

# MUTASA DISTRICT



# MASTERPLAN WRITTEN STATEMENT DRAFT 2024

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Regional, Town and Country Planning Act Chapter 29:12  
Revised Edition 1996

MUTASA RURAL DISTRICT COUNCIL MASTER PLAN

Certified that this is a true copy of the Master plan Adopted by Mutasa Rural District at its meeting held on 20<sup>th</sup> of June 2024

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.....Council Chairperson

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..... Chief Executive Officer

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# 1.0 Introduction

## 1.1 Aims

The aims of the Mutasa District Master Plan are:

- To identify, state and justify, to the district's stakeholders, strategies, policies and general proposals for development and other use of land in the district;
- To create a statutory framework for the preparation of detailed plans at the local level, which in turn provide the necessary guidance for detailed development control, project implementation and coordination.
- To conserve the essential visual and social quality of the district that has evolved over many years.
- To conserve the natural resources of the district for the benefit of the district and the nation as a whole.
- To cater for the existing and emerging range of administrative, commercial, industrial, social and economic needs of this potentially rich district.
- To identify areas and sectors with the greatest potential for economic growth so that investment is directed to these areas and sectors.

- To foster the closely related agricultural potential, forestry potential and the development of wildlife and coordinate these with the requirements of the economic growth of the district.
- To utilize to maximum advantage and efficiency the district's existing and potential wilderness resources.
- To make the best use of the existing and committed physical infrastructure and encourage more investment in infrastructure so as to allow movement both public and private to take place without hindrance and to foster the economic development of the district.

## **1.2 Nature and Content of the Master Plan**

The structure of the Written Statement is guided by the requirements of the statutes, that is, the Regional Town and Country Planning Act [Chapter 29:12] as well as the RGN Regulations 248 (Master and Local Plans) 1977 Regulations. It presents strategic and broad goals and policies that will guide the development and redevelopment of the planning area. Because it is broad and strategic, it does not provide the detail of the matters. The preparation of the Master Plan is in two stages, which are:

- The first stage, termed the Study of the Planning Area, requires the study analysis of existing conditions, the opportunities, potentials and constraints of the planning area in terms of development. It analyses trends and identifies key development issues which the master plan is expected to address. The outcome of this is the Report of Study.
- The second stage, termed the written statement, defines the broad strategy, policies and proposals for Mutasa Rural District, for the planning period that span 15 years. The plan is not static but requires regular monitoring and review during the 15-year planning period. The form of the written statement document is made up of a series of goals and objectives and the strategies needed to achieve the goal and objectives. The key development issues identified in the report of Study are the guiding principles in deriving the goals, objectives and strategies.

### **1.3 Consultation and Local Involvement**

The master plan preparation process was based on the principle of engagement and collaboration following the principle of “planning with the people”. Stakeholder participation was key in the production of both the Report of Study on which the written statement is based. Consultations were made with the residents of Mutasa District, local leadership, business community, informal sector, Mutasa RDC officials, EMA, ZINWA, and other various government departments and institutions. The consultation process involved discussions, in detail, the key development issues notable at village, ward and district level. Validation workshops were conducted to afford the stakeholders chance to suggest amendments so that the Report of Study reflect the true picture of the district. The suggestions were captured in full.

### **1.4 Structure of the Written Statement**

The Written statement is divided in 3 parts

#### **Part 1: Summary of the Study Findings**

This includes this introduction and key development issues arising from the Report of Study which are to be addressed by the written statement.

#### **Part 2: Strategies and Proposals for the Future Development**

This part contains the detailed policies and proposals of the Master Plan which are arranged in the sequences of the goals identified in Part B.

#### **Part 3: Implementation and Monitoring of Master Plan**

This, the final part deals with the issues of implementing and managing development in the district using the strategies and policies of the Master plan. Development control guidelines from an appendix to this part.

## **PART 1: SUMMARY OF ISSUES**

## **2.0 Summary of the Study Findings**

### **2.1 Key Development Issues**

- Mutasa district has a rich agricultural base with great potential for growth. The district produces a variety of crops such as the tea, coffee, bananas and several fruits, offers a range of options for agro-processing activities like food processing, beverage production, milk production and value-added products. Access to local and neighboring Mozambique provides opportunities for selling processed products. This value addition of raw agricultural products potentially creates employment and increase profitability to farmers. The key issue is how to harness this potential for the benefit of the district and nation, at large.
- Both the geology, the resultant landscape and soil, together with climate and vegetation are conducive for both large scale and small-scale agricultural activities. A keyplanning issue is the extent to which small- and large-scale farming can be integrated and complement each other for better productivity.
- Surface and ground water resources have not been fully exploited. The district has considered potential for the harnessing of and utilization of surface and ground water

for irrigation purpose. Full exploitation of this potential will result in increasing food production through irrigation.

- Although a whole range of dam sites have identified, few of these have been successfully harnessed for irrigation purposes. In the communal lands, the need to harness these water resources is now more than urgent in order to increase feed production.
- In terms of the planning area the Osborne dam Master Plan will cover 6 wards in Mutasa District. It is envisaged that the dam will present opportunities in the area of agriculture, tourism and other related industries up the value chain. There is potential for agricultural opportunities in the plan area through irrigation and piped water schemes with water being drawn from the Osborne dam. High economic growth is envisaged to take place as levels of domestic and direct foreign investments increase and new technologies are adapted and acquired especially in light of climate change and the use of ICTs to promote smart settlements and green economies.
- Mutasa has a number of excellent natural and man-made attractions like pungwe river, Osborne dam etc .(See ROS for detailed list of tourist attractions in Mutasa).Whilst tourism has the potential to transform Mutasa, more needs to be done to make tourism a truly sustainable industry that creates wealth, better jobs and further enhances the quality of life in Mutasa
- Mutasa population is increasing considering the last three censuses. Currently it has reached about 197 808 people. The increase in population increases the pressure on infrastructure and social amenities hence the need for proper planning for this and the anticipated growth.
- The population analysis shows that the bulk of the population is made up of young people. Of significance is that there will be enormous pressure on the provision of employment opportunities, housing, health and education facilities and public utilities in Mutasa. There is therefore a need to make provision for the servicing of adequate industrial and residential land and the construction of public buildings and utilities to cope with the current and anticipated population increase.
- Mozambique -Mutasa Boarder influences population movement and economic activities, impacting on infrastructure needs and development strategies for Mutasa

district. Proximity to the boarder can present opportunities for trade and commerce, influencing land use planning, transportation networks and economic development initiatives. Boarder security concerns may need to be addressed in the master plan, potentially affecting infrastructure and land use decisions in areas along the border. Master plan may need to consider opportunities for regional cooperation and coordination with Mozambique on issues such as transportation, environmental management issues and cross boarder development projects.

- Currently there are two aerodromes in the vicinity of Mutasa. The first is an airstrip located at Hauna growth point and the second is yet to be developed in ward 23 which is approximately 40 km from Mutasa DC.
- While every ward at least has a school and a clinic, there is a generally acceptance position from the council and Ministry of primary and secondary education that the service delivery standards as stipulated in WHO in terms of access to water, health and education fails to meet minimum acceptable service delivery standards.
- There is need for council to consider the establishment of skills training centers in order to equip secondary school leavers with the requisite skills for self-employment or employment in existing industries and commerce.
- There are people in the communal and resettlement areas who have difficulties in accessing health facilities. These need to be prioritized in this plan
- Houses in communal areas are largely made up of traditional building materials with a limited life span. The plan should come up with measures to encourage people in communal areas to build housing structures that are durable. The model house designed by the ministry of local government, public works and National Housing for new resettlements areas should be encouraged.
- Some rural service centers have not achieved significant growth due to various reasons including the lack of notable economic base and key infrastructure such as electricity and transportation. This plan should recognize the rural service centers as the drivers of the local economic growth to which key infrastructural investment must be directed.
- The dissemination of agricultural innovations and new technology needs to be expedited in both communal and resettlement areas. The efforts of AGRITEX and NGOs needs to be coordinated at local level.

- There state of transport infrastructure is not satisfactory considering the growth potential of the district. Hence, In the Infrastructure of Mutasa District is behind in terms of roads and telecommunications (boosters) infrastructure, with many inward roads not in good trafficable state, despite these being used to access timber, tourist attraction areas, agricultural produce by heavy vehicles. There are also low water reservoir capacities due to siltation. Coming in of the airport will bring a lot of infrastructure that benefits the district and as well bring linkages to tourism which enhances the local economy
- Although ZESA has both long and short plans for providing electricity in the district, conventional electricity supplied by ZESA is expensive for poor inhabitants of communal areas. The master plan should consider sustainable sources of energy and power for the district.
- Mutasa District has potential for mining of various mineral resources such as gold, lithium, granite (potential for quarry stones) gemstone which are very important minerals which can generate the much-needed forex in the economy.
- Wetland resources in Mutasa are under threat from human activities including open grazing, agriculture and housing. Measures should be taken to protect these hydrological endowments

## **2.2 Key Development Principles and Commitments**

The main principles and commitments embodied in this Master plan are:

- All developments should be located and designed to enable sustainable use of the district resources in the supply of water, energy, minerals, timber and food, and effective management of waste, the promotion of renewable energy resources and assist the reduction of pollution of air, land and water.
- All development must aim for social progress which recognizes the needs of everyone in the district.
- All developments must aim at the maintenance of high and stable levels of high

economic and employment in the district.

- All development must respect the environmental limits of the district.

- All developments must aim at meeting people’s social needs, promoting better health and housing, and access to services and recreation.
- All developments must aim at addressing the problem of poverty and social exclusion in disadvantaged communities.
- Development in the communal and settlements areas be sustained through economic diversification which takes account of and respect for the character of the different parts of the district and which enables sustainable agriculture and forestry.
- The transport infrastructure investments should be developed such that they support the spatial strategy of maintaining the existing network, enhancing access as part of a more coordinated form of development, overcoming bottlenecks and supporting higher capacity and less polluting modes of transport.
- Access to jobs, services, leisure and cultural facilities should be less dependent on longer distance movements and therefore should be increased.
- Economic opportunities should be increased by giving priorities to positive investments strategies, which aim at improving the productive performance of poorer areas in the district.
- The overall patterns of service provision should be less dispersed with more sustainable patterns of activities allowing home, work, leisure, green spaces, cultural facilities and community services to be in close proximity.
- Major new development should normally be preceded by detailed studies to establish both social and economic and environmental viability.

## **PART 2: STRATEGIES AND PROPOSALS FOR THE FUTURE DEVELOPMENT**

# **Goals, Strategic Commitments, Policies and Proposal: Delivering the Strategy**

## **Goal 1: Physical Infrastructure**

To provide smart, adequate and appropriate socio-economic infrastructure to meet the district's needs and ensure equitable access to the basic infrastructure and services by all residents of the district.

### **Explanation**

The supply, improvement and development of physical infrastructure should be carried in a manner that is sustainable. Amenities and infrastructure such as roads, street lighting, bridges, water, waste, energy, postal and telecommunications are critical for the economic wellbeing of the people of Mutasa District. A greater part of the Mutasa District is heavily marginalized in terms of the provision, supply and development of the above mentioned infrastructure and amenities. The local Authority must thrive to ensure that deprivation and access to infrastructure is improved to enable full realization of the district economic and social potential, thereby raising the living standards of the people.

### **Strategic Commitment**

In Mutasa, roads and road transport systems play a pivotal and dominant role in growing the economy. A concerted effort to further spread the road network, increase its density, and upgrade the existing network as well as to maintain it at a high standard, will result in sustainable economic growth of the district. The same effort applies to the supply, availability and distribution of energy, information telecommunication technologies and the management of waste. Smart Provision of ancillary facilities and amenities to the above-mentioned infrastructure is critical.

Transport infrastructure

## **Policy I**

Upgrade and improve the rural road network so as to promote mobility and accessibility in all the parts of the District

### **Proposal 1**

Optimize the use of services of the Devolution and Rural Road Funds to open up new areas and upgrade existing roads.

### **Proposal 2**

Surface and or re-surface all the main roads in the communal and resettlement areas, in particular those utilised by public transport, so that they are trafficable throughout the year. Priority roads include:

### **Proposal 3**

Provide road and traffic signs on all the roads following the SADC approved traffic signs to improve safety on the roads

### **Proposal 4**

Upgrade and site road-side support infrastructure such as service stations, bus terminus and bus stops, especially in areas along major transport nodes and business centres.

### **Proposal 5**

Develop an integrated bridge upgrade and rehabilitation programme to improve accessibility to key institutions and farming communities of the district.

## **Water supply infrastructure**

### **Policy 2**

Provide adequate clean and safe water for domestic use in the district

### **Proposal 1**

Repair and rehabilitate all the non-functional boreholes in the District

### **Proposal 2**

Drill and maintain at least two functional boreholes per village

### **Proposal 3**

Upgrade and expand the water reticulation systems to cover all the areas in the urbanized nodes of the district

### **Policy 3**

Promote sustainable access and utilization of water resources for agricultural purposes in the district

### **Proposal 1**

Identify, design and construct new water supply infrastructure, such as dams for irrigation purposes, in easily accessible areas to climate-proof agricultural productivity in the District.

### **Proposal 2**

Introduce techniques which improve water efficiency and minimize adverse impacts of irrigation on water resources of the district.

## **Sewer Management Infrastructure**

### **Policy 4**

Provide and or upgrade the necessary sewer management systems in both communal and urban areas of the planning area

### **Proposal 1**

Construct and upgrade or maintain the sewer reticulation systems in the urban nodes of the District in line with the anticipated population growth in these centres

### **Proposal 2**

Ensure that each household in the communal areas has access to a proper Blair toilet for safe handling of human waste

## **Energy Supply**

### **Policy 5**

Prioritize energy conservation and maximize the use of alternative forms of energy, in particular, renewable energy sources such as solar.

#### **Proposal 1**

Provide sites for solar farms to augment electricity supplies and promoting clean energy in the district.

#### **Proposal 2**

Promote alternative sources of cooking/heating energy to reduce dependency on wood as a source of energy

## **Communication Infrastructure**

### **Policy 6**

Improve the telecommunications infrastructure in the District so as to enhance the prospects of education, agriculture and tourism. This policy aims at ensuring that the district is connected nationally and globally as this enhances opportunities.

#### **Proposal 1**

Ensure that every Rural Service Centre has an Information Communication Centre and a Public Library.

#### **Proposal 2**

Modernise, improve and or construct additional telecommunication base stations in the District.

#### **Proposal 3**

Improve digital literacy through provision of training and resources to bridge the digital divide between the rural and urban residents.

## **Goal 2: Public Participation**

To ensure that adequate and timely information is provided to the residents and other stakeholders in the District and that they are given sufficient opportunity to voice their opinions and concerns about development in the district.

### **Explanation**

The district public and other stakeholders were involved through their representatives in the preparation of this master plan. This goal is important in emphasizing and reinforcing the need for public involvement in the preparation, implementation, monitoring and review of the master plan. The goal ensures continued participation by the public and other stakeholders in decisions about specific actions, plans and programmes in the master plan area because these actions affect the public directly.

### **Strategic Commitment**

This strategy puts the people of the district at the centre of all development in the district. Everyone who lives, works in or is a stakeholder in anyway has a stake in the way the master plan will be implemented. Council must therefore ensure that continuous consultation focusing on the strategic elements of this plan. Issues such as land, health, employment, housing, transport, communication, natural resources, as well as the administration and management of public affairs should be subject of public consultation and debate.

## **Policy 1**

Implement effective public participation in the management and execution of council programs.

### **Proposal 1**

Include the public in all council programs from inception, including on landuse regulation and review process.

## **Proposal 2**

Continuously engage the public on key strategic elements of the master plan.

## **Proposal 3**

Foster openness to ensure transparency to promote participation by the local people.

## **Proposal 4**

Provide periodic feedbacks to appraise the stakeholders of progress being made or obstacles that are hindering the smooth implementation of the plan

## **Goal 3: Management**

To promote the development of an efficient, effective and transparent management capable of thinking strategically and with adequate resources to meet the development challenges of the district.

### **Explanation**

This master planning is the starting point for a continuous process of planning and management both of which are critical for implementation. The above goal seeks to provide a framework aimed at ensuring that important resources are available in the district. These resources will be crucial in determining the extent to which council will be able to meet the district's other development goals in view of the fact that it will be required to pay attention to a wide range of issues such as managing and guiding the economic growth of the district, its social development as well as its revenue and the council's goals will consider the master plan proposal useless.

### **Strategic Commitment**

The challenges that council will face during the plan period are considerable and the policies of the plan can only be achieved through the effective involvement of the local community as the major stakeholders and others. To secure such arrangement, the council must commit itself to operating in a strategic, transparent and accountable manner, enhance its management and planning

capacity, increase its financial resources and facilitate public participation.

## **Policy 1**

Create and promote a democratic, people-oriented council that operates in a strategic, transparent and accountable manner

### **Proposal 1**

Capacitate the senior officers of the Local Authority and councilors in strategic corporate planning.

### **Proposal 2**

Use the Master plan as the basis for long term strategic planning for the district.

### **Proposal 3**

Prepare 3-year rolling corporate plans to guide spending priorities and action programmes.

### **Proposal 4**

Create a mechanism for the public to participate in the implementation of the master plan.

### **Proposal 5**

Create a master plan monitoring and evaluation team to monitor the implementation progress of the Master Plan.

### **Proposal 6**

Create an appropriately manned one stop shop for speedy processing of issues contained in the master plan and any strategic plan prepared for the district.

## **Policy 2**

Strengthen the administrative, technical and professional skills of the Local Authority so as to manage projects arising from the master plan implementation

### **Proposal 1**

Give priority to staff development so as to make sure the staff is equipped to deal with and manage the development process.

### **Policy 3**

Broaden Council financial base so as to generate enough revenue to meet capital and recurrent expenditure arising from the master plan proposals

### **Proposal 1**

Take measures to improve debt collection system so as to improve its cash flow

### **Proposal 2**

Review local taxes fees and licenses to bring them in line with inflation as well as identifying new sources of revenue after monitoring revenue collection levels.

### **Proposal 3**

Expand existing projects and also open new ones where appropriate to improve the revenue base.

### **Proposal 4**

Attract investment through the provision of incentives and sound physical infrastructure

### **Policy 4**

Ensure that available resources are used efficiently and imaginatively

### **Proposal 1**

Seek to improve departmental expenditure controls by making sure that spending departments operate in a corporate manner.

### **Proposal 2**

Introduce and encourage in service training in order to improve performance.

### **Proposal 3**

Instil strict financial discipline through regular and careful monitoring of departmental spending by the councils Chief Executive.

## **GOAL 5: FINANCE AND ADMINISTRATION**

### **Proposal 1**

Each local authority shall have a functional spatial planning and land department as stipulated by the Call to Action

### **Proposal 2**

To enhance the technical expertise of the local authority

## **Goal 5: Population**

Adopt the national trend which shows high population growth and an increasingly urban future.

### **Explanation**

The goal emanates from the realization that the population of the district is growing and most of the population is youthful. This then points to the need to consider and prioritize the needs of this young and growing population. The population of Zimbabwe and that of Mutasa District is shifting to urban areas. The plan must therefore anticipate increased movement of people into the urban nodes in the planning area. The structure of the population requires that there are policies and proposals to generate employment for the increasing demand of the young people in the planning area.

### **Strategic Commitment**

The plan commits to have initiatives around employment creation, infrastructure upgrading and enhancing opportunities for the young and growing population of Mutasa District. The master plan must ensure services, that support population growth, are sufficiently provided with employment creation integrated in all the developments. There are many unemployed people in the productive

age groups in the District. This plan must identify and target areas in which employment can be generated. This plan seeks to make innovative proposals to enhance the livelihoods and opportunities of Mutasa residents.

## **Policy 1**

Plan for population growth in line with regional and national trends.

### **Proposal 1**

Expand facilities for children and the youth in line with the age distribution of the population.

### **Proposal 2**

Ensure that all layouts for residential development have land use categories that create employment opportunities.

## **Goal 6: Environment**

To ensure protection of the environment and prudent use of natural resources in the district.

### **Explanation**

The district's environment is fragile and subject to soil erosion and deforestation caused by clearing land for cultivation and firewood. Uncontrolled fires are major threats to the environment, particularly in the communal lands. Wetland resources in Mutasa are disappearing, fragmenting as well as degrading mainly due to various human activities including open grazing, agriculture, sand mining and deforestation. There is need to protect these hydrological endowments.

### **Strategic Commitment**

A high-quality environment is essential for the prosperity of the district. Effective protection and prudent use of natural resources are fundamental aspects of the district. This goal encourages commitment to planning that cares for natural environment

## **Policy 1**

Adopt measures to protect the existing dams and rivers within the planning area.

### **Proposal 1**

Impose 100m buffers around all dams and 50m buffers adjacent to rivers to avoid pollution, siltation, and general degradation

### **Proposal 2**

Carefully plan for all areas around and near dams to ensure only sustainable development occurs in those areas.

### **Proposal 3**

Impose 50m buffers on all ecologically sensitive areas, including wetlands, to avoid degradation

## **Policy 2**

Improve solid waste management to curb pollution

### **Proposal 1**

Identify and build landfills for proper refuse management in the urban nodes in the planning area, including for Hauna Growth point, Tsvingwe, Manica bridge, Watsomba, Penhalonga etc. The site should be adequate to host waste recycling industrial activities.

### **Proposal 2**

Introduce sustainable waste management that incorporate new strategies such as reduction, reuse, and recycling.

## **Policy 3**

Protect remaining vegetation and restore lost vegetation

### **Proposal 1**

Create land uses that protect remaining areas with vegetation, particularly indigenous vegetation.

### **Proposal 2**

Impose buffer zones in areas of outstanding natural beauty.

### **Proposal 3**

Identify and rehabilitate (afforestation) areas that have been deforested so as to recover and reclaim lost forests.

### **Policy 4**

Enforce sustainable development principles when developing the district

### **Proposal 1**

Subject all developments to environmental impact assessments in line with sustainability principles and the environmental laws.

### **Proposal 2**

Impose buffers on all ecologically sensitive areas, including wetlands, to avoid degradation

### **Proposal 3**

Prepare detailed concept plans that show how the local authority will manage land use around ecologically sensitive areas. Where concept plans have been prepared, they will show the detailed land uses.

### **Policy 5**

Preserve the land quality in the district as it is an important asset for all the land uses in the district. The valuable characteristics of the land should be protected against erosion, encroachment by unauthorized occupation and cultivation and deforestation.

### **Proposal 1**

Restore mined land to its original state or a suitable alternative

### **Proposal 2**

Proper disposal of mining waste and hazardous materials

### **Proposal 3**

Protect and restore habitats and ecosystems affected by mining activities

### **Proposal 4**

Clean up contaminated sites and restore ecosystems

### **Proposal 5**

Enforce sustainable farming measures to protect valuable agricultural land.

### **Proposal 6**

Restrict urban development to be within the demarcated urbanised zones to avoid unnecessary encroachment into the countryside agricultural holdings.

## **Goal 7: Social protection**

### **Policy**

Women empowerment and ending Gender Based Violence

### **Proposal 1**

Awareness campaigns

## **Proposal 2**

Capacity building of Communities and Community leaders i.e village heads, headman ( traditional leader) etc

## **Proposal 3**

Strengthening Service provision for GBV survivors

## **Proposal 4**

Creation of budget votes and guaranteed income for GBV services

## **Proposal 5**

Mainstreaming gender in all council programmes

## **Proposal 6**

Displaying of messages through media that discourages GBV

## **Goal 8: Land**

To promote optimum and sustainable use of land in the district.

### **Explanation**

Access to land is strategic prerequisite for the improvement of the standard of living in the district. The available land should be used optimally to derive maximum benefits in enhanced access to land for the ordinal communal land people who have for many years been making out a living in overcrowded lands. Redistribution of land brought about by the land reform not only leads to equitable distribution of available land in the district but also will result in the breaking up of vicious circle of poverty characteristics of the communal lands. While it is not possible to achieve absolute equity in land distribution, current efforts should nevertheless result in a more acceptable land distribution pattern. The goal thus addresses the issue of reform and equitable distribution of the resource- land.

### **Strategic commitment 5**

There are four types of uses in Mutasa District including agriculture, commercial, industrial and recreational. There are three types of agricultural land use in the district commercial, resettlement and communal agricultural land use. All three have district difference in terms of level of production and management. Commercial agriculture tends to be large scale, highly mechanized and capitalized and is market orientated. Resettlement agriculture now appears in two parts i.e., traditional resettlement and fast track resettlement; a third component is the 2A model of commercial farming. Communal agriculture is characterized by low productivity,

undercapitalization and largely for family consumption as emphasis is on food crops. The vision for the district is to improve the quality of life in the above urban areas through the creation of a quality of life that makes urban living desirable. That quality of life can come about through ensuring that the economy, society and environment develop in harmony by making better use of land and energy and increasing the sense of community in these urban centres. Development should therefore be carefully located and designed to make better use of land and create a cohesive urban environment with adequate infrastructure.

## **Policy 1**

Maximize use of land in the district by permitting a harmonious mix of technically feasible land uses to improve productivity and livelihoods in the district

### **Proposals 1**

Reduce large land holdings in the commercial sector to manageable sizes to ensure full utilization of all available land.

### **Proposal 2**

Diversify land usage in accordance with market dictates and national priorities.

### **Proposal 3**

Support the resettlement areas to be more productive through the introduction of mechanization and capitalization of agricultural operations.

### **Proposal 4**

Provide appropriate extension and marketing services to support increased production

### **Proposal 5**

Plan communal lands and increase extension and marketing services in order to improve agricultural production and land use.

## **Policy 2**

The existing underdeveloped industrial, commercial and residential stands in Mutasa must be developed first before new land is acquired for development.

### **Proposal 1**

Ensure that all vacant industrial, commercial and residential stands are fully developed before new land is brought under development.

### **Proposal 2**

Carry out feasibility studies, including for infrastructure development, on land to determine its suitability for any type of development especially for housing.

### **Proposal 3**

Infrastructure planning and development is done well in advance of occupation.

## **Goal 9: Agriculture**

To promote the optimum exploitation of the district's agricultural potential for the benefit of the district and the nation.

### **Explanation**

Agriculture is the dominant land use in the district. The district has vast arable land which is suitable for both crop production, animal husbandry, Banana and timber plantations. Mutasa district is an agro-based economy with Villagers practice semi-commercial agriculture. Villages raise cattle, goats and chickens. They grow maize, groundnuts, sugarcane etc. and have plantations for fruit trees in the fields. Some of the villages are small landholder growers of coffee, tea and banana plantations. Large scale commercial plantations produce timber, coffee and tea estates. Mutasa is well endowed with commercial forests of pine, wattle and increasingly gum tree plantations. A1 farmers in resettlement areas through the help of Agritex officer are growing crops such as tobacco, potatoes, other hot cultural produce for the commercial market. On the other hand, they will still practice peasant farming in crops

such as maize for self-consumption. Strategies to increase production should center on mechanisms for increasing production in the communal areas while also addressing the issue of diversification and a shift to small grain production in the district.

### **Strategic Commitment**

Strengthening the agricultural base will involve intensive use of the available arable land, the adoption of new farming techniques, the injection of new technologies and introduction of new initiatives such as irrigation. In the communal areas, council will support establishment of irrigation schemes, adoption of soil protection measures and the new initiatives in agricultural input and supplies and marketing. On the livestock side improvements in breeds can go a long way to improve the communal herd.

### **Policy 1**

To widen and strengthen the agricultural base in the communal and irrigation areas so as to create strong sustainable agriculture in the district.

#### **Proposal 1**

Support sustainable agricultural practices, such as agroforestry, organic farming, and soil conservation techniques.

#### **Proposal 2**

Promote irrigation schemes in the planning area. The Local Authority, in partnership with Ministry of Lands to conduct detailed studies on possible sites to develop irrigation schemes across the District.

#### **Proposal 3**

Invest in climate smart agriculture practices that will enhance sustainable agricultural production, conserving soil, water at the same combating climate change.

#### **Proposal 4**

Create strategic seed-banks in farming areas which will help to keep and preserve Gem-plasma of indigenous / traditional crops and varieties which are becoming extinct.

#### **Proposal 5**

Provide adequate agricultural extension services to farmers.

#### **Proposal 6**

Establish agricultural cooperatives to enhance economies of scale and improved access to market

#### **Proposal 7**

Promote agricultural produce value addition in the district.

#### **Proposal 8**

Develop centralized markets for agricultural produce in urban nodes to improve profitability such as Banana and timber processing facilities help farmers in terms of reducing transport costs and also promote banana and timber production within the district and neighboring districts.

#### **Proposal 9**

Ensure that relevant education training for the various groups of farmers is available and easily accessible to all farmers in the district

#### **Policy 2**

Maximize on the available potential of livestock production in Mutasa District

#### **Proposal 1**

Provide adequate and appropriate veterinary services to support livestock production across the district

#### **Proposal 2**

Construct additional dip tanks in the communal lands to reduce distance travelled by the villagers

### **Proposal 3**

Provide land and support the development of breeding centres and livestock sales pens in accessible locations of the district

## **Goal 10: Settlements**

To develop the district and rural service centres to be progressive urban hubs.

### **Explanation**

In the district, Hauna, Tsvingwe, Penhalonga, Watsomba and Mutasa service centre have significantly grown into recognized growth nodes while other centers are struggling to take off. There is need to grow various controlled centers into viable urban nodes and develop other centers into controlled centers in line with the urbanization strategy. Most of the centers are devoid of supportive infrastructure to cater for the commercial, residential and industrial uses.

### **Strategic Commitment**

Urban centres, the district and rural service centres shall be the prime focus for all new, investment and development. The investment by the Rural District Council in industry, commerce and housing shall be directed to these centres. The criteria for directing investment to a centre shall be determined by the existing and potential infrastructure and resources.

## **Policy 1**

Improve the quality of life in the urban nodes of the District so that they become sustainable places to live, work and do business.

### **Proposal 1**

Carry out capacity studies for each centre and thereafter set out an overall development programme which reflects a vision developed in consultation with local communities.

### **Proposal 2**

Provide, for all, access to safe, affordable and sufficient public utilities, social and commercial facilities

### **Proposal 3**

Utilize opportunities for agro-industrial growth that may ensue from activities in the agricultural hinterland of each centre to improve livelihoods in the urban nodes

### **Proposal 4**

Encourage investment in job creating entities such as mining, plantations and estates.

## **Policy 2**

Reduce the population living in informal settlements in line with Sustainable Development Goal (SDG) 11

### **Proposal 1**

Regularize all the informal developments around and in the urban nodes of the District in line with the Zimbabwe National Human Settlements Policy

### **Proposal 2**

Harmonize land management and administration of the Local Authority and that of the Traditional Leaders to achieve sustainable development

## **Goal 11: Sustainable Urbanization**

To prepare a statutory planning framework for the urbanized centers of the District so as to control development as well as support detailed planning in these centers

### **Explanation**

This goal is considered in the context of the growing economic activities in the urban nodes of the district. It is understood that economic, social, and environmental issues are inextricably linked and hence need to be managed carefully. The masterplan therefore provides for the preparation of a detailed planning framework that seeks to achieve sustainable development in the urban nodes of the district. The planning framework shall provide guidelines for development in ways that

reduce imbalances in growth in terms of economic, social and environmental issues in the district.

### **Strategic Commitment**

This strategy emphasizes the need to integrate spatial development and the management of resources in a way that achieves balanced and sustainable development. The strategy sees improvement in quality life as an outcome of the harmony between the economy, society and the environment. It also aims to achieve equitable development in both urban and rural land of the district. Existing and additional infrastructure should be upgraded and developed respectively as a base for the economic and social development of the district.

### **Policy 1**

Providing a statutory planning framework for the urbanized centers of the District so as to control development

#### **Proposal 1**

Prepare Local Development Plan for the growing urban nodes in the district, including Hauna Growth point Centre.

#### **Proposal 2**

Demarcate, through land survey, the business centers, rural and district service centers in the District.

#### **Proposal 3**

Prepare concept plans for the business centers, rural and district service centers in the District covering 2km radius for rural and district service centers in order to control development.

### **Policy 2**

Urban areas should be prime foci for new development and for redevelopment.

#### **Proposals 1**

Develop the urban centres consistent with the overall urban strategy and sustainable development

## **Proposal 2**

Direct investment to the urbanized nodes of the district so as to grow this center

## **Proposal 3**

Restrict development in the urbanized zones to avoid unnecessary encroachment into country side agricultural holdings.

## **Proposal 4**

Provide for a mix of appropriate social, economic, employment and recreational facilities in the urban centres of the District

## **Policy 3**

Promote a multi-purpose rural economy where investment is encouraged while maintaining the quality and character of the rural environment.

## **Proposals 1**

Encourage investment, through incentives, in rural service centres and selected business centres so as to diversify livelihoods in the District.

## **Proposal 2**

Support initiatives which add value to agricultural produce from the farms and communal lands

## **Proposal 3**

Safeguard the setting and character of the countryside through preservation of sacred places including heritage sites such as Matumba 6 in the district

## **Proposal 4**

Ensure that employment, services and facilities are located in easily accessible locations of the district

### **Proposal 5**

Encourage mixed use developments at rural service centres to maximize usage and minimize costs.

### **Proposal 6**

Provide land for a police post at each Rural Service Centre as a measure to improve crime surveillance and prevention.

## **Goal 12: Housing and Social Infrastructure**

To provide adequate and appropriate social infrastructure giving priority to the disadvantaged areas of the district to meet the needs of the district.

### **Explanation**

This goal addresses issues in housing, education, health and community services. This master plan has to make the provision to meet these social and economic needs of the district. The master plan has to take cognizance of the ability of the people in the district to meet the costs of providing the required social infrastructure.

### **Strategic commitment**

The distribution of social infrastructure in the district is uneven, with more infrastructure in urban areas. The communal lands remain disadvantaged. To improve social infrastructure provision, the council will endeavour to provide appropriate housing, education and health facilities together with the community facilities to cater for various needs of the different communities in the district.

## **Housing Policy 1**

Mobilize resources for affordable decent housing in urban nodes of the District

### **Proposal 1**

Maximise use of land in the existing low-density residential areas by permitting a harmonious mix

of technically feasible smaller subdivisions to enable the development of all types of residential layouts and housing types without devaluing the environment.

### **Proposal 2**

Provide for agriculturally productive smallholdings (agro-residential) within and at the periphery of all urban areas especially on the land earmarked for future urban development (see Landuse Proposals Map). Liaise with Agritex to obtain definition of viable sizes of plots for various levels of agricultural use.

### **Proposal 3**

Ensure all housing developments have access to water and sewer reticulation, and surfaced roads before occupation.

## **Policy 2**

Adopt and encourage construction of durable houses in the communal areas.

### **Proposal 1**

Encourage, in the communal lands, the implementation of the model houses being promoted by the government through the Ministry of Local Government and Public Works.

## **Education**

### **Policy 3**

Ensure that the district has adequate and appropriate educational and training facilities to meet the needs of the community in the planning period.

### **Proposal 1**

In urban nodes of the district, ensure that land for schools, crèches and clinics are provided for during layout design stage

### **Proposal 2**

Establish a pre-school in each village in compliance with the Zimbabwe Early Learning Policy.

### **Proposal 3**

Provide more primary schools in every ward of the district so as to reduce walking distances to access these facilities to 3km.

### **Proposal 4**

Construct more secondary education facilities in all the wards of the district to reduce walking distances to access these facilities to 5km.

### **Proposal 5**

Provide land for a university in an easily accessible location of the district, preferably in the established urban nodes.

### **Proposal 6**

Provide land for Vocational Training Centres in every ward of the district so as to provide skills in appropriate areas

### **Proposal 7**

Construct Special Education Centres in the district to cater for people with special needs i.e. people living with disabilities

### **Proposal 8**

Ensure that adequate furniture, books and other materials are provided in all primary and secondary schools.

### **Proposal 9**

Electrify all rural schools and equip them with Information, Communication and Technology (ICT).

## **Health Policy 4**

Provide appropriate, affordable and adequate health facilities and services accessible by people of all abilities in the District

### **Proposal 1**

Upgrade the existing clinics to provide a wider range of health services, including maternal health services.

### **Proposal 2**

Construct additional clinics in every ward of the District so as to reduce distances travelled by people to access primary health care .

### **Proposal 3**

Increase the number of beds in all the existing health facilities in the district.

### **Proposal 4**

Encourage private sector participation in the provision of health facilities, especially in urban nodes where demand is highest.

### **Proposal 5**

Equip the health facilities with sufficient and modern equipment, staff and drugs.

### **Proposal 6**

Give priority to environmental health care such as the protection of drinking water sources i.e. boreholes and shallow wells.

## **Community and Recreational Facilities Policy 4**

Provide adequate recreational facilities including sporting and entertainment centres in the district.

### **Proposal 1**

Ensure that land is set aside for multi-purpose community halls at all rural service centres and selected business centres in the District.

### **Proposal 2**

Ensure that land is allocated and set aside for sporting disciplines such as soccer, netball, athletics and other sports at all rural service centres to serve local communities.

### **Proposal 3**

Provide activity centres for people living with disabilities at selected and convenient centres throughout the district.

### **Proposal 4**

Provide for public libraries at accessible centres in the district.

### **Proposal 5**

Establish youth centres and women's club centres at selected rural service centres

### **Proposal 6**

Provide land for cemeteries in every village and in the urbanised nodes of the District

## **Cultural and Heritage Sites**

### **Policy 5**

Protect and maintain all the sites with cultural and or historical significance in the District

### **Proposal 1**

Identify and register, with the Department of Museum and Monument, all the sacred places in the District for support and enhanced protection tourism.

## **Proposal 2**

Promote the places with heritage and traditional significance as potential tourism sites

## **Goal 13: District Economy**

To establish a strong sustainable local economic base for Mutasa district

### **Explanation**

The Local economy is the key element in the planning of the district future and such, Council must create an enabling environment including providing support activities such as required infrastructure, land and other utility services in order to attract investors. Council must be concerned with creating favorable conditions for investment as well as gearing up to build and strengthen linkages with adjoining districts, the national economy. To do this it must exploit its competitive advantage in tourism and agriculture to maximum potential.

### **Policy 1**

Set aside land for industrial, commercial and business purposes to meet the needs of a growing district economy during the planning period

#### **Proposal 1**

Identify suitable land and site for gold and an export processing zone

#### **Proposal 2**

Provide land for distribution warehouses and wholesale outlets.

#### **Proposal 3**

Provide sites for the informal business sector in residential, commercial and industrial areas of the urbanized nodes of the District to foster economic activity at those centres.

## **Policy 2**

Encourage investment in the district so as to improve livelihoods and economic growth

### **Proposal 1**

Encourage relevant government departments and ministries to source funds and implement infrastructural projects such as roads, water supplies, electricity and telecommunication during the planning period.

### **Proposal 2**

Promote and invest in the various sites with potential for tourism so as to boost this economic activity in the planning area.

### **Proposal 3**

Provide a package of incentives to attract investors in the identified rural service centres in the Districts. These may include exemptions from paying service charges for water and sewage for a given period.

### **Proposal 4**

Set up a Publicity Unit in the Local Authority which shall be charged with responsibility to market the district nationally and internationally. This will be an information centre with the responsibility to disseminate information to investors, industrialists and small business regarding new investment opportunities, technological innovations and available project development funds.

### **Proposal 5**

Establish a data bank in addition to this master plan to be available for potential investors.

### **Proposal 6**

Provide land for wholesale outlets in rural areas to improve access to goods and agricultural inputs in particular.

## **Policy 4**

Grow and or develop an enterprising culture in the district.

### **Proposal 1**

Provide sites and premises in appropriate sizes for the establishment of small businesses in urban as well as rural areas.

### **Proposal 2**

Provide, in response to demand and as an incentive, specially designed premises for small businesses at Hauna, Tsvingwe, Penhalonga, Mutasa district service centre and other rural service centres with potential for growth. These premises shall either be for rental purposes or for sale to small businesses.

### **Proposal 3**

Locate sites, in consultation with the beneficiaries, for informal sector activities in urban and rural areas as to generate income and employment in the district. Such sites shall be provided with basic services such as water and toilet.

### **Proposal 4**

Provide land for informal sector in semi-manufacturing of products close to their source of raw materials or markets.

### **Proposal 5**

Encourage informal sector operators to form associations so that they may articulate their needs collectively.

### **Proposal 6**

Assist and facilitate the training of formal sector operators in business skills by donors and or interested parties such as SEDCO and other institutions.

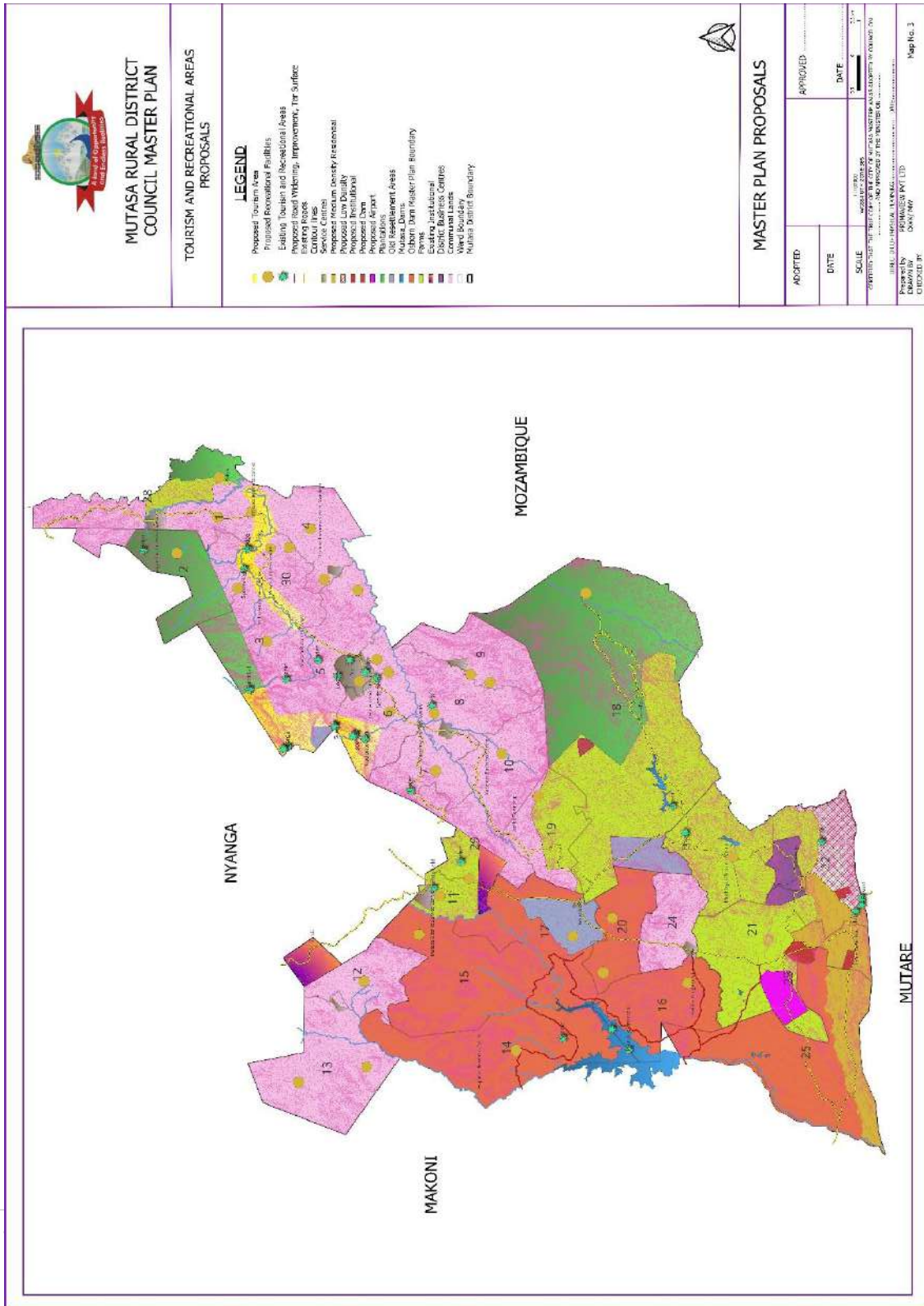
### **Proposal 7**

Assist successful informal sector operators to graduate into formal industrial producers

progressively. This requires council to set a monitoring unit for informal sector development process.

## Tourism

### Policy 5



Capitalise on the tourism potential in the district to grow the economy and diversify livelihoods

### **Proposal 1**

Promote and invest in the various sites with potential for tourism so as to boost this economic activity in that sector of the economy (Map 1)

### **Proposal 2**

Develop appropriate and standard tourism infrastructure that includes hotels and lodges, among other tourism facilities.

### **Proposal 3**

Establish lodges and hotels near nyangani dam, Nyawamba dam and Odzani river near falls

### **Proposal 4**

Identify tourism sites or corridors such as along pungwe river

## **Policy 6**

Exploit the mineral resources in the District so as to stimulate the local economic development.

### **Proposal 1**

Engage relevant government authorities and local leadership to prospect mining operations in the District

### **Proposal 2**

Market the mining potential of the district to attract investment in the mining sector.

## **Goal 14: Regional Integration and Trade facilitation**

### **Policy 1**

Promote regional integration through the development of strategic projects.

### **Proposal 1**

Ensure that the Border Post at Katiyo is Developed.

**Proposal 2**

Ensure that the By Pass Road for heavy vehicles is developed

**Proposal 3**

Ensure that a dry port facility is developed in Mutasa.

**Proposal 4**

2km security buffer from the border post

## **PART 3: IMPLEMENTATION AND MONITORING OF MASTER PLAN**

## **3.0 Programming and Implementation**

### **3.1 Managing the Master Plan**

It has already been stated that Mutasa Master Plan is a starting point for a continuous process of planning and management. It is not a blue-print but a guide and framework for the future development of the district. It is framed in such a way that it is able to respond to changing circumstances and uncertainties regarding the availability of financial resources, skills and actions required during implementation. Apart from central government, much of the development is expected to rely on Local Authority, the private sector, Non-Governmental Organizations, Community based organizations and donors. Therefore, there is at present a degree of uncertainty as to the extent to which each of these institutions will be involved in the implementation of the plan.

#### **3.1.1 Mutasa Rural District Council**

Mutasa Rural District Council, representing the people of Mutasa district, as the owners of the master plan, will ensure that development in the District takes place in accordance with the vision, goals, objectives and policies of the master plan. The Mutasa Rural District Council is expected to provide a much wider range of services in land, physical, social and economic infrastructure as well as managing open spaces and the environment. The Council should make efforts to secure the required resources to provide infrastructure. The traditional source of such resources has proved to be insufficient and the local authority should look for other sources in the private sector, the Non-Governmental organizations and the donor community to spur development in the District. It must also play a public relations role of making the district's population aware of the need to generate funds locally for local development projects. The Local Authority will also have to be creative in the way it initiates the policies and programmes of the Master Plan. An appropriate organizational culture should be established in order to harness resources within the district. The council will have to work corporately and cooperatively.

#### **3.1.2 The Private Sector**

The private sector in Mutasa District has considerable resources in terms of finance, manpower

skills and development experience that can be a vital component in the implementation of the Master Plan. Although the sector has not played a significant role in public planning in the past, the sector was closely consulted during the preparation of the Master Plan and a number of useful suggestions put forward by the sector appear in the proposals. This bodes well for the future of the district and the implementation of the Master Plan. The private sector can be expected to play a role, a leading one in providing or contributing capital for infrastructural development such as housing and other community assets. It can also contribute through providing specialist advice, equipment and other resources to the Local Authority, community organizations, the unemployed, small businesses and the informal sector to help build community oriented programmes, promote entrepreneurial skills and to generally develop the small business sector. The sector has been involved and participated in discussions leading to Master Plan is a pointer to possible cooperation between the Local Authority and the sector.

### **3.1.3 Central Government**

While the emphasis at present is on decentralizing from the central to local government, Central Government Departments will continue to play a key role in the district, in as far as the projects of national nature are concerned. Thus national roads, bridges, prisons, district hospitals and technical colleges will remain the responsibility of the Central Government. In addition the Central Government Departments in the district are expected to:

- Provide policy guidance from national and provincial executives, both in terms of overall planning and development and for specific service provision sectors
- Provide early and strong support from any new projects contained in the Master Plan initiated by the district.
- Provide technical expertise to the district as is done by the Provincial Department of Physical Planning until such time as a council is in position to have its own technical staff.
- Participate in district development committee meetings which are concerned with development in the district.
- Articulate the district views and aspirations to the provincial development committee so that these are incorporated in the province's plan for future growth.

### **3.1.4 Non-Governmental Organisations**

The NGO sector which is already well established, will continue to concentrate its effort in the rural areas where oriented towards the alleviation of poverty through programmes such as the feeding programmes, basic skill training, local capacity building and community development. The Rural District Council must enter into partnerships with the NGOs so that the projects and programmes are properly coordinated and are supportive of similar projects implemented by Central Government and other agencies. NGOs have been consulted and participated in making proposals contained in the Master Plan, it follows that they would be expected to re-orientate their projects so that they fit into the Master Plan.

### **3.1.5 Community-Based Organisations**

Community-Based Organisations are important as the vehicle through which public participation and consultation in the implementation of the Master Plan will be carried out. CBO's will be strengthened and given more responsibility for projects and programmes that relate to local areas; especially those projects that require self-help enterprise and provide benefits to the local area. They should also be given responsibilities for social and welfare programmes such as sports and recreation, library development, arts and culture. Their primary role should be seen as spearheading local development initiatives for the betterment of community living.

## **3.2 Master plan priorities - the role of corporate planning**

The master plan accepts future uncertainty as the major constraint and this has influenced the council's approach to strategic planning in terms of the nature and emphasis of the master plan and the way the plan has been prepared. The plan has been prepared to be flexible as possible. Its thrust is to deal with existing and anticipated problems incrementally and as resources become available.

The Executive Committee of council will be responsible for adopting a long term Corporate Plan and establish Annual Plans. The Master Plan sets out a range of policies. Some of which are process oriented. The Executive Committee will need to consider these as it draws up its programmes of action. The provision of Objective Performance Indicators in the Master Plan will assist the Council to develop concrete action plans.

## **3.3 Controlling Development**

As the Local Planning Authority, the Mutasa Rural District Council, with the technical advice from the Department of Spatial Planning and Development will determine all planning applications in line with the zoning and land allocations in the Master Plan.

### **3.4 Monitoring and Evaluation**

It has already been stressed in earlier sections that the plan must, within rapidly changing social and technologically conditions, be seen as a continuous process of evolution and not the product of inflexible finite proposals. To achieve this, a programme of monitoring and evaluation is proposed. This programme to be carried out in cooperation in all interest groups and stakeholders in the district. This will involve the collection of information and the aggregation of this information to policies and objectives of the Master plan.

This will allow the council to measure the success of plans and policies and therefore provide a basis for future action on any new decisions which it requires. In carrying out this programme of monitoring and evaluation, council will have to undertake the following:

- Collect on a regular basis, information bearing in mind the needs of different interest as well as the requirement of subsequent studies and where appropriate to collect and analyze it.
- Liaise with other data collecting bodies both locally and nationally.
- Consider, in collaboration with surrounding local authorities, research that is mutually beneficial and that could be jointly sponsored.
- Make predictions and projections that are necessary to judge the effectiveness of alternative policies or guide day to day decision making.
- Create and establish a data bank for the district.
- Prepare a monitoring report for presentation to Council, once a year

### **3.5 Master plan review**

Monitoring will provide the basis for deciding whether and when to review the master plan. It will also provide a basis on whether a full scale or partial review if required. The monitoring report referred above will provide this basis. A review will enable council to reconsider and reformulate its objectives and policies for future development of the district as a whole or for part of the district and roll forward its proposal for further period.

## Appendix I: Implementation Matrix

Proposal	Implementing Agency	Time Frame
1. Prepare Local Development Plan for the growing urban nodes in the district, including Hauna Growth point.	LA	Short Term
2. Demarcate, through land survey, the business centers, rural and district service centers in the District.	LA, DSPD	Short Term
3. Prepare concept plans for the business centers, rural and district service centers in the District covering 2km radius for Business centers and 10km radius for rural and district service centers in order to control development	LA, DSPD	Short Term
4. Develop the urban centres consistent with the overall urban strategy and sustainable development	LA, DSPD	Short to Medium Term
5. Direct investment to the urbanised centres of the District.	LA, G	Medium-term
6. Restrict development in the urbanised zones to avoid unnecessary encroachment into country side agricultural holdings.	LA, G	Short to Medium Term
7 Provide for a mix of appropriate social, economic, employment and recreational facilities in the urban centres of the District	LA, G	Short to Medium Term
8. Encourage investment, through incentives, in rural service centres and selected business centres so as to diversify livelihoods in the District	LA, G	Short to Medium Term
9. Support initiatives which add value to agricultural produce from the farms and communal lands	LA, G	Short to Medium Term

10. Safeguard the setting and character of the countryside through preservation of sacred places including heritage sites in the District.	LA, G	Short to Medium Term
11. Ensure that employment, services and facilities are located in easily accessible locations of the District	LA, DSPD	Short to Medium Term
12Encourage mixed use developments at rural service centres to maximize usage and minimize costs	LA	Short Term to Medium Term

13. Provide land for a police post at each Rural Service Centre as a measure to improve crime surveillance and prevention	LA	Short term
14. Ensure that all layouts for residential development have land use categories that create employment opportunities	LA	Short Term
15. Impose large buffers adjacent to all dams to avoid pollution, siltation, and general degradation	LA, EMA	Short term
16. Carefully plan all areas around and near dams to ensure only sustainable development occurs in those areas.	LA, DSPD, EMA	Short term
17. Identify and construct landfills for proper refuse management in the urban nodes in the planning area.	LA	Short term
18. Introduce sustainable waste management that incorporate new strategies such as reduction, reuse, and recycling.	LA, EMA	Short term
19. Create land uses that protect remaining areas with vegetation, particularly indigenous vegetation.	LA, EMA	Short term
20. Impose buffer zones in areas of outstanding natural beauty.	LA	Short term
21. Identify and rehabilitate (afforestation) areas that have been so as to recover and reclaim lost forests.	LA, EMA, G	Long-term
22. Subject all developments to environmental impact assessments in line with sustainability principles and the environmental authorities.	LA, EMA	Short
23. Impose buffers on all wetlands to avoid degradation	LA, EMA	Short
24. Prepare detailed concept plans that show how the local authority will manage land use around ecologically sensitive areas.	LA, EMA	Short

25. Enforce sustainable farming measures to protect valuable agricultural land.		
26. Reduce large land holdings in the commercial sector to manageable sizes to ensure full utilization of all available land.	LA	Short to Medium Term
27. Diversify land usage in accordance with market dictates and national priorities.	LA	Short to Medium Term
28. Support the resettlement areas to be more productive through the introduction of mechanization and capitalization of agricultural operations.	G, LA	Short to Medium Term
29. Provide appropriate extension and marketing services to support increased production	G	Short to Medium Term
30. Plan communal lands and increase extension and marketing services in order to improve agricultural production and land use.	LA, G	Medium to Long Term
31. Ensure that all vacant urban land is developed before new land is brought under development.	LA	Short term
32. Land within the planning area should be carefully examined to determine its suitability in particular for housing development	LA	Short term
33. Infrastructure planning and development is done well in advance of occupation.	LA	Short term
34. Support sustainable agricultural practices, such as organic farming, and soil conservation techniques.	G	Short term
35. Promote irrigation schemes in the planning area	G, LA	Short term
36. Invest in climate smart agriculture practices that will enhance sustainable agricultural production, conserving soil, water at the same combating climate change.	G, LA	Short to Medium Term

37. Create strategic seed-banks in farming areas which will help to keep and preserve Gemplasma of indigenous / traditional crops and varieties which are becoming extinct.	G, LA	Medium to Long Term
38. Provide adequate agricultural extension services to farmers.	G	Short term
39. Establish agricultural cooperatives to enhance economies of scale and improved access to market	G, Private Sector	Short term
40. Promote agricultural produce value addition in the district.	G, LA	Short to Medium Term
41. Develop centralised markets for agricultural produce to improve profitability	LA	Short to Medium Term
42. Ensure that relevant education training for the various groups of farmers is available and easily accessible to all farmers in the district	LA, G	Short term
43. Carry out capacity studies for each rural service centre and thereafter set out an overall development programme which reflects a vision developed in consultation with local communities.	LA	Short term
44. Encourage investments in job creating entities.	LA, G	Short term
45. Utilise opportunities for agro-industrial growth that may ensue from activities in the agricultural hinterland of each centre	LA, G	Short Term
46. Optimize the use of and services of the Devolution & Road Funds to open up new areas and upgrade existing roads.	LA	Short term
47. Upgrade most roads, in particular those utilised by public transport to all weather standards so that they are usable throughout the year.	LA, G	Short term

48. Upgrade and site road support infrastructure such as service station, bus termini and bus stops, especially in areas along major transport nodes and business centres	LA, G	Short term
49. Upgrade roads that cater for freight traffic related to agricultural produce and inputs and	LA, G	Short term

designate specific sites for loading and unloading of produce e.g. bananas, sugar can and timber.		
50. Develop an integrated bridge upgrade and rehabilitation investment programme to improve accessibility to key institutions and farming communities of the district.	LA	Medium to Long Term
51. Introduce techniques which improve water efficiency and minimize adverse impacts of both domestic and irrigation water use throughout the district.	G	Medium to Long term
52. Make and update inventory of all potential water resources such as underground water, dam water and river water including studies of riverine ecology so as to plan for the most efficient and beneficial use of water.	G	Medium to Long term
53. Identify, design and construct water infrastructure such as dams, boreholes and irrigation schemes so that they are easily accessible to the people.	LA, G	Short to Medium Term
54. Establish recreation facilities at dam sites with potential for conference centres, tourism and leisure activities.	LA	Short Term
55. Provide sites for solar farms to augment electricity supplies and promoting clean energy in the district	LA	Short Term

56. Promote alternative sources of energy in the communal areas to reduce the use of wood fuel so as to reduce dependency on vegetation as a source of energy	LA, G	Medium to Long term
57. Ensure that every Rural Service Centre has an Information Communication Centre and a Public Library.	LA	Medium to Long Term
58. Modernisation, improvement and construction of additional telecommunication base stations in the District.	Private	Short to Medium Term
59. Improve digital literacy through provision of training and resources to bridge the digital divide between the rural and urban residents	G, LA, Private	Short to Medium Term
60. Develop local content and digital resource which will allow exposure of the local history and cultural heritage through digital media .	G	Short to Medium Term
61. Encourage different typologies of houses ranging from flats, detached, semi-detached houses in urban nodes of the District.	LA, G	Short to Medium Term
62. The Local Authority in partnership with the private sector should set up building materials resource centre to enable easy access by local builders.	LA, Private	Medium to Long Term
63. Set up a Rural Housing Local Revolving Fund which those who want to build houses should borrow funds	G	Long Term
64. Ensure all housing developments should be served with water and sewer reticulation and surfaced road before occupation	LA, G	Short to Medium Term

65. Establish a pre-school in each village in compliance with the Zimbabwe Early Learning Policy.	LA, G	Short to Medium Term
66. Provide more primary education facilities in accordance with the standards set by the Ministry of Education and Culture	LA, G	Long Term
67. Provide land for Vocational Training Centres in every ward of the District.	LA	Short Term
68. Provide land for a University in an easily accessible location of the District, preferably in the established urban nodes like Hauna	LA	Short Term
69. Construct a Special Education Centres in the district to cater for people with special needs i.e. people living with disabilities	LA, G	Short Term

70. Electrify all rural schools and equip them with Information, Communication and Technology (ICT).	LA, G	Short Term
71. Upgrade the clinics into rural service hospital and provide a wider range of health services.	LA, G	Short Term
72. Provide land for another hospital so as to reduce the long distances that are currently travelled by the people.	LA, G	Medium to Long Term
73. Increase the number of beds in all existing hospitals in the district.	LA, G	Medium to Long Term
74. Expand the current AIDS campaign and also include campaign for malaria, Dietary and Respiratory diseases.	LA, G	Short Term
75. Give priority to environmental health care such as the protection of drinking water sources i.e. boreholes and shallow wells.	LA	Short Term
76. Ensure that land is set aside for multi-purpose community halls at all rural service centres and selected villages.	LA	Short Term

77. Set aside land for sporting disciplines such as soccer, netball, athletics and other sports at all rural service centres to serve local communities.	LA	Short Term
78. Provide activity centres for people living disabilities at selected and convenient centres throughout the district.	LA	Short Term
79. Provide public libraries at accessible centres in the district.	LA	Short Term
80. Establish youth centres and women's club centres at selected rural service centres	LA	Short Term
81. Provide land for cemeteries in every village	LA, Traditional Leaders	Short Term
82. Allow existing sports facilities at schools to be shared with the adjacent communities to promote sports in the district	LA, G	Short Term
83. Identify suitable land and site an export processing zone	LA	Medium to Long Term

84. Provide land for distribution warehouses, wholesale outlets in urban nodes	LA, G	Short to Medium Term
85. Provide sites for informal sector activities in residential, commercial and industrial areas of the urbanized nodes of the District to foster economic activity at those centres.	LA, G	Short to Medium Term
86. Encourage relevant government departments and ministries to source funds and implement infrastructural projects such as roads, water supplies, electricity and telecommunication during the planning period.	LA	Short to Medium Term
87. Establish a data bank in addition to this master plan to be available for potential investors.	LA, G	Short to Medium Term
88. Provide land for wholesale outlets in rural areas to improve access to goods and	LA	Long Term

agricultural inputs in particular		
89. Locate sites, in consultation with the beneficiaries, for informal sector activities in urban and rural areas as to generate income and employment in the district	LA, Private	Short to Medium Term
90. Provide land for informal sector in semi manufacturing of products close to their source of raw materials or markets.	LA, Private	Short Term
91. Encourage informal sector operators to form associations so that they may articulate their needs collectively	LA, G	Short Term
92. Assist and facilitate the training of formal sector operators in business skills by donors and or interested parties such as SEDCO and other institutions.	LA, G	Short to Medium Term
93. Encourage successful informal sector operators to graduate into formal industrial producers progressively.	LA	Short to Medium Term

## Key to the Table

- LA-Local Authority, G - Government, EMA - Environmental Management Agency, ZINWA-Zimbabwe National Water Authority, DSPD – Department of Spatial Planning and Development
- Short Term – up to 5 years
- Medium Term – up to 7 years
- Long Term – up to 15 years