



MUZARABANI RDC LEGALLY COMPLIANT MASTER PLAN 2024- 2039

EXECUTIVE SUMMARY



(the Mavhuradonha Mountains)

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1. Subject Matter

Muzarabani Rural District Council Master Plan

The operational Master Plan for Muzarabani Rural District Council was prepared in June 2024. Its tenure is 15 years from 2024 to 2039. The physical, economic, social and environmental conditions upon which the proposals are premised were based on the Report of Study. The Report of Study has been produced and should be read in conjunction with the written statement. It examines the district and its surroundings in terms of its regional, historical setting, natural resources, environment setting, land ownership and use, population, housing, local economy social framework, social services, transport, infrastructure, finance and management. These various issues were considered both in terms of the existing situation and future possibilities taking into account the trends and the needs. The study arrived at a set of key issues affecting the future development of Muzarabani Rural District Council and it is these issues which provided the basis for the Written Statement.

The Written Statement

The written statement consists of a policy document which establishes the frame work for the development of Muzarabani Rural District over the next 15 years based upon projections, estimates for population, land needs for the population and other factors. The written statement identifies key issues and sets out the vision for Muzarabani District as well as series of goals and objectives and then establishes strategies for achieving these goals and objectives. The written statement of Muzarabani District consists of a number of justified polices and proposals which are also espoused in the landuse proposal maps.

Population Growth

Population growth projections are based on the medium population growth scenario and some of the factors concerning population changes which apply to the medium population growth. The population structure of Muzarabani is a youthful pyramid with nearly over 70% under the age of 24 which means they are increase in number of youth and woman in the fertility age group hence the increase in population. Basing on the population the plan proposal would be geared towards the needs and requirements of ½ of 134076 people in terms of land requirements, housing social and physical infrastructure and other amenities. The population estimates is based on the population statistics of 2022. (See Annex 1)

Land shortfall 2024-2039

Though there are some developable lands within the district currently the master plan boundaries will need to identify more land to meet the requirements for the planning period. (See Annex 1a,b,c)

1 Muzarabani Current Land Use

Land Use	Area(in hectares)	Percentage
Commercial	21	21
Industrial	30	29
Institutional	30	29
Residential	34	32
Recreational	3	15
Undeveloped	498	
Usable	299	
Unusable	198(due to gulleys)	

2 St Alberts Current Land Use

Land Use	Area(in hectares)	Percentage
Residential	12	16
Institutional	55	81
industrial	0.1	0.2
Open space	0.56	0.8

3 Centenary Current Land Use

Land Use	Area(in hectares)	Percentage
Cemetery	8	2
Commercial	9	2
Dumpsite	0.4	0.1
Industrial	25	6
Institutional	56	14
Market	1	0.3
Open spaces	34	9
Residential	252	65
Sewer	1	0.4
Water Tanks	0.2	0.1
Undeveloped	183	
Usable	70	
Unusable	113	

2 Background

Muzarabani District is located in Mashonaland Central Province of Zimbabwe. The District lies in the Northern part of the country sharing boundaries with Guruve and Mbire districts to the west, Mazowe district to the south, Mt Darwin district to the east as well as Mozambique to the north. It is 145km from Harare the capital city of Zimbabwe. The District is approximately 4300m² in area and is divided into two distinct sections, Lower Muzarabani consisting of Muzarabani, Mukumbura West and Gutsa communal lands in the North and Upper Muzarabani in the South which includes former small to medium and large scale commercial farming areas as well as Mavuradonha Wilderness. Basing on the latest population census of 2022 the district has a population of 134 076 consisting of 67 552 females and 66 514 males. The percentage of females

is 50,38 % and the percentage of males is 49,62 %. Generally, the majority of the population depends on Subsistence Agriculture (crop and livestock production) as a livelihood source. A key Hallmark feature of the district is the Mavuradonha Wilderness which is approximately 600 square km. The Tiangwa Botanical Reserves and the Mavuradonha National Monuments are located in the wilderness. The relief ranges from about 330 metres in Lower Muzarabani to 1700 metres in Mavuradonha mountain range. The climate is characterized by low and erratic rainfall especially in Lower Muzarabani. Rainfall ranges from 620mm to 994mm annually. There are 4 Agro-Ecological Regions namely region 2a and 2b in Upper Muzarabani, region 3 in the Wilderness area and regions 4 and 5 in Lower Muzarabani.

The district was borne out of the Amalgamation of former District Council (Lower Muzarabani) and Upper Muzarabani, former commercial farming area (part of former Mvurwi Rural Council). The amalgamation of the two systems was strengthened by promulgation of the Rural District Councils Act Chapter 29:13 (Revised Edition of 1996).

Prior to Amalgamation of part of the former Mvurwi Rural Council Upper Muzarabani was mainly responsible for infrastructure provision such as roads, bridges, school and health facilities for large- and small-scale commercial farms. The District Council was formerly responsible for the communal lands in lower Muzarabani providing basic infrastructure, education and health services.

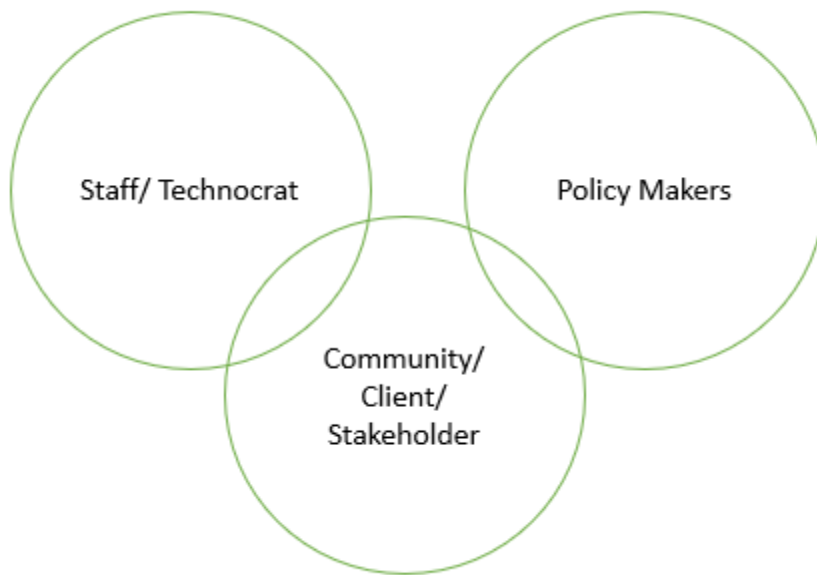
Governance

Function

Muzarabani Rural District Council is a body corporate with powers to sue and be sued comprising of:-

- Policy Makers who are 29 elected Councillors and 9 from Women's Quota.
- The Executive Staff thus 39 Employees
- The Community who are the Clients, Stakeholders and others within the jurisdiction

This Tri-Partite is well illustrated below:



The Tripartite template indicates that while a Councilor can be a stakeholder or client, he she cannot be a staff member at the same time and vice versa for staff members.

a) Institutional Strengthening of The Planning Department

Efforts are underway to improve the Planning Department to be a competent one so that it will be able to implement the operative Master Plan together with other departments after the 30 June deadline.

- b) other activity within Council has been aligned to The Call To Action. Be it Council way of doing business to implementation of Council Duties.
- c) The valuation of Properties for the 3 major urban centres: Centenary, Muzarabani and St Albert's has been done.
- d) The preparation of The Master 2024- 2039 is underway.

Clients Charter

Council has a clients Charter, Gender Policy, Sexual Harassment Policy in place.

Clients and stakeholders of Muzarabani Rural District Council

- The clients of Muzarabani Rural District Council are residents, business community industrialists and any person who might seek the service of Muzarabani Rural District Council.

- Farmers
- Categorized into A1 farmers, A2 small scale farmers, A2 large scale farmers, Villagized resettlement farmers and Indigenous Commercial farmers.
 - Stakeholders
- Parastatals and Service Providers These include ZETDC, TelOne, GMB, Zimpost, ZINWA, Mining Companies, RIDA, COTTCO, Public Service Commission , EMA, Forestry Commission, Educational Institutions, St Alberts's Hospital.
 - Other Stakeholders in The District
- These include Traditional Medical Institutions, Traditional Leaders (Chiefs and Village Heads), Farmers Association, Rate Payers, Vendors Association and Residents Associations etc.

Public Participation

Stakeholder Analysis Grid

In order to view the people organizational link landscape and relationships between the different Muzarabani RDC stakeholders and issues related there off. A door to door survey was done with the following stakeholders interviewed:

- i) Government Ministries
- ii) Government Department Parastatals (GMB, EMA, FORESTRY, Agritex, ARDA, ZRP)
 - i) War Veterans
 - ii) Religious Organizations.

This was to develop a Master Plan that leaves **no one and no place** to give input.

To guide a participatory consensus-building process

To come up with a stakeholder management strategy plan for the Master Plan.

Table 10.1.1 Governance Functions Checklist Table for Muzarabani RDC.

Function	Available	Not Available
Land use Planning	√	
Compliance with Layout, Local and Master Plans	√	
Maintenance of Land Registers	√	
Maintenance of waiting list	√	

Vetting of applicants	√	
Compliance with Lease conditions	√	
Requisition for Survey	√	
Proper conveyancing procedures	√	
Employment of competent planning officers	√	
Pegging	√	
Valuation of property	√	
Proper land allocation	√	
Priority consideration for allocation of land	√	
Consideration of exceptional circumstances(Cross cutting)	√ Offered free land to GBV Centre	
Allocation of prime land through a competitive tender	√	
Commonage respect	√	
Proper handling of Leases	√	
Monitoring of development	√	
Budget reviews	√	
Proper cessioning process	√	
Service of notices	√	
Legally compliant lease agreements	√	
Enforcement procedures	√	
Respect of tenure	√	
Respect of way leaves	√	
Expansion of urban settlements through:	X	
• purchase of land		
• compulsory acquisition	√	
• incorporation of land	X	
• Excision of communal land	NA	

Development Control	√	
Gender Equity and sensitivity	√	
Strategic human resources management	√	
Policy Formulation	√	
By- laws on the following:		
a) Temporary structures	X	
b) Servicing standards	X	
c) Building standards	X	
d) Parks recreational grounds, caravan and camping grounds	X	
e) Protection of Roads servitude		
f) Use of buildings	X	
g) Water supplies		
h) Drainage and sewer provisions	X	
i) Plans specification a structural detail	X	
j) Excavation	X	
k) Regulation and control of occupation of land and buildings		
l) Removal of unauthorized development	X	
m) Permits for certain activities**list	X	
n) Livestock Management		
o) Environmental concerns**HEADING	X	
p) Pollution Control		
q) Poaching control	X	
r) Hazardous substances		
	√	
	√	
	X	
	X	
	√	

	x	
Financial Systems compliance	√	
Loss control systems	√	
Audit trail	√	
Systems audit	√	
Customer feedback system	x	
Management of proper meeting procedures	√	
Resolution compliance	√	
Policy compliance	√	

The Rural District Councils Act Chapter 29:13 gave the Council powers to plan, implement and manage development within their jurisdiction with the goal of achieving overall national development. Amalgamation of lower and upper Muzarabani resulted in the increase in area of responsibility and diversity of obligations as both Lower and Upper Muzarabani would be covered by one local authority.

The District is divided into twenty-nine (29) administrative wards, comprising of 17 communal (*14 from Lower Muzarabani while 3 are in the Upper Muzarabani*), 8 commercial farming wards, 3 resettlement and 1 urban ward are also in the Upper Muzarabani. Over and above national governance structures these spatial areas are governed by traditional structures led by Chiefs: Chief Muzarabani, Chief Chiweshe, Chief Kasekete and Chief Hwata. Village Heads report to these chiefs..

Vision of District

To attain the highest standard of living and quality of life for the people of Muzarabani in a secure and prosperous environment by 2025. (See Annex)

Mission

To be a leader in the provision and promotion of goods and services through good and efficient local governance

Vision Statement for the District

Muzarabani District will continue to enjoy the status of being the hub for Livestock supply in the country small and Large.

To remain as the source of Tobacco production, meat production and also production of natural fruit produce such as Masawu.

Development Options

The development options have adopted the strategy of centric development.

Development Goals

These are to ensure the availability of suitable land to meet future needs of Muzarabani.

1. Identification of Land within the district boundary
2. Expansion and expropriation of certain farms around the urban centres
3. To establish a strong and sustainable local economic base for Muzarabani
4. To ensure adequate and suitable developable land is made available for commercial and industry
5. To create strong linkages with the economic production zones agriculture, mining, manufacturing etc.
6. To identify projects that will promote value edition, innovation and economic hub in the district with strong support of SMEs
7. To ensure the provision is made for adequate appropriate inclusive social and Community facilities for the planning period.

Education and Health

- i. The development of early childhood, preschools, primary schools, development of a range of tertiary institutions for school leavers and vocational training centres.
- ii. To upgrade and develop a modern infrastructure for the educational facilities (no more pole and dagga structures).
- iii. Allocation of adequate resources to equip existing and construction of proposed health facilities.

Flats and Housing Densification

- a. Promote and comply with the policy of 40% densification for every development

Efficient transportation system and related infrastructure

- a) To establish a road network system that allows efficient movement of goods and services
- b) Establishment of a roundabout at the intersection of Gatu road and Muzarabani road at Centenary.
- c) Establishment of alternative routes across the Mavuradonha mountain range so as to provide efficient movement of goods and services between the lower and upper Muzarabani
- d) Upgrading of all district roads so that they become trafficable within the plan period
- e) Upgrading of all infrastructure such as bridges so that there will be no seasonal movement of goods within the district

- f) The plan will embrace a variety of forms of public transport considering safety and efficiency as key issues all to be registered under Muzarabani RDC whether commuter omnibus, buses, taxis and trains.
- g) The Council to ensure that there is a preparation and adoption of a new review traffic and transportation plan
- h) To provide for sustainable physical infrastructure to facilitate economic and social development.
- i) Land allocated for economic use shall be provided with key services such as access roads, supplies of water, sewage electricity and telecommunication the council shall seek wherever feasible to develop such services with partners in consideration
- j) The completion of Silverstroom dam shall be facilitated so as to upgrade supply water in both lower and upper Muzarabani
- k) Land shall be allocated for the development of new reservoirs to save the proposed expansion highlighted in the master plan.
- l) The council shall provide adequate sewerage treatment facilities to meet needs and growth of the council.
- b. To provide for efficient transportation system that meets the requirements needs of the people during planning period.

To Develop Muzarabani into an Environmentally Sustainable District

- i. The LEAP must be expanded and be effective in support of sustainable development
- ii. The council shall undertake a program of conservation improvement with regards to the Landuse plan and Muzarabani Mavuradonha landscape plan
- iii. Rehabilitation initiatives for degraded lands and deforestation to be key consideration of the Master Plan

To improve and capacitate council administration

- 1. To establish a fully competent Planning department and Management within the council to as to meet the development needs of the district
- 2. The council will continue to seek ways and means of financing the master plan so to deliver the programs and services related
- 3. Continuous assessment of training needs so as to meet the appropriate requirements and resources of the people

3 Methods of Analysis

3.1 Research methods and techniques

3.1.1 Responsible Authorities for data

Data	Responsible Authority
Regional Context	Surveyor General
Land Classification	Lands/satellite
Drainage	SRTCM Digital Elevation Model
Topographic Features	Surveyor General Topo Maps/ Satellite Imagery
Population Distribution	Zimstats/ZEC
Distribution of Health Facilities	Min of Health
Settlement Hierarchy	Zimstats/Satellite Imagery
Location of Marketing Depots	Council
Livestock Distribution	District Vet
Wildlife Distribution	Parks and Wildlife
Road Network	ZINARA/Council/DDF/Satellite Imagery
Power and Energy Distribution	ZETDC
Geology and Minerals	Min of Mines
Agriculture and Irrigation	Lands/Agritex
Water	Zinwa
Households' data	Satellite Imagery

Table 3.1.1 responsible authorities for data

3.1.2 Key sources of data

Sources of data used to inform the study are listed in Table 3.1.2 below.

Data type	Description	Body	Source
Daily Rainfall Data	Daily rainfall data for the five rainfall stations. 1km spatial resolution. The product has been validated in many hydrological studies in the Zambezi Basin.	CHIRPS	https://data.chc.ucsb.edu/products/CHIRPS-2.0
Potential Evapotranspiration	Global Reference Evapotranspiration (Global-ET0) climate grid data for the 1970-2000 period based upon the World Clim 2.0	Global Aridity Index (Global-Aridity_ET0)	http://worldclim.org/version2
Land Use Land Cover	20 m resolution vegetation data. Its 22 global land cover classes are defined within the UN Land Cover Classification System (LCCS) based on the ENVISAT satellite mission's Medium Resolution Image Spectrometer (MERIS) sensor.	GlobCover	https://www.esa-landcover-cci.org/?q=node/187
Digital Elevation Model	30m resolution SRTM data obtained from Earth Explorer	Earth Explorer	https://earthexplorer.usgs.gov/
Soils	250m global Soil Grids raster layer. Provides distribution of soil classes based on the World Reference Base (WRB) and USDA classification systems	Soils Grids	https://soilgrids.org/#/?layer=ORCDRC_M_sl2_250m&vector=1

Table 3.1.2. Sources of data

3.1.3. Type of Data used

The process of data collection was done by a team of data collectors. Both secondary and primary data was collected. The team held a technical stakeholder meeting and continuously visited or called various offices. Generally consultations were done with the district's management, the district technical stakeholders' team, central government institutions and other NGOs/ Development Partners known to have data relevant to the Master Plan Cause in the district.

i) Secondary Data

The team used secondary data mining techniques ie searching through existing data sets and statistics. These were used with very limited processing. Credible online resources were used these included Digital Elevation data, Open Street Map, mapped places and towns.

Hardcopy Cadastral layout plans for business centres were obtained from the Council, rural household and ward boundaries. GIS data from ZEC documents, Farm boundaries from the Surveyor General, wetlands and environmentally sensitive areas data from EMA websites. Hardcopy maps were scanned, geo-referencing, and digitizing those maps into usable GIS data. The internet resources were used in this case in creating GIS data from satellite imagery via digitalizing (vectorizing) and the imagery manually and using the semi-automated methods of satellite image classification and/or map algebraic algorithms.

ii) Primary Data

Primary data was also collected directly from communities using direct interviews and by observation in wards visited.

3.2 Methods of collecting data

3.2.1 Interviews, Focus group discussions, Experimental measurements, and Field observation methods were used for primary data capturing.

Review of document Method was used to gather Secondary and Tertiary data.

3.2.2 Tools for Data collection

The following tools were employed in gathering data:

8. Questionnaires -
9. Interview guides - for guiding the interviewer
10. Smart Phone/Tablet – for digitalizing the questionnaire
11. Computers – For desktop studies, Mapping and Analysis

3.3 Sampling

Redundancy is key in data capturing because data errors in representing features on the ground may result in misplaced policies and plans. After doing the data collection steps above data verification was done for a sample of the data using the same methods prescribed under primary data capturing.

For Data verification, a sample of 5% of the population were used to confirm the given primary data. For geographic data, verification was done by presenting the maps to locals, policy-makers and stakeholders who pointed out areas that they deem to have been incorrectly represented on the map

3.4 Data analysis

Map data was analyzed using QGIS and ArcGIS desktop Tools, and the captured and verified data was analyzed using various analytic methods and tools such as overlay analysis, proximity analysis, time series, hot/cold spots check as well as multi-criterion.

For Non-spatial data, Microsoft Excel was used for producing charts and graphs.

The purpose of these analyses is to determine trends, and to make overall sense of the big data sets to make informed, evidence-based decisions on how to allocate resources and plan forward.

3.5 methodology limitations

Limitations and assumptions Satellite Rainfall Estimates (SREs) were used for this study.

SREs were validated in many hydrological studies in the Zambezi basin and they offer broader and more continuous coverage, thus negating constraints typically found in rain gauge datasets. However reliable, the data cannot be as accurate as rain gauge measurements.

The Gumbel Distribution was used to model flood event probabilities. The method does not account for future changes and dynamic factors that may affect flood occurrence such as land use/land cover change and climate.

Although the research used the USDA (United States Department of Agriculture) soil textural triangle there are too many soil textural classification systems which differ significantly with each other. These include the international standardization 14688-1:2002, the United Kingdom ADAS system, the Unified Soil Classification System (ASTM D2487-92), The Krumbein phi scale (modified Udden-Wentworth scale and the U.S. Department of Agriculture classification system

4 Findings and issues.

Need for the Master Plan

1 Shortage of Land- Land expansion required since there is urban choke for Muzarabani, Centenary, St Alberts and other nodes.

2 Rapid Environmental Degradation – Degradation, dilapidation of wetlands, environment through veld fires, silation, poaching, climate disasters, stream bank cultivation and illegal mining.

3 Rapid Population Growth - 0-14 years age group are the majority hence need for more preschool, primary and secondary education. Age group 15-49 high causing pressure on employment services, housing and public utilities 57.7% is age bearing woman hence need for more maternity services.

4 Employment -Limited technology for MSMEs

- Unemployment rate increasing
- Lack of entrepreneurship development

5 Industrial - Limited workspace

- Lack of credit lines
- Unmatching skills to resources available
- No value addition to boost income levels
- Poor obsolete technology
- Untapped resources

6 Energy -Solar energy not fully utilised

- Deforestation an environmental threat
- Little or no promotion of renewable energy

7 Telecommunication -Poor mobile and internet connection

- Obsolete PTC services

8 Negative effects of Climate change -Climate shocks such as drought, hurricanes, storms and floods affects 90% of the community

9 Wildlife Poaching and Human wildlife conflicts- Property destruction ,Casualties and victims due to human wildlife conflict rise

10 Illegal Settlements- Illegal settlement in Muzarabani resettlements are of concern.

11 Shortage of infrastructure services - Untrafficable roads, dilapidated bridges, buildings

-Shortage of classroom blocks, staff accommodation,Judicial Office Space, Dip tanks, financial institutions

12 Shortage of Community facilities - open space, religious facilities, recreational, cemeteries.

-Upgrading Heroes Acre, Rehabilitation centers and sacred places

13 Lack of institutional Facilities - Banking facilities

-Judicial facilities

-Police bases

14 Transport Issues - Untrafficable roads

a) Urban

-No street lights

-No names on roads

-Narrow roads

-Termini dilapidated

-No road signs

b)Public transport

-Mostly unregistered fleet manning local destinations

c) Trucks/ Heavy Vehicles

-mostly unregistered

d) Aerodromes

-Dilapidated state all Centenary, Muzarabani,Hoya

15 Waste Management -Upgrade of sewer system and dmpsites in urban centres

16 Water and Sanitation -Problem of unserviced stands in urban setups

-Poor sanitation in all urban nodes and community

17 Need for correct Gender Imbalance in infrastructure Provisions - Inclusive infrastructure in all sectors need

18 Tourism and Cultural Heritage -There is inadequate promotion and establishment of community Based Tourism Facilities

19 Cross Cutting Issues - A lot of vulnerables such as widows, orphans, Old age hence need to provide for adequate inclusive programs for vulnerables

-Diseases across all age groups eg HIV and Malaria

- Rise social ills such as early marrieges, stock theft, cross boarder crime, domestic violences

Noted from the findings are the following key developmental issues:

Land availability

- 1) Land suitable for urban development expansion includes surrounding farms for Centeneryand St Alberts as well as surrounding communal areas for Muzarabani and other centres of which one is a Bippa Farm.
- 2) The Gazetted boundary for the Master Plan area expansion needs approval from The Minister of Local Government for the land they require.
- 3) The expansion is absorbing into agricultural land and there is need to balance by reaching a consensus at some point with the surrounding farm owners
- 4) There is urgent need to provide infrastructure services, water, sewage, solar electricity, traffic and transportation systems.

Population

The population of Muzarabani has increased as compared to the previous years. Women in child bearing age, 15- 49 years are almost 53% of the population highlighting the need for maternity centres, creches, primary schools. The economically active group accounts for over 50% highlighting the need for employment creation hence need for SMEs workspace.

Employment

90% of the employed are in informal sector highlighting the need to increase vocational training courses and SMEs workspace provision. Value addition of by- products of livestock such as tanning industries, abattoirs, meat processing since the district has a high population of livestock as compared to the region. Projects like honey production, fruit processing, agro-processing need to be supported coupled with training programs to ensure

Housing

There is greater demand for low costs housing as shown by the waiting list.

Traffic and transportation

- a) The roads are in poor condition and are inadequate. Residential access roads in Gatu, Muzarabani, St Alberts urban centres remain dilapidated and gravel.
- b) Collapsed and inadequate public transport system most respondents using commuter omnibuses and private mushikashikas especially manning Centenary- Gatu road/ Muzarabai Highway junction.
- c) The presence of the aerodrome, which is mainly used during flooding disasters not much of significance

Infrastructure Services

- i. Development of more stands for low cost housing
- ii. Development of SME workspace.
- iii. New CBD construction,

- iv. Building and upgrading schools, Clinics and accommodation facilities, roads and bridges, dip tanks, sub- offices and accommodation for key Ministries e.g. Registrar, Vet, Agritex, Police, Government Office Complex.
- v. Water supply for Gatu is directly sourced from Musengezi River with no much security and protection.
- vi. Water rationing is still on in for Gatu and Muzarabani besides Musengezi River being perennial.

Sewage treatment and solid waste management

Gatu High Density business centre and industrial centre is serviced by a sewerage system which is under pressure, overloaded and the increasing population in Gatu is giving pressure on sewer pipes which continuous burst and blockages.

The refuse disposal site for Gatu is inadequate.

Electricity supply

Centenery, St Alberts are connected to the national grid. Power sources used in these centres include electricity, gas, paraffin , solar and wood with wood being on the increase due to blackouts and loadshedding causing deforestation.

Some newly developed areas are not yet connected to ZESA. Solar users are not much in these areas. Provision of more clean energy such as Construction of Solar grid, biodigesters

Communication

Centeneryand Muzarabani have both post and telecommunication services which are now obsolete for postal services. Mobile network providers, Econet and Netone have constructed digital communication boosters in the district but the network is still bad for those in the peripheral border areas like Chiwenga.

Focus should be now be on ICT mobile centres since the use of mobile phones now dominates communications across all people.

Commercial Services

Centenary, Gatu and Muzarabani have no much retail and commercial services such as Banks(Financial Institutions) , chain stores, chain supermarkets, or other commercial services such that people go to Mvurwi. Centenary

A new CBD has been zoned for .

Industrial

The industrial stands sizes are not affordable by most of the SMEs. Need to provide for small scale industrial sites for Centenary and for Muzarabani.

Community facilities

Sports facilities such as stadiums and youth game centres are required. The local team in division 1 has to use facilities elsewhere as home ground. The dilapidated golf facility and stadium needs to be upgraded while planning sites for sports facilities.

Chiefs Courts

Infrastructure for the 4 chiefs in the area are urgently required to avoid abuse of school furniture properties

Open spaces

in and around Centenary have to be maintained and upgraded to guard against (open defecation and urination) create aesthetic and recreational spaces.

Religious facilities

There's an increased number of unplanned and temporary church sites hence need for permanent allocation of church stands.

Cemeteries.

The cemetery site needs a layout plan and upgrading. Demarcated boundary and capacity established. Currently, little maintenance is done.

Heroes acre.

There's Waste management, Deforestation, sand mining, wetlands degradation, siltation, veld fire, erosion, gulley formation, stream bank cultivation are issues to be monitored.

Administration and finance

Sources of funds for Muzarabani RDC are its internal clients who are hesitant to pay their rates I time especially those in business centres who mostly require follow up measures. The external sources include Zinara and devolution funds which are delayed disbursement at some point. need to upgrade the heroes acre and maintain periodically

Financial streams for master plan

The legal Provision governing financial operations of Council are contained in the:

- 1) Zimbabwe Constitution Section 298
- 2) Public Finance Management Act Chapter 22:19 as read with Public Finance Management Regulations of 2011
- 3) Rural District Council Act Chapter 29:13

Where there is any contradiction of the Acts, The Public Finance Management Act shall take precedence. The Public Finance Management Act outlines the roles of Council and those of the Accounting Officer who is the CEO to have the following responsibilities:

- a) Ensuring Public Resources are used in accordance with the budgets ad Acts in a transparent, accountable, effective and efficient manner.
- b) Reviewing budgets, annual audited accounts, performance reports.
- c) Incurring expenditure, making reallocations of expenditure according to budgets and regulations.
- d) Contract for goods and services in accordance with the annual budget, procurement laws, regulations, directives, manuals, instructions and notifications.
- e) Earn revenue from sale of goods and services and operate bank accounts in accordance with the law.
- f) Manage the assets and staff in accordance with the law.

Sources of Council Revenue:

- i) **Grants:** Money received from Government for specific activities usually not paid back
- ii) **Donations:** Money received from other people or organizations usually not paid back
- iii) **Rates:** Money raised by residents of Council and is often attached to land or building
- iv) **Levies:** Money raised against a specific group of people for example Development Levy
- v) **Special Rates:** Money raised for a specific purpose from the people who will benefit from it for example money to build a new classroom, money to tar growth points paid by residents
- vi) **Fees and service charges:** Money charged for a service offered by Council for example bus parking fees or refuse removal fees
- vii) **Rent and hire charges:** Money raised by Council from payment made from using Council Buildings or equipment for example Council Hall for meetings.
- viii) **Licenses and permits:** Money paid to Council for being allowed to do certain businesses or activities within Council Area for example shop license, vendor permits.
- ix) **Loans:** Money borrowed from Government or registered financial institution
- x) **Profits:** Money from Council's Income generating projects for example beer halls and farms.
- xi) **Utilization of natural resources:** Money received from using natural resources or from allowing others to exploit the resource and paying council to do for example hunting lease fees, and royalties from timber, mining
- xii) **Interest:** Money received from investing Council funds in registered financial institutions
- xiii) **Sale of Council assets:** Money received from selling Council Property e.g. vehicles, broken property, land etc

Council remains reasonably solvent besides the challenges of High inflation rates. **Although, in actual terms, the increase in accumulated surplus may not be statistically significant owing to high inflation, council books are all in order.** Furthermore, this local planning authority is

able to deliver efficient services to its residents when given adequate resources. Absolute figures on the performance of the 2023 budget were availed during the period of study, nevertheless the table below gives a clue to how council's revenue source is like.

Expenditure Pattern of Muzarabani RDC

It is a real fact that at amalgamation the Rural District Council assumed responsibility over a large spatial area with a lot of development needs, is imperative that the Rural District Council widens its resource base to meet the over increasing demand for its key services. With the coming in of such investments as

- a) Potential Muzarabani Gas and Oil
- b) Tourism and Ecotourism in the Mavuradonha Wilderness
- c) Chrome Mining in the Great Dyke of Mavuradonha
- d) The new valuation role where property is going to be charged according to its value
- e) The New Gatu Extension CBD stands to be sold
- f) The value addition of the Masawu Baobab Extradition
- g) The Tobacco Auction Floors establishment
- h) The Competent Planning Department Boost which is expected to ensure revenue collection increase in the: i) Maximum coverage of inspection fees collection. Timeous Pegging of proposed stands. Timeous processing of application of stands etc.

The future of Muzarabani District Council Urban Planning (Business centres, production hubs and nodes)

Centenary Growth Point becomes the District Capital

The Council has district service centres and rural service centres that serve as business centres. Map below shows the distribution of these centres.(See annex map showing distribution of these centres).

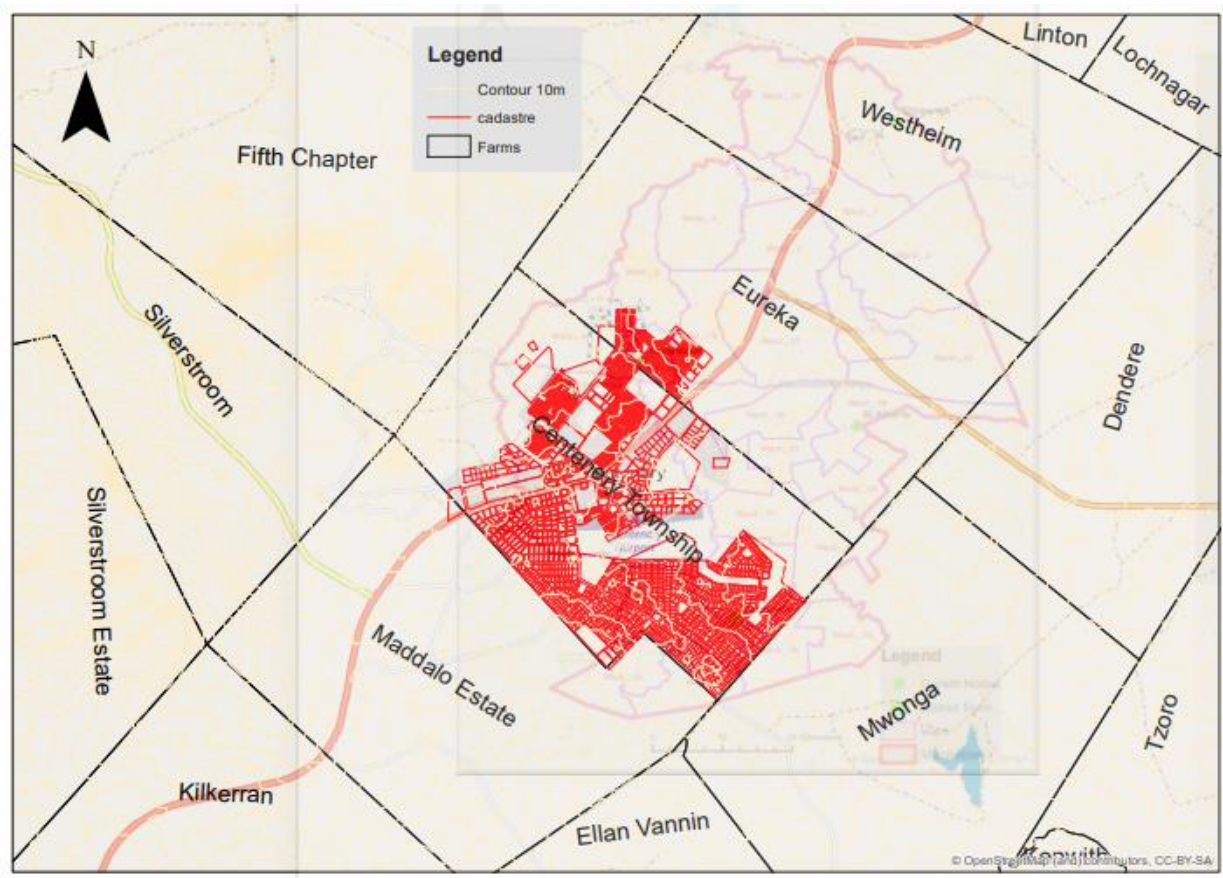
The hierarchy of these start with Centenary as the district headquarters followed by Muzarabani, St Albert's Chiwenga, Hoya, Chadereka, Kairezi, Dambakurima, Chawarura and Chiwonde

Infrastructure in the proposed nodes

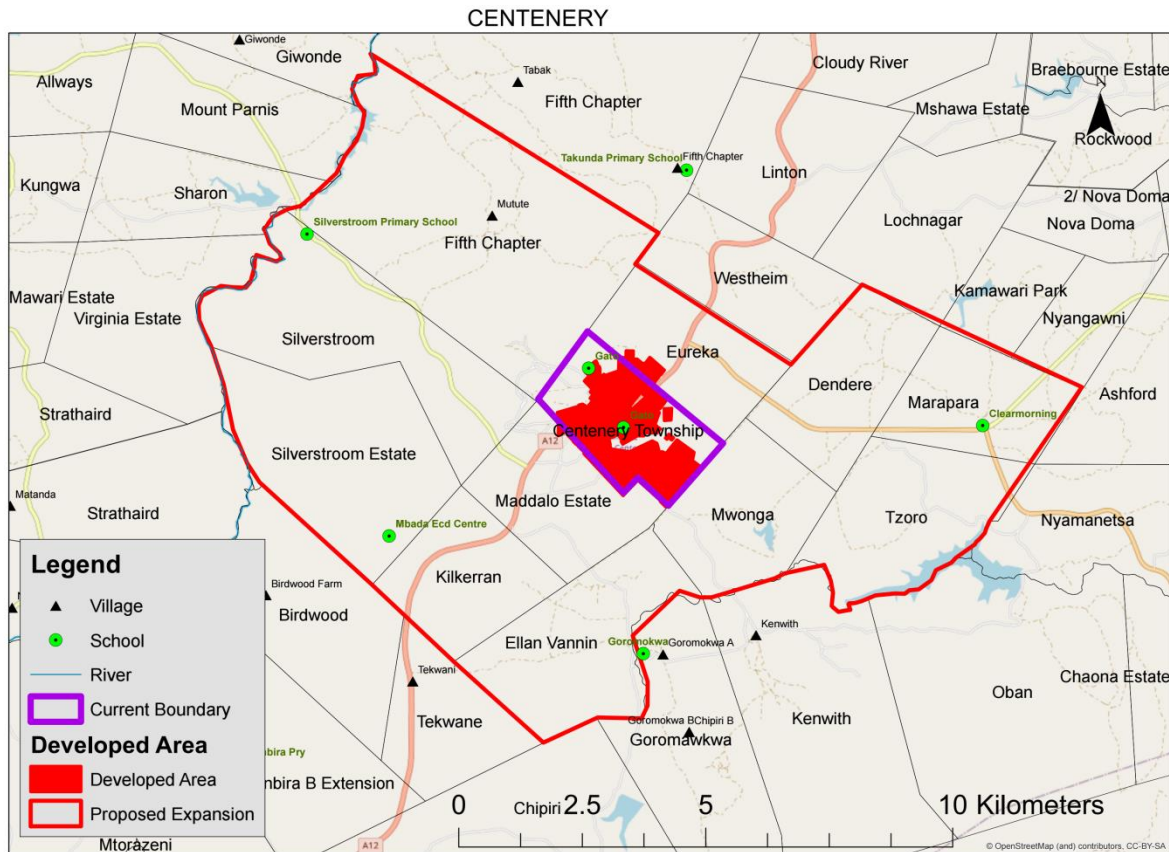
INSERT A : Centenery

Centenery is surrounded by Farms- Dendere, Mwonga, Westheim, Fifth Chapter, Silverstroom and Maddalo Estate. The portion of Land that was originally Centenery township is almost fully planned, a portion of the remaining area to the northwest of the township is hilly & rocky as we approach the hills (see contours on map) and therefore difficult/cost intensive to develop. As such it is imperative to propose the incorporation of some of the farms into Centenery to cater for the growing population and the already high demand for housing and economic activities in the area.

Road network, cemetery, Heroes Acre, Institutions, bank, aerodrome, housing, communication networks, water, solar grid, ZESA grid, judiciary service infrastructure



Centenery Growth Point current status



Proposed map

Centenary is the largest urban settlement in Muzarabani district. It is situated along the Harare - Muzarabani state road about 55 km from Mvurwi, and 145 km from Harare and 55km from Bindura.

Centenary was created in the early [1940s](#) when the surrounding commercial farms were occupied by white settlers. It was developed as a service and administration centre for the surrounding farming community. It has now assumed the role of a district capital which is being managed by a Chief Executive Officer. It has four land use zones. These are medium and high-density residential (Gatu township), the low density residential Fenton, Medium density Hillside, the commercial centre and the industrial area.

Social services, which are part of supportive services to any urban economy, are found in convenient locations throughout the town. At the moment Centenary is the main centre for economic activities in Zimbabwe. Its industry comprises of grain and cotton handling, storage and distribution facilities (G.M.B) light engineering, transportation of goods and services,

construction, packaging ,baking and service garages. Recent studies carried out reveal that it has more than 30 Small and Medium Enterprises and 5 formal industrial establishments. These are located in two industrial nodes. The first node consists of mainly light industrial activities situated between Gatu Township high-density suburb. The second node is a general industrial area on industrial site. Commercial activities are concentrated in the centre such as retail shops, supermarkets, hardware's, restaurants, food outlets and guest houses. Offices for Muzarabani Council and some Government Departments are located at the centre. People from surrounding farms in the district converge in the centre to contact their business although Mvurwi town next door is most preferred for commercial retail and banking .

The informal sector or small enterprises sector in Centenary is slowly becoming an important player in commercial and industrial development. More job opportunities are being created in this sector. About 43% of the unemployed economically active population in were estimated to be working in the informal sector. As employment opportunities in the formal sector are slim, more, people including school leavers are joining the informal sector. Growth in this sector is eminent and will undoubtedly provide a new lease of life.

Main informal sector activities are vegetables and fruits vending, sale of cooked food, watch repairs, welding, spray painting, carpentry, tailoring, maker repair and hairdressing. In most cases the location of informal enterprise conflict with town planning provisions in the centre.

The main impediment being lack of financial resources for servicing land for different housing schemes.

Industrial and commercial developments are affected by depressed economic conditions which are experienced nation-wide. However, the farming community supports the centre's economy. Therefore any positive changes in the agricultural industry will automatically benefit Centenary.

Muzarabani Growth Point

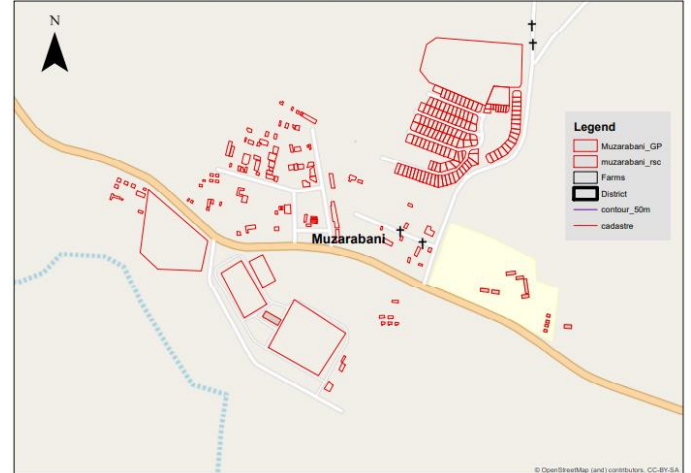
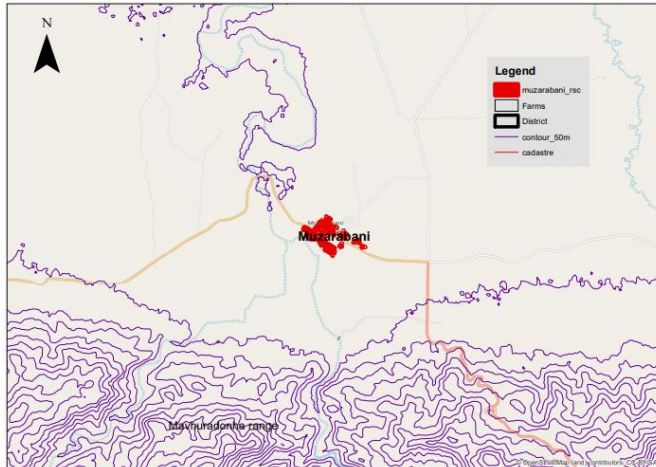
Muzarabani Growth Point is located 68 km North of Centenary is the second. Service centre for the District. The centre has a fairly large population which is estimated atand is growing steadily. Muzarabani is known in respects. Firstly, it is the administrative headquarters of Muzarabani Rural District Council. Secondly, it is the main centre for collection and distribution of agro - divisible inputs to the subsistent farmers in the Lower Muzarabani communal areas. thirdly, it is also a prominent marketing centre for agricultural produce from the communal lands in Lower Muzarabani. Livestock clearance activities are prominent at the police centre at Muzarabani. The role of Muzarabani as a market centre is evidenced by the location of Grain Marketing Board collection point, cotton collection depots owned by COTCO.

Agro -processing industries such as milling packaging and oil processing. A big plant for masau processing built under the initiative of Bindura University to promote Agro-processing industry is underway. Agriculture is the main economic base for the district service centre. The commercial and informal industrial sectors at Muzarabani are thriving well although much is to be done to stimulate the development of light and general industries which generate more business and employment opportunities. Predominant commercial activities are supermarkets, wholesalers, general dealers and bookshops. Office accommodation is mainly for public institutions such as Muzarabani Rural District Council, Government Departments and parastatals. Industrial development is mainly in the form of service industries.

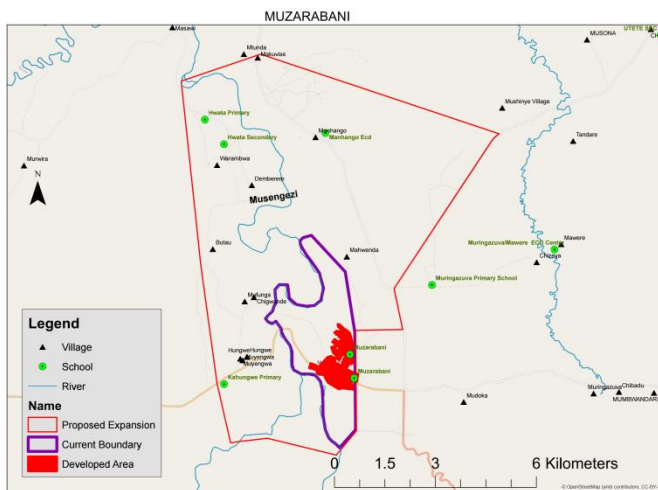
Typical examples are service garages, tailoring shops, carpentry shops, welding shops and bakeries. The major constraints in the expansion of Muzarabani are the shortage of water and lack of a reticulated sewage disposal system.

Insert C: Muzarabani Growth Point

The left-hand side is a smaller scale while the right-hand side is a larger scale of Muzarabani Rural Service Center locality.



Muzarabani Growth Point current status



Proposed map

Rural Service Centres

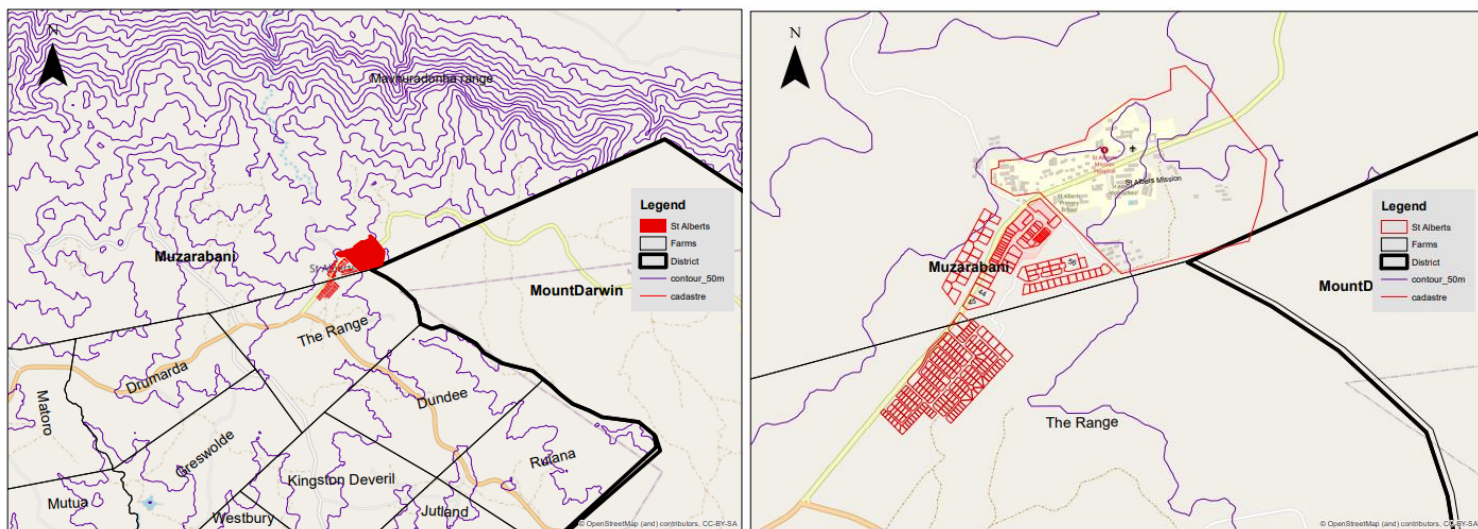
Planning and development of rural service centres is aimed at promoting the growth of rural based industrial and commercial enterprises thereby increasing functional linkages with the urban settlements and creating employment for local school leavers.

The district has 7 rural service centres namely St Alberts, Chiwenga , Hoya, Chadereka, Dambakurima, Kairezi, Chawarura. These are centres for local markets and distribution of services mainly agricultural inputs and a variety of social services, clinics, schools and people's markets. There are also numerous business centres below the rural service centres. Some of the

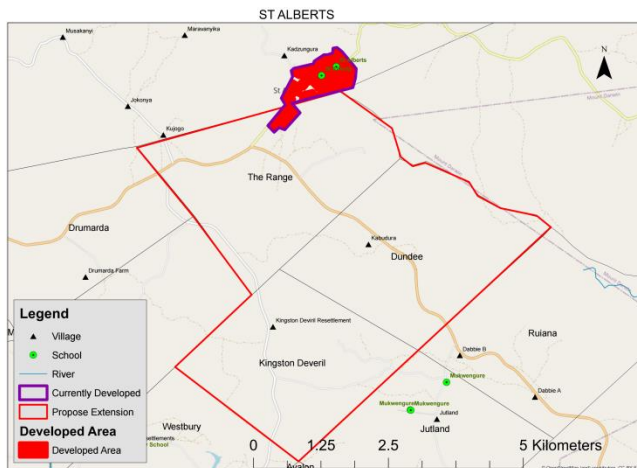
rural services centres like St Alberts have a wide range of activities well developed commercial and service industrial enterprises.

insert b: St Alberts

To the left is St Alberts zoom to a smaller scale, the right-hand side is St Alberts Zoomed to a larger scale. Contour lines to the North of the area shows that the slope is starting to rise and expanding in that direction may result in failure of development due to high development costs. Therefore, expansion of St Alberts May be proposed going south and/or west. The Eastern side is also not feasible as we are now approaching boundary with Pfura RDC.



St Alberts Rural Service Centre



Propossed map

Chiwenga Rural Service Centre

Chiwenga is a border centre situated in the Zambezi Valley at the border between Zimbabwe and Mozambique. It lies right in the middle of Zambezi Valley. It has the largest population of comprising of males and females (2022 census). It is the 4th large urban settlement in Muzarabani as such it has high demand for commercial, institutional and other specialist services other than those peculiar to border region settlements. The centre economy is based on passing trade and fishing.

Chiwenga consists of informal border facilities. Other institutions located at Chiwenga are Zimbabwe Republic Police, Posts and, health (clinic) and education (Chiwenga Primary and Secondary School). Apart from potential border facilities, the main economic resources for Chiwenga

are wildlife and the waters of the Mukumbura river. Chiwenga has the potential to grow as a border town, such spatial growth should be emphasised due to the following reasons

The greater numbers in population is due to the attraction of this border

Its proximity to Cahora and Msengezi supplying water for the whole ward is force to recon.

- Trade and barter trade between the two countries enabling environment for cheaper commodities for Ward locals and neighbouring Mozambique.(see annexure Chiwenga proposal boarder map)

Other business centers (See annex maps)

5 Recommendations of the masterplan

(See annex maps for a,b,c,d,e proposal maps)

Muzarabani RDC Master Plan makes the following Local Development Plans Recommendations

- Muzarabani Local Development Plan
- Centenary Local Development Plan
- St Alberts Local Development Plan
- Chiwenga Boarder Post Local Development Plan
- Muzarabani Gas and Oil Local Development Plan

- f) Muzarabani Local Economic Development Plan
- g) Mavhuradonha Landscape Local Development Plan
- h) The Matimba Sustainable Farming Local Development Plan
- i) The Gambwe/Wetland utilization Local Development Plan

Abridged Table of Recommended Proposals for the Master Plan

Proposal	Implementing Agent	Time Frame
Land Acquisition	Central Government & LA	S,M,L
Upgrading health posts and clinics	Central Government & LA	M,L
New clinic sites at deficit centres	LA	M,L
High Schools	Central Government/ LA/ Private Sector/NGOs	S,M,L
Boarding schools	Central Government/ LA/ Private Sector/NGOs	S,M,L
Chiwenga		
Muzarabani		
Centenary		
Primary School	Central Government/ LA/ Private Sector/NGOs	M,L
Pre-schools and creches	Central Government/ LA/ Private Sector/NGOs	S,M
Shelter and sanitation in evacuation centres.	LA/ Private Sector/NGOs	S,M
Surgeries and Pharmacies	Private Sector, LA	M,L
Blair toilets in every household without.	LA, Ministry of Health	S,M
New CBD Centenary, Muzarabani and St Alberts.	LA	S,M,L
Roundabout at Centenary	LA, Government	S,M,L
New Water Plants in Centenary, Muzarabani and St Alberts.	ZINWA	ML
Upgrading sewage treatment works/New Works in Centenary, Muzarabani and St Alberts.	LA/ Provincial Water Engineer/ Private Sector/NGOs	S,M,L
Water storage tanks in Centenary, Muzarabani and St Alberts.	LA/ Provincial Water Engineer/ Private Sector/NGOs	S,M,L
Effluent disposal ponds	LA/PWE/ & Private Sector/NGOs	S,M,L
new waste disposal places at all 3 urban centres	LA	S,M,L
MSMEs Workspace for all 3 urban Centres.	LA	S
Additional and upgrading of cemetery sites at all centres.	LA	S,M,L
Governed open spaces/Wood Lots and leisure parks.	LA	S,M,L
Agro Industry stands	Private Sector / CZI / LA	S,M,L
Railway from Concession to Centenary	Government	L
Irrigation scheme at Silverstroom Dam	LA, Government, ZINWA	S,M,L
Sugar plantation irrigation scheme at the confluence of Mzengezi and Mukumbura Kairezi ward	LA, Government, ZINWA	S,M,L
Irrigation Lower Muzarabani from Mavhuradonha Dam	LA, Government, ZINWA	S,M,L
Irrigation scheme in Lower Muzarabani along Musengezi greenbelt.	LA, Government	S,M, L
Teachers college	Government	M, L
Solar Fields Establishment at designated sites at all 3 urban centres.	Private Partner, LA	SMI
Muzarabani Gas and Oil Plant Centre	Government	SMI
Gas plant	PPP Local Authority	SML
Chief's Courts for 4 assemblies	PPPs, LA	S,M
Border Establishment at Chiwenga	Government	ML
Tarred road to Chiwenga	Government	M,L
Widening of road 15km stretch in the escarpment.	Government, LA	M,L
Bus Terminus upgrades for all 3 centres	LA/ Private Sector/NGOs	S
Pedestrian lanes for all 3 centres	LA/ Private Sector/NGOs	S,M
Parking spaces for 3 urban centres	LA/ Private Sector/NGOs	S

Provision of land for Barrack development.	LA	L
Provision of land for infrastructure for decentralized institutes in the district: Vet, Agritex, Registrar etc	LA	SM
Mavhuradonha Wilderness Information Centre.	National ,Museum and Monument Department.	S,M
Demarcation of buffer zone	Local Authority, Safari Operator, National Parks	S,M
Demarcation of Game Corridors		
Nutrition Gardens in every village.	LA	S
Council Farm	LA, Lands	S,M
Council ambulance	LA, Government	L
Wildlife Control Bases	LA,	S,M
Community Based Resource Monitors	LA	S
Sites for alternative Energy Sources(Solar Fields, biodigesters, tsotso stoves),	Private Sector, LA	M
Fire Fighting Equipment	Private Sector, LA	M, L
Fire Assembly Designated Points	LA	S,M,L
Centenary Growth Point By-pass Road	LA	S,M,L
Upgrading of Pole and Dagga Schools	LA, Private Sector, Development Partners	S,M,L
Upgrading of Centenary and Chadereka clinics	LA, Government	S, L
Smart City Development at Centenary and Muzarabani	LA	L
Muzarabani RDC/Invitus Legal operation agreement document	Government, Local Authority, Invictus	SML
Public Health Emergency Response Plans	LA	S
Stakeholder Management Strategy Plan		
Fire Management Plan		
Digital Customer Care Feedback System	LA	S
Hazardous substance Management Plan		
Infectious Centre Local Development Plan Layout	Private, LA	M
District Local Economic Development Plan	LA	S
Cultural Landscape Plan	LA	S

6 Conclusion

The Muzarabani Masterplan provides a framework to balance the economic social, governance/ administrative , environmental and technological needs and Aspirations of its community within and beyond its borders in a sustainable manner. The Plan shall guide planning decisions for the next 15years in a way to achieve inclusive and coordinated development.

