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## Annex 1: Human Rights Watch Letter to the Managing Director of Development Trust of Zimbabwe, Nuanetsi Ranch Limited, and Zimbabwe Bio-Energy Company



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August 8, 2014

The Managing Director  
Nuanetsi Ranch Limited/Development Trust of Zimbabwe/ ZBE

**RE: The Humanitarian situation of Tokwe-Mukorsi Flood Victims  
at Chingwizi Camp**

**Dear Mr Madonko**

Human Rights Watch is an international organization conducting research and advocacy on human rights in over 80 countries worldwide. We are writing because we understand your company, Development Trust of Zimbabwe, owns Nuanetsi Ranch on which government established Chingwizi camp for internally displaced persons, and we would like to share our research findings and questions arising from our inquiry into conditions there. In the interests of accuracy and fairness, we are preparing publication on these matters and would welcome your response in order to ensure that our reporting is thorough and objective.

It is our understanding that approximately 20,000 Tokwe-Mukorsi floods victims are temporarily housed in tents at the Chingwizi camp and have been there since February 2014 after the Zimbabwe army relocated over 3,300 families to Nuanetsi Ranch.

In regards to that situation, we would welcome your perspectives and answers to the following questions:

1. We understand that the Development Trust of Zimbabwe, (DTZ) is owned, and was established, by ZANU-PF leaders, president Mugabe, the late Vice Presidents Joshua Nkomo and Simon Muzenda. What is the precise relationship between DTZ and ZANU-PF/ or leaders of ZANU-PF?
2. We understand DTZ owns Nuanetsi Ranch but offered the government 68,000 hectares of land to resettle Tokwe-Mukorsi flood victims. Can you clarify whether DTZ owned ranch land at Nuanetsi, whether you sold it to the government, and if so, the precise terms of the agreement, if any, between DTZ and government with regards relocation of Tokwe-Mukorsi flood victims?
3. Can you comment on statements by Masvingo provincial Minister Bhasikiti questioning DTZ ownership of Nuanetsi Ranch?
4. Will Tokwe-Mukorsi flood victims resettled on Nuanetsi Ranch have ownership rights over the allocated land? If so, please describe the precise nature of the land rights.
5. We understand that there are allegations that government is withdrawing food assistance from Tokwe-Mukorsi flood victims in order to force them to relocate onto land (1 hectare per family) where they can only grow sugar cane for an ethanol project as opposed to previously promised 5 hectares per family. Was DTZ aware of these activities, and if so, can you detail your perspectives on the matter, including details of any discussions you may have had with the government or those subject to relocation?
6. We understand that before change of plans, government relocated some Tokwe-Mukorsi flood victims onto 4-hectare plots within Chingwizi sections A, C, D and E. However, we understand that this relocation was permanent but now those people have been told that they cannot build permanent homes or cultivate their fields since they will be relocated again at the behest of the Nuanetsi Ranch. Can you provide any details about this situation and whether DTZ had a role in issuing that directive to relocate people?

We would appreciate your response to these questions within fourteen days, so that it can be reflected in our published report. We would also be happy to discuss these questions in person with you at your earliest convenience.

Sincerely,



Tiseke Kasambala,

Southern Africa Director, Africa Division, Human Rights Watch

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## Annex 2: Human Rights Watch Letter to Provincial Affairs Resident Minister for Masvingo

August 8, 2014

Office of the Provincial Affairs Resident Minister for Masvingo,  
Benjamin Burombo Building,  
P.O. Box 595,  
Masvingo, Zimbabwe

RE: The Humanitarian situation of Tokwe-Mukorsi Flood Victims at Chingwizi Camp

Dear Hon Kudakwashe Bhasikiti

Human Rights Watch is an international organization conducting research and advocacy on human rights in over 80 countries worldwide. We are writing because we understand your ministry is responsible for the welfare and relocation of internally displaced persons currently sheltered at Chingwizi camp in Mwenezi district, and we would like to share our research findings and questions arising from our inquiry into conditions there. In the interests of accuracy and fairness, we are preparing publication on these matters and would welcome your response in order to ensure that our reporting is thorough and objective.

It is our understanding that approximately 20,000 Tokwe-Mukorsi floods victims are temporarily housed in tents at the Chingwizi camp and have been there since February 2014 after the Zimbabwe army relocated over 3,300 families to Nuanetsi Ranch.

In regards to that situation, we would welcome your perspectives and answers to the following questions:



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1. Is there a comprehensive government plan for compensation and resettlement of the Tokwe-Mukorsi flood victims? If there is, are copies of the plan available and alternatively please give details of the plan and its implementation.
2. We understand government has committed itself to pay compensation to Tokwe-Mukorsi flood victims, could you please indicate a time-frame within which compensation payment will be made and the amount of such compensation?
3. What consultations, if any, took place between the displaced and government regarding resettlement and compensation and what was agreed upon?
4. What is your perspective on claims by Charles Madonko that Nuanetsi Ranch is private property owned by the Development Trust of Zimbabwe (DTZ)?
5. Who owns Nuanetsi Ranch and on what basis are Tokwe-Mukorsi flood victims being resettled on the Ranch?
6. We understand that Tokwe-Mukorsi flood victims allege that government is reneging on initial promises to allocate each family 5-hectare plots on which they can grow crops of their choice and that the current offer is for resettlement onto 1-hectare plots meant for sugar cane growing only. Can you please clarify and give your perspective on this?
7. We understand that some 350 families already resettled onto 4-hectare plots in Chingwizi sections A, C, D and E, have been advised not to build permanent structures as they are now being moved again to 1-hectare plots where they can only grow sugar cane. Can you please give your perspective on this? Is government forcing the displaced Tokwe-Mukorsi flood victims into arbitrary relocation onto 1 hectare plots per family for sugar cane growing only?
8. We understand that there are allegations that some government officials are diverting some donated items and selling them in places like Ngundu, Triangle and Chivi. Can you please detail your perspective on this matter? What steps is government taking to prevent abuse of donations and to ensure that all donations are accounted for and reach intended beneficiaries?
9. We understand that government officials running Chingwizi camp refused to have representatives from among flood victims taking part in the oversight and distribution of all donations to ensure transparency and accountability. Can you please give your perspective on this?
10. We understand that at the end of May 2014 soldiers demolished food warehouses at Chingwizi camp and relocated them to Bongo, 20 kilometres away along Mbizi road at the site of proposed 1-hectare plots resettlements. Can you please give your perspective on this?
11. What concrete steps is the government taking to ensure the respect all the rights of displaced people at Chingwizi camp?

12. Does the government have any special programs to cater for the needs of more vulnerable groups at Chingwizi camp, including people living with HIV-AIDS, children, female-headed households and the elderly? If so, what are the programs?
13. We understand that Tokwe-Mukorsi flood victims are insisting, as per prior government promises, that they should receive full compensation first before leaving Chingwizi camp and that they should be resettled on 5-hectare plots each family in line with initial government promises. Can you please state the government position on this issue?
14. We understand that the District Administrator has refused to assist Tokwe-Mukorsi flood victims with transport to go back to Tokwe-Mukorsi to harvest and bring back their crops to Chingwizi. Can you please give government's perspective on this?
15. Do the displaced Tokwe-Mukorsi flood victims have any special water rights in regards to Tokwe-Mukorsi dam? If they have, please state the precise nature of those rights.

We would appreciate your response to these questions within fourteen days, so that we can reflect the responses in our published report. We would be happy to discuss these questions in person with you at your earliest convenience.

Sincerely,



Tiseke Kasambala  
Southern Africa Director, Africa Division,  
Human Rights Watch

Cc:

Minister of Local Government, Public Works and National Housing  
Minister of Lands and Rural Resettlement

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## **Annex 3: Human Rights Watch Letter to International Organization for Migration Country Director for Zimbabwe**

August 8, 2014

The Country Director  
International Organization for Migration, (IOM) Zimbabwe  
142 King George Road, Avondale,  
Harare,

### **RE: The Humanitarian situation of Tokwe-Mukorsi Flood Victims at Chingwizi Camp**

Dear K Mareyanadzo and Alf Evans (Shelter Box)

Human Rights Watch is an international organization conducting research and advocacy on human rights in over 80 countries worldwide. We are writing because we understand you are providing aid to internally displaced persons in Chingwizi camp, Mwenezi District, Masvingo province, and we would like to share our research findings and questions arising from our inquiry into conditions there. In the interests of accuracy and fairness, we are preparing publication on these matters and would welcome your response in order to ensure that our reporting is thorough and objective.

It is our understanding that approximately 20,000 Tokwe-Mukorsi floods victims are temporarily housed in tents at the Chingwizi camp and have been there since February 2014 after the Zimbabwe army relocated over 3,300 families to Nuanetsi Ranch.

In regards to that situation, we would welcome your perspectives and answers to the following questions:



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1. We understand that there are allegations that government is withdrawing food assistance from Tokwe-Mukorsi flood victims in order to force them to relocate onto land (1 hectare per family) where they can only grow sugar cane for an ethanol project as opposed to previously promised 5 hectares per family. Was IOM/ Shelter Box aware of these activities, and if so, can you detail your perspectives on the matter, including details of any discussions you may have had with the government or those subject to relocation?
2. We understand that there are allegations that government officials are diverting some donated items and selling them in places like Ngundu, Triangle and Chivi. For instance, we understand that some Shelter Box tents distributed through IOM wrongly allocated to government officials and their relatives were only recovered after your organizations intervened. Can you please detail your perspective on this matter?
3. Tokwe-Mukorsi flood victims allege that they do not have direct communication with donor agencies because the rule is that donor agencies cannot directly distribute their donations, but must instead hand over their donations to provincial government officials for onward distribution. Is this accurate? Do donor agencies have in place mechanisms to monitor their donations to ensure that they reach intended beneficiaries without being diverted or abused?
4. Have you established any grievance mechanisms so that individuals can complain directly to donor agencies in addition to the government?
5. We understand that currently families at Chingwizi camp each receive once a month 10kg mealie-meal, 1kg cow peas and 1 (500ml) bottle of cooking oil regardless of the size of the family. Several flood victims told us that at the end of May 2014, each family received just 4kg of maize meal or 2kg of rice as the equivalent with no cow peas or cooking oil. Are there any guidelines in use by your agency for per capita or per family nutritional allocations? Do you coordinate relief with other humanitarian agencies?
6. Do donor agencies have any special programs to address the needs of more vulnerable groups at Chingwizi camp, including people living with HIV-AIDS,

children, female-headed households and the elderly? If so, we would appreciate a description, as well as information on how such aid or accommodation is delivered and monitored to ensure it reaches the relevant population.

7. The flood victims at Chingwizi camp allege that at the end of May 2014 soldiers demolished food warehouses at Chingwizi camp and relocated them 20 kilometres away along Mbizi road at the site of proposed 1-hectare plots per family resettlements. Additionally, we have heard that no new tents will be allocated at Chingwizi camp with a directive that only those who accept arbitrary relocation at new site will receive allocations of additional tents. Can you give your perspective on this?
8. How big are the tents allocated to families at Chingwizi camp?
9. We understand some donor agencies have withdrawn their services to Chingwizi camp, does this apply to IOM and Shelter Box?

We would appreciate your response to these questions within fourteen days, so that it can be reflected in our published report. We would also be happy to discuss these questions in person with you at your earliest convenience.

Sincerely,



Tiseke Kasambala,  
Southern Africa Director, Africa Division, Human Rights Watch



## Annex 4: Nuanetsi Ranch Limited and Zimbabwe Bio-Energy Company Response to Human Rights Watch

### NUANETSI RANCH LIMITED

Nuanetsi Ranch, P. Bag 2006, Mwenzi, Zimbabwe  
Tel: +263 772516963

15 August 2014

Southern African Director  
Human Rights Watch (African Division)  
1<sup>st</sup> Floor Wilds View  
Isle of Houghton  
Boundary Road (at Carse O'Gowrie)  
Parktown  
2198  
**SOUTH AFRICA**

**ATTENTION: TISKE KASAMBALA**

Dear Madam,

**RE: THE HUMANITARIAN SITUATION OF TOKWE-MUKOSI FLOOD  
VICTIMS AT CHINGWIZI CAMP**

---

I refer to the above-mentioned matter and to your letter dated the 8<sup>th</sup> of August 2014 and note that I, Charles Madonko, may only respond for and on behalf of both Nuanetsi Ranch Limited and our Joint Venture entity, Zimbabwe Bio-Energy (Private) Limited (hereinafter referred to as "ZBE") in my capacity as a Director of both companies. I do not have the capacity or authority to respond on behalf of the Development Trust of Zimbabwe (hereinafter referred to as the "DTZ"). That noted, I respond to your queries as follows:

***Ad para 1***

1. As highlighted above, I do not have the authority to answer the questions contained therein and as such suggest that you contact DTZ directly for a response thereto.

***Ad para 2 & 3***

2. The DTZ does not own Nuanetsi Ranch (hereinafter referred to as "the Ranch"). The Ranch is lawfully owned by Nuanetsi Ranch Limited, a private company (non-Government) duly registered in accordance with the laws of Zimbabwe. To this effect and for your convenience and perusal, I attach hereto, marked Annexure "A," a copy of the Title Deeds held by Nuanetsi Ranch Limited over the said Ranch. Such Title Deeds permit Nuanetsi Ranch limited to use the entire Ranch, inclusive of the Chingwizi Section, and as such we may not be arbitrarily alienated or evicted therefrom.
3. I believe it is pertinent to highlight that the Ranch was not acquired (under the Land Acquisition Act [Chapter 20:10]) by Government and that

Directors: C. Madonko, L. Mhlanga

it was on this basis that Nuanetsi Ranch Limited managed to secure an Investor (Cutstar Investments (Private) limited) and formed a Joint Venture (ZBE) for the development of the Ranch. The development was to include, among other things, a Safari (Hunting and Photographic), Cattle, Crocodile (leather), Sugar Cane and Ethanol Project. These projects were all designed towards uplifting both the local and national economy.

4. That noted, in anticipation that land would be required to accommodate the Displacees of the Tokwe-Mukosi Dam once finished, Nuanetsi Ranch Limited and ZBE, in 2008 (as part of its social corporate responsibility programme), set aside 56,000 hectares in the northern part of Nuanetsi Ranch covering the Ngundu, Tokwe and Mtrikwi Sections of the Ranch. This was identified as suitable resettlement land as it would have access to a reliable supply of water via the Tokwe River. We attach hereto, marked Annexure "B," for your understanding, a map detailing the envisaged projects and the 56,000 hectares of "Nuanetsi Outreach" area designated by us as the lawful owners for the Tokwe-Mukosi Displacees in 2008.
5. Despite the above, in July 2012, we received a letter from the Hon. Minister Chombo requesting an additional 68,000 hectares of land for the relocation of the Tokwe-Mukosi families (to this effect one could argue that Governments request evidences that it was, and is, cognizant of Nuanetsi Ranch Limited's ownership of the Ranch). This request for additional land was due to the fact that some parts of the original Nuanetsi Outreach area had been illegally settled upon. Nuanetsi Ranch and it's Joint Venture Partner subsequently agreed to extend the Outreach Area to include the Lundi Section and the remainder of the Tokwe and Mitirikwi Section, thus increasing the Nuanetsi Outreach Area from 56,000 hectares to 111,201 hectares on the proviso that those illegally occupying land should make way for legitimate Tokwe-Mukosi Displacees. Please see attached hereto our revised map detailing the envisaged projects in relation to the additional land set aside to accommodate the Tokwe-Mukosi Displacees marked Annexure "C."
6. The extended Outreach Area is significantly larger than the area displaced by the Tokwe-Mukosi Dam which stands at approximately 11,000 hectares and thus should be more than adequate to accommodate all of the Tokwe-Mukosi Displacees.
7. The 111,201 hectares was not sold but allocated by Nuanetsi Ranch to the Government as part of the Project's corporate social responsibility programme.
8. When we provided the additional land we also advised Government that in order to ensure the Joint Venture's Sugar Cane and Ethanol Project remains feasible, it was necessary for Nuanetsi Ranch Limited to withhold the Chingwizi Section due to its location and proximity to the Runde River as such project is dependent upon access to a reliable source of water. That said, whilst we do not oppose the use of the Chingwizi Section to temporarily accommodate the Displacees, we reserved our right to use the

Directors: C. Madonko, L. Mhlanga



Chingwizi Section for the purpose of developing the Joint Venture's Sugar Cane and Ethanol Project – Minister Bhasikiti was advised of this however chose to ignore such instruction and moved the Displacees onto the Chingwizi Section without our consent.

9. In light of the above, Nuanetsi Ranch Limited and ZBE have not only assisted Government through the allocation and donation of 111,201 hectares to accommodate the Displacees of the Tokwe-Mukosi Dam, but have also provided temporary accommodation, given Government US\$49,000 for pegging and land preparation and highlighted to Government other suitable State land available for resettlement of the Displacees adjacent to the Chingwizi Section (in the event that Government cannot accommodate the Displacees on the 111,201 hectares already set aside by Nuanetsi Ranch Limited) which will not affect the Sugar Cane and Ethanol Project but, at the same time ensure that they may benefit from the development thereof, should they *choose* to become either out growers or take up employ with the project.
10. The facts mentioned above have, on numerous occasions been communicated to Minister Bhasikiti and we are at a loss as to why he continues to question Nuanetsi Ranch Limited's ownership rights to Nuanetsi Ranch, and more particularly the Chingwizi section thereof. We have to this effect even provided him with a copy of the Title Deed that he has simply ignored. His insistence and continued attempts to permanently relocate the Tokwe-Mukosi Displacees within the Chingwizi Section is a violation of Nuanetsi Ranch Limited's registered property rights.

**Ad para 4**

11. As highlighted above, Nuanetsi Ranch has essentially allocated the Outreach area (not the Chingwizi Section) to Government for the resettlement of the Tokwe-Mukosi Displacees. It will therefore be Government's prerogative, not Nuanetsi Ranch Limited's, to determine what kind of rights it chooses to give the Displacees of the land we have allocated for resettlement purposes, taking into consideration Nuanetsi Ranch's rights.

**Ad para 5**

12. Neither Nuanetsi Ranch Limited or ZBE is aware of the alleged activities, other than through the press. That said, I can advise, we have merely provided the above-mentioned land to Government. We have nothing to do with the provision of food assistance nor the size of the plots to be allocated. These tasks are the responsibility of the Government. Further, as per our letter to your office dated the 19<sup>th</sup> day of May 2014, we have never, nor will ever, force anyone to grow sugar cane for the envisaged Ethanol project. We intend to grow sufficient sugar cane ourselves. Because of the hardships faced by not only the Displacees but also other people situated around the project area, we do however intend to offer an out-grower scheme where *willing participants* will be trained on how to grow sugar cane which they may *choose* to sell to the project or other mills, such as Triangle or Hippo Valley. This programme is aimed at the social and economic upliftment of the local community.

Directors: C. Madonko, L. Mhlanga

**Ad para 6**

13. Nuanetsi Ranch Limited, whilst not opposed to Government's use of the Chingwizi Section to house the Tokwe-Mukosi Displacees temporarily, has always maintained that the Chingwizi Section is designated for the Sugar Cane and Ethanol Project and as such has advised the Government (through Minister Bhasikiti's Office) that they should not build any permanent structures or homes thereon. We reiterate, the accommodation of the Tokwe-Mukosi Displacees within our Chingwizi section was done on a temporary basis for humanitarian reasons, pending their resettlement on to other suitable alternative land as highlighted above.

Finally, please be advised that the contents of this letter must also be read in conjunction with our Legal Practitioners' letter (Coghlan, Welsh and Guest) dated the 19<sup>th</sup> of May 2014, of which both the contents and demand made therein remain applicable to this submission.

Should you have any further questions or need clarification on any of the issues discussed herein my team would be happy to discuss them in person with you.

Yours faithfully,



**CHARLES MADONKO**

For and on behalf of

**NUANETSI RANCH LIMITED**

Directors: C. Madonko, L. Mhlanga

ANNEXURE 'A'

G.P. & S. 82473-T.

## CERTIFICATE

I certify that the annexed is a true photostat copy of Deed of Transfer Number: .....

..... 1719/76 ..... issued for information purposes only.

Date: 08-10-09 .....

ISSUED FOR INFORMATION PURPOSES ONLY

CERTIFICATE  
(Stamp Duty and Fees)  
Serial No. 36874 Dated 07-10-09  
.....  
REGISTRAR OF DEEDS



See Schedule within for properties transferred

**CERTIFICATE**

MS -  
Receipt No. 506177 (Stamp Duty and Fees)  
Dated 17-5-76

1719/76

Subject to  
Hospital charges  
Security of  
Passage  
No. MA 773/90

Quarterly Stamp 425/1976  
**TRANSFERRED**

This 2<sup>nd</sup> day of Feb 19  
to Ruggesa Railways  
No. 568/78

TP 25/2001

Railway Stamp 406/19, 276/40

**TRANSFERRED**

This 2<sup>nd</sup> day of Feb 19 78  
to Ruggesa Railways  
No. 568/78

**REGISTER**

39/94  
**MORTGAGE**  
No. 1309/64  
**CANCELLED**  
No. 32/78

ISSUED FOR INFORMATION ONLY

(RS.R.No 37 FU), 37 F(1), 37 F(11))

Water Rights (Mmanete Ranch A only) 4442, 4450.

Water Rights (Mmanete Ranch B) 4442, 4450 (2/10 22/78)

**MORTGAGE**  
No. 1309/64  
**CANCELLED**  
No. 32/78

Prepared by me,  
Conveyancer.

**CERTIFICATE OF CONSOLIDATED TITLE**

(Issued under the provisions of Section 38  
of the Deeds Registries Act, Chapter 139)

KNOW ALL MEN WHOM THESE THINGS CONCERN:

THAT WHEREAS THE LAND ACT CHAPTER 20:10

The Mmanete Ranch Limited has applied for the issue of a Certificate of Consolidated Title under the provisions of Section 38 of the Deeds Registries Act, Chapter 139

Consent: 13200/2004

AND WHEREAS

Date 01/10/2004

RE: Mmanete Ranch

**CANCELLED**  
**MORTGAGE**  
No. 1309/64  
**CANCELLED**  
No. 32/78

NUANETSI RANCH LIMITED

is the registered owner of :

1. CERTAIN PIECE OF LAND situate in the Districts of Chibi, Victoria and Nuanetsi; being REMAINDER OF NUANETSI RANCHE A;

MEASURING: Three hundred and eleven thousand and ninety-two comma nine four six six (311 092,9466) Hectares;

AS WILL MORE FULLY APPEAR from the Certificate of Consolidated Title thereof made in favour of Nuanetsi Ranch Limited on the 30th day of November 1955 (Reg. No. 5630/55)

2. CERTAIN PIECE OF LAND situate in the District of Victoria, being LOT 1 OF LOT 16 OF NUANETSI RANCHE A;

MEASURING: Thirty three comma five six three one (33,5631) Hectares;

HELD by NUANETSI RANCH LIMITED and subject of Transfer with diagram annexed which is to be registered in its name (Reg. No. 5630/55)

WHICH ARE TO BE CONSOLIDATED into the land hereafter described;

NOW THEREFORE in pursuance of the provisions of the said Act, I, the Registrar of Deeds, at Salisbury, do hereby certify that the said

NUANETSI RANCH LIMITED

its successors or assigns, is the registered owner of:

CERTAIN PIECE OF LAND situate in the Districts of Chibi, Victoria and Nuanetsi, being NUANETSI RANCHE B;

MEASURING: Three hundred and eleven thousand one hundred and twenty six comma five nought nine seven (311 126,5097) Hectares;

COMPRISING:

1. the figure -

A B a middle of Tokwe River b C D E F c middle of Mtilikwe River s t u v N P Q R S T U V W X Y Z A<sub>1</sub> B<sub>1</sub> C<sub>1</sub> D<sub>1</sub> E<sub>1</sub> F<sub>1</sub> G<sub>1</sub> H<sub>1</sub> J<sub>1</sub> K<sub>1</sub> L<sub>1</sub> M<sub>1</sub> N<sub>1</sub> P<sub>1</sub> Q<sub>1</sub> R<sub>1</sub> S<sub>1</sub> T<sub>1</sub> U<sub>1</sub> V<sub>1</sub> W<sub>1</sub> X<sub>1</sub> Y<sub>1</sub> Z<sub>1</sub> A<sub>2</sub> B<sub>2</sub> C<sub>2</sub> D<sub>2</sub> E<sub>2</sub>



3.

F<sub>2</sub> G<sub>2</sub> H<sub>2</sub> J<sub>2</sub> K<sub>2</sub> L<sub>2</sub> M<sub>2</sub> N<sub>2</sub> P<sub>2</sub> Q<sub>2</sub> R<sub>2</sub> S<sub>2</sub> T<sub>2</sub> U<sub>2</sub> V<sub>2</sub> W<sub>2</sub>  
 X<sub>2</sub> Y<sub>2</sub> Z<sub>2</sub> A<sub>3</sub> B<sub>3</sub> C<sub>3</sub> D<sub>3</sub> E<sub>3</sub> F<sub>3</sub> G<sub>3</sub> H<sub>3</sub> J<sub>3</sub> K<sub>3</sub> L<sub>3</sub> M<sub>3</sub> N<sub>3</sub>  
 P<sub>3</sub> e middle of Nuanetsi River f g h i j k l m n o p q r s t u v w x y z  
 middle of Nuanetsi River h i j k l m n o p q r s t u v w x y z  
 B<sub>4</sub> C<sub>4</sub> D<sub>4</sub> E<sub>4</sub> F<sub>4</sub> G<sub>4</sub> H<sub>4</sub> J<sub>4</sub> K<sub>4</sub> L<sub>4</sub> M<sub>4</sub> N<sub>4</sub> P<sub>4</sub> Q<sub>4</sub> R<sub>4</sub> S<sub>4</sub> T<sub>4</sub> U<sub>4</sub> V<sub>4</sub> W<sub>4</sub> X<sub>4</sub> Y<sub>4</sub> Z<sub>4</sub>  
 middle of Babye River k l m n o p q r s t u v w x y z  
 Z<sub>4</sub> A<sub>5</sub> B<sub>5</sub> C<sub>5</sub> D<sub>5</sub> E<sub>5</sub> F<sub>5</sub> G<sub>5</sub> H<sub>5</sub> J<sub>5</sub> K<sub>5</sub> L<sub>5</sub> M<sub>5</sub> N<sub>5</sub> P<sub>5</sub> Q<sub>5</sub> R<sub>5</sub> S<sub>5</sub> T<sub>5</sub> U<sub>5</sub> V<sub>5</sub> W<sub>5</sub> X<sub>5</sub> Y<sub>5</sub> Z<sub>5</sub>  
 Nuanetsi River m n o p q r s t u v w x y z  
 X<sub>5</sub> Y<sub>5</sub> Z<sub>5</sub> A<sub>6</sub> B<sub>6</sub> C<sub>6</sub> D<sub>6</sub> E<sub>6</sub> F<sub>6</sub> G<sub>6</sub> H<sub>6</sub> J<sub>6</sub> K<sub>6</sub> L<sub>6</sub> M<sub>6</sub> N<sub>6</sub> P<sub>6</sub> Q<sub>6</sub> R<sub>6</sub> S<sub>6</sub> T<sub>6</sub> U<sub>6</sub> V<sub>6</sub> W<sub>6</sub> X<sub>6</sub> Y<sub>6</sub> Z<sub>6</sub>  
 River p q left bank of landi River r s t u v w x y z  
 A.

representing Remainder of Nuanetsi Ranch = A.

2. the figure - **ISSUED FOR INFORMATION PURPOSES ONLY**

N v u t s middle of Mtilikwe River  
 J K L M N,

representing Lot 1 of Lot 1, of Suburb 11 Land = A.

AS WILL MORE FULLY APPEAR from the Diagram S.O. No. 12/78  
 hereunto annexed;

SUBJECT to all such terms and conditions as are in the  
 said Certificate of Consolidated Title and Deed of Transfer  
 mentioned or referred to, and in respect of the land  
 represented by the figure -

A B a middle of Tokwe River b C D E F c middle of  
 Mtilikwe River s t u v N P Q R S T U V W X Y Z A<sub>1</sub>  
 B<sub>1</sub> C<sub>1</sub> D<sub>1</sub> E<sub>1</sub> F<sub>1</sub> G<sub>1</sub> H<sub>1</sub> J<sub>1</sub> K<sub>1</sub> L<sub>1</sub> M<sub>1</sub> N<sub>1</sub> P<sub>1</sub> Q<sub>1</sub> R<sub>1</sub> S<sub>1</sub> T<sub>1</sub>  
 U<sub>1</sub> V<sub>1</sub> W<sub>1</sub> X<sub>1</sub> Y<sub>1</sub> Z<sub>1</sub> A<sub>2</sub> B<sub>2</sub> C<sub>2</sub> D<sub>2</sub> E<sub>2</sub> F<sub>2</sub> G<sub>2</sub> H<sub>2</sub> J<sub>2</sub> K<sub>2</sub> L<sub>2</sub>  
 M<sub>2</sub> N<sub>2</sub> P<sub>2</sub> Q<sub>2</sub> R<sub>2</sub> S<sub>2</sub> T<sub>2</sub> U<sub>2</sub> V<sub>2</sub> W<sub>2</sub> X<sub>2</sub> Y<sub>2</sub> Z<sub>2</sub> A<sub>3</sub> B<sub>3</sub> C<sub>3</sub> D<sub>3</sub>  
 E<sub>3</sub> F<sub>3</sub> G<sub>3</sub> H<sub>3</sub> J<sub>3</sub> K<sub>3</sub> L<sub>3</sub> M<sub>3</sub> N<sub>3</sub> P<sub>3</sub> e middle of Nuanetsi  
 River f g h i j k l m n o p q r s t u v w x y z  
 middle of Nuanetsi River h i j k l m n o p q r s t u v w x y z  
 U<sub>3</sub> V<sub>3</sub> W<sub>3</sub> X<sub>3</sub> Y<sub>3</sub> Z<sub>3</sub> A<sub>4</sub> B<sub>4</sub> C<sub>4</sub> D<sub>4</sub> E<sub>4</sub> F<sub>4</sub> G<sub>4</sub> H<sub>4</sub> J<sub>4</sub> K<sub>4</sub> L<sub>4</sub>  
 M<sub>4</sub> N<sub>4</sub> P<sub>4</sub> Q<sub>4</sub> J middle of Babye River k l m n o p q r s t u v w x y z  
 ....V<sub>4</sub>



4.

V<sub>4</sub> W<sub>4</sub> X<sub>4</sub> Y<sub>4</sub> Z<sub>4</sub> A<sub>5</sub> B<sub>5</sub> C<sub>5</sub> D<sub>5</sub> E<sub>5</sub> F<sub>5</sub> G<sub>5</sub> H<sub>5</sub> J<sub>5</sub> K<sub>5</sub> L<sub>5</sub> I  
middle of Nuanetsi River = M<sub>5</sub> N<sub>5</sub> P<sub>5</sub> Q<sub>5</sub> R<sub>5</sub> S<sub>5</sub> T<sub>5</sub> U<sub>5</sub>  
V<sub>5</sub> W<sub>5</sub> X<sub>5</sub> Y<sub>5</sub> Z<sub>5</sub> A<sub>6</sub> B<sub>6</sub> C<sub>6</sub> D<sub>6</sub> E<sub>6</sub> F<sub>6</sub> in middle of Lundi  
River p q left Bank of Lundi River r H<sub>6</sub> J<sub>6</sub> K<sub>6</sub> A,

to the following conditions:-

1. Servitude of Abutment and Water Storage, more fully described in N.A. 346/74;
2. A Pipeline servitude, more fully described in N.A. 37/74; and
3. A Servitude of Abutment and Storage more fully described in N.A. 34/73;

and in respect of the land represented by the figure -

Q = middle of Molikwe River = G H  
J K L M N,

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to the following conditions:-

1. No new access for vehicular traffic to the said piece of land shall be constructed from the main road or from the Road Council road without the written permission being first obtained from the Commissioner of Roads and Road Traffic and the relevant council respectively. Such accesses shall be constructed at the transferee's costs and to the specifications and approval in writing of the respective road authorities who shall also determine the siting of such accesses.
2. No building shall be erected within 45,19 metres of the main Port Victoria - Hippo Pools road, the measure and being taken from the centre of the road.

AND FURTHER SUBJECT to the following Conditions imposed by conditions of subdivision and enforceable by the Minister as defined in the Town and Country Planning Act (Chapter 122):-

1. The said piece of land shall be used for agricultural purposes only.
2. No building other than boundary walls and fences shall be erected within 14 metres of the centre of the main Round/Triangle Road.

AND THAT by virtue of these presents the said

NUANETSI RANCH LIMITED

its Successors or assigns, now is, and henceforth shall

....be

3.

be entitled thereto, conformably to local custom, -  
Government however reserving its rights.

IN WITNESS whereof I, the said Registrar, have subscribed  
to these presents and have caused my Seal of Office to be  
affixed hereto.

THUS DONE and executed at the Office of the  
Registrar of Deeds at Salisbury on this the  
21<sup>st</sup> Day of the Month of May  
in the Year of our Lord One Thousand Nine  
Hundred and Seventy-six (1976).

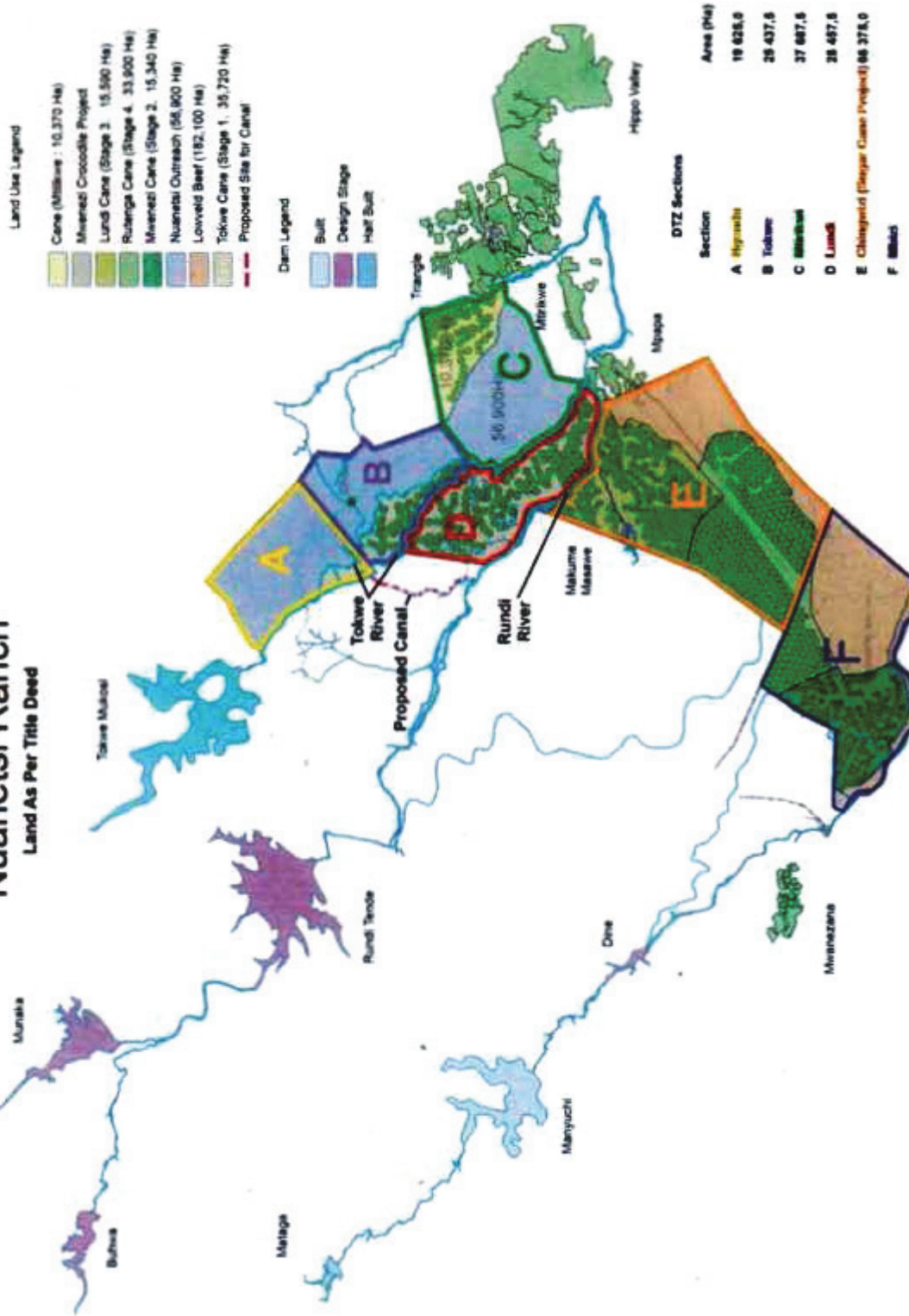
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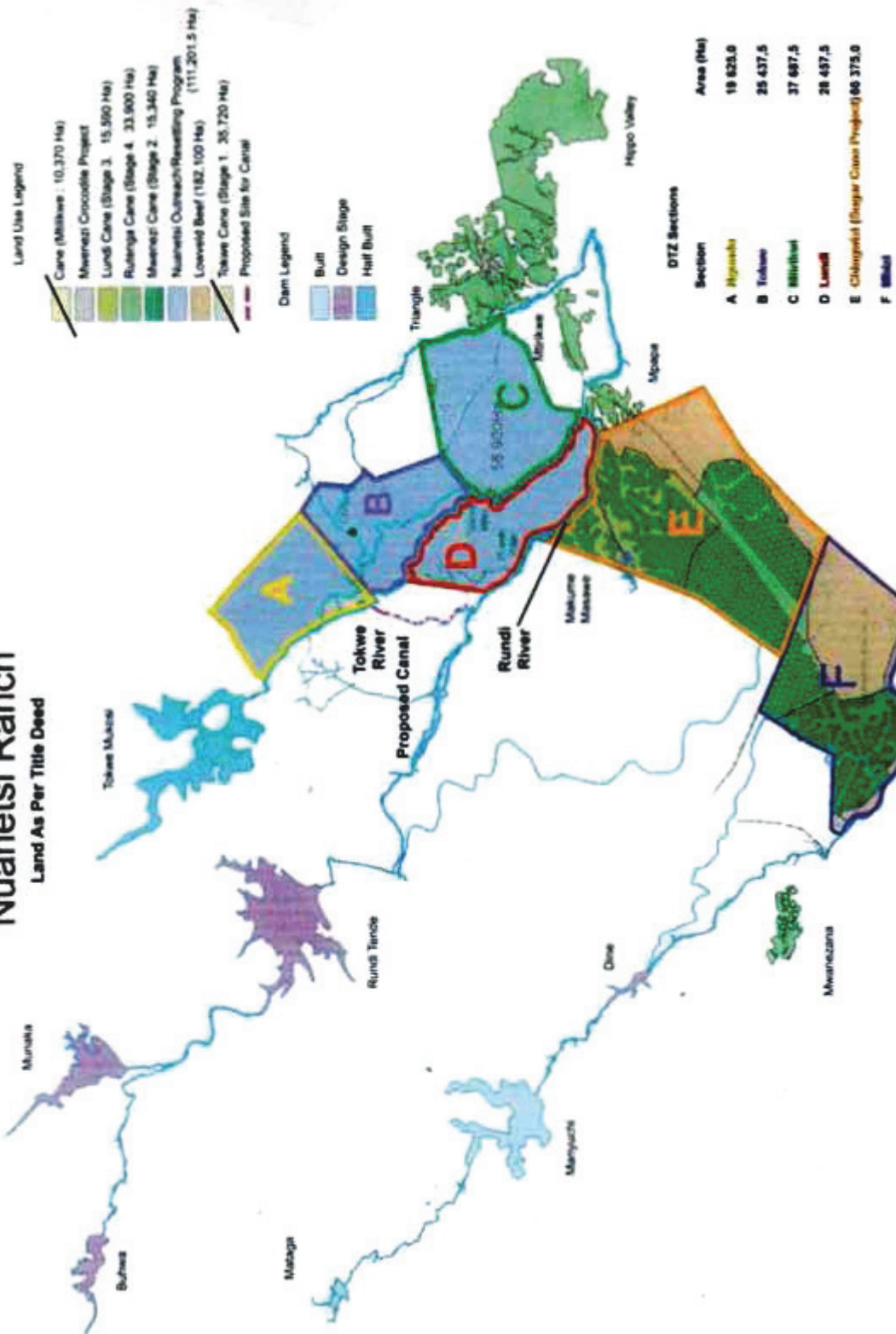
ISSUED FOR INFORMATION PURPOSES ONLY

H 2 2 X U R W D

# Nuanetsi Ranch Land As Per Title Deed



# Nuanetsi Ranch Land As Per Title Deed





## **Annex 5: United Nations Response to Human Rights Watch on Chigwizi Flood Affected Population**

### **UN Response to Human Rights Watch on Chigwizi Flood Affected Population**

*Harare, 25 August 2014* – Following a threat to human lives, livestock and property caused by flooding, the Government of Zimbabwe declared a state of disaster for the Tokwe-Mukosi basin in Masvingo province, for three months starting 11 February 2014.

The Government, subsequently, launched an emergency appeal requesting USD 20 million from the international community to evacuate affected population to a temporary location and provide humanitarian assistance to the same. As such, over 3,000 households were relocated from the Tokwe-Mukosi basin to the Chingwizi temporary camp in March 2014.

The United Nations Agencies, in collaboration with partners, have since supported the Government of Zimbabwe in providing humanitarian assistance to this affected population both at Government coordinated transit points as well as in Chingwizi temporary camp.

The UN support included: providing basic health care from temporary clinics; providing food rations; temporary shelter materials and hygiene kits; water supply through trucking and boreholes; emergency sanitation facilities; as well as psycho-social services. Despite limited resources, the United Nations response has been guided by humanitarian principles premised on accountability to beneficiaries by providing humanitarian response in a humane, impartial, neutral, and independent manner.

While the declared state of national disaster ended in May 2014, the affected households remained in Chingwizi camp until early August when the Government relocated all of them to a nearby permanent settlement at Nuanetsi Ranch. The delay for the resettlement was caused by disputes between the affected families and the Government on compensation and relocation package.

UN has continuously engaged relevant Government authorities and partners not only in advocating for the affected families to receive humanitarian assistance but also on the need to find long-term solutions.

ENDS/