lounge, kitchen, etc. plus equipment

Water supply (boreholes)

Staff housing: European and African

Cost per camp: £ 41,000

5 camps = £205,000

Other costs

Vehicles:

£

20 landrovers s/w @ £2,800 each	56,000
10 x 5 ton trucks @ £3,800 each	38,000
1 heavy motorised grader	26,000
2 x 5 ton tipper trucks @ £4,500 each	9,000

129,000

Firearms:

5,000

+ Roads: 200 miles @ £1,400 per mile 280,000

Game water supplies: 50,000

Radio telephones: 9 units @ £800 per unit 7,200

Total: 471,200

+ Based on figures supplied by the Regional Road Engineer, Bulawayo.

GROSS EARNINGS

Direct

Photographic and Foot Safaris

£

20 beds @ £20 per person per day
75% occupancy for 6 months per annum. 15 x £20 x 180

54,000

Hunting Camps

Hunters:

£110 per hunter per day
2 x 10 day hunting periods per month for 5 months per annum
2 x £110 x 20 x 5 x 7

154,000

Guests

£20 per day 50% occupancy
2 x £20 x 20 x 5 x 7

28,000

Hunting Licences

Composite @ £150

2 x £150 x 2 x 5 x 7

21,000

203,000

Indirect

Photographic and Foot Safaris

Internal fares, photographic supplies, liquor, clothes, etc @ £80 per person per 4 day visit
15 x £80 x 45

54,000

b/forward \$
54,000

Hunting Camps

Internal fares, taxidermy, arms, ammunition, clothes, photographic supplies, etc. @ \$150 per hunter and party	
2 x \$150 x 2 x 5 x 7	21,000
Game viewing flights (based on figure supplied by operating company)	25,000
	100,000

Recurrent costs:

<u>Salaries and Wages</u>	\$
2 Wardens I @ \$4,500	9,000
12 Wardens II @ \$3,500	42,000
3 Clerical staff @ \$2,000	6,000
60 game scouts @ \$340	20,400
10 chefs @ \$500	5,000
40 labourers @ \$300	12,000
	94,400
<u>Allowances:</u>	6,000
Total salaries, wages and allowances	100,400

Other costs:

	\$
Subsistence and transport	25,000
Incidental expenses	5,000
Advertising and commissions	5,000
Maintenance	5,000
	40,000

Food:

<u>Photographic and Foot Safaris</u>	\$
15 x \$7 x 180	18,900
<u>Hunting Camps</u>	
4 x \$7 x 20 x 5 x 7	19,600
	38,500

Road Maintenance:

20,000

Indirect:

(80% of gross earnings) 80,000

S U M M A R Y

WILD LIFE CONSERVATION ALLIED TO TOURISM

Hunting, Photographic and Foot Safaris organised
and run by Government

<u>Capital investment:</u>	£	
Camp construction	414,000	
Other costs	<u>471,200</u>	<u>£885,200</u>
 <u>Gross earnings:</u>	£	
Direct	257,000	
Indirect	<u>100,000</u>	<u>£357,000</u>
 <u>Recurrent costs:</u>	£	
Direct	198,900	
Indirect	<u>80,000</u>	<u>£278,900</u>
 <u>Net direct earnings:</u>		<u>£ 58,100</u>
 <u>Net indirect earnings:</u>		<u>£ 20,000</u>
 <u>European employment:</u>		17
<u>African employment:</u>		110
 <u>Number of tourists:</u>		
Photographic and foot safaris	675	
Hunters and guests	<u>280</u>	955

93. (2) WILD LIFE CONSERVATION ALLIED TO TOURISM
Luxury Hunting Safaris run by private enterprise

In this assessment it has been assumed that the land is State land on which the hunting rights have been leased for a period of 10 years in the first instance; provision is included in the lease for the construction by the lessee of "rustic type" hunting camps; Government's contribution will be limited to the construction of roads to a standard sufficient to allow reasonable hunter access to and within the area, with limited annual maintenance; and the Victoria Falls National Park remains unaltered.

(i) Proposal (by an interested entrepreneur)

4 camps each to accommodate an average of 3 hunters and 2 guests for safaris lasting for shorter or longer periods than 10 days but for 20 days per month over 5 months (present hunting season) per annum.

(ii) Economic appraisal

(based on figures supplied by an interested entrepreneur)

Capital Investment

Entrepreneur

Construction costs

£

4 hunting camps "rustic type" to accommodate 6 or 7 persons @ £6,000 per camp	24,000
Water supply @ £1,000 per camp	4,000
Equipping @ £3,000 per camp	12,000
	<u>40,000</u>

Other costs

Vehicles:

5 Landrovers S/W @ £3,500 (new)	17,500
8 Landrover hunting vehicles @ £2,000	16,000
1 Kombie (new)	3,200
1 x 2 ton truck (new)	2,200
	<u>38,900</u>

Office equipment (Administration) 1,000

Telecommunications:

5 radios - receiving and transmitting @ £800 per set	<u>4,000</u>
or	
5 telephone points - 1 at base (say) 4 at camps	<u>4,800</u>

Firearms: 5,000

Government: £

+ <u>Roads:</u>	:
+ 200 miles @ £1,400 per mile	280,000
1 heavy motorised grader	26,000
2 x 4 ton tipper trucks @ £4,500 each	9,000
	<u>315,000</u>

+ Based on figures supplied by the Regional Road Engineer, Bulawayo.

Gross Earnings

Entrepreneur

Direct

Hunters

12 hunters per day for 20 days per month for 5 months @ £130 net per day (advertising and agency fees charged over and above this fee)	156,000
12 x 20 x 5 x £130	

Guests

8 guests per day for 20 days per month for 5 months at £20 net per day	16,000
8 x 20 x 5 x £20	<u>172,000</u>

<u>Government</u>	£
<u>Rent of area</u>	
(10% on entrepreneur's gross earnings)	17,200
<u>Hunting Licences</u>	
Composite at say £200 per hunter	
3 x 4 x 2 x 5 x £200	<u>24,000</u>
	41,200
<u>Other</u>	£
<u>Indirect</u>	
Internal fares, taxidermy, arms ammunition, clothes, photographic supplies, liquor @ £200 per hunter and guest	
3 x 4 x 2 x 5 x £200	<u>24,000</u>
<u>Recurrent Costs</u>	
<u>Entrepreneur</u>	
<u>Salaries and Wages</u>	
<u>Field administration:</u>	
1 chief hunter)	
1 secretary)	
1 clerk)	
2 Africans)	10,000
<u>Hunting Camps:</u>	
8 European hunters	24,000
24 Africans	4,800
40 casual labourers (for six months p.a.)	2,400
	<u>41,200</u>
<u>Transport</u>	
40 miles per camp Landrover per client per hunting day	
40 x 12 x 3 x 20 x 5 = 134,000 miles @ 15c per mile	20,100
1 admin. Landrover @ 1,500 miles p.m. = 18,000 miles @ 15c per mile	2,700
1 Kombi @ 12,000 miles p.a. @ 10c per mile	1,200
1 x 2 ton truck @ 30,000 miles p.a. @ 20c per mile	6,000
	<u>30,000</u>
<u>Other costs</u>	
Incidentals	5,000
Camp and office maintenance	1,250
	<u>6,250</u>

<u>Food</u>	₡
20 hunters and guests @ ₡7 per day for 20 days per month for 5 months 20 x ₡7 x 20 x 5	<u>14,000</u>
<u>Rent of area</u>	
(based on 10% of gross earnings)	<u>17,200</u>
<u>Government</u>	
Road maintenance	<u>20,000</u>
<u>Other</u>	
<u>Indirect</u>	
(80% of gross earnings)	<u>19,200</u>

S U M M A R Y

WILD LIFE CONSERVATION ALLIED TO TOURISM

Luxury Hunting Safaris run by private enterprise.

Capital Investment

<u>Entrepreneur</u>	₡	₡
Camp construction	40,000	
Other costs	<u>49,700</u>	89,700
<u>Government</u>		
Roads		<u>315,000</u>
		<u>404,700</u>

Gross earnings

<u>Entrepreneur</u>	172,000
<u>Government</u>	41,200
<u>Indirect</u>	<u>24,000</u>
	<u>237,200</u>

Recurrent costs

<u>Entrepreneur</u>	
(excluding interest on capital)	108,650
<u>Government</u>	20,000
<u>Indirect</u>	19,200
	<u>147,850</u>

Net direct earnings

	₡
<u>Entrepreneur</u>	63,350
<u>Government</u>	<u>21,200</u>
	<u>84,550</u>

Net indirect earnings

4,800

<u>European employment</u>		11
<u>African employment</u> (including 40 part time)		66
<u>Number of tourists:</u>		
Hunters	120	
Guests	<u>80</u>	200

93. (3) WILD LIFE CONSERVATION ALLIED TO TOURISM

Mini Safaris, embracing game viewing, photography and hunting run by private enterprise.

In this assessment it has been assumed that the land is State land on which the hunting rights have been leased for a period of 10 years in the first instance; provision is included in the lease for the construction by the lessee of suitable accommodation; Government's contribution will be limited to the construction of roads to a standard sufficient to allow reasonable access to and within the area, with limited annual maintenance; the Victoria Falls National Park remains unaltered.

(i) Proposal

(by an interested entrepreneur)

5 holdings each to consist of between 200,000 to 300,000 acres of land preferably with some frontage on a river.

(ii) Economic appraisal

(based on figures supplied by an interested entrepreneur. Items marked with an asterisk have been added by the Committee)

Capital Investment

Entrepreneur

<u>Construction costs</u>	£
Camp to accommodate 20 persons for 6 months per annum	
Buildings	70,000
Equipment	<u>10,000</u>
Cost per camp	<u>80,000</u>

5 holdings = £400,000

Other costs

£

<u>Vehicles</u>	12,000
* <u>Telecommunications</u>	1,200
<u>Boreholes 15 @ £1,000</u>	15,000
<u>Roads, firebreaks, etc</u>	10,000
<u>Airstrip</u>	<u>1,000</u>
Cost per holding	<u>39,200</u>

5 holdings = £196,000

Government

£

Roads:

+ 200 miles @ £1,400 per mile	280,000
1 heavy motorised grader	26,000
2 x 4 ton tipper trucks @ £4,500 each	9,000
	<u>315,000</u>

+ Based on figures supplied by the Regional Road Engineer, Bulawayo.

Gross Earnings

Direct

Entrepreneur

Game viewing and photography

£

20 persons @ £40 per day 75% occupancy rate for 6 months 15 x £40 x 180	108,000
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*Hunters

6 persons per month for 4 days @ £75 per day each for 5 months 6 x 4 x £75 x 5	9,000
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per holding 117,000

5 holdings = £585,000

Government

£

Rentals of holdings

(10% on entrepreneur's gross earnings) 58,500

Hunting Licences

At (say £150 per hunter
6 x £150 x 5 x 5 22,500

81,000

Other

Indirect

Internal fares, photographic supplies, liquor, clothes, taxidermy @ £20 per visitor per 4 days
15 x £20 x 45 x 5 67,500

<u>Recurrent costs</u>	£
<u>Entrepreneur</u>	
Food £6 per person per day for 15 persons 15 x £6 x 180	16,200
Other consumables @ £30 per day	5,400
European manager and wife £500 per month	3,000
European guides: 4 @ £280 per month including keep	6,720
Labour: 20 African staff @ £1 p.d.	3,600
Vehicles: 4 @ £260 per month	6,240
Air transport	4,000
Administration £10 p.d. (for 6 months)	1,800
Maintenance: Water Supplies	2,000
Other	1,800
Depreciation: Buildings etc	9,000
Vehicles	4,320
Interest on capital at say 7½% on £120,000	8,700
	<u>72,780</u>
*Rental at 10% on gross earnings	<u>11,700</u>
Cost per holding	<u>84,480</u>
5 holdings =	£422,400

Government

Road maintenance	<u>20,000</u>
<u>Other</u>	
<u>Indirect</u> (80% of gross earnings)	54,000

S U M M A R Y

WILD LIFE CONSERVATION ALLIED TO TOURISM

Mini Safaris, embracing game viewing, photography
and hunting run by private enterprise

Capital investment

<u>Entrepreneur</u>	£	£
Camp construction and equipment	400,000	
Other costs	<u>196,000</u>	596,000
<u>Government</u>		
Roads		<u>315,000</u>
		<u>911,000</u>

<u>Gross earnings</u>	£
<u>Entrepreneur</u>	585,000
<u>Government</u>	81,000
<u>Indirect</u>	<u>67,500</u>
	<u>733,500</u>
<u>Recurrent costs</u>	
<u>Entrepreneur</u>	422,400
<u>Government</u>	20,000
<u>Indirect</u>	<u>54,000</u>
	<u>496,400</u>
<u>Net direct earnings</u>	
<u>Entrepreneur</u>	162,600
<u>Government</u>	<u>61,000</u>
	<u>223,600</u>
<u>Net indirect earnings</u>	<u>12,500</u>
<u>European employment</u> (mostly for 6 months per annum)	30
<u>African employment</u> (mostly for 6 months per annum)	100
<u>Number of tourists</u>	3,375

93. (4) WILD LIFE CONSERVATION ALLIED TO TOURISM
Mini Hunting Safaris run by private enterprise

In this assessment it has been assumed that the land is State land on which the hunting rights have been leased for a period of 10 years in the first instance; provision is included in the lease for the construction by the lessee of "rustic type" hunting lodges; Government's contribution will be limited to the construction of roads to a standard sufficient to allow reasonable access to and within the area, with limited annual maintenance; the Victoria Falls National Park remains unaltered.

- (i) Proposal
(by an interested entrepreneur)
12 holdings each to consist of approximately 100,000 acres of land
- (ii) Economic appraisal
(Based very broadly on figures supplied by an interested entrepreneur)

Capital Investment

Entrepreneur

£

Construction costs:

"Rustic type" hunting lodge to accommodate 2 hunters and 4 guests for 5 months (present hunting season) per annum

Buildings 5,000

Equipment 2,000

per holding 7,000

12 holdings = £84,000

Other costs

Vehicles (3) 7,000

Telecommunications 1,200

Boreholes - including domestic supply 10,000

Roads, firebreaks etc. 3,000

21,200

Own and staff accommodation (say) 6,800

per holding 28,000

12 holdings = £336,000

Government

Roads

+200 miles @ £1,400 per mile 280,000

1 heavy motorised grader 26,000

2 x 4 ton tipper trucks @ £4,500 each 9,000

315,000

+ Based on figures supplied by the Regional Road Engineer, Bulawayo

Gross earnings

Direct

Entrepreneur

Hunters:

2 @ £100 each per day 20 days per month for 5 months. 2 x £100 x 20 x 5 20,000

Guests

2 (average) @ £20 per day 20 days per month for 5 months

2 x £20 x 20 x 5 4,000

per holding 24,000

12 holdings = £288,000

Government

£

Rentals of holdings

(10% on entrepreneur's gross earnings)
12 x £2,400

28,800

Hunting licences

At say £200 per hunter
2 x 2 x £200 x 5 x 12

48,000

76,800

Other

Indirect

Internal fares, photographic supplies,
clothes, arms, ammunition, taxidermy

@ £200 per hunter

2 x 2 x £200 x 5 x 12

48,000

@ £50 per guest

2 x 2 x £50 x 5 x 12

12,000

60,000

Recurrent Costs

Entrepreneur

Staff:

5 Africans @ £300 each per annum

1,500

10 casual labourers @ £1 per day for
six months

1,800

Vehicle running costs:

2 @ £150 per month for 6 months

1,800

1 @ £100 per month for 12 months

1,200

Maintenance: Water supplies

2,000

Other

1,000

Food:

£6 per person per day for 20 days
each month (average 2 guests)

4 x £6 x 20 x 5

2,400

Other consumables @ £1 per person per day

400

Depreciation: Buildings, etc.

1,700

Vehicles

700

Interest on capital at say 8% on £35,000

2,800

17,300

Rental at say 10% of gross earnings

2,400

per holding

19,700

12 holdings = £236,400

<u>Government</u>	£	
Road maintenance		<u>20,000</u>
<u>Other</u>		
<u>Indirect</u>		
(80% of gross earnings)		<u>48,000</u>

S U M M A R Y

WILD LIFE CONSERVATION ALLIED TO TOURISM

Mini Hunting Safaris run by private enterprise

<u>Capital investment</u>	£	£
<u>Entrepreneur</u>		
Camp construction and equipment	84,000	
Other costs	<u>336,000</u>	420,000
<u>Government</u>		<u>315,000</u>
		<u>735,000</u>
<u>Gross earnings</u>		
<u>Entrepreneur</u>		288,000
<u>Government</u>		76,800
<u>Indirect</u>		<u>60,000</u>
		<u>424,800</u>
<u>Recurrent costs</u>		
<u>Entrepreneur</u>		236,400
<u>Government</u>		20,000
<u>Indirect</u>		<u>48,000</u>
		<u>304,400</u>
<u>Net direct earnings</u>		
<u>Entrepreneur</u>		51,600
<u>Government</u>		<u>56,800</u>
		<u>108,400</u>
<u>Net indirect earnings</u>		<u>12,000</u>
<u>European employment</u>		12
<u>African employment</u>		180
<u>(most for 6 months per annum)</u>		
<u>Number of Tourists</u>		240

94. WILD LIFE CONSERVATION ALLIED TO TOURISM

National Park run by Government

In this assessment it has been assumed that the national park would be developed along lines similar to the Wankie National Park.

(i) Proposal

(By the Department of National Parks and Wild Life Management)

2 x 80 bed rest camps each comprising -

10 x 2 bedroom cottages 40 beds

6 x 1 bedroom cottages 12 beds

7 x 2 bedroom lodges 28 beds

Staff housing, restaurant, laundry, office, reception etc.

(ii) Economic appraisal

(Based on costs and earnings in national parks)

Capital Investment

<u>Construction costs:</u>	£
2 rest camps	860,000
2 camping grounds	16,000
2 caravan parks	24,000
Water supplies	4,000
	<u>904,000</u>
<u>Other costs:</u>	
+ <u>Access roads:</u>	
60 miles @ £12,500 per mile	750,000
<u>Game viewing roads:</u>	
300 miles @ £4,000 per mile	1,200,000
<u>Vehicles:</u>	
6 Landrovers @ £2,800 each	16,800
2 graders @ £26,000 each	52,000
4 x 5 ton flat-top trucks @ £3,800 each	15,200
2 x 5 ton tipper trucks @ £4,500 each	9,000
2 tractors @ £3,500 each	7,000
2 x 4 wheel 3 ton trailers @ £2,000 each	4,000
	3,500
<u>Firearms:</u>	<u>2,057,500</u>

+ Based on figures supplied by the Regional Road Engineer, Bulawayo

Gross earnings:

Direct

<u>Accommodation</u>	£
60 adults and 20 children pay £152 for one night's accommodation at current rates	
Camp open for 7 months (210 days) per annum at 60% occupancy	
$\frac{3}{5}$ of 152 x 210	19,152
<u>Caravan and camping fees</u>	1,000
<u>Entrance fees</u>	<u>3,200</u>
Per camp	<u>23,352</u>
<u>For 2 camps = £46,704.</u>	

Indirect

Food, liquor, travelling,
photographic supplies, etc.

Number of Visitors

Occupying accommodation

$\frac{3}{5}$ x 80 x 210 10,080

camping and caravanning
20 x 210 4,200

Per camp: 14,280

For 2 camps 28,560
@ £4 per person per day 114,240

Recurrent costs

Salaries and wages:

1 Warden I	4,200
2 Rangers @ £2,400	4,800
2 Tourist Officers @ £2,350	4,700
1 Clerk	2,400
1 Housekeeper	1,400
10 Scouts	4,100
3 Drivers	<u>1,500</u>
	23,100

Allowances

Per camp: 24,100

For 2 camps + £48,200

Other costs

Subsistence and transport	4,600
Incidental expenses	2,000
Operating expenses (includes casual labourers)	37,000
Road maintenance	<u>10,000</u>

Per camp: 53,600

For 2 camps £107,200

<u>Indirect</u>		£
(80% of gross direct earnings)		91,392

S U M M A R Y

WILD LIFE CONSERVATION ALLIED TO TOURISM

National Park run by Government

	£	£
<u>Capital Investment</u>		
Camp construction	904,000	
Other costs	<u>2,057,500</u>	<u>2,961,500</u>
<u>Gross earnings</u>		
<u>Direct</u>	46,704	
<u>Indirect</u>	<u>114,240</u>	<u>160,944</u>
<u>Recurrent costs</u>		
<u>Direct</u>	155,400	
<u>Indirect</u>	<u>91,392</u>	<u>246,792</u>
<u>Net direct loss</u>		<u>108,696</u>
<u>Net indirect earnings</u>		<u>22,848</u>
<u>European employment</u>		14
<u>African employment</u> (includes 40 for 3 months per annum)		200
<u>Number of Tourists</u>		
In accommodation	20,160	
Camping and caravanning	<u>8,400</u>	28,560

SUBJECTIVE COST : BENEFIT ANALYSIS

Heading	Points for heading	Item	Points for item	Alternative land use			
				cattle ranching supplemented by dry land cropping	Wild life conservation allied to tourism	National Parks	
Benefits	20	(1) Social security e.g. employment opportunities, health	12	3	6		
		(2) Economic security, e.g. national self-sufficiency in food and raw materials, reduction of disease threats	5	1			
		(3) Military security e.g. reduction of terrorist operations.	3	3			
	40	(1) Gross value of production	30	8	2		
		(2) Balance of payments e.g. visible and invisible exports, import substitution.	10	3	1		
	25	(1) In adjacent areas and townships	15	15	12		
		(2) Elsewhere in Rhodesia	10	5	8		
	15	(1) Geographic importance	10	0	8		
		(2) National Heritage	5	0	5		
	100	Total points for benefits	100	77	46		
Costs	60	(1) Survey and legal fees	5	1	0		
		(2) Communication in roads, telephones	20	5	15		
		(3) Other construction e.g. buildings, fencing, power, water supplies	35	5	15		
	20	(1) Maintenance	5	5	2		
		(2) Production	15	3	8		
	20	(1) In adjacent areas and townships	15	15	12		
		(2) Elsewhere in Rhodesia	5	3	4		
	100	Total points for costs	100	93	56		
	COST : BENEFIT RATIOS				1 : 0.84	1 : 1.55	1 : 0.82

SUBJECTIVE APPRAISAL OF ALTERNATIVES

95. (1) The limitations of the probable accuracy, validity and scope of the foregoing to forecast the financial requirements and outcomes in monetary terms will be readily appreciated. The Committee has therefore attempted a cost:benefit analysis in relative terms only as a means of quantifying the collective opinion of its members.
- (2) The technique permits of costs and benefits which are incapable of financial assessment carrying certain weight in the final conclusion. The relative weight given each item under consideration represents a socio-political opinion as the basis for judgement. From this it follows that no two opinions are likely to be identical.
- (3) Nevertheless, it is suggested that committee members hold reasonably well-informed opinions, influenced by numerous intangible factors accumulated over the period of the investigation. It is also of interest that despite wide divergence in detail between what individual members concluded in isolation, their overall conclusions coincided to a marked degree with the following analysis made in committee, reconciling points of view step-by-step.
96. (1) The table which immediately follows shows how points totalling 100 for costs and 100 for benefits were allocated between items of each. The explanatory notes define each item considered.
- (2) The alternative that was considered likely to make the greatest contribution towards a benefit, or incur the most in terms of cost, was allocated the maximum of points to be awarded. The other alternatives were then awarded points down to nil in the event of a contribution or cost being considered negligible.
97. From the results given in the table the following conclusions can be drawn :-
- (i) Agricultural development is likely to yield the greatest benefits but at a relatively high cost;
 - (ii) national park development is likely to yield the smallest benefits but at a level of cost which puts it on a par with agriculture in terms of its assessed cost:benefit ratio;
 - (iii) wild life conservation allied to tourism appears to be capable of making a substantial contribution in benefits, at the least cost, and hence has the highest cost:benefit ratio.

COMPARATIVE SUMMARY OF FINANCIAL ESTIMATES MADE UNDER THE ECONOMIC APPRAISALS

Land use	Capital investment required	Gross value of production		Production costs		Net direct income		Net indirect income		European employment	African employment	Tourists	Net direct income as percentage of capital investment
		Gross earnings	Recurrent earnings	Recurrent costs	Net direct earnings	Net direct income	Net indirect earnings	Net indirect income					
	\$	\$	\$	\$	\$	\$	No.	No.	%	No.	No.	No.	%
<u>AGRICULTURE</u>													
Cattle Ranching	6,344,750	1,299,000	949,500	349,500	292,275	40	960	-	5.50				
Irrigation	3,485,000	2,057,000	1,615,000	442,000	462,825	21	1,260	-	12.68				
Total:	9,829,750	3,356,000	2,564,500	891,500	765,100	61	2,220	-	9.06				
<u>WILD LIFE CONSERVATION APPLIED TO TOURISM</u>													
(1) Hunting, photographic and foot safaris organised and run by Government	885,200	357,000	278,900	58,100	20,000	17	110	955	6.56				
(2) Luxury hunting safaris run by private enterprise	404,700	237,200	147,850	84,550	4,800	11	66	200	20.89				
(3) Mini safaris embracing game viewing, photography and hunting run by private enterprise	911,000	733,500	496,400	223,600	12,500	30	100	3,375	24.54				
(4) Mini hunting safaris run by private enterprise	735,000	424,800	304,400	108,400	12,000	12	180	240	14.74				
<u>NATIONAL PARK RUN BY GOVERNMENT</u>	2,961,500	160,944	246,792	108,696	22,848	14	200	28,560	n/a				

PRESENT POLICY FOR THE MATETSI I.C.A.

98. Government policy for the Matetsi I.C.A. at the date of this report is :-

- (1) the area is to be settled and developed exclusively for cattle ranching;
- (2) leases are to be framed to prevent lessees from game ranching on a permanent basis and to ensure that the increase of cattle numbers up to recommended stocking rates is accompanied by a corresponding decrease in the game population;
- (3) *permits issued under the Wild Life Conservation Act are to be issued to landowners and lessees for the killing of game on the basis of sustained yield and for the sale of the products obtained;
- (4) perimeter fencing and related game control of the Victoria Falls National Park is to be carried out whenever this becomes necessary;
- (5) grazing in forest areas is to be a matter for negotiation between the individual lessee and the Forestry Commission;
- (6) preference is to be given to young Rhodesian applicants provided they have the necessary financial backing.

* Item (3) became operative on the direction of the Minister of Lands with effect from 1st. January, 1970. Prior to this date permits were freely granted and not on the basis of sustained yield.

OBSERVATIONS

99. The history of the Matetsi I.C.A. shows that few, if any, real successes in the agricultural field have been recorded notwithstanding the fact that the area has been served by a line of rail for the past 65 years.

100. (1) In the years prior to 1940, the vast majority who did attempt to settle the area seem to have struggled to become established, lingered on for a few years and then faded from the scene. When, in the early 1950's, Government under pressure to have the area settled, made large tracts of land available for ranching, these were readily taken up, but again, with little success.

(2) The Matetsi Regional Plan was a genuine attempt at self-help and orderly settlement based on sound technical advice. Following acceptance of the modified Regional Plan, large ranching units, with subsequent extensions to increase their viability, were allocated as were a number of small tobacco farms, yet both have failed. Sale by tender to private individuals or to selected companies with considerable capital resources yielded no better results. The recent policy of Government to permit elimination of the wild animals, claimed to be one of the main causes militating against successful agricultural development, foundered on the farmers' opposition to it.

101. Judging from the statistical information under Items A and B of paragraph 88(2), it is apparent that agricultural production of the Matetsi I.C.A. is very poor indeed. For example, based on Tables B.II(a) and BII(b), the net local production of cattle for market from the whole area during the period 30th September, 1959, to 30th June, 1969, was :-

Number of opening stock as at 30.9.59	6,087	Number of closing stock as at 30.6.69	5,924
Purchases during period	9,122	Sales during period	18,948
Net local production marketed	9,663		
	<u>24,872</u>		<u>24,872</u>

A total of 9,663 head marketed in nine and three-quarter years is equivalent to 991 head per year. The average number of farms producing cattle was 21, giving an average annual production of between 47 and 48 head per farm per year. The average size of each farm was approximately 17,000 acres.

102. The reasons advanced for past poor performance by the protagonists for the land to be used for agriculture (paragraph 90 (1)(a)) are challengeable because :-

- (i) both before and after the adoption of the Matetsi Regional Plan, Government policy has been agricultural settlement, which policy has been co-ordinated at Ministerial level;
- (ii) while there have been some conflicts of interest between Government departments, in the main these have revolved around the question as to whether the Victoria Falls National Park should be abolished or reduced in size and the use of the Forest Areas for grazing purposes;
- (iii) in most large settlement schemes, holdings are advertised as and when the farms are demarcated; simultaneous settlement of an area as large as Matetsi is almost impossible of achievement;
- (iv) the same Boards have recommended all persons to whom state land throughout Rhodesia has been allocated for settlement and, taken overall, post war agricultural settlement has been very successful. There is no evidence to support the allegation that, for Matetsi, allocations have been made to persons of the "wrong type".
- (v) large wild animal populations could, and no doubt have, caused a temporary slowing down of successful farming enterprise, but these populations can be reduced to compatible levels by the simple process of sustained hunting, to which the owners and occupiers were opposed.

103. (1) Only in one instance has it been possible to obtain accurate figures of profits and losses on farming operations made by a company owning land in the Matetsi I.C.A. This company initially grew crops and later combined cattle and crop growing on a 14,700 acre property. The figures reveal:-

- (i) losses totalling \$76,870 during the first eight years of operation.
- (ii) a profit of \$1,182 in one year after revaluation of assets;
- (iii) losses totalling \$74,488 during the next five years, at which stage the company disposed of all livestock and leased the property rent free;
- (iv) losses totalling \$3,084 during the next two years.

(2) This example is not representative and is given for information only. It could, indeed, be the worst of all agricultural performances in the area.

104. Judged by the generally accepted hypothesis that good game country is usually good cattle country and on the reports by officials of the Departments of Conservation and Extension and of Lands, there is no obvious reason for past poor performance of agriculture in the Matetsi I.C.A.

Prima facie areas no more difficult in Rhodesia have been farmed successfully.

105. (1) The financial economic appraisal (paragraph 92) envisages a capital investment of \$9,829,750 for a return of \$891,500. Part of the investment has, of course, already been made. But, if indeed capital to the order of \$10m. is required and is available for investment, it is highly probable that a better return could be obtained from agriculture elsewhere in Rhodesia;

(2) Agricultural settlement of the Matetsi I.C.A. will require subsidisation in one form or another if it is to succeed.

106. The reasons advanced for past poor performance by the protagonists for the land to be used for wild life allied to tourism (paragraph 90(2)(a)) are challengeable because :-

(i) The Ministry of Agriculture supported by the Department of Conservation and Extension and the Ministry of Lands are satisfied that the Matetsi I.C.A. is suitable for extensive cattle ranching and some crop growing;

(ii) there is no evidence to support the contention that wild life utilisation allied to tourism will yield the returns anticipated. Cropping of game for sale is a comparatively recent development which has not yet proved very profitable; the advent of the "mini safaris" is an even more recent concept of wild life use introduced over the past two or three years.

107. The complete turnabout of stand by the Natural Resources Board and, to a lesser degree, of the Rural Land Board, coupled with the (apparently) widening gap of expert opinion as to the suitability of the Matetsi I.C.A. for agriculture, supports the arguments of the protagonists for wild life.

108. (1) Only in one instance was it possible to obtain

108. The assessed wild animal population of the Matetsi I.C.A. west of the line of rail (paragraph 88(2) Table CIV) suggests a comparatively low game population. There is no reliable technique for the accurate assessment of wild life population and the figures given should be accepted as an indication of minimum numbers of the various species occurring in the area at the time the assessment was made.

109. The number of tourists visiting Rhodesia and the Wankie and Victoria Falls National Parks is increasing every year and the trend is likely to continue. Hunting, game viewing and photographic safaris have an international appeal and any country in Southern Africa that can provide such facilities at reasonably modest cost is likely to reap a handsome return.

110. There are many "tourist gimmicks" that can and should be introduced in a positive effort to attract tourists, to induce them to spend extra time in Rhodesia and to return for another visit.

111. There is merit in the suggestion that wild life utilisation in the Matetsi I.C.A. is worth a try. In the event of wild life allied to tourism not achieving the expected results then planned settlement for agriculture can be introduced when necessary. In such an event the "experiment" may prove costly but not as costly as the failure of agriculture if this should happen.

112. (1) The Report of the Wild Life Commission, 1969 (Cmd.R.R.16-1970) included observations and recommendations on land use in the Matetsi I.C.A..

(2) The Commission recommended that the Kazuma Pan (or Kazuma Depression) which was once part of the Wankie National Park should again be brought within the national park structure and administered as part of the Wankie National Park. The Commission believed that the Kazuma Pan may well be managed as a separate and self-sufficient unit for the benefit of the rare species such as the oryx (gemsbok), red hartebeest and oribi which are still found there. The Commission felt that the establishment of this national park would also be justified in recognition of the unique vegetation types of the area and of its importance as a breeding area for many species of waterfowl during the wet season, pointing out that its close proximity to the Victoria Falls tourist complex enhances the tourist potential of this entire area and provides an additional incentive for its permanent protection. (Report - paragraph 3.44).

(3) The Commission invite consideration of the amalgamation of the Victoria Falls and Wankie National Parks if the possibilities for the development of tourism in the Matetsi area through combinations of game viewing, hunting, safaris on foot or by horse or motor vehicle cannot for any reason be realised. They remark that such an amalgamation with the intervening Matetsi lands would form what would certainly be the world's largest and, in many ways, most spectacular national park, and that the Chobe National Park in Botswana also could be associated with this complex in order to enhance its visitor attraction. (Report - paragraph 3.39).

(4) The Commission also discussed wild life in the Matetsi area. (Report - Chapter 4, Part VI - paragraphs 4.59 to 4.67).
Inter alia the Commission say -

- (a) "Evidence from several Government land-use biologists and from several residents currently ranching there, indicated that the future of the area lay in its use either wholly or in large part for wild life production. While game ranching is an obvious form of high potential land use for the Matetsi district, the greatest returns most certainly would come from the more complete use of this ideally located area through game viewing and sport hunting as well as from game ranching. In this connection, the geographical location of the Matetsi area in relation to the Victoria Falls and Wankie is of supreme significance.
- Victoria Falls is acknowledged to be a primary objective of the international tourist to Africa. The majority of visitors to the Falls arrive by plane and generally have but limited time at their disposal. However, in the time available to them, many of these visitors take a game-viewing flight from Victoria Falls. We were told that this brief flight extends over the Kazuma Pan and Surrounding areas and passengers get an opportunity to see the wild animals both on the Pan and on the neighbouring private and State-owned lands.
- (b) "If safari outfitters and tour operators could establish motor car and foot safaris through this

region, there is little doubt that there would be large numbers of tourists interested in combining a "real African safari" in the Matetsi area with visits to Victoria Falls and Wankie National Park. A package tour of this nature possibly could include trips to the Chobe National Park in Botswana and to the Zambian side of the Falls. Such trips would bring increased tourist income to the region. Attractions in the countries in the neighbourhood of the Falls, like competing shops in a down town area, would bring visitors to the region and contribute to an enlarged over-all trade. Because of the facilities she was able to offer, the benefits resulting from a longer period of stay by the tourist in the area would accrue mainly to Rhodesia.

- (c) "Although safaris could be extended into other parts of Rhodesia, the Matetsi region is large enough in itself to provide safari-type hunting. As described earlier, a principal prospect for safari hunting, especially with the current growth of the tourist trade, is the "average" hunter from overseas or from elsewhere in Africa who has neither time nor money for a prolonged safari and who would often be highly pleased with a single trophy. Shooting by "average" tourists could be the source of an enlarged and profitable income to tour guides and other residents in the Victoria Falls-Matetsi area."
- (d) "In addition to hunting, there are fine opportunities for photographic trail trips in the Matetsi district. Properly equipped outfitters with an interest in people and a knowledge of wild life could bring considerable economic gain to themselves and to an underdeveloped section of Rhodesia through such photographic trips.
- (e) "It seems evident that the combined use of the Matetsi area involving camping safaris for either hunting or photography, coupled with game cropping on a commercial scale is likely to produce the best form of land utilisation for this region.

- (f) "The question now arises as to whether the enterprises suggested for the Matetsi should be undertaken by Government or by private enterprise, and whether the lands involved should be owned by the nation or by private individuals or both. It would seem that the usual benefits from private ownership would accrue also in this instance, particularly if co-operative arrangements between landowners could be made so as to enable the district to be administered as a whole or in reasonably large tracts which would especially interest safari firms."

113. There has been a resurgence of topical interest in the Schwartz scheme for diverting major river flows into the swamps that used to exist in Botswana. Expert opinion published in recent journals appears to conflict on many aspects of feasibility, of possible effects and of cost.

The scheme has been ignored as a consideration in recommending on the Matetsi area.

CONCLUSIONS

114. The contribution which the Matetsi I.C.A. can make to the overall economy can be increased. To this end the three major alternatives appear to be :-

- (a) Alienating the remaining State land without direction or restriction -

thus perhaps perpetuating the present unsatisfactory conglomeration of uses and leaving it to individual landowners and lessees to decide for themselves what they want to do, on the basis that sooner or later private enterprise will resolve its own problems in its own way.

This constitutes the greatest risk to the spread of animal diseases and for this reason alone seriously jeopardises the contribution which the area can make to the overall economy since, when disease does occur, the area, or parts of it, will be placed in quarantine and a prohibition imposed on both hunting and removal of stock. Conflict of interests will continue to prevail.

OR

- (b) directing that the land shall be put to agricultural use - thus requiring a reduction in area of the Victoria Falls National Park to permit of the full development of the irrigible potential along the Zambesi River and the use of the Forest Areas for grazing. This will produce the largest contribution to the overall economy, but at the highest cost.

OR

- (c) directing that the land shall be for wild life use allied to tourism -
thus requiring the removal of all domestic stock and some fencing and other installations, while leaving the Forest Areas under the direct control of the Forestry Commission for management and exploitation of the forests. This alternative promises to be the alternative that gives the best cost/benefit ratio for the area, to which the yield of the Forest Areas will produce an added bonus from time to time.

115. The other alternative of an enlarged national park stretching from Wankie National Park to the Zambesi is considered unlikely to increase the contribution from the Matetsi area as such.

Nevertheless, it may well be desirable judged on the basis of its effect in the national context in which local losses are offset by overall gains.

116. Acceptance of any alternative other than (a) of paragraph 115 will necessitate -

- (i) replanning, for which purpose Government will have to resume possession of some privately owned and leased land; and
- (ii) a considerable expenditure of public funds; and
- (iii) firm Government direction, backed by the force of appropriate legislation.

117. From the overall economic point of view the whole of the Matetsi I.C.A. excluding Wankie Town and the Coal Concession and the Victoria Falls Township should be put to either agricultural or wild life use. Either way, regard must be taken of the social and political aspects, as well as the economic.

118. The western part of the I.C.A. is the best suited for both agriculture and wild life, but contains more game than cattle and is the least populated. The eastern part of the I.C.A. is the worst suited to both agriculture and wild life, but contains more cattle than game and is the higher populated. Division of the area between east, for agricultural use, and west, for wild life use, is likely to create less disturbance and fewer problems than any other possible division.

RECOMMENDATIONS

The Committee recommends that -

1. (1) The Matetsi I.C.A. be divided by the construction of a game fence to specifications laid down by the Director of Veterinary Services, running along the line depicted on the map at Appendix VI;
- (2) the land lying to the east of the game fence, excluding the Wankie Township, the Victoria Falls Township and the National Area, be reserved for agricultural use and, in respect of the presently demarcated forests, for forestry;
- (3) the land lying to the west of the fence be reserved for wild life use allied to tourism and, in respect of the presently demarcated forests, for forestry.

Subject to the acceptance of recommendation 1 above, the Committee further recommends that -

2. Government resume possession of all the privately owned and leased land in the Matetsi I.C.A. necessary to give it rights over all land lying to the west of the game fence. (For details see Appendix VII);
3. (1) an area of land taking in the Kazuma Pan (Depression) be created a National Park (as roughly depicted on the map at Appendix VI);
- (2) the farm Chimunzi be added to the Victoria Falls National Park;
- (3) the farms Deka, Bumboosi and Bumboosi Extension be added to the Wankie National Park;
4. (1) the present game fence from Kazungula to Panda-ma-Tenga be replaced by a cattle fence;
- (2) the present game fence from Panda-ma-Tenga to Lobangwe be removed;
5. (1) the land lying west of the game fence, but excluding the Victoria Falls National Park and the proposed Kazuma Pan National Park, be demarcated into units for lease to entrepreneurs on which to conduct game viewing, photographic and hunting safaris;

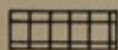
- (2) in the Forest Areas, the interests of forestry remain paramount, but the Forest Areas be included in the land for use by safari operators;
6.
 - (1) the land lying east of the game fence be left in its present ownership;
 - (2) vacant State land be disposed of to best advantage without undue delay.

THE MATETSI INTENSIVE CONSERVATION AREA

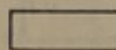
Superimposed on the map depicting Land Tenure as at
2nd March 1970



REFERENCE



NATIONAL AREA



EUROPEAN GENERAL
LAND



EUROPEAN FOREST
LAND

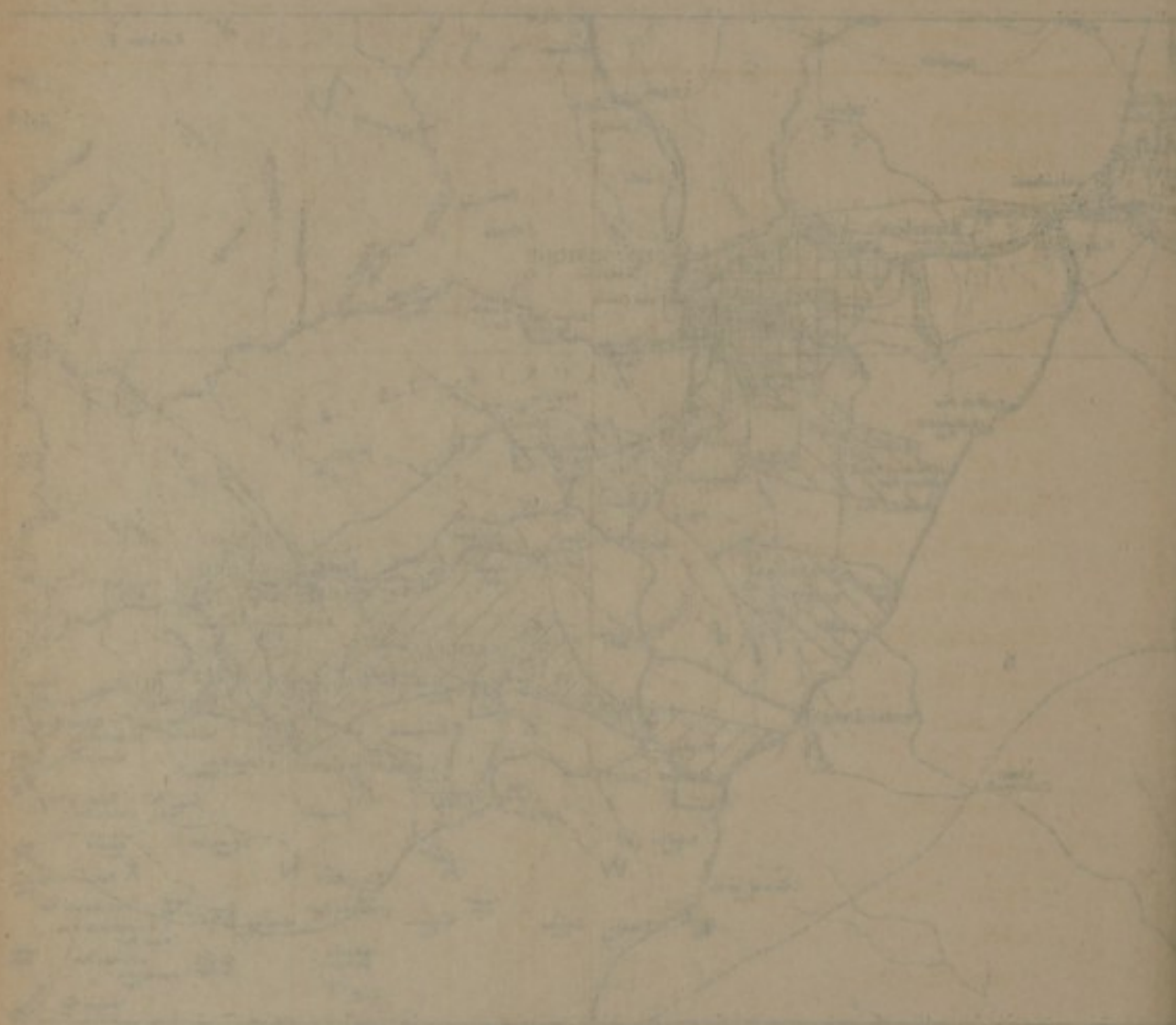


EUROPEAN PARKS AND
WILD LIFE LAND

THE MATETSI INTENSIVE CONSERVATION AREA

Superimposed on the map depicting Land Tenure as at

2nd March 1970



LEGEND

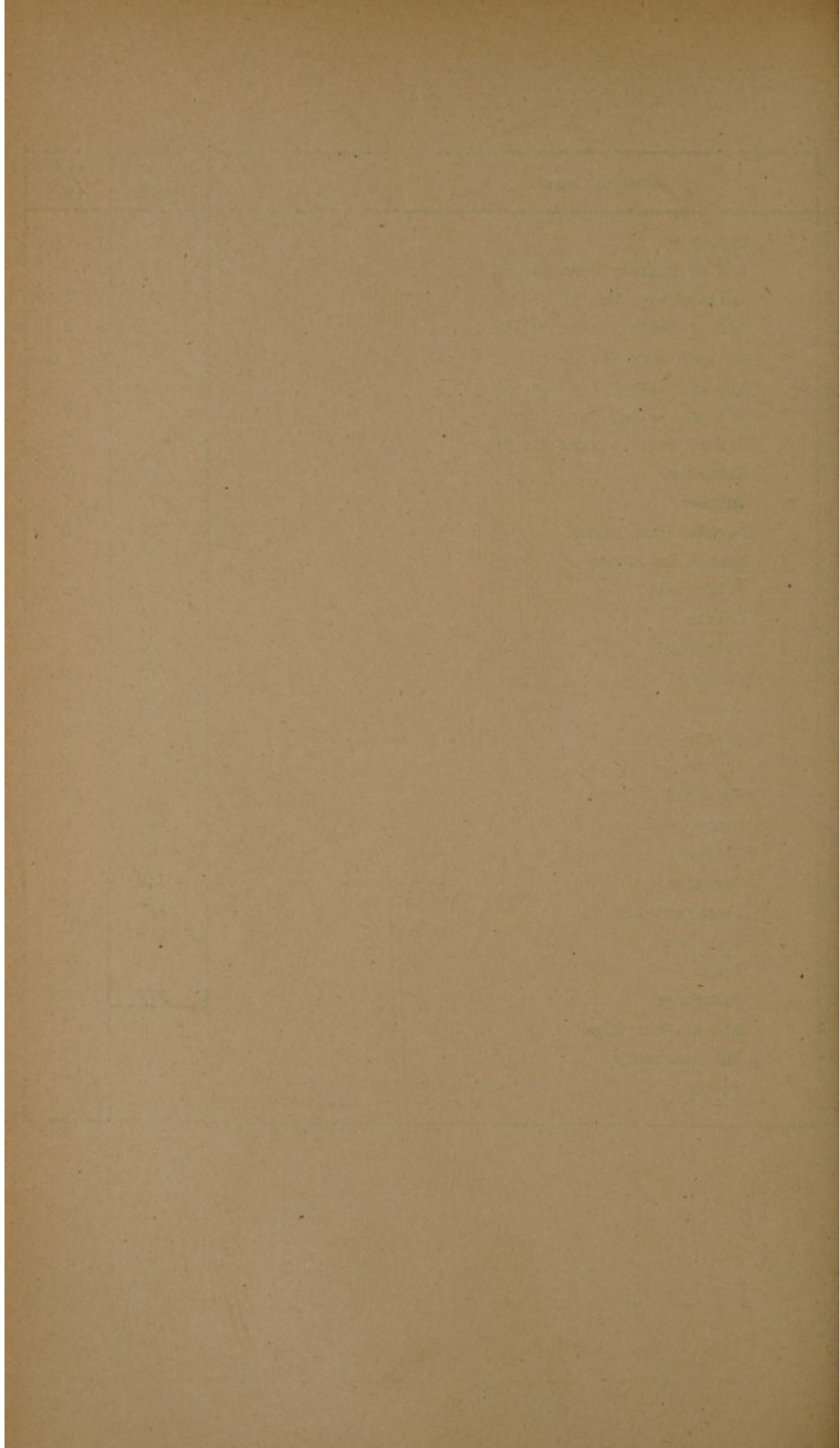
- | | | |
|-------------------------|--|---------------|
| EUROPEAN FOREST
LAND | | NATIONAL AREA |
| | | |
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| EUROPEAN PARKS AND
WILDLIFE LAND | | EUROPEAN GENERAL
LAND |
| | | |

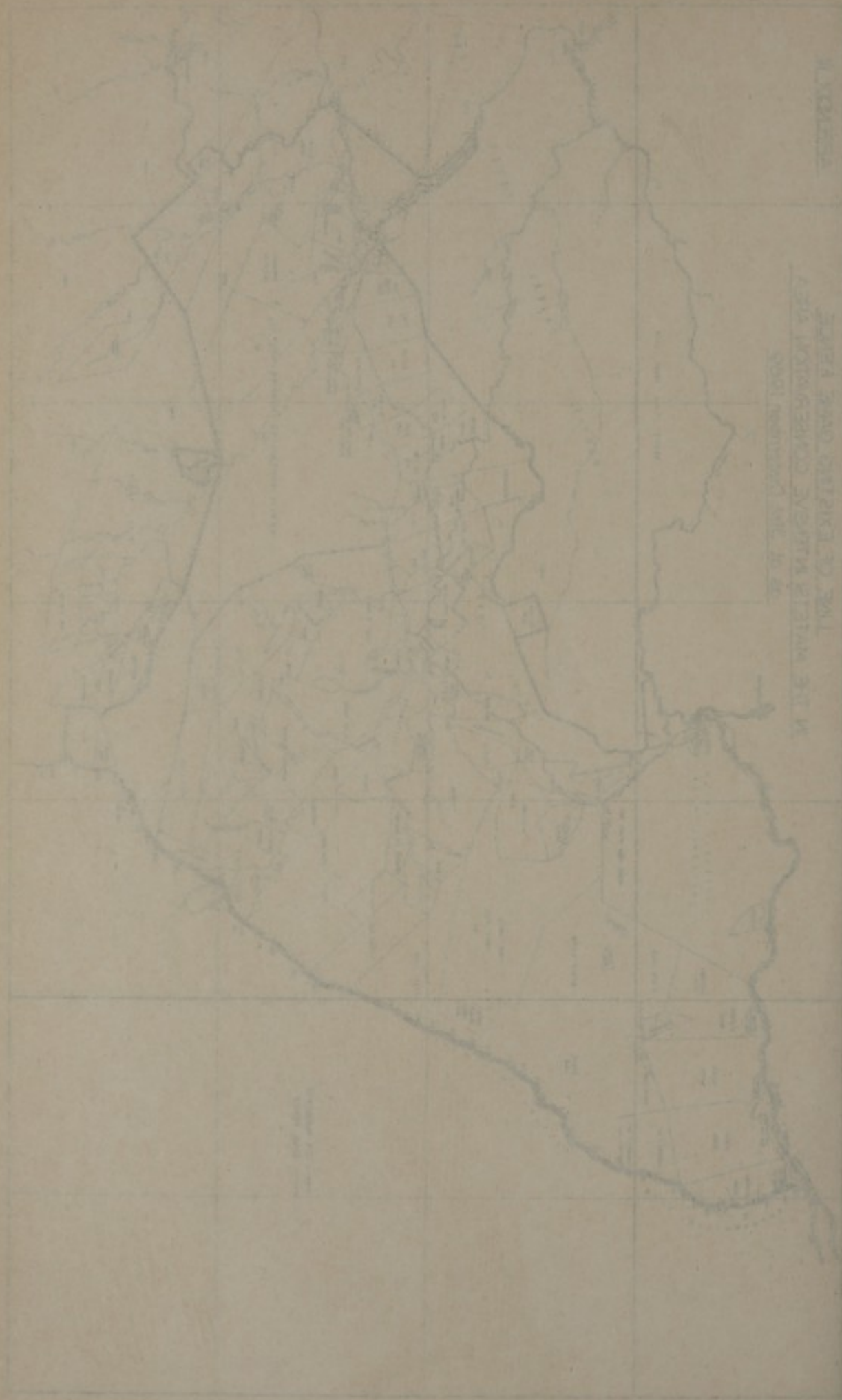
FARMS ALLOCATED IN THE MATETSI I.C.A.
as at the 31st December of the years stated

Name of Farm	"A"	"B"	"C"	"D"
	1914	1922	1934	1949
Tsobilisa	T	T	T	T
Tshowe	T	T	T	T
Upper Tshowe	T	T	T	T
Sisuma	T	T	T	T
R/E of Pandamatenga	T	T	T	T
Guyo	T	T	T	T
Deka	T	T	T	T
Wankies Farm	T	T	T	T
R/E of Wankies Farm	T	T	T	T
Bumboosie	T	T	T	T
Bumboosie Extension	T	T	T	T
Vlakfontein	P/O	T	T	T
Sterkfontein	P/O	T	T	T
Mszabeni	P/O	T	T	T
Westwood	P/O	T	T	T
Kasibi	P/O	P/O	T	T
Tsankaruku	P/O	P/O	T	T
Matentwa	P/O	P/O	A/P	R
Little Deka	P/O	P/O	R	R
Dulci	P/O	P/O	L	R
Katsetcheti	P/O	R	R	R
Gunduma	P/O	R	R	R
Riversdale	P/O	R	R	R
Land adjoining Wankies Farm	L	L	L	R
Breakfast		L	T	T
Antoinette		P/O	R	R
Madumabisa		P/O	T	T
The Pause		L	T	T
Temhani		P/O	R	R
Manshiri		P/O	R	R
Masekari		T	T	T
Deka Bridge Farm		T	T	T
Soonga		T	T	T
Unsurveyed Land		L	L	R

.....

Name of Farm	"C" 1934	"D" 1949
Tipperary	T	T
R/E of Railway Farm No. 50	T	T
Railway Farm No. 51	T	T
R/E of Railway Farm No. 52	T	T
Railway Farm No. 53	T	T
R/E of Railway Farm No. 54	T	T
R/E of Railway Farm No. 55	T	T
R/E of Railway Farm No. 56	T	T
Kamandama	T	T
Zutphen	T	T
Wankies Farm Annex	T	T
Soonga Extension	T	T
Holfontein	T	T
Kalala	A/P	T
Waterford	P/O	T
Chamunzi	A/P	T
Doombo	A/P	T
France	L	T
Annasdale	A/P	T
Sekobelo	L	R
Bembe	L	L
Olifant	L	R
Junction	A/P	R
Leeuwfontein	A/P	T
Kaya Letu	A/P	T
Denda	-	T
Nakavango	A/P	R
R/E of Nakavango		T
The Sanctuary		T
Baobab		L

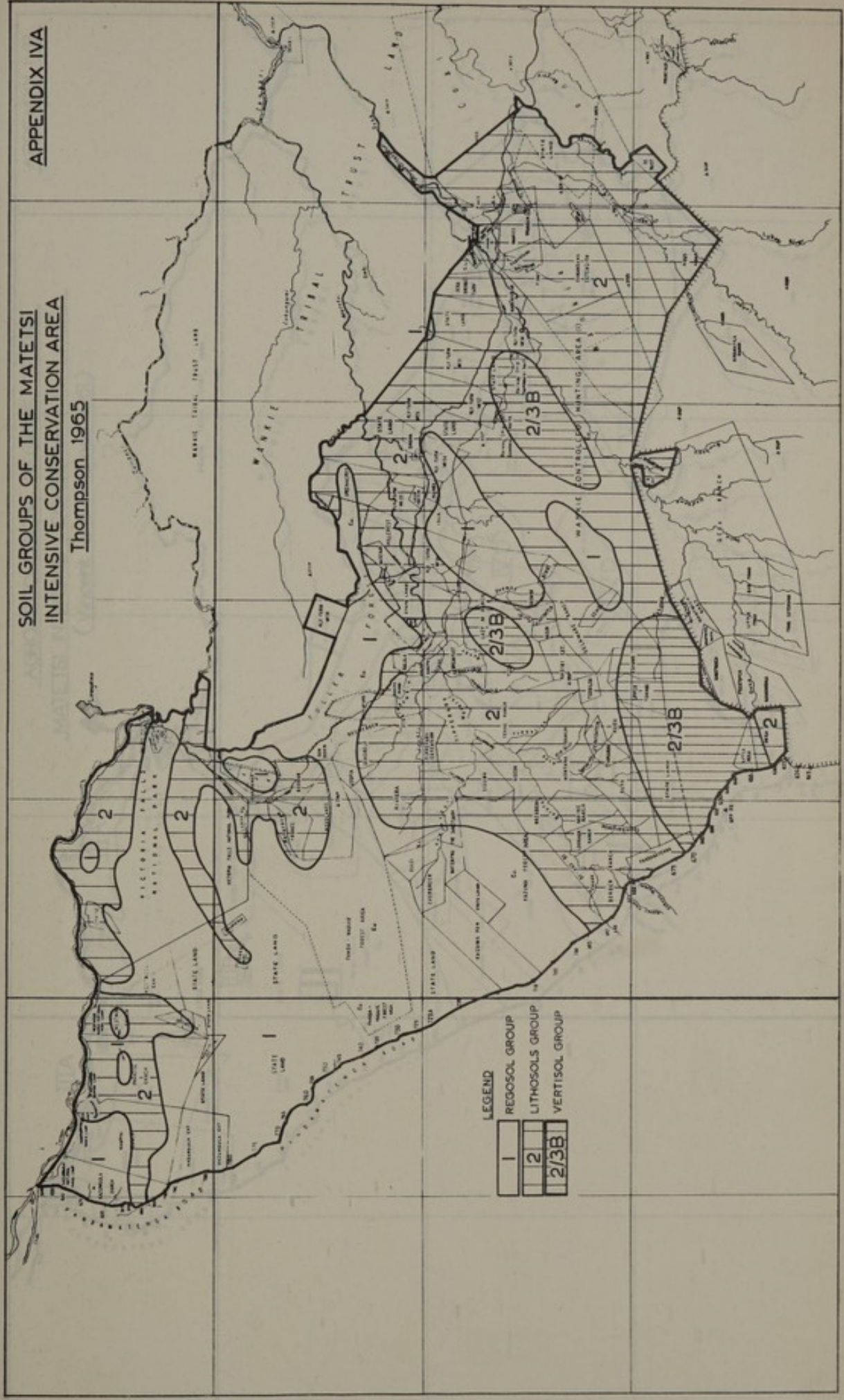




1:50,000

MAP OF THE DISTRICT OF
THE WILSHIRE MOUNTAIN COMBINATION
THE DISTRICT OF THE WILSHIRE

SOIL GROUPS OF THE MATETSI
INTENSIVE CONSERVATION AREA
Thompson 1965

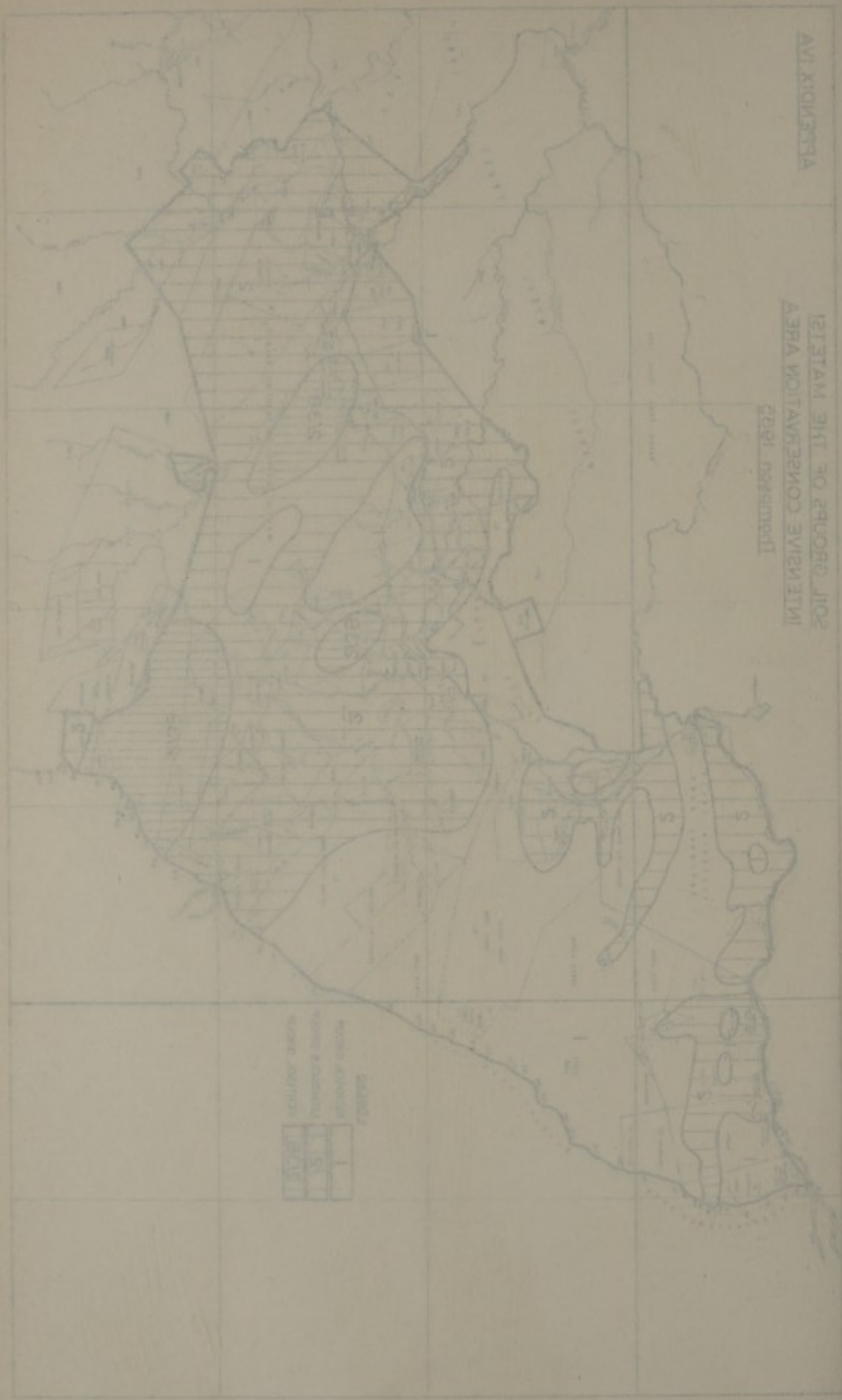


LEGEND

1	REGOSOL GROUP
2	LITHOSOLS GROUP
2/3B	VERTISOLS GROUP

АВИАЦИОННАЯ

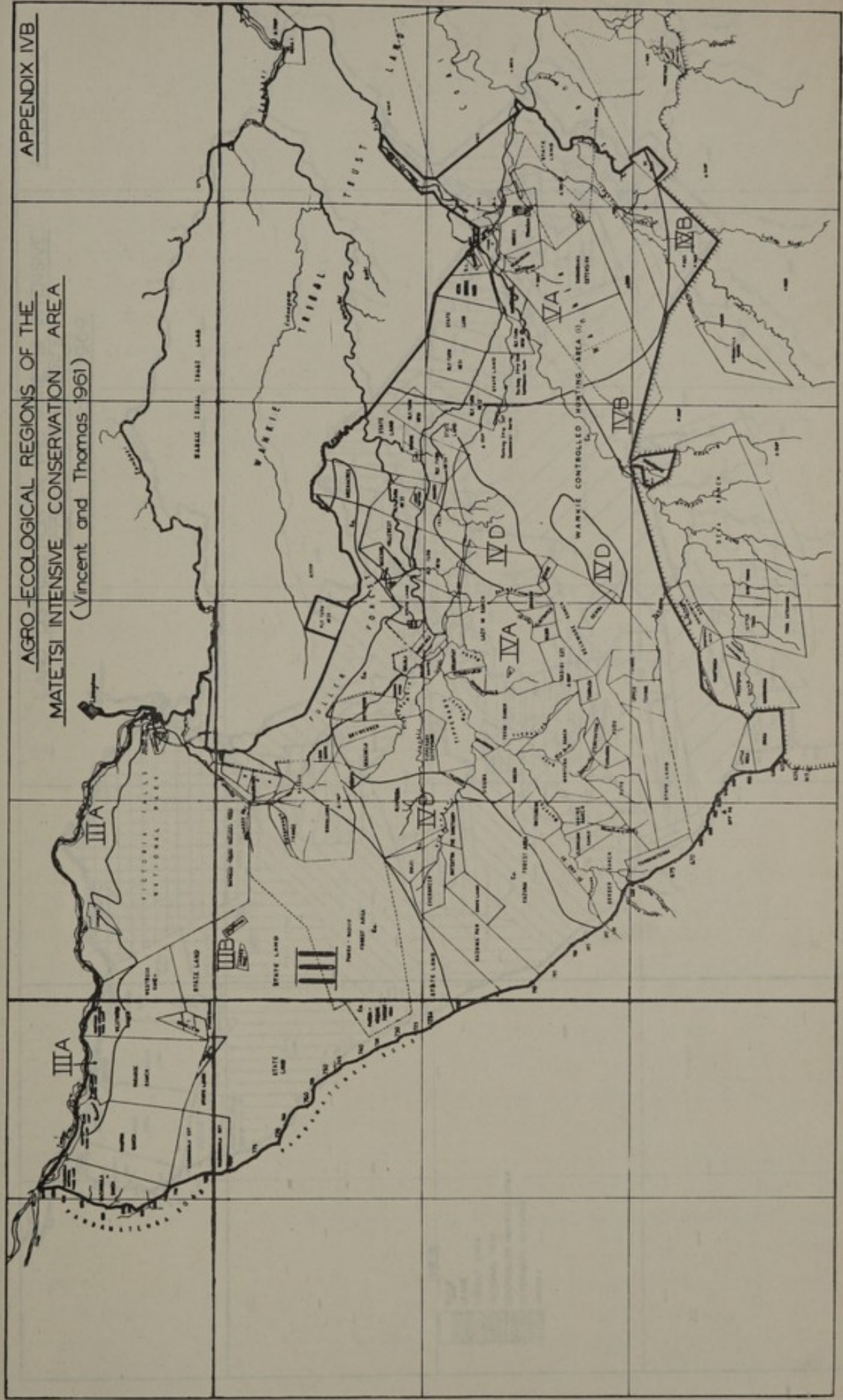
КАРТА ПОКАЗАТЕЛЬНАЯ
СРЕДНЕГО ПОСРЕДСТВА

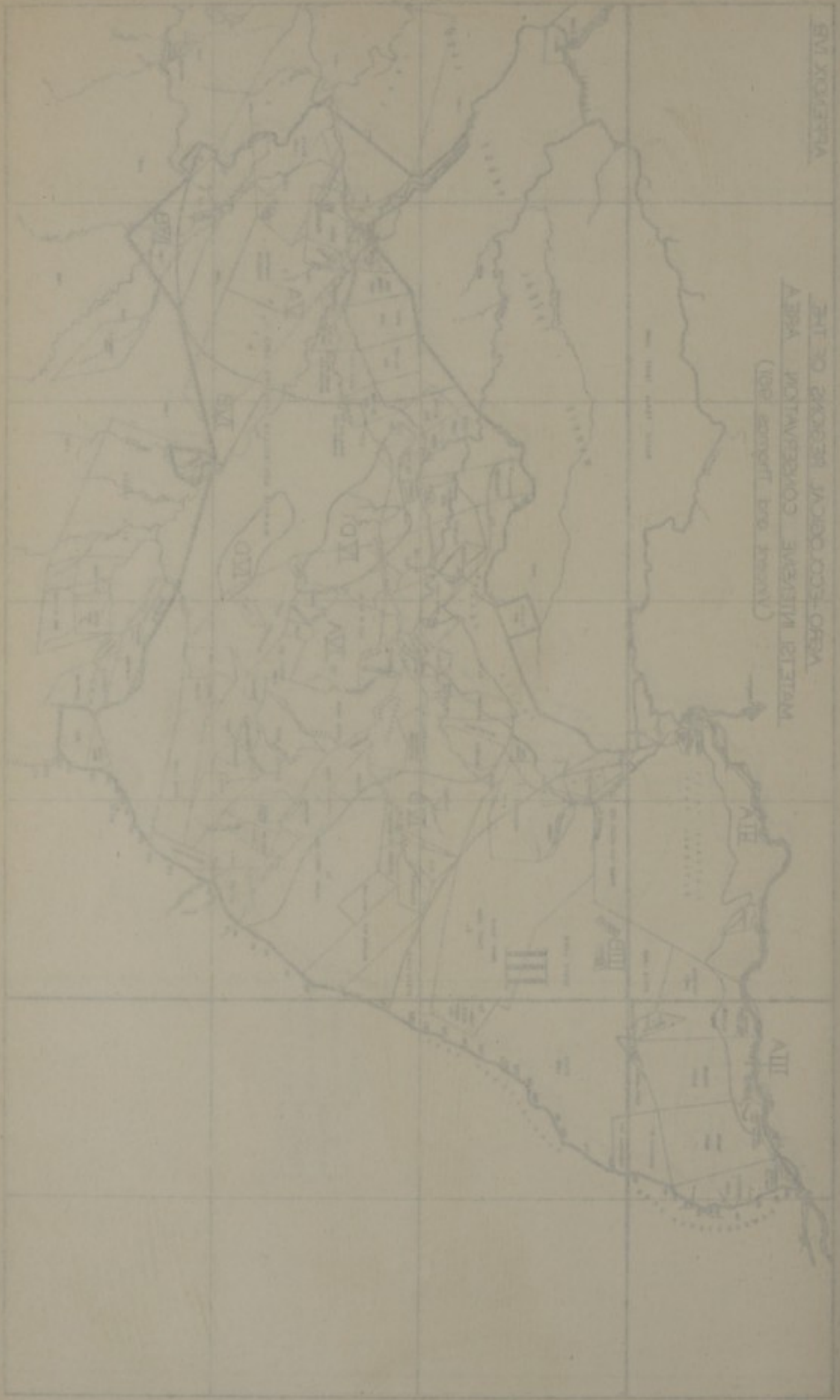


СРЕДНЕГО ПОСРЕДСТВА
КАРТА ПОКАЗАТЕЛЬНАЯ
СРЕДНЕГО ПОСРЕДСТВА

1	2	3	4
5	6	7	8
9	10	11	12

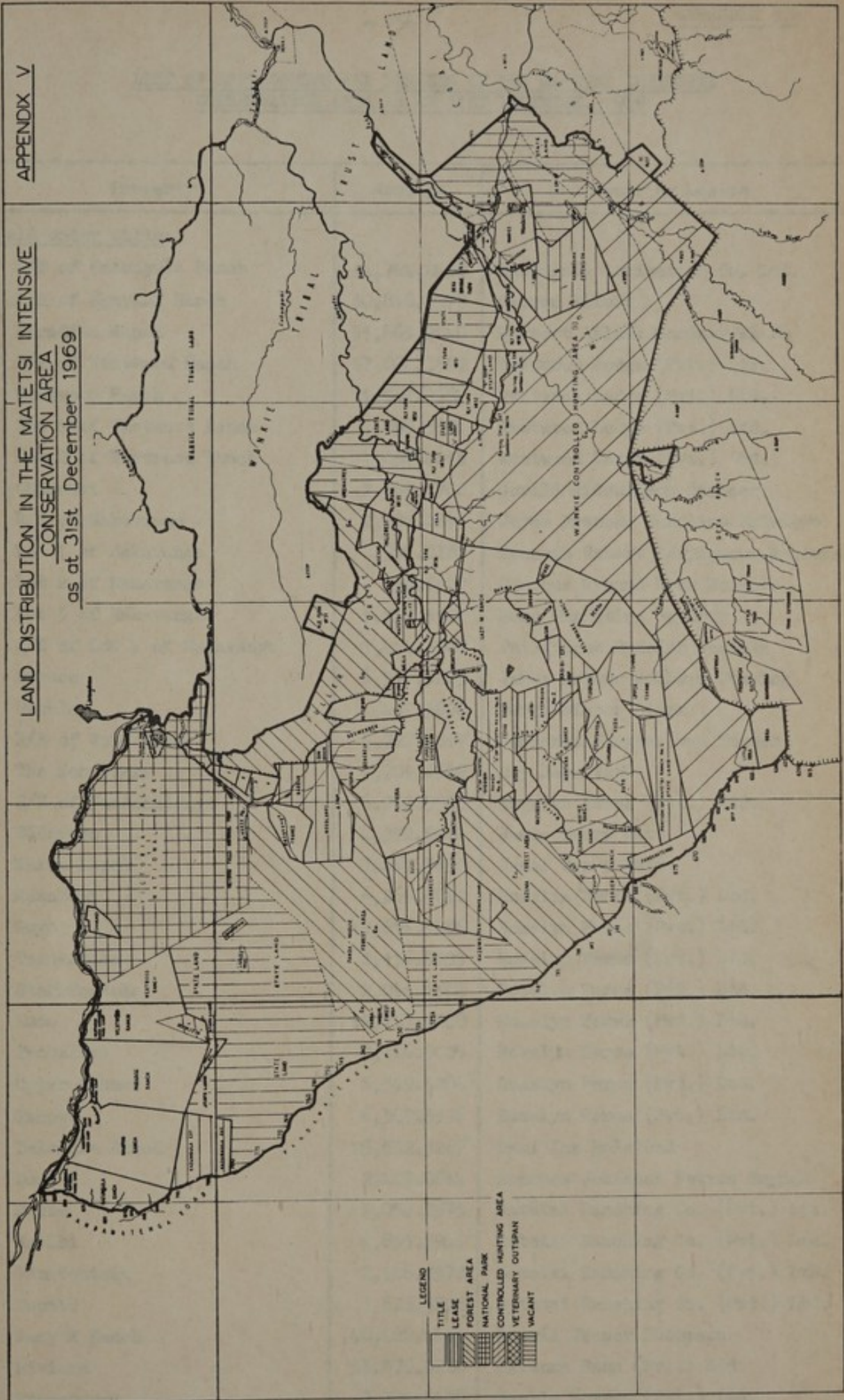
AGRO-ECOLOGICAL REGIONS OF THE
MATEISI INTENSIVE CONSERVATION AREA
(Vincent and Thomas 1961)





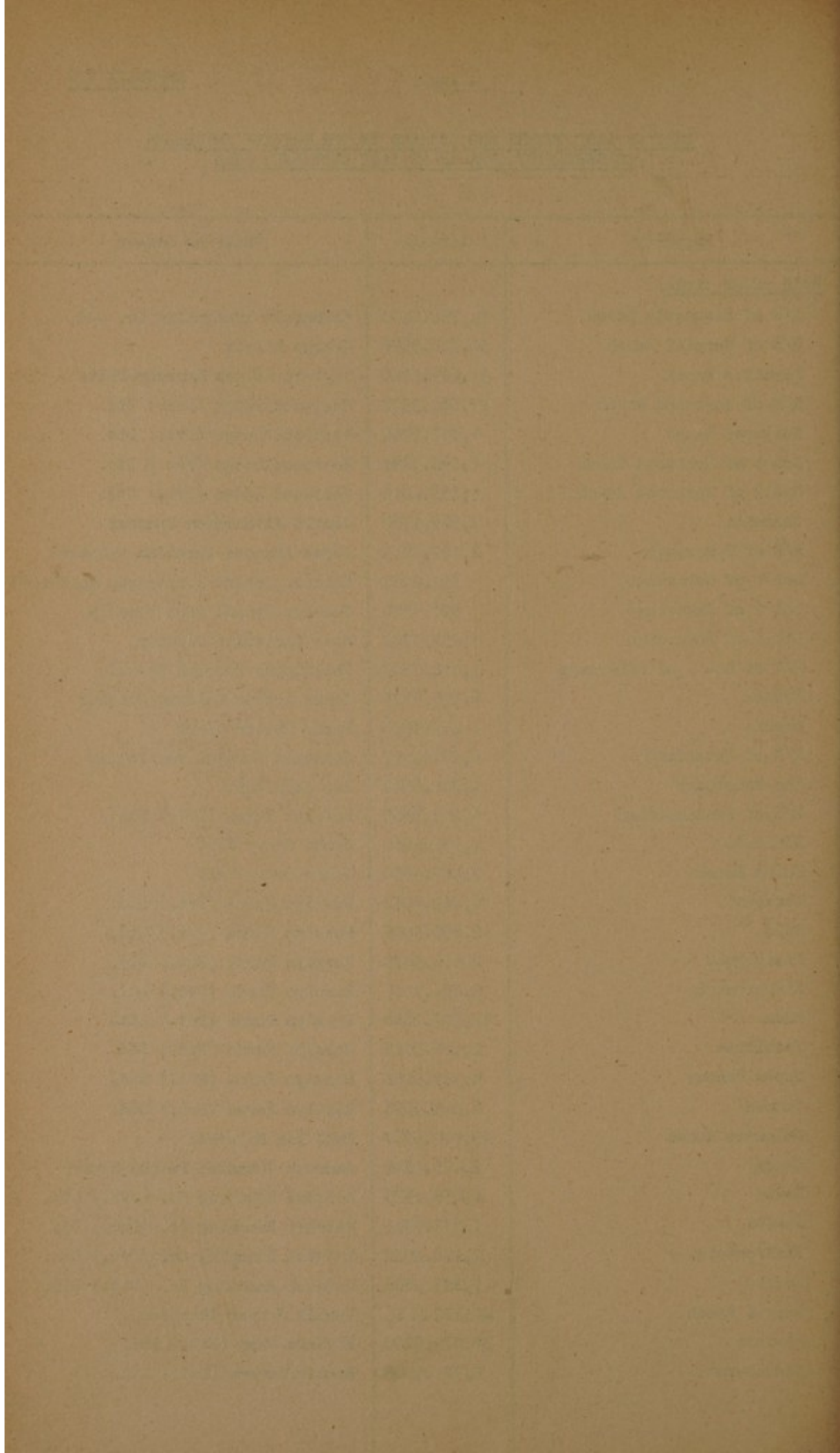
(After the author, 1901)
 STRATIGRAPHIC CORRELATION SHEET
 OF THE VREDEFORT REGION OF THE

LAND DISTRIBUTION IN THE MATETSU INTENSIVE
CONSERVATION AREA
as at 31st December 1969



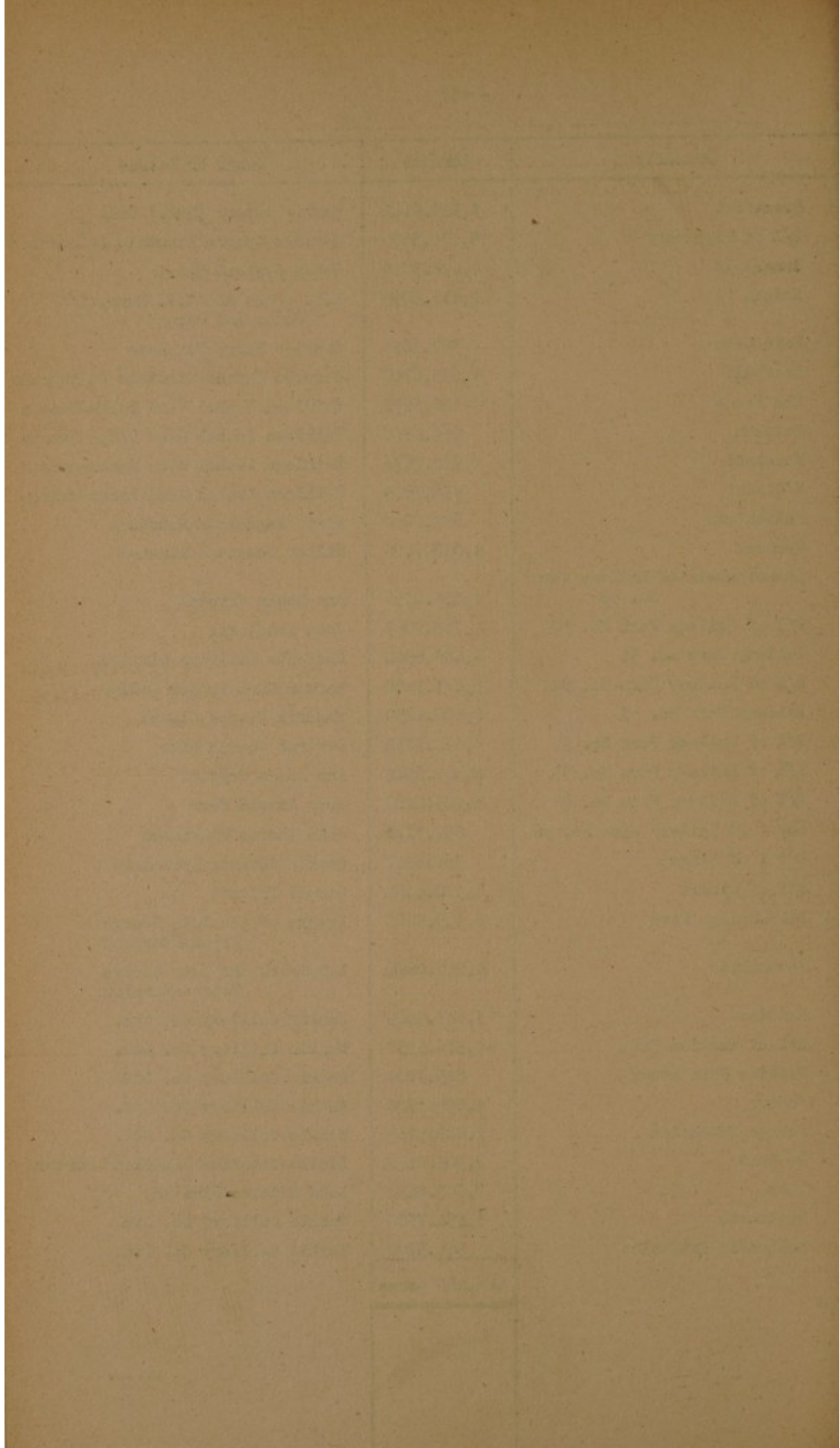
LIST OF LAND OWNERS AND LESSEES IN THE MATETSI INTENSIVE
CONSERVATION AREA AS AT 31ST DECEMBER, 1969

Property	Acreage	Owner or Lessee
<u>Held under title:</u>		
R/E of Kazungula Ranch	14,764.0450	Kazungula Irrigation Co. Ltd.
R/E of Nampini Ranch	30,848.9579	George Kileff
Paradise Ranch	31,663.2040	Herbert Azlack Moresby-White
R/E of Westwood Ranch	27,084.3522	Westwood Lodge (Pvt.) Ltd.
Westwood Ranch	1,057.9984	Westwood Lodge (Pvt.) Ltd.
Lot 1 of Westwood Ranch	1,058.3891	Westwood Lodge (Pvt.) Ltd.
Lot 2 of Westwood Ranch	1,058.4015	Westwood Lodge (Pvt.) Ltd.
Chamunzi	2,569.1780	Gerald Mitchinson Spencer
R/E of Nakavango	2,182.0815	Joyce Frances Caroline Bristowe
Lot 1 of Nakavango	991.0282	Kenneth Robert Sorymgeour MacDonald
Lot 2 of Nakavango	998.1500	Jacobus Wynand Louw Wessels
Lot 3 of Nakavango	1,232.3902	Rose Christina Seymour
R/E of Lot 4 of Nakavango	1,414.7507	Phillippus Rudolph Wessels
France	6,918.9225	James Arthur Maldwin Cumming
Ursula	457.3690	Percy Victor Clark
R/E of Waterford	6,227.4817	Johannes Jurgens van Tonder
The Sanctuary	2,701.6609	Roy John Watt
R/E of Pandamatenga	6,212.5585	Roslyn Farms (Pvt.) Ltd.
Eldorado	4,992.6014	James Henry Watt
Maine Ranch	7,467.3630	James Henry Watt
Mazabeni	6,269.1012	Roslyn Farms (Pvt.) Ltd.
Guyo	12,696.9406	Roslyn Farms (Pvt.) Ltd.
Tsankaruka	2,116.5095	Roslyn Farms (Pvt.) Ltd.
Sterkfontein	2,091.1114	Roslyn Farms (Pvt.) Ltd.
Kudu	12,747.2888	Roslyn Farms (Pvt.) Ltd.
Tsobilisa	2,116.5025	Roslyn Farms (Pvt.) Ltd.
Upper Tshowe	6,349.5286	Roslyn Farms (Pvt.) Ltd.
Tshowe	6,349.5356	Roslyn Farms (Pvt.) Ltd.
Delaware Ranch	25,102.3267	Paul Ian Halstead
Denda	2,403.0814	Andreas Johannes Petrus Snyman
Bembe	1,058.2575	Matetsi Ranching Co. (Pvt.) Ltd.
Kasibi	1,833.9943	Matetsi Ranching Co. (Pvt.) Ltd.
Vlakfontein	2,148.2572	Matetsi Ranching Co. (Pvt.) Ltd.
Dombo	3,625.5808	Matetsi Ranching Co. (Pvt.) Ltd.
Lazy M Ranch	40,422.4414	Lowell Jasper Thompson
Riviera	33,779.0200	Riviera Farm (Pvt.) Ltd.
Stonehurst	2,771.4408	Wankie Motors (Pvt.) Ltd.



Property	Acreage	Owner or Lessee
Breakfast	3,920.6142	Wankie Motors (Pvt.) Ltd.
R/E of Tipperary	18,171.5000	Gerardo Capece Minutolo Di Bugnano
Annasdale	1,426.9719	Johan Gysbert Swart
Kalala	2,116.5095	H.T. Jones and W.A. Hurn, T/A Jones and Hurn
Kaya Letu	367.3626	Charles Harry Purchase
Kamatuli	1,625.6710	Gerardo Capece Minutolo Di Bugnano
The Pause	520.5273	Kathleen Isabel Maud Backe-Hansen
Zutphen	211.6510	Kathleen Isabel Maud Backe-Hansen
Masekari	2,962.7676	Kathleen Isabel Maud Backe-Hansen
M'Sikiri	158.7805	Kathleen Isabel Maud Backe-Hansen
Holfontein	897.4000	Maria Magdalena Rensburg
Rushoek	1,038.7606	Willem Johannes Minnie
Leeuwfontein of Railway Farm No. 55	1,051.4396	Ann Susan Crystal
R/E of Railway Farm No. 50	4,755.9007	John Manolakis
Railway Farm No. 51	8,486.6000	Rhodesia Railways Limited
R/E of Railway Farm No. 52	5,471.3480	Herman Christopher Pedder
Railway Farm No. 53	6,008.1250	Hendrik Petrus Cloete
R/E of Railway Farm No. 54	6,374.9235	Bertram Joseph Pike
R/E of Railway Farm No. 55	6,500.0512	Ann Susan Crystal
R/E of Railway Farm No. 56	5,106.8208	John Arnold Farr
Lot 1 of Railway Farm No. 56	654.3270	John Thomas Wilkinson
Lot 1 of Bingwa	751.5317	Sophia Adriana Mackenzie
R/E of Bingwa	1,370.4084	Lionel Trivett
Deka Bridge Farm	6,349.5000	Estate of the late George Papanastassiou
Madumabisa	4,242.0844	Estate of the late George Papanastassiou
Kamadama	3,811.9465	Wankie Colliery Co. Ltd.
R/E of Wankies Farm	11,576.3557	Wankie Colliery Co. Ltd.
Wankies Farm Annex	825.3200	Wankie Colliery Co. Ltd.
Soonga	4,926.1900	Wankie Colliery Co. Ltd.
Soonga Extension	2,889.4235	Wankie Colliery Co. Ltd.
De Rust	2,305.2162	Aletta Cathrina Magdalena Burger
Deka	7,662.0432	Deka Estates Limited
Bumboosie	3,174.7500	Wankie Colliery Co. Ltd.
Bumboosie Extension	944.5700	Wankie Colliery Co. Ltd.
	448,465 acres	

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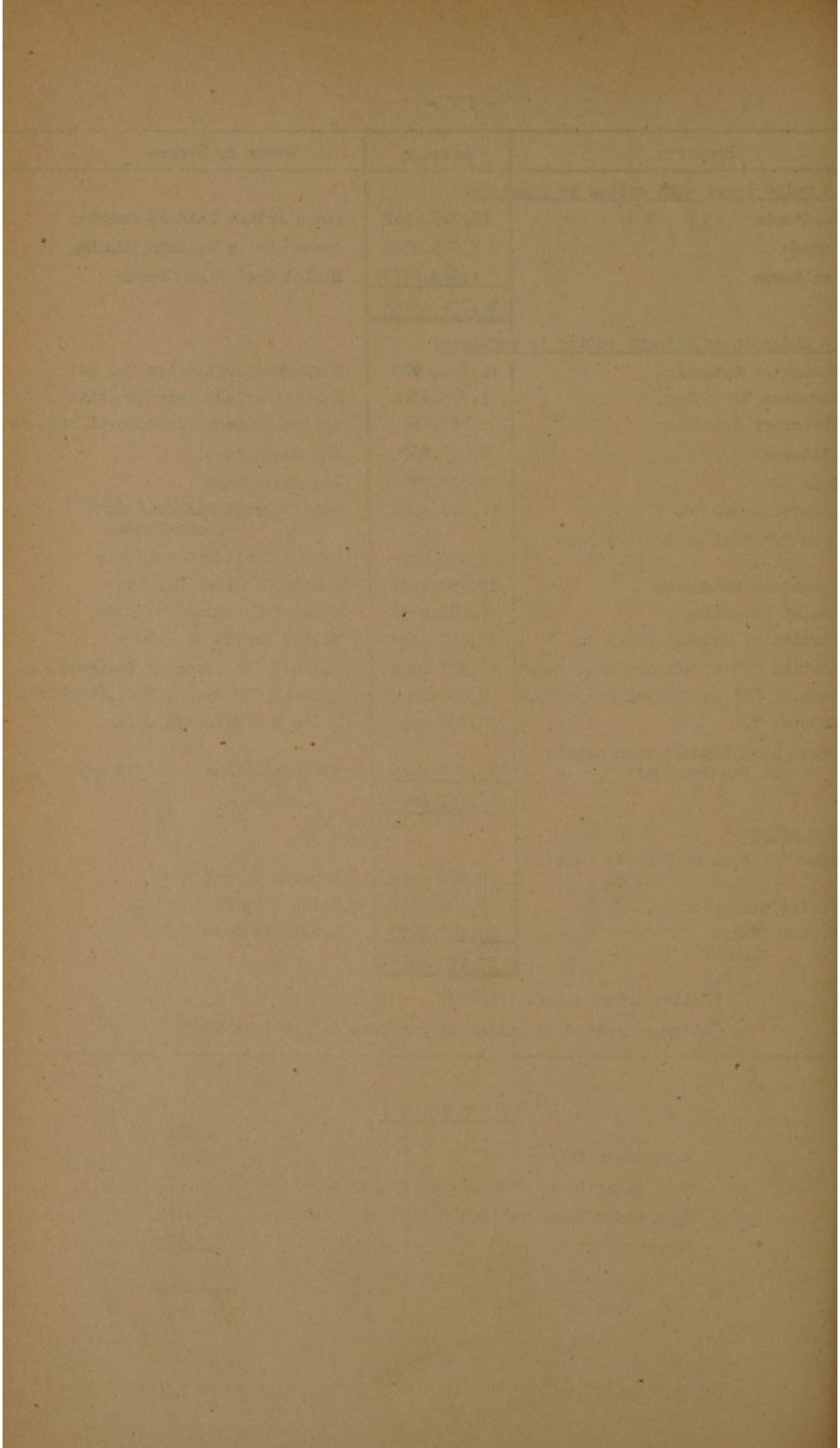
Property	Acreage	Owner or Lessee
<u>Held under lease with option to purchase:</u>		
Woodlands	15,968.6562	James Arthur Maldwin Cumming
Baobab	7,075.9504	James Arthur Maldwin Cumming
Don Rovin	1,669.8773	Daniel Christian Cremer
	<u>24,714 acres</u>	
<u>Held under lease without option to purchase:</u>		
Kazungula Extension	14,032.4029	Kazungula Irrigation Co. Ltd.
Paradise Extension	1,735.8344	Herbert Azlack Moresby-White
Tipperary Extension	4,850.8816	Gerardo Capece Minutolo Di Bugnano
Hillcrest	8,446.0604	Ann Susan Reed
Isla	8,129.7766	Ann Susan Reed
Matetsi Ranch No. 17	14,140 appx	Hans Gabriel Buckholm Sundt [*] Baake-Hansen
Area "C" East of Railway Farm No. 52	5,950 appx	Herman Christopher Pedder
Kamandama Extension	25,790 appx	Wankie Colliery Co. Ltd.
Kasibi Extension	6,187.9856	Matetsi Ranching Co. Ltd.
Portion of Matetsi Ranch No. 2	16,340 appx	Walter Christoph Schulz
Section "A" of Matetsi Ranch No.6	19,529 appx	Diamond "T" Ranching Co.(Pvt)Ltd.
Section "B" of Matetsi Ranch No.6	6,028 appx	Diamond "T" Ranching Co.(Pvt)Ltd.
Matetsi T.2	38,200 appx	Brian Ewart Tustin Marsh
State Land between Pandamasuie and the Sanctuary	37,000 appx	Clifford Allan Redin Savory
	<u>206,359 acres</u>	
<u>Under offer:</u>		
Area "C" West of Railway Farm No. 52	5,340 appx	Bertram Joseph Pike
Kasibi Extension No. 2	9,700 appx	Elias John Karassellos
Montana Ranch	22,148.8752	Gordon Richard Olds
	<u>37,188 acres</u>	

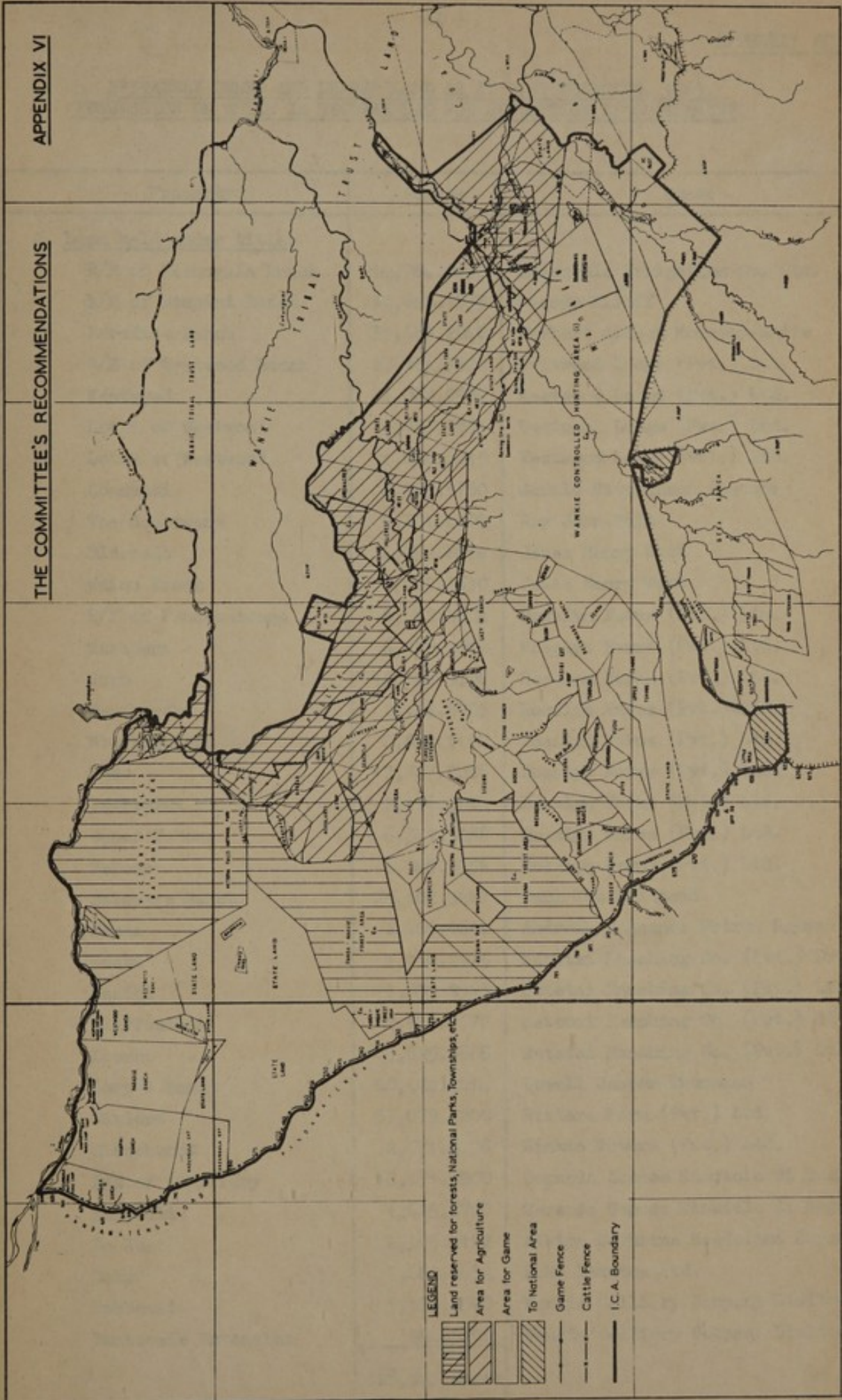
*Relinquished w.e.f. 1/1/1970

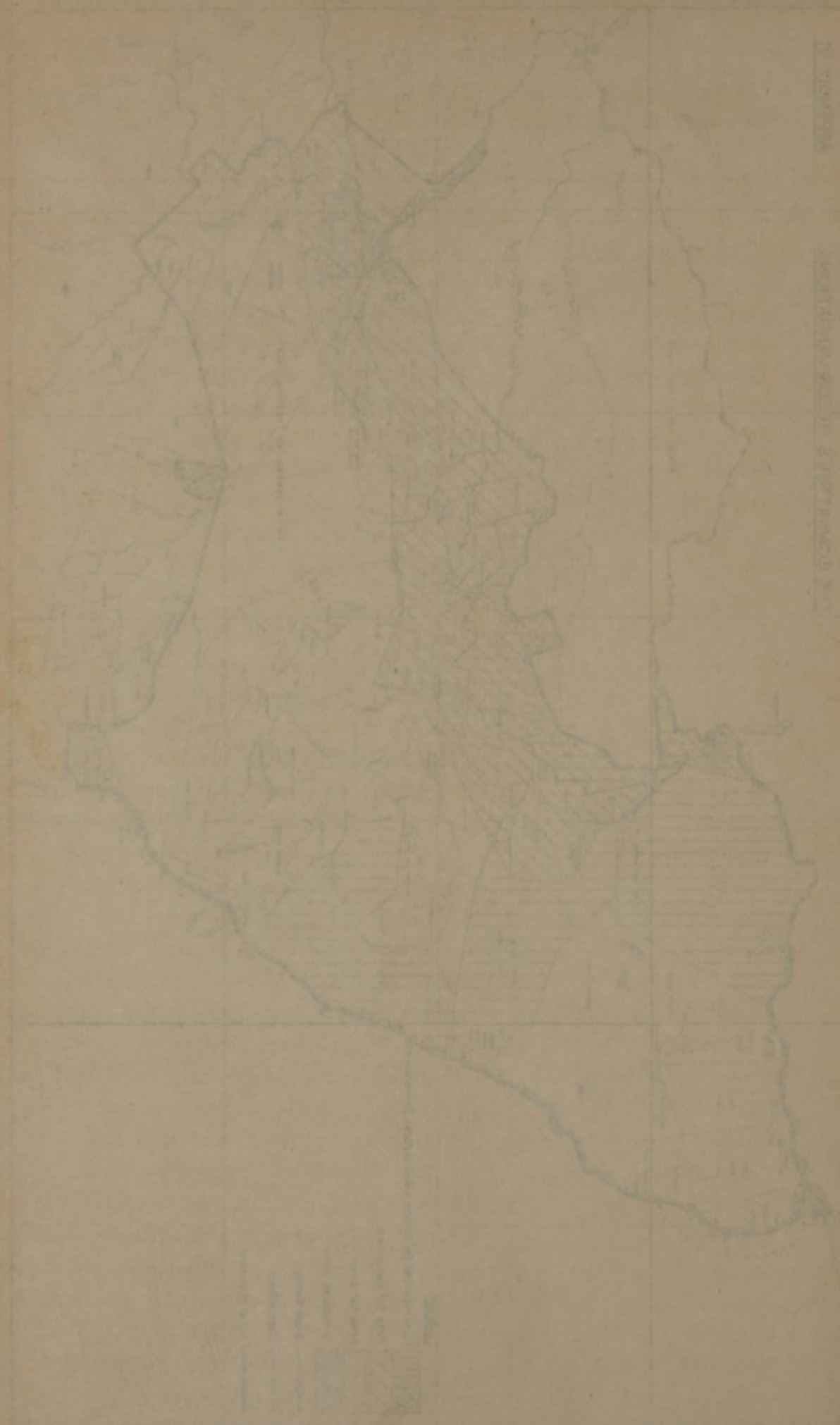
[†]Lease converted to option to purchase in April, 1970

S U M M A R Y

Held under title:	<u>448,465</u>
Held under lease with option to purchase:	24,714
Held under lease without option to purchase:	206,359
Under offer:	<u>37,188</u>
	<u>716,726</u>



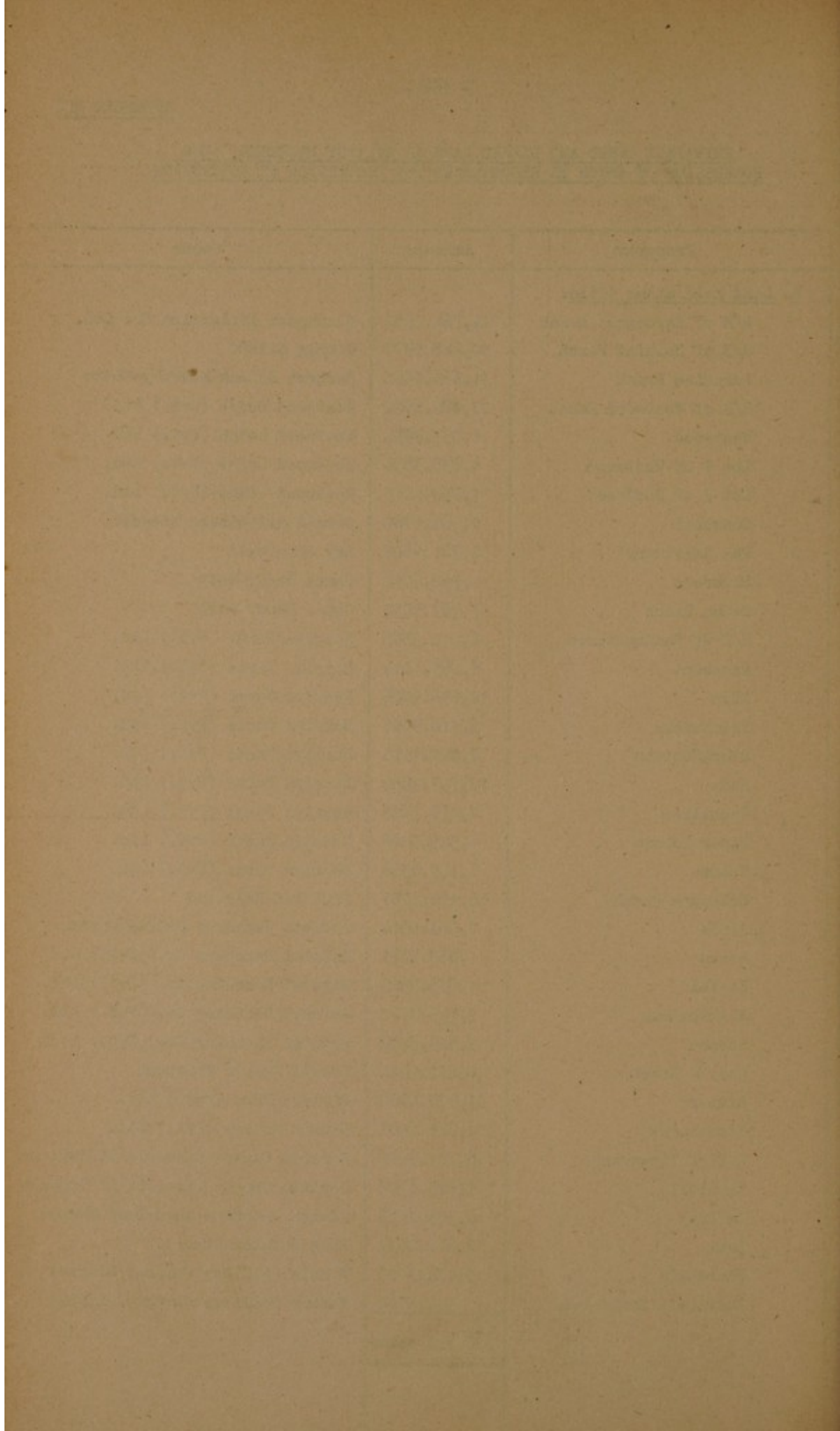




Legend:
B. p. (B. p. pubescens)
B. m. (B. m. maritima)
B. s. (B. s. sibirica)
B. a. (B. a. americana)
B. v. (B. v. vitifolia)
B. c. (B. c. canadensis)
B. l. (B. l. laricina)
B. r. (B. r. rotundifolia)
B. t. (B. t. tatarica)
B. u. (B. u. ulmifolia)
B. h. (B. h. heterophylla)
B. g. (B. g. glandulosa)
B. i. (B. i. inermis)
B. j. (B. j. japonica)
B. k. (B. k. koboriensis)
B. l. (B. l. laricina)
B. m. (B. m. maritima)
B. n. (B. n. nana)
B. o. (B. o. obovata)
B. p. (B. p. pubescens)
B. q. (B. q. quinquefolia)
B. r. (B. r. rotundifolia)
B. s. (B. s. sibirica)
B. t. (B. t. tatarica)
B. u. (B. u. ulmifolia)
B. v. (B. v. vitifolia)
B. w. (B. w. waldenensis)
B. x. (B. x. xanthophylla)
B. y. (B. y. yunnanensis)
B. z. (B. z. zosterifolia)

PRIVATELY OWNED AND LEASED LAND AS AT 31ST DECEMBER, 1969.
POSSESSION OF WHICH IS RECOMMENDED FOR RESUMPTION BY GOVERNMENT

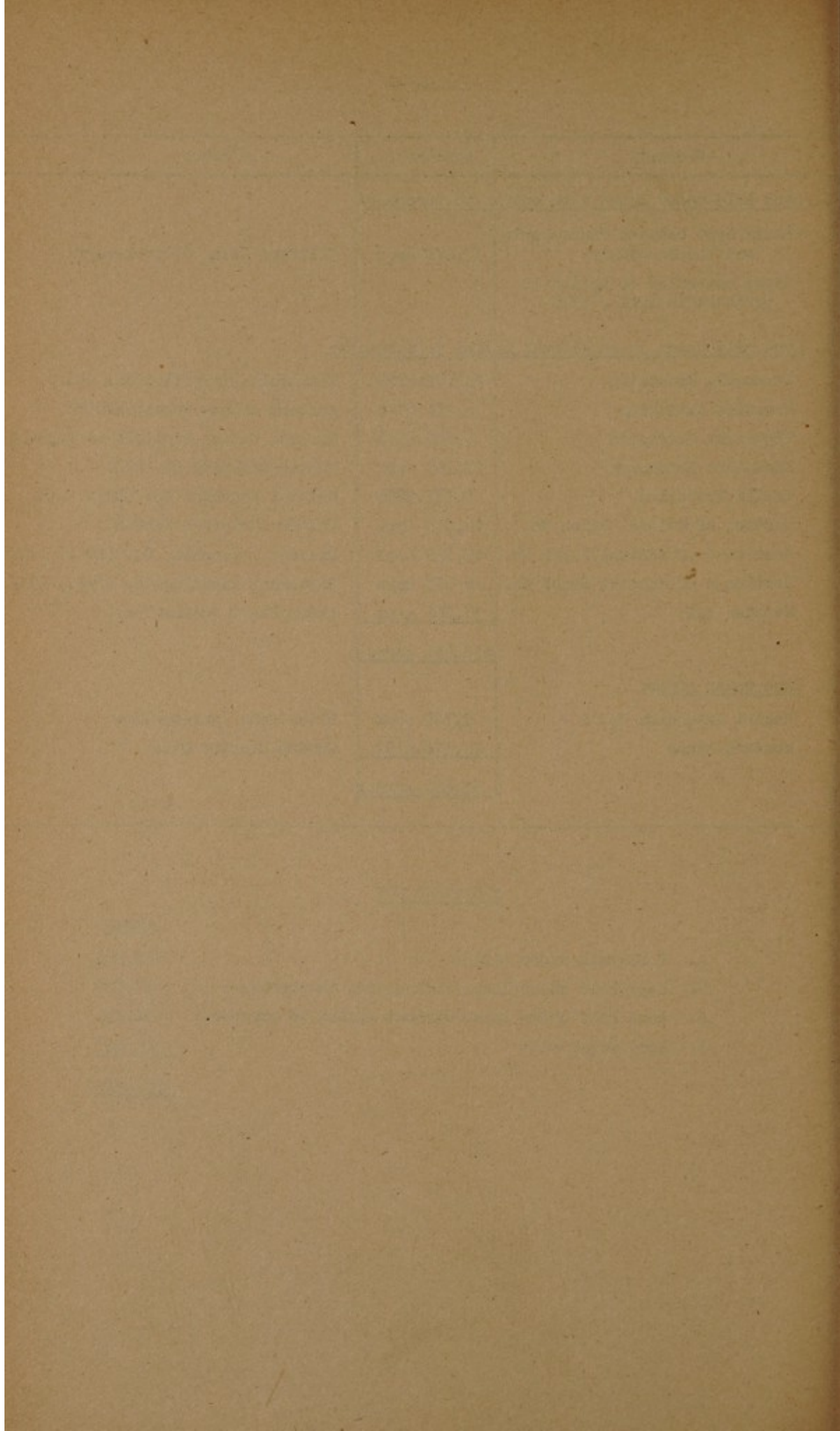
Property	Acreage	Owner
<u>A. Land held under title:</u>		
R/E of Kazungula Ranch	14,764.0450	Kazungula Irrigation Co. Ltd.
R/E of Nampini Ranch	30,848.9579	George Kileff
Paradise Ranch	31,663.2040	Herbert Azlack Moresby-White
R/E of Westwood Ranch	27,084.3522	Westwood Lodge (Pvt.) Ltd.
Westwood	1,057.9984	Westwood Lodge (Pvt.) Ltd.
Lot 1 of Westwood	1,058.3891	Westwood Lodge (Pvt.) Ltd.
Lot 2 of Westwood	1,058.4015	Westwood Lodge (Pvt.) Ltd.
Chamunzi	2,569.1780	Gerald Mitchinson Spencer
The Sanctuary	2,701.6609	Roy John Watt
Eldorado	4,992.6014	James Henry Watt
Maine Ranch	7,467.3630	James Henry Watt
R/E of Pandamatenga	6,212.5585	Rosslyn Farms (Pvt.) Ltd.
Mazabeni	6,269.1012	Rosslyn Farms (Pvt.) Ltd.
Guyo	12,696.9406	Rosslyn Farms (Pvt.) Ltd.
Tsankaruka	2,116.5095	Rosslyn Farms (Pvt.) Ltd.
Sterkfontein	2,091.1114	Rosslyn Farms (Pvt.) Ltd.
Kudu	12,747.2888	Rosslyn Farms (Pvt.) Ltd.
Tsobilisa	2,116.5025	Rosslyn Farms (Pvt.) Ltd.
Upper Tshowe	6,349.5286	Rosslyn Farms (Pvt.) Ltd.
Tshowe	6,349.5356	Rosslyn Farms (Pvt.) Ltd.
Delaware Ranch	25,102.3267	Paul Ian Halstead
Denda	2,403.0814	Andreas Johannes Petrus Snyman
Bembe	1,058.2575	Matetsi Ranching Co. (Pvt.) Ltd.
Kasibi	1,833.9943	Matetsi Ranching Co. (Pvt.) Ltd.
Vlakfontein	2,148.2572	Matetsi Ranching Co. (Pvt.) Ltd.
Dombo	3,625.5808	Matetsi Ranching Co. (Pvt.) Ltd.
Lazy M Ranch	40,422.4414	Lowell Jasper Thompson
Riviera	33,079.0200	Riviera Farm (Pvt.) Ltd.
Stonehurst	2,771.4408	Wankie Motors (Pvt.) Ltd.
R/E of Tipperary	18,171.5000	Gerardo Capece Minutolo di Bugnano
Kamatuli	1,625.6710	Gerardo Capece Minutolo di Bugnano
De Rust	2,305.2162	Aletta Cathrina Magdalena Burger
Deka	7,662.0432	Deka Estates Ltd.
Bumboosie	3,174.7500	Wankie Colliery Company Limited
Bumboosie Extension	944.5700	Wankie Colliery Company Limited
	328,543 acres	



Property	Acreage	Owner
B. Land held under lease with option to purchase:		
*State Land between Pandamasuie and the Sanctuary	37,000 appx	Clifford Allan Redin Savory
*Lease converted to option to purchase in April, 1970		
C. Land held under lease without option to purchase:		
Kazungula Extension	14,032.4029	Kazungula Irrigation Co. Ltd.
Paradise Extension	1,735.8344	Herbert Azlack Moresby-White
Tipperary Extension	4,850.8816	Gerardo Capece Minutolo di Bugnano
Kamandama Extension	25,790 appx	Wankie Colliery Co. Ltd.
Kasibi Extension	6,187.9856	Matetsi Ranching Co. (Pvt.) Ltd.
Portion of Matetsi Ranch No.2	16,340 appx	Walter Christoph Schulz
Section A of Matetsi Ranch No.6	19,529 appx	Diamond T Ranching Co. (Pvt.) Ltd.
Section B of Matetsi Ranch No.6	6,028 appx	Diamond T Ranching Co. (Pvt.) Ltd.
Matetsi T.2	38,200 appx	Brian Ewart Tustin Marsh
	<u>132,694 acres</u>	
D. Land under offer:		
Kasibi Extension No. 2	9,700 appx	Elias John Karrassellos
Montana Ranch	22,148.8752	Gordon Richard Olds
	<u>31,848 acres</u>	

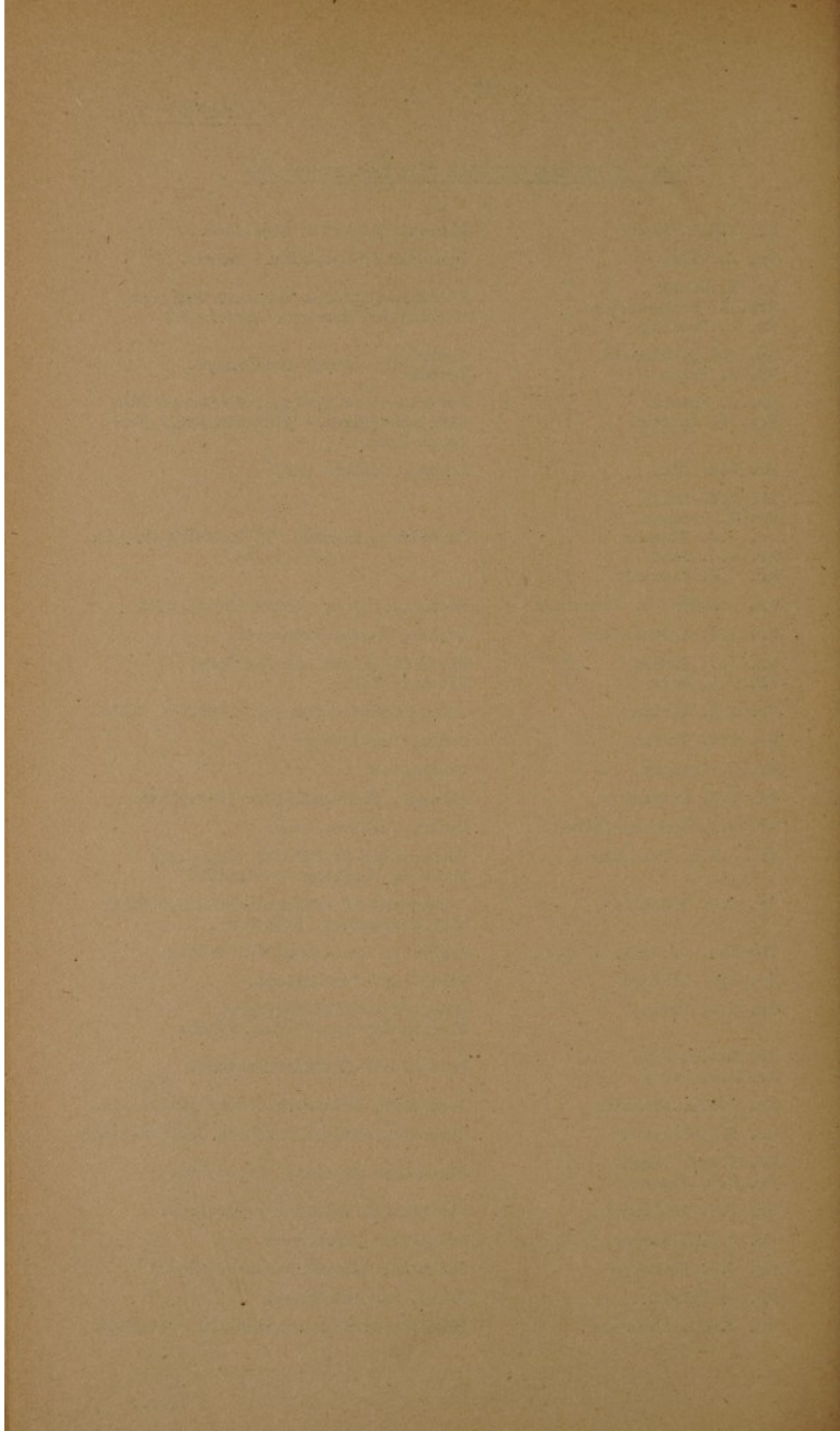
S U M M A R Y

	<u>Acres</u>
A. Land held under title:	328,543
B. Land held under lease with option to purchase:	37,000
C. Land held under lease without option to purchase:	132,694
D. Land under offer	<u>31,848</u>
	<u>530,085</u>

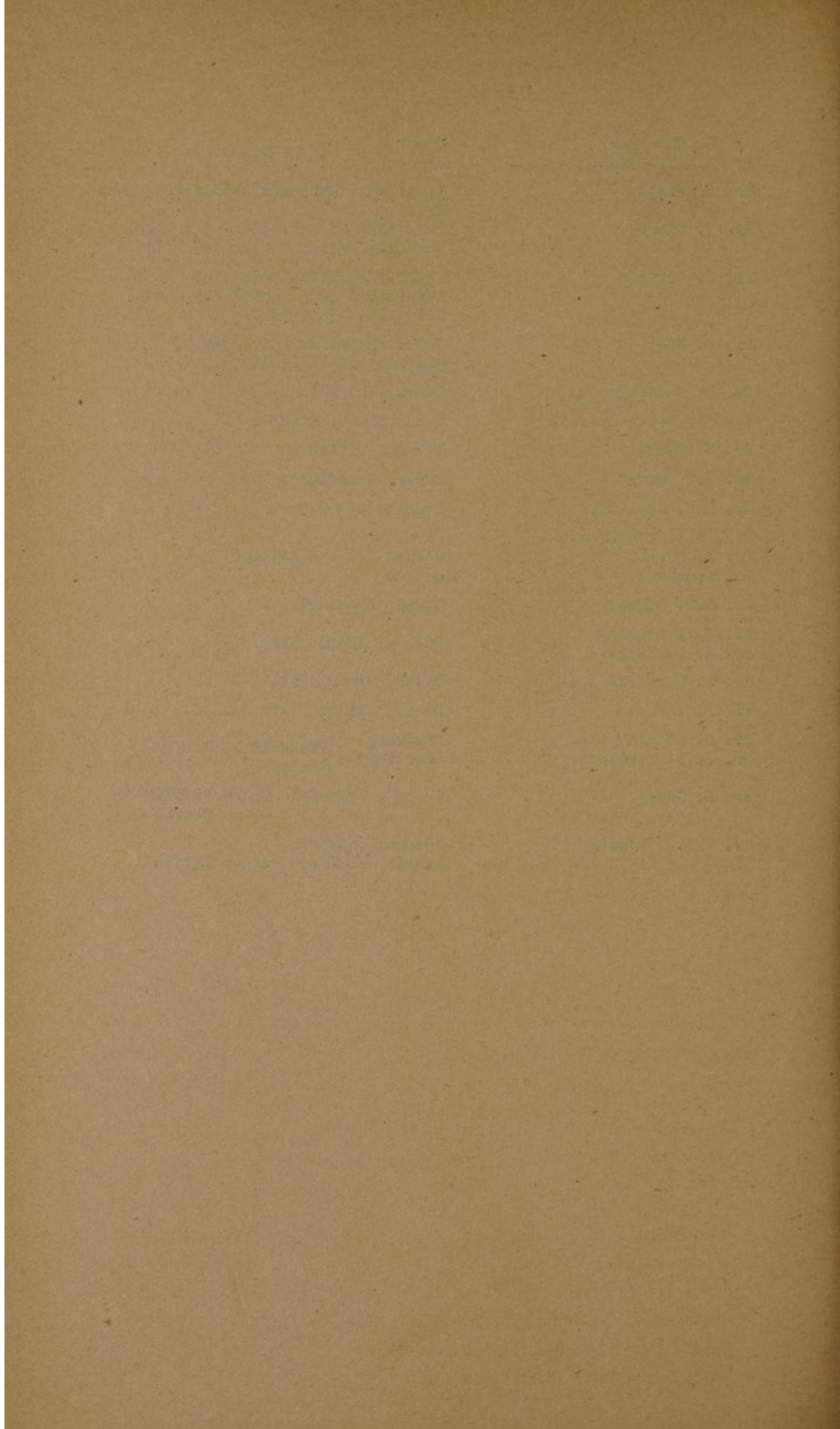


LIST OF PERSONS WHO MADE ORAL REPRESENTATIONS

Mr. I.H.R. Shand	Director of Water Development.
Dr. J. Wiles	Director of Geological Survey.
Mr. T. Gibbs	Rhodesia National Farmers' Union and the Matetsi Farmers' Association.
Mrs. K. Backe-Hansen	
Mr. L. Cumming	
Mr. J.L.D. Nicolle	Chairman } Member } Rural Land Board.
Mr. K. Keogh	
Mr. J. Hatton	Department of National Parks and Wild Life Management - Victoria Falls Nat- ional Park.
Mrs. W. Andrews	
Mr. G.R. Olds	Lessee, Montana Ranch.
Dr. T.A. Smith	Directors, Diamond "T" Ranching Company, (Pvt.) Ltd.
Mr. W. Stegman	
Mr. J.J. Stegman	
Mr. R.J. Watt	
Mr. C.F. Kirstein	
Mr. and Mrs. P. Johnstone	Manager, Rosslyn Farms (Pvt.) Ltd.
Mr. E.J. Karrasellos	Lessee, Kasibi Extension.
Mr. J.O. Honman	Rhodesia United Air Carriers, Victoria Falls.
Mr. P.A. Weir	
Mr. A.R. Martin	United Touring Company, Victoria Falls.
Mr. P.V. Clarke	Owner, Ursula Farm.
Mr. L. Gregory	Contractor.
Mr. S.E. Pretorius	Manager, Westwood Lodge (Pvt.) Ltd.
Mr. H.A. Moresby-White	Owner, Paradise Ranch.
Mr. J.E.B. Wiltshire	Conservator of Forests (Regional), Rhodesia Forestry Commission.
Mr. J.C. Tebbit	Department of National Parks and Wild Life Management, Salisbury.
The Hon. G. Rudland, M.P.	Member of Parliament for Wankie.
Mr. D.C. Lilford	Farmer and Businessman.
Mr. D.R. Irvine	Chief Commercial Engineer, Electricity Supply Commission.
Mr. W.A.H. May	Prospective Safari Operators.
Mr. M.P. Mandy	
Mr. D.W.B. Nicholas	Secretary, Henderson & Sons (Pvt.) Ltd.
Mr. R.F. Halsted	Director, Matetsi Ranching Co.(Pvt.) Ltd.
Mr. B.E.T. Marsh	Eland Game Ranchers (Pvt.) Ltd.
Mr. R.K. Vincent	
Mr. J.M. Williamson	Director of Veterinary Services.
Mr. C.A.R. Savory, M.P.	Ecological Consultant.
Mr. J.J. Duvenage	Chairman, Natural Resources Board.
Mr. G. Kileff	Owner, Nampini Ranch.
Mr. J.H.H. Louwrens	Director of Conservation and Extension.

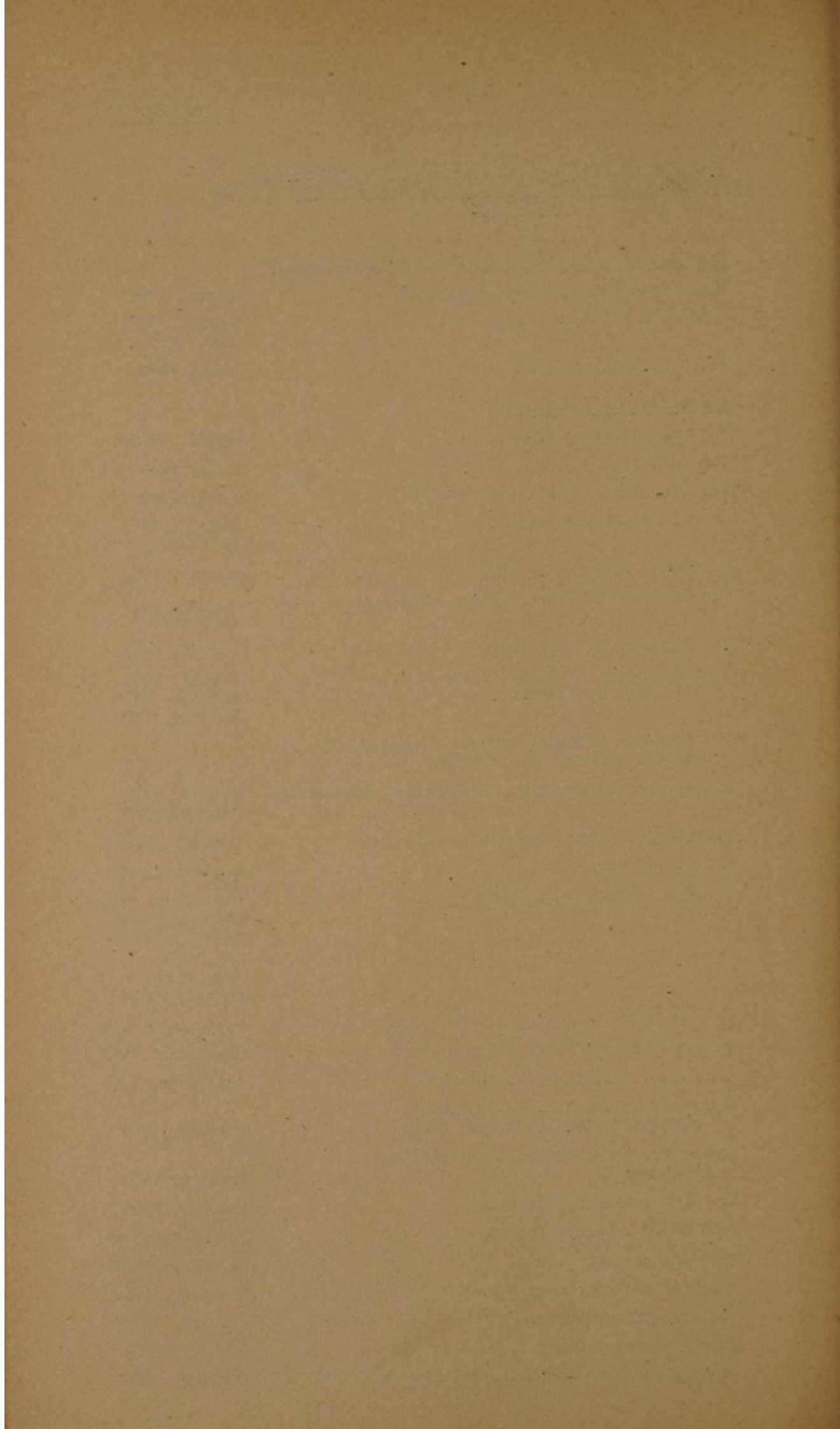


Mr. L. Thompson	}	Owner	}	Lazy M Ranch.
Mr. B.E.T. Marsh		Lessee		
Mr. J. Field	}	President, Rhodesia National Farmers' Union.		
Mr. T. Gibbs		President of Matabeleland Branch, Rhodesia National Farmers' Union.		
Mr. E. Davison		Retired Assistant Director (Field), Department of National Parks and Wild Life Management.		
Dr. O. West		Chief of Botany and Ecology, Ministry of Agriculture.		
Mr. H. Backe-Hansen		Owner, The Pause.		
Mrs. K. Backe-Hansen		Madam Chair, Matetsi I.C.A..		
Mr. H. Reed		Lessee, Hillcrest		
Mr. J.C. Swart		Owner, Annasdale.		
Mr. H.F. Stratford		Prospective owner.		
Mrs. J.F.C. Bristowe	}	Owner	}	Nakavango.
Mr. K. Street		Lessee		
Mr. Morrison		Lessee		
Mr. D.M. Spencer		Owner, Chamunzi.		
Mr. J.A. Cummings	}	Owners, France Farm.		
Mr. A. Cummings				
Mr. A. Karrassellos		Owner, Stonehurst.		
Mr. B.J. Pike		Owner, Railway Farm No. 52.		
Mr. D. Goldin	}	Chairman	}	Victoria Falls Local Board.
Mr. J. Stewardson		Secretary		
Mr. L. Games		Lessee, Kazungula Ranch and Tipperary Ranch.		
Mr. T.A.J. Braithwaite		General Manager, Wankie Colliery Company Limited.		



WRITTEN REPRESENTATIONS MADE TO THE COMMITTEE, OR
REPRESENTATIONS PASSED ON TO THE COMMITTEE BY SOME OTHER
AUTHORITY

A. <u>Handed to the Committee by the Rural Land Board:</u>	
Eland Game Ranchers (Pvt.) Ltd. (2)	April, 1969
Henderson and Sons (Pvt.) Ltd.	April, 1969 May, 1969
Mr. G.F. Olds, Matetsi	June, 1969
B. <u>Direct to the Committee:</u>	
Natural Resources Board	April, 1969
Sir Hugh Beadle	July, 1969
Mr. H.A. Moresby-White, Matetsi (2)	July, 1969
Mr. L. Gregory, Matetsi	July, 1969 September, 1969
Westwood Lodge (Pvt.) Ltd.	August, 1969
The Director of Conservation and Extension	August, 1969 May, 1970
The Director of Forestry	August, 1969
The Director of National Parks and Wild Life Management	August, 1969 October, 1969 January, 1970
The Rhodesia National Farmers' Union and the Matetsi Farmers' Association	August, 1969
Ministry of Information, Immigration and Tourism	August, 1969 January, 1970
Director of Water Development (2)	January, 1970
Mr. C.J. Elroy, U.S.A.	September, 1969
Mr. P.A. Johnstone, Matetsi	September, 1969 October, 1969 April, 1970 May, 1970 June, 1970 August, 1970
Messrs. Rhodesia United Air Carriers	September, 1969
Warden, Victoria Falls National Park	September, 1969
Mr. C.A.R. Savory, M.P., Bulawayo	September, 1969
Chairman, National Lands Committee, Rhodesia National Farmers' Union	October, 1969
Secretary, Game Ranchers' Association of Rhodesia	October, 1969
Mr. J.M. Robinson, Botswana	October, 1969
Cold Storage Commission	November, 1969
Mr. J. Atcheson, U.S.A.	November, 1969
Director of Veterinary Services	December, 1969
Ministry of Agriculture	January, 1970
Deputy Surveyor General, Bulawayo	January, 1970
Comte B. du Parc Locomaria, Belgium	January, 1970



General Manager, Wankie Colliery Co. Ltd.	January, 1970
Mrs. Elspeth Olds, Matetsi	January, 1970
Secretary for Lands	January, 1970
Mr. A.G. Mells, M.P., Gatooma	May, 1970
Grain Marketing Board of Rhodesia	June, 1970
Mining Commissioner, Bulawayo	July, 1970
Director of Census and Statistics	July, 1970
Rhodesia Tobacco Marketing Board	July, 1970
Regional Road Engineer, Bulawayo	September, 1970
C. <u>Applications for land:</u>	
Coghlan, Welsh and Guest (on behalf of a client)	September, 1969
Messrs. W.A.H. May and M.P. Mandy, Salisbury	September, 1969
Mr. O.K. Cellucci, U.S.A.	September, 1969 October, 1969 November, 1969 March, 1970
Mr. C.A.R. Savory, M.P., Bulawayo	November, 1969
Mr. P. Morris, Gokwe	November, 1969
Secretary of the South African Hunters and Game Preservation Association	December, 1969
Stanley E. Brock, U.S.A.	December, 1969
Mr. L. Gregory, Matetsi	January, 1970
Mr. H.P. de Villiers, Wankie	January, 1970
Zambezi Taxidermy, Matetsi	January, 1970
Mr. R. Moser, South Africa	February, 1970
Secretary for External Affairs (on behalf of a foreign enquirer)	February, 1970
Mr. B.G. Hughes, Kariba	April, 1970
Mr. C.L. Letcher, U.S.A.	March, 1970 (2) June, 1970
Mr. Weinstock	May, 1970
Gill, Godlonton and Gerrans (on behalf of Westwood Lodge (Pvt.) Ltd.)	May, 1970
Mr. B.E. Cavey, Salisbury	May, 1970
Mr. D.W. Winchester-Gould, South Africa	May, 1970
Mr. J.J. van Tonder, Bulawayo	June, 1970
Mr. S.J. Meintjies, South Africa	June, 1970
Mrs. M.H. Marais, South Africa	July, 1970
Mr. H. Wheeler, Salisbury	August, 1970
Messrs. Webb, Low and Barry (on behalf of Rosslyn Farms (Pvt.) Ltd.)	September, 1970

