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FACULTY OF ARTS

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RESEARCH TOPIC

**Effects of land privatization on community livelihoods: A case of Mackenzie Point Conservancy in Mola
Ward 4 Nyaminyami Kariba.**

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Dedication

Dedicated to the ALMIGHTY GOD, family members, friends and relatives for the love, prayers, encouragement and support throughout my studies and not forgetting Mr Chibanda who always inspired me in every step to accomplish this study.

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ABSTRACT

The purpose of this study was to analyse the effects of land privatisation on the livelihoods of Mola ward 4 community after the establishment of Mackenzie Point Conservancy along the Khotakhota Narrow in Nyaminyami Kariba. Particular attention was given to examine how the conservancy was established, the positive effects it brought, the challenges being faced by Mola ward 4 community as well as recommendations. A sample of thirty (30) respondents that is eleven Mola ward 4 community leaders, eighteen Mola ward 4 community members and one NRDC official were selected using purposive and snowball sampling techniques. Data was collected using structured and unstructured interview, questionnaires. The research adopted a Sustainable Livelihoods Approach propounded by Robert Chambers in the analysis of the effects of land privatisation to the livelihoods of Mola Ward 4 community. The study results showed that there was no community participation during the establishment of Mackenzie Point Conservancy. Hence, a top down approach was adopted. The results also showed that despite, the set up being top down, community benefited from employment creation, infrastructure development, trainings, and bursaries among other benefits which have positively impacted on their livelihoods. However, from the analysis done, costs of the establishment of Mackenzie Point Conservancy virtually privatising Khotakhota Narrow outweigh the benefits. It was noted that land privatisation in Mola ward 4 contributed to serious displacement of people, seizure of productive land, increased human animal conflict among other effects. Therefore, in order to ensure successful land privatisation, the study recommended that policy makers should involve the grassroots during the planning stages, encourage diversification among other recommendations. Finally, the study concluded that the costs of land privatisation incurred in Mola ward 4 outweighed the benefits accrued, a situation which triggered vandalism of the conservancy.

ACRONYMS

NRDC	Nyaminyami Rural District Council
CEO	Chief Executive Officer
MOU	Memorandum of Understanding
SVC	Save Valley Conservancy
OVC	Orphans and Vulnerable Children
CGA	Carbon Green Africa
CA	Conservation Agriculture
UN	United Nations
FAO	Food and Agriculture Organisation
DFID	Department for International Development
LSA	Lean Season Assistance
WFP	World Food Programme
CPR	Common Pool Resources
DRC	Democratic Republic of Congo
MPC	Mackenzie Point Conservancy

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INTRODUCTION

Land privatization has been widely recognized to have contributed to production increase and development in agricultural and rural sectors. The research examined the effects of land privatisation on community livelihoods in Mola ward 4 – Nyaminyami Rural District of Zimbabwe. Land privatisation is a way of structuring land ownership in line with land tenure systems in the country. This has both positive and negative bearing to livelihoods of the community juxtaposed to the privatised land.

Land privatisation has been considered a panacea to development in most third world countries as it gives land rights and opportunities to sources of finance for land improvement by the new land holder. This resulted in the implementation of the land reform and land apportionment exercises in Zimbabwe which intended to provide farmers security of land tenure by allocating land for stable long-term use and awarding land title. There is certain amount of consensus among economists that better property rights improve economic outcomes (Quy and Iyer, 2005). The empirical studies seem not to pay sufficient concern about the effects of land privatization on community livelihoods. Therefore, this study aims at adding more empirical evidence to the existing tenure literature and on the other hand based on its findings some recommendations on how to deal with effects of land privatization on community livelihoods. Through land privatisation, land-holders especially those on freehold have exclusive rights to the land hence excluding other potential users which is outright privatisation. However, in the divergence thereof the implementation of land privatization among communities and households has actually created differentiation in distribution of benefits derived among new land holders and rural community.

Rural communities constitute about 70% of the total population of Zimbabwe and contribute about 72.4 % of the agricultural produce of the country (Lone: 2014). Important to note is the fact that rural communities heavily rely on land for survival, their livelihoods depend on land. Therefore, it is imperative to have an in depth understanding of the effects of land privatisation to the rural communities' livelihoods considering their food, income and wealth is derived from access to land. This is because communities juxtaposed to the privatized areas often disproportionately accrue the costs of land privatisation but they can also receive the benefits from the existence of the privatized land. The extent to which local communities benefit or incur costs as a result of residing next to privatized land is of interest. This research therefore sought to examine the effects both positive and negative of land privatisation on community livelihoods in Mola ward 4 – Nyaminyami, a place situated in the buffer zone of Mackenzie Point Conservancy.

Background of Study

According to (UNCHR: 2007), land issues have been on the increase in Cambodia since the country adopted a free market economy in the early 1990s. Privatisation, large-scale infrastructural development, tourism, foreign investment and agro – industry have led to heightened pressure on the availability of land for the poor people (Pachvuty: 2011). The result has been on an increasing trend of large- scale land acquisitions, inadequate protection of land rights and high incidence of disputes (UNCHR: 2007). Moreover, as a relatively underdeveloped and yet resource rich country, Cambodia has become a resource frontier, in which extensive tracts of forest and lands used by local communities are being converted to commercial cropping systems (Pachvuty: 2011)

The opportunity of free market economy in Cambodia has led to the government promoting large scale land concessions. These transfers of land to external investors and users, both foreign and

domestic, are greatly affecting local communities' existing livelihoods and opportunities for development. Overall, land is vital productive asset and the main source of rural poor families' livelihoods. In Cambodia as a whole 75% of people earn their income mainly from agricultural production, so access to land is a major issue in attempts to reduce poverty and social inequality (Pachvuty: 2011).

According to Pachvuty (2011), land disputes and land grabbing by non-locals are increasingly reported in Cambodia from the provinces of Mondul Kiri, Ratanak Kiri, Stung Treng and Kratie with economic land and mineral concessions being the main form of land acquired by foreign investors. For example, about 0.94 million hectares out of 18.1 million hectares of the total land in the country was approved for economic land concessions to foreign and national companies in 2007, the majority was said to have been granted from local communities' land (UNHCHR: 2007). This practice of making land available to investors threatened traditional slash and burnt agricultural practices and also indigenous people's livelihoods based on forest and natural resources (Mc Andrew and Li: 2009)

In Central Africa, the debate surrounding the effects of land privatisation in published literature has focussed on involuntary displacements. Pachvuty (2011) argue that the formation of national parks has led to series of compulsory displacements, with social consequences such as food insecurity and homelessness (Schmidt –Soltan: 2003; Cemea and Schmidt –Soltan: 2006). The extent of these displacements is still debated, and some researchers dispute these claims altogether based on the paucity of evidence upon which they were based (Maisels et al: 2007; Curran et al: 2009). Studies in Central Africa, as we would expect, have shown that there is a lot of variation in the degree to which land privatisation activities influence livelihoods. For example, Hodgkinson

(2009) postulates that local communities, particularly Aka hunters, suffer high opportunity costs from reduced access to hunting due to the enforcement of hunting regulations by a conservation project (Hodgkinson: 2009).

Throughout Central Africa rural dwellers do varying degrees, confront other major challenges, including the socioeconomic transformations related to commercial forestry, expansion of commercial palm oil plantations, immigration, large-scale mining projects, and civil unrest (CBFP: 2006). There are multiple effects of commercial forestry, but these are rarely holistically examined from the perspective of individual and household. They include both direct and indirect effects, such as a depletion of hardwood tree species with multiple local livelihood uses, the acceleration of road network development, the provision of employment and local services, the knock-on creation of new economic opportunities, influxes of in-migrants and immigrants and as a result, overexploitation of wildlife and other forest resources (Wilkie et al: 2000; Poulsen et al: 2007; Logo: 2010).

In central Africa, land privatisation led to the construction of road networks which has knock-on effects in previously isolated rural communities. Roads have been shown to affect hunter-gatherer (“Pygmy”) communities, who often become sedentary who then tended to be towards individual rather than communal activities. In addition, these became heavily indebted to their farming neighbours, hence ended up suffering from increasing alcoholism (Bahuchet and Guillaume: 1982; Kitanishi: 2006).

Traditionally the benefits of privatised areas have been calculated as the benefits of conserving biodiversity, at a global or national scale; these include the ecosystem services listed in the Millennium Ecosystem Assessment (2005), such as provisioning services (such as food, firewood

water), supporting (nutrient cycling, primary production), regulating services (climate or water (purification) and cultural services (spiritual, recreational) (Sobel: 2005). Many of these benefits are often only fully appreciated on coarse national or global scales. This typically does not occur at the level of privatised land communities. Balmford and Whitten (2003) argue that the immediate opportunity costs of land privatisation most often exceed the management related costs of maintaining such areas.

Negative effects associated with land privatisation to the local community include changes in land tenure and community structures, restricted employment opportunities, the commercialization of forest products and services and human wildlife conflict (Coad et al: 2008). In a review of multiple case studies, West and Brockington (2006) found costs to the local communities that range from ill health, guerrilla movements, drug trafficking, to the erosion of local cultures and norms. West et al (2006) finds many accounts of changes in social practice, gender relationships to “gentrification” and “decomplexification” of local beliefs, efforts that are suggested to fix local communities in time and space solidifying certain identities and ethnicities. In addition, other costs of land privatisation may include displacement either physical or from resources: of shelter or access to assets without community involvement (World Bank: 2004). Displacement normally lead to many socio-economic implications including landlessness, joblessness, homelessness, marginalization, food insecurity, increased morbidity and mortality; loss of access to common property and social disarticulation (Cernea: 1997).

Literature review provided an opportunity to understand the nature of costs and benefits of wildlife conservation to the communities living in proximity to Save Valley Conservancy. According Songorwamko (1999), results show that there are five major costs that are being incurred by local

communities living adjacent to privatised land. The most prevalent costs experienced across the villages were crop raiding and livestock depredation. Previous studies show that these costs are attributed to security issues and the results are consistent with those of Anderson et al (2013) who observed that encroachment of wild animals into human settlement can be attributed to the state of protected area's security fence. According to Shibia (2010), crop raiding by wild animals as a result of the conservancy has been having negatively impacting communities living adjacent to the protected area. This means such communities spend much of their time guarding their fields, and have no opportunity to do income –generating activities (Sobel: 2005). Mackenzie (2012) postulates that wildlife induced costs lead to financial hardships for some households in Save. This has broader implication for development since most households make their living solely from subsistence farming hence losing crops to wild animals can have serious consequences for food security.

STATEMENT OF PROBLEM

Land privatisation has both positive and negative effects on the livelihoods of the community juxtaposed to the privatised area. According to Moore (2005), land privatisation is the transfer of land ownership and property rights to the hands of an individual or company. The phenomenon has contributed positively to creation of employment, increased productivity, infrastructure development, capacity building among many others. However, it has negatively affected the resource poor rural communities. Land privatisation has led to constrained access to land, forced relocation or displacements, disruptions in income sources, assets depletion, disruptions in community coping strategies, human animal conflicts, land conflicts among others. Therefore, the research sought to examine the effects of land privatisation to the livelihoods of community in Mola ward 4 as a result of the establishment of Mackenzie Point Conservancy. Prior to the

establishment of the conservancy, majority of the inhabitants of Mola ward 4 were engaged in subsistence farming and fishing as their primary occupation. Besides fishing, others were also involved in livelihood activities such as livestock rearing, winter ploughing along the lake shore among others. This is an indication that the livelihoods of the people in the area were largely dependent on natural assets. After the establishment of the conservancy and subsequent loss of land, most of these livelihood activities have been cut off since the land was the core livelihood assets of the inhabitants. Hence, it is in the interest of this research to examine the effects of privatising Mackenzie Point Land to the livelihoods of Mola ward 4 communities.

THEORETICAL FRAMEWORK

The researcher based the study on the Sustainable Livelihoods Approach developed by Robert Chambers, Conway and others in early 1990s, which emerged in part from the work on Entitlements Theory by Amartya Sen (1981) (DFID, 2000: 1.2). A sustainable livelihoods approach is a holistic method of addressing development issues that centers the discussion on people's livelihoods. Sustainable livelihoods is a chameleon-like concept that can serve many functions: it is at once an established development objective, an analytical tool used to understand the factor influencing a community's ability to enhance their livelihoods and a method of eradicating poverty. Sustainable livelihoods analysis provides a constructive framework for examining the significant role land plays in the livelihoods of people of Mola ward 4. The sustainable livelihoods approach focuses on the capabilities of people and highlights the interrelationships between and among people and the assets they rely on. The analytical process is necessarily forward looking: the process focuses on people's strengths and aspirations as they pursue their livelihood objectives. The theory emphasizes the importance of access to productive assets and resources that are essential for increasing the productivity and reducing vulnerability of

rural poor (Scoones: 2009). It hinges upon the recognition of accesses to assets and resources by the poor individuals, households or communities as fundamental elements to understand livelihood options, survival strategies and vulnerability to adverse trends and events (Ellis, 2000: 28). The key components that the approach elucidates is the assets owned, controlled, claimed or accessed which are basic to individuals, households or communities upon which production can take place. Therefore, the approach is useful in understanding the effects of land privatization on the livelihood of Mola ward 4 community as: it addresses differential impacts of a range of structures and processes on households, focuses on root causes of poverty (Igoe: 2008). In addition, the Sustainable Livelihood Approach recognizes that people adapt to changing institutional context and are dependent upon access to a variety of “Capitals” which together form the “livelihood platform”, (Ellis: 2009). These include natural capital, human capital, social capital, physical capital and financial capital (Chambers and Conway: 1992). In view of that, the approach best suited the research and became the theory which underpin the study in order to understand effects of land privatisation to the livelihoods of rural community of Mola Ward 4 Nyaminyami since land as one of the “Capitals” was privatised hence limiting on: accessing, owning and controlling which are the key for production to take place. This clearly explains the effects of land privatisation as a result of the formation of Mackenzie Point conservancy.

CONCEPTUAL FRAMEWORK

A conceptual framework is a hypothesis model identifying the concepts under study and their relationship (Mugenda and Mugenda: 2003). While selling of land may be ultimate privatisation, privatisation actually is a set of processes that exist on a continuum ranging from fully public agencies funded by tax dollars on one end to completely private companies that operate in a free market at the other (More: 2005). This concept of land privatisation was first established in

America in early 1990s with the aim of improving profitability, productivity and efficiency, it then spread over to other countries, developing nations included (UN; 1999). Overall, the major intention is to generate income out of more organized and resourceful private owner(s) which boost the GDP of a nation. However, this is proving not to be as it exacerbates poverty within the affected community through forced displacement, disturbances to the usual livelihoods sources among other factors (UN: 2018). Contextually, household livelihoods refer to the capabilities and activities required for the means of living in a domestic unit consisting of family members (Farlex: 2014). The examination of household livelihoods was based on the following indicators: income, health care, standard of living, assets acquired, food security, shelter and quality and level of education. All these indicators are made possible with the availability of resources as enshrined in the SLF hence the link between land privatisation and livelihoods of local communities in an agrarian Zimbabwe.

OBJECTIVES

1. To examine the formation of Mackenzie Point Conservancy in Mola ward 4 Nyaminyami.
2. To examine how Mackenzie Point Conservancy positively impacts on community in Mola ward 4 Nyaminyami.
3. To examine the challenges with Mackenzie Point Conservancy focusing on community livelihoods in Mola Ward 4.
4. To provide suggestions on how community livelihoods in Mola ward 4 can benefit from Mackenzie Point Conservancy.

RESEARCH QUESTIONS

1. Explain the formation of Mackenzie Point Conservancy in Mola ward 4 Nyaminyami.
2. How has Mackenzie Point Conservancy positively impacted the community in Mola Ward 4 Nyaminyami?
3. What are the livelihoods challenges being faced by the community in Mola Ward 4 Nyaminyami after the establishment of the Mackenzie Point of conservancy?
4. Suggest how land privatisation can improve community livelihoods?

SIGNIFICANCE OF THE STUDY

The desire to explore the effects of land privatisation on the livelihoods of local community was derived by the sudden change of how community survive in Mola Ward 4 Nyaminyami soon after the establishment of Mackenzie Point Conservancy which effectively means privatisation of once a common pool resource. This is in light of ecological change which has increased incidences of crop failure and livestock loss, droughts, and accelerated deforestation and land degradation. This particularly affects poor rural people more directly. Therefore, Mola Ward 4 of all the twelve wards in Nyaminyami was chosen after realising there was sudden change of livelihood patterns, high cases of malnutrition, perpetual food insecurity and low infrastructure development. This prompted to suspect effects of Mackenzie Point Conservancy since other wards are still thriving hence led to this study. This study is important to different stakeholders such as: the local community, non-governmental organisations, government, local authority and the private sector (Conservancy owners in particular) as it will guide their programming, academia, on knowing the

effects of land privatisation to the local community and inform government land acquisition policy formulation.

LIMITATIONS OF THE STUDY

Mola ward 4 in Nyaminyami is located in the periphery of the district with poor road networks therefore it was difficult to reach all angles to get respondents despite using purposive and snowball sampling. More so, as a result of the toxic political environment people are living in and with living memories of some tortures and killings which happened in the ward in 2008, it was a mammoth task to get cooperation from the respondents as they were fearing for their lives.

RESEARCH METHODOLOGY

A qualitative research design was used in the study by the researcher. Research design can be defined as an idea, arrangement and approach of examination that considered to attain answers to study demands or problems (Kerlinger, 1986). Thus qualitative research design is a social enquiry that focus on the way people interpret and make sense of experiences and world in which they live (Atkinson et al, 2001: 7). Qualitative research was used in order to understand the social reality of community under study (Mounton: 1996). It was used to examine behaviour, perspectives, feelings and experiences of Mola ward 4 communities on the effects to their livelihoods of the establishment of Mackenzie Point Conservancy. The design allowed the researcher to use interpretive approach to social reality and in the description of Mola ward 4 community experiences after the establishment of the conservancy. Therefore, in this respect, the researcher was able to retrieve the relevant information from the respondents in the study. New theories, ideas, and perceptions raised by the respondents were adopted by the researcher because of its

flexibility. Therefore, this research design was suitable in studying the effects of land privatisation on the livelihoods of local community in Mola ward 4, Nyaminyami.

Data collection Methods

The research used interviews in gathering data for the research. The interviews were structured and unstructured questions as discussed below:

Interviews

The researcher used interviews to collect data during the research. According to Knox (2005), interviews are oral forms of questionnaires. This data collection method allowed for more questions to be asked as face to face interviews with eleven traditional leaders, eighteen community members of Mola Ward 4 and one council official (head of department for agriculture and wildlife management) were administered. In addition, structured and unstructured questions were asked. The researcher adopted unstructured questions since that allowed respondents to express their views in their own words and also encouraged the interviewees to speak freely without bias. On the other hand, structured questions were also part and parcel of the questionnaire to gather some one word answers especially on the demographic section. This was in order to minimise on time spent on each respondent and for easy of coding. The researcher adopted interview method since it allowed for free flow of the dialogue hence enabled the researcher to fully understand the changes in livelihoods patterns of Mola ward 4 communities as a result of the establishment of Mackenzie Point Conservancy. Interviews were chosen since they are more powerful in eliciting narrative data that allowed the researcher to investigate respondents' views in greater detail.

Sampling

LoBlondo-Wood and Habber (1998: 250) defined sampling as a process of selecting a portion of a population to represent the entire population. In this study a sample of eleven traditional leaders, eighteen community members from Mola ward 4 and one council official from Nyaminyami Rural District Council were selected out of the entire population. The sample size followed the general rule of thumb which states that always use the largest sample possible since the greater the sample the more representative it is going to be (LoBlondo-Wood and Haber, 1998: 263-264). Therefore, the selected individuals represented the whole community and the local authority. The sample was manageable as it saved time and resources in data collection. It was unbearable and time consuming to study the whole population of Mola ward 4.

Sampling Methods

The researcher adopted non –probability sampling techniques during the study that is purposive and snow-balling. The two techniques are discussed below:

Purposive Sampling

According to Palys (2008), purposive sampling is a process that is selective, subjective or judgemental. The technique was used since the researcher was focusing on individuals with specific characteristics. The technique enabled the researcher to answer the research questions. Selection of respondents in this research relied on the judgment of the researcher. The key respondents were the eleven traditional leaders of Mola ward 4, eighteen community members from Mola ward 4 and one head of department from Nyaminyami Rural District Council. These

were privy to the establishment of Mackenzie Point Conservancy and the effects it brought to the livelihoods of Mola 4 community.

Snowball Sampling

Snowball - sampling is defined as a non-probability sampling technique in which the samples have traits that are rare to find (www.statisticsshowto.com: nd.). It involves the primary data source nominating other potential data sources that are able to participate in the research study. This technique is purely on referrals and that is how the researcher was able to generate a sample size. The researcher adopted this technique since participants were hard to find and it was tough to choose respondents who were traditional leaders since most of them were afraid to participate citing political reprisals hence it allowed the study to take place.

Target Population

Polit and Hungler (1999: 37) refer to population as an aggregate or totality of all subjects, objects or members that conform to a set of specifications. In this study the target population were the traditional leaders and the general community members comprising both men and women since these are the ones who feel the effects of land privatisation to their livelihoods as breadwinners and also the fact that some families are women headed.

LITERATURE REVIEW

In this chapter, the results of previous researches related to the researcher's topic - the effects of land privatisation on the community livelihoods is analysed. This is done to enable the researcher to identify knowledge gaps in literature reviewed and create new knowledge from the identified gaps to enable a clear understanding of the effects associated with land privatisation on livelihoods

of the local community which then will help in ensuring a clear road map is put in place before parcelling out the land.

Zimbabwe's land question like any other nation has been the subject of debate since time immemorial. According to Rukuni (1998: 2), research, legal and policy interventions and government sanctioned commissions of enquiry right from early years of colonialism have been established to deal with the land issue. The discussion of land issue in Zimbabwe would not be complete without the various policy and legislative interventions that accompanied the land dispossessions and subsequent reforms. Whilst the colonial government's policy and legal interventions were focussed on dispossessing the black indigenous populations of their land, the unfairness of this was apparent to the majority population, and to some within the settler community, such laws were adopted even after independence though some with different names.

The belief is that co-existence of people comprising a number of groups can only be achieved when groups and communities have the rights and opportunities to preserve their own identities, their own traditions and their own customs. It is therefore no surprise that post-independence, the land question continued to attract researchers', policy and legislative attention. In terms of legislations, and other than the constitutional provisions on land, in 1981, the Communal Land Act was enacted, effectively turning the Tribal Trust Lands into communal land and repealing the 1969 Tribal Trust Land Act (Rukuni: 1998). This empowered the chiefs to allocate land though with guidance from the government and local authority. In light of that communal lands remained state land and the central government and local authority reserved the rights to transform the land into other uses effectively privatising it (Brockington et al: 2006).

Studies on the effects of land privatisation (conservancy) show a range of effects related to the people's livelihoods, including wildlife crop –raiding, involuntary displacement due to reduced access to land, and exacerbation of existing economic inequalities, power and gender relations (Brockington: 2002). These effects are seldom distributed evenly within rural communities, as factors such as ethnicity, relative wealth, and gender influence and individual's susceptibility to change (Brockington et al: 2006). For example, Coad et al (2008) argues that poorer, more resource- dependent groups bear the greatest opportunity costs of privatised areas.

Land privatisation activities can affect household assets or capital. In many cases, new regulations restrict access to particular natural resources.

Igoe (2006) suggests that, combined with the provision of conservation related employment, the effect is often to replace households' natural capital with financial capital. Where on the job training occurs, land privatisation can also build capacity and therefore contribute to human capital, while conservation projects can also alter or reinforce local social and power relations (Vorlauffer: 2002). However, as biodiversity conservation is a multi-faceted concept, only site – by-site assessments allow exact livelihood impacts to be understood (Agrawal and Redford: 2006).

ETHICAL CONSIDERATIONS

Research ethics is not one size fits all approach. It is guided by the research strategy that one chooses. Therefore, in doing this research, the researcher followed the six principle of the Economic and Social Research Council (ESRC) Framework for Research ethics (Economic and Social Research Council: 2008). These built research ethics and the researcher ensured that all respondents were respected and their rights and dignity were observed during data and after data collection. The researcher ensured confidentiality that is data gathered during the research was not

shared anywhere else but was used for the purposes intended. In addition, to ensure free data collection without hiccups from district authorities, the researcher asked for permission from Nyaminyami Rural District Council to conduct research which has a direct link to the local authority. More so, consent was asked from all respondents and assurance was given that information being gathered was for academic purposes only. Finally, the researcher exercised professionalism in conducting the research study and only the relevant components were assessed.

CHAPTER 1

An Overview of Mackenzie Point Conservancy and its positive effect on livelihoods in Mola Ward 4.

Chapter Introduction

In order to integrate into the mainstream development process and move its worsening socio-economic situation away, over the last decades Mola ward 4 has been deeply involved into reforms towards land privatization. Land privatization is one of the most fundamental policy of the reform agenda that has created an important platform for land policy debates and has gained the typical attention of scholars from multiple disciplines and policy decision makers. Many studies and publications on this issue have recently come out, the concern on the effects of land privatisation and rural livelihoods has been still inadequately paid concerns, however. Hence, it is reasonable for my study taking its speculation to examine the effects of land privatization and community livelihoods in Mola. This chapter gives an in depth analysis and understanding of the formation of Mackenzie Point Conservancy and the positive effects it brought to the livelihoods of Mola ward 4 community in Nyaminyami – Kariba. The chapter looks at how the conservancy was formed and the impacts it brought to the way community in Mola Ward 4 live. The results are based on the ground research conducted in Mola ward 4 Nyaminyami – Kariba.

Conceptualisation

Privatisation actually is a set of processes that exist on a continuum ranging from fully public agencies funded by tax dollars on one end to completely private companies that operate in a free market at the other (More: 2005). This concept of land privatisation was first established in America in early 1990s with the aim of improving profitability, productivity and efficiency, it then spread over to other countries, developing nations included (UN; 1999).

Livelihood activities of Mola Ward 4 Community before the formation of Mackenzie Point Conservancy

Prior to the establishment of Mackenzie Point Conservancy, the traditional occupants enjoyed land uses, namely residential, agricultural, grazing land, energy source, fishing among other uses. Therefore, in terms of livelihood activities Mola Ward 4 Community relied on agriculture (subsistence farming and livestock rearing) and a bit of fisheries along Zambezi since the ward is situated along Zambezi escarpment. According to Scudder (2005), Mola ward 4 community are originally from Zambezi and were moved in 1955 during the construction of Lake Kariba. They are commonly known as people of the great river (Batonga Bamulwizi) hence their livelihood cannot be complete without mentioning the great river - Zambezi (Scudder: 2005).

Moreover, their major source of income was fishing along the lake and in Nakatanda, Mackenzie Point, Makuyu and Chatikira Fishing camps. The four camps had a total of 200 gillnet permit holders and several kapenta companies and cooperatives (Hanjeleha: 2019).

Furthermore, according to Mubaya (2014) faced with drought, Mola ward 4 community used to do winter cropping known as “mabonje/mondooka” along the lake shores in areas like Nakatanda, Makuyu and Chatikira. They would do this concurrently with fishing to fend for their families. In addition, in such times the community would survive on hunting and gathering of wild fruits, roots and tubers like “Manyanya” as some of the coping strategies. These roots and tubers were found along the Mackenzie Point forest.

Likewise, community members, women in particular used to fetch firewood for household use in Mackenzie Point forest before the area was fenced to prevent further deforestation and this made it really difficult for them as they would have to walk long distances to look for firewood.

In addition, the ward used to get a share of CAMPFIRE dividends out of game hunting for trophies profits, these has since ceased to be. The ward used to receive the largest chunk of CAMPFIRE dividends as a result of its vast wild animals which would be used to transform rural livelihoods through construction of schools, clinics and water provision (Mubaya: 2003). Therefore, through the CAMPFIRE funds, the ward managed to construct Mayovhe clinic, Kauzhumba, Mayovhe and Marembera Primary Schools and a water pipeline scheme to Marembera Primary which supply the community along the way (Jeke: 2014). These were good days before the wild animals were condoned to the fence and to the ownership of individuals at the expense of the whole community

Formation and dynamics surrounding the formation of Mackenzie Point Conservancy.

The Mackenzie Point Conservancy was formed in 2009 when part of Mola ward 4 –Khotakhota Narrows area in Mackenzie Point was sold to Mr Jonathan Wright once a safari operator in Nebiri ward 8 – Kasvisva area. Its formation follows statutes of the Parks and Wildlife Act (Chapter 20:14) of 1975. According to an article by Hanjeleleha (2019) in Bulawayo 24 on the 10th of June 2019, a total of 140 square kilometres of lake stretch on one of Zimbabwe's historic strategic areas, the Khotakhota Narrows were converted into a conservancy. NRDC (2012) postulate that, 40% of the area was under Mackenzie Point safaris a sub camp of Bulembi safaris which is a concession of one of the safari operators - Martin Perters who operates in the same district. The objectives of the conservancy were to: instil culture of conservation, expand wildlife dispersal areas, create ecotourism opportunity, support anti – poaching drive and improve livelihoods in Mola ward 4.

These according to the conservancy Memorandum of Understanding (MoU) were to be achieved through partnership with community, the local authority and all stakeholders involved in line with sustainable development goal number 17 (United Nations: 2015). The conservancy was to work with communities, cooperatives, businesses and NRDC to establish local groups. According to King and Kaelo (2015) conservancy is an area set aside by an individual landowner, body corporate, group of owners or community for the purposes of wildlife conservation privately owned and state run reserves.

The agreement to sell the land was secretly signed among Nyaminyami Rural District Council, Chief Mola, Ward 4 councillor and Mr Jonathan Wright the new land owner in Harare on the 24th of December 2008 (NRDC Full council minutes: 2009). It stipulated that Nyaminyami Rural District council was going to relocate all fishermen from Chatikira, Nakatanda and Mackenzie Point fishing camps to Makuyu Fishing Camp to pave way for the conservancy. In return, the new land owner was going to construct 32 houses for the fishermen, buy 16 metal boats (“Zvidhingi”) and gillnets for the relocated fishermen. In addition, the conservancy owner was supposed to play a pivotal role in the development of the ward through some social responsibilities like assisting the elderly, orphan and vulnerable children and people living with disability through some social safety nets (Mackenzie Point Conservancy MoU: 2008).

The formation of Mackenzie Point Conservancy was a controversial decision made by Nyaminyami Rural District Council which is still being contested by Mola Ward 4 community eleven years later from its establishment in 2009. According to the community in Mola ward 4, the Mackenzie Point Conservancy was a brain child of the then Chief Executive Officer Mr Isaac Mackenzie representing Nyaminyami Rural District Council, the local Chief, the then local

councillor and the Safari operator – Mr Jonathan Wright. Empirical evidence showed that there was no council resolution to convert the Mackenzie Point area into a conservancy and the memorandum of understanding was signed by the interested parties without community knowledge (NRDC full council minutes: 2009). Community minutes seen proved that the memorandum of understanding (MOU) was secretly signed in Harare prior to the window dressing official launch in Mola ward 4 – Mayovhe. According to Hanjeleha (2019), the former CEO is a silent partner in that arrangement. In view of that, there were no community participation in the formation of Mackenzie Point Conservancy and up to date, Mola ward 4 community are disgruntled as a result of the top down approach exhibited by the local authority, the local councillor and the chief who happens to be from Mola ward 3. One of the respondents Mr Fashion Mawere pointed out that – *“The privatisation of communal lands into private conservancy areas should be revisited if communities are to be empowered and become true conservationists. Investment into conservancies should not be about financial returns only. What is a conservancy without its community?”* The statement was in light of the fact that no one in ward 4 was consulted or informed about the investment which has now surrounded the ward disrupting normal livelihoods.

Positive effects of land privatisation on the livelihoods of Mola Ward 4

Proponents of land privatisation list a number of opportunities that come along with protecting an area. These include employment creation, infrastructure development, and human capital development among others. According to Braun and Ruth: 2009), other benefits arising from land deals also include new agricultural technologies and practices as well as future global price stability and increased production of food crops that could supply local consumers in addition to

foreign consumers. Therefore, the study show that a number of livelihoods benefits were derived from the establishment of Mackenzie Point Conservancy (MPC) in Mola Ward 4. These are as discussed below.

Creation of employment opportunities

The establishment of Mackenzie Point Conservancy in Mola Ward 4 brought a number of employment opportunities to the local community. 83.3% of the respondents revealed that Mackenzie Point Conservancy created game guards, resource monitors, construction workers and part time fire guard makers. The conservancy has a staff compliment of thirty three (33) employees drawn from the local community and three (3) non-residents. All these receive salaries and wages which has a trickledown effect to the community. Empirical evidence showed that on average a game guard from Mackenzie Point Conservancy is receiving net salary of RTGS 850 dollars and a resource mobiliser \$500. These opportunities have improved household livelihoods in Mola ward 4. 70% of the respondents submitted that employment opportunity has a multiplier effect in Mola ward 4, with the direct employees buying in local shops and also creating casual labour opportunities hence improving several other households' livelihoods in the process.

Furthermore, during the construction, the conservancy hired more than 80 local community members. This according to research resulted in serious improvement in livelihood sources of these. Empirical evidence showed that 6.3% of the workers who were involved in the construction of the conservancy are now running either a flea market or tuckshop at Mayovhe and Nabalenge shopping centres. One of the respondents had this to say *“Bbizimuzi njiuwene eyi yakazwidda mufence njiyeyi, tindakali kuyeyela pe kuti buzumi bwaangu buzosika ano mpundibedde lino (This business was as a result of proceeds from the conservancy. Thanks to the conservancy, I was not*

expecting to own a business in my life, but look here I am -)”. The act is being attributed to the fact that the conservancy brought in capital for establishment of businesses since it was coincidentally established during the time the country dollarised. Moreover, evidence from the field showed that, more than 60% of the full time workers of the conservancy now own livestock and have constructed decent houses in their respective homesteads. All these are benefits of the conservancy to the local community.

Infrastructure development

It was found that land privatisation as a result of the construction of Mackenzie Point Conservancy brought about improvement in the physical asset base of the people in Mola Ward 4 Nyaminyami Kariba. These findings substantiated the views of Braun and Ruth (2009) that proponents of land privatisation list possible benefits for the rural poor such as the provision of rural infrastructure like construction of schools and health posts. Data gathered showed that, there has been rehabilitation and construction of a road leading to Mackenzie Point from Siakobvu - Bumi Hills major road. Hence improving accessibility of the area. 80% of the interviewed revealed that Mola ward 4 was no longer accessible by road after the washing away of Sibilobilo Bridge leading to Marembera, Kauzhumba, Mayovhe, Jongola and Makuyu areas in February 2009, thanks to Safrique safaris by constructing Guest House – Mackenzie Point road in the subsequent month. This is the road which is rendering all services to the ward including hospital referrals, market linking especially that there is kapenta and fish industry in Makuyu among other. Therefore, improving the livelihoods of the local community.

Likewise, observation on the ground showed that, the conservancy constructed a single classroom block at Mayovhe Primary School to provide learning shelter to school pupils. This is in line with

social responsibility highlighted in the memorandum of understanding signed between Safrique and Nyaminyami Rural District Council. The classroom block plays a pivotal role in improving access to education hence positively affecting pass rate which indirectly has a multiplier effect to the livelihoods of the local community through widening job opportunities for the educated ones and hence income to the household and community at large.



Figure 1: Classroom block constructed at Mayovhe Primary

Provision of Bursary to Orphan and vulnerable children

Besides employment creation and infrastructure development, Mackenzie Point Conservancy has also identified orphans and vulnerable children (OVCs) who are being supported financially and materially. 96.7% of the respondents indicated that as part of the community empowerment

program for members to reap the benefits from conservation, the conservancy office is paying tuition fees and providing uniforms and books to 30 learners - 5 from each school in Mola ward 4 Nyaminyami Kariba. These are learners from Mayovhe Primary, Mayovhe Secondary, Kauzhumba Primary, Jongola Primary, Marembera Primary and Nabalenge Secondary schools. According to the interviewed respondents, the conservancy is paying an average of RTGS \$750 per annum for each learner and buying two pairs of uniforms, a pair of shoes, books and back pack for each child. This has a direct bearing to human capital as one of the pillars of the livelihood approach under use in this study. More so, 83.3% of the respondents indicated that by supporting orphans and vulnerable children, the conservancy office is removing burden on the guardians and parents of such children hence the money which was meant for school fees can then be used for other livelihoods activities.

Formation of skilled human capital

Through Mackenzie Point Conservancy, community in Mola Ward 4 Nyaminyami Kariba received trainings on various aspects of life which have a bearing on their day to day survival and livelihoods. Empirical evidence showed that, the conservancy office in partnership with Carbon Green Africa (CGA) an organisation doing Kariba REDD+ project in the district trained 33 lead farmers on conservation agriculture (CA) in 2016 who were mandated to cascade the trainings to other farmers in the ward. 56.6% of the respondents argued that, the training assisted farmers in coping with the El Nino induced drought of 2016 – 2017 lean season and such farmers were not affected so much. In addition, lead farmers are receiving various inputs for demonstration plots. These according to 56.7% of the respondents has positive effects to the household yield and hence food security.

Environmental and wildlife management trainings

Moreover, Mackenzie Point Conservancy office has been fronting environmental and wildlife management trainings. These were targeting specifically fishermen in Makuyu fishing camp and thirty (30) were trained on natural resources and environmental management by a team from Zimbabwe Park and Wildlife Management Authority and Nyaminyami Rural District Council Wildlife and Agriculture department at the instigation of the Mackenzie Point Conservancy office. According to empirical evidence, the training helped a lot in conserving fauna and flora in that part of the ward especially with how overpopulated the area is. By capacity building, the communities are aware of the importance of conserving their natural resources especially fish and kapenta that build the industry and the livelihood in that part of the ward. More so, the mere exposure of these community members can be considered as human capital development in line with the sustainable livelihoods development approach and these members become confident and empowered to front conservation agenda (Vorlafor: 2002).

Creation of centralised markets

The establishment of Mackenzie Point Conservancy has moved several kapenta companies, cooperatives and gillnet fishermen to Makuyu fishing camp creating a ready market for Mola ward 4 garden farmers. Empirical evidence showed that farmers from Namandale and Musanza community nutrition centres (CNCs) created by United Methodist Committee on Relief (UMCOR) through the World Food Programme (WFP) funded Food for Assets (FFA) programme used to travel long distances to Nakatanda, Chatikira and Mackenzie Point fishing camps to sell their produce. The distances used to seriously affect most farmers especially the elderly, hence depriving them opportunity for income. However, the establishment of Mackenzie Point

Conservancy led to the relocation of these fishing camps to one central point – Makuyu thereby creating a ready market for their garden produce such as tomatoes, lettuce, green vegetables among others. This brought income sources to several households in Mola ward 4 hence improvement in their livelihood. 66.7% of the respondents highlighted that there is serious improvement in household income as compared to the time before the establishment of Mackenzie Point Conservancy. However, 20% of the interviewed felt the improvement in household income can be attributed to an increase in production and the remainder were not quite sure.

In addition, 83.3% of the interviewed proved that marketing of kapenta and fish became very easy with a coordinated effort since all companies are consolidated at one central point hence issues to do with accessibility of some fishing camps like Chatikira and Nakatanda became history. This had a direct bearing to the livelihoods of gillnet and cooperative fishermen who were finding it difficult to transport their produce to a ready market. Therefore, market creation has a potential of improving on financial capital of local community hence directly impacting on assets accumulation at household level.

Preserving biodiversity

The conservation efforts of Mackenzie Point Conservancy bear incredible significance in terms of preserving the indigenous biological diversity and halting the ongoing crisis of extinction, while playing a pivotal role in creating avenues of livelihood for the local people. Empirical evidence showed that timber harvesting and use of forest produce were banned for local people through erection of security fence with only three designated entry points manned by armed security personnel as conservation efforts took a strict turn. Since 2011, the anti- poaching unit has been established and effectively strengthened with twelve resource monitors spread across the ward and

conservancy in particular. 66.7% of the respondents indicated that efforts of the conservancy outcomes have been positively witnessed by the drastic reduction in elephants poaching in the ward. According to NRDC report (2007), the ward recorded a total of sixty seven (67) elephant deaths as a result of a networked poaching syndicates. The report also indicated that such cases were linked to local community members working in cohorts with their Zambian counter parts along the Zambezi escarpment. This is a very significant number which threatened the species if the rate had continued like that. However, 100% of the findings showed that, the establishment of Mackenzie Point Conservancy blocked the transshipment way as these syndicates would use the Nakatanda route from inland to the lake to cross over to Zambia. The Wildlife and Agriculture Head of Department had this to say, *“The establishment of Mackenzie Point Conservancy was a blessing to us as conservationists. It made our life easier as NRDC. Elephants were under siege from local and foreign armed poachers, with a record of more than 67 in short space of time, a situation which was seriously threatening extinction of the specie. However, the conservancy helped a lot in controlling this challenge by blocking passage route and also adding manpower to our anti-poaching cause”*. More so, 83.3% attributed the reduction in poaching cases to the increase in number of game guards and resource monitors in the ward as a result of the establishment of Mackenzie Point Conservancy which recruited fifteen game guards and twelve resource monitors to add to the seventeen Nyaminyami Rural District Council and thirty seven Zimbabwe Park and Wildlife Management Matusadonha team.

Moreover, the establishment of Mackenzie Point Conservancy led to the reduction in fishing pressure along the lake hence preserving fish and kapenta breeding zones. According to NRDC (2015), there was a significant decrease in kapenta in Kariba dam and Mackenzie Point – Chalala areas in particular. Empirical evidence attributed this to previous uncontrolled fishing with

Zimbabwe Parks and Wildlife Authorities being overwhelmed hence the establishment of the conservancy brought in new manpower to enforce the laws and preserve the resources. This resource conservation has a significant bearing on the future of kapenta and fish fishing companies and cooperatives in Mola 4 as the increase fish or kapenta ensure the businesses remain afloat hence financial capital in form of income.

Brown et al (2000) argue that the designation and sustainable use of privatised land can also lead to more reliable resource base, whilst safeguarding the natural resources of the area for future use. The pattern of boom and bust in natural resources exploitation cycles can be replaced with steadier economic base and the direction of benefits to the local community. Evidence from the research showed that the establishment of Mackenzie Point Conservancy played a pivotal role in conserving the natural beauty of Khotakhota area in Mackenzie Point. This is being enforced by the game guards and resource monitors employed by the conservancy. 66.7% of the respondents indicated that despite vandalism taking place (destruction of the conservancy fence), poaching has drastically reduced in Mola ward 4. According to Nyaminyami rural district council report (2015), Mola ward 4 used to be among the top four wards in number of people arrested on cases of snare poaching. However, this has seriously improved and now ranked among the best in animal conservation – thanks to the Mackenzie Point Conservancy.

Decrease in deforestation activities

In addition, the conservancy is working hand and glove with Carbon Green Africa in promoting Kariba REDD project in Kariba and Mola ward 4 is part of the project. 56.7% of the respondents showed that there is a significant reduction in deforestation in ward and attributed the change to the efforts by both Mackenzie Point Conservancy and their partner Carbon Green Africa. REDD+

is considered an important mechanism to mitigate climate change (Ermi and Tugendhat, 2010). REDD presents both opportunities for and threats to indigenous communities for example indigenous people play an important role in mitigation because their traditional way of life depends very much on the forests which means they prevent deforestation.

Reduction in carbon emission gases

The REDD mechanism is funding people who protect the forests. A mechanism is needed to define how these benefits have been or will be shared among the various stakeholders in a transparent and equitable manner. According to Carbon Green Africa (2018), decrease in tree cutting leads to reduction in carbon emission resulting in carbon sequestration. This has a direct impact to the livelihoods of the community in Mola ward 4 as it reduce global warming which is seriously impacting climate change resulting in considerable number of droughts. More so, empirical evidence showed that the roping in of Carbon Green African by Mackenzie Point Conservancy has led to serious improvement in conservation through the conservation agriculture ('dhiga udye'). 83.3% of the interviewed respondents show that conservation agriculture has led to considerable reduction in erosion since it promote zero tillage but at the same time increasing yield per hectare. According to Cotula and Mayers (2009) REDD is said to be successful when communities and indigenous peoples' rights to land are respected and supported like in this case CGA is supporting CA activities in Mola Ward 4.

Chapter Conclusion

Empirical findings suggested that land privatization in Mola ward 4 community and households has played a significant role in enhancing and contributing to production increase and development in agricultural and rural sectors and also creating a market oriented economy especially in the fishing industry. Hence, greater land tenure security leads to higher productivity through increased incentives for investment on the part of the land owner.

CHAPTER 2

Livelihood challenges associated with Mackenzie Point Conservancy in Mola Ward 4.

Introduction

Negative effects of land privatisation in Mola Ward 4 can be measured by livelihood indicators which are explained in the Sustainable livelihoods framework. The effects of land privatisation have become one of the hottest debates in academic discourse in recent times because of increasing cases coupled with the sizes of such land acquisitions. While Proponents of land privatisation such as the (World Bank: 2010) portray it as a positive phenomenon, opponents such as (Anderson: 2010) are also strongly against the vice called “land privatisation”. Therefore, this chapter covered the challenges of Mackenzie Point Conservancy in relation to the livelihoods of Mola Ward 4 community in Nyaminyami Kariba.

Livelihood challenges associated with Mackenzie Point Conservancy in Mola Ward 4

Increase in poverty

According to empirical evidence, Mackenzie Point Conservancy brought untold suffering to the communities in Mola Ward 4 Nyaminyami Kariba. Land privatisation coupled with economic crisis bedevilling the country has increased poverty in Mola Ward 4. The sampled community show that land privatisation removed access to fertile lands, constrained access to the lake for fishing, displaced a number of households without compensation, led to the reduction in number of gillnets fishing permits thus affecting income sources, affected livestock access to grazing lands

and water sources, led to an increase in human wildlife conflict, lake shore winter ploughing especially during droughts was also not spared among others.

Reduction in agricultural production

Land privatisation potentially could boost food production and food security if agricultural investment on the privatised land is carried out. On contrary, putting the land to other uses aside agriculture, adversely affect local food production and food security. (Haralambous, Liversage and Romano: 2009). The takeover of land for the creation of Mackenzie Point Conservancy in Mola ward 4 has not only affected the core livelihood assets of the people such as land and water bodies, but also people have been compelled to adapt to new livelihood strategies as they are faced with challenges like landlessness and conflict over land with the local authority - NRDC. According to FAO (2002), people with extensive land rights are often guaranteed of sustainable livelihoods as compared to those with limited land rights, and those with limited land rights are also more likely to enjoy sustainable livelihoods than the landless. The establishment of Mackenzie Point Conservancy has partially removed access to land by Mola Ward 4 Community. Empirical evidence showed that land privatisation has led to perennial food insecurity in Mola Ward 4 Nyaminyami Kariba as fertile lands were enclosed in the Conservancy

According to Nyaminyami Rural District Council minutes (2015), a total of 140 square kilometres were fenced during the period taking away all the fertile lands. This affected household food security as well as income sources since Mola Ward 4 is an agrarian community hence taking away land automatically meant removing livelihood from the community. 100% of respondents indicated that community in Mola ward 4 get their food and income through farming, therefore, by privatising land a significant amount of income from cash crops were taken away.

The current forms of agriculture are on the whole suitable to merely sustain the livelihood of farm families. Most peasants use their agricultural products mainly for their own subsistence, only a small share (on average less than 40%) is produced for the market (Thomas: 2000a). In the process of privatisation former marketing channels collapsed completely. This largely left farmers to find access to the market for any disposable share of production. As a result farmers and traders have developed a variety of ways to market, including bartering in the villages and going long distances to Makuyu.

Land conflicts due to population increase

In addition, with increase in population in Mola Ward 4 as shown by population index of 17% and 22% for households - privatisation of Mackenzie Point area meant that young generation was deprived of farming lands (Jeke: 2014). 56.7% of the interviewed argued that, this led to creation of a new and illegal settlement in Dela Valley a council protected area resulting in conflicts between council and the local residents. NRDC data shows that in 2015, Nyaminyami RDC through the department of Wildlife and Agriculture slashed community crops (maize, sorghum and pearl millet in particular) at the cobbling stage and torched huts in Dela Valley in a bid to remove people from this protected area. One of the respondents had this to say, *“Twakali twalima zipoka sibili. Nibakasika bakanzulu zyakati zyakuzwa levu, immu, bakatuceneka, bakagela zones zipopwe, kutenta matala, nkuva batilonzya. Tako wakazwa achintu pe (We had planted a lot of maize and when they came our crop was at the cobbling stage. They force marched us, slashing our maize and in the process torching our temporary shelter. Everyone left the fields empty handed)”*. This disrupted their livelihood resulting in perpetual food insecurity. All this emanated from the fact that possible settlement area was allocated to Jonathan Wright’s Safrique Safaris a private owner for a conservancy.

Loss of income generating activities

Livelihoods outcomes such as improved incomes are directly related to the level of productivity. In situations where common livelihood assets such as land, forest and water body upon which the livelihoods of a majority of the people depend on are privatised, it undermines their ability to enjoy sustainable livelihoods. Mann (2010) for example notes that since land privatisation leads to the loss of livelihood assets, it also means that local communities equally lost their source of income. Loss of income generating activities is another challenge faced by land privatisation induced relocation. Hanjeleha (2019), argued that the construction of Mackenzie Point Conservancy resulted in people losing their livelihoods. The enclosing of Mackenzie Point area deprived Mola Ward 4 community access to the lake for fishing. Fishing used to be the main income source for the local residents since they would catch and sell to locals and traders from other districts.

However, research findings show that, the fencing of Mackenzie Point Khotakhota area meant that community members were deprived of access to the lake. This led to loss of market linkages with outside traders who then opted to go to other fishing camps in Mola ward 3 (Musamba and Sibilobilo fishing camps) and Chalala ward 1 (Maswiakabola fishing camp) as they were assured of enough supply. Lack of access to the lake resulted in reduction in fish catch hence loss of income affecting livelihoods of the local community in Mola ward 4. In addition, according to Hanjeleha (2019), the establishment of Mackenzie Point Conservancy led to the closure of Chatikira, Mackenzie Point and Nakatanda Fishing camps resulting in reduction in gillnets permits issued by NRDC hence almost sixty eight (68) permit holders were rendered redundant taking away their income sources.

More so, the construction of Mackenzie Point Conservancy led to the movement of all kapenta fishing companies from Mackenzie Point, Nakatanda and Chatikira to Makuyu area overpopulating the area leading to exhaustion of the product. Hanjeleha (2019) in Bulawayo 24, postulates that four (4) companies were moved from Chatikira, Mackenzie Point and Nakatanda fishing camps to Makuyu as all these areas were enclosed in the new conservancy forcing companies like, Simulonga fisheries, Nyaminyami Rural District Council Kapenta project and Chizuminano cooperative to close off operations. Thus rendering almost thirty three (33) workers retrenched by kapenta companies and cooperatives as they seek to remain afloat. According to one of the cooperative member in Makuyu, *“Before the establishment of Mackenzie Point Conservancy, our company used to catch an average of seven trays of kapenta per day (350 kilograms wet mass), however, as a result of increased number of competing companies which were relocated to this point, these days we can only manage an average of one or less trays (50 kg wet mass) which is a significant decrease in catch”*. In view of that the cooperative has retrenched all its six employees and now left with only the four cooperative owners. This was an austerity measure taken by the cooperative members to remain afloat especially in this volatile economic environment.

Resource conflict

Likewise, the conservancy is not only a physical barrier that prevents people from accessing the lake in the manner they used to. It is also institutional barrier with ambiguous rules that have led to uncertainties on the part of Mola ward 4 residents as they are not aware of what is allowed and not. 96.7% of the respondents argue that the ambiguity has led to human abuses perpetrated by conservancy game guards, resource monitors and Zimbabwe Parks and Wildlife – beating and injuring people on allegation of poaching, hence affecting the ability of such to fend for their

families seriously depriving them of proper livelihood. Research findings proved that from the establishment of the conservancy in 2009, an average of thirty four (34) people have been severely beaten with one death as result of being suspected to be poachers. Most of them were found catching fish in Nakatanda and Chatikira old fishing camps after having trespassed into the conservancy.

Loss of grazing land

Livestock production was an important income source which brought to households 12% of total income. Traditionally, livestock was raised purely for household own consumption purpose. Raising livestock for a commercial purpose had been recently triggered by penetration of markets into the villages. It is important to remark that the acquisition of land by absentee owners is not effective for wildlife protection but it is also having negative effects over small local owners' ability to maintain their livelihoods. As Libecap (1989) stated in the past, "where the parties are heterogeneous and where customs have governed resource allocation and use, the installation of more formal property rights may involve risks of some groups. In the case of Mola ward 4 community as the large absentee owners' of the land had their land fenced off to become a private-properties, hence, livestock owned by smallholder local farmers are no longer able to roam large areas in search of food and available water holes.

The establishment of Mackenzie Point Conservancy has led to loss of grazing lands and access to major livestock water sources. All the sampled respondents concurred that by fencing large tracks of land, livestock owned by Mola Ward 4 communities are no longer able to roam large areas in search of food and available water holes as they did in the past. More so, empirical evidence show that most households had to reduce their herds when grazing areas for their shoats and cattle

decreased after being surrounded by large fenced area. The degraded conditions of the land and patchy distribution of grazing areas in Mola ward 4 as a result of the conservancy affected, cattle and goats which need to range over large extensions of land in order to survive especially during the dry season in that natural region 5. This seriously dented community livelihoods since livestock is a source of income, food and a measure of wealth in Mola Ward 4.

Displacement of people and spread of diseases

In addition, the displacement of people from Nakatanda, Chatikira and Mackenzie Point fishing camps meant an increase in resources pressure in Makuyu fishing camp which used to cater for a population of approximately 200 people with eight ablution facilities. 83.3% of the respondents posit that the movement resulted in environmental pollution such as open defecation which was one of the major causes of the outbreak of cholera in ward 4 in 2009. The cholera outbreak led to the banning of fish trading for a period of five months thus seriously denting community income source in Mola Ward 4 (World Health Organisation: 2009). More so, forced displacement led to loss of jobs as most Kapenta companies and gillnet permit holders trimmed workers to adjust to the new environment as prescribed by Ministry of Health Environmentalists. This resulted in loss of salaries hence seriously denting community livelihoods.

Gender differences

As a result of land privatisation in Mola ward 4, it became impossible for women especially those from the affected fishing camps to perform their primary functions such as the provision of food, water and fuel for their families. This is because they were moved to rural homes to start a new lease of life (Action Aid: 2014). Mutopo and Manase (2012) posits that women are always at disadvantage in all land privatisation deals since displacements and lack of access to land from such transactions often put undue pressure on their already tenuous land rights negatively affecting

their livelihoods. According to 96.7% of the respondents this is because the land upon which women rely for firewood and other livelihoods activities was given away for foreign investment hence leading them to directly bear the costs. Empirical evidence showed that, the establishment of Mackenzie Points Conservancy negatively affected women since it enclosed access to firewood, thatching grass and poles for construction of shelter. Access to forest for poles and thatching grass are key livelihood activities for human habitation and shelter. Unfortunately, the establishment of Mackenzie Point Conservancy is a barrier to the access of these making it difficult for communities to get construction poles and thatch grass for their huts. Therefore, women's gendered responsibilities of raising up children and household chores were seriously compromised.

Stress/shock

Scoones (1998) notes that a livelihood is sustainable when it can cope with and recover from stresses and shocks to maintain or enhance its capabilities and assets, while not undermining the natural resource base. 100% of interviewed respondents clearly pointed out that land privatisation in Mola ward 4 is a stress/shock which rendered community livelihoods unsustainable as it usurped their access to lake shore winter cropping, access to wild fruits, access to wild vegetables and honey during times of droughts. Mola ward 4 falls in ecological natural region 5 with very low rainfall hence community in that ward rely on winter cropping "Nchelela or Mabonje" to supplement their produce (Jeke: 2014). 56.6% of the respondents argued that these coping mechanism were removed by the coming in of the conservancy in 2009 resulting in community resorting to sell of productivity assets such as ploughs, scotch carts among others to supplement food for their families (ZIMVAC: 2016). Empirical evidence revealed that in times of droughts, Mola ward 4 communities would do winter cropping along the lake shore which would supplement their food and take them throughout the year. The idea was borrowed from their ancestral fathers

who used to do the same along the Zambezi river before the construction of Lake Kariba in 1955. All this was taken away by enclosing the Khotakhota area in Mackenzie Point Conservancy.

In addition, the enforcement of Zimbabwe hunting regulations by the Mackenzie Point Conservancy in villages adjacent to it has led to reduced access to a number of mammal species, described by the elderly Tonga man in Mazabuko village as “*all the succulent meats*”. These include waterbucks, bushbucks, impalas, kudu, buffaloes and other game animals. In essence, the serious enforcement of conservation laws deprived Mola ward 4 community of nutrients from meat since the area has no butcheries hence by seriously deterring snare use meat became rare to the community. Empirical evidence showed that, game hunting used to be a coping mechanism for the local community in Mola ward 4, therefore, the establishment of the conservancy meant that in times of stress/shock community was deprived of their coping strategy. For instance, findings from the respondents showed that Mola ward 4 community faced serious food insecurity during the 2016 -2017 lean season as the country was hit by the El Nino induced drought and it was one of the wards targeted by the World Food Programme (WFP) Lean Season Assistance Programme (LSA).

Human wildlife conflict

Human wildlife conflict is increasingly emerging as an issue where there are increasing human populations, decreasing habitat for wild fauna and / or successful conservation practices leading to increased wildlife numbers (Sabewal et al: 1994). The wildlife problems that are being encountered by local communities living juxtaposed to the conservancy fall into two main categories: damage to resources such as crop raiding and livestock predation and threat to human life (Coad et al: 2007). The establishment of Mackenzie Point Conservancy has exacerbated human

animal conflict in Mola ward 4. According to NRDC annual report (2012), there has been an increase in reported cases of human animal conflict in Mola ward 4 since 2009, the year in which the conservation was established. Previously, the ward would have few cases of crop raiding and livestock depredation (NRDC: 2012). However, the number almost doubled soon after the establishment of the Mackenzie Point Conservancy.

83.3% of the respondents revealed that normal patterns of wild animal movement involve seasonal migration, hence, there has always been movement of elephants from Dela Valley to the lake. This was seriously affected as the conservancy did not consider that, but still animals migrate and in the process face the fence which pushes them back to the community in the process destroying field and garden crops.

Empirical evidence showed that cases of elephants destroying crops of local residence has been high since the establishment of the conservancy. These have been coupled by a significant increase in number of carnivores or cat family (lions, hyenas and leopards) animals preying in community livestock (NRDC: 2015). Major reason being that most of the smaller species like Impala, Waterbucks, Bushbucks among others which used to be prey for the cat family were enclosed in the conservancy leaving an imbalance in ecosystem therefore for survival these animals end up feeding on community livestock thus strongly impacting on their income source.

Loss of Livestock

According to NRDC data (2012), there has been a surge on the number of livestock devoured by lions in Mola ward 4. Findings from the study showed that these losses result in serious reduction in agricultural incomes. According to NRDC annual report (2015), the ward lost an average of 26% of livestock and crops income in 2014- 2015 alone from the predators - lions and hyenas and

herbivores – elephants, as wild animals rake havoc in the ward. Though the losses were not spread evenly since some farmers lost entire crops and herds. According to Weladj and Tchamba (2003), such losses reduce household incomes. This was also aired by the respondents.

Loss of human life

On the other hand, globally, wildlife is a minor cause of human death. According to McDonald and Sillero –Zubiri (2002), Lions, tigers, leopards and hyenas kill only a few hundred people each year, but these casualties are often concentrated in relatively small regions. In this case Kariba has been one of the hardest hit region in Zimbabwe with Mola ward 4 not spared. Evidence from the research show that between 2009 and 2020, Mola ward 4 recorded 6 deaths as a result of wild animal attacks with the chief culprit being elephant trampling resident. Empirical evidence showed that in March 2020 alone three cases were recorded in Mola ward 4, one being lion attack and the other two elephant trampling. These cases resulted in two deaths. Attacks increase dramatically in the rain season as elephants roam the fields in search of food while communities try to scare them away. This increase the likelihood of human contact with elephants. In addition, attacks also increase during the drought or period soon after drought as predators increase the movements in search of food. This effect of wildlife attacks upon local communities in Mola ward 4 needs little explanation, and the economic impact on individual households is extremely large, and include the loss of labour and income as human life is lost.

Loss of income generating projects

The establishment of Mackenzie Point Conservancy resulted in diminishing returns to Mola ward 4. According to NRDC annual report (2015), Mola ward 4 used to be one of the wards with highest communal area management programme for indigenous resources (CAMPFIRE) dividend amounts yearly with an average of \$70 180.95 United States Dollar. This would go towards

infrastructure development and social safety nets within the ward covering schools construction, clinic refurbishments, water reticulations, transportation of department of social welfare grain from Magunje Grain Marketing Board for the elderly and disadvantaged people. However, by enclosing the Mackenzie Point area and subsequent encroaching of Dela Valley by local community as they take farm lands resulted in serious reduction of photographing and game hunting for trophies quotas in the ward. 76.6% of the respondents suggested that this strongly affected Bulembi Safaris which had a sub camp in Mackenzie Point hence ended up closing down. 66.7% of the respondents indicated that, the act resulted in serious revenue challenges to the ward hence strongly impacted ward development plans. Evidence from the field show that the disadvantaged were seriously affected and these are now being forced to part with hard earned cash to get such assistance despite them being the most vulnerable group in the society. 66.7% of the research findings show that as of February 2020, each social welfare case household parted with \$150 bond for a 50 kilogramme bag of maize. This left most of them failing to access the grain hence putting them at risk of starvation.

In addition, the ward dividend would be used to construct schools and clinics in the ward – with Mayovhe Primary, Marembera Primary, Kauzhumba Primary and Mayovhe clinic being the major institutions which came out of these dividends. Hence the eventual loss of such dividend meant that the ward on its own no longer develop as evidenced by ward development plans for the past five years having similar projects such as Jongola Primary, Nabelenge and Mayovhe secondary school blocks.

Land privatisation has a high threat on livelihoods since many investors focus more on maximising profit and ignore people's livelihoods (Li: 2011 and De Schutter: 2011). This shows that instead

of promoting development projects investors become a misfortune in the area of operations and end up in the harsh relationships with local residents (Li: 2011). According to memorandum of understanding between Safrique Safaris and NRDC, the former had promised to: construct 32 houses for the displaced households, retain 15% of the proceeds to the community, resolve human – animal conflict, purchase 16 steel boats and fishing nets for gillnets fishermen among other promises. However, eleven years after the establishment of the conservancy, Safrique hasn't fulfilled even one of the agreed promises save for those which are not in the project document. All this is in light of maximising profits through reduction of expenditures through social responsibilities. This has led to the dispute between the community and the new land owner. 66.7% of the respondents argues that failure by Safrique to own up to their promises has led to serious vandalism of the conservancy fence and trespassing by the local community as they do not see any benefit out of it.

Increase in opportunity costs

Furthermore, the establishment of Mackenzie Point Conservancy led to the increase in opportunity cost for the Mola ward 4 community. 83.3% of the findings showed that since the establishment of the conservancy resulted in loss of access to vital forests products like firewood and usual paths to the lake, this means an increase in time spent gathering firewood. Income from forestry activities was though thin (7% of household income), it is particularly meaningful to villagers, especially to the poor and ethnic minority farmers, in sense of helping them to cope with the period of slack during which they were hungry or lack of serious cash for purchasing necessary daily items and production inputs. Indications from the field show that because of the increase in distance travelled by communities to access firewood, a lot of deforestation is now happening in Mola ward 4. This

has the implication of causing land degradation which will seriously dent community livelihoods in the near future.

Cultural deterioration

Moreover, land Privatisation has led to the considerable reduction in people's cultural heritage, due to the definitive loss of their behavioural models, economic activities, institutions and symbols (Scudder, 2005: 36). Findings from the field show that the establishment of Mackenzie Point Conservancy virtually enclosed sacred places commonly known as "Malende" by the Tonga community in Mola ward 4. One of the senior village head Mr Patrick Simbare (Siamavu village) attributed the perennial dry spells in the ward to the failure by the Tonga community to appease their spirit mediums hence perpetual hunger striking the ward since their gods are angry with them. The village head said that *"We used to do our raining making ceremonies in Khotakhota area and soon afterwards the rains would fall heavily, however, the new landowner is no longer allowing us entry to our shrines, this is seriously denting our Tonga culture as well as seriously affecting our livelihoods"*.

According to Grossman and Hart (1980) as the process of privatization by non-locals becomes more prevalent, local peasants may only be able to sustain the amount of livestock that their own small properties can support. If these people's economic situation worsens, they may have to sell their properties and move away or become employees of the new absentee owners or have to increase their forest exploitation and hunting activities to obtain food, these increasing pressure on vital natural resources and which has been the scenario with Mola ward 4 in Nyaminyami district

Displacement of people

.The most immediate effect linked to land privatisation in Mola Ward 4 which exacerbated rural livelihoods is displacement. Researchers argue that the formation of conservancies has led to a series of compulsory displacements, with social consequences such as food insecurity and homelessness (Schmidt – Soltau: 2003; Cernea and Schmidt – Soltau: 2006). This led to social disarticulation as another effect of land privatisation as shown by empirical evidence from the study. 100% of the interviewed people argued that the movement of people from Mackenzie Point, Nakatanda and Chatikira fishing camps in Mola Ward 4 caused family and community disintegration which then affected their livelihoods. According to NRDC annual report (2015), despite having been agreed in the conservancy Memorandum of Understanding document that the new land owner would construct 32 houses in Makuyu area to cater for gillnet fishermen and their families, up to date nothing has materialized. This forced most fishermen to send their families back home, hence affecting their livelihoods. Therefore, according to the study evidence, most of them have failed to recover to their normal lives since 2009 when the displacement took place.

Conclusion

In conclusion, land privatization has caused far reaching economic and social changes for Mola community that has influenced personal livelihoods now and in the longer term. The result of the land privatization process in Mola ward 4 and in other countries is that millions of families have become peasants and owners of small plots with an average of about a hectare per household. Therefore, it can be argued that livelihoods outcomes such as income sources, crop production, animal rearing, shelter construction, coping mechanisms in times of stress/shock have been worsened by the establishment of Mackenzie Point Conservancy in Mola Ward 4 Nyaminyami Kariba. This affirms the argument of the adopted theoretical framework of this study that,

livelihood outcomes are strongly affected by the five livelihoods capitals that is: natural capital in this case the land, physical capital, financial capital, social capital and human capital. These influence livelihood outcomes either positively, negatively or remain unchanged following institutional policies and processes that usually creates vulnerabilities which often adversely impact on the available livelihood assets and strategies of the local community. Thus the removal of natural capital proved significant in the livelihoods of Mola ward 4 communities as it changed much of the livelihoods sources the ward used to enjoy.

CHAPTER 3

Recommendations on how Mackenzie Point Conservancy can improve livelihoods in Mola Ward 4.

Recommendations

In order to realise full potential benefits of land privatisation, diversification and agro marketing strategies should be promoted. This can be evidenced by words from the Council official – Mr. Miyosi, “*Conservancies increase the net added value of agricultural production and enhance the competitiveness of small farmers and other rural operators*”. Therefore, strategies should be elaborated on rural diversification, such as: development of small scale processing facilities, promotion of agro-marketing, group-based agribusiness among others (Viciani et al (2001). These enable proper diversification hence multiplier effects may-be realised on the livelihoods of the community juxtaposed to the privatised land.

According to the NRDC Wildlife and Agriculture head of department, using private land tenure as a policy to increase protection and sustainable use of species of low mobility will yield favourable results as long as protection and sustainable use provides the best use and the highest benefits to the landowner. According to Alston et al (1999), conservation will be favoured as long as transforming or liquidating the natural resource brings highest rewards to both the community and the new landowner. Therefore, benefits should flow both ways in order to realise proper conservation and sustainability of privatised areas.

More so, more land purchase as a mechanism for broadening land access is needed in Nyaminyami and Zimbabwe at large. This is in line with the land purchase approach which is typically premised

on the theory that the market can be successfully used to redistribute land to the land poor through the two-pronged effort: (1) increase the supply of land on the market by eliminating the subsidies favouring large farms and creating investment vehicles for the wealthy that are more attractive than land. (2) Help the poor to purchase land available on the market through a combination of grants and subsidized financing.

Further to that, there are rich empirical studies that show that the most importantly land privatization via land titling has enhanced the well-defined and secure private property rights to land as precondition that would increase the incentives for long term investments in production ,improve transferability of land to cultivators who have resources to make better use of it or facilitate land transfers, stimulate the land market and increase the supply of land on market to be a mechanism for redistributing land and making land more accessible to landless and land poor farmers and induce the ability to use land as collateral to increase access to medium and long term formal credit markets for undertaking investments and this can be supported by the council official and some of the traditional leaders who were interviewed at Mola ward 4..

Underlying the sustainable livelihoods approach is the theory that people draw on a range of capital assets or poverty reducing factors to further their livelihood objectives and seeks to increase the sustainability of the lives of poor people and if this theory is implemented this can improve their livelihoods of those people negatively affected by land privatization. This can be evidenced by some of the community members who supported the idea who were interviewed randomly during the study. One community member had this to say, *“Land privatisation is a very good idea if all due processes are properly followed and community is informed in time. It can be one of the*

strategies for sustainable development since land is one of the five capitals that hinges the Sustainable Livelihoods Approach”.

The use of privatization is an effective policy to promote the protection of all wildlife species and the sustainable natural resources becomes hard to sustain in subsistence settings such as Mola ward 4 Nyaminyami in Kariba where people depend on the use of multiple Common Pool Resource (CPR) systems to sustain their livelihoods and where the CPR units are of varying mobility- special caution should be exercised when assessing the use of private property policies.

Moreover, privatization policies can create social inequalities that can further make conservation of natural resources more difficult to achieve and leave local resource users worse off than before privatization were implemented. If policy makers are indeed committed to promoting the conservation of wild life and other natural resources it is advisable that they devise policies that prevent the loss of suitable habitat for wildlife. Therefore, such policies must be able to assure fair basic rules for all stakeholders involved so that they can all find incentives to participate in designing enforceable limitations to the conversion of forest into a conservancy.

In many instances users of common pool resources are not able to communicate effectively with other users to find adequate institutional arrangements to avoid the social cost of open access scenarios. In these cases scholars agree that over-exploitation is likely to take place (Gordon: 1954). The inability of a group of common pool resources users to reach agreements will cause them to maximize their on short term self-interest, yielding outcomes that leave all participants worse off than feasible alternatives. These social dilemmas are also known as public good problems (Olson ,1965),Free rider problem (Grossman and Hart 1980), shirking (Alichian &Demsetz,1972) or the moral hazard (Holmstrom,1982).To avoid these social dilemmas,

economists have frequently proposed granting private property rights as an adequate policy solution to promote conservation of common pool resources.

Over and above, there is generally need for community participation in the setting up of any community related project or any project which has a direct or indirect bearing to community livelihoods. This will surely avoid vandalism of such projects as a way of protesting. One of the respondents said, *“tiinga ulayakila muntu pe ng’anda/cintu ngamutako mwawililana, tako zilibobo pe, taikali pe ng’anda eyo (there is no development without community participation, such development won’t be sustainable”*. Again community involvement through the process of community based participatory planning (CBPP) will ensure sustainability of such projects since the project will enjoy buy in from the planning stages and hence put in community action plans (CAPs). More so, this will avoid accusations and counter accusations over top down approach to development projects.

Conclusion

This study has examined the process and effects of land privatization in Mola ward 4 Nyaminyami district in Kariba, Zimbabwe. With this purpose, several important investigations from the empirical study are summarized as follows: The empirical examination on land privatization on community livelihoods in Mola ward 4 in Nyaminyami district in Kariba has well reflected that the enforcement of land privatization is a difficult process and largely heterogeneous across villages, even individual households. Thus, land privatization legislation is though developed and implemented uniquely through national-wide, its effects have been widely differentiated and contingent very much on local contexts. It is also important to pay particular attention that the land privatization has only targeted to ensure land tenure security of land users while its priority

objective to maintain a minimum basis of equity through readjustment of land holdings among households has not been absolutely achieved across Mola because the process of collectivization seemed not to be completely enforced and agriculture continued on a family base, land remained privately owned; but land allocation was required to reconstitute the former land owners. Land allocation as an initial determinant that influenced on livelihoods of Mola ward 4 households by three mechanisms: security effects, collateral effects, and transaction effects. Of which, the first two mechanisms were the most influential ones found by the study. Market conditions, technological accessibility, and conservation regulations have also influenced on livelihoods of the Mola community, significantly. Differences in households' initial assets: farm size, labour, education level, political holding, capital savings, ethnicity that enable them to benefit differently from land allocation. In other words, land privatization does not equally distribute benefits among households. By differentiating benefits from land allocation, development programs, and other conditions, farm households have pursued different livelihood patterns which combined a wide ranging of activities to earn both cash and in kinds.

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Appendix 1: QUESTIONNAIRE

Dear Sir/Madam

Thank you for taking your time to participate in this study. My name is Motsi Chikwenya and I am a student at Midlands State University (MSU) doing my research for my Bachelor of Arts Honours Degree in Development Studies. The topic for my research is: Effects of land privatization on community livelihoods: A case of Mackenzie Point Conservancy in Mola Ward 4 Nyaminyami Kariba. The following interview guide has been thematically structured in line with the research objectives. I kindly ask you to complete this form. In this regard it is important to note that any information or data you may provide in this interview will be used strictly for academic purposes and will be handled with utmost confidence. Your honest and accurate cooperation is greatly appreciated

SECTION A: RESPONDENT DEMOGRAPHIC PROFILE

Please choose the best answer that describes you.

1. Your sex:
2. Age of the respondent (*Tick appropriate answer*)
 - a) <25 years b) 25 – 34 years c) 35 – 44 years d) 45 – 55 years e) > 55 years
3. Employment status (*Tick appropriate answer*)
 - a) Employed b) Unemployed c) Self- employed d) Other (Specify)
4. Educational qualification (*Tick appropriate answer*)

- a) Certificate b) Diploma c) First Degree d) Post Graduate Degree

SECTION B: FORMATION OF MACKENZIE POINT CONSERVANCY

5a). When was Mackenzie Point Conservancy established?

b) Who are the owners of the conservancy?

c) Were there community involved in the planning and establishment of the Conservancy?

Community was involved through the then councilor at initial stages. In my perspective this was not the proper way to engage the community. Consultative meetings were supposed to be conducted followed up with a social impact assessment

*(If yes) at which stage **at implementation stage by provision of labour***

If YES to the question above continue to the following questions

d) Who represented the community in the planning and establishment of the Conservancy?

e) What were the contentious issues raised by the community? *(list as many as possible if any)*

f) Where there any promises given to the community during the establishment of the conservancy?

(If yes above) what were these promises

Answer the following questions if your answer on f above is yes

g) Are the above promises being fulfilled? ***Not sure***

(If yes), How?

(If no), what are the challenges for the failure?

h) In your view, who are the direct and indirect beneficiaries of Mackenzie Point Conservancy?

(Justify)

SECTION C: POSITIVE IMPACTS OF MACKENZIE POINT CONSERVANCY O THE LIVELIHOODS OF MOLA WARD 4 COMMUNITY.

6a) Explain how the conservancy is positively affecting household income sources *For the few*

b) How has the establishment of Mackenzie point conservancy positively affected household food security in Mola ward 4?

c) Were there any changes in household diet as a result of the establishment of the conservancy?

(if yes), Justify your answer above,

d) How has the conservancy positively contributed to household accumulation of assets?

e) In which ways has Mackenzie Point Conservancy contributed to infrastructure development in Mola ward 4?

f) How has Mackenzie Point Conservancy helped in improving education and health systems in Mola ward 4?

g) f) How has Mackenzie Point Conservancy positively impacted the livelihoods of Mola Ward 4 communities?

SECTION D: NEGATIVE EFFECTS OF MACKENZIE POINT CONSERVANCY ON THE LIVELIHOODS OF MOLA WARD 4 COMMUNITY.

7. What challenges did the Mackenzie Point Conservancy bring on the livelihoods of Mola Ward 4 community? (*Explain your answers in terms of:*)

- a) Household food security situation
- b) Household land ownership (*agricultural and livestock grazing lands*).
- c) Household income (*Explain all the income sources negatively affected by establishing Mackenzie Point Conservancy if any*)
- d) Households assets accumulation
- e) Households access to fishing in Lake Kariba
- f) Household settlement and shelter construction.
- g) Energy sources
- h) Infrastructure development
- i) Coping mechanism/ strategies in times of shock and stress
- j) Human – animal conflict (cite cases if any which affect household livelihoods)
- k) Ward CAMPFIRE dividends (*Explain how this link to community livelihoods in Mola Ward 4*)
- l) In your view, how else privatizing Mackenzie Point area negatively impacted the livelihoods of Mola Ward 4 communities?

SECTION E: SUGGESTIONS AND RECOMMENDATIONS

7a) In what ways can the Mackenzie Point Conservancy improve community livelihoods in Mola Ward 4?

b) What recommendations can you give to make Mackenzie Point Conservancy realize more positive effects to the community?

c) How best can the challenges you mentioned in **Section D** above be addressed? (Give recommendations.

c) Give suggestions on how best can Mackenzie Point Conservancy achieve cooperate social responsibilities in Mola Ward 4.

Thank you for participating in this research project. Once again you are assured of confidentiality of the information given above. Should you be interested in receiving the finding of this study, please fill in the details required below.