



MUZARABANI RDC LEGALLY COMPLIANT MASTER PLAN 2024- 2039

DRAFT WRITTEN STATEMENT



(the Mavhuradonha Mountains)

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Lead Planner

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PREFACE

General spatial 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 4300km² 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 3 communal wards and Mavuradonha Wilderness Area. 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 Area which is approximately 600 km² . The Tiangwa Botanical Reserves and the Mavuradonha National Monuments are located in the wilderness. The relief ranges from about 308metres in Lower Muzarabani to 1700 metres in Mavuradonha mountain range. The climate is characterized by low and erratic rainfall in Lower Muzarabani with a longer wet season of higher rainfall ranging 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) Centenary. 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 {Centenary } Upper Muzarabani was mainly responsible for infrastructure provision such as roads, bridges, schools 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. Draft Report of Study for Muzarabani RDC Master Plan 22 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.

Muzarabani Rural District Council as a local Authority established to administer the affairs of Muzarabani residents in terms of the Rural District Council Act Chapter 29:13, resolved to prepare a master plan as guided by the provisions of the Regional, Town and Country Planning Act Chapter 29:12. The Master Plan has been prepared in response to “A Call to Action- No Compromise to Service delivery: First Stage of Interventions to Modernise the Operations of Local Authorities towards vision 2030 blueprint launched by His Excellency The President of Zimbabwe which requires that the Local Authority prepares and submit to the Ministry of Local Government, Rural and Urban development, a master plan for the area of which it is the Local Planning Authority.

INTRODUCTION

This Master Plan document provides a strategic and policy framework to guide the long-term development and control of the physical environment in the interest of Muzarabani district and the surrounding areas. Importantly, this Master Plan sets out rural and urban land use development strategies, goals, policies and proposals that will balance the various land use, landscape and infrastructure needs of the area, with a concern for responsible, inclusive, sustainable and compatible growth. The Master Plan preparation process comprised an in-depth study of the social, economic and environmental attributes of Muzarabani District, an inclusive and participatory exercise which culminated in a Report of Study. The Report of Study presented the existing state of Muzarabani District in all land use and developmental facets. These key findings of the study will be the basis upon which the future land use and developmental proposals will be formulated in the Written Statement. This Written Statement is prepared in terms of Section 14 of the Regional, Town and Country Planning Act Chapter 29:12 as read with the Master and Local Plan Regulations (No. 248) of 1977. It consists of goals, objectives, strategies, policies, proposals and key relevant illustrations, diagrams and mapping which were formulated to address the social, economic and environmental challenges as well as sustainably exploit opportunities found in Muzarabani district as exhibited by the findings of the comprehensive study of the various socio-

economic sectors of the district which were undertaken. The provisions of this Written Statement intends to modernise the operations of Muzarabani Rural District as well as drive the socio-economic development of the district towards attainment of Vision 2030.

At a local level, the proposals in this Master Plan will also drive the district's development towards realisation of the district Vision 2030 which is **“To be a leader in the provision and promotion of goods and services through good and efficient local governance.”**

The Need for the Master Plan

This Master Plan is for Muzarabani district. There has not been a Master Plan prepared for the district before. The Master Plan's emphasis is on making sure that the district is able to contribute to Vision 2030 and Agendas 2030 and 2063. This Master Plan is being prepared to help the district achieve its full development potential while at the same time addressing the spatial planning shortfalls.

The Master Plan has a national and international contribution to development riding on its diverse endowments. Sub-national contexts are key towards that attainment of national and global development aspirations. The Master Plan is a tool to guide Muzarabani RDC's efforts towards meeting the national, regional and global development agendas.

Council Resolutions Number **SFC1/2024 and SRWP1/2024** were made in January 2024 to authorize MRDC to prepare its Master Plan. This followed the Call to Action of November 2023, which observed, among other things that all local authorities needed to have operative master plans for optimal development realization.

This document is the Written Statement of the Master Plan. It presents the Master Plan's objectives, policies, proposals, and implementation for the next 15 years (2025-2039). The Master Plan comprises of four documents namely i) Inception Report, ii) Report of Study, iii) Written Statement, and iv) Executive Summary.

Muzarabani district Master Plan is a 15-year long document with spatial policy decisions and general proposals that respond to socio-economic and environmental challenges faced by and opportunities available to a local planning authority and its stakeholders. It guides all detailed future spatial planning, development, and land use decisions within the area governed by

Muzarabani Rural District Council (MRDC). The Master Plan addresses several planning issues within the district.

1.1.1.1 Strategic objectives of the Master Plan

Objective 1: Social development

1.2 Objective 2: Sustainable natural management and utilization

1.3 Objective 3: local economic development (LED thrust)

This objective seeks to guide the optimal utilization of the district's endowments for socioeconomic development. Emphasis is on creating a strong and sustainable economic base for the district. Residents in Muzarabani should be able to actively participate in the economic sectors within their district. This will result in employment creation for the district. Most importantly, the Master Plan seeks to guide the shift of Muzarabani's economic structure from low-productivity, labour-intensive activities to higher productivity, capital and skill intensive activities.

Objective 4: improved inclusive amenities and infrastructure development for Muzarabani district

This objective guides towards the provision of adequate and appropriate infrastructure in the district. Infrastructure such as public amenities, water, transport, communication, and energy is critical for a society to function effectively. The development of physical infrastructure should be carried in a manner that will lead to sustainable development in the district. Thus, roads, water, waste, energy, post and telecommunications must contribute to the economic development of the district in a sustainable manner.

Objective 5: Council social contract

Muzarabani Rural District Council should be an entity that is able to efficiently, effectively, transparently and inclusively manage its affairs with adequate resources to meet the development challenges of the district. It must be able to deal with its development challenges whilst utilizing the available opportunities towards the realization of Vision 2030 and Agendas 2063 and 2030.

1.3.1 District's Growth Drivers

1.3.2 Key areas that need the Master Plan's attention

Utilization of the district's growth potential requires deliberate efforts to address some shortfalls that the study identified. The identified shortfalls include i) the district's potential that is not fully explored untapped resources ii) the districts fast growing population ahead infrastructure provision services iii) environmental degradation due to anthropogenic and man made , and iv) shortfalls in 'big' and 'small' WASH.

Untapped district's resources

The district's growth potential is not fully utilized. This is being held back by the district's road infrastructure that is in a 'bad' state, underdeveloped value chain, absence of tertiary skills development institutions, and limited pro-active approach to guide the growth of economic corridors. .

Population growing ahead of service provision

This makes access to key infrastructure and services difficult for residents. Residents travel long distances to access infrastructure and services (education, health, shopping centres etc). Access to grid energy is constrained. The district is however showing potential for non-renewable energy. Additionally, digital connectivity is limited. Social services and infrastructure are in shortfall.

Environmental Degradation

District's environment is under threat from mining, cultivation, growth of 'urban centre, and regulation shortfalls. Key environmental management shortfalls are noted. The first relates with the regulation of firewood due to the tobacco curing in the upper Muzarabani which is constrained, threats on wetland utilization and natural disasters which led drought and floods.

Shortfalls in social services and infrastructure

Infrastructure services such water sewer, transport, amenities has been a big problem in the district. The aquifer levels are very low in the district. There is potential for piped water schemes. Diarrhoea, cholera and dicerity cases has been recorded in the district.

STRUCTURE OF WRITTEN STATEMENT

This Written Statement is divided into three parts as follows:-

Part I provides a summary of the study findings detailed in the Report of Study and the chapter provides a link of the Report of Study to the Written Statement part of the Master Plan. This part highlights the major findings of the study including, problems, challenges, constraints and opportunities within the planning area which will be the basis of proposals in the Written Statement.

Part II identifies goals and objectives for the matters covered under the Study Report namely population, housing, employment, transportation and infrastructure servicing. Objectives are given to show how these goals are achieved. This section also gives planning and proposals. These proposals are clearly depicted on the accompanying Proposals Map.

Part III is the final section with financing and implementation program for the proposals. This section contains the infrastructure services required, land use requirements and forecast of population.

In compliance with the provisions of The Regional and Town Planning Act Chapter 29:12, the Master Plan documents comprises of:

- i) The Inception Report
- ii) The Study Report
- iii) The Written Statement and Conclusion.

The Master Plan will:

- i. Guide the development of private and public land over the next 15 years.
- ii. Determine the current and future needs of the populace of the planning area.
- iii. Define the growth direction and sustainable use of land of Muzarabani District and its environs.
- iv. Provides the Implementation Programme.

Part IV: Institutional arrangements, implementation phasing, monitoring and evaluation framework

This presents institutional arrangements, implementation phasing, monitoring and evaluation framework of the Master Plan. This covers how planning processes and planned interventions within the planning area will be administered.

Part V: Annexes

This is the last section of the Written Statement containing critical annexes including Development control measures and Maps.



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PART 2 : KEY FINDINGS OF THE REPORT OF STUDY

2.1 PHYSICAL LANDSCAPE

It is important to note that the physical features of an area help determine development and planning of the area. Muzarabani can be described as a dichotomous district and this has defined its growth and development. The district is comprised of Upper Muzarabani and Lower Muzarabani. These areas have two distinct characteristics hence the needs and aspirations are not necessarily similar as a district.

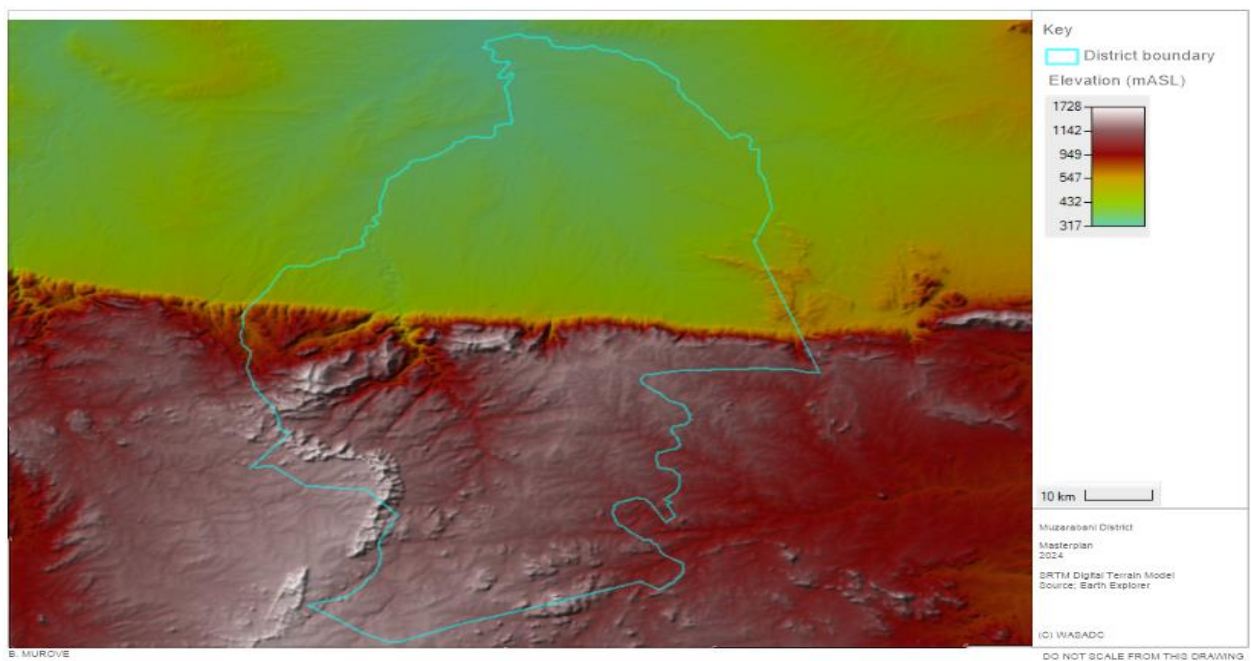


Figure 2-A: District elevation Lower and Upper Muzarabani

The elevation for lower Muzarabani ranges from 317-547m above sea level while upper Muzarabani ranges from 548-1728m altitude. This characteristic has much effect on infrastructure development in the district very costly in low lying areas which are prone to floods and mountainous parts, which are costly for road construction and maintenance and other infrastructure.

The district aquifers have low productivity as indicated in the study report impacting negatively on boreholes. In Lower Muzarabani, dam construction is totally discouraged as soil types cause a lot of seepage resulting in quick dry dams. Also, lower Muzarabani is a flood prone area as evidenced by the following map.

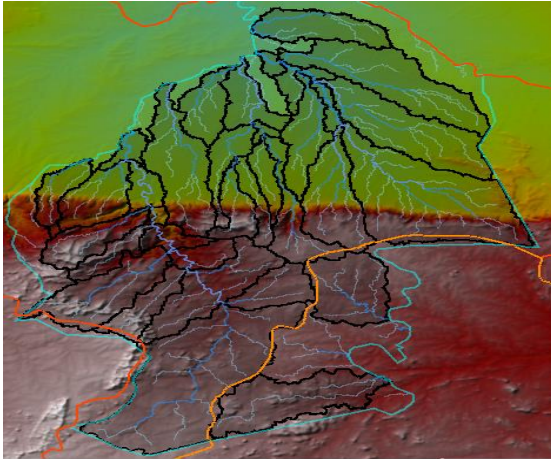


Figure 2-B: flood inundation and modelling map

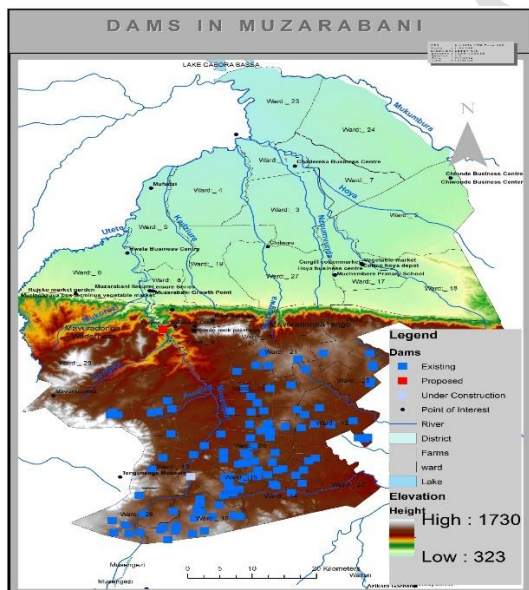


Figure 2-C: Dam distribution in lower and upper Muzarabani

Flood inundation and modelling figure A for both lower and Upper Muzarabani
Dam distribution figure B for upper and lower Muzarabani, showing no dams in lower Muzarabani because of the nature of the soils.

2.2 Physical Characteristics

Physical Characteristics of Lower and Upper Muzarabani

Physical Characteristics	Lower Muzarabani	Upper Muzarabani
Ecological Regions	4 and 5	2a, 2b and 3
Evapotranspiration	2064mm\yr.	1423mm/yr.
Rainfall	620- 650mm Erratic, Short Rain Season	650- 994mm Good Rainfall
Soil Type	Sodic	Good Soils
Drainage	Seasonal Rivers	Perennial and Semi-Permanent
Climate Shocks	Flood Prone Drought Windy	Seldom Droughts
Temperature	Very Hot High Temperature	Average Favorable temperature
Elevation	317m-547m	548m- 1728m

The above physical Characteristics impact on the nature and type of infrastructure development. Lower Muzarabani has harsh conditions for crop production yet dam construction is unfavourable due to high evapotranspiration and seepage rates. Both flash flooding and back flooding proves to be riskier in Lower Muzarabani a cost to infrastructure development.

2.3 SHORTAGE OF LAND FOR EXPANSION

Table 2:1 Centenary Current Land Use

Land Use	Area(in hectares)	Percentage
Cemetery	8.196444	2.1
Commercial	8.715371	2.2
Dumpsite	0.431686	0.11181018
Industrial	24.600331	6.371685
Institutional	55.855233	14.4669592
Market	0.992209	0.25699019

Open spaces	34.034627	8.81524495
Residential	251.634342	651753393
Sewer	1.368399	0.35442646
Water Tanks	0.259632	0.0672468
Undeveloped	183	
Usable	70	
Unusable	113	

Centenary Growth Point needs more area for expansion. Of the 183ha undeveloped in the current Gazzetted area, 70ha are usable but inadequate for the planning period, while 113ha hectares is unusable due to wetlands.

Centenary Growth Point Current Land use

Table 2:2: Current Muzarabani Land Use

Land Use 2	Percentage(in hactares)	Area 2
Residential	32.434909	33.606645
Commercial	20.12787	20.855005
Institutional	29.12787	30.452956
Industrial	29.391177	30.452956
Recreational	15.401935	2.739629
Undeveloped	498	
Usable	299	
Unusable	199(due to gulleys)	

Muzarabanai needs more area for expansion. Out of the 498ha undeveloped in the gazzetted area, only 299 hectares are usable but not enough due to potential upcoming projects , 199ha are full of gullies under severe threat.

Table 2:3: Current St Alberts Land Use

Land Use	Area(in hectares)	Percentage
Residential	12.02894	16.207
Institutional	54.72156	81.115
Industrial	0.143321	0.2124
Open Space	0.568889	0.8433
		100% used up

Currently, no space for expansion for St Alberts.

2.4 WATER AND SANITATION ISSUES

Water and Sanitation Issues

The problem of unserviced residential development, poor sanitation practices (open defaecation) and sanitation infrastructure is common in urban centres of the district. There is extreme pressure on the existing utilities such as water and sewer infrastructure. These require urgent expansion and upgrading for future requirements.

Current Water Distribution at Centenary

Design Capacity: 100 cubic litres per hour

Current Supply: 70 cubic litres per hour

Storage: 1000 cubic litres per hour

Average pumping time: 16 hours per day totalling 1150 cubic litres.

1 storage tank and 1 pumping main line available

Water tanks available for the three (3) urban centres are inadequate at the moment.

For the remaining parts of the rural service centres and rural areas in communal and resettlement farms, water and sanitation provision is inadequate and non proximal.

This current status quo is inadequate for the current and growing population of Centenary. For Muzarabani and St Alberts centres, the boreholes are the main water supply which are far from adequate. Water rationing is done at the 3 centres.

Sewer systems at Centenary Current Sewer Infrastructure

- **Sewage Treatment and Discharge:**
- Centenary Growth Point uses the conventional sewage treatment process. . Current pipe capacity 110mm instead of 160mm. Sewer ponds are estimated at 3200cubic metres which does not match with the current growing population. However, the sewer treatment plant is not working fully as it is not processing the discharge to other ponds resulting in immature waste disposal into the river which results in water contamination. The low-density suburbs use septic tanks and soakaways for sewerage disposal. The high-density areas as well as industrial areas are serviced by a reticulated sewerage system which is inadequate
- The old sewerage system is subjected to high pressures due to increasing population and is prone to frequent blockages.
- Houses at teachers' compounds in Centenary Growth Point Low Density use non-functional sewer ponds.
- Muzarabani Growth Point and St Albert septic tanks and blair toilets are being used.
- The people in communal and resettlement areas use septic (those in farm houses),some blair toilets and some bush system.

Solid Waste

Current disposal sites for the three (3) centres are common temporary sites not fit for such activity.

- Muzarabani Rural District Council has received a donation of an incinerator from the Invictus Gas and Oil company to help manage its solid waste disposal where circular economy will be practiced. Once the Environmental Impact Assessment (EIA) process is completed, there is need to identify the appropriate area for the incinerator.

2.5 TRANSPORT INFRASTRUCTURE

Major Road Networks

There are three (3) road Authorities in the district namely; Ministry of Transport and Infrastructure Development, Road Infrastructure Development Agency (RIDA) and Muzarabani RDC

- General condition of most of the roads in the district are untrafficable. Part of Lower Muzarabani (*Chimoio, Kairezi, Chiwenga*) is inaccessible during the wet season resulting in most activities negatively affected. The worst part being most of the bridges are dilapidated. In Upper Muzarabani most of the roads in the resettlement areas are untrafficable, with damaged bridges.
- Potholes are common along all major tarred roads

Urban Centres roads

General condition assessment of the roads in Centenary is bad, except for the feeder road, which intersects with the Centenary-Muzarabani road. The rest of the roads in the urban residential area are gravel in a bad condition and are not yet named. Some of the gravel roads are in disrepair and will require reconstruction. Insufficient drainage and block drainage is a huge concern. Drainage channels get blocked due to waste dumped into them.

General Summary of Needs Assessment for 3 urban centres Centenary, Muzarabani and St Alberts

- Streetlights to be provided.
- Roads to be named in all 3 centres.
- Residential streets to be widened, cleared of waste and to be tarred.
- The toilets at the bus termini need to be upgraded or appropriately located.
- Need to reorganise where there are incompatible land uses.
- Road signs to be clearly marked.

Public Transport

For most commuters within the 3 urban centres, Centenary, Muzarabani and St Alberts, there is low demand for public transport as most commute on foot to the nearby respective businesses and workplaces and some by their cars, especially Civil Servants and Local Authority Employees. Omnibuses, bus operators and small vehicles operating longer routes within the district and to peri urban centres are the common means of transport. A small number of long distance buses, mainly to/from Harare depart from the district to Harare, Mt Darwin, Guruve and surrounding areas. **During the wet season, most roads in Lower Muzarabani are untrafficable resulting in a seasonal supply of transport for areas like Chiwenga, Kairezi, Chadereka, Hoya, Dambakurima and others.** The bus termini for 3 urban centres have average holding capacity of about 4 buses and about 50 travellers at a time and that is inadequate.

Truck/ heavy vehicles Routes

Currently trucks/heavy vehicles travelling from different parts of the province and beyond towards the district especially those transporting Tobacco, Cotton, Maize, and Wheat cut across Centenary, Muzarabani, and St Alberts urban centres as there is no by-pass roads to avoid the centres. This poses potential accidents if more volumes of these heavy vehicles increase taking note of more from the extraction of Gas and Oil if commercialization starts.

Aerodromes

Currently there are 3 aerodromes in the district: Centenary, Hoya and Muzarabani. The aerodromes are all owned by The Ministry of Defence. The infrastructure is not well maintained. The aerodromes are important for flood disaster evacuations from Lower Muzarabani. These can also be potential facilities for horticulture/fruit/dairy products (*perishables*) quick transportation to markets outside the district in the future.

2.6 PROBLEM OF RAPID POPULATION GROWTH unmatching with services provided

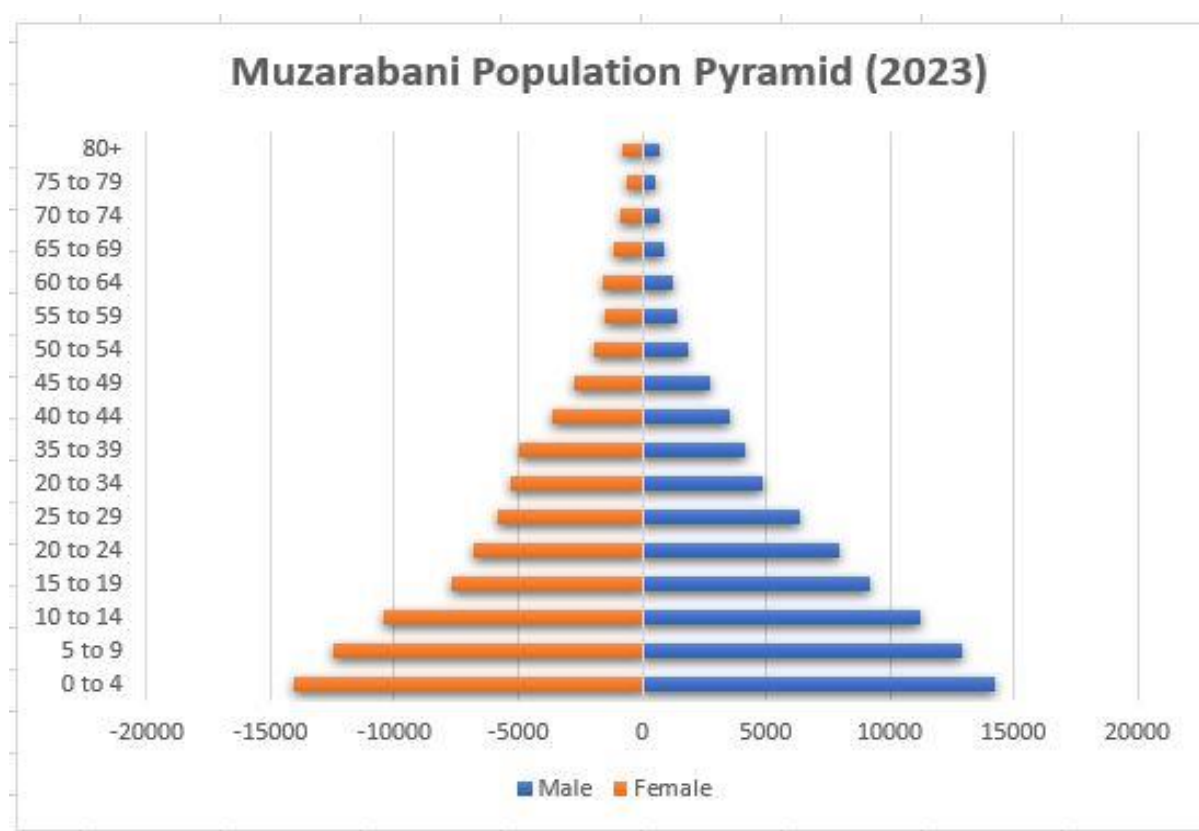


Figure 2-D: Population estimates 2023 Muzarabani

Rapid Population Growth increases.

Service provision has not kept pace with the rapid population growth.

- Muzarabani District Population growth depicts that of a pyramid showing a youthful dominance especially in the 0- 14 age groups, a population in need of pre-primary, primary and secondary education.

That also shows there will be pressure on health and education facilities as these are young ones with those in 0-5 years are the majority.

- The population growth for Urban Growth Nodes is expected to rise in the plan period and there is need to expand the boundaries for additional land to meet the needs of the growing population.
- The age group 15 to 49 depicts implications of high pressure on the provision of employment opportunities, housing especially low cost, health, education facilities and public utilities in Muzarabani. There is therefore need to make provision for the servicing of adequate industrial and residential land and the construction of public amenity buildings and utilities to cope with the current and anticipated population increase.
- 57.7% of women population are in the child-bearing age of 15 years – 49 years pointing to the need for more maternity facilities.

2.7 EMPLOYMENT

- i. There is limited technology and digitalization for these Micro to Small Enterprises (MSMEs) hampering success of these.
- ii. The private sector is dominated by emerging MSMEs which are mostly informal.
- iii. The average combined household income for sampled respondents is less than or equal to \$50 per household indicating a low mark.
- iv. The rate of unemployment is one of the serious problems in the planning area due to lack of entrepreneurship development.

2.8 INDUSTRIAL

- The employment sector is dominated by MSMEs. The challenges include:
 - a) Limited ownership as the current workspaces are considered temporary, a hindrance to accessing credit facilities and funds for industry development for these MSMEs.

- b) The harsh and economic conditions continue to hinder industrial projects. Shortages of capital and equipment are a common characteristic leaving it all for MSMEs running light industries mostly not registered
- c) Unmatching skills provided by the host VTC. The limitation is that the skills provided do not match with the key resources and activities of the district or locality. There are skills irrelevant to the available resources in the district. (***Muzarabani is an agro-based district where skills like animal husbandry, agro-processing, crop pesticide production, livestock tanning, scrap pack making for covering fowl runs, mops making from heysen and for stock feeds production from motes can be taught***). That should enable ease access and affordability for raw materials for local MSMEs.
- d) Major industrial activities in the district are agro-based with no value addition component to diversify and increase revenue. Most farmers sell tomatoes with no one into tomato puree canning, most farmers sell livestock, no abattoir operators or hides tanning industry, most farmers do tobacco, with no tobacco auction floors and so on.
- e) **Poor and obsolete Technology**
Poor use of obsolete equipment and machinery hampering ease of doing business. Small industries like peanut butter making, shoe repairing, tyre mending, and carwash.

UNTAPPED RESOURCES

The district boasts of natural resources such as rivers in Upper Muzarabani that could be potential water sources if dammed, minerals, pristine forests in Mavuradonha Wilderness that could attract Carbon Trading which are untapped, fruits and vegetables that can be canned yet no such , livestock production that could trigger hides tanning as manufacturing industry, but are underutilized, and abundant sunlight for solar energy, all these strengths and opportunities when harnessed can boost economic growth and improve standards of living.

2.9 MINING ISSUES

Not much of the district has been explored. The presence of illegal mining activities are common in the Great Dyke area of wards 28 and 29 and also the encroachment into the wilderness by illegal chrome miners.

Muzarabani Gas and Oil Invictus Investment

The Muzarabani gas and oil mining is expected to be the largest mining activity in the district, posing potential massive land utilization, for a potential new plant for works, residential, storage, waste disposal, road development, industrial, water and sewer supply.

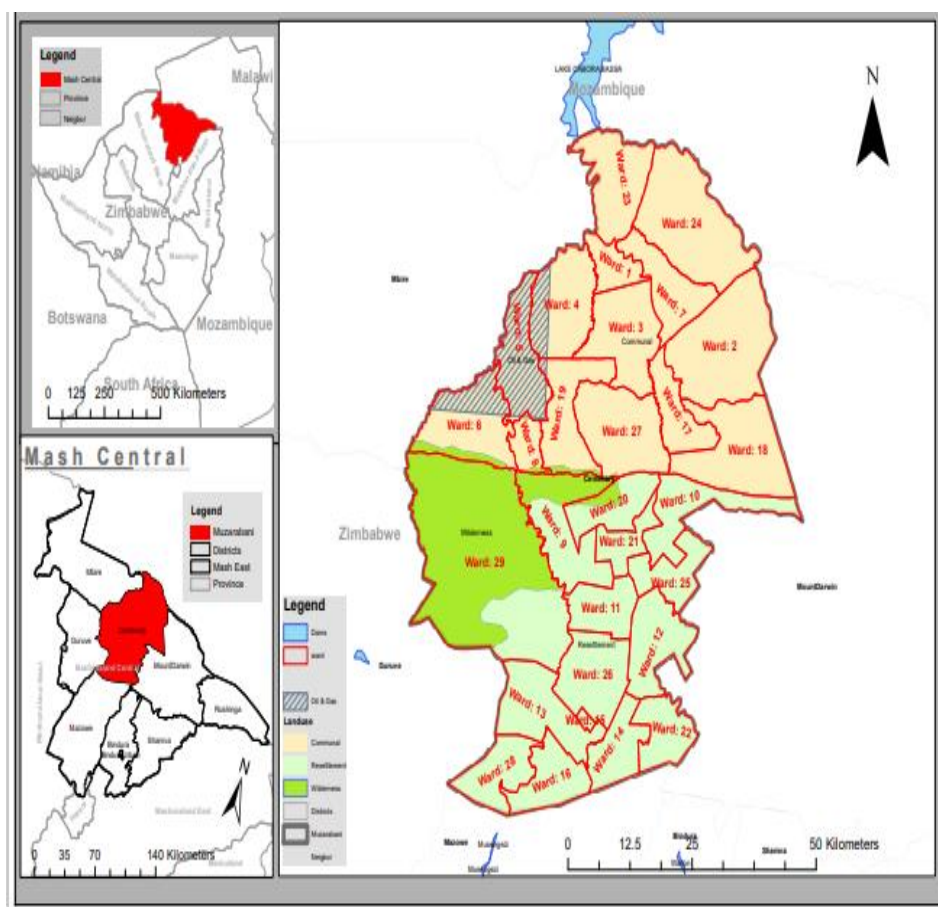


Figure 2-E: Muzarabani gas and oil (in black and white stripes) claim in relation to the district.

2.10 ELECTRICITY SUPPLY

- Power sources used in the district include electricity, gas, paraffin, generator supplied, solar, and wood. Electricity is the major source of power in most parts of the urban centres, *(new neighbourhoods are not yet connected)*. Electricity has been singled as the main source of power used by residents. Almost every household uses firewood as a substitute of the main source of power especially in newly developed areas since firewood is cheaper. There is now rampant deforestation.
- There is little or no promotion of cheap, renewable sources of energy such as solar farm developments which is also suitable for industry and commercial areas.

2.11 TELE-COMMUNICATION

- There is poor mobile and internet network coverage in the district. Muzarabani has both posts and telecommunication services which serve the district as well as the surrounding areas which are mostly farms. Mobile network providers, Econet Zimbabwe and NetOne have constructed digital communication boosters in and around the area in an attempt to improve efficiency of telecommunications network systems coverage in the area. However, the terrain and relief is a hindrance to good network coverage and effective communication.
- With the advancement of ICT, the use of Post Offices has declined and use of internet services increased. **The current poor internet and network connectivity is of great concern.**

2.12 COMMERCIAL

Pressure on current existing land for Urban Growth Nodes

Muzarabani district needs more land to accommodate current and anticipated demand for various land uses for its growth points Centenary, Muzarabani and business centres like St Alberts, Chiwenga, Chadereka, Hoya, Kairezi, Dambakurima and others.

- Three (3) main Commercial Centres are in Muzarabani, Centenary and St Alberts, with Centenary attracting most people due to its favorable weather in region 2a, 2b and proximity to tobacco and livestock farms in Upper Muzarabani. Centenary currently attracts more people due to it being the hub of “informal” activities.
- The current centres which are serving as central business districts (CBDs) for Centenary, Muzarabani and St Alberts are concentrated, with old dilapidated buildings mixed with new ones in one place, with no room for expansion for retail or office services. In light of the projected population which might double during the plan period, there is still need to improve and expand on the commercial services provided.

2.13 ENVIRONMENTAL ISSUES

Rapid Degradation of the environment by anthropogenic activities

- Generally, the quality of environment is under threat by environmental issues.
- The environment is generally in bad state and under threat by illegal settlement degradation and depletion practices such as deforestation, gully expansion, streambank cultivation, pollution, siltation, poaching, charcoal formation, environmental degradation due to illegal mining, wetlands degradation, veld fires.

Illegal settlements

- In both the villages and resettlement areas are rampant illegal settlements which have caused environmental issues such as deforestation, degradation, wetland destruction, wild life poaching, overgrazing and veld fires among others. There is need to regularise and correct planning mishaps that occurred before The Master Plan.
- **Sand Mining:** It was noted that sand mining along stream beds for river sand is leading to siltation, whilst mining of pit sand is a major cause for gully erosion, which pose a major environmental threat. **The District is yet to identify gravel sites for its sources of gravel for road construction.**

- **Deforestation** is mostly common in Lower Muzarabani Ward 23 Kairezi and 24 Chiwenga as villagers are doing charcoal production for markets in Harare and beyond. While in Upper Muzarabani, deforestation is for tobacco curing energy. People in the ward at the edge of the Mavhuradonha Wilderness area cut down trees in the wilderness.



Plate 2-1: Serious deforestation for charcoal production by the villagers in Chiwenga, Ward 23 Muzaraban.

- **Urban Agriculture**

Most of the Low-Density areas are not yet developed, opening way for this type of urban agriculture activity which has become a common activity in the low-density areas of Fenton. Though it is an important survival strategy, it has become a leasing point for agricultural activities for urban dwellers who bring in pollutants as fertilizers and agro-chemicals.

2.14 TOURISM

Mavuradonha Wilderness Area has become a key hallmark for the district in terms of tourism. The Council has developed the Mavuradonha Wilderness Management Plan, which has zoned the 600 square kilometre into different respective management zones, which include:

- a) Community Wildlife Zone.
- b) Dangerous Game Zone.
- c) Planes Game and Breeding Zone.
- d) Ecotourism Zone.

e) Cultural/ Spiritual Zone.

Also included are the Tiangwa Raphia Botanical Reserve and the Monument Sites and Community Spiritual Zone, cultural heritage, liberation heritage and natural heritage.

Untapped Tourism and Ecotourism (Cultural and natural Heritage) Potential

Several sites with potential for tourism and ecotourism have remained untapped.

Challenges Facing the Tourism Sector

Problems of Wildlife Poaching and Human Wildlife Conflict

The buffer zones and game corridors are yet to be zoned, since this wilderness is located in the middle of communal and resettlement wards with much concentration of people posing a threat of human wildlife conflict. Poaching, deforestation and mining degradation are threats to the conservation area.

2.15 HOUSING ISSUES

- Macro-economic factors have affected the development of this sector as people are left with less disposable income for construction purposes. In terms of actual performance, high and medium density housing developments contributed more to the housing stock (Gatu Township) as compared to low density housing such as Fenton in Centenary. This is the same for Muzarabani Growth Point. There is low uptake of these low-density residential stands for all urban centres maybe because of their low income levels.

2.16 EDUCATION

Some “A” level schools are without laboratories and equipment. At centenary hotsitting on a 3tier period per day. The district generally has inadequate primary schools and secondary schools and only one boarding school. Some of the secondary schools in the area have drop-outs due to long distances. Currently, the following schools have pole and dagga structures, which does not match with the Vision 2030 mantra: “ modern society”.

Schools with Pole and Dagga construction

Table 2:16 Pole and Dagga Schools:

WARD	SCHOOL
2 Maungaunga	Kahombe
4 Dambakurima	Kadzurure
24 Chiwenga	Mudzimu
24 Chiwenga	Kakonono
17 Hoya	Muchembere
7 Muvamba	Keche

Accessibility challenges

In some areas people are travelling long distances to access socio-economic facilities. Distances travelled to a nearest education facilities are too far in some areas.

The 2 maps below show distribution of primary and secondary schools in the district respectively. Areas depicting yellow and red indicate deficit points, as pupils travel 5-10km for areas marked yellow and 10-15km for areas marked red. Green coverage shows those that travel 0-5km.

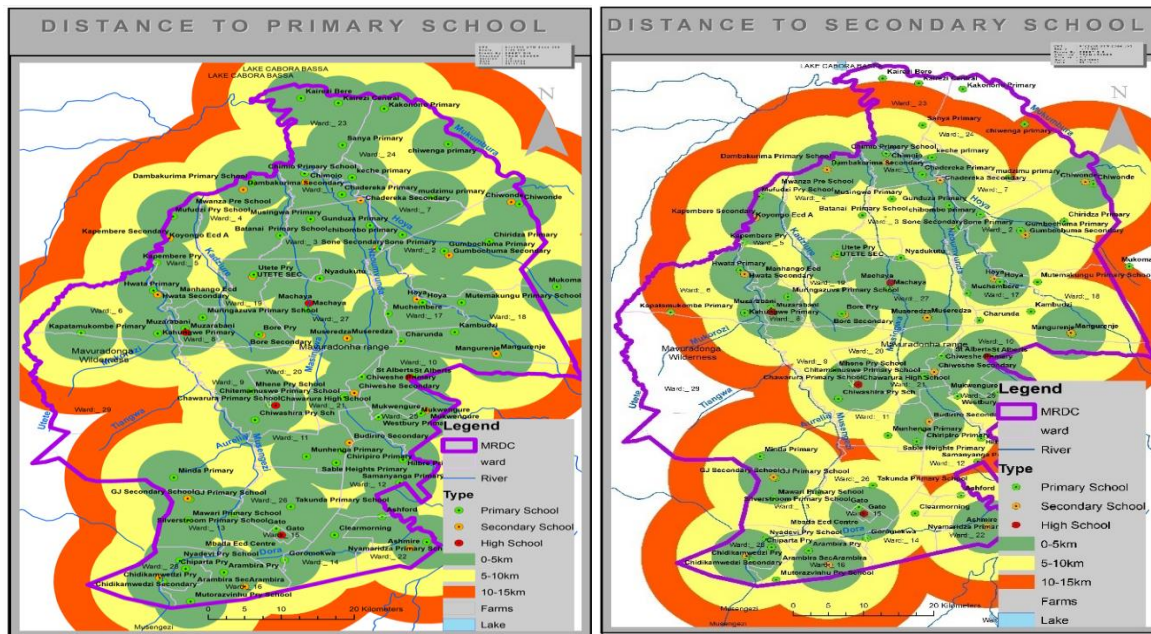


Figure 2162-F: distance to primary and secondary schools

The district has a **shortage of teachers** and have large teacher-pupil ratios of average 1:50. **Early marriages** and **school drop-outs** are common in the district.

2.17 HEALTH SERVICES

The district boasts of 3 health services providers namely; Government, Muzarabani RDC and private sector. The deficit of health centres is depicted in the map shown below. Areas highlighted in yellow and red generally depict areas of deficit. Green depicts areas that travels 0-5km.

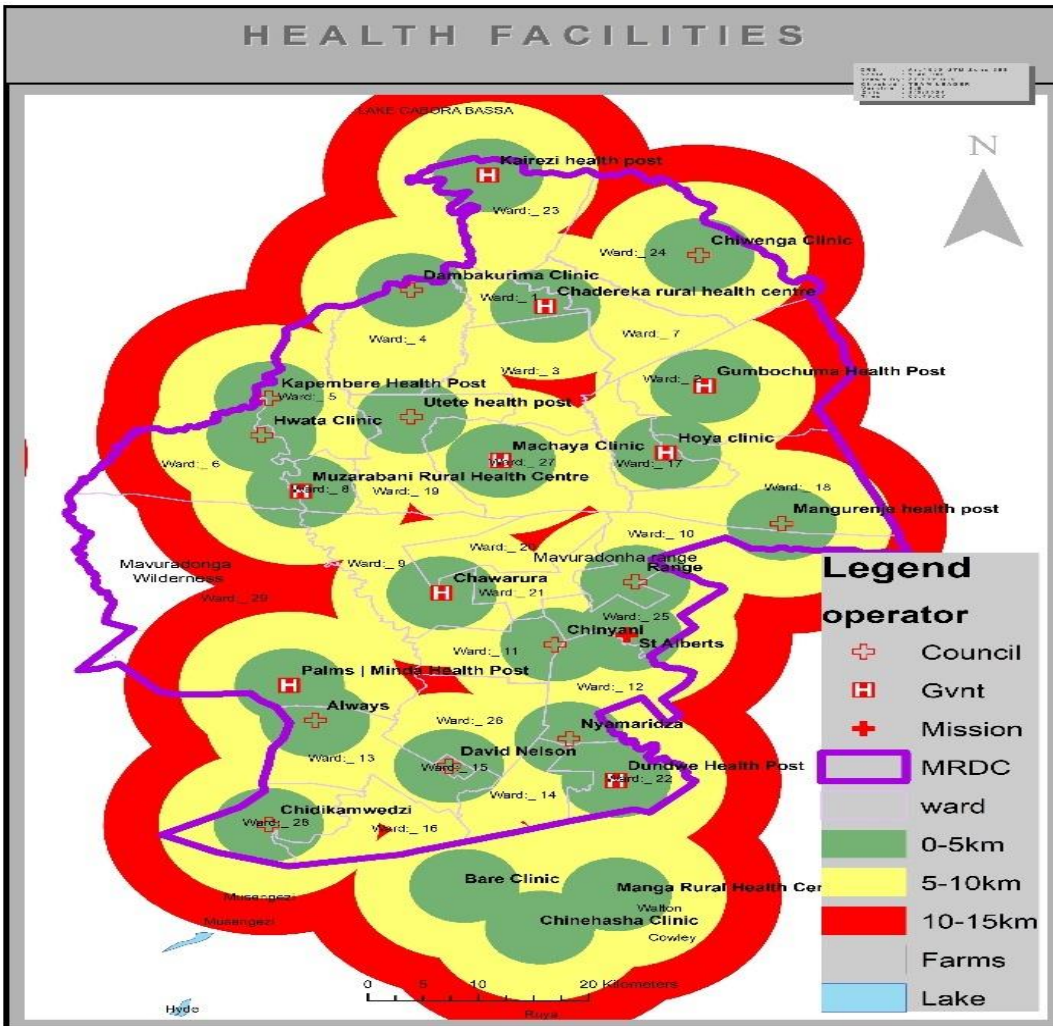


Figure 2-G: Distance to health centres

Green depicts areas within 0-5km, Yellow depicts areas within 5-10km and Red areas within 10-15km. The areas within the District boundary are under the study.

Disease Prevalence

- The district experiences problems of diseases, malaria & dysentery, which is common for 0-5 age groups, and other underlying diseases.

2.18 INSTITUTIONAL

There are no banking or financial services in the whole district except for a small CABS agent at Centenary. This is a tough situation for most Government Employees, such as teachers and nurses in the district who have to commute to Mvurwi, over 150 kilometres away for banking services and to get financial services. For the business and the MSMEs, this creates a financial void as they miss opportunities to get loans and other financial services that could be beneficial to them.

There is no Court or Prison in the district hence no Judicial Services. With people commuting for banking and judiciary services in the neighbouring districts, crime rates, delayed and denied justice and other social ills continue to hamper the district.

2.19 COMMUNITY FACILITIES

- **Open Spaces:** Public open spaces, a minimum requirement of 5% has been spared by Council which is on 8% open space. Currently these open spaces are threatened with open defecation.
- **Religious Facilities:** There is a continued increase in demand for ecclesiastical sites as more churches are formed and existing ones grow. Currently, religious sites in Centenary are on temporary unplanned sites.
- **Recreational Facilities:** There is a shortage of recreational amenities such as sports stadiums, youth centres and other facilities. There are inadequate sports facilities in the 3 urban centres, Centenary, Muzarabani and St Alberts. At Centenary, there is a disused old Golf Course. There is pressure for sports facilities provision, especially the establishment of a stadium.
- **Cemeteries:** The current urban cemeteries for Muzarabani and Centenary are threatened by bush encroachment as they showed lack of maintenance during the study. There is no cemetery at St Alberts with its growing population as people resort to requesting neighboring villages. For the Resettlement Areas, there is need to reorganize and retain the open spaces that were left after the planning of resettlement areas for villagised, A1 and small-scale set-ups. For the communal areas, plans for organized cemetery sites are already

there. People with the support of chiefs are complying in burying their loved ones in the designated communal cemeteries in lower Muzarabani.

- **Heroes Acre:** The district Heroes Acre is based at Centenary. At the time of the study the surrounding grass and bush area covered the roadway.
- **Rehabilitation Centres:** Such a service is only found at St Alberts Community Based Centre, with the remaining of the district having no rehabilitation centres, yet there is increase in substance abuse, social ills like rape and assault.
- **Sacred Places and Shrines:** The traditional institute in Muzarabani District is concerned about the rampant disregard of traditional sites and culture, fake prophecies (tsikamutandas), abuse of traditional practices (Nhaka, Chiramu, Chimutsamapfihwa, Kuripa Ngozi, Sarapavana) and loss and abuse of culture.

2.20 AGRICULTURE

Commercial agriculture is common in Small Scale, Large Scale and Commercial Farming areas. Subsistence farming is common in communal and old resettlements. To some extent, commercial agriculture is in Lower Muzarabani communal lands as livestock farming, produce from Matimba is mostly destined for commercial sale, sorghum contract by Delta Corporation and Runinga/Sesame seeds are mainly for commercial purposes.

Human Wildlife Conflict Impact on Agriculture

Crop destruction is common by problem wild animals. Chilli and honey fences production are used to deter problem elephants as women engage in farming of these in lower Muzarabani. During the dry season the chilli crop is threatened by lack of sufficient water.

Animal Diseases

- The district recently suffered from animal diseases such as January disease which caused loss of livestock especially in the upper Muzarabani. Crop Diseases such as the Army worm can be a threat.

Negative Effects of Climate Change on agricultural livelihoods

- More than 90% of the district livelihoods depends on agriculture related activities. The district sometimes suffers from climate related shocks affecting agricultural production.

2.21 CLIMATE CHANGE SHOCKS

Hydrological assessment of the district in the study report indicated that Muzarabani as a district is prone to flooding especially lower Muzarabani. The district is susceptible to flood disasters.

- 7 wards are prone to severe flooding in the area. These are Chadereka, Hoya, Dambakurima, Kairezi , Chiwenga, Kapembere and Muvamba.

The district also experiences drought related shocks like the current 2023-2024 season.

2.22 CROSS CUTTING ISSUES

The presence of vulnerable groups; the elderly, the physically handicapped, orphans, widowed and those with underlying health challenges, is on the increase and as such, it is important to include these in planning. With almost 20%OVCs in the district social planning is key. The Plan must be inclusive, participatory, and consultative to be able to come up with correct solutions.

HIV and AIDS and other non-communicable diseases are a challenge for the district. HIV hotspots are resettlement compounds, growth points, urban centres and border areas, ward 8Muzarabani, Ward 15 Centary,23 Kairezi and 24 Chiwenga.

Gender imbalances

- Gender is a developmental issue that must be considered in planning as different genders require different needs. Both men and women, boys and girls have different needs, relate differently and are affected differently by life experiences in the development process hence planning must take note of this

2.23 ADMINISTRATION AND FINANCE

- There has been misguided complaints about the pricing of stands by locals. At the time of the study a new valuation roll was being prepared. The Council will be guided by the Valuation Roll.
- The Financial statements at the time of study showed a budgeted income of **ZWL2,219 920,232.00** and the actual expenditure was **ZWL2,121,531,861.00**, giving a small variance of **ZWL98,388,371.00** showing that Muzarabani RDC expenditure is increasing at a higher rate compared to the income generated. Macro-economic factors were noted to be affecting the council budget.

DRAFT

PART 3 PART II: GOALS,POLICIES, OBJECTIVES AND PROPOSALS

DRAFT

2.0 GOALS, POLICIES, OBJECTIVES AND PROPOSALS.

The goals, policies and objectives are aimed at resolving the issues identified in the Study. Goals focus on broad sectoral issues while objectives focus on the means to achieve these goals. There is need to assess these strategies and come up with the most preferred development strategy.

3.1 PROPOSALS

The Policies and Proposals generated have been informed by the goals and objectives of the Master Plan according to relevant sectors. Proposals are specific projects which are place and time specific and can be measured and costed and which must be undertaken during the planning period to achieve goals and objectives of the Master plan.

- a) The land to which the proposals relate is land that is within the existing district boundary, which must be developed as per The Regional, Town and Country planning Act Chapter 29:12 and The Rural District Council Act Chapter 29:13.
- b) Once the Master Plan has been approved, the area under the proposed boundary surrounding the current boundary as marked on development controlled by Council.

3.2 LAND

Possible major expansion strategies for future landuse in Muzabarani

1. Rationale and Logical Expansion

In this strategy, in urban setups, if a high-density suburb was developing west-ward, we let it continue to take that course. When we want to do policy proposals we would take farms or land from western side. In the case of Centenary, the expansion is in a centric manner, meaning farms surrounding the current growth point are earmarked for acquisition, sparing BIPPA farms.

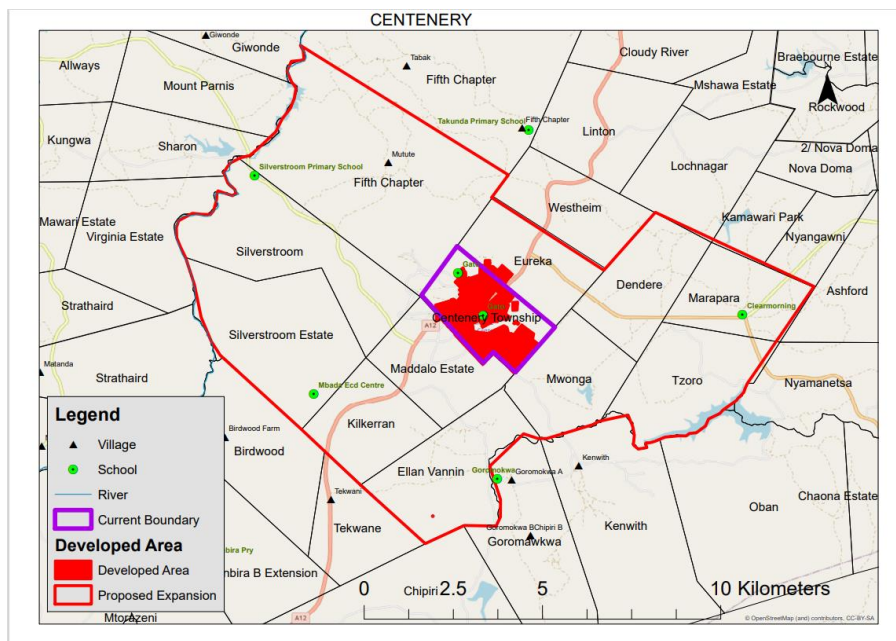


Figure 2.2.1: Rational and logical strategy (centric expansion)

The same rationale and logical strategy was used for demarcating Muzarabani growth point expansion area where growth is expected around the growth point, sparing the Mavuradonha escarpment as it is logical to avoid the escarpment. For St Alberts, expansion is to the south and to the west, since on the east is Pfura RDC and its hilly to the north.

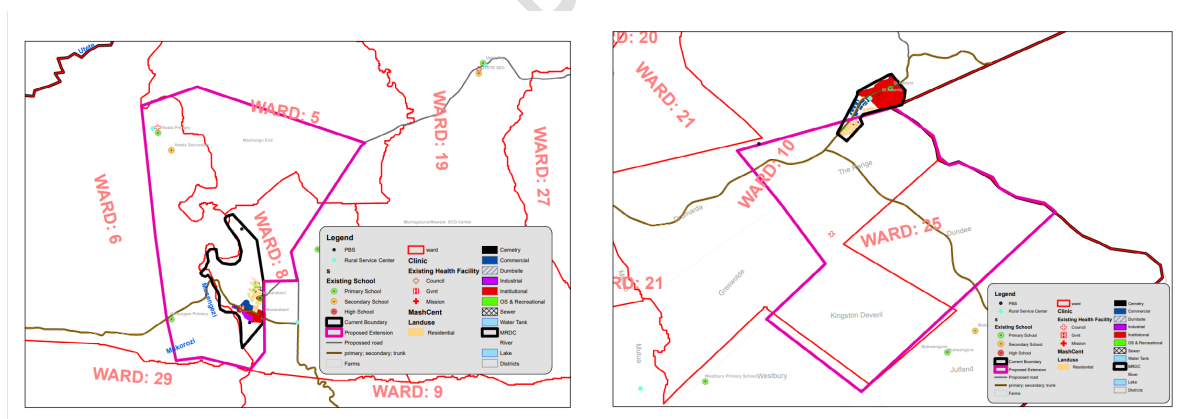


Figure 3-A: Logical and rational expansion strategy for Muzarabani and St Alberts

For the rest of the rural areas the same rationale and logical strategy will be used. It is rational and logical to expand from the existing than expanding by starting elsewhere. The strategy has been used to demarcate buffer zones just outside conservation areas and wildlife corridors along

hotspots of human wildlife conflict. This strategy is to expand land use in a rational and logical way.

2. Concentration or Intensification Strategy

We can further densify in urban centres. In rural areas we can call it intensified rural land utilization of land and there is need for further studies to ascertain, e.g., if it was an agricultural land, how can the use be intensified. For instance intensification comes in the form that we are now cropping right round the year, irrigation (intensification) or the actual intensification on same hectarage which adopts improved agricultural know how that enables us to intensify use of land same piece of land.

In Muzarabani district, this strategy can be applied on the dammed Silverstroom whereupon besides provision of potable water to Centenary growth point, the dam will also provide hydroelectricity, irrigation, ecotourism, fisheries, orchard plantations and recreational.

For the old Gatu township and Muzarabani centre regeneration in all its facets, physical, economic and social to be done to allow efficient and effective suburban system.

Mavuradonha Wilderness Area Intensification Strategy

a)The Great Dyke and the Mavhuradonha wilderness merge in the Muzarabani district posing two conflicting land-uses i.e. mining and preservation. This intensification strategy can only occur in compliance with legal framework where mining in protected areas can only occur with consent from the Ministry of Environment, Climate and Tourism and Hospitality, and the Ministry of Mine and Mineral Development as stipulated in the Parks and Wildlife Act. The intensification strategy might provide for compatibility of mining and conservation after zonation mapping out sensitive ecosystems and cultural areas for responsible mining. Some of the proceeds from mining could fund conservation, however this strategy requires further research studies for the good of the wilderness.

Mavuradonha Wilderness boasts of cultural, liberation and natural heritage sites that could boost tourism expansion, research area, world heritage status, safari hunting, carbon trading, wildlife breeding area ,tower source of water for irrigation since most stream originate from it, animal species habitat haven and plant species haven all this is an intensification strategy of one area

3.3 LAND AND ENVIRONMENT

Goals aimed at bringing compatible land uses and sanity to the built environment.

Policies

1. The land to which the proposals relate is land that is within the existing Muzarabani District boundary.
2. The land to which the proposals relate must be developed under the Regional, Town and Country Planning Act Chapter 29:12 as well as Rural District Councils Act and Urban Councils Act Chapter 29:13.
3. All procedures for land transfer processes guided by the relevant laws in Zimbabwe are to be carried out by Council for land transfer from their current tenure (communal, state, or private land) to Council land.
4. Council, together with relevant government ministries and adjacent local planning authorities should protect and preserve the natural environment, mountain ranges, buildings and monuments of historical significance.

Proposals

1. Land for commercial, industrial, residential, institutional, recreational and open spaces to be zoned for such uses as shown in the Proposals Map.
2. Land for open spaces (environmentally sensitive areas and buffer zones) shall be set aside along dams, rivers and major roads, and wetlands in the district.
3. Land Acquisition - In the immediate to short term, the Local Authority must make concerted efforts to acquire land for expansion.
4. Land for Residential, Industrial, Commercial and Recreational (Open space) be zoned for such uses, together with ancillary uses as shown in Proposals Plan Maps Insert .
5. Land for high Density Development be set aside.
6. Land for Medium Density Residential development be set.
7. Zone Land for Open Spaces.
8. Densification for Growth Points.

3.3.1 Communal and resettlement proposals

- Diverse Model homesteads
- Planned Rural Settlements

Objectives

- To acquire more land for expansion so as:-
 - a) To promote the development of activities in a compatible way.
 - b) To designate adequate land for the development of the residential, commercial, industrial, recreational, public facilities.
- To improve the infrastructure to adequate and affordable standards.
- Upgrading existing infrastructure services, energy, communication lines within urban settlements to match population.
- Use of undefined open spaces to reduce negatives as open defaecation.
- Avoid unnecessary illegal developments. Reduce walking distances to the nearest school/clinics to 0- 5 km by prioritizing projects appropriately.

3.4 ENVIRONMENTAL CONSERVATION GOAL

Aimed at conserving the natural environment and the built environment

Policies

Council, together with the relevant Government Ministries (especially EMA) and adjacent local Planning authorities, should protect and preserve the natural environment and mountain ranges, buildings and monuments of historical significance, control urban agriculture (especially in valleys and mountains) and control deforestation.

Natural Resources Extraction

1. Extraction of mineral resources shall be guided by the Mines and Minerals Act Chapter 21:05 and Council Bylaws.
2. Extraction of pit sand, gravel and quarry stone from Muzarabani district shall be regulated. The primary regulations shall be derived from the Council by-laws in conjunction with the Environmental Management Agency's (EMA) regulations.
3. Harvesting of Masawu and Baobab in Muzarabani district shall be guided by the Council bylaws.
4. Council shall develop a policy to guide natural honey production and trading.

5. Council in conjunction with Forestry Commission and Traditional Leaders shall develop a policy to guide the harvesting of Masawu, Baobab and utilization of trees for tobacco curing.

3.5 Proposals

1. Land shall be identified and set aside by Muzarabani Rural District Council for pit sand, gravel and quarry stone extraction.
2. Introduction of carbon projects in certain forest.

Integration of Biodiversity in Development Planning by aligning to SDG11, 13 and 15 which relate to the provisions of the Master Plan in terms of settlements and biodiversity.

- SDG 11 underscores the need to make cities and human settlements inclusive, safe, resilient and sustainable.
- SDG 13 emphasizes on the need to take urgent action to combat climate change and its impact. The Master Plan provided policies for improving the district's Resilience and Adaptive capacity for Lower Muzarabani.
- Upper Muzarabani and The Mavhuradonha Wilderness are key resources in providing Ecosystem services to improve district capacity hence the zoning of conservation area is important.
- SDG 15 protects, restores and promotes sustainable use of terrestrial ecosystems, sustainably manage forests and combat desertification, halt and reverse degradation and biodiversity loss for example *Hoya gulley formation is undercutting infrastructure from the ground resulting in collapse of some buildings.*
- The Master Plan emphasises compliance to SDG 15: Halting the expansion of gulleys.

Objectives

- The purpose of the Mavuradonha Wilderness Area is to preserve and protect the remaining natural area in Muzarabani District to improve ecosystem services for residents.
- To conserve the flora and fauna natural landscape and hydrological natural resources of Muzarabani through monitoring, research and targeted management interventions.

- To preserve and safeguard the environment from degradation and pollution by enforcing the provisions of the EMA Act Chapter 20:27 to enforce Environmental Impact Assessments prior to undertaking Prescribe Projects.
- Increase and improve Wildlife Problem Control Bases.
- Conservation of Gambwes (*natural pools of water only found in Muzarabani discussed in the Study Report*).
- Establish timber harvesting concessions
- Conserve wetlands
- Mitigate the spreading and effects of veld fires
- Gully reclamation
- Afforestation programs
- Identify and protect environmentally sensitive areas
- To increase Community based Resource monitors
- Minimize effluent discharges to water sources
- Introduction of carbon credit concessions
- Recovery and reclamation of hazardous substances
- Reclamation of degraded land
- Ensure deforestation around urban centres is controlled through organized wood sales.
- Ensure alternative energy sources in the urban set up are promoted through establishment of solar fields, bio digesters and Tsotso stoves.
- Ensuring that all land designated for conservation use is preserved.
- Ensure that all areas demarcated as Grazing Land are reserved for that purpose .
- Avoid illegal settlements.
- Ensure respect of boundaries in resettlement areas.
- Ensure respect of roads servitudes
- Ensure any development (Building) minimises deforestation and degradation.
- Creation and identification of land suitable for small agricultural space
- Ensuring proper waste disposal sites

- Ensuring the preservation of historical and architectural building Monumental Significance (Altena Farm)
- Ensuring streambank cultivation is controlled
- Ensure waste disposal is appropriately done
- Ensuring that Tourism Development is implemented in a sustainable manner
- provide protection for critical or representative habitats, ecosystems and ecological processes;
- Separate conflicting human activities;
- Protect the natural and/or cultural qualities while allowing a spectrum of reasonable human uses; and
- Enable damaged areas to be set aside to recover or be restored
- Establish research prospectus and protocols
- Improved archaeological and cultural data
- Vegetation surveys
- Regular wildlife monitoring
- Offtake and trophy quality
- EIAs for any prescribed projects

Strategies

- Clear Wildlife Corridors and habitat by zoning.
- Controlled grazing to avoid mixing with Wildlife Area.
- Conservation Farming- Avoid use of pesticides in the Matimbos
- Restocking of Wildlife populations.

Strategies to reduce Human-Wildlife Conflict.

- Use of chilli and bee-hive fences to deter elephants.

Use of modern technology and equipment

- VHFH radios for quick reaction to problem animal control (PAC)
- Vehicle provision

The role and use of Culture as strategy to conserve

40% of the 48 gulleys in the district of wetlands are preserved by cultural belief (also gambwes)

Strategy to curb deforestation

- Use of alternative energy sources as solar jet barns or coal

Fire Management

Objectives

- Fire Control: To control fire for the vital continued existence and rehabilitation on the districts vegetation.

PROPOSALS

Buffer Zone

Wildlife corridors

3.6 AGRICULTURE GOALS

- These aim to improve Food Security, food systems and boost economic growth
- Expansion of irrigation schemes in Upper Muzarabani
- Encouragement of Value addition

Crop Production

Policies

1. Council shall promote out grower schemes throughout the district
2. Council shall develop policies to guide sustainable wetland utilization for horticultural purposes in all Wards.
3. Council in partnership with Agritex shall facilitate the resuscitation irrigation schemes to make sure they are fully functional Council in partnership with Agritex shall diversify food production and consumption including promotion of underutilized crops such as small grains.

4. Council in partnership with relevant government departments and traditional leadership shall revive and operate the *Zunde RaMambo* and establish Chief's courts at every chief's homesteads as part of efforts to provide for the vulnerable community members in times of food need.
5. Government through Agritex shall promote conservation agriculture practices like *Pfumfudza* in order to wage crop production against climate change challenges.

Proposals

1. Land shall be set aside for the establishment of a new irrigation schemes..
2. Council shall consider coming up with ways of capacitating communities participating in Matimba to ensure that Matimba schemes are sustainable either partner with research institutions to do pilot sustainable study on these Matimbas.
3. Land shall be set aside for horticulture in Ward 15 utilising the available water resources as shown in the Proposals Map.
4. Council shall develop a Local Development Plan for the Matimba farming.
5. Council to develop a Local Development Plan for the sustainable utilization of the Gambwes in the district.
6. Abattoir (value addition)
7. Tobacco Floors
8. Irrigation Schemes at Silverstroom dam and proposed Mavhuradonha dam.
9. Dam Proposal- Mavhuradonha and St Alberts
10. Meat Processing Plant Industries at 3 urban centres.
11. Sugarcane plantation Musengezi- Mukumbura Confluence in Ward 23.
12. Dairy Production Sites
13. Fruit Production Sites- outgrower schemes at Obam Farm.

Objectives:

- To improve food security by practising sustainable and profitable practices such as conservation farming
- To improve Livestock Management by maintaining sustainable carrying capacities
- Provision of treatment, dip tanks, spray races and fattening programs
- To practice climate proof agriculture
- Construction and upgrading of dams for food security
- To empower women and youths in agro income generating activities

- To promote credit facilities for both youths and women co-operatives under contract farming.

3.7 LIVESTOCK PRODUCTION GOALS

These aim to improve quality stock and breed in a sustainable manner and for economic growth

Livestock Production

Policies

1. Council shall introduce cattle buyers' permit
2. Council shall enter into partnerships with investors to facilitate the development of livestock industries in Muzarabani district. One such venture shall be a heifer and bull pass on scheme using improved progeny that will impact on quality stock for breeding and the market.
3. All middle-persons involved in the trade of livestock shall be registered with Council and the Department of Veterinary Services. Their activities shall be monitored to regulate the livestock industry in the district.
4. All required livestock infrastructure shall be provided for in the district.
5. Livestock ranch strained areas such as lower Muzarabani Wards shall have water points established in each village.
6. The government through the Veterinary Services department shall increase presence in communal wards through the construction of additional livestock management centres and ensuring that qualified staff operate these.
7. The government through Veterinary Department shall rehabilitate existing dipping facilities and possibly construct and additional ones in communal wards.
8. Use of innovative modern technology to control theft Council shall encourage and facilitate that farmers participate in livestock insurance, brand marking, GPS trekking methods and ear tagging.

Proposals

1. Council shall set aside land for the establishment of at least 2 abattoirs in the district's commercial centres, one at Centenery and the other at Muzarabani.
2. Council shall set aside land for the establishment of at least two meat-processing centres in Muzarabani district. One processing centre will be developed at Centenery Growth Point.
3. Council shall set aside land for the establishment of a hide processing centre at Centenery Growth Point.
4. All sale pens shall have multi-purpose infrastructure to accommodate multiple uses including feeding lots and other livestock related uses.
5. Water points shall be availed for lower Muzarabani for Livestock.
6. Dip-tanks and spray races as per Ward Table request attached.

Objectives

- To reduce rampant livestock disease in the district through:
 - Establishment of dip tanks and spray races at areas of deficit.
 - Awareness meetings on individual livestock vaccination in newly resettled areas
 - Continuous checks on maintenance of grazing areas to avoid operating above capacity.
- To boost the District herd: restocking by use of technology and through introduction of restocking schemes.

3.8 WILDLIFE MANAGEMENT AND UTILIZATION GOALS

Policy

It shall be council policy to abide by CAMPFIRE Principles, CITES Regulations.

Intensification can bring a sustainable means for conservation/biodiversity financing. Currently, the Mavuradonha Wilderness Area is not generating enough revenue to finance its conservation initiatives and provide tangible benefits to the local communities. Integrated land use planning can allow the district to maximise from all natural resources available in the district.

Biodiversity offset fees can provide necessary resources required for active rehabilitation of degraded sites

Zonation of the MWA can provide for compatibility among diverse activities and conservation objectives. This requires mapping of the resources areas within the wilderness area and sensitive ecosystems and cultural areas. Establish no go areas and possibly areas where certain activities can be allowed.

These are aimed at sustainable wildlife utilizations

Objectives

- To maintain buffer zone and hunting areas
- Increase capacity of wildlife problem control bases
- Restocking
- Introduction of new wildlife species
- Benefits share e.g. CAMPFIRE as an incentive for conservation
- Removal of illegal settlers
- Carrying out serious anti-poaching
- Proper setting and use of quotas
- Stiffer penalties on overshooting
- Training workshops and awareness campaigns for communities for them to reduce poaching
- Conservation of 600 square km Mavhuradonha Wilderness
- Fencing off conservation area

PROPOSALS

- Creation of a Buffer Zone
- Creation of Game Corridor
- Revenue stream for Zoned Mavuradonha Wilderness (as per the Mavhuradonha landscape plan).

3.9 TOURISM AND ECOTOURISM GOALS

These are aimed at boosting tourism and ecotourism in the area for economic growth.

Heritage, Tourism and Recreation

Policies

1. All developments within the Muvhuradonha conservancy Buffer Zone shall precede consultations with Muzarabani RDC, the National Monuments and Museums of Zimbabwe (NMMZ) and Traditional Leaders.
2. A policy for developments within the Muvhuradonha conservancy Cultural Land Scape shall be developed to guide all land uses within it and the Buffer Zone.
3. Land for Muvhuradonha conservancy shall be fenced, with communities allowed free entry into certain sections for cultural and tourism purposes.
4. Council shall facilitate a sustained and continuous marketing of all the tourist destinations and the heritage sites in Muzarabani district.

5. Council shall enter into partnerships with private players and development partners to develop all land reserved for tourism development and support activities.
6. The Mavhuradonha landscape plan to be recognized by the master plan as a local development plan

Proposals

1. All heritage sites in Muzarabani district shall be mapped and preserved, with Muzarabani RDC working in partnership with NMMZ and Traditional Leaders.
2. Land shall be set aside for the provision of ancillary infrastructure and facilities at identified tourism destinations in the district.
3. Land within which some heritage assets fall on shall be preserved and supportive land uses permitted to promote their utilization Altena Farm
4. Land in Nyameti Block shall be set aside for a wildlife conservancy in the district as shown in the Proposals Map. The wildlife conservancy shall have multiple uses, including grazing and tourism facilities.
5. Establish Mavuradonha Wilderness information centre
6. Mavuradonha campsites and lodges
7. Mavuradonha Cultural Landscape sites
8. Ecotourism sites for bird viewing, game viewing
9. Minimal sport hunting
10. Electric fencing and animal restocking

Objectives

- To boost revenue from non- consumptive avenues
- Development of cultural tourism in Mavuradonha Wilderness Area
- Establishment of Altena Farm as a liberation Heritage Site
- Development and expansion photographic tourism current operations
- Development of a robust wildlife utilisation programme
- Expansion cultural and “social” tourism Indegenous Tribe (Kore Kore)
- Community integration
- Unified marketing
- Mapping resources,
- Tourism statistics data collection and analysis
- Hunting data collection and analysis
- Monitor visitor impact.

3.10 MINING GOALS

These are aimed at employment creation and economic growth.

Policy

It shall be council policy to ensure anyone prospecting in the district is registered and has a council permit.

Objectives

- To promote proper sustainable small scale mining in the district
- Facilitate the empowering locals through credit schemes (Gender empowerment).
- Effective control of illegal mining activities through joint operations with ZRP and army
- To boost Council revenue from mining proceeds.
- Ensure reclamation of mined areas
- Determining Biodiversity Offsets
- To initiate Public Private Partnership in mining ventures of exploration of natural resources.

PROPOSALS

- Economic development plan
- Defined Gas and Oil Regional site (Production of Energy from Gas and Oil)
- Defined gas and oil share agreement with council.
- Organized Small Scale Mining Claims.

3.11 WATER AND SANITATION

3.11.1 Waste management goals

These are aimed at sustainable environment management.

Potable Water

3.11.1 Water

Aimed at provision of adequate Potable water.

Policies

1. Council, in conjunction with ZINWA and RIDA shall facilitate the transition from boreholes and wells to piped water schemes in the district.
2. All settlements in the district should have access to potable water infrastructure and services.
3. That all places of crowd should have refuse receptacles in place

Proposals

1. Boreholes with high water yields shall be upgraded to piped water schemes that are powered by renewable energy.
2. Provision of Sewer Treatment Plant and Sewer System upgrades at all the 3 centres, Centenary, Muzarabani and St Alberts.
3. Designated waste disposal sites for all 3 centres.
4. Blair Toilets in every homesteads without in rural areas
5. Water Treatment Plants at Centenary, Muzarabani and St Alberts.
6. Upgrading of boreholes at Muzarabani and Centenary as short term proposal.
7. Adequate Water Supply system for the whole district as per Ward Requests table.

Other proposed Potential Water Sources

- Oban Dam at Oban Farm is a potential water source for Centenary Growth Point.
- Eureka Farm contains drains to Centenary Growth Point which can be a water source medium.
- A Dam at St Alberts, as a potential water source.
- Sited Mavuradonha Dam in the Wilderness along Musengezi.
- More boreholes for St Alberts.
- More boreholes at Hoya.

- Musengezi River can provide water for Kapembere, Hwata, Kairezi, Chiwenga, Dambakurima.

Business Centres in need of water plan :

- Chadereka
- Hoya
- Kairezi
- Chiwenga

Muzarabani Gas and Oil Plant requires a significantly large water source.

Proposed Silverstroom Dam (Upper Muzarabani)

The project is wholly funded by the Government of Zimbabwe through the Public Sector Investment Program (PSIP). The total project cost is estimated at **US274 million**.

The following is the scope of Silverstroom Dam construction, which are proposals within the planning period.

3.11.2 Water Infrastructure proposals

Silverstroom dam project

- The following is the scope of the dam
- Construction of the main dam: a 70m high and 360m length double-curvature concrete arch dam.
- Construction of a 102 m long drop inlet spillway.
- Construction of outlets comprising of two 900mm diameter steel pipes encased in concrete, construction of an intake tower and a valve box.
- Construction of diversion works.
- **Construction of 800kw Mini hydro.**

Proposed water supply project

- Rehabilitation and upgrading of the abstraction point at Musengezi.
- Construction of 1km x 250mm raw water pumping main to treatment plant.
- Construction of a 100 cubic meter per hour treatment plant.
- Construction of 7km x 315 mm clear water mains to Centenary Rural Service Centre

- Construction of 2x 2280 cubic meters reinforced concrete reservoirs for storage.
- Construction of the main dam: a 70m high and 360m length double-curvature concrete arch dam.
- Construction of a 102 m long drop inlet spillway.
- Construction of outlets comprising of two 900mm diameter steel pipes encased in concrete, construction of an intake tower and a valve box.
- Construction of diversion works.
- Construction of 800kw Mini hydro power station.

Water supply infrastructure (Siverstroom Dam)

- Rehabilitation and upgrading of the abstraction point at Musengezi.
- Construction of 1km x 250mm raw water pumping main to treatment plant.
- Construction of a 100 cubic meter per hour treatment plant.
- Construction of 7km x 315 mm clear water mains to Centenary Rural Service Centre
- Construction of 2x 2280 cubic meters reinforced concrete reservoirs for storage.

Objectives

- To formulate Policies on provision of refuse receptacles to be in place
- To Improve frequency of waste collection
- Amplifying the citizens voice in wash service delivery
- Enhance Government's mantra of Community Approaches to Total Sanitation (CATS)
- Managing open spaces to deter defecation
- Effective and efficient waste disposal
- Improve materials for refuse collection

3.12 HOUSING GOALS

These are aimed at providing adequate shelter in an inclusive and affordable manner.

3.12.1 POLICY Urban regeneration of all 3 urban centres

It is aimed at improving aesthetic value, bring sanity and increase landuse. Some sections within Centenary, Muzarabani and St Albert centres are old and derelict and require urban regeneration programs without prejudicing the encumbered.

Housing

Policies

1. Council shall facilitate the provision of well-equipped, modern and affordable housing facilities in accordance with the district's population thresholds.
2. Council shall expedite housing delivery mechanisms at Muzarabani and rural service centres to meet the current housing deficit and the projected housing demand. The current housing need . This is % of the total number of current households () in the district. Assuming that % of the total number of households () by 2039 will require urban housing, it is anticipated that the housing demand will be approximately
3. Council shall encourage the high density, cluster and high rise flats developments which make more efficient use of land i.e. encourage high residential densities.
4. Land for housing at growth points and rural service centres shall be serviced first before occupation.
5. All housing units in mining settlements shall be formally planned, as guided by the Mines and Minerals Act Chapter 21:05 and the Regional, Town and Country Planning Act Chapter 29:12.
6. New village homes in communal areas shall be cited after a consultation involving traditional leaders and Council.
7. All housing units in the district shall have the requisite infrastructure and services.

3.12.2 Housing/ residential development

Policies

- a. Create mixed use development zones in strategic places for better linkages.
- b. The greatest portion of land acquired is to be taken up by housing.
- c. For each of the residential zones, mixed housing is proposed where at least 40 % of the developable area will be taken up by flats or intensive cluster / attached dwelling opportunities.

- d. The minimum size of any residential stand shall be determined by the Local Planning Authority in line with the provisions of Government circular 70 of 2004 which stipulates stand sizes ranges as; 75sqm-299sqm (High Density); 300sqm-799sqm (Medium Density) and 800+ in low density areas.
- e. Housing delivery will be achieved through various approaches including; site servicing and sale; consortium developments; private public partnerships; local authority and Government programmes.
- f. 1st option to purchase all new residential stands to be offered to local residents on the Muzarabani RDC housing waiting list on favourable terms devised by Council for a closed time period of not more than 12 months before being availed to external investors.
- g. Council should partner with land developers and encourage PPPs for housing development infrastructure and service delivery and encourage and promote other housing providers like cooperatives and the private sector.
- h. The minimum possible low-cost stand sizes to be capitalized to create affordability while encouraging more people to have stands.
- i. The allocation to be guided by The National Housing and Human Settlements Policy 2020 as follows:
 - 20% of all housing projects will be allocated to veterans of the liberation struggle
 - 10% will be reserved for women
 - 10% will be reserved for persons with disabilities
 - 10% will be reserved for youths
 - 10% will be allocated for public servants
 - 40% will be served for the general public
- j. Council expected to emphasize local Economic Development Plan including aspects like green jobs.
- k. Sustainable inter and intra-linkages (safeguard heritage, improve culture, build resilience, promote green energy buildings), settlement linkages
- l. Embracing Climate Proofing Building Technology.
- m. Digital Technology enhancement.
- n. Densification is necessary.

- o. Avail sufficient land for high, medium and low-density housing

Proposals

1. Council shall set aside land for construction of flats in accordance with the Zimbabwe Human Settlements Policy of 2020. The following areas have been earmarked for more Residential development, high density, medium density and low density:
 - a) Centenary
 - b) Muzarabani
 - c) St Alberts

Council shall promote residential densification at growth points and rural service centres through cluster housing units and vertical expansion in medium and low-density suburbs.

2. Council shall set aside land for institutional housing of key government departments providing services in the district.
3. Council shall set aside social housing land for the disadvantaged groups in the district.
4. Council shall expedite the servicing of all land set aside for housing development.
5. Urban Regeneration Plans
6. Mixed use high rise two-storey building are proposed.
7. Replacing the dilapidated with modernized self-contained structure leaving 5% for historical, posterity and heritage.

Objectives

- To provide adequate, inclusive and affordable housing that dovetails with the projected population growth while preserving the environment.
- Create mixed use development zones to provide greater choice of residential stands in terms of type, size and tenure to meet diverse needs of the community with different incomes and preferences.
- Improve treatment works and reticulation systems for anticipated development in the two Growth Points, Muzarabani and Centenary.

- Encourage intensification to allow affordability as per Circular 70 of 2004. Allow cluster housing to minimize utility costs
- Create conditions that allow housing provision to be a corporate responsibility task for every PPP to help reduce backlogs in housing.
- To provide additional land for residential land to meet the present and future demand for housing in the plan area.
- Provision of space for high rise buildings
- Introduction of smart cities
- Encourage the rehabilitation of the existing substandard high-density houses and create a wider range of residential stand sizes within the various residential land use zone.

3.13 COMMUNITY FACILITIES GOALS

These are aimed at providing social amenities, recreational, cultural and social welfare facilities.

POLICY

Preserve public buildings of significance (Heritage sites, Liberation, Cultural National Monument

Provide more free land in the district for:

- Vulnerable, homeless, charity homes, shelters for gender based violence victims, orphanage homes

Objectives

- Provision of adequate land for community facilities.
- Preservation of places of cultural, natural and liberation heritage.
- Ensure evacuation centres are not encroached and designated for shelter development.

- Provision of hierarchical health and education facilities in accordance with real needs and population -equity consideration.

PROPOSALS

- a) Cemeteries
 - Upgrading of current cemetery
 - Upgrading of Heroes Acre
 - Citing of new cemetery all 3 urban centres
- b) Sports facilities
- c) Chief's courts
- d) Judicial Services establishment/ court
- e) Prison
- f) Army barracks
- g) Police sub stations
- h) Anticipated decentralised office and accommodation for :
 - Registrar Offices
 - Veterinary
 - Agritex
 - Ward Centres
 - Other government ministries

Public Amenities

Libraries

Innovative meeting places (for artists and women's clubs),

community halls,

youth interact centres/information centres.

3.14 SPORTS AND RECREATION GOALS

These are aimed at providing recreational facilities for community.

Policy

It should be Council policy to create open spaces of at least 5%, provide a stadium, a park for passive recreation and a swimming pool for the 3 urban centres.

Proposals

- Stadiums, parks, sports facilities at 3 urban centres. Council to enhance partnerships in providing funds for the construction of the recreational facilities.
- a. Construct a swimming pool, stadium and park each in Muzarabani, St Alberts and Centenary.
- b. Improve the facilities at the golf country club at Centenary.

3.15 EDUCATION GOALS

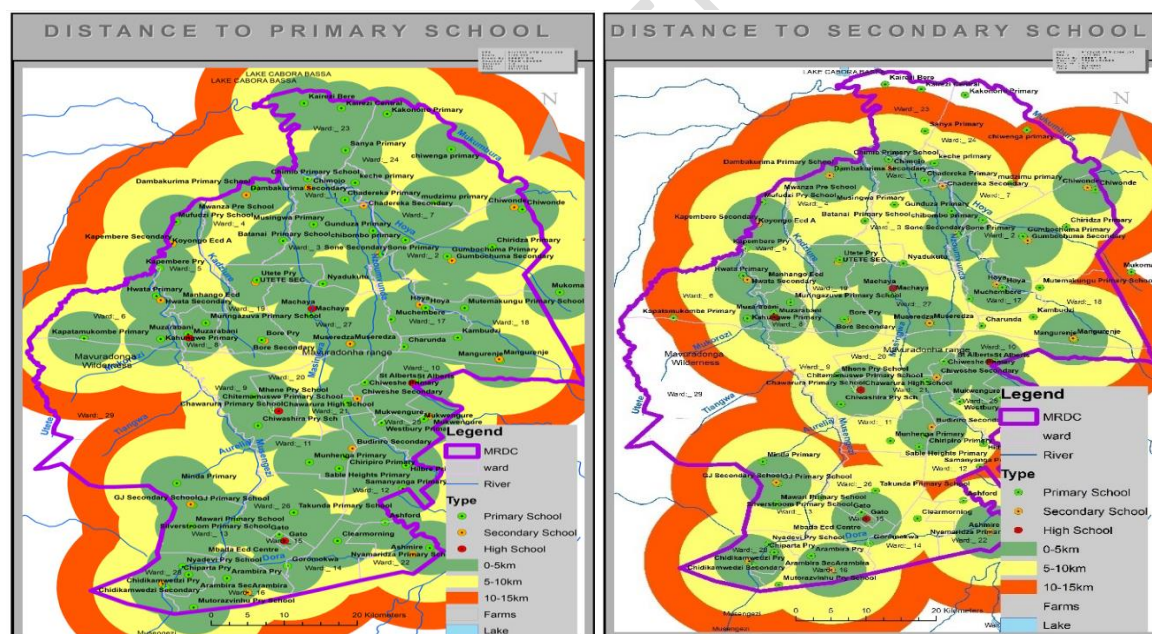
These are aimed at providing education and related infrastructure .

POLICY

1. Each primary school should have an ECD facility.
2. Council shall facilitate the provision of well-equipped, modern and affordable educational facilities in accordance with the district's population thresholds.
3. All children of primary school going age should attend a Primary School within walking distance from their homes.
4. Secondary schools will be provided on the basis of one secondary school for every three primary schools.
5. Local Development and Layout Plans will detail the specific location of education facilities.
6. Establishment of facilities for skills training should be encouraged and supported in order to benefit the disadvantaged within the community.

Proposals

1. Adequate land shall be set aside for the establishment of Early Childhood Development (ECD) centres following the Ministry responsible for education's guidelines. Children should not walk more than 2 km to access ECD institutions.
2. Adequate land shall be set aside for the establishment of proposed primary schools .
3. Adequate land shall be set aside for the establishment of proposed secondary schools, high schools and boarding schools.
4. Land shall be reserved for the establishment of at least a tertiary level education institution in the district. These institution should provide diverse skills that support socioeconomic development of the district.
5. In line with government policy, provide each residential neighbourhood of 500 units with a Primary School and one Secondary School for every three (3) Primary Schools for urban. The sizes will be as per new design guidelines of 3.5 ha (Primary Schools) and 8 h (Secondary Schools). In terms of funding, Council and Government shall encourage partnerships (PPPs) where feasible or promote private sector/civic society participation in school construction.



- a. The new schools will be located in the current areas that are experiencing deficits, red areas long term proposals and yellow areas medium term.
- b. In addition, several of these facilities, including preschools and crèches will be required in the new areas to be opened up for residential development.

- c. Priority to be given to long-distance travellers so as to be compliant with SDGs. The exact location and numbers will be decided on the layout design phase of the Master Plan implementation but will be informed by government policy as described above.
- d. Tertiary education: A long-term proposal where wards centres will be having Vocational Training Centres.
- e. Five (5) Boarding Schools proposed at Muzarabani, Machaya, Chiwenga in Lower Muzarabani while in Upper Muzarabani at Centenary and 1 in Chidikamwedzi/Chipiri.
- f. All approved applications in stock.
- g. All pending proposed schools in phases as per ward proposal table.

Objectives

- h. To upgrade all sub-standard Pole and Dagga schools to standard schools.
- i. To reduce long walking distances.
- j. To reduce teacher-pupil ratio.
- k. To retain staff.
- l. To improve staff accommodation

3.16 COMMERCIAL GOALS

These are aimed at providing economic and efficient shopping centres which complement rather than compete with each other so as to provide a complete hierarchy of commercial centres with a wide range of goods and services that meet with the various needs of the populace.

POLICY

1. Commercial development in the districts mainly focused on three centres: Centenary, Muzarabani and St Alberts which is earmarked to increase due to the activities surrounding these centres which include commercial agriculture near Centenary, anticipated gas and oil production near Muzarabani Growth Point.
2. Expansion of Rural Service centres shall have a balance of land uses, to include commercial, industrial, residential, institutional and recreational uses.

3. All land for expansion should be planned for before occupation.
4. All commercial centres in Muzarabani district shall be planned for and overseen by the Muzarabani Rural District Council.
5. Council shall encourage investment in rural service centres to provide and maintain a range of employment opportunities.
6. All shopping centres in the district should have properly designated solid waste management centres.
7. The use of open pits for refuse disposal at rural service and business centres should be a temporary measure.

Muzarabania Growth Point

1. Centenary growth point shall attain town status.
2. The future expansion of Centenary will go centric
3. Centenary shall have a CBD

Proposals

1. A Local Development Plan for Centenary, St Alberts and Muzarabani shall be prepared, detailing the expansion of the growth point, including detailing the specific location of sanitation, transport, and housing infrastructure.
2. Land shall be set aside for a Centenary, St Alberts and Muzarabani for dumpsites
3. Land shall be set aside for a sewer pond for Centenary, St Alberts and Muzarabania
4. Land shall be set for SMEs work spaces in growth point and urban loads
5. Land for urban development shall be set aside for the expansion of Muzarabani Gas and Oil centre
6. Land for urban development shall be set aside for Chiwenga boarder post.
7. Council shall identify and put historic buildings and structures under building preservation order at business centres in accordance with the Regional, Town and Country Planning Act.
8. Land shall be reserved for small to medium enterprises at all Rural Service Centres in Muzarabani district.
9. Land shall be set aside at all commercial centres for waste transfers and recycling.
10. A new CBD at Centenary.
11. Additional business centres.

Objectives

- To provide for a healthy mix of shops, offices, and service industry in the commercial centres in order to eliminate conflict between the formal and “informal” sector.
- To provide for a hierarchy of shopping centres that satisfy the needs of the people.
- To make goods and services easily accessible and available to the populace.
- To provide for professionals and specialist facilities which are currently lacking in the area.
- To aim for Smart City development in the district.

3.17 HEALTH GOALS

These are aimed at achieving a healthy society in Muzarabani District.

Policies

1. In view of the anticipated population growth in the district, more rural hospitals and clinics and other health facilities will be needed. Council to seek support of the PPPs, Private Sector and Development Partners and civic sector to augment Council and Central Government efforts, where necessary in the provision of these facilities.
2. Council shall facilitate the provision of well-equipped, modern and affordable health facility at the proposed Muzarabani district hospital and 2 rural hospitals.
3. There should be at least one primary health facility per each Ward.
4. Where a primary health facility is yet to be constructed, a health post should be provided for in the short term whilst plans for a primary health centre are underway.
5. Council shall set aside land for health centres by private players.

Proposals

1. Adequate land to be set aside for the establishment of at least one primary health facilities in each of the 28 Wards in Muzarabani district where there is none.
2. Land shall be set aside for a clinic at Centenery and St Alberts.
3. Clinics and Health posts in deficit areas shown in the study report as per ward proposals table attached.

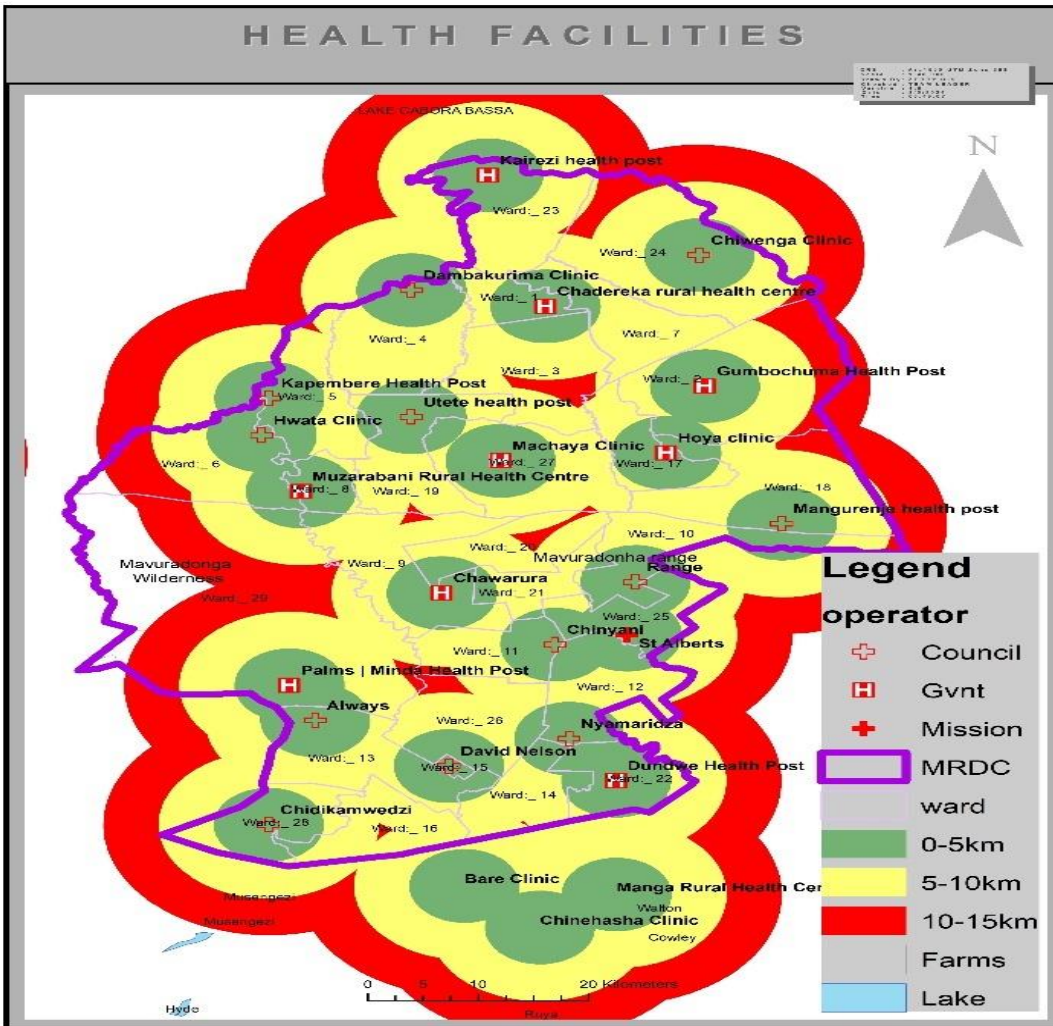


Figure 3-B: Map showing deficits

The deficits are shown in yellow and red above; the deficits in red are short term proposals in yellow are medium term proposals (figure 2-A)

The proposed Muzarabani Hospital needs to kick start to cope with the expected population growth and the anticipated new development such as Muzarabani Gas and Oil, Muzarabani Residential Expansion and the anticipated Muzarabani Boarding School.

3.17.1 Clinics

New Clinics will be needed in the areas being earmarked for new residential.

All new clinics approved and proposed and as per ward table proposals.

3.17.2 Private Surgeries and pharmacies.

More specialist surgeries will be needed in the growth points as they expand.

3.17.3 Community health promotion goals

These are aimed at collective health promotion

Community Health Objectives

- Institutional health Promotion
- School health programs
- Church health programs
- Clean-up Campaigns
- To establish Council Customer care feedbacks

General Health Objectives

- To improve nurse patient ratios
- Conducting a Participatory Health and hinging education baseline to identify needs of the community
- Establish volunteer Health promoters
- Refresher trainings to match with technology
- Establish health clubs and committees
- To increase boreholes drilled and rehabilitated for clean potable water
- To encourage building of Blair toilets at every homestead
- Increase pay flush toilets at very minimal charges at the 3 urban termini
- To mitigate epidemics
- Disease control surveillance at the anticipated borders

3.18 DISASTER MANAGEMENT GOALS

These are aimed at imparting resilience to affected communities

POLICIES

- Ensure settlement is avoided in disaster risk zones such as river banks, confluences and wetlands.
- Ensure Drought Resistant Crops are considered as best alternatives for harsh regions (4 and 5) i.e. Lower Muzarabani
- Ensure Conservation Smart Agriculture is used
- Promotion of Disaster Resilience Training in vulnerable areas
- Provision of appropriate infrastructure development in disaster risk areas (Building roofing types preferred. Higher raised classroom decks and granaries)
- Proactive management practices as for disease control

PROPOSALS

Establishment of evacuation sites with appropriate infrastructure

Improve architectural classroom block design to parapet and wind resistant design.

3.19 DISASTER RISK REDUCTION GOALS

This is defined as concept and practice of reducing disaster risks through systematic efforts to analyse and manage the causal effects. Such adverse effects include storms floods and drought which can be so severe due to climate change.

Objectives

- To design a Public Health Emergency Response Plan in association with the District Civil Protection committee and Department of civil protection.
- To provide humanitarian preparedness response and recovery through capacity development.
- To engage a Sphere Accredited Trainer.
- To train people in risk area on Humanitarian Charter and minimum standards of responding to emergencies.

- To map safer evacuation sites and make them public and known.

PROPOSAL

Public Health Emergence Response Plans.

3.20 TRAFFIC AND TRANSPORTATION GOALS

These are aimed at providing a transport system that facilitates the movement of goods and people.

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POLICIES

Transportation

Policies

1. All public transport to be registered by Council and have their routes defined.
2. Council, in partnership with all road authorities (Ministry responsible for transport and RIDA) shall facilitate the improvement of all roads in the district.

Proposals

1. Upgrading of most roads in the district shall be done, in particular those utilized by public transport to all weather standards so that they are usable throughout the year. Council shall source funding for the construction of main and access roads in communal and resettlement areas.

- New Roads to link developed and proposed area and zone.
- Public transportation encouraged.

Objectives

- To develop an integrated transportation system which links the district and outside.
- To facilitate provision of different modes of transport which are complimentary
- Creation of new junctions and strategic routes

3.21 INFRASTRUCTURE GOALS

These are aimed at:

- Ensuring adequate provision of socio economic water, sanitary, electricity and communication systems and infrastructure to facilitate urban and rural development.
- Ensuring improved road trafficability.
- Establishing irrigation schemes so as to enhance food security.

POLICIES

- i. All stands are to be provided with water, electricity and sanitary facilities.
- ii. All new developments will take place in areas were servicing in terms of water, electricity and sewerage will be most economical.
- iii. Disposal of all waste should be done such that pollution is minimized.
- iv. All public infrastructure provision will be done on cost recovery basis.

Objectives

- To provide adequate reticulated water and sewage disposal system for the plan area.
- To minimise the cost of infrastructure through cost effective stands layout plans which reduces stands frontages were possible.
- Where feasible, to use pump stations and other technical measures to enable densified development.
- To ensure proper maintenance and upgrading of the existing sewage works.
- To improve education and health facilities in the district.
- To improve institutional set ups in the district.

PROPOSALS

- **Institutional land** for:
 - i) Judiciary Services
 - ii) ZRP Offices and accommodation
 - iii) Prison

- iv) Banking services
- v) Police Bases at Chidikamwedzi, Kairezi, Chiwenga, Dambakurima, Hoya, Chadereka

Proposed Irrigation Network

The proposed area under irrigation is 2400 hectares.

i) Existing ARDA estate and Proposed Water Supply

The ARDA has a total of 560 ha. Currently the ARDA is able to irrigate only 60ha due to inadequate water supply from existing weir. A 40mm GRP pipeline of length 2km will be constructed to supply water from existing weir. A 400mm GRP pipeline of length 2km will be constructed to supply the existing ARDA area. The method of irrigation is by means of centre pivots estimated for the area.

ii) Proposed Development Southern Block

The proposed Southern Block comprises of ARDA extension, 350 ha and communal farmers 290ha. A 600mm GRP pipeline of length 800km will be constructed to supply the respective areas. The method of irrigation is by centre pivots, estimated to be a total of 11ha for the area.

iii) Proposed Development Northern Block

The proposed Northern Block comprise of communal areas, 400ha and commercial, 800ha. A 700mm GRP pipeline of length will be constructed to supply the respective areas. The method of irrigation is by means of centre pivots, estimated to be a total of 19ha for the area.

iv) Mbada Area

The proposed Mbada area comprise of mainly local farmers near the Mbada Dam. An estimated area of 400ha is under consideration.

Summary of water sources for 3 Urban Centres in the short term

- a) Muzarabani Borehole- Proposed more boreholes in the Short Term.

- b) St Alberts Borehole, Proposed more boreholes in the Short Term and Dam Site and Water Plant in the Long Run.

Most of the district is supplied by boreholes listed and mentioned in the Study Report with some residents sourcing it from the Rivers, dams, shallow wells.

Existing Sewer Treatment Plants - The existing works shall be upgraded.

New Sewerage Pump Station:

Water Works and Reservoir - Construction of a new water treatment plant should take priority in the short term.

Refuse Disposal Sites – An area has been identified and reserved for this purpose and is adequate for the plan period.

3.22 ENERGY

Policies

1. The district promotes the use of renewable energy sources.
2. Adequate electricity (on and off grid) shall be supplied to all settlements in the district.

Proposals

1. Land shall be set aside for the establishment of solar farms in the district and all rural service centres.
2. Additional land shall be set aside for establishment of solar farms in the district as and when solar investors come.

All rural service centres shall set aside land for solar projects.

3.22.1 Social Welfare

Policy

It shall be Council policy to prioritise social needs for its vulnerable population

In order to redress the inadequacies of the provision of banking services, social welfare facilities, law enforcement agencies, the following proposals are made:-

Proposals

- Social Nests
- Vulnerable and Homeless Programs
- Charity homes and shelters for gender based violence victims
- Orphanage homes
-

3.23 FINANCIAL MANAGEMENT ADMINISTRATION GOALS

- These are aimed at improving revenue in the Council.
- Sound Local Government.

Policy

- a) The Master Plan should be supported by proposed revenue sources and strategies from all the 7 key departments of Council sourcing from Development Partners, Public Private Partnerships, Investors, government support and Council's own revenue. Increase revenue by expanding the revenue base in property tax. Entering profit making ventures with the private sector in industrial, commercial and tourism ventures.
- b) Recruitment of Ward Environment Monitors for penalizing defaulters associated with all forms of degradation and deforestation
- c) Incorporate the Master Plan Proposals on preservation of the environment to the Integrated Development Plan, Mavhuradonha Wilderness Area Landscape Plan and The Local Environment Action Plan
- d) The Infrastructure Budget Proposals in the Master Plan should inform Council in preparation of the budgets.
- e) The Master Plan Proposal Maps will guide the land use development.

Objectives

- To come up with a Stakeholder Management Strategy Plan

- i. Monitoring and evaluation of Council functions checklist discussed in the study list.
- ii. Digitalization of the checklist so as to track different functions;
 - a) Maintenance of waiting list
 - b) Automatic upgrading of the waiting list
 - c) Clients tracking their plan applications.

Creating competent Planning Department for timeous activities that increase revenue.

- Introduction of special levy as an incentive to encourage payment
- To implement Debt swaps
- Acquire Council Farm
- Engaging into payment plans
- Engage in business opportunities and diversification as:
 - i. Sand extraction mining
 - ii. Farming
 - iii. Engaging into payment plans
- Implement loss control strategies
- Competent Council Staff.

Proposals

Approved master plan 2024 to 2039

3.24 CROSSCUTTING GOALS

These are aimed to provide inclusive adequate and affordable service provision.

Policy

Council shall offer free land to vulnerable cause like orphanage sites, Protection social nest sites, disaster safety sites etc.

Council to develop Social Inclusion policies that are responsive, preventive and transformative and evidenced in the budgets, service delivery, approaches and infrastructure design.

Land and Housing allocations will be equitable, transparent and socially inclusive.

Pro-poor instruments to be applied.

Objective

- To provide Aids hand rails ramps equipment that is ergonomics facilitates for our physically handicapped.
- To include Inclusive designs in building standards.
- Map and provide land for evacuation sites in the case of disasters.
- To empower women in developmental activities with value addition projects:
 - a) Chilli Processing
 - b) Masau Processing
 - c) Honey Processing
 - d) Baobab Processing
 - e) Beer Processing

Persons with disabilities

- To ensure that disabled persons receive a defined package of supportive services .

Cancers

(Cervical Cancer, Breast Cancer and Prostate Cancer)

- Raising awareness in communities on all types of cancers
- Mobile screening for cervical cancer

Child marriages

- Awareness on dangers of child marriages.
- Awareness and enforcement on statutory laws that protect children from any form of abuse.

Non- communicable disease

- Offer regular checks at community level and refer to health facilities.

Stigma and discrimination

- Awareness on ways in which stigma and discrimination can be avoided.

Drugs and Substance Abuse

- Conduct awareness on dangers associated with risky behaviours emanating from drug and substance abuse.

Nutritional Support

- Livelihoods such as nutritional gardens, small grains production and small livestock production.

Sexual reproductive health

- Youth Programs which seek to increase knowledge on Sexual Reproductive Health among the youths such as Peer Led Models, S2S, PCC Programme.

Tuberculosis

- Awareness on TB/HIV core morbidity.
- Awareness on TB infections.
- Types of TB and how they can be prevented.
- Awareness on why TB is regarded as an opportunistic infection and why it is common.

Effective Parent- Child Communication

- Raise awareness on training on good parenthood, positive parenting, parent-child communication skills. Revival of Nhang/ Gota

OVCs orphans and vulnerable children and GBV safe shelters

- More support in terms of educational needs, food, shelter and clothing to be considered.
- More awareness and enforcement required

Proposals

- Nutrition gardens in every village
- Rehabilitation centres at every proposed ward centre
- Continuous awareness plans
- Safe shelters

3.25 DISTRICT ROADS (COUNCIL, RIDA AND MINISTRY OF TRANSPORT)

Table below shows Proposed upgrade and maintenance programmes for the Council. Council road network is approximately 900km.

Estimated Council Road Network and cost during the Planning Period

Total Road Network to be upgraded or surfaced.	Proposed Kilometres	Cost (USD)
Estimated Council road network	900km	
90% to be upgraded and surface	810km	
243km to be surfaced in the Planning Period	243km	60 750 000
567 gravelling during the Planning Period	567km	34 020 000
Total Cost of Council Road Repairs for the Planning Period		94 770 700

Total District Roads

ID	Proposed Road Upgrade	Ownership	Length (km)	Proposed Upgrade	Cost Estimate (\$)
Road 1	Muzarabani- Harare Highway surfaced main road	Min of Transport	63	Pothole Patching, surfacing, bush clearing and grass cutting Widening of 15km stretch escarpment	X

Road 2	Mt Darwin- Muzarabani	Min of Transport	X	Pothole Patching, surfacing, bush clearing and grass cutting.	X
Road 4	Muzarabani- Hoya	Min of Transport	X	Pothole Patching, surfacing, bush clearing and grass cutting.	X
Road 5	Hoya- Chiwenga	Min of Transport	X	Pothole Patching, surfacing, bush clearing and grass cutting.	X
7 W15	Gatu main road	Council	All Council Road Network 900+	Drainage	All Council Roads Bulk Cost indicated below
8 W 15	Frenton earth road	Council		Drainage and gravelling	
9 W15	Hillside access road	Council		Drainage and gravelling	
10 W14	Dundwe- Nyamanetsa	Council		Grading, drain opening, verge clearing	
11 W14	Oban- Mwonga	Council		Grading, drain opening, verge clearing	
12 W14	Mwonga- Chipiri	Council		Grading, drain opening, verge clearing, 3 culverts	
13 W14	Mwonga- Ellan Vannin	Council		Grading, drain opening, verge clearing	
	Clearmorning- Kamaware	Council		Grading, drain opening, verge clearing	
14 W14	Tekwane- Goromokwa	Council		Grading, drain opening, verge clearing	
15 W14	Tekwane- Chipiri B	Council		Grading, drain opening, verge clearing	
16 W11	Chinyane-Hairford	Council		Grading, drain opening, verge clearing	
17 W11	Beta	Council		Grading, Drain opening, verge clearing	
18 W11	Damsberry	Council		Grading, drain opening, verge clearing	
19 W11	Vhuka	Council		Grading, drain opening, verge clearing	
20 W25	Westberry	Council		Grading, drain opening, verge clearing	

21 W25	Grahnem	Council		Grading, drain opening, verge clearing	
22 W25	Viewfield	Council		Grading, , drain opening, verge clearing	
23 W25	Westberry- St Alberts	Council		Grading, , drain opening, verge clearing	
23 W22	Nyamaredza	Council		Road rehabilitation	
24 W8	Muzarabani- Mahuwhe,	Ministry of Transport		Pothole patching	
25 W8	ARDA- Kadzurure	Min of Transport		Gravelling	
26 W8	Matsikita	DDF		Kadzurure Bridge	
27 W8	Muringazuva- Kanyai	DDF		Gravelling	
28 W8	Muzarabani access road	Council		Reopening of feeder roads into the township	
29 W8	Muzarabani Growth Point	Council		Completion of tarred road, pothole patching	
30 W8	Cottco access road	Council		Gulley reclamation	
31 W8	Old School access road	Council		Re-opening, gravelling	
32 W8	Gravel roads(Muzarabani Growth Points residential area)	Council		Access roads for medium density stands,	
33 W6	Dzapasi- Matangi	DDF		Bridge rehabilitation	All DDF cost bulk indicated
34 W5	Footbridge linking Hwata crossing Musengezi				
35 W3	Muringazuva- Hoya	Min of Transport		Gravelling, Culverts	
36 W3	Nyamatsikita	DDF		Gravelling, Culverts	
37 W3	Nyadukutu- Chimoio	Council		Gravelling	
38 W4	Batanai Road	Council		Earth road which requires road formation and gravelling	
39 W12	Gram – Avalon	Council		Rehabilitation of the road bridge at Mutua River	
	Dansberry Hill	Council		Tar patching and vegetation clearing	
40 W12	Braebourne Road	Council		Earth road which needs road formation and a bridge at Tsatse 2 River	

41 W12	Hilbre Road	Council		Earth road which requires road formation and gravelling.	
42	Bridge Tsate 2 River				
43 W7	Dzapasi- Mutangi	DDF		Bridge Rehabilitation	
44 W7	Matangi Bridge	DDF		Bridge rehabilitation	
45 W7	Footbridge Utete River	Council		Footbridge linkage to school, clinic and buses	
46W7	Mutemakungu School access	Council		Gravelling	
47 W7	Mutenhe- Chaumana	DDF		Regravelling	
	Bridge	DDF		Mutenhe and Mafende	
48W19	Matsikita Road	DDF		Bridge rehabilitation	
	Batanai Road	Council		Gravelling	
49W20		Council			
50W13	Sharon Road	Council		Grading	
51 W13	Palmbrook Road	Council		Grading and Calvets	
52 W10	Chiweshe Tripple	DDF		Bridge at Uchachacha and road rehabilitation	
53 W10	St Alberts Road	Min of Transport		Tarsa Facing	
54 W10	Rungwanja	Council			
55 W2	Kaitani- Muzarabani	Min of Transport		Gravelling	
	Chadereka- Muzarabani	DDF		Gravelling	
Ward 3	Muzarabani- Nyadukutu- Chimio				

Note: Marked red are DDF roads, Marked green are Ministry of Transport roads.

The rest unmarked are Council Roads.

DDF Roads Requirements

Road Name	Ward(km)	Wards Covered	Works
Chadereka- Chimio	3	Chadereka	Regravelling, Culvert
Chadereka – Hoya – Bhinya	44	Muringazuva, Utete, Museredza and Hoya	Regravelling, Culvert

Sohwe- Charunda - Hoya	25	Museredza, Mutemakungu	Regravelling, Culvert
Charunda- Chitswiti	34	Museredza, Mutemakungu	Regravelling, Culvert
Kasinakusi- Chidyachibaya	14	Museredza	Regravelling, Culvert
Murindazuva- Kanyai	40	Muringazuva, Kapembere, Damabakurima, Chadreka	Regravelling, Culvert
Mhene- Chawarura	19	Chiwashira, Chawarura	Regravelling, Culvert
Chiweshe Loop	13	Runga, Chiweshe	Regravelling, Culvert
	192		

Source RIDA Muzarabani

The total cost is US\$384, 000 000 for the planning period,

Proposed Intersection/ Road

Name of Urban Centre	Proposed Intersection/ Road Facility Upgrades	Proposed Upgrade	Cost Estimate USD	
Centenary Growth Point	Harare- Muzarabani Highway ward 10 Intersection Gatu Road.	Roundabout Growth Point by-pass Ruwindi By-pass	2m	
Muzarabani Growth Point	Gulley Reclamation at the police junction road		60k	
ST Alberts	Police Intersection	Humps	1k	

Boreholes

Table below shows boreholes to be upgraded in the shortest period.

Source RIDA: estimated total borehole upgrade for the planning period is 100, 000 USD

BOREHOLE PROPOSALS

DRAFT

WARD	NAME OF PWS	SOURCE	TYPE	AUTHORITY	STATUS	COST \$(USD)
1	DDF Unit 1 (Chadereka)	Bore hole	Pressure h/ pump	DDF	On break down	1000
3, 19 & 27	Machaya Museredza	Spring	Gravity	Health centre	P/functional	3000
4	Dambakurima Sec School	Borehole	Submersible	School	On b/down	1000
8	Sohwe	Spring	Gravity	Community	P/functional	1000
	DDF Old Camp	Borehole	Mono	DDF	On break down	
	DDF Unit 2 (Muzarabani)	Bore hole	Submersible	DDF	On break down	
10	St Albert Business Centre	Bore hole	Submersible	MRDC	On b/down	1000
17	Hoya (ZINWA)	River	Sand abstraction	ZINWA	On break down	1000
3, 19 & 27	Machaya Museredza	Spring	Gravity	Health centre	P/functional	3000
3, 19 & 27	Machaya Museredza	Spring	Gravity	Health centre	P/functional	3000

3.26 MUZARABANI WARD INFRASTRUCTURE PROPOSALS

WARD NAME	BRIDGE	CLINICS	PRE-PRIMARY	PRIMARY SCHOOL	SECONDARY SCHOOL	HEALTH POST	BOREHOLE S	WEIRS	SPRAY	DIP TANKS
Chad ereka (Ward 1)	Footbridge(Nzou mvunda River), school, clinic ***	Chaderek a Business Centre, Nurses House, Mother's Shelter, households		Chad ereka Primary School Mug omb we Villa ge, Renovation of classroom and teachers houses people		Chadere ka Clinic Business Centre, Health Service, Nurse Houses, Mother's Shelter households.	Chitengu Village, poetable water, Chagwamba portable water, Mafigu portable with wat, Murova gondo villages poetable water, Bere Village Portable water.		Musingwa Village , Livestock Production, Farmers, Sone Villages Village, livestock production.	Gunduza village, livestock farmers
Hoya Ward 2	Bridge (Hoya and Mukova River, Chiridza and Community with common wealth base education with			Sone primary Computer lab, Computer lab, Com	Sone primary Computer lab, lesson 800 people,			Kadzurira Village, watering, livestock production, Chirume		Kadzuramera Village, Provision of tasks to livestock.

	DESIC should accommodate 2000 people.			puter lesson 800 people, Gumbochu Primary, computer lab, computer lessons, 500 people.			village, Chirume village watering Monitorin g fro livestock.		
Ward 3			ECD Blocks at Nyadukutu, Gunduza, Primary, Sone Primary, Musingwa Primary.		Sone secondary	Mutasa Village health Post	Nyadukutu, Gunduza, Primary, Sone Primary, Musingwa Primary		

Ward 4			Damb akurim a ECD Block, Batana i ECD block Ganje Villag e							
Ward 5			Damb akurim a ECD classro oms, Batana i ECD block, Ganje village , ECD block.						Nyamuzunz a Village, Operationall ization	
Ward 6						Hwata Clinic, Waramb a Village, Mother' s shelter, Househo lds	Butau portable water, Househ olds, Hwata Primary , Portable water, househo lds, Soka D, Portable			

							water, 300 househo lds.			
Hwat a(Ward 7)	Footbridge		Kapata muko mbe Primar y, Dzapa si Villag e, ECD Block			Dzapasi health service, nurse houses, mothers shelter, househol ds.	Chihuri portable water (287 househo lds). Muganh u portable water (400 househo lds) , Dzapasi portable water (3000 househo lds), Mudzivi ri portable water (230 househo ld)			
Ward 8 Murin gazuv a							Chitimb e, Musha wemhu ka,			

							Chinyere			
ward 10				Chiweshe Primary school, 2 new classroom blocks, 30 additional toilets, 3 new teachers houses require, learning facilities, sanitation, accommodation 800		Chigwindi village, primary health care (600 households)				

				people.						
Chinyani (Ward 11)			Sable heights ECD block, (whole community)	Chiriadzo Farm 3 class room blocks		Chinyani Farm Mother's shelter	Sable heights, Shede acres, Portable water, Vhuka farm Portable water, Chinyani 4, Beta.		Vhuka Farm, beta, Chinyani	Vhuka Farm, beta, Chinyani
Ward 12				Two primary schools	Dansbury Farm Education, Samanyanga Secondary, Botambudzi Secondary,	Dunsbury Business Centre, Treatment, Counselling and testing antenatal care and post-natal care 1 368 households,	1 Dunsbury Farm water supply 400 households,			
Mware Ward 13			Mware Primary ECD				Matanda portable water,			

			Block, Silvers troom Primar y ECD block as Farm ECD block.				Sharon portable water, Mt Darnis portable water, Kurigw a portable water			
Nyam anetsa Ward 14						Chipiri Construc tion, Clearmo rning, Goromo kwa Oban	Takwan e Farm Housing and conversi on to bush pump			
Gato Ward 15				Gato Prim ary 30 addit ional toilet s need ed	Laboratorie s5 new classes, 1 block learning facilities	Gatu Hospital tratment, counsell ing, coumsell ing, antenatal care and postnatal care				
Chiw enga Ward 24							Mugugu water supply, Mudzim u water supply			

Ward 16			Mukungure Primary Jutland Faarm, ECD classroom		Mukungure Scecondary, Jutland Farm Library (whole community) .					
Ward 17	Manasi Bridge, Viega Constructed households, Hoya Marovadongo Construction, 9 Villages, Tsuro Bridge, Kambudzi 10 villages, Mbire Bridge, Kambudzi 13 villages									
Ward 18	Mutemhe and Matendu 7 Villages, reconstruction, Mutemhe – Chaumana gravelling 7 Villages.									
Ward 19			Muzarabani Primary:			Mother's shelter(Growth	Mudoka Growth point, Chitimb			

			ECD Block, 3 classrooms, administration block, 6 teachers houses.			Point), Health post(Muchedzi)	e, Muzarabani Growth point(2 boreholes) 8000, Mushawemhuka 8000, Hwendera 8000, Muparadzi 800, Diptank Muchedzi, Mushinye			
Chawarura Ward 20			ECD Block Chawarura Primary School, CLASSROOM Chatitura	Laboratories						

Ward 21			ECD Block Chite mamu swe Primary 200 people				Viewfield clan water 1200 people, Chawood clean water			
Ward 23	Bridge Rehabilitation Kabaira, Kairezi road linkage to school, clinics and buses		Sanya Primary school, Bere village classroom block			Kairezi Central health services, nurse house mother's shelter		Bere p/water, Sanya P/water, Kairezi P/water holds, Mudziviri p/water		Kairezi Dip Tank Dip tank, Sanya Dip tank, livestock production
Ward 25						Chariton Farm Construction				
Ward 26	Mutute Road linkage to service centres, Fifth Chapter linkage to service centres, Tarback Road linkage to service centre.									
Ward 27 Muse redza.			Museredza Primary Computer			Museredza b/c, counseling and test center	14 villages, portable water	Musingwa, Chinhuwi river for gardening		

				less ons						
Ward 28			ECD Block, Chidik amwe dzi Primar y, one block		Sulugugu 3Classroom blocks	Monera, Dombos era, Samapir o, Birdhoo d	Nyadevi farm, Chipata Farm, Morera Farm, Mutoraz eni Farm			
Ward 29				Palm s class room s bloc ks, Teac her's hous e		Palms Commu nity Centre	Borehol es			

The table above shows comprehensive ward proposals totalling an estimated 4million usd

Table 3:1: The following table from The Ministry of Transport shows Proposals for Road and Bridge Development.

	BRIDGES	KM (kilometers)	ROUTE NUMBER
1	Kadzi	120.8	154
2	Utete	117.5	154
3	Kapatamukombe	113.3	154
4	Musengezi	96.3	154
5	Kadzurure	81.8	154
6	Utete	74.8	154

7	Musingwa	68.5	154
8	Nzou Mvunda	59.0	154
9	Hoya	53.0	154
10	Musingwa	23.5	154
11	Senga	6.5	154
	ESTIMATED	TOTAL COST	15MILLION USD

3.27 RECOMMENDATIONS OF THE MASTER PLAN

3.27.1 STATUTORY PLANS

It is proposed that Statutory Local Plans be prepared to give detail to the broad proposals in this Master Plan. Immediate priorities to arise from the report of study are Local Plans for the Centenary CBD, Residential Plans, a Local Development Plan for Agro-Residential Zones to include Agro-Industries and a Local Priority Plan for Transport Systems and Management, a Local Plan for Gas and Oil Region, Chiwenga, Infectious Centre for St Alberts within the Plan Area. These Local Plans to be given priority within the first 10 years of the Master Plan becoming operative. These include;

3.27.2 i)CENTENARY- GATU LOCAL DEVELOPMENT PLAN (LP1)

- a) Provide a framework for bulk infrastructure provision (new Sewage Treatment Plant, water reservoirs and reticulation mains, electricity, waste dumping sites, internal road network and junction designs, bridges etc).
- b) The Local Development Plan for the Gato should seek ways to encourage township expansion in view of new development demands.
- c) Replan the Bus terminus areas.
- d) Replan and give more space and order to MSMEs.
- e) For vacant spaces, the Plan should seek ways of releasing the land for commercial development, shops, office spaces, banks, judicial services complex and SMEs complex.
- f) Any peripheral space can be utilized for agro- residential lease plots.

- g) The circulation of traffic through the Growth Point must eliminate potential heavy vehicle traffic from Muzarabani Gas and Oil, tobacco transportation trucks, cotton transportation to Muzarabani.
- h) Improve and upgrade the provision of infrastructural facilities.
- i) Improve road facilities (Street lights and naming).
- j) Provision of recreational facilities.

3.27.3 ii) MUZARABANI LOCAL DEVELOPMENT PLAN (LP 2)

- a) Provide a framework for bulk infrastructure provision (new Sewage Treatment Plant, water reservoirs and reticulation mains, electricity, waste dumping sites, internal road network and junction designs, bridges etc).
- b) The local development plan will provide a framework for development of Gas and Oil residential houses.
- c) Establishment of the Muzarabani barrack.
- d) Industrial site for future by-products of oil and gas.
- e) Gulley reclamation in and around the Growth Point to reduce threat to the current institutional houses in the Growth Point.
- f) Improve and upgrade the provision of infrastructural facilities.
- g) Improve road facilities (Street lights and naming).
- h) Provision of recreational facilities.

3.27.4 iii) ST ALBERTS LOCAL DEVELOPMENT PLAN (LP NO 3)

The local development plan will provide a framework for among other issues;

- a) Replanning of the Business Centre Shops Integrating new development with existing developments.
- b) Provide a framework for bulk infrastructure provision (new Sewage Treatment Plant, water reservoirs and reticulation mains, electricity, waste dumping sites, internal road network and junction designs, bridges etc).
- c) The design and development of the proposed new CBD and other amenities/facilities.

3.27.5 iv) MUZARABANI GAS AND OIL SITE LOCAL DEVELOPMENT PLAN (LP 4)

The local development plan will provide a framework for among other issues:

- a) Development of a completely new site for residential, commercial infrastructure provision, bulk infrastructure provision (new Sewage Treatment Plant, water reservoirs and reticulation mains, electricity, waste dumping sites, internal road network and junction designs, bridges etc).
- b) The design and development of the proposed new shopping complex and other amenities/facilities.
- c) Gas Plant
- d) Preservation of the environment, and development of tourism facilities for this part of the city.

3.27.6 v) CHIWENGA BORDER POST (LP 5)

- a) Development of a completely new site for residential, commercial infrastructure provision, bulk infrastructure provision (new Sewage Treatment Plant, water reservoirs and reticulation mains, electricity, waste dumping sites, internal road network and junction designs, bridges etc),
- b) The design and development of the proposed new shopping complex and other amenities/facilities,
- c) Preservation of the environment, and development of tourism facilities for this part of the city.

Statutory Instrument for Gas and Oil Production Share Agreements. – The local authority should prepare a legally binding agreement document, which spells out the operations and share proportions between itself and Invictus Gas and Oil company once the mining act has been finalised.

PART 4 PART III:

FINANCE AND IMPLEMENTATION

Implementation of the Master Plan Policies and Proposals

Muzarabani Rural District Council is the custodian of the Master Plan. It has the overall responsibility of facilitating and overseeing the implementation of the Master Plan. This section presents the Master Plan's implementation modalities that will be adopted by Muzarabani Rural District Council. It includes the Master Plan's financing, implementation stages, partnerships, and review processes.

4.1 Master Plan Implementation Committee

Council shall establish a multi-stakeholder steering committee that will be responsible for driving the implementation of the Master Plan. The Committee will comprise the following members:

- Local Authority (e.g., town planning, engineering, and social services departments)
- RDDC (Rural District Development Committee)
- Community Leaders (e.g., village heads, ward councilors)
- Civil Society Organizations (e.g., community-based organizations, non-governmental organizations)

The committee will monitor and review the progress of the Master Plan's implementation. It shall set specific dates for periodic progress review of the Master Plan's implementation. Further, the committee will establish the clear roles and responsibilities of different stakeholders that will be involved in the implementation of the Master Plan.

4.2 Muzarabani District Council Capacity to implement the Master Plan

Muzarabani RDC shall have capacity to implement, monitor and review the Master Plan during the implementation period (2025 to 2039). This capacity includes i) creating a functional town planning department, ii) creating avenues for effective public participation, iii) generating and collecting optimal revenue resulting from the Master Plan's implementation, and iv) entering into partnerships with various stakeholders to facilitate the implementation of the Master Plan.

Muzarabani RDC's planning section needs to be strengthened through establishing a fully-fledged planning department that will oversee the technical aspects of the Master Plan's implementation. The planning department's generic structure shall involve a District Planner heading the department. A Town Planning Technician, a Building Inspector and a

Planning Clerk will support the District Planner. In addition, the planning department may have a Planning Graduate Trainee and a Planning Student. There shall be a database management point which must in the administration that supports the planning department. The database administrative department in the admin must ensure that enuser that every work in the planning department that requires software is in the form of software management.

Muzarabani RDC shall strengthen its relations with the public to allow co-defining of development outcomes, strategies of meeting development outcomes and implementation of the development strategies. This relationship will involve capacitating the public to have a sense of ownership for all development initiative in the district, which will improve the sustainability of all development projects.

The Master Plan, if fully implemented, is an anchor for improved Council revenue. Muzarabani

RDC shall put in place adequate measures and strategies to capture the value generated from the Master Plan's implementation. This will improve the financial self-sustenance of the local authority.

Council shall be open to enter into partnerships with various stakeholders to facilitate the implementation of the Master Plan. The stakeholders will include government ministries, departments and agencies, the private sector, development partners, CSOs and the public. Such partnerships should be clearly defined to ensure both parties benefit, while at the same time contributing the attainment of the Master Plan's objectives.

4.3 Lower Level Statutory Plans

Operationalisation of the Master Plan will require coming up with Local Development Plans as guided by the Regional, Town and Country Planning Act as read together with the Master and Local Plans Regulations. The following Local Development Plans will need to be prepared:

1. Muzarabania Local Development Plan
2. Centnery Local Development Plan
3. St Alberts Local Development Plan
4. Chiwenga Boarder Post Local Development Plan
5. Muzarabani Gas and Oil Local Development Plan
6. Muzarabani Local Economic Development Plan
7. Mavhuradonha Landscape Local Development Plan
8. The Matimba Sustainable Farming Local Development Plan
9. The Gambwe/Wetland utilization Local Development Plan

Further, layout plans shall be prepared to detail the implementation of the identified proposals. These will be guided by detailed feasibility studies facilitated by Council and other relevant stakeholders.

4.4 Master Plan Financing

There are four main sources for Muzarabani District Master Plan's financing. These include i) public sources, ii) Public-private partnerships iii) private sources and iv) donations.

Public sources of finance will constitute the main Master Plan's financing source. The bigger part of this will be generated directly by the local authority through its revenue sources. This will allow the local authority to have a direct influence on the Master Plan's implementation.

Other public sources of finance will include transfers from central government (devolution funds), and other government departments such as ZINARA. Additionally, Council will collaborate with other government departments and agencies for implementation of sector proposals and policies where the council has no direct implementation role.

Council shall create an open and conducive environment for public-private partnerships. Various models of PPPs will be entered into where both partners benefit.

The Council will invite the private sector to directly finance some of the Master Plan's proposals. However, Council should assume the oversight responsibility of all activities to make sure that the overall Master Plan's principles are adhered to.

Council shall be open to donations from residents, CSOs, development partners and private sector towards the implementation of the Master Plan proposals and policies.

1. Conservancy wildlife area Map
2. Buffer zone
3. The Game Corridor
4. District dams Map
5. Cultural and heritage Map

4.5 DEVELOPMENT CONTROL

Appendix 1 provides the details that pertains to development control as well as providing a schedule that will be vital in siting and location of uses and buildings. This will serve as the blueprint for all developments that will be carried out and a checklist that will be adopted by local planning authorities upon which developments may be approved or condemned.

It is however imperative to note that whilst some uses are freely permitted in certain zones, there is need to regulate them so as to make sure they conform to the by-laws, legislation, regulations and procedural aspects of getting a permit.

Development Control procedures of the Muzarabani Rural Master Plan will be undertaken in accordance with the following statutory provisions:

- Regional, Town and Country Planning Act, (Chapter 22) 1976
- Development Regulations (Statutory Instrument 927), 1976
- General Developments Orders (Statutory Investments 380), 1982
- Use Groups Regulations (Statutory Instruments 926 and 216), 1976 and 1994 respectively.
- Special Development Order/Statutory Instrument 378), 1982 All Muzarabani RDC Bylaws

Muzarabani RDC, with technical advice from the Provincial Physical Planning Department will determine all planning applications in line with the zoning and land allocations in the Master Plan. It must prepare, publish and enforce relevant laws to ensure that all development in the district is under its control.

4.6 PHASING AND IMPLEMENTATION

To assist Council in coordinating the implementation of development in the district, an Implementation Plan is required. This gives a general direction in the phasing and implementation of projects. This has to be read in conjunction with the sectorial/thematic guidelines in the Written Statement document.

Below is a table which shows phasing of the proposals in this plan.

TABLE 3.1 PROPOSALS, IMPLEMENTING AGENT AND TIMEFRAMEWORK

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 Chiwenga Muzarabani Centenary	Central Government/ LA/ Private Sector/NGOs	S,M,L
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

Notes: LA/ Local Authority
S/ Short Term: Year 1 to Year 5
M/ Medium Term: Year 6 to Year 10
L/Long Term: Year 11-15

4.7 MONITORING

The Muzarabani Master Plan will be continuously reviewed as stipulated by the Department of Spatial Planning that Master Planning is an ongoing concept and plans should be commenced as soon as possible if the problems arising ten or more years in the future are to be capable of control. It is however anticipated that this plan shall span for a life of 15 years, being the Plan Period, upon which another plan will have to be prepared. The review ought to be an open process that notes the views and ideas of all stakeholders (present and would be).

Conclusion

This Written Statement has presented the Master Plan's policies and proposals for the period 2025 to 2039. It followed the study of the planning area that identified the district's planning opportunities and challenges. The Master Plan revolved around five objectives of i) universal social services coverage for all Wards in the district, ii) sustainable urban management in the district's urban centres, iii) optimal performance of economic sectors in the district, iv) inclusive and sustainable infrastructure for Muzarabani district, and v) optimal capacity of Muzarabani RDC to govern the district. These objectives were crafted based on the study's findings, the vision and mission statement for Muzarabani, Vision 2030, and Agendas 2030 and 2063. Policies and proposals for the first four objectives are presented in Part Three of the Written Statement while the last objective is addressed in Part Four. The policies and proposals in this Written Statement aid the attainment of local, national, and global development aspirations.

4.8 APPENDIX 1: MUZARABANI MASTER PLAN DEVELOPMENT CONTROL SCHEDULE

DRAFT



Table: Development Control Table



USES

ZONE

GROUP	Description	1	2	3	4	5	6	7	8	9	10	11
		Communal Land	Resettlement Old Model	Resettlement A1	Resettlement A2 Small scale	Title Deeded Large Scale	Business Centres	Growth Point	Conservation Area	Riverine/ Open Space/	Sacred Places	Designated Business Shop Centres
A	Rural Homestead Development.	P	P	P	P	X	X	X	X	X	X	X
A1	Business Shop	X	X	X	X	X	P	P	X	X	X	P
A2	MSMEs activity	X	P	P	P	P	P	P	X	X	X	P
A3	Religious Activity	P	P	P	SC	SC	X	P	X	X	X	X
B	Cattle Market	P	P	P	P	P	P	P	X	X	X	P
B1	Side Road vegetable and fruit vending site	SC	SC	SC	SC	SC	X	X	X	X	X	X
B2	Truck in	SC	SC	SC	SC	SC	P	P	X	X	X	P
C	Schools development	P	P	P	P	P	X	P	X	X	X	P
C1	Tertiary Institutes	P	P	P	P	P	X	P	X	X	X	P
D	Cultural site Shrine Establishment	P	P	P	P	P	X	X	X	X	P	X
E	Offices	SC	SC	SC	SC	SC	P	P	X	X	X	P
E2	Surgeries and Medical Chambers	P	P	P	P	P	P	P	X	X	X	P
F	Other Institutions, Ward Centres etc	P	P	P	P	P	P	P	X	X	X	P
G	Wholesale Warehouses	P	P	P	P	P	P	P	X	X	X	P

H	Storage Warehousing	P	P	P	P	P	P	P	X	X	X	P
I	Public Buildings	P	P	P	P	SC	P	P	X	X	X	P
J	Places of Assembly	P	P	P	P	P	P	P	X	X	P	X
J1	Grazing Area	P	P	P	P	P	X	X	X	X	X	X
K	Places of Public Worship	P	P	P	P	SC	P	P	X	X	X	X
L	Light Industrial Buildings	X	P	P	P	P	P	P	X	X	X	P
L1	Service Industrial Buildings	X	P	P	P	SC	P	P	X	X	X	P
M	Picnics/Camping	P	P	P	P	SC	P	P	X	X	X	X
N	Agro Processing	P	P	P	P	P	P	P	X	X	X	P
O	Cultivation and Market Gardening	P	P	P	P	X	X	P	X	X	X	X
R	Petrol Filling and Service Station	X	P(along the highway)	P	P	P	X	P	X	X	X	P
S	Surface Car Park, Parking	X	p	p	p	p	p	p	p	X	X	P
W	Special Buildings and uses	SC	P	P	SP	SC1	P	P	X	X	X	SC

NOTES:

P - Permitted

P1 - Non Residential Uses Refer to SI 216 of 1994

X - Prohibited

SC - Special Consent

ZONE

		1 Residential Low Density	2 Residential High Density	3 Residential Mixed Use	4 Residential Agriculture	5 Residential Medical/Offices	6 Commercial Area	7 Industrial	8 General Commercial and Industrial	9 Open Space and Recreation	10 Public Buildings and other	11 Public Buildings (Other)
Minimum Subdivision		800m ²	150m ²	300m ²	16000m ²	1000m ²	150m ²	2000m ²	300m ²	Local Authority Discretion	2000m ²	2000m ²
Maximum Building Coverage		35%	53%	50%	15%	55%	100	20	75	Local Authority Discretion	15	25
Building Line												
Residential	Street	5	3	3	10	10	0	10	3	Local Authority Discretion	10	10
	Wall With Openings	3	2	2	5	5	1	5	1	Local Authority Discretion	5	5
	Wall Without Openings	2	0	0	3	3	0	3	0	Local Authority Discretion	3	3

d i n g s (L i c e n c e d)												
Maximum Height	2 Storeys	1 Storey	2 Storeys	2 Storeys	2 Storeys	4 Storeys	2 Storeys	3 Storeys	Local Authority Discretion	Local Authority Discretion	Local Authority Discretion	
Distance from Road Servitude	30m	30m	30m	30m	30m							

Table: Development Control Measures



4.9 APPENDIX 2: PROPOSED CLASSIFICATION OF USE ZONES

RETAIL AND WHOLESALE

- 1A District Centre
- 1B Residential, Medical, and Offices
- 1C General Commercial and Wholesale
- 1D Service Shopping / SME

1 SUBURBAN

- 1E Suburban Commercial

2 RESIDENTIAL/AGRICULTURAL

- 2A(i) Special Residential and Ancillary (Low Density)
- 2A(ii) Special Residential and Ancillary (Medium Density)
- 2A(iii)C Special Residential and Ancillary (Higher Density)
- 2B (i) Residential Agriculture
- 2B(ii) Residential Mixed Use
- 2B (iii) Residential Medical Offices

3 PUBLIC BUILDINGS

- 3A Public Buildings and Recreation
- 3B Public Buildings (Other)

4 INDUSTRY

- 4A Service Industry
- 4B Light Industry
- 4C General Industry
- 4D Special Industry
- 4E Primary Industry Agro-Processing
- 4F Primary Industry Manufacturing
- 4G Primary Industry Mining
- 4H Primary Industry Fruit Production
- 4I Irrigation

4J Green Belt

5 COMMUNAL

5A Business Centres

5B Cultivation and Settlements

5C Sacred Places and Cultural

5D Chiefs Courts

5E Grazing Land

6 RESETTLEMENT

6A A-D Old Model

6B A1 Resettlement

6C A2 Small Scale

6D A2 Large Scale

6E A2 Large Scale Commercial

7 CONSERVATION AREA

MAVURADONHA

WILDERNESS

7A Community Wildlife Zone.

7B Dangerous Game Zone.

7C Planes Game and Breeding Zone.

7D Ecotourism Zone

7E Spiritual and Cultural Zone

7F Buffer Zone

7G National Monument place

7H Botanical Reserve

7G Cultural heritage site

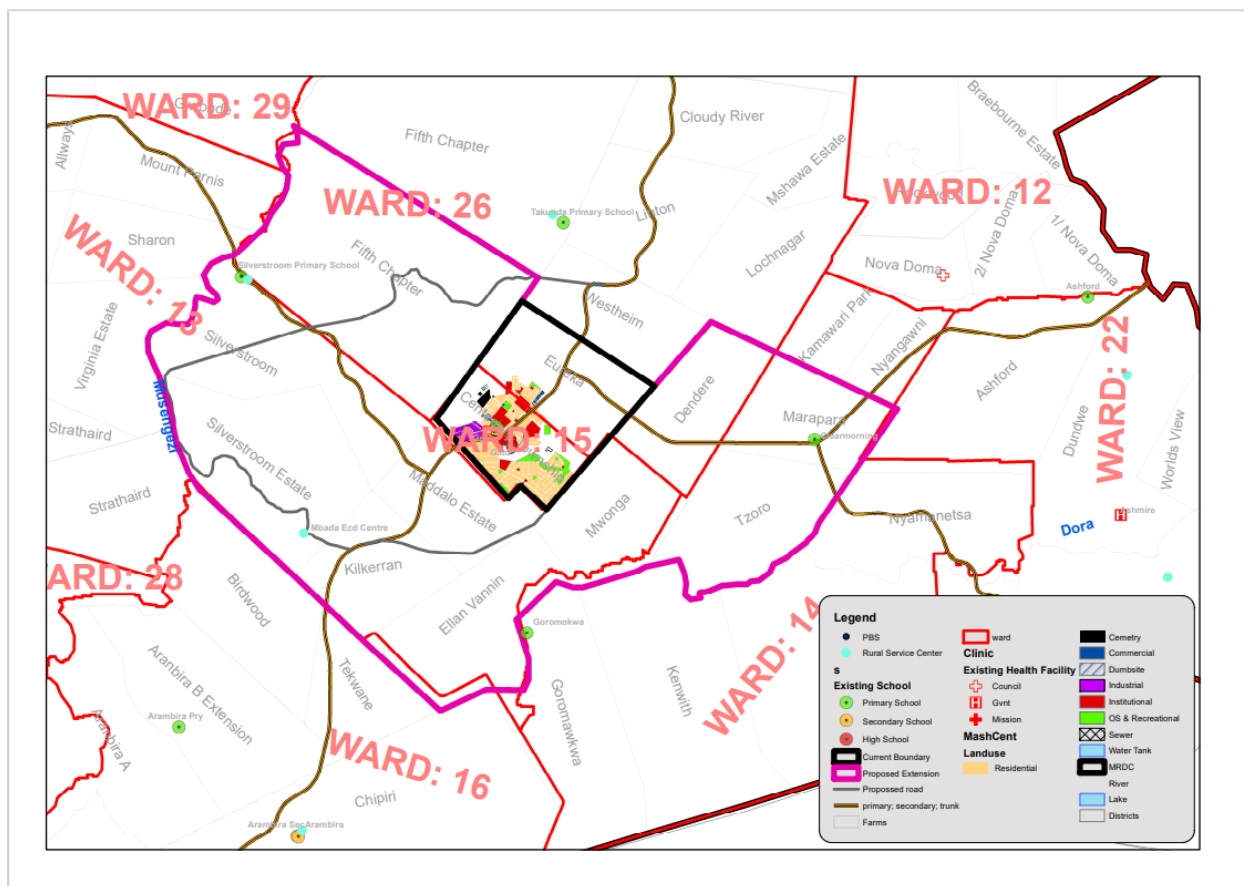
8 NATURAL FEATURES

8A Water bodies,

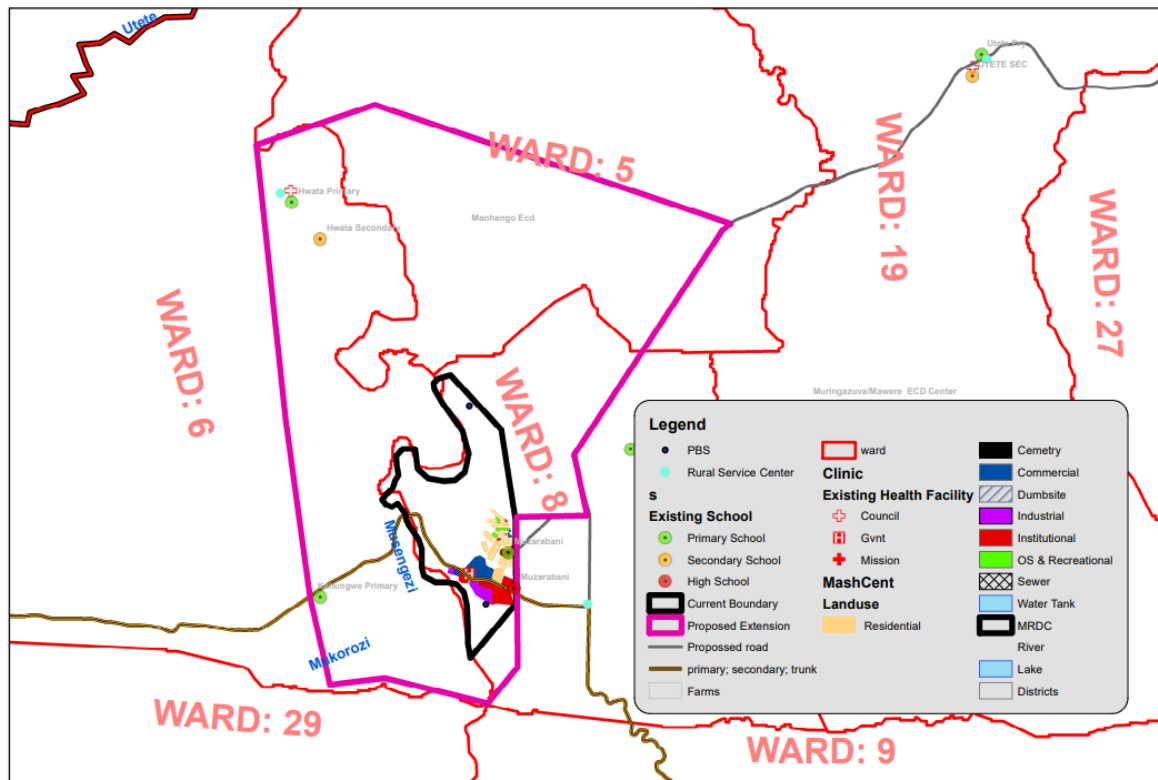
8B Rivers

8C World heritage sites
8D Natural heritage sites
8D1 springs
8D2 wetlands
8D3 gambwes
8D4 falls

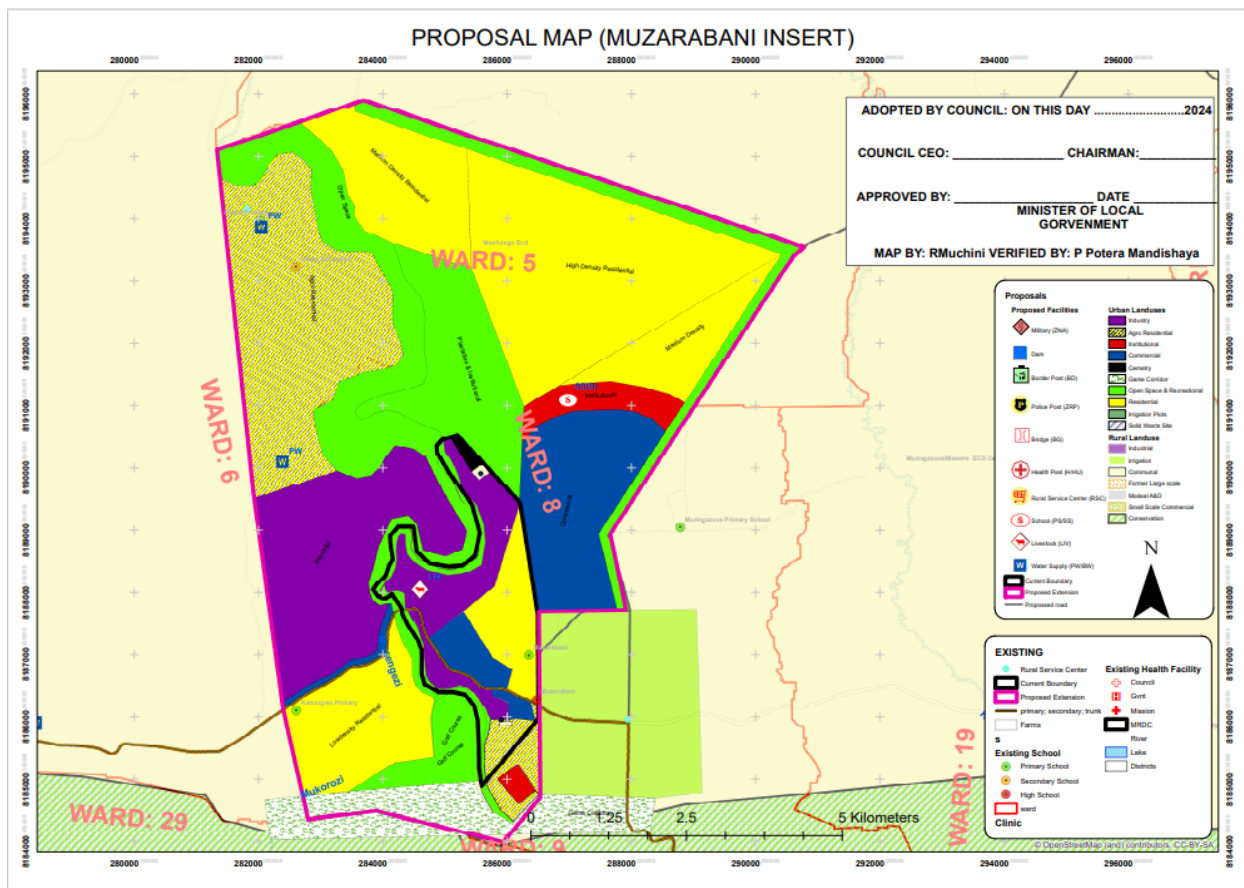
4.10 APPENDIX 3: MUZARABANI DISTRICT PROPOSAL MAPS



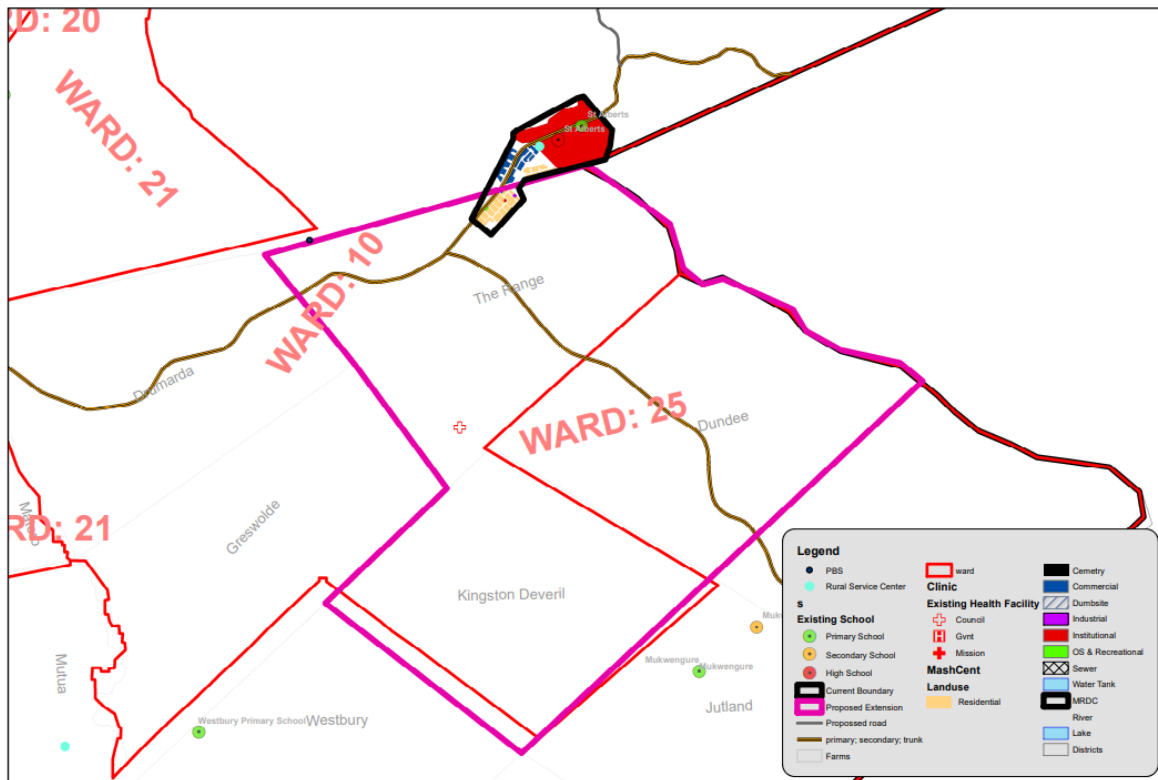
Centenary Proposed Boundary



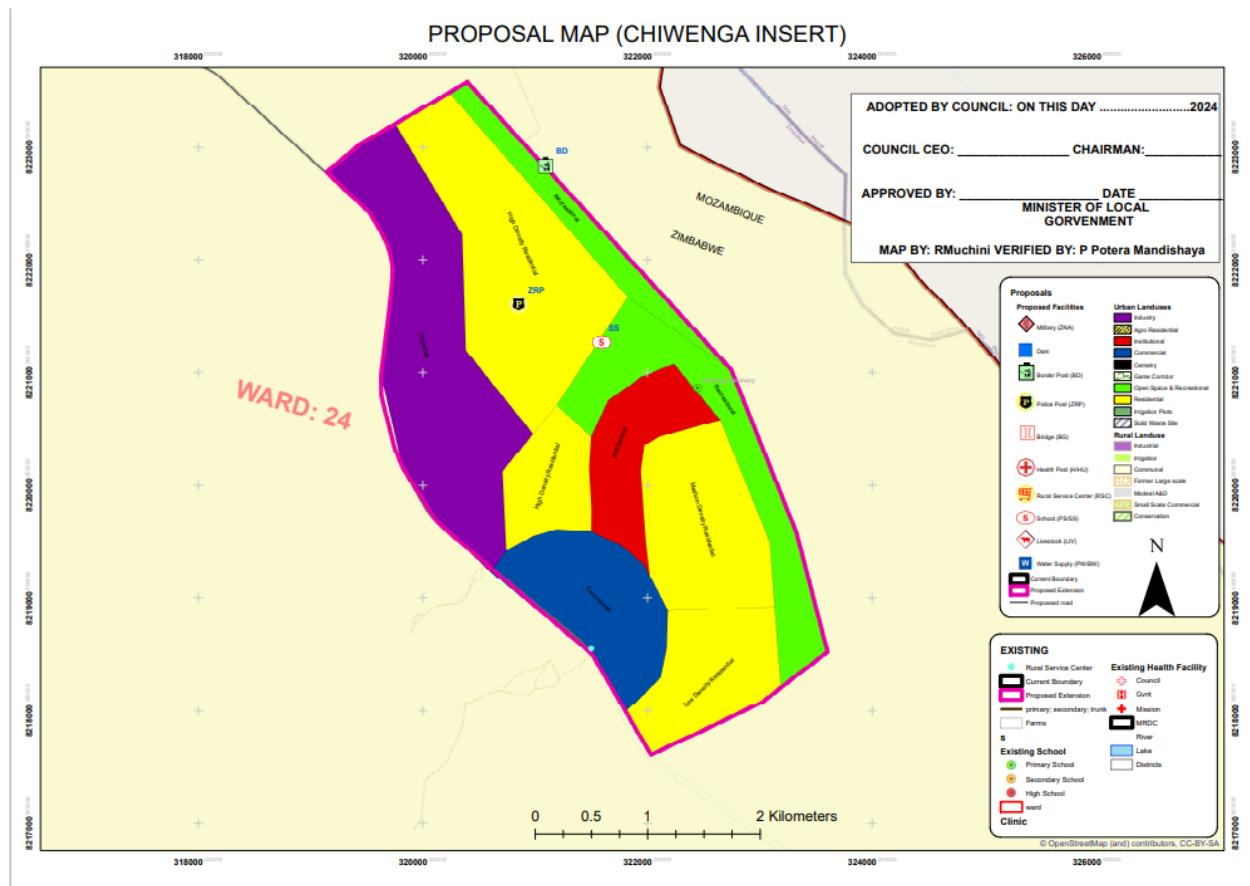
Muzarabani Proposed Boundary



Muzarabani Proposal Map



St Alberts Proposal Boundary



Chiwenga Border Post Proposal Map



Current St Alberts Center. The green boundary showing Proposed new land to be acquired, The Range Farm.

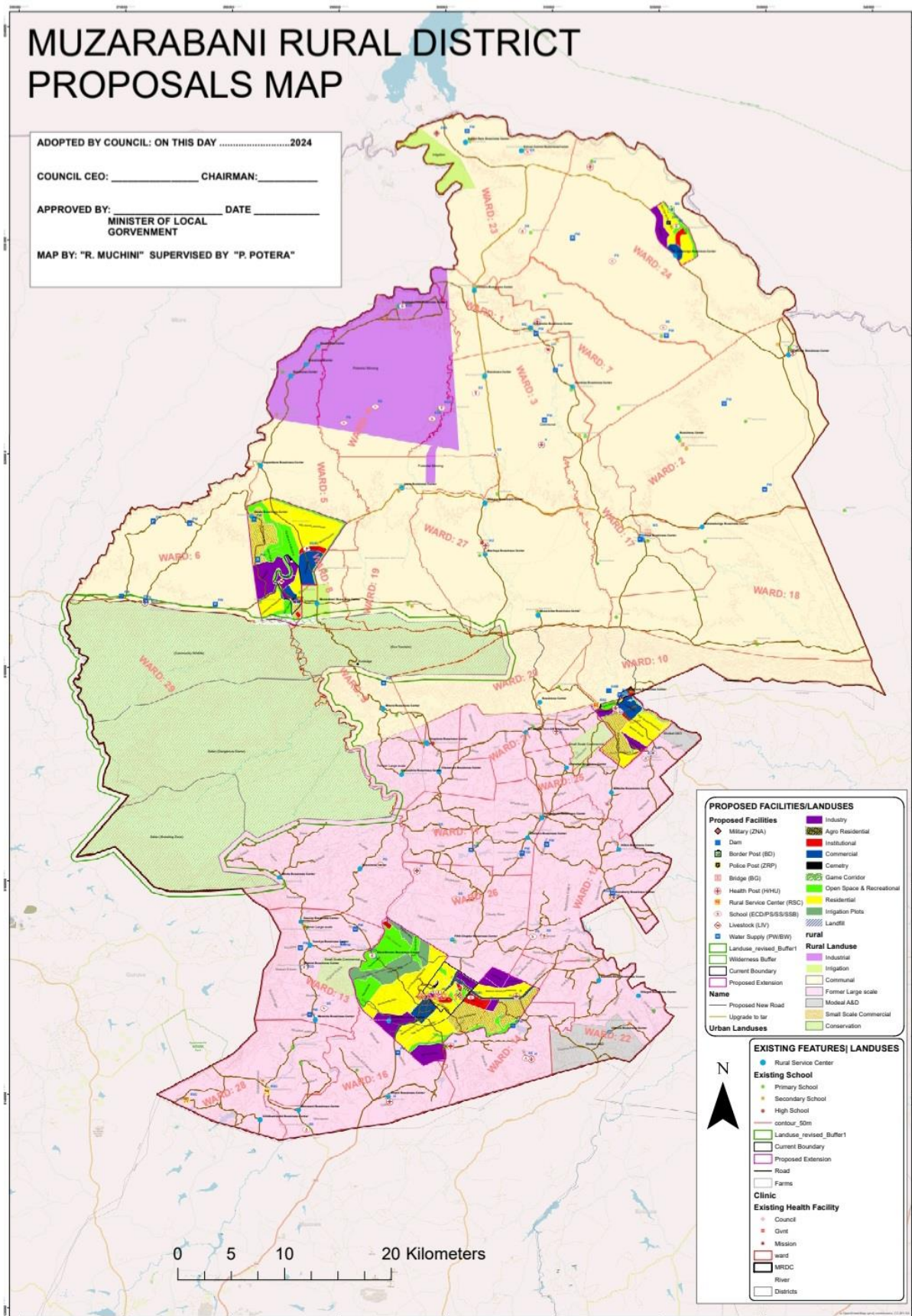
MUZARABANI RURAL DISTRICT PROPOSALS MAP

ADOPTED BY COUNCIL: ON THIS DAY2024

COUNCIL CEO: CHAIRMAN:

APPROVED BY: DATE
MINISTER OF LOCAL
GOVERNMENT

MAP BY: "R. MUCHINI" SUPERVISED BY "P. POTERA"



FIND ATTACHED, THE BIG DISTRICT PROPOSAL MAP

BIG DISTRICT PROPOSAL MAP SHOWING THE FOLLOWING AND ALL OTHER THEMATIC MAPS ON ANNEX

:

- **Centenary Insert**
- **Muzarabani Growth Point Insert**
- **St Alberts Growth Point Insert**
- **Chiwenga Boarder Post Insert**
- **Muzarabani Gas and Oil big claim**
- **Communal Land Use**
- **Resettlement and Commercial Farms Land Use**
- **Proposed sugar Plantation Irrigation**
- **District Roads**
- **Mavhuradonha Wilderness Conservation Area**
- **Business Centres**
- **Wards Boundaries**