

# CHIRUMANZU DISTRICT MASTER PLAN



HEAD OFFICE  
Chirumanzu Rural District Council  
Stand 14, Napier Road  
Box 27  
Mvuma  
Zimbabwe  
Tel: 263-32-266/7

## **THE REPORT OF STUDY**

Prepared For:

**CHIRUMANZU RURAL DISTRICT COUNCIL**

Prepared By: **Dr Andrew Chigudu (Lead Planner) & the Consulting Team**

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# **1 Chapter 1: Introduction and Background**

## **1.1 Introduction**

Government of the Republic of Zimbabwe (GoZ); through the Ministry of Local Government and Public Works, has requested all Councils and municipalities to prepare Master Plans. Chirumanzu District Master Plan is a necessity; given the number of transformations, beginning with Vision 2030 and the call by His Excellence the President of the Republic of Zimbabwe for Local Authorities to efficiently deliver all services. President ED Mnangagwa's Call to Action directed that all Local Authorities deliver master plans by 30 June 2024. These master plans will guide and control development.

The Government of Zimbabwe envisages that the creation of Master Plans in all rural district councils will improve opportunities to define Rural District Councils (RDCs)' home-grown Master Plans that will set an example of coordinated development which can assist in addressing; among many other challenges and issues, the problems of access to basic services such as education, healthcare and clean water, unemployment, limited economic opportunities, shortage of affordable housing and environmental degradation. The Master Plan shall outline the vision for future development in the planning area as well as setting goals and objectives for the next fifteen to twenty years. For RDCs, Master Plans will include issues related to improving access to basic services, creation of economic opportunities and improvement of the quality of life for citizens. Future developments will therefore be guided accordingly. This will result in effective and efficient development as well as ensuring that development projects are aligned with the community's needs and priorities.

The creation of Master Plans in all rural district councils in Zimbabwe is a pivotal step towards addressing various challenges and issues that have long plagued these areas. By outlining a comprehensive vision for future development and setting clear goals and objectives for the next fifteen to twenty years, these Master Plans will serve as guiding frameworks for coordinated development. This approach promises to improve access to basic services such as education, healthcare, and clean water and aims to tackle pressing issues like unemployment, limited economic opportunities, shortage of affordable housing, and environmental degradation. Moreover, emphasis on aligning development projects with the needs and priorities of the communities ensures that resources are utilised effectively and efficiently, ultimately leading to tangible improvements in the quality of life for citizens.

In addition to addressing immediate challenges, the implementation of these Master Plans can also pave the way for sustainable long-term growth. By integrating strategies for economic development and infrastructure improvement, the plans have the potential to create a conducive environment for investment and entrepreneurship, thereby fostering job creation and economic empowerment at the local level. Furthermore, by prioritising environmental sustainability and resilience, Master Plans can help mitigate the adverse impacts of development on natural resources and ecosystems, ensuring a more sustainable and equitable future for generations to come. In essence, the creation of Master Plans not only addresses current shortcomings, but also lays the groundwork for a more prosperous and resilient rural Zimbabwe.

As revised in 1996, the Regional Town and Country Planning Act (RTCPA), Chapter 29:12 mandates all Local Authorities to prepare and submit to the Minister, Master Plans in respect of their areas for which they are the local planning authorities or for such part of that area as the Minister may specify. The Act requires that a Master Plan should formulate policies of that local authority and its general proposals for the planning area to facilitate co-ordinated and harmonious development or redevelopment.

## **1.2 Objectives**

The main objective of this Report of Study is to understand and document the current and potential biophysical and socio-economic conditions, land use and bulk infrastructure in the Chirumanzu District planning area and its environs, for informed policy and development proposals. This is also to fulfil part of the statutory requirements that should be followed in the preparation of a Master Plan. Specifically, the Report of Study seeks to:

- a) Assess the biophysical environment of the planning area (Chirumanzu District), its land use activities and spatial extent of various land uses,
- b) Analyse socio-cultural and economic activities in the planning area and its environs; including the provision of basic infrastructure services,
- c) Assess demographic trends and their implications on the development of Chirumanzu, focusing on employment creation and generation of wealth in general,
- d) Assess and document bulk infrastructural issues in the planning area,
- e) Provide a summary of issues, opportunities, and constraints,
- f) Provide a regional analysis that enables an understanding of the linkages between Chirumanzu and its surroundings as well as other parts of the country and



- g) Analyse policy and legal frameworks impacting on the proposed developments in the Chirumanzu planning area.

### **1.3 Scope and Methodology for the Master Plan**

Preparation of the Chirumanzu Master Plan was carried out in terms of the provisions of Part IV of the Regional, Town and Country Planning Act, Chapter 29:12, 1996 Revised Edition, as read with the relevant RGN Regulation 248 (Master and Local Plans) 1977 Regulations.

In terms of both the Act and the Terms of Reference (TOR) provided by the Chirumanzu Rural District Council, the Report of Study Section of the Master Plan Review must cover among other matters, the following critical issues, and aspects:

- a) Population Issues,
- b) Socio economic studies,
- c) Land Use studies.
- d) Infrastructure Issues
- e) Traffic and Transportation
- f) Environmental issues

The above would then assist Chirumanzu RDC in dealing with crucial areas for rural and urban development such as land banking, charting the general direction of growth and expansion, land use zoning, identification of development corridors, traffic projections and activity streets.

Being a complex process, preparation of the Master Plan did not involve a single methodology. Several approaches and methodologies were employed to collect data. Many research methods were used to understand the current and potential biophysical and socio-economic conditions, and bulk infrastructure in the planning area and its environs. Data collection resolutions, reports from the District Development Committee, Provincial Development Committee, and the respective thematic committees were all integrated in compiling the Master Plan. NGOs, Civic Organisation, farmer's organisations, and local leadership provided good sources of primary and secondary data. Consulted stakeholders included government ministries, local authorities, parastatals, private organisations, civil society, and individuals.

Primary data collection involved the use of drone imagery; field surveys; key informant interviews; field observations (transect walks); geotechnical testing; smart power mapping; water quality test; water resource mapping; infrastructure mapping; remote sensing; GIS; field surveys; mapping; partner engagement, stakeholder workshops, face to face interviews and focus group discussions (FGDs).

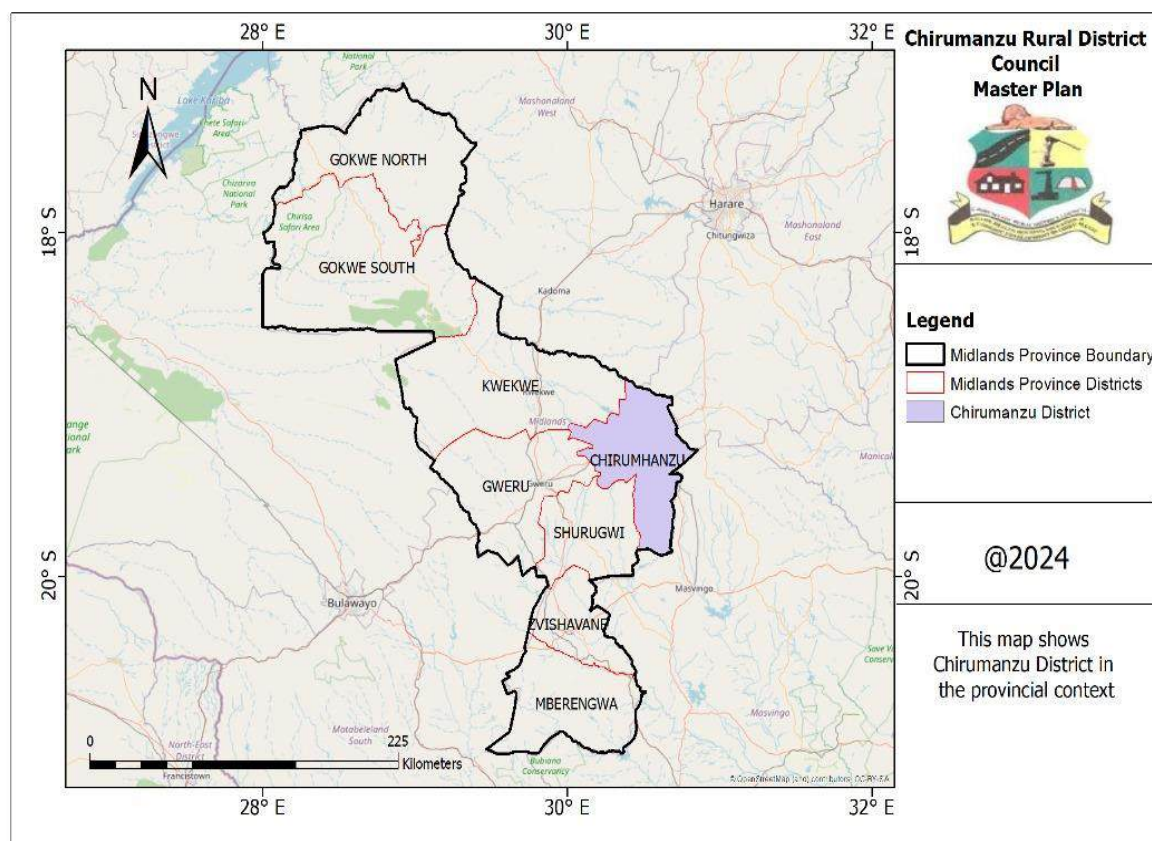
The various methodologies adopted hinged on the following fundamental principles:

- The need to engender a participatory approach so that the final proposals are owned by every stakeholder,
- The need to ensure that the plan preparation process promotes sustainable development through capacity building and derivation of shared vision,
- The need to adhere to generally agreed upon scientific norms in research and policy formulation.

#### **1.4 Location of Chirumanzu in Regional Context**

Chirumanzu District, which is in the southern part of Zimbabwe in Midlands province, shares borders with Kadoma on the north, Gweru and Kwekwe on the west, Masvingo and Shurugwi on the south, Gutu on the east and Chikomba on the north-east. Chirumanzu Rural District is one of the eight districts in the Midlands province. The district is divided into 25 administrative wards. Chirumanzu District lies in agro-ecological Regions Three and Four where semi-intensive mixed farming and extensive farming with livestock ranching is suitable and recommended because of the aridity of the area. The district is located mainly in the mid-altitude areas of the country.

Chirumanzu is strategically located in central Zimbabwe. It is linked to the city of Gweru, Kwekwe, Zvishavane and Masvingo by road transport and by both road and rail transport in some district. These linkages are crucial for trade, communication, and transport.



**Figure 1: Location of Chirumanzu District in Midlands Province**

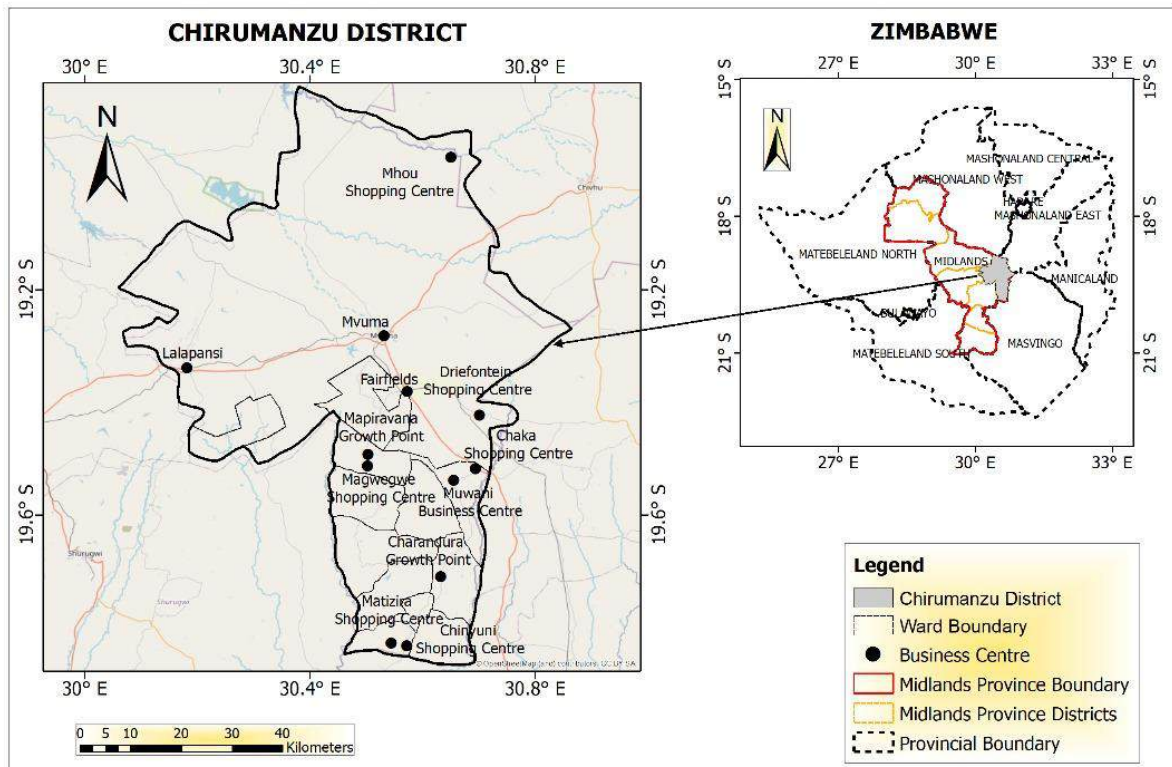
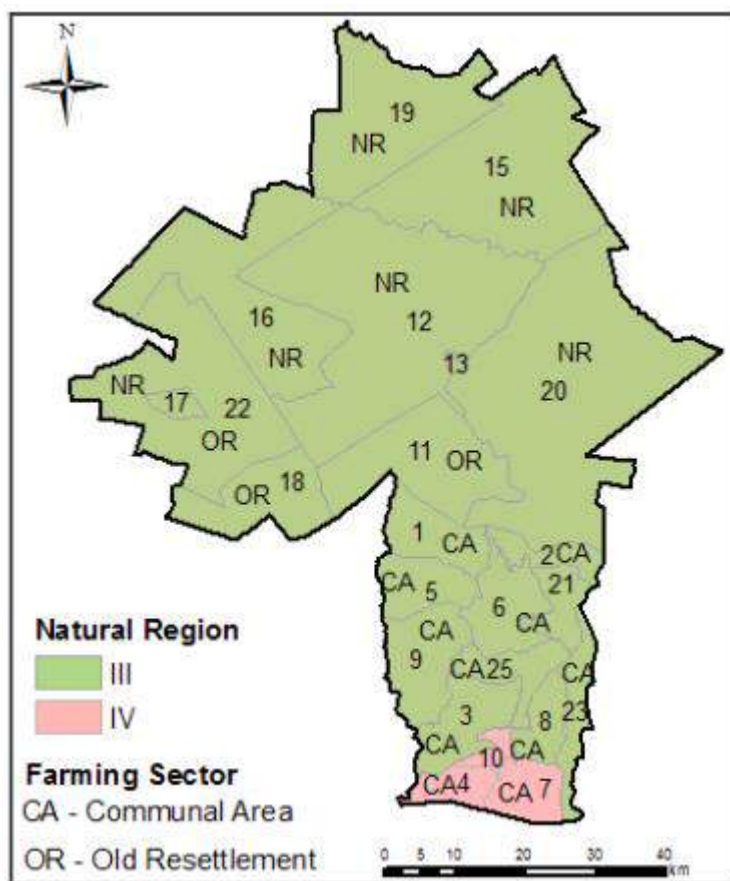


Figure 2: Location of Chirumanzu District in Relation to other Towns and Cities in Zimbabwe

### 1.5 Geographic Location of Chirumanzu and its Brief History

The district is peculiarly located at the centre of Zimbabwe. It is divided into communal and resettlement areas. The communal area is in Chirumanzu Constituency whilst the resettlement is in Chirumanzu-Zibagwe Constituency. Some of the farms in the resettlement areas are titled. Central Estates was the biggest acquired farm, spanning over 50 000 hectares. It is of interest as the town of Mvuma sits in the same property. The bulk of acquired farms are either the A1 or the A2 model. A few old model resettlement schemes also exist in the district. The district has 90 business centres strewn across its span. Some are in the communal areas whilst others are in the resettlement areas. Notable among these are Mvuma, Lalapanzi, Charandura, Manhize and Mavise.



**Figure 3: Agro ecological zones and farming sectors<sup>1</sup>**

In terms of town planning, Mvuma town used to be managed by the then Umvuma Town Management Board, but there was no guiding planning framework. Chirumanzu RDC then worked with the then Department of Physical Planning to prepare a Local Development Plan (LDP) for Mvuma. The LDP became operative in 2014. The district has really been at a standstill regarding development control. At the designated business centres, especially in resettlement areas, unsightly ‘tuck-shops’ have mushroomed. As a result, the same has now reared its ugly head in Mvuma and efforts to control the menace have rather been curtailed. Several cabins and home-businesses have mushroomed.

There is an anticipated increase in demand for stands, given the district’s vantage location and the Manhize Iron and Steel Plant’s location in the same area. As such, the district’s business centres need proper planning and development control in order to foster proper growth. Mvuma and Manhize need modern proposals for industrial growth, road network and transportation as well as economic development to achieve the Nation’s vision for 2030.

<sup>1</sup> <http://climatechange.org.zw/portal/8.%20Midlands.pdf>

## **1.6 Historical Background**

Chirumanzu Rural District Council was established through Proclamation No. 1 of 1993 which amalgamated Takawira District Council and Charter Rural Council and established. The District Council derives its powers from the Rural District Council Act chapter 29:13. After the amalgamation Chirumanzu Rural District Council now has a communal area, a resettlement area and three urban areas namely Mvuma, Lalapanzi and Charandura under its jurisdiction. The council borders with Mhondoro-Ngezi, Chikomba, Zibagwe, Vungu, Masvingo and Gutu. The district is composed of twenty-five wards with twelve wards in the communal area, three in Mvuma, one in Lalapanzi and nine covering the resettlement area.

The vision of Chirumanzu Rural District Council is to create a thriving, inclusive, and sustainable district where all residents—urban, communal, and resettlement—enjoy equitable access to essential services, infrastructure, and opportunities for socio-economic development. By fostering resilient communities through improved healthcare, education, agricultural support, and infrastructure development, the council aims to alleviate poverty, enhance livelihoods, and ensure a high quality of life for all its citizens, while promoting sustainable use of natural resources.

## **1.7 Planning Area Boundary**

In spatial terms, for this Master Plan Preparation, the study focused on the areas which are currently covered by Chirumanzu District; with its 25 wards. Chirumanzu District is a second-order Administrative Sub-division of Midlands Province between Gweru and Masvingo. The district lies between longitudes 29°50E and 30°45E and latitudes 19°30S and 20°20S.



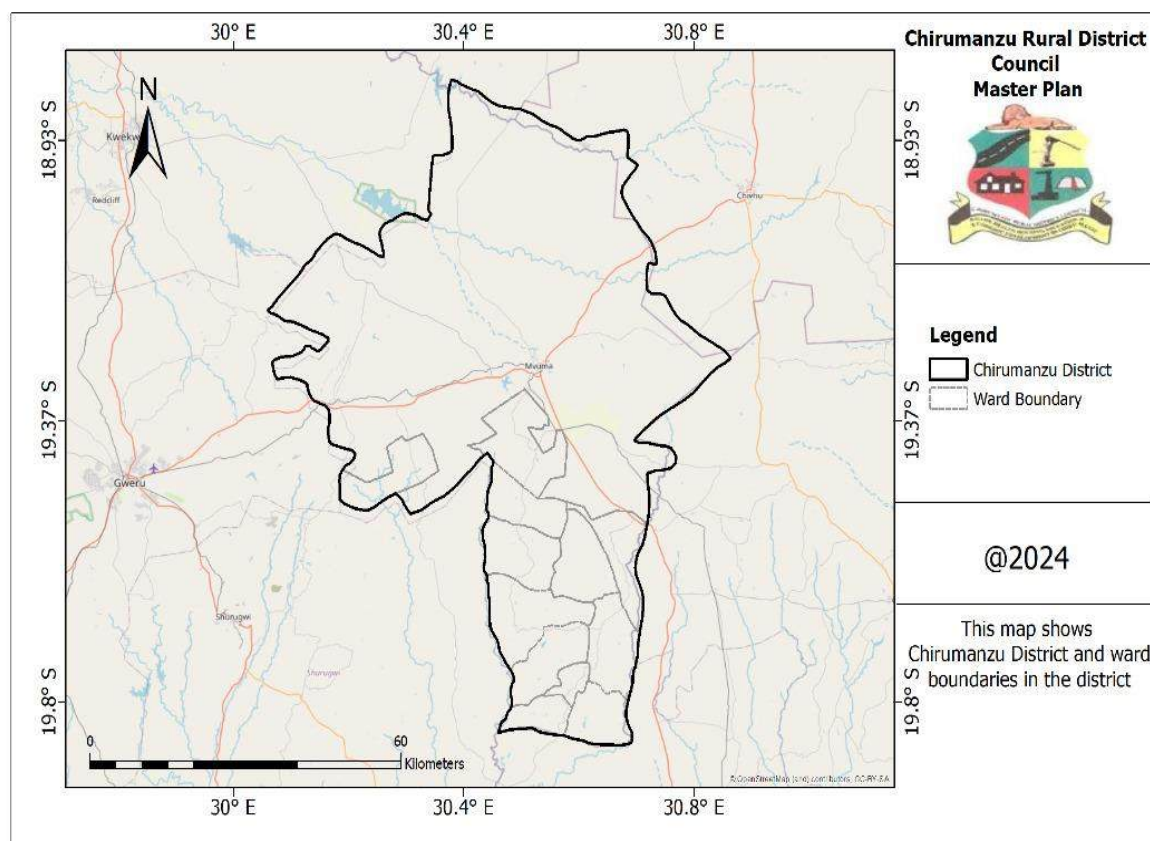


Figure 4: Planning area boundary.

## 1.8 Structure of the Report of Study

This Report is structured into eight (8) broad chapters, each dealing with critical thematic issues. In some instances, such issues overlap in terms of impact on the activities in Chirumanzu District. For example, the broad economic fundamentals affecting Zimbabwe's economy also affects issues like housing, employment, infrastructure provision, tourism, and education. Therefore, instead of repeating such issues in each chapter, such matters are dealt with in Chapter One and Chapter Six (dealing with housing matters).

Chapter One serves as an introduction to Chirumanzu District. It tackles the scope of the study; objectives; methodologies employed in the master plan preparation; planning boundary and a brief history of the planning area.

Chapter Two examines the global, regional, and national urbanisation trends and issues that have an impact or can serve as useful lessons for Chirumanzu District in its development endeavours.

Chapter Three looks at the physical characteristics of Chirumanzu District. These include climate, geology and soils, vegetation and pertinent environmental issues affecting Chirumanzu because of anthropogenic interventions.

Chapter Four deals with population matters; population growth, composition and distribution, incomes, and general employment issues in Chirumanzu District.

Chapter Five deals with land use and development issues: ownership, development status, major uses, nodes of development and identifies potentially developable land in and outside Chirumanzu RDC.

Chapter Six examines housing issues in Chirumanzu District: looking at the broad fundamentals affecting housing demand and supply, housing stock delivery trends and spatial distribution and some case studies on housing delivery.

Chapter Seven deals with socio-economic conditions (human population, age sex structure, education, health, and other socio-economic activities)

Chapter Eight deals with bulk infrastructure (water, sewerage, solid waste management, energy, communication, roads, rail, and public transport). The summary of Issues is a subject of the First Part of the Written Statement



## **CHAPTER 2: URBANISATION, RURAL DEVELOPMENT, POLICIES AND ACTS OF PARLIAMENT**

### **2.1 Global Urbanisation Issues and Trends**

Urban development and urbanisation in Chirumanzu District are not isolated phenomena. They are affected by events and trends on the international, regional, and national levels. Therefore, it was imperative to appreciate these developments so that Chirumanzu situation is put into context. Thus, global as well as regional patterns and lessons in urbanisation were used to interpret trends in Chirumanzu. Generally, urbanisation has vast and multifaceted impact which significantly varies by country, region, and city. Urbanisation is often associated with changes in industrial structure and the lifestyles of the residents<sup>2</sup>. It is also closely related to economic development. It has commonly been observed that there is a general strong correlation between urbanisation and economic development. Given that the planning area involves both rural and urban areas present, the need for a comprehensive approach to planning and development cannot be underestimated. Urbanisation presents problems for both rural and urban areas. For urban areas, service provision is fundamental, hence it calls for local planning authorities to mainstream development towards responding to the negative impact of urbanisation. Rural areas are often neglected in the urbanisation process and lack infrastructure to support the growing population.

Urbanisation and urban growth are a global phenomenon defining this century. The sheer pace and scale of urbanisation in the developing world is well documented. The global urban population is growing by 65 million annually. Literature suggests that the Earth is transforming into an urban planet<sup>2</sup>. As of 2018, 55% of the world's population lived in urban areas, a proportion that is expected to increase to 68% by 2050<sup>3</sup>. Projections show that urbanisation; the gradual shift in residence of the human population from rural to urban areas, combined with the overall growth of the world's population could add another 2.5 billion people to urban areas by 2050, with close to 90% of this increase taking place in Asia and Africa<sup>4</sup>. Although much of the developed countries are already urban, Africa, Asian and

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<sup>2</sup> Gollin, D., Jedwab, R., & Vollrath, D. (2016). Urbanization with and without industrialization. *Journal of Economic Growth*, 21, 35-70.

<sup>3</sup> UN DESA (2019). World Urbanization Prospects 2018: Highlights. UN DESA.  
<https://population.un.org/wup/Publications/Files/WUP2018-Highlights.pdf>

<sup>4</sup> <https://www.un.org/development/desa/en/news/population/2018-revision-of-world-urbanization-prospects.html>

South America are experiencing the highest growth rates on average 2.5% per annum (for example, the developing world is projected to reach >50% by 2050, by which time more than half of the human population in Sub-Saharan Africa will be living in urban areas).

## **2.2 Regional Trends: Sub-Saharan Africa**

Sub-Saharan Africa is experiencing the rate of urbanisation of 4.5% per annum, ~4 times more than the urbanisation rates of other continents<sup>5</sup>. Literature suggests that urbanisation and the provision of related infrastructure in Sub-Saharan Africa is poorly planned. About 46% of Sub-Saharan Africa's urban population lives in slums or informal settlements and have no access to basic services and infrastructure<sup>6</sup>. As such, continued urbanisation in Africa may exacerbate epidemics. Despite negative urbanisation trends in African, it is increasingly undeniable that the urban landscape is shifting. The prime cause of such rapid urbanisation is the economic efficiencies inherent in cities. Currently, 80% of the Global Gross Domestic Product (GDP) is generated in cities, and it is forecasted that future growth will come from urban economies of rapidly urbanising regions (emerging economies/markets) of sub-Saharan Africa, Latin America, and Asia<sup>7</sup>.

In Africa, Sub-Saharan Africa has the highest annual growth rate of 4% higher than Northern Africa, which is expected to have an annual urban population growth rate of 2.5%. Sub-Saharan Africa is thus predicted to experience rapid urbanisation in the next three decades. 55% ( $\pm 289$  million) of the urban population in Sub-Saharan Africa lives in slums and 70% ( $\pm 367$  million) have no access to safe water and sanitation<sup>8</sup>. The rapid rate at which urbanisation is occurring calls for the need for Urban Local Authorities in Sub-Saharan Africa to rethink the current urbanisation paradigm. It is imperative for authorities to formulate land management and development interventions, ensuring the promotion of sustainable growth and efficient service delivery.

Urban development dynamics in Sub-Saharan Africa.

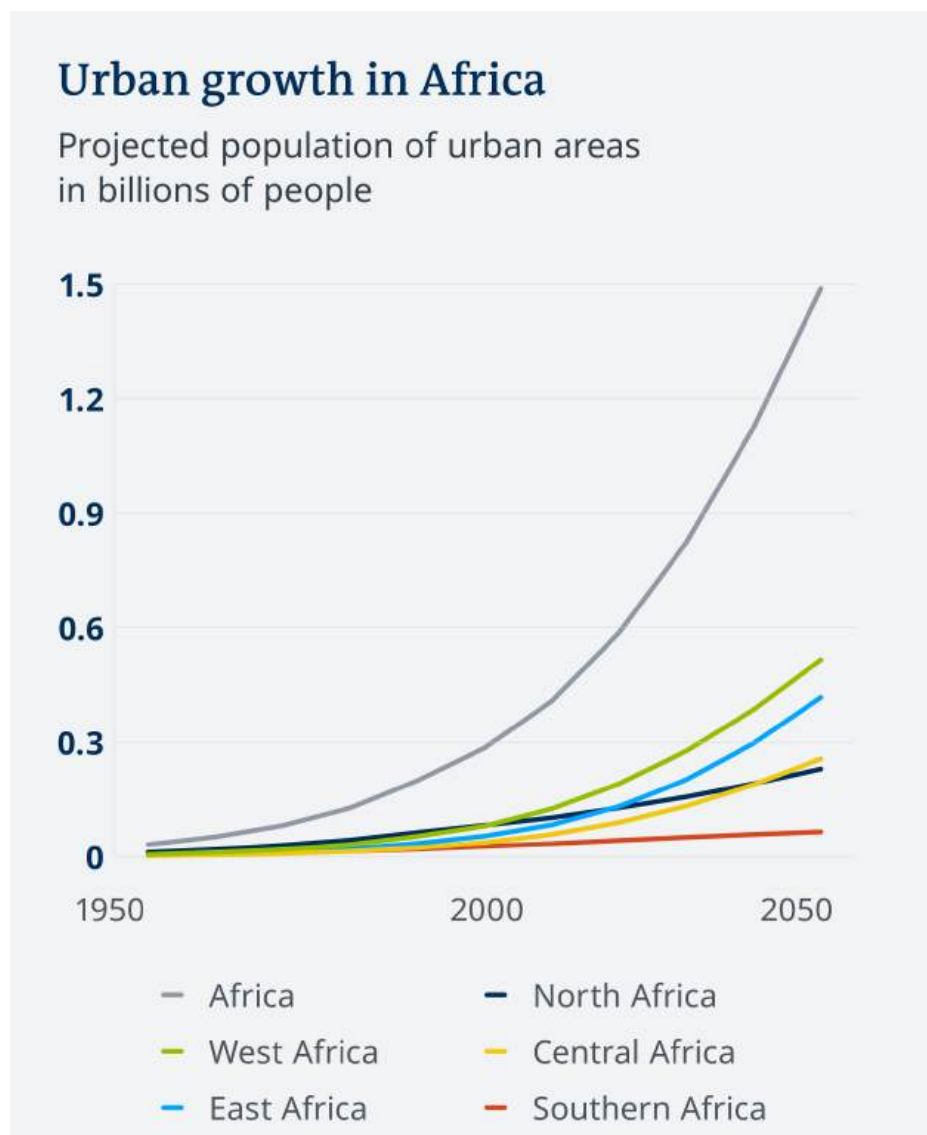
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<sup>5</sup> <https://www.atalayar.com/en/articulo/reports/urban-economic-growth-africa-analysis-african-urban-and-its-implications/20220113165112154626.html>

<sup>6</sup> United Nations. Economic Commission for Africa. (2008). *The state of African cities 2008: a framework for addressing urban challenges in Africa*. UN-HABITAT.

<sup>7</sup> OECD/UN ECA/AfDB. (2022). *Africa's urbanisation dynamics 2022: The economic power of Africa's cities*, West African studies.

<sup>8</sup> Ramin, B. (2009). Slums, climate change and human health in sub-Saharan Africa. *Bulletin of the World Health Organization*, 87, 886-886A.



**Figure 5: UN World Urbanisation Prospects (2018)**

### 2.3 An Overview of Urbanisation Trends in Zimbabwe

The population in Zimbabwean cities is increasing rapidly. As a result of the ever-increasing population of cities and towns, local planning authorities are faced with the daunting task of providing adequate levels of urban services, harmonising and co-coordinating socio-economic development trajectories of and in the built environment<sup>9</sup>. Pressure of the urgent need to provide urban services and responsive planning is particularly evident in the preparation and review of master and local plans. The fundamental challenge of urbanisation is not only to contain urban growth, but also how to promote responsive land use zoning as well as marshal human, financial and technical resources to meet the needs of such growth in

<sup>9</sup> <https://unhabitat.org/zimbabwe>

cities over time and space<sup>10</sup>. In Zimbabwe, the current thought is that cities need to prepare for their future expansion by realistically projecting their built-up areas and allocating land for residential development, open spaces and rights-of-way for the arterial road networks and other infrastructure that will be needed to support urban growth. There is therefore the case of adopting hybrid policies that have elements of containment and urban expansion. According to the 2022 census preliminary report, much of the population in the country is in rural areas, with a percentage of 61.4%.

## **2.4 Rural Development**

Rural development is often taken to denote development activities and initiatives that are taken by governments, donors, non-governmental organisations (NGOs), and communities with the objective of improving the standard of living in rural areas<sup>11</sup>. In these areas, agriculture is often the main or most prominent occupation, with the focus of economic activities relating generally to the primary sector, which centres on production of foodstuffs and raw materials. Governments and donors see rural development as a strategy to improve the economic and social life of people in rural areas, specifically the rural poor. Rural development has therefore been expected to extend the benefits of development to all people seeking a livelihood in rural areas, including smallholders, tenants and the landless. Since rural development's basic intention is to reduce poverty and strengthen human wellbeing in rural areas, it must clearly be designed; not only to promote production and raise productivity, but also to increase food availability and incomes, as well as to improve basic services such as health, education, and infrastructure. Therefore, the concept of a rural development programme is seen as extending beyond any activity or single sector. A programme of rural development, whether at area, regional or national level, is expected to include a mix of activities. These include projects or programmes aimed to increase agricultural productivity and production, provide employment, improve health, education, and infrastructure, expand communications, and improve housing.

### **2.4.1 Integrated Rural Development**

The concept of Integrated Rural Development (IRD) has guided much of development efforts of most donors in the rural sector since the end of the 1960s. Even when approaches to rural development financing started to shift from the mid-1980s, institutions like the African

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<sup>10</sup> Munyoro, G., Kabangure, H., & Dzapasi, Y. M. (2016). Examining the significance of urbanisation in Zimbabwe: a case study of the Municipality of Chinhoyi. *Researchjournal's J Public Policy*, 3(3), 1-12.

<sup>11</sup> Baah-Dwomoh, J. K. (2016). Integrated rural development in Africa back to the future. *African Transformation Report 2016*, 1-43.

Development Bank (AfDB) continued financing IRDs in Africa throughout the 1980s as several donors continued to apply the concept of an integrated or coordinated approach to rural financing<sup>9</sup>. As an example, many of the community-driven development activities of the early 1990s had strong elements of Integrated Rural Development (IRD) except perhaps because they were managed. From a conceptual point of view, designing programmes or projects that would deal simultaneously with the several complex issues facing the farmer made a lot of sense. Once we accept this premise, this argues strongly for the multi-activity, multi-sectoral approach embodied by IRD projects. The notion of complementarity, promoted in Integrated Rural Development (IRD), in terms of ensuring that all inputs that depend on each other to support crop production (e.g. improved seeds, fertilizer, and water) are available at the same time also makes economic sense<sup>12</sup>. Similarly, complementarities among health, education, basic infrastructure, and agriculture provide the rationale for IRD projects' multi-sectoral efforts.

Integrated Rural Development (IRD) refers to a comprehensive and coordinated strategy that seeks to address multiple facets of rural life, including economic, social and environmental dimensions in a unified manner. It emphasizes the interconnectedness of various sectors and the importance of integrated interventions to achieve sustainable outcomes. Integrated Rural Development (IRD) ensures that planning efforts consider the diverse needs and challenges of rural communities in a holistic manner. It involves the integration of key sectors such as agriculture, infrastructure, education, healthcare, water and sanitation, environment, and livelihoods to address the multifaceted nature of rural development.

## **2.5 National Policies and Legal Framework Affecting Planning Area**

In Zimbabwe, development planning is guided by national policies and legal instruments formulated by the central government and local authorities. These policies are buttressed by the international policies and conventions. Most of these policies and legal instruments provide guidance on equitable distribution and sharing of national resources among regions and local authorities to achieve sustainable development and social equity. This section gives an overview of the main policies and legal frameworks that were considered in preparation of the Chirumanzu Master Plan.

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<sup>12</sup> Brinkerhoff, D. W. (1981). The effectiveness of integrated rural development: a synthesis of research and experience. *Report prepared for the Bureaus of Science and Technology and Policy and Program Coordination, US Agency for International Development, Washington, DC.*

**Table 1: National Policies and Legal Framework Affecting Planning Area**

<b>Policy</b>	<b>Relevance</b>
Vision 2030	The assessment of the planning area was informed by the aspirations of the Government of Zimbabwe's Vision 2030 that seek to transform the country to an upper middle-income status through rapid economic growth and development. The study therefore should consider how the Master Plan as a higher order spatial plan could unlock economic development opportunities and promote investment in the country, thereby contributing to the realisation of the Vision's socio-economic aspirations. The Mvuma town, business, and service centres in Chirumanzu district should be a smart, sustainable, liveable, safe, resilient and a vibrant settlement that supports high production and productivity levels and improve health and social life for its inhabitants in line with this supreme policy's socio-economic goals.
Devolution and Decentralisation Policy (2020)	The study of the planning area should also be informed by the Devolution and Decentralisation Policy (2020) with respect to issues pertaining to promotion of industrialisation, tourism and the sustainable management and extraction of natural resources. The study also sought to examine a suitable organisational structure for managing this new settlement in line with principles of this Policy.
Zimbabwe National Industrial Development Policy (2019-2023)	The continued existence of any town or growth centre is partly dependent on vibrant economic sector buttressed by industry. Chirumanzu District and its nodal or growth centres need to be anchored on a sound industrial base. To support the establishment of industries, the study of the planning area also must consider aspects of the Zimbabwe National Industrial Development Policy (2019-2023) that seeks to facilitate the sustainable growth of industry, development of new industries and the transformation and diversification of the Zimbabwean industry. Of particular importance, the study of the planning

	area should consider principles of this Policy with respect to value addition and beneficiation and promotion of sustainable industrial development (green industry).
National Climate Policy (2017)	Urban environment in Zimbabwe, as in many other countries in Africa, is increasingly being threatened by the impacts of climate change and increased climate variability. The planning area is not immune to these catastrophes affronting urban settlements and therefore the proposed developments in Chirumanzu District should be climate-proof. To achieve this climate proofing, the study of the planning area should be guided by the National Climate Policy, particularly its aim of building a climate resilient and low carbon Zimbabwe. More specifically, the plan should consider the Policy's thrust to reduce vulnerability of human settlements to the changing climate and climate-related disasters through enhancing climate change adaptive capacity and scaling up of mitigation actions.
Mining Policy	Further, the plan should consider principles of the Mining Policy with respect to the promotion of sustainable extraction of mineral resources in the planning area and its environs. It is important to note that uncontrolled mining activities within and around settlements have adverse impact that undermines the sustainability of the affected settlements. Therefore, the Mining Policy is important in guiding the sustainable extraction of minerals within the planning area and its environs.
Zimbabwe National Water Policy (2013)	Water is one of the key resources for the sustainable development of cities. Development and management of the water sector is important to ensure the availability of good quality and affordable water in adequate quantity for all at all times. The availability of and accessibility to quality water will be guided by the National Water Policy, particularly its specific facets that relate to the sustainable provision of water

	in both rural and urban settlements. The sources of adequate and sustainable water supply and the water systems for the planning area need to be identified and considered.
National Development Strategy 1 (2021-2025)	The Strategy aims at strengthening macroeconomic stability, characterised by low and stable inflation, as well as exchange rate stability; achieving and sustaining inclusive and equitable Real GDP growth; promoting new enterprise development, employment and job creation; strengthening Social Infrastructure and Social Safety nets; ensuring sustainable environmental protection and resilience; promoting Good Governance and Corporate Social investment; and modernising the economy through use of ICT and digital technology.
Zimbabwe National Human Settlement Policy	The policy aims at governing all settlements where people live, work and play. It highlights issues on land access and tenure where title is only issued for fully serviced or developed stands and on agro plots. Off-site infrastructure provision is the responsibility of Government and or local authorities. All productive agricultural land shall be preserved as such. At least 40% of land for human settlements development shall be reserved for development of high-rise apartments.
National Biodiversity Strategy and Action Plan	The aim is to utilise traditional knowledge, research, technology, innovations, and best practices to protect the environment, conserve and sustainably use biodiversity and ecosystems to benefit present and future generations.

## 2.6 Key Acts of Parliament Guiding Master Plan Preparation in Zimbabwe

In addition to the policies that have been examined, the Master Plan also considered the legal instruments and legislation that are outlined in Table 2.

**Table 2: Key Acts of Parliament**

Act of Law	Relevance
	Provides for the establishment of the local authorities and



Constitution of Zimbabwe (2013)	confers them authority to manage their areas of jurisdiction. It covers administration, finance, heritage, devolution, governance, etc.
Regional Town and Country Planning Act [Chapter 29:12 Revised Edition, 1996 as read with the relevant RGN Regulation 248 (Master and Local Plans) 1977.	Provides a legal guideline for the preparation of a Master Plan and undertaking of development control activities in the planning area.
Rural District Councils Act [Chapter 29:14]	Provides for the planning, development, regulatory and administrative functions of Rural District Councils in their areas of jurisdiction. The planning area (Chirumanzu Rural District Council) is currently governed by this Act.
Traditional Leaders Act [Chapter 29:17]	Provides for Traditional Leaders participation in local authority activities.
Public Health Act [CHAPTER 15:17]	Provides for local authorities to maintain environmental cleanliness and prevent nuisances in urban and rural areas.
Environmental Management Act [Chapter 20:27]	Provides for the conservation and sustainable use of natural resources, and protection of the environment. It also provides for the preparation of plans for the management and protection of the environment. It also prescribes projects that should undergo an EIA process prior to their implementation.
Water Act [Chapter 20:24]	Covers declaration of rivers systems and catchment councils and preparation of outline plans. It also governs the sustainable utilisation of water resources.
Mines and Minerals Act [Chapter 21:05]	Established to control the siting and development of mine sites including registering mine claims.
Urban Councils Act [Chapter 29:15]	Provides for the establishment of urban settlements; that is towns and cities. It also provides for the planning, development, regulatory and administrative functions of urban councils in their areas of jurisdiction.
	Provides for the planning, development, construction,

Roads Act [Chapter 13:18]	rehabilitation, and management of the roads network of Zimbabwe; the regulation of the standards applicable in the planning, design, construction, maintenance and rehabilitation of roads and for the road authorities and their functions.
Land Acquisition Act [Chapter 20:10]	Empowers the President and other authorities to acquire land and other immovable property compulsorily; to make special provision for the compensation payable for agricultural land required for resettlement purposes; to provide for the establishment of the Derelict Land Board; to provide for the declaration and acquisition of derelict land; and to provide for matters connected with or incidental to the foregoing.
Zimbabwe National Water Authority (ZINWA) Act [Chapter 20:25]	Establishes the Zimbabwe National Water Authority (ZINWA) and to provide for its functions; to provide for the appointment and functions of aboard of the Authority; to provide for the raising of charges for the provision of water and other services by the Authority; to provide for the imposition and collection of a water levy; to repeal the Regional Water Authority Act (Chapter 20:16) and to provide for matters connected with or incidental to the foregoing.
Land Survey Act [Chapter 20:12]	Consolidates and amends laws relating to the survey of land.

## 2.7 Regional and International Policies and Conventions

There are key regional and international policies and conventions that were considered in guiding the preparation of the Chirumanzu Master Plan. These included the United Nations' Sustainable Development Goals (SDGs), especially SDG 11, which promotes inclusive, safe, resilient, and sustainable cities and human settlements. The African Union Agenda 2063, a blueprint and master plan for transforming Africa into the global powerhouse of the future, promotes inclusive and sustainable development and democratic governance. The United Nations Framework Convention on Climate Change (UNFCCC) with the goal of stabilising greenhouse gas concentrations at a level that would prevent dangerous climate change to enable sustainable economic development. Given that Zimbabwe is vulnerable to climate

change, the proposed Chirumanzu Master Plan should be designed in such a way that it will be resilient to the impacts of the changing climate.

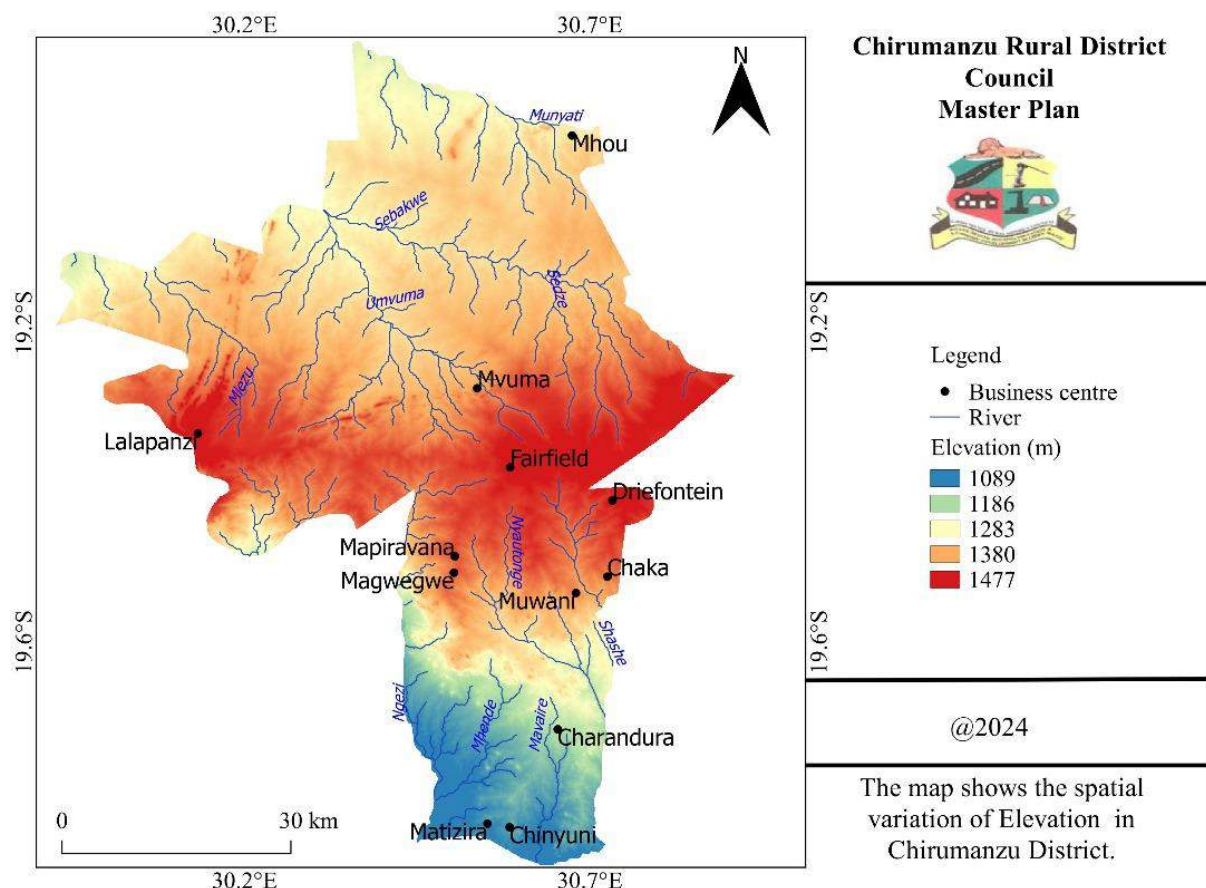
## CHAPTER 3: CHIRUMANZU BIO-PHYSICAL PROFILE

### 3.1 Physical Features, Land Use, and the Environment

Chirumanzu District is endowed with a variety of biotic and a-biotic forms of natural resources. Of concern about these resources is the fact that some are renewable while others are non-renewable. Above all, 'land' as a basic resource for production is in expansive, yet it is expected to cope with the ever-growing demand for it because of the '*Animalia* kingdom's' population demands. As for the '*Plantae* kingdom', nature would obviously be in full force to control the species appearance, distribution, and their densities. Global environmental calls in this era are for sustainable development to evade the consequences of ill-human practices on the environment for continued enjoyment of uncompromised socio-economic benefits by both the present and future human generations. Sustainable natural resources utilisation is only possible through proper planning and equitable natural resources sharing. However, this also starts by way of having a clear knowledge of the qualities, quantities, and conditions of the natural resources in one's locality.

### 3.2 Elevation

The project area's elevation maps were created using the Digital Elevation Model (DEM) of 30 m resolution after elimination of artificial depressions (sinks) using the Fill Sink operation in Integrated Land and Water Information Systems (ILWIS), as recommended by Maathuis and Wang (2006). The ground surface height in the project area ranged from 1089 m to 1477 m, as shown in Figure 2. In Chirumanzu District areas like Mvuma, Driefontein, Lalapanzi, Fairfield, Magwegwe and Chaka, business centres are found in relatively high elevation zones whereas, Charandura growth point, Matizira and Chinyuni business centres are in low elevation areas. Mostly for planning purposes, flat areas are favourable for infrastructure developments and agricultural purposes.



**Figure 6: Spatial variation of elevation in the study area.**

### 3.3 Slope

The steepness of a slope of land affects planning and infrastructure development. Steeper or high slopes allow faster movement of water, thus increasing soil erosion and soil loss. Land with low slopes is potentially good for rural and urban planning, infrastructure development and farming purposes since it is good for crop growth as the water stays there for some period and provides adequate moisture to the soil. Thus, the low-slope areas are more favourable for agriculture than steep or high-slope areas. The slope is calculated from the DEM. To calculate the slope map, first, the height differences in X and Y-direction were calculated using the Filter operation in a GIS environment. This was accomplished in Integrated Land and Water Information Systems (ILWIS), Geographical Information Systems (GIS) using the formulae (ITC, 2005):

$$\text{SLOPEPCT } 100 * \text{HYP} (DX, DY) / \text{PIXSIZE} (DEM) \dots \dots \dots \text{Equation}$$

1.

Figure 3 shows the spatial variation of slope in the project study area. In Chirumanzu District, the area is generally flat; with a gentle slope of 0.43 to 16.6 degrees. Considering the spatial variation of slope in the project study area, the land is feasible for planning to establish the infrastructure development, agriculture lands and siting areas for planning urban areas.

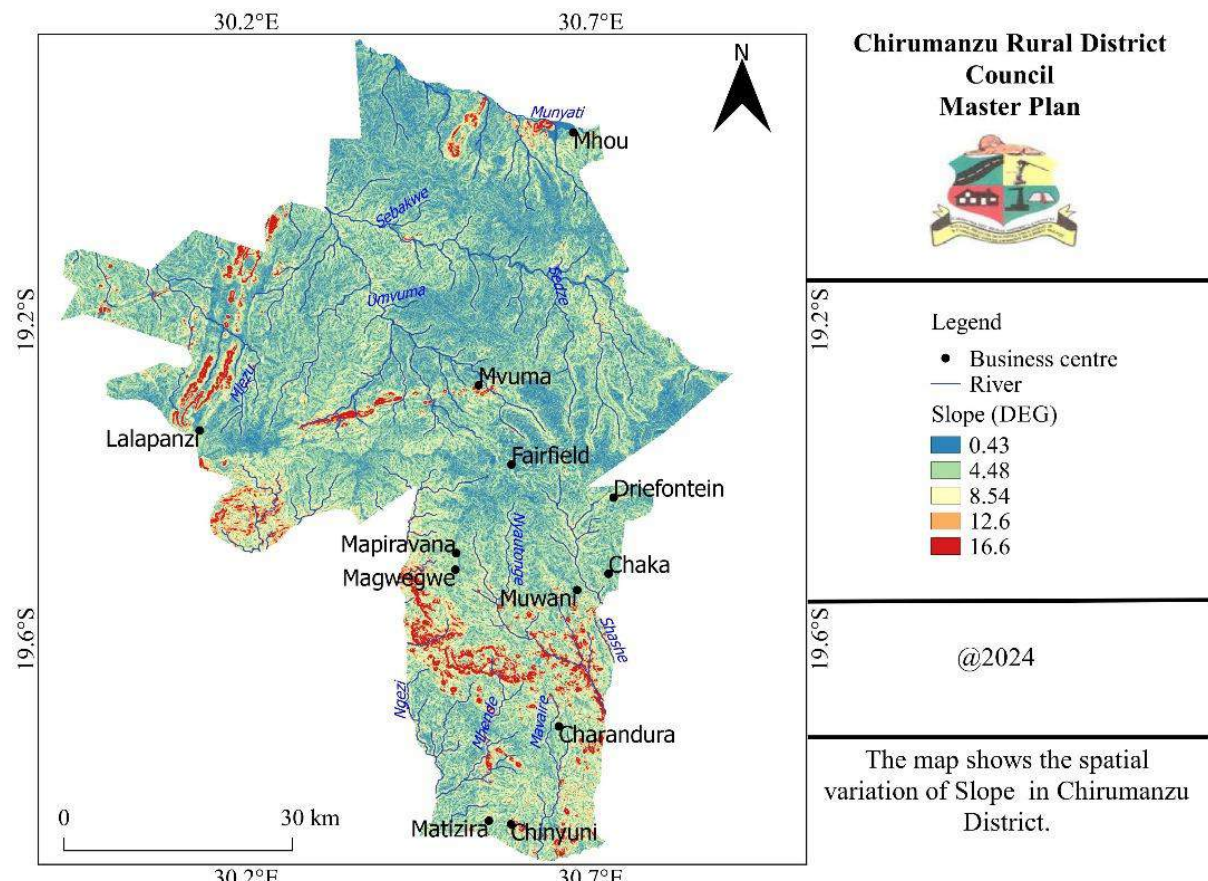


Figure 7: The spatial variation of slope in the study area.

### 3.4 Climate

The district lies in Natural Region III and IV; with 89% of the area in Natural Region III and 11% in Natural Region IV. The distribution of natural regions within the district plays a crucial role in shaping its development trajectory and presenting both opportunities and challenges for sustainable growth. Natural Region IV, encompassing 11%, typically signifies semi-arid conditions with limited water resources and fragile ecosystems. This presents challenges for agricultural productivity and water availability which are essential for livelihoods and economic activities in rural areas. However, it also highlights the importance

of implementing strategies for sustainable water management, soil conservation, and drought-resistant agricultural practices to enhance resilience and adaptability to climatic variations.

On the other hand, 89% of the district which is situated in Natural Region III indicates more favourable environmental conditions, potentially offering opportunities for specific types of agriculture or natural resource-based activities. Leveraging these areas for sustainable development requires careful planning to prevent environmental degradation and ensure the conservation of biodiversity. Additionally, it may involve exploring eco-tourism initiatives or other environmentally friendly economic ventures that capitalise on the unique attributes of this natural region.

Table 3: Shows a summary of each natural region and the wards that fall under it.

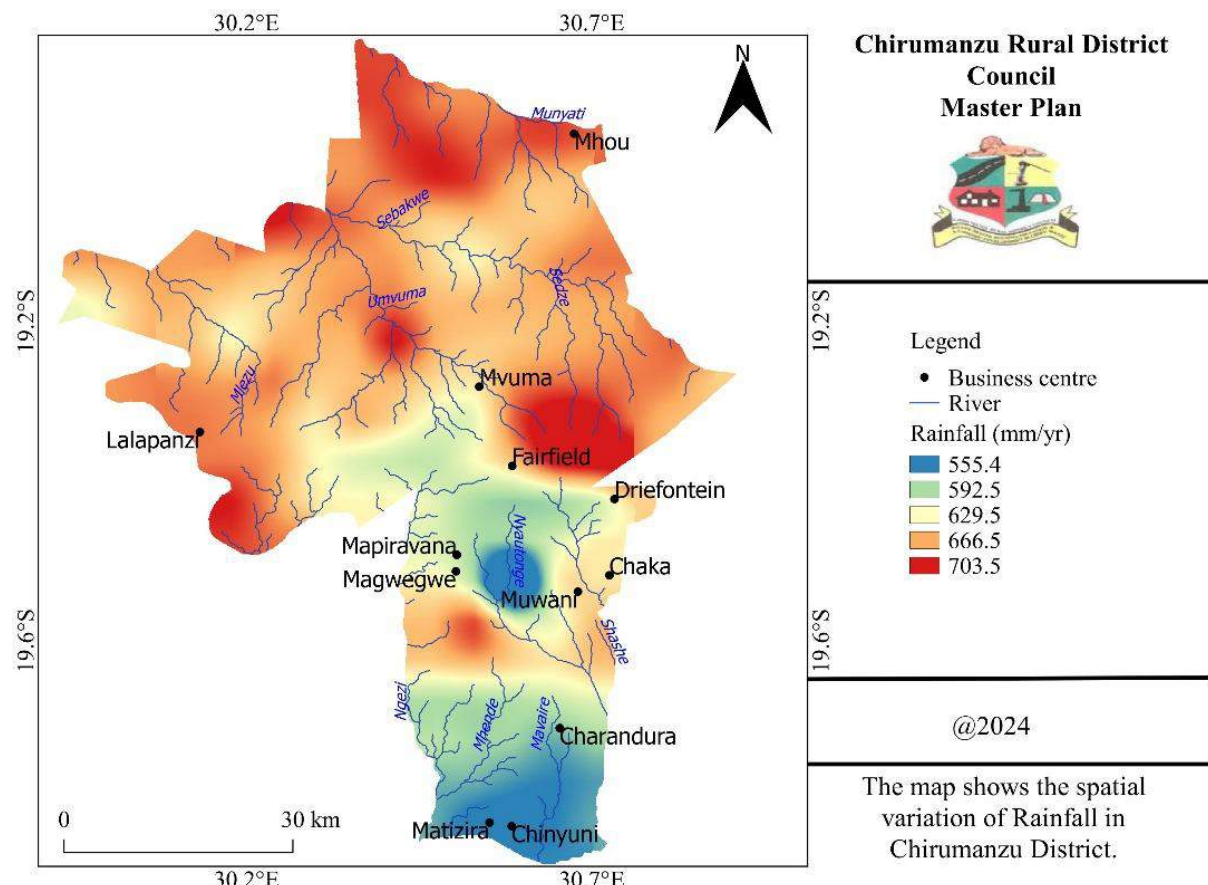
<b>Natural Region</b>	<b>Characteristics</b>	<b>Wards</b>
Natural region IV	Annual rainfall is very low averaging between 555-600mm. Soils are relatively fertile clay loams and sandy soils. Minimum temperatures in the zone range between 15-20 degrees Celsius during winter. The maximum ranges between 35 -40 degrees Celsius during summer in September and October	4 , 7, 10
Natural region III	The zone falls under Agro-ecological Region III with relatively fertile red soils and rainfall averages around 600mm-703mm per year. Minimum temperatures in the zone range between 15- 25 degrees Celsius during winter and the maximum range between 30-35 degrees Celsius during summer	5 , 6, 2, 21, 1, 20, 11, 12, 13, 14, 15, 16,1 7, 18, 19, 22

### **3.4.1 Rainfall**

The assessment relied on the Climate Hazards Group Infrared Precipitation with Station (CHIRPS) rainfall data which was used to determine the average amount of rainfall received in Chirumanzu District. The average annual rainfall data from CHIRPS was used to generate a spatial rainfall map (continuous surface) in a GIS environment. Rainfall intensity and the



spatial pattern are considered important influential climatic parameters in crop production in the agricultural sector. Figure 4 shows the average spatial variation map of rainfall for Chirumanzu District. It can be observed that the annual rainfall ranges from 555.4 mm to 703.5 mm. Areas which receive low average rainfall are Matizira, Chinyuni and Charandura. For planning purposes, these areas need establishment of irrigation schemes. High annual average rainfall of about 700 mm is received in areas like Mhou, Lalapanzi, Mvuma and Fairfield, hence these areas need to have more commercial lands for farming purposes.



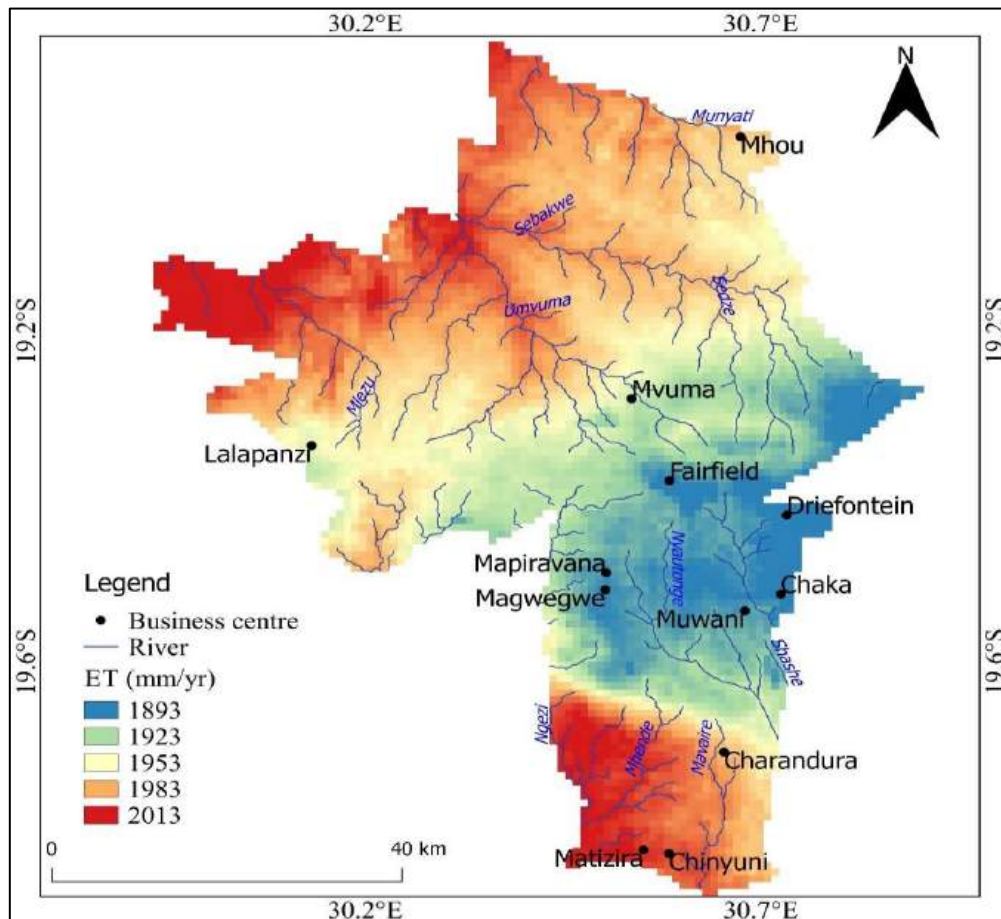
**Figure 8: The spatial rainfall of average rainfall received in the study area.**

### 3.4.2 Evapotranspiration

Evapotranspiration (ET) includes water evaporation into the atmosphere from the soil surface, evaporation from the capillary fringe of the groundwater table, and evaporation from water bodies on land. Evapotranspiration also includes transpiration, which is the water movement from the soil to the atmosphere via plants. It provides a relatively objective and reliable estimate of the water requirements of actively growing plants in a farm situation. Evapotranspiration information can be used by irrigators to accurately schedule irrigations to help achieve top yields and improve water productivity. Figure 5 shows the spatial variation of ET in Chirumanzu District. It can be observed that areas like Matizira, Mhou and Chinyuni



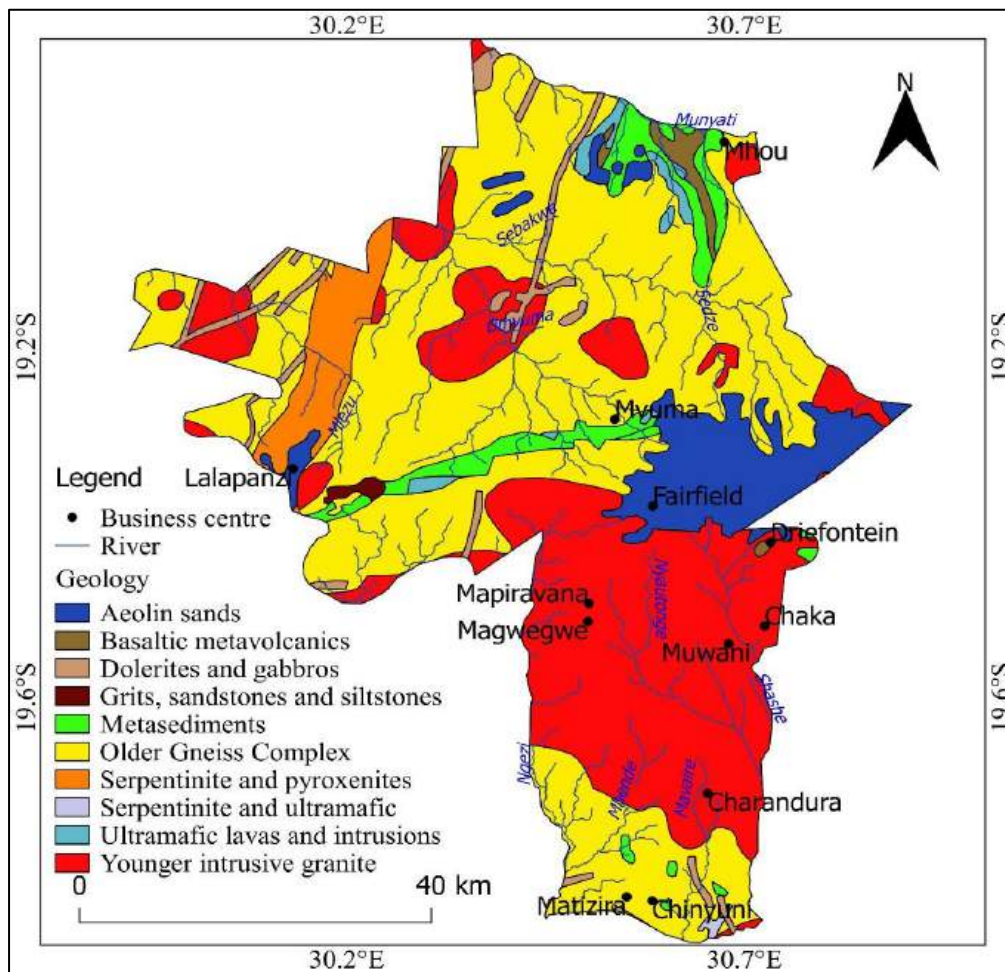
experience high ET. Therefore, these areas for crop production need more irrigation schemes and dams. Mvuma and Lalapanzi have relatively moderate ET and the low values of ET are found in Chaka, Fairfield, Driefontein and Muwani areas.



**Figure 9: The spatial variation of Evapotranspiration in the study area.**

### 3.5 Geology,

The Surveyor-General office's geological map of Zimbabwe from 1982 was used in the study. The geological groups namely Aeolin sands, Basaltic metavolcanics, Limestone, Young intrusive granite, Metasediments, Dolites and Gabbros, Serpentinities and pyroxenites, Ultramafic lava and intrusions and Quartz characterise the planning area as shown on Figure 6. The chrome-rich Great Dyke passes through Chirumanzu District. There are a few small mines along the Great Dyke, which include Netherburn Mine Latitude -19°19'26.47" Longitude 30°9'9.97" and Africa Chrome Fields. The bigger mines are Duration Gold, Athens Mine, Zimasco and Zim Alloy. The study area is rich in mineral and there are potential for more mines to be established in the study area.



**Figure 10: The geological classifications in the study area.**

Furthermore, the district's geological diversity; including the presence of gold ore reserves in mountainous areas like Ward 12 and chrome ore reserves in mountain blocks within the Lalapanzi area, presents opportunities for mineral resource development, potentially diversifying the local economy. However, it is crucial to balance mineral extraction with environmental conservation efforts to mitigate the negative impacts on ecosystems and water quality.

Additionally, the existence of low-lying areas with wetlands and rocky landscapes in Ward 21 underscores the importance of conserving these ecologically sensitive areas for biodiversity conservation and water resource management. Wetlands play vital roles in regulating water flow, filtering pollutants, and providing habitat for diverse flora and fauna. Therefore, incorporating measures for wetland protection and restoration into land-use planning and development initiatives is essential for preserving these valuable ecosystems and ensuring their sustainable use for future generations.

### 3.5.1 Soils

The soil map was extracted or clipped in a GIS environment from the soil map of Zimbabwe and categorised, based on the World Related Base (WRB). The large soil pores are ineffective at filtering out contaminants, and the solid surfaces next to the main flow routes are relatively nonreactive. Surface soil and coarse textured materials are excellent for infiltration because they carry water easily. Large soil pores and high permeability characterise coarse-textured soils with more sand particles, which allow water to pass through quickly. Chromic Luvisols characterising Mvuma are soils in which high activity clay has migrated from the upper part of the profile, generally greyish in colour, to be deposited in an argic B horizon, commonly of a browner hue. Young alluvial soils (Fluvisols) and soils in recent hill-wash (e.g. Cambisols) capacity or would have qualified for a ferric horizon if it had been less visible evidence of prolonged waterlogging by shallow groundwater.

Soils vary from one piece of land to the other. Even within the same unit of land or property, soils may vary from point to point. Common soil types include Sandy soils-more of the famous Kalahari sands in Central Estates Farms and Wards 2, 8, 10, 11, 20, 21, 25 amongst others. Heavy clay soils are in Lalapanzi area, specifically Wards 15, 17 and 19. Other areas outside and even within those already indicated wards have gravelly soils. Mountains in ward 12 have gold ore reserves. Most mountain blocks in the Lalapanzi area have chrome ore reserves. The district also has some low-lying areas; with some being typical wetlands. Ward 21 also has rocks and mountains.



*Plate 1: Savannah grass in black cotton soils.*



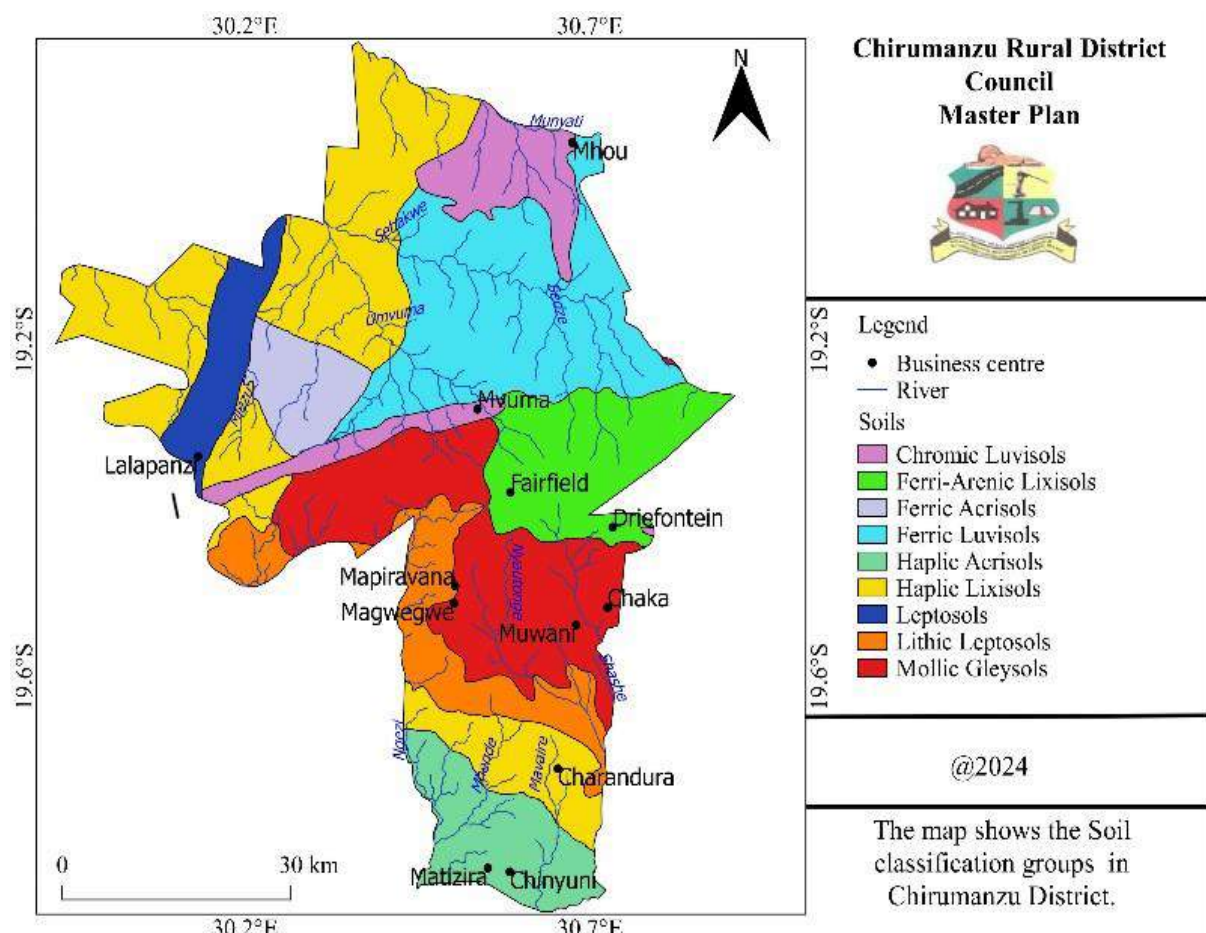


Figure 11: Soil Classification

In Lalapanzi area, the only piece of state land left is in this region where there are heavy clay soils. We noted the following implications for development in such an area.

- Heavy clay soils have a high clay content, which often leads to poor drainage. This can result in waterlogging during rainy seasons, making construction difficult and affecting the stability of buildings and infrastructure.
- Clay soils tend to compact, making it challenging for plant roots to penetrate and water to infiltrate. This can impact agricultural productivity, limiting the types of crops that can be grown successfully. It may also require additional measures such as soil amendments to improve fertility.
- Construction of roads, buildings, and other infrastructure may be more challenging and costly in areas with heavy clay soils. Specialised engineering and construction techniques may be required to address issues such as soil stability and foundation problems.

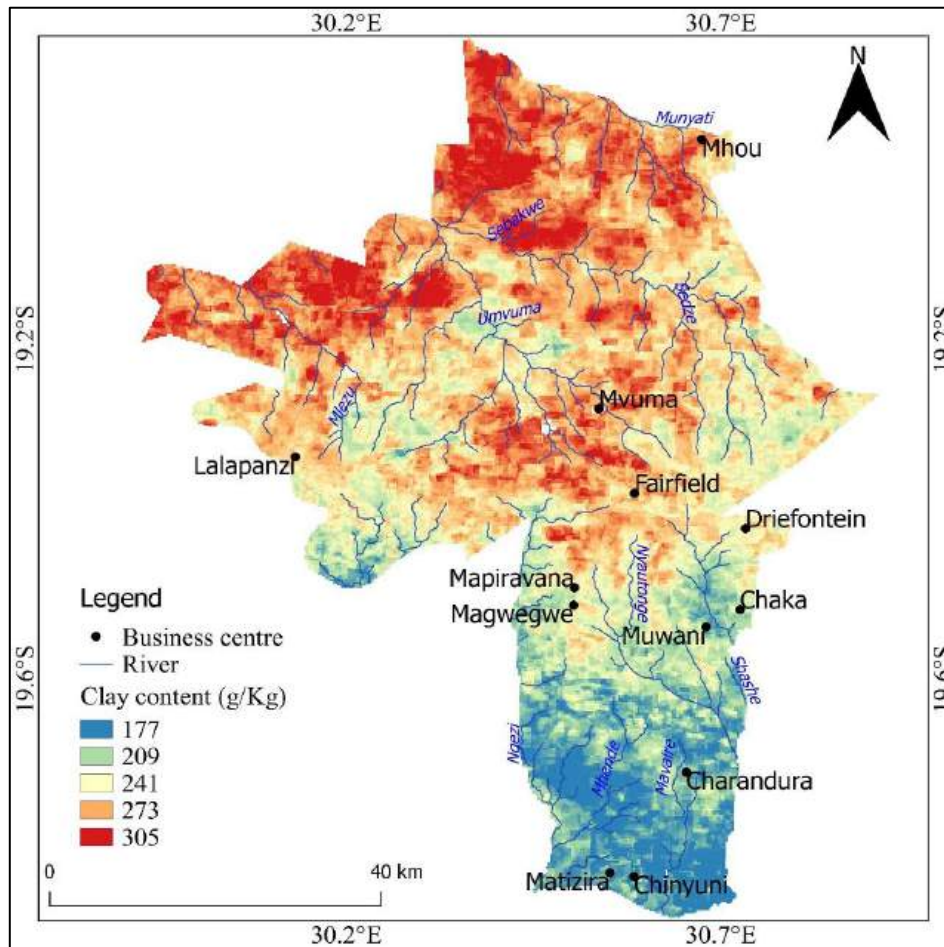
The diverse soil composition across the district presents both challenges and opportunities for agricultural productivity and natural resource management. The prevalence of sandy soils in certain areas, such as Central Estates Farms and specific wards, poses challenges for water retention and nutrient availability, necessitating the adoption of soil conservation techniques and appropriate irrigation methods to optimise agricultural yields. On the other hand, the presence of heavy clay soils in Lalapanzi area offers advantages for certain types of agriculture, as these soils tend to have better moisture retention and fertility, albeit requiring careful management to prevent issues like waterlogging and soil compaction.

### **3.5.2 Soil composition**

The soil layers were extracted from the soil grid database <https://soilgrids.org/>.

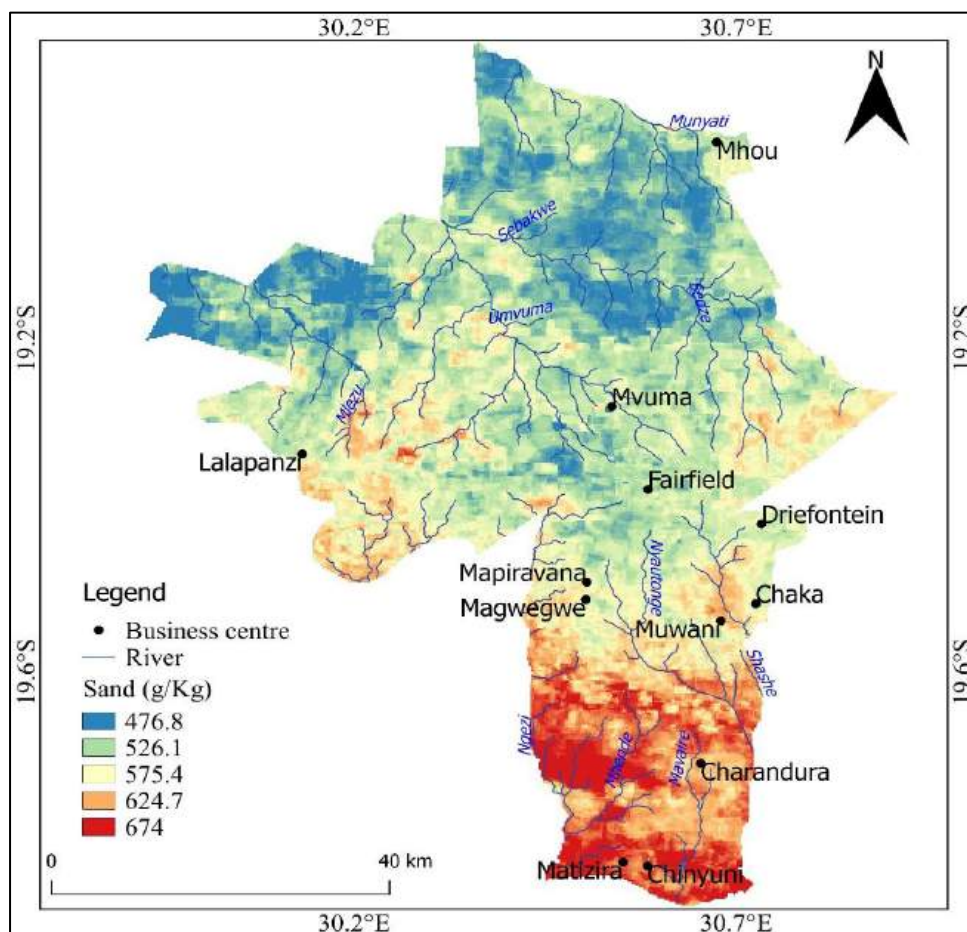
#### **3.5.2.1 Clay content**

Clay has the smallest soil particle sizes amongst the three soil classes namely sand, silt, and clay. Clay particles are less than 0.002 mm in diameter, feel sticky when wet, and can hold more total water than most other soil types and permit water logging. In the Chirumanzu District, the clay content is around 107-305 g/Kg. Figure 8 shows the spatial variation of clay content in the project area. It can be observed that high clay content is concentrated in Mhou, Fairfield, Lalapanzi and Mvuma areas. hence for farming purposes, the crops that can be cultivated in clay soil are winter wheat, and vegetables such as broccoli, brussels sprouts and cabbage. Areas like Matizira, Chinyuni and Charandura have low clay content as depicted in Figure 8.



### 3.5.2.2 Sand

Sandy soils are often known as light soils due to their high proportion of sand and little clay (clay weighs more than sand). These soils have quick water drainage and high infiltration capacity hence reducing the chances of flooding. In Chirumanzu District, the sand soils range from approximately 476 to 674 g/Kg. The spatial variation of sand soil in the project area is shown in Figure 9. It can be noted that areas like Mhou, Fairfield, Lalapanzi and Mvuma have low sand content, whereas in Matizira, Chinyuni and Charandura, there is high sand content. This information is important for the purpose of developing infrastructure which involves civil works.

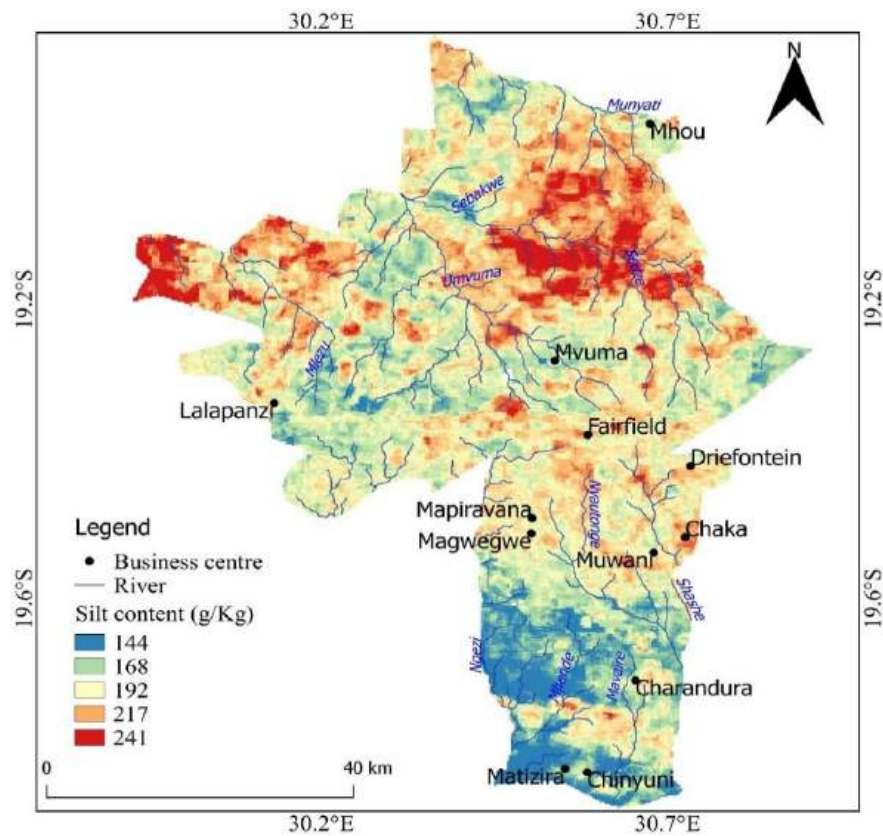


**Figure 13: spatial variation of sand content in the study area**

### 3.5.2.3 Silt

Silt is a light and moisture-retentive soil type with a high fertility rating. As silt soils compromise medium-sized particles, they are well drained and hold moisture well. As the particles are fine, they can be easily compacted and are prone to washing away with rain, hence promoting flooding events through runoff generation. In Chirumanzu District, the silt content ranges from 144 to 241 g/Kg. The spatial variation of silt soil in the project study area is shown in Figure 10. The spatial variation of silt content shows that the northern side of the district is characterised by high silt content, with patches of low-moderate silt content, whereas the southern side of the district is composed of low silt.





### 3.6 Vegetation

Predominant tree species include the brachystagia species (*Msasa*), combretum and acacia mixed in mostly savanna grassland landscape. Grazing areas are dominated by species such as eragrostis species, cynodont species, panicum species and setaria species, which are palatable for grazing animals. In some areas, unpalatable species like the hyperemia and the sporobolus species are common, thus reducing available herbage in most grazing lands.



**Plate 2: Savannah grass.**

The diverse vegetation composition within the district, characterised by a mixture of tree species such as brachystagia, combretum, and acacia in savanna grassland landscapes, provides important habitats for wildlife and contributes to the ecological balance of the region. However, the presence of both palatable and unpalatable grass species in grazing areas poses challenges for livestock management and forage availability. Palatable species like eragrostis, cynodont, panicum, and setaria are essential for sustaining grazing animals and supporting livestock livelihoods. Yet, the encroachment of unpalatable species such as hyperemia and sporobolus in certain areas reduces the overall productivity of grazing lands, limiting the quantity and quality of available forage for livestock.

Moreover, the invasion of exotic species like Lantana camara into grazing lands, particularly in wards 11, 16, 20 and 22 increase the challenges faced by local communities dependent on livestock rearing. Lantana camara, known for its aggressive growth and ability to outcompete native vegetation, reduces grazing land productivity and also alters ecosystem dynamics, impacting on biodiversity and soil health.



**Plate 3: *Lantana camara* in Lalapanzi.**

Chirumanzu District is also home to the Driefontein Grasslands which is an important area designated for the conservation of birds, especially the globally threatened wattled crane. Most of the landscape is under natural highveld grassland, dominated by the thatching *Hyparrhenia* grass species. Soaks, seeps, and depressions collect water and form many vleis in the area, due to the flat terrain.





**Plate 4: Grass in waterlogged Lalapanzi area.**

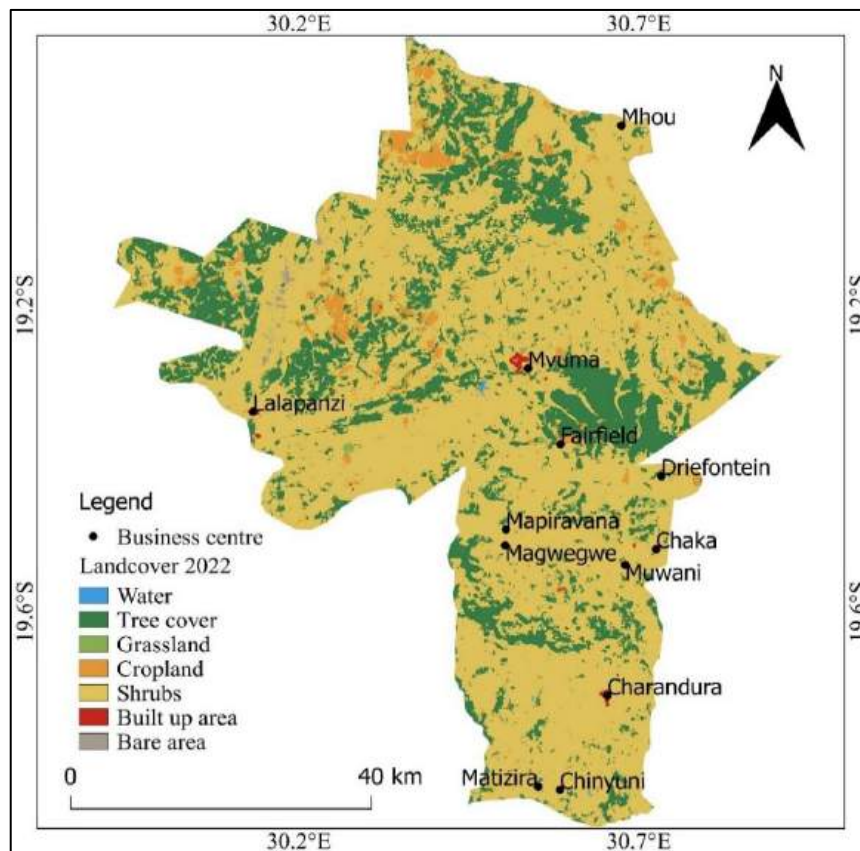
### **Forests/Plantations**

The district has Allied Timbers Mateo gum plantation at Fairfield in Ward 11 which is one of the largest contributors to the district Gross Domestic Product. The Nyautonge Woodlands in Ward 25 Chirumanzu is a *miombo* woodland which is dominated by *Brachystagia*, *Julbemardia* and *Isoberrhina*.

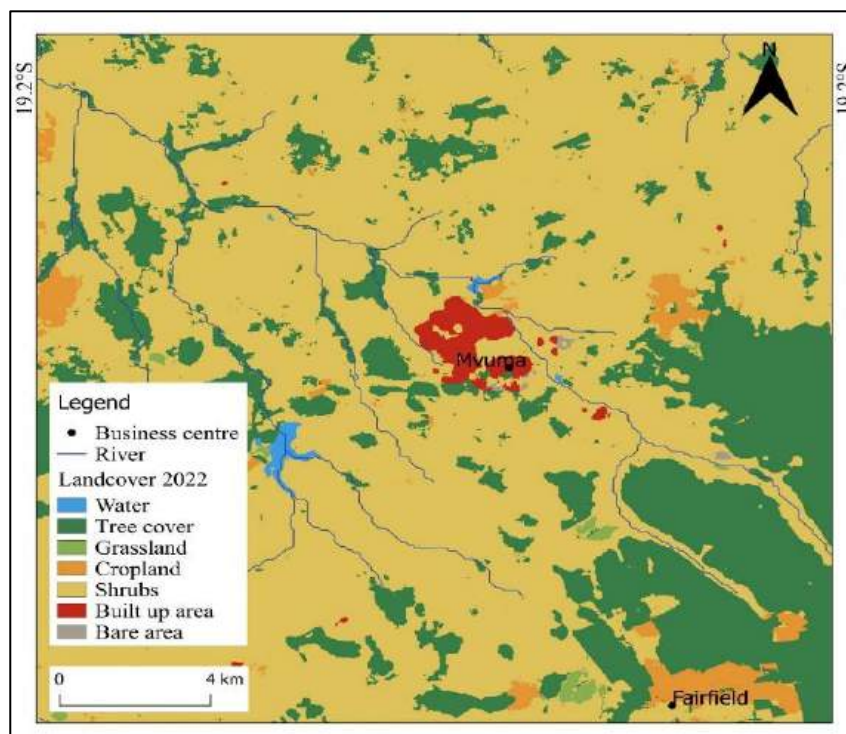
### **3.1 Land cover**

The Land-cover or Land use map is a sentinel product and the dataset for the study was clipped from the Southern Africa 20 m resolution land-cover map. The land-use and land-cover classes used in this study were tree cover areas, shrubs, and grasslands, cropland, built up area, bare areas, and water surfaces. Land-use and land cover affect evapotranspiration, surface run-off and groundwater recharge among others. However, root systems from vegetation cover helps to prevent water from easy generation of surface runoff; resulting in high residence of water on the surface, which ultimately get absorbed by the soil. Whereas built up areas support more runoff, infiltration affects the groundwater storage. As per the study area, seven different land-use patterns were mapped. The land use pattern has a

significant impact on Land use planning and infrastructure development. Figures 11 and 12 show the landcover classes for Chirumanzu District and Mvuma area respectively.



**Figure 15: The Land use/Landcover classes in the study area.**



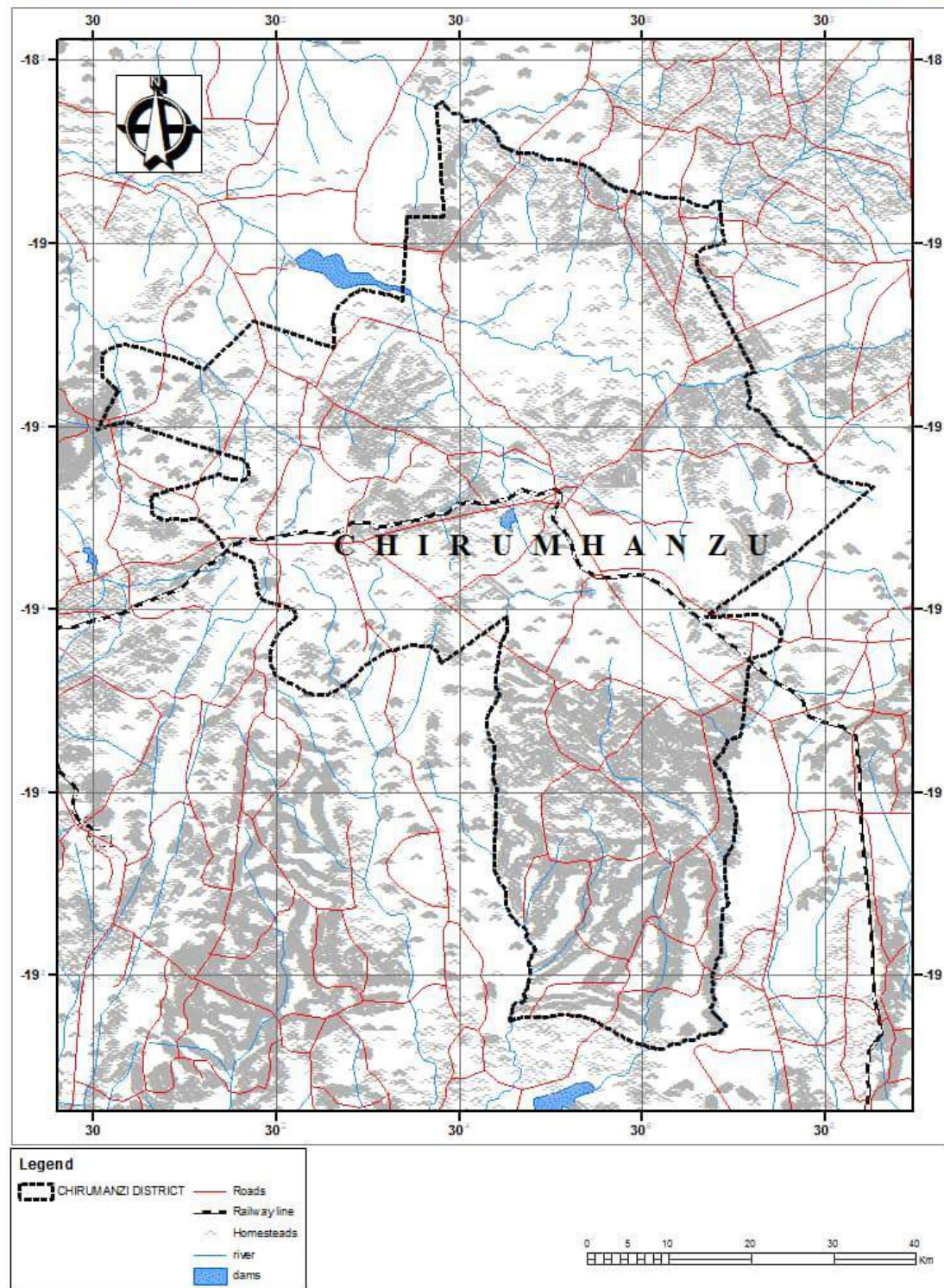
**Figure 16: The Land use/Landcover classes in and around Mvuma area.**

### **3.7 Wetlands and River Systems**

Almost every ward of the 25 council wards in the district has wetlands, streams, rivers and dams. The internationally recognised Driefontein Wetland in Ward 20 is found within the district. Other notable wetlands worth mentioning are Chinu Wetland in ward 15/20, Mapiravana in Ward 1, Shenjere Wetland in ward 15, Chikwengweru Wetland in Ward 21 as well as wetlands in Ward 16-Downlands area. Major river systems include Munyati River, Nyagari River, Nyamafufu River, Nyautonge River and Shashe River amongst others. Found in these streams, rivers and wetlands are a variety of life forms including fish, frogs, crocodiles, snakes and other reptiles.

Chirumanzu Rural District Council is endowed with a diversity of ecosystems which support a wide variety of flora and fauna. Wetland ecosystems and their biodiversity are among the most vital ecosystems that provide ecological goods and services for human beings and other livelihoods in Chirumanzu.





**Figure 17: Rivers and dams in Chirumanzu.**

The presence of Driefontein Grasslands within Chirumanzu district underscores the region's ecological significance and the importance of conservation efforts to protect its unique biodiversity. Designated as an important area for bird conservation, particularly for globally

threatened species like the wattled crane, the grasslands serve as vital habitat and breeding grounds for various avian species. The predominance of natural highveld grassland, characterised by species such as *Hyparrhenia*, creates an ideal environment for these birds and supports the rich biodiversity of the area. Additionally, the presence of soaks, seeps, depressions, and vleis formed by the flat terrain facilitates water collection, contributing to the formation of wetlands that play crucial roles in the ecosystem.

The significance of these wetlands extends beyond wildlife conservation, as they also serve as important sources of water for both agricultural activities and sustaining river systems. Farmers utilise these wetlands for maize and horticultural production, highlighting their dual role in supporting livelihoods and maintaining ecosystem services. Furthermore, the wetlands play a critical role in regulating water flow and maintaining water quality, ultimately benefiting downstream communities and biodiversity reliant on the rivers originating from this central watershed. Thus, recognising the multifaceted importance of wetland ecosystems within the district is essential for promoting sustainable land use practices, conserving biodiversity, and ensuring the resilience of both local communities and the broader ecosystem.



**Plate 5: Driefontein Grasslands**<sup>13</sup>

### 3.7.1 Driefontein wetland

Located in Ward 20 is the headwater for rivers such as Mutirikwi, Pokotekwe, Deure, Chivake and Shashe. It is an internationally acclaimed wetland and one of the only seven Ramsar sites in Zimbabwe. The wetland is known as an Important Birds Area (IBA); home to the globally threatened wattled crane, grey crowned crane birds and the secretary bird. It is

<sup>13</sup> <https://gmes4africa.blogspot.com/2019/12/the-wemast-consortium-engages-with.html>



characterised by natural high veld grasslands, dominated by tall thatching grass (Hyparrhenia) and pockets of Miombo woodlands. The wetland supports subsistence farming of vegetable cropping. Driefontein wetland brings the opportunity for tourism. Being home to important bird species, the wetland can be developed into a bird watching facility, golf course and lodges, with conferencing facilities.

### **3.7.1 Sacred Sites**

Chirumanzu, boasts a rich tapestry of sacred sites ranging from mountains to springs and wetlands. These sites hold significant cultural and spiritual importance for the local communities and are often imbued with myths, legends, and rituals passed down through generations. Details of sacred sites are provided per ward in chapter 8.

Religious beliefs are commonly associated with the use of wetlands. Wetlands are considered sacred. Beliefs and cultural practices are instituted to govern access and use of wetlands. Spirit mediums (an institution that is revered culturally) are believed to govern access to and use of wetlands in most parts of Zimbabwe. Preservation of preserve wetlands is done through ensuring that swampy areas remain sacred, and no farming is done there.



**Plate 6: Godzamatore Sacred wetland.**

### **Gonawapotera Pools.**

Considered by the locals as the converging point of the divine and the human, it is revered because it symbolises the intersection of the divine and human realms. It is thought to be the meeting point where the earthly existence connects with the spiritual. Gonawapotera pools brings the opportunity for religious tourism. The pools can be used for tourism, taking advantage of the indigenous beliefs and practices. Johane Masowe Chishanu yeNyenyedzi Church, an African Initiated Church (AIC), has appropriated this sacred pool for their religious rituals.



**Plate 7: Gonawapotera Pools.**

There is a dozen more wetlands situated in Chirumanzu District. They provide vital sources of water and replenish the flora and fauna of the district. Amongst the important wetlands are the following: -

- Godzamatore wetland in ward 9
- Chikwengweru ward 21
- Mushenjere wetland ward 15
- Mapiravana wetland ward 1
- Savannah wetland ward 12
- Munyati river
- Shashe river
- Little Sebakwe river
- Big Sebakwe river
- Mavhaire river
- Mhende river
- Ngezi river

### **3.8 Wildlife**

The common plains game found in the Chiodza, Central Estates, Musena, Bushy Park, and Mahamara: include kudu, impala, zebra, giraffe, warthog, wild pig, common ducker, sable, wildebeest, eland, water buck, reedbuck, and bush buck. There are rhinos in the Midlands Black Rhino Conservancy and migratory elephants which usually pass through Musena and Bushy Park areas between July and September of almost every year. There is also water

borne animals like hippos, and crocodiles which are active in almost all perennial rivers and dams in Chirumanzu District. The district has been witnessing an increase in hyena and jackal populations.

### **3.9 Environmental Issues**

The bulk of the study was based upon existing information and statistics. The accuracy of these information sources is assumed to be exact and up to date. Due to time and budgetary constraints, no provision could be made for primary research in the form of surveys and specialist investigations. Identified environmental challenges include land degradation through pits and trenches from mining activities, veld fire outbreaks, wetlands degradation, land degradation through unsustainable sand abstraction activities, spread of invasive alien vegetative species such as the *Lantana camara*, the indiscriminate cutting down of trees and siltation through stream bank cultivation are common. Other common problems are wildlife poaching, littering or land pollution, deforestation and forest degradation hotspots in Chirumanzu. Such environmental challenges are rampant in wards 15, 12, 19, 20, 22 and 16.

#### **3.9.1 Air Quality assessments**

The air quality in Chirumanzu District is relatively good. This can be attributed to the absence of heavy industries in the area as well as the climatic conditions experienced in the region. However, due to the area being predominantly rural; households rely heavily on burning firewood for heating and cooking purposes.

#### **3.9.2 Land Degradation**

Land degradation is a challenge in the district, and the main causes include overgrazing, deforestation, lack of soil and water conservation as well as uncontrolled mining. The problems are going to be explained in detail.

#### **3.9.3 Overgrazing**

Overgrazing is observed across the district. Formerly overgrazing was more pronounced in communal wards but has since spread across the district, resulting in low carrying capacity of the veld in these wards.

#### **3.9.4. Deforestation**

Firewood is the main source of fuel for poor households in both rural and urban areas, thus increasing deforestation. Despite several decades of commercial-scale mining in the chrome fields of Chirumanzu, the district remains one of the least electrified, with many people relying on firewood; and this has led to deforestation. Mining companies too, are effectively clearing large tracts of land and in the process, are contributing to the massive loss of trees. Communities of Sebakwe, Manhize, Mahamara and Netherburn have been severely affected by mining as testified by the few trees and vegetation remaining. Central to this problem is the fact that since 1920 when mineral resources were found in the area, no meaningful action was done to extend such developmental benefits like electricity to the generality of the people. Tobacco production has also contributed to the high levels of deforestation in some wards such as wards 15, 19, 12 and 20.

#### **3.9.5 Soil and water conservation**

Farmers have not built contours and ridges due to several factors. This has resulted in a high rate of soil erosion and gully formation, as well as siltation of water bodies. It has been observed; especially in wards 2, 4 and 7.

#### **3.9.6 Stream bank cultivation**

Several farmers, particularly in the new resettlement areas, cultivate near rivers and water ways with poor soil and water conservation practices, which contributes to river and dam siltation. This is mainly because of ignorance or complacency by farmers as to the effects of their actions.

#### **3.9.7 Mining**

The environmental degradation because of chrome mining emanates from the chemical composition of chrome, the mining methods employed, level of operation and waste disposal systems. Major challenges in poor waste disposal result in a chain of other problems such as destruction of vegetation and retardation of any regeneration of forestry along the Great Dyke. This has caused siltation of rivers which is linked to river morphology, erosion and sedimentation of watercourses, underground and surface water pollution. Hazards associated with chrome mining include the shallow trenches and holes (associated with “pig routing”), deep trenches and removal of large areas of topsoil. The effects of underground mining

methods are the creation of large dumps, and vegetation clearance is often localised. There is also siltation of water bodies, vegetation destruction, noise and dust pollution, water pollution and aesthetic intrusion.



**Plate 8: Mine dumps and open pits in Lalapanzi area.**

Chrome mine dumps and pits are two environmental issues that need to be addressed for environmental sustainability and community well-being. Such deep mining opens up pits that are common in Lalapanzi area. Small scale miners normally leave open and hazardous pits after some mining activities.

## CHAPTER 4: POPULATION, INCOME AND EMPLOYMENT

This section of the report examines population size, past growth patterns, distribution, density, demographic characteristics, and structure within Chirumanzu District. It also examines the socio-economic issues related to the population in Chirumanzu, including incomes and employment issues. Data is based on Government census returns for the years 2002, 2012 and 2022.

### 4.1 Past Growth Trends

The population growth in Chirumanzu has been broken into distinct periods as shown in Figure 18. Explanation of the possible reasons of the different scenarios is given in the following sections.

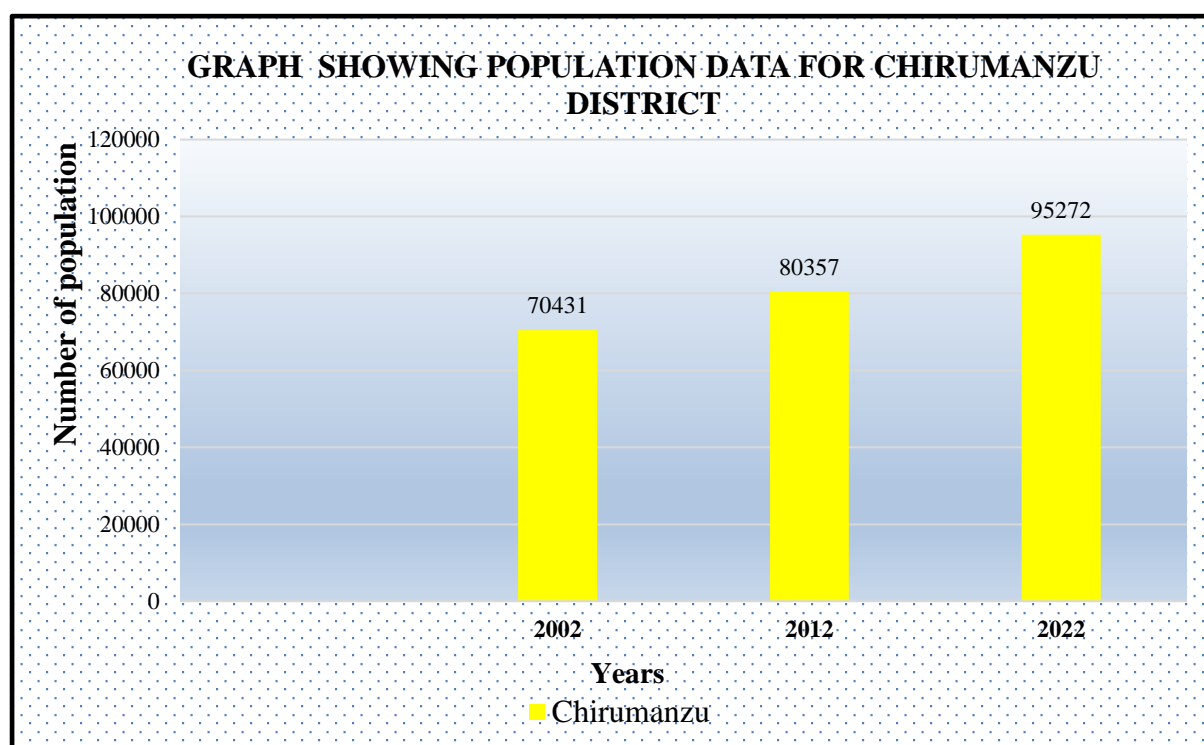


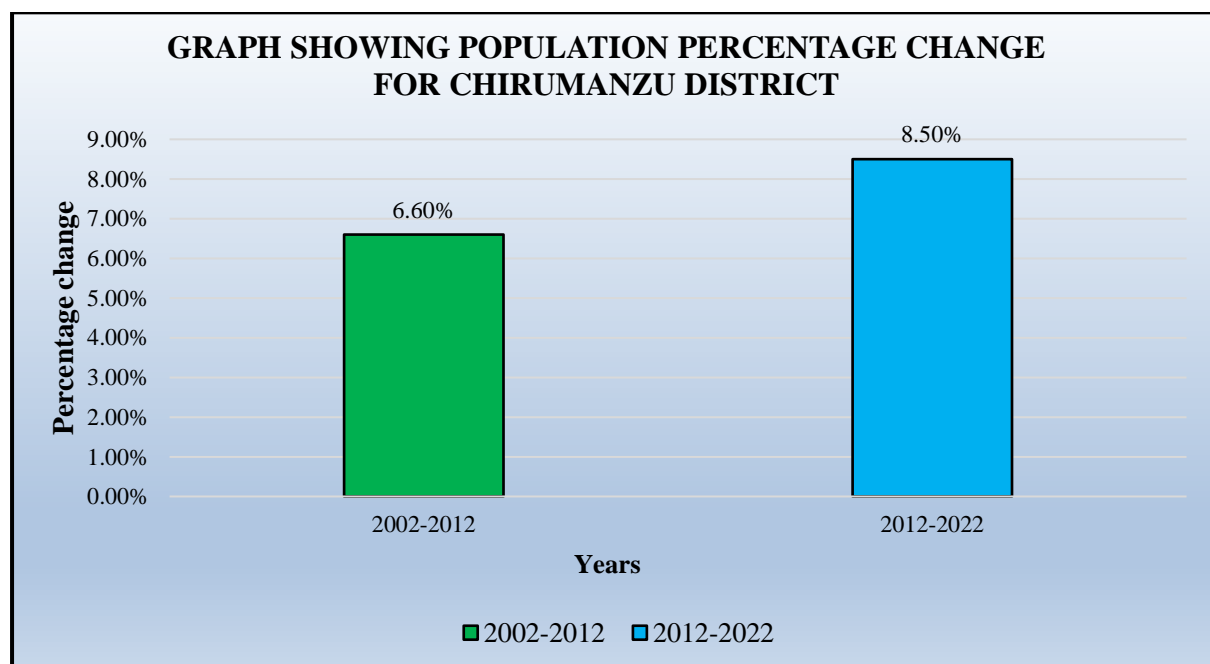
Figure 18: Population statistics for Chirumanzu District from the year 2002-2012-2022.

The population of Chirumanzu exhibited a notable upward trajectory over the period spanning from 2002 to 2022. In 2002, the region recorded a population of 70,431 residents, and by 2012, the population had experienced a discernible increase to 80,351. This growth trend persisted, with the population further expanding to 95,272 by 2022. Percentage increase



from 2002 to 2012 is 14.08%, thus suggesting a moderate but consistent population increase over the period. Population growth in Chirumanzu accelerated from 2012 to 2022 with a growth of 18.56%. This higher growth rate suggests a more rapid increase in population compared to the previous decade. The overall population growth from 2002 to 2022 is approximately 35.21%. The population growth pattern in Chirumanzu shows a notable upward trajectory, with a consistent increase over the two decades. The growth rate accelerated in the second decade when compared to the first, indicating potentially changing demographic factors or socioeconomic influences impacting population dynamics in the region. Overall, this population growth reflects a dynamic and evolving demographic landscape in Chirumanzu over the period studied.

The district is peculiar, being located at the centre of Zimbabwe and spanning 4749 square kilometres. According to the 2022 census, the district had a population of 95 272 and of these, 45 589 were males whilst 49 683 were females. Of these, about 12 259 live in urban settlements such as Mvuma, Lalapanzi and Charandura whilst the rest live in rural areas.



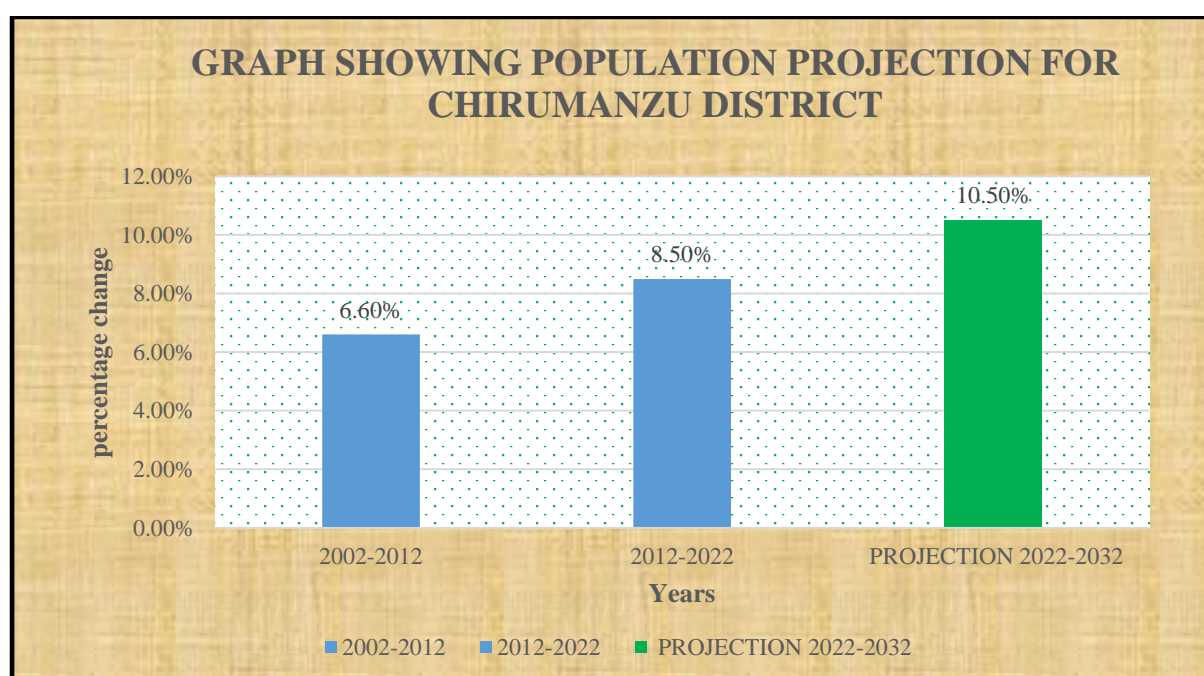
**Figure 19: The population percentage change from the year 2002-2012 and 2012-2022.**

Figure 19 shows the percentage changes that took place between the years 2002-2012 and 2012-2022 for Chirumanzu District. From the year 2002 to 2012 there was a percentage increase of 6.60% and from 2012 to 2022 there was an increase of 8.50%. This could be due to the increased birthrate and the migration rate. Based on the percentage change statistics,



the resources in the district must be utilised at full scale. For example, the irrigation schemes, mining claims and industries must sustain the population for future generations.

Figure 20 is showing population projection for 2032 in Chirumanzu District. Deducing from the graphical representation, the population increased with 2%; so, for the projection of 2032 it can be + 2, thus 10.50% when it happens to be an increase. The population is showing the potential of increasing, based on previous statistics. Therefore, it is important to increase production in sectors such as agriculture, mining, industry, and education. The district must increase public services like hospitals, schools, boreholes for clean and safe water and strive to align to the NDS1 and 2 strategies to achieve the Sustainable Development Goals (SDGs) by 2030.



**Figure 20: The population projection for Chirumanzu district.**

## 4.2 Population Distribution

### 4.2.1 Population Structure

The population structure for Chirumanzu is illustrated below in Table 3.

Chirumanzu District Population Structure					
2022 Population Census report					
Ward	Male	Female	Total Population	Total Households	Average Household

					Size
1	1,710	2,142	3,852	1,068	3.6
2	1,942	2,432	4,374	1,169	3.7
3	1,847	2,165	4,012	1,045	3.8
4	965	1,169	2,134	571	3.7
5	1,363	1,643	3,006	795	3.8
6	1,616	1,862	3,478	937	3.7
7	1,149	1,285	2,434	663	3.7
8	1,419	1,737	3,156	878	3.6
9	2,245	2,638	4,883	1,314	3.7
10	520	586	1,106	289	3.8
11	2,036	2,211	4,247	1,025	4.1
12	4,411	4,030	8,441	2,060	4.1
13	1,364	1,616	2,980	851	3.5
14	1,263	1,472	2,735	807	3.4
15	3,192	2,777	5,969	1,287	4.6
16	904	704	1,608	491	3.3
17	1,267	1,339	2,606	776	3.4
18	1,293	1,364	2,657	620	4.3
19	2,233	2,539	4,772	1,109	4.3
20	4,964	5,040	10,004	2,479	4.0
21	956	1,158	2,114	573	3.7
22	2,670	2,581	5,251	1,237	4.2
23	1,496	1,844	3,340	856	3.9
24	1,113	1,325	2,438	683	3.6
25	1,651	2,024	3,675	973	3.8
<b>Total</b>	<b>45,589</b>	<b>49,683</b>	<b>95,272</b>	<b>24, 556</b>	<b>3.9</b>

**Table 4: Population structure**

Age group	Male	Female
Under 1	1198	1230
1 -4	4680	4700
5 -9	5423	5252

10 -14	5503	5113
15 –19	4847	4058
20 –24	2924	3303
25 –29	2438	3106
30 –34	2177	2757
35 –39	1875	2241
40 –44	1584	1825
45 –49	1014	1446
50 –54	928	1619
55 –59	839	1393
60 –64	675	1056
65-69	658	944
70 - 74	568	632
75 +	884	1263

Table 5: Distribution of Population by Age Group and Sex in Chirumanzu, Zimbabwe 2012 Census

### 4.3 Household Economic, Income and expenditure Profiles

Table 6: Percent Distribution of Economically Active Persons, Zimbabwe 2012 Census

Activity	Female	Male	Percentage
Paid employee	7.7	15.6	23.4
Employer	0.1	0.2	0.2
Own account worker	26.0	24.2	50.2
Unpaid family worker	6.8	3.9	10.7
Looking for work/unemployed	5.2	10.2	15.4

### 4.4 Economic/ Livelihood Sources

Livelihoods in Chirumanzu Middle Veld Small Holder Zone are characterised by crop production which is comprised of mainly cereals, supplemented by cash crops such as groundnuts and round nuts. Livelihoods also survive through gardening, animal husbandry and remittances from migratory labour. This area covers ward 3, 4, 7, 8, 9, 10, 23 and 25.

Several other income sources help the poor to make ends meet. Examples are sales of wild fruits and vegetables, gold panning, sales of beer and handicrafts and casual labour. Fishing is also opportunistically practiced in the rivers and streams, as well as some cross-border trade.

The Central and Northern Semi Intensive zone includes communal lands widely scattered in pockets across the central and northern parts of the country. It covers ward 2, 5, 6, 11, 18 and 21. The zone is classified as Natural Region III and IV, with an average annual rainfall of 650-800mm. In normal years, these wards produce a moderate grain surplus. Farming in this middle-veld zone is mainly characterised by rain-fed maize production and horticulture. Groundnuts, round nuts, and cowpeas are the major crops grown in this zone. Cereal farming is supported by animal husbandry and other income generating activities. Oxen or donkeys provide draught power, and some livestock is reserved for cash sales when the need arises. In the dry years, crops and food purchases are heavily supplemented with wild foods and distant casual labour opportunities.

The Northern Cattle and Cereal Production zone is characterised by old resettlements, a few large-scale commercial farms (LSCF) and new resettled farmers being A1 and A2 farm holders who benefited from the Fast Track Land Reform Programme of 2000. Wards 12, 15, 16, 19, 20 and 22 are found in this zone. The new farm owners are engaged in cereal and livestock production and are normally food secure as they produce surplus cereals for sale. High incomes can be realised from the sale of cattle which are found in large numbers in this zone. The presence of highly productive old resettlements and small-scale and large-scale farming areas also offer casual labour opportunities for the poorer new farm owners and former farm workers. This profile focuses on the A1 farmers who constitute the majority in the zone.

#### **4.5 Employment Issues**

The availability of employment is a key indicator of the state of the local economy, including the level of prosperity or the degree of poverty. The lack of paid work forces households to rely on transfers from other family members (remittances), or from the state in the form of pensions or other social grants.

In this section, we investigate employment issues in Chirumanzu. It is provided by the various sectors according to major employment areas (zones See Map 9), including the informal sector which is best understood through its relationships with other parts of the

economy and the state, rather than in isolation. Both the economy and the Local Planning Authority can constrain the growth of informal enterprises by, for example, squeezing them out through cost-cutting or by physically excluding traders from natural marketplaces. The informal economy may add to the resilience of cities by providing livelihoods for people who cannot secure positions in the formal economy, and by meeting unmet needs for goods and services. Policymakers need to understand that the sector is here to stay for the foreseeable future because of the persistence of high unemployment.

It is important to note that it was not possible to get time series employment data in a consistent manner, hence it was not possible to do a comparison of the performance of various sectors in employment generation. Equally important is the fact that we could not get employment data from several institutions, hence the need to be cautious. The presented information was derived from field surveys in 2011 and data from Council reports. We feel however, that the information presented fairly represents the employment situation in Chirumanzu.

#### **4.5.1 Minerals in Chirumanzu**

Chrome in Lalapanzi (pictured) is exploited predominantly by Chinese companies and small-scale miners. Zimbabwe Iron and Smelting Company (Zimasco) Private Ltd mines chrome along the Great Dyke, an important geographical and geological feature in Zimbabwe, and has both surface and underground operations. Zimasco has direct and indirect chrome ore mining operations across the whole length of the Great Dyke. The direct operations are those mines solely run by Zimasco and indirect operations refers to those mines leased out to second parts known as tributes. These operations include underground mining at Lalapanzi (South Dyke). The majority shareholder is Sinosteel Corporation, a State-Owned Enterprise of the People's Republic of China. Zimasco is the largest integrated ferrochrome producer in Zimbabwe. Across all its mining operations, Zimasco's total employment figures are 750 direct and 3000 indirect.

Zimbabwe Alloys Limited (Zim alloys) is a Zimbabwe registered company that produces Chromium Ferroalloys such as Ferro Chromium and Ferro Silico Chromium. It is a provider of metal processing and mining services. The company's metal processing and mining services include exploration of gold, silver, copper, chromium, and other precious metals, enabling metal mining companies to get a range of processed metals in Zimbabwe.

Small-scale chromite mining in Zimbabwe has been viewed as a success story, especially given the flourishing of mining cooperatives. However, the sector also faced several challenges. Most stemmed from the tribute mining contracts that the cooperatives entered with the large-scale mining companies; Zimasco and Zim alloys.

In the Mvuma area of Zimbabwe, the gold-rich region has a history of significant exploitation by a major mining company that has since ceased operations. The void left by this closure has led to a shift in the mining landscape, with a predominant presence of small-scale miners, including some who operate in the area without proper registration. Even though the once-thriving Athens mine which used to be a major employer in the region is experiencing a decline in functionality, it still plays a role in the local economy. The dwindling operations of Athens mine, coupled with the rise of unregistered small-scale mining, highlight the challenges and changes in the gold mining sector in Mvuma. There are also dotted gold mining activities in Nyikavanhu. Chinese companies and illegal gold miners engage in these mineral extraction activities. Land degradation is common due to gold mining.

The presence of gold in Nyikavanhu brings both economic opportunities and environmental challenges to the region. The involvement of Chinese companies and illegal gold miners underscores the complex dynamics of the mining sector. On the positive side, gold mining can contribute to local and national economies, providing employment opportunities and revenue. However, the observed land degradation is a serious concern as it can have detrimental effects on the environment, including soil erosion, deforestation, and water pollution.



**Plate 9: Nyikavanhu Gold Milling**

The transition from large-scale mining to smaller, often informal operations brings about economic uncertainties and regulatory concerns. The dynamics of this shift impacts on the employment landscape and raises questions about sustainability and responsible mining practices in the region. The local community is grappling with the repercussions of the mining company's closure, emphasizing the need for strategic planning and support to ensure a balanced and sustainable future for Mvuma's gold mining industry.

TsingShan Holdings Group, a prominent Chinese company, is set to make significant investments in Manhize, Zimbabwe, focusing on mining iron and steel. The Zimbabwean government envisions the development of a smart city centered around the major mining and industrial activities in Manhize. Although the mine and industrial plant is not operational yet, it is anticipated to commence operations in the second quarter of the year. As of now, around 1400 workers are employed for the construction of the massive plant. The strategic location boasts substantial ore deposits sourced from the extensive Manhize mountain ranges, laying the foundation for a transformative venture that aligns with both economic and technological



ambitions in the region. The huge ore deposits are expected to sustain the mining and industrial activities to approximately 200 years.



**Plate 10: Manhize -DISCO (Dinsor Iron and Steel Company) new Major Steel Plant**

#### **4.5.2 Agriculture**

In ward 3, 4, 7, 8, 9, 10, 23 and 25, the mainstay of livelihoods revolves around agriculture, predominantly focusing on crop cultivation and livestock husbandry. However, the region faces significant challenges, particularly in crop production, as a considerable portion relies heavily on rain-fed agriculture. The challenge is that there are no marketplaces or abattoir for selling livestock so that the council benefits from revenue collection. The unpredictability and scarcity of rainfall make cultivation challenging, creating difficulties for farmers in ensuring consistent yields. Despite these challenges, the area benefits from the presence of better clay loam soils in the zone, particularly in favourable years. This soil type facilitates the cultivation of small grains such as sorghum, millet, rapoko, and groundnuts, contributing to agricultural diversity and offering alternative crops that are more resilient to the climatic variations in the region.

In the Central and Northern Semi Intensive Zone of the district, the landscape is characterised by sandy loam soils, which, unfortunately, are susceptible to leaching and present a significant fertility challenge, consequently resulting in low agricultural productivity. This zone faces the dual challenge of poor soil quality and the propensity for nutrient leaching due to its sandy composition. Consequently, farmers in this region encounter difficulties in sustaining robust crop production. On a positive note, the bushy acacia species found in this zone provide an ideal environment for goat production, utilising the hardy nature of these



acacias to support livestock. Despite the fertility challenges and drought-prone nature of the area, the adaptability of goat farming to the ecosystem showcases a potential avenue for sustainable livelihoods in this otherwise agriculturally constrained zone.

Situated in Natural Region 3, the Northern Cattle and Cereal Production Zone stands out as the breadbasket of the district, playing a pivotal role in agricultural production. This zone is predominantly characterised by resettlement areas, encompassing the A1, A2, and old resettlement models. With a favourable natural environment, the region is well-suited for both cattle ranching and cereal cultivation.

The coexistence of various resettlement models indicates a diverse agricultural landscape, emphasizing the integration of different farming approaches. The fertile soils and climatic conditions in Natural Region 3 contribute to the success of this zone as a significant contributor to the district's food production, highlighting its importance in sustaining local and possibly broader regional food security.

There is significant cereal and livestock production by the resettled farmers. The products from these farmers are channelled into the markets of Chivhu, Gweru, and Mhondoro, underscoring their regional importance. This sustains local economies and establishes Chirumanzu as a key supplier in the broader regional market. The integration of both cereal and livestock production highlights a comprehensive approach to agricultural sustainability, potentially providing employment opportunities, fostering economic growth, and contributing to the overall development of the communities involved.

In a concerted effort to boost agricultural production in the district, strategic initiatives have been undertaken, including the recent construction of Holy Cross Dam and the establishment of the Hama-Mavhaire irrigation schemes. Holy Cross Dam serves as a pivotal infrastructure project, providing essential water resources for irrigation activities, thus enhancing the resilience of local farmers against climatic uncertainties. This development supports increased crop yields and fosters sustainable agricultural practices. Simultaneously, the implementation of Hama-Mavhaire irrigation schemes underscores a commitment to improving the economic conditions of the local populace. By integrating modern irrigation techniques, these schemes empower farmers to diversify crops, increase productivity, and potentially generate surplus for commercial purposes. Together, these interventions contribute to the overall socio-economic upliftment of the community by promoting agricultural sustainability and creating opportunities for enhanced income and livelihoods.



**Plate 11: Holy Cross Irrigation**



**Plate 12: Hama-Mavhaire Irrigation**

However, there are irrigation challenges being faced which are.

- Underutilisation of the irrigation schemes
- Broken fence for Hama-Mavhaire and Mhende irrigation schemes
- Broken down canals and leakages in infield pipes at Mhende and Hama-Mavhaire
- Erratic power supply by ZESA at Hama-Mavhaire and Siyaso
- Siltation in irrigation dams such as the Mhende (Chilimanzi dam)
- Broken engine pumps at Hama-Mavhaire
- Non-payment of bills by farmers at Hama-Mavhaire
- Inadequate access to toilets at all the irrigation schemes

#### **4.5.3 Food Outlets - Chicken Inn and Chicken Slice**

Chicken Slice strategically positioned itself on the Harare-Masvingo Highway, approximately one and half kilometres away from the centre of Mvuma town. This location facilitated a steady flow of customers, with around 3,000 people stopping daily on their journeys to and from South Africa, Harare, Masvingo, and Gweru. The fast-food outlet has become the focal point of activity in Mvuma, replacing the historical gold rush with a different kind of prosperity. Beyond serving as a pit stop for travellers, Chicken Slice has catalysed economic growth. The establishment of associated service facilities, including a service station, POSB bank, Zimbabwe Republic Police base, a hair salon, barbershop, and a clothing boutique, has created employment opportunities. Over 300 people from the Mvuma community now find employment in these service companies, transforming the economic landscape of the town.

The emergence of another food outlet, featuring a comprehensive array of services such as Nice Time Supermarket, Nice-Time Thick Slice Bread, Chicken Inn, Pizza Inn, Creamy Inn, and eight chalets for accommodation, marks a profound shift in the social dynamics of Mvuma. This development signifies the growing importance of the highway-side hub as a central point for both travellers and locals. With a diverse range of offerings, from essential groceries to accommodation facilities, the new outlet caters to immediate consumer needs. The shopping complex, positioned strategically along the Harare-Masvingo Highway, goes beyond being a mere fast-food stop, evolving into a vibrant centre that sustains economic activities.

#### **4.6 Performance of the Employment Sector by Major Employment Zones**

In this section we look at employment by major employment areas (See table 6),

Table 7: Employment by Major Employment Areas

Informal Sector	
Service Industry	
Retailing	
Institutional	
Telecoms	
Transport	
Food manufacturing	
Medical Services	

Office	
Heavy Industry	
Construction	
Mining	
Financial Services	



**Plate 13: Water bottling plant in Lalapanzi.**

The construction of a water bottling plant in Lalapanzi represents a strategic initiative aimed at addressing local water supply needs and fostering economic development by generating employment opportunities. This infrastructure project serves a dual purpose by meeting the demand for safe and accessible drinking water in the region while creating jobs for the community. The establishment of the bottling plant is expected to lead to employment across various sectors, including plant operations, distribution, marketing, and administration, thus contributing to the overall socio-economic advancement of Lalapanzi. Additionally, this project may stimulate ancillary businesses and services, positively impacting the local economy and providing residents with a sustainable source of income. The water bottling plant becomes a catalyst for growth, aligning infrastructure development with job creation to enhance the overall well-being and prosperity of the community.

### **Informal Traders**





**Plate 14: Vendor stalls in Mvuma.**

Informal traders indeed play a vital role in the district's economy, serving as a significant source of livelihood and survival strategy, particularly in the absence of substantial industrial growth. With limited formal employment opportunities, many individuals turn to informal trading as a means of generating income and supporting their families. These traders operate in various sectors, including street vending, small-scale retail, and artisanal production, contributing to economic activity and livelihoods across the country. Recognising the importance of informal traders and providing support through access to resources, training, and market opportunities can enhance their socio-economic well-being and contribute to overall economic resilience.

#### **4.7 Employment and Survival strategies for rural community**

In the rural communities of Chirumanzu, subsistence farming serves as the backbone of survival. Families depend heavily on cultivating their own crops to meet daily food needs. This traditional practice involves growing a variety of crops such as maize, millet, and sorghum, alongside vegetables like pumpkins and leafy greens. Additionally, households often rear livestock such as goats, chickens, and indigenous chickens known as road runners, both for food security and as a source of income.

Brick moulding is another essential activity in these communities, providing an opportunity for additional income. Locals mould bricks from locally sourced materials like clay, which are then used for construction purposes, including building homes and other structures within the community.

Beer brewing is a cultural tradition deeply rooted in the social fabric of Chirumanzu. Many households engage in small-scale brewing of traditional beer, which is consumed within the family and also sold to neighbours and at community gatherings and celebrations.

Firewood collection and sale are common income-generating activities, with individuals gathering wood from nearby forests to sell in local markets or directly to households for cooking and heating purposes. Some community members also practice beekeeping, tapping into the rich biodiversity of the region to harvest honey and beeswax for consumption and sale. Similarly, fishing provides an additional source of protein and income for those living near water bodies.

Unfortunately, illegal mining has emerged as a significant concern in some areas of Chirumanzu, with individuals engaging in unauthorized extraction of minerals such as gold and chrome, often at the expense of environmental degradation and community stability. In addition to these primary activities, some residents supplement their income through part-time jobs in nearby towns or cities. Others participate in food-for-work programs, where they exchange labor for essential food items or other goods and services.

Furthermore, the sale of wild fruits, harvested from the surrounding forests and bushlands, provides a seasonal source of income for many rural households. These fruits are often sold to passing buses, as well as to other residents within the community.

## CHAPTER 5: LAND USE AND DEVELOPMENT

### 5.1 Land Use

This chapter deals with broad land use issues such as land ownership and development status as well as detailed land utilisation descriptions in already developed areas. It projects the identification of developable areas outside the current Chirumanzu District Boundary. The district is divided into communal and resettlement areas. The communal area is in Chirumanzu Constituency whilst the resettlement is in Chirumanzu-Zibagwe Constituency. Some of the farms in the resettlement areas are titled. Central Estates was the biggest acquired farm, spanning over 50 000 hectares. It is of interest, as Mvuma sits in the same property. The bulk of acquired farms are designated as either the A1 or the A2 model. A few old model resettlement schemes also exist in the district.

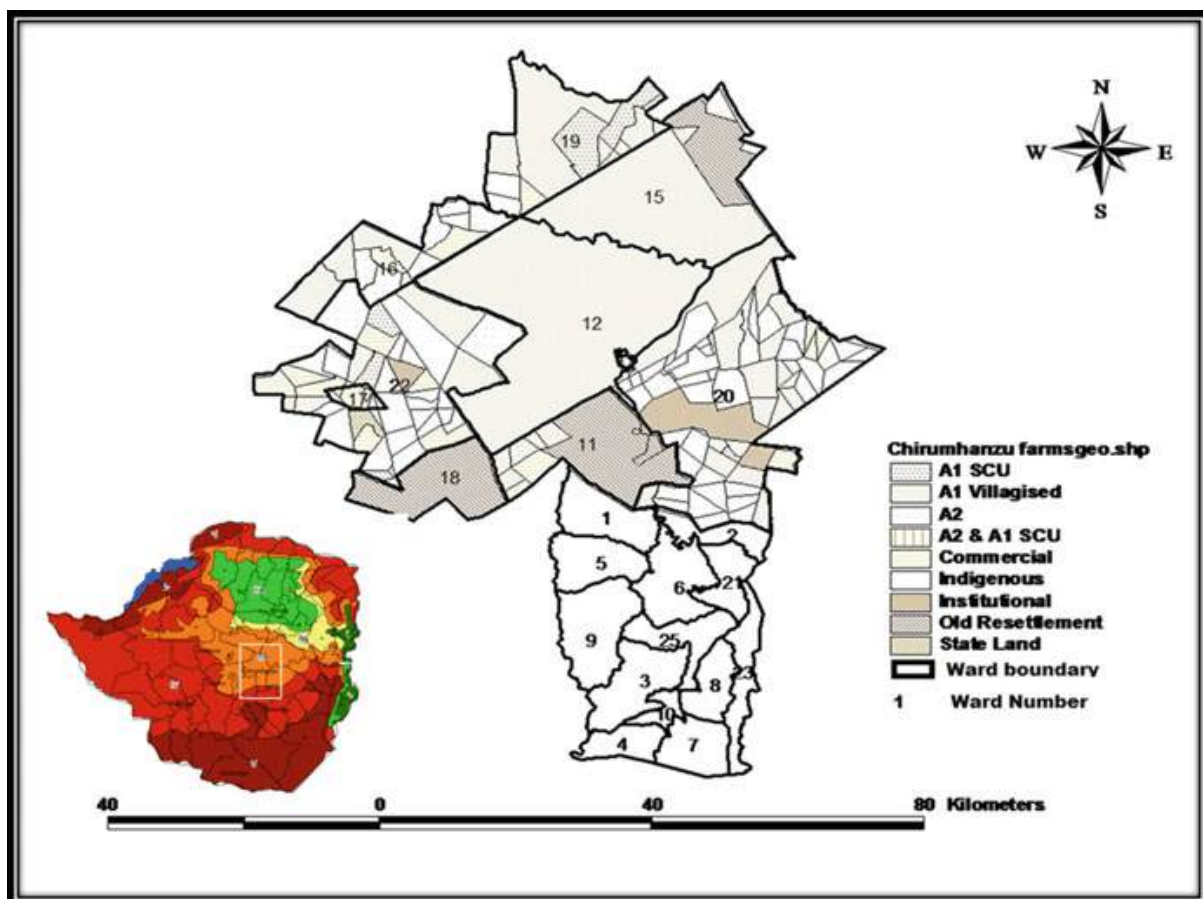
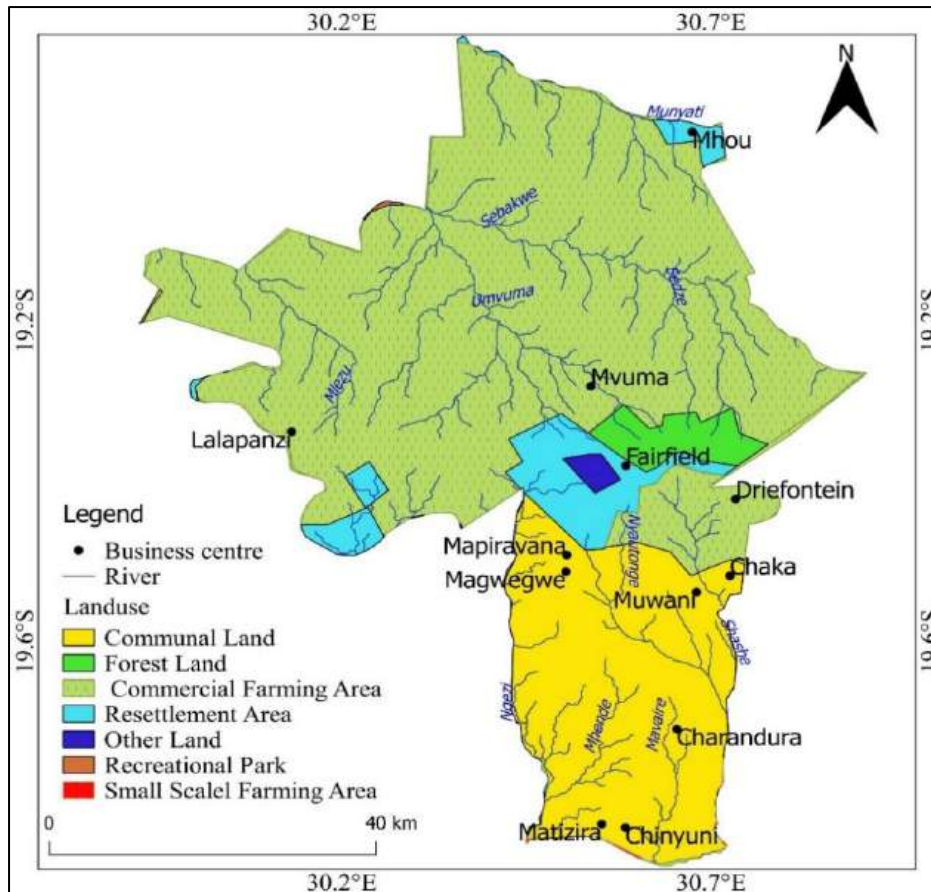


Figure 21: Land Uses in Chirumanzu<sup>14</sup>

<sup>14</sup> Kori, D. S., Francis, J., & Zuwarimwe, J. (2020). Intangible and indirect costs of adaptation to climate variability among maize farmers: Chirumanzu District, Zimbabwe. In *African Handbook of Climate Change Adaptation* (pp. 1-26). Cham: Springer International Publishing.



**Figure 22: The land use pattern and distribution in the study area.**

## 5.2 Land Ownership

Table 8: Land ownership in Chirumanzu

Development status	Private Owned	Government Owned	Council Owned	% of Total
Developed(ha)				
Undeveloped(ha)				
Total(ha)				

In terms of land ownership, the State is the largest landowner, accounting for ...% of the land in Chirumanzu (16700 ha), the council being the second largest landowner accounting for --% (--ha), whilst private sector is the smallest land holder with --% (--ha). Centres that have layouts are Charandura Growth Point (502 stands), Lalapanzi Township with 3 layouts yielding 426 stands (Chizhou RSC 279 stands), Fairfields RSC (126 stands), Chamisa RSC



(258 stands), Siyahokwe RSC (464 stands), Mapiravana RSC (252 stands) and Holy Cross (30 stands **NOT SERVICED**).

Except for Chamisa, all these centres have run out of stands on approved layouts. Chirumanzu RDC is currently in the process of preparing layouts for Charandura. Several other business centres are in dire need of layouts as demand and the pace of development requires that Council maintain some semblance of order.

There is a growing demand for residential stands in Chaka, indicating a trend of urbanisation or population growth in the area. This increased demand suggests that more people are seeking residential properties, possibly due to factors such as employment opportunities, urban amenities, or social factors. The boundary of Chaka was officially gazetted in 1982. It appears that there was a process of resettlement of residents from the business centre of Chaka.

Some families were required to leave the area due to urban development and land use changes. After the gazetting of the boundary and the subsequent resettlement process, there was a mixed response among the affected residents. While some people complied with the relocation requirements and left the business centre, others chose to remain in the area despite the changes. Those families who chose to remain in the business centre of Chaka despite the relocation process may now be seeking compensation, even though compensation was already done. The problem is the number of years from gazetted year till to date. New generations might not be aware of compensations done decades ago.

### **5.3 Land use and development.**

#### **5.3.1 Mvuma**

The Town used to rely on land within the then Mvuma Area Committee boundary. In 2004, pursuit was started for Mvuma to have a gazetted boundary, which culminated in the Town being given 3 656.25 ha in 2017. The map for this current boundary shall be attached hereto. This 2017 boundary was not gazetted, but land was officially handed over to the Local Authority for urban development. The 2017 **boundary** (see attached map) was not agreed to by the RDC and the Department of Spatial Planning and Development (DSPD) mainly because the Ministry of Lands and Rural Resettlement sought to and did carve out a portion of the land applied for and excluded it from the town. The irony is that the portion excluded covers Chicken Slice, Chicken Inn and the Truck Inn, which developments are visibly urban and can never be conceived of as being rural. An additional portion of land was applied for

opposite the highway to Harare to the right to cater for the proper planning for land which had been left outside the boundary, but on which Ministry of Lands had started to parcel out portions, without an approved Layout Plan.

- **Layouts**

The area has had several layouts prepared and approved over the years. The layouts have provided for all basic land uses such as Residential, Commercial and Industrial. The Medium Density Extension Layout has been prepared on the old Mvuma Aerodrome site which was formally decommissioned. There, therefore, remains need for a modern Aerodrome for Mvuma. The Layouts are listed below:

**Table 9: Residential Extension, Mvuma**

<b>Type of Stand</b>	<b>Number</b>
Residential	973
Commercial	
Light Industry	12
Service Industry	14
Institutional	11
Open Space	9
<b>Total</b>	<b>1036</b>
Ref:	MID/SL/ 646
Tracing Number	GF128
Date of Approval	14/07/2000

**Table 10: Mushayavhudzi, Mvuma (Old Medium Density)**

<b>Type of Stand</b>	<b>Number</b>
Residential	267 medium, 59 high density
Commercial	12
Light Industry	47
Service Industry	0
Institutional	9
Open Space	2
<b>Total</b>	<b>396</b>

Ref:	
Tracing Number	GD286
Date of Approval	...

**Table 11: Mvuma High Density Residential Infill Layout**

<b>Type of Stand</b>	<b>Number</b>
Residential	40
Commercial	0
Light Industry	0
Service Industry	0
Institutional	0
Open Space	5
<b>Total</b>	<b>45</b>
Ref:	MID/SL/62
Tracing Number	GB1098
Date of Approval	22/03/2012

**Table 12: Mvuma Low Density Residential Extension Layout**

<b>Type of Stand</b>	<b>Number</b>
Residential	149
Commercial	0
Light Industry	0
Service Industry	0
Institutional	1
Open Space	1
<b>Total</b>	<b>150</b>
Ref:	MID/SL/55
Tracing Number	GC748
Date of Approval	15/03/2010

**Table 13: Mvuma Town Commercial Extension Layout**

Type of Stand	Number
Residential	0
Commercial	20
Roads	2
Service Industry	0
Institutional	3
Open Space	1
<b>Total</b>	<b>26</b>
Ref:	MID/SL/49
Tracing Number	GB962
Date of Approval	26/06/2007

**Table 14: Extension of the Town Centre, Mvuma**

Type of Stand	Number
Residential	0
Commercial	18
Light Industry	0
Service Industry	0
Institutional	0
Open Space	0
<b>Total</b>	<b>18</b>
Ref:	
Tracing Number	GA1591
Date of Approval	

**Table 15: Mvuma Residential Extension Infill Layout Plan**

Type of Stand	Number
Residential	188
Commercial	0
Light Industry	0

Service Industry	0
Institutional	0
Open Space	5
<b>Total</b>	<b>188</b>
Ref:	MID/SL/73
Tracing Number	GC767
Date of Approval	29/09/2015

**Table 16: Eastern Shayavudzi High Density Residential Layout**

<b>Type of Stand</b>	<b>Number</b>
Residential	525 (figure to rationalised)
Commercial	6
Light Industry	10
Service Industry	7
Institutional	4
Abattoir	1
<b>Total</b>	<b>553</b>
Ref:	MID/SL/992
Tracing Number	GD340
Date of Approval	27/05/2016

**Table 17: Mvuma High Density Residential Report**

<b>Type of Stand</b>	<b>Number</b>
Residential	424
Commercial	6
Light Industry	0
Service Industry	4
Institutional	3
Open Space	1
<b>Total</b>	<b>438</b>
Ref:	MID/SL/73

Tracing Number	GC762
Date of Approval	21/11/2014

**Table 18: Mvuma Railway Low Density**

Type of Stand	Number
Residential	24
Commercial	0
Light Industry	0
Service Industry	0
Institutional	0
Open Space	5
<b>Total</b>	<b>45</b>
Ref:	MID/SL/
Tracing Number	GB
Date of Approval	13/06/2014

**Table 19: Old Town Low Density**

Type of Stand	Number
Residential	56
Commercial	0
Light Industry	0
Service Industry	0
Institutional	0
Open Space	0
<b>Total</b>	<b>56</b>
Ref:	SG MAP: TP4006
Tracing Number	1:5000 MAP
Date of Approval	1977

**Table 20: Mvuma High Density Extension Layout**

Type of Stand	Number
Residential	392
Commercial	11
Light Industry	0
Flats	12
Institutional	3
Open Space	16
<b>Total</b>	<b>414</b>
Ref:	MID/SL/98
Tracing Number	GC783
Date of Approval	15/03/2022

**Table 21: Athens Mine High Density**

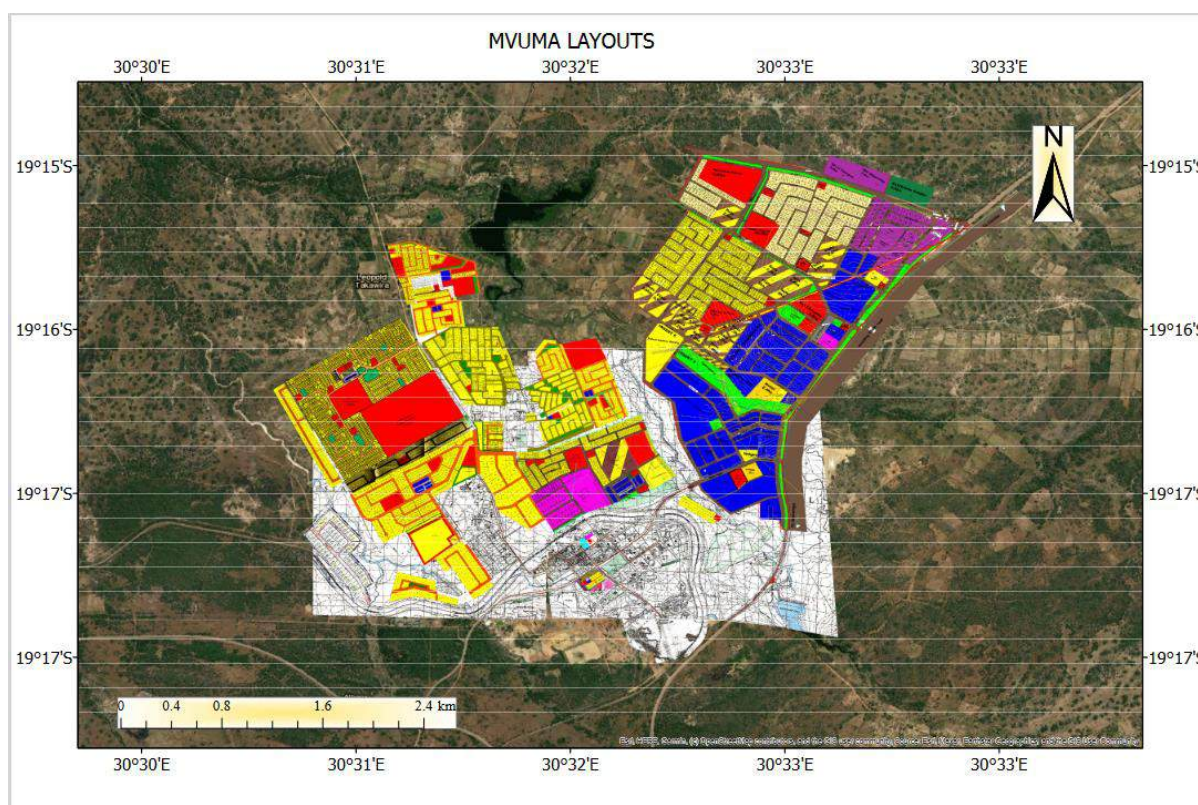
Type of Stand	Number
Residential	303
Commercial	0
Light Industry	0
Service Industry	0
Institutional	9
Open Space	0
<b>Total</b>	<b>312</b>
Ref:	MID/SL/
Tracing Number	GF38
Date of Approval	16/12/1980

**Table 22: Old Mushayavhudzi Layout**

Type of Stand	Number
Residential	466
Commercial	20
Light Industry	0



Service Industry	0
Institutional	0
Open Space	-
<b>Total</b>	<b>486</b>
Ref:	---
Tracing Number	GC391
Date of Approval	-----



**Figure 23: Mvuma layouts.**

### **5.3.2 Charandura**

Charandura Growth Point has approved layouts with 502 stands. The growth point has low-density and high-density suburbs. New housing developments in Hama are not connected to sewerage system. It is only the commercial and old residential that is connected to sewerage system. Charandura growth point service water through boreholes.



**Plate 15: Low density residential house in Charandura.**



**Plate 16: High density residential stand in Charandura.**

### **5.3.3 Lalapanzi**

Lalapanzi started as a mining hub along the Great Dyke, a mineral-rich geological formation in the heart of Zimbabwe. Over time, Lalapanzi transformed from its mining roots into a lively and varied community. Lalapanzi's history is intertwined with the chromium mining industry that dominated the region. Initially developed around the chromium mines operated by Lonrho (London Rhodesia Company), Zimbabwe Alloy and Zimbabwe Steel Company, Lalapanzi thrived during its mining heyday.

Lalapanzi has run out of developable state land and incorporation of acquired farms around the centre would make a cost-effective solution. To address the shortage of developable land within Lalapanzi, there is need to consider incorporating acquired farms located around the

town into its boundaries. This involves expanding the town's jurisdiction or boundary to encompass neighbouring farms that have been acquired, possibly through government land reform programmes.

#### **5.3.4 Manhize**

Manhize has a concept plan and subsequently a comprehensive modern layout prepared by Council in conjunction with the DSPD. The layout plan awaits the excision processes for it to be approved. The detailed layout plan incorporates residential, commercial, industrial, institutional, and recreational uses. Modern golf courses and state of art hotels are also provided for, giving the smart city impressions. There is a Master Plan for the centre, which was developed, anchoring on the major DISCO (Dinsor Iron and Steel Company) Plant. Over 2000 workers are currently employed at DISCO which; at the time of publishing this report, was at plant establishment level. The plant is projected to give more than double the current employment when the mineral extraction and processing begins, with the ore expected to sustain the major plant for over 150 years. **Map with aerial for Manhize.**

#### **5.4 Development Control**

The district has really been at a standstill regarding development control. At the designated business centres, especially in resettlement areas, informal structures and business operations have mushroomed. In designated business centres and resettlement areas within the district, there has been a significant increase in the number of informal businesses, particularly tuck-shops. These small-scale retail establishments often operate in makeshift structures or informal premises and may not comply with zoning regulations or licensing requirements. The unsightly proliferation of such businesses suggests a lack of enforcement of planning and development regulations in these areas.

The failure to control the proliferation of informal businesses in designated areas has resulted in the same problem spreading to other areas within the district. This suggests that the lack of effective development control measures in one area has allowed the issue to spread and manifest in other locations. There has been a proliferation of cabins and home-based businesses in the district. These structures may be used for various purposes, including commercial activities or informal accommodation, and their growth further contributes to the disorderly development and lack of control in the district. As a result, the same has now



reared its ugly head in Mvuma and efforts to control the menace have been rather curtailed. Notable cabins and home-businesses have started mushrooming.



**Plate 17: Informal Operations in Mvuma town.**

The sight of temporary structures, ranging from shipping containers to metal-made buildings, scattered throughout the Central Business District (CBD) of Mvuma is emblematic of the informality shaping urban landscapes in many developing regions. These structures often serve as ad-hoc solutions to immediate economic needs, accommodating small businesses, vendors, and service providers seeking affordable and accessible spaces to operate. While they contribute to the local economy by fostering entrepreneurship and providing essential goods and services, their proliferation can also impact the aesthetic appeal and urban fabric of the city. The haphazard placement and varying architectural styles of these structures may detract from the cohesive visual identity of the CBD, potentially diminishing its attractiveness to residents, visitors, and investors. Furthermore, informality in urban development raises concerns about safety, infrastructure, and zoning regulations, highlighting the need for proactive urban planning and governance to address these challenges.

## **5.5 Land invasions.**

Mvuma area has experienced a surge in the influx of illegal settlers since the onset of the Covid-19 pandemic. In response to this issue, the Council has taken a legal approach to address the situation, opting for the proper legal channels to evict these unauthorised residents.

However, the process of legally evicting illegal settlers comes with its own set of challenges and costs. The Council likely faces financial implications associated with legal proceedings, such as court fees, legal representation, and administrative expenses. Additionally, the eviction process can be time-consuming and may encounter resistance from the affected population, leading to potential social and logistical challenges. The cost factor, both in terms of time and resources, underscores the complexity of managing and resolving issues related to illegal settlements.

The occurrence of land invasions by traditional leaders, unauthorised parcelling of communal land, and illegal land sales without the council or government's approval pose significant challenges to orderly urban and rural planning in Zimbabwe. The fact that such developments are prominently noticed along major roads suggests a pressing need for vigilant land-use planning and enforcement mechanisms to curb these unlawful practices.

Additionally, the situation underscores the gaps in planning and highlights the evolving needs of the new generation for residential stands. The growing demand for land by the younger population signals a requirement for proactive urban planning strategies that can accommodate the changing demographics and preferences. Addressing these challenges involves curbing illegal activities and engaging in comprehensive and inclusive urban planning that considers the legitimate needs of the community. Collaborative efforts between traditional leaders, local councils, and government bodies are essential to establish transparent, fair, and sustainable land-use policies that can accommodate the aspirations of the new generation while preserving the communal and environmental integrity of the land.

In communal areas, there are also illegal commercial operations. They set up tuckshops without council approval.



**Plate 18: Illegal shop near Holy Cross**

### **The Future**

There is an anticipation of an increase in demand for stands, given the district's vantage location and the Manhize Iron and Steel Plant's location in the proximity. As such, the district's business centres need proper planning and development control to foster proper growth. Mvuma and Manhize need modern proposals for industrial growth, transportation, and economic development to achieve the Nation's vision for 2030.

### **5.6 Communal and Resettlement Areas**

The areas are under the chieftainships of Chief Hama and Chief Chirumanzu. Communal areas, formerly referred to as Native Reserves or Tribal Trust Lands (TTLs) post-1965, were designated by the colonial government for Africans through successive Land Apportionment



Acts. While the state retains ultimate title over communal land, residency and cultivation rights stem from traditional customs. Although rural district councils possess legal authority over new land allocations, in practice, traditional leaders exert significant influence. These areas are primarily utilised for subsistence and small-scale agricultural activities.

Resettlement areas are former large-scale commercial farming regions acquired by the government for relocating individuals from overcrowded communal areas. Settlers have limited security of tenure and occupy the land through permits. There are intentions to transition from this system to a more secure lease arrangement.

Conflicts in communal and resettlement areas often revolve around the control of land and natural resources, with the primary point of contention being the authority between traditional institutions and local government. This conflict can be viewed as a struggle for dominance, recognition, and accumulation of power.

In communal areas, many individuals engage in gardening activities. These gardens, serving as more intensive production areas, often attract intervention efforts, typically organised as group endeavours rather than individual ventures. Gardens may be located near homes or farther away, closer to suitable water sources. The availability of irrigation plots depends on the proximity to government schemes or organised group gardens.

Irrigation schemes have historically been a significant investment focus in communal areas. However, they tend to allocate just enough irrigated land to a larger number of users, unlike the small-scale private initiatives in resettlement areas, which often develop along rivers, streams, and around dams. Furthermore, schemes face challenges, including reliance on pumping equipment that frequently malfunctions or ceases operation without a power supply. Additionally, some individuals resent the strict requirements of schemes, such as specified rotations and crop choices, enforced by irrigation scheme extension officers.

Rural communities face profound limitations in terms of employment opportunities and survival strategies. With few viable avenues for income generation, many residents find themselves trapped in cycles of poverty with limited prospects for economic advancement. This lack of economic diversification underscores the urgent need for targeted interventions aimed at fostering entrepreneurship, skill development, and job creation within these communities.

Access to quality education remains a significant challenge, with some students compelled to travel long distances, up to 20 kilometres, to attend school. This imposes logistical hardships and undermines educational outcomes, as students contend with lengthy commutes and limited access to resources. Addressing this issue necessitates investment in educational infrastructure and resources, as well as innovative approaches to ensure equitable access to learning opportunities for all rural children.

Furthermore, the scarcity of health facilities compounds the challenges faced by rural communities, leaving many residents underserved and vulnerable to health crises. The absence of adequate healthcare infrastructure impedes timely access to medical services and worsens existing health disparities, particularly in remote areas where distances to the nearest clinic are prohibitive. Additionally, the poor state of rural roads, compounded by the absence of surfaced roads and inadequate transport systems, further worsens the isolation of rural communities. Inaccessible areas and the lack of reliable transportation infrastructure pose significant barriers to mobility and economic development, hindering access to markets, healthcare, and education.

In rural areas, the encroachment of grazing land by housing development presents a multifaceted challenge that impacts both livelihoods and land use dynamics. This phenomenon, exemplified by the emergence of "Operation Garawadya," where village herdsman pre-emptively sell land before council acquisition for subdivision, underscores the intricate interplay between urbanization pressures and land scarcity. While this trend may partly stem from gaps in the council's provision of residential stands during periods of heightened demand, it also underscores broader issues related to land management and sustainable development.

Operation Garawadya reflects a complex web of socio-economic factors, including land speculation, limited land tenure security, and competing land use interests. The convergence of these dynamics increases the scarcity of grazing land and perpetuates a cycle of informal land transactions that bypass regulatory oversight and planning processes. Consequently, the unplanned expansion of housing developments encroaches upon traditional grazing areas, disrupting pastoral livelihoods and exacerbating tensions between land users.

Addressing the encroachment of grazing land by housing development requires a holistic approach that balances the needs of both rural and urban communities while promoting sustainable land use practices. This entails strengthening land tenure systems, enhancing

participatory land-use planning processes, and providing alternative livelihood options for affected communities. Additionally, proactive measures to safeguard critical grazing areas through zoning regulations and land-use designations can help preserve vital ecosystems and support the resilience of rural livelihoods in the face of urbanisation pressures. By fostering dialogue and collaboration among stakeholders, including government agencies, community representatives, and land users, it is possible to forge sustainable solutions that mitigate conflicts and promote equitable access to land resources for present and future generations.

### **5.6.1 Traditional Chiefs**

The district consists of two chiefs - Chief Chirumanzu and Chief Hama. The district is governed by local authorities in conjunction with traditional leadership institutions, which include chiefs, headmen, and village heads. Traditional leaders within their areas of jurisdiction have several key responsibilities:

- a) Promote and uphold the cultural values of their communities, with a particular emphasis on fostering sound family values.
- b) Take measures to preserve the culture, traditions, history, and heritage of their communities, including sacred shrines.
- c) Facilitate development within their communities.
- d) Administer Communal Land and protect the environment in accordance with an Act of Parliament.
- e) Resolve disputes among community members in accordance with customary law; and
- f) Perform any other functions conferred or imposed on them by an Act of Parliament.

The Constitution further stipulates that, except as provided in an Act of Parliament, traditional leaders have authority, jurisdiction, and control over the Communal Land or other areas to which they have been appointed, as well as over persons within those Communal Lands or areas. The Traditional Leaders Act assigns chiefs additional responsibilities, including supervising headmen and village heads, overseeing the collection of levies, taxes, rates, and charges payable to rural local authorities, and conserving the environment and

natural resources. Moreover, chiefs are responsible for notifying rural local governments about natural disasters and epidemic disease outbreaks, publishing public orders, directions, or notices, protecting public property, and promoting the maintenance of good health and education standards.

### **5.7 Commercial Development**

Commercial development in Chirumanzu is primarily concentrated within its numerous business and rural service centres, totalling around 90 across the district. These centres serve as vital hubs for economic activities, providing spaces for a diverse range of businesses, shops, and services. The concentration of commercial ventures in these centres facilitates local trade and entrepreneurship, as well as ensures accessibility for the rural population. These centres play a pivotal role in fostering economic growth, acting as focal points for transactions, community engagement, and the exchange of goods and services. The proliferation of business and rural service centres underscores a decentralised approach to commercial development, promoting inclusivity and contributing to the overall vibrancy and sustainability of Chirumanzu economic landscape.



**Plate 19: Lalapanzi commercial area including post office.**



**Plate 20: Siyahokwe Rural Service Centre – Grocery Shops**

Rural Service Centres serve as hubs for various activities beyond agriculture, encompassing trade, manufacturing, construction, transportation, and service provision. These centres, characterized by comprehensive infrastructure and residential components, naturally attract non-farm activities, contributing to the economic diversification of rural areas. By enhancing infrastructure, particularly in terms of transportation, communication, and utilities, governments can stimulate rural manufacturing and foster the growth of non-agricultural employment opportunities. While Rural Service Centres primarily facilitate trade and service provision for agricultural communities, they have the potential to become catalysts for broader economic development with adequate support from government initiatives aimed at infrastructure provision and promotion of non-agricultural sectors.

## **5.8 Industrial Development in Mvuma**

The district has 69 stands allocated for light industries and 25 stands allocated for service industries. The allocation of 69 stands for light industries and 25 stands for service industries in the entire district appears to be a limited number, considering the imperative for fostering innovation, stimulating economic growth, and addressing employment needs. To prevent the risk of the district's centre evolving into a ghost settlement, there is a pressing need for a more expansive and diversified approach to industrial development. It is noteworthy that some of the allocated land for industries remains non-functional, suggesting potential challenges in operationalising these areas. Expanding the number of stands, encouraging a wider array of industries, and addressing barriers to functionality are essential steps. Additionally, prioritising innovation hubs, supporting entrepreneurship, and ensuring

effective infrastructure development are crucial elements for creating a dynamic and sustainable economic environment throughout the district.

Type	Number
Light Industry	69
Service Industry	25
Total	94

The absence of manufacturing industries in Chirumanzu district is indicative of a broader economic challenge plaguing many rural areas. Manufacturing, often a driver of economic growth and job creation, is notably absent in this district, leaving the local economy heavily reliant on traditional sectors such as agriculture and mining. Without a diverse economic base, Chirumanzu struggles to withstand fluctuations in commodity prices and global market dynamics, making it vulnerable to economic shocks and stagnation. The lack of manufacturing also limits opportunities for value addition and industrialization, hindering the district's potential for sustainable development and economic resilience.

The closure of mining activities in Lalapanzi worsens the economic woes of the district, compounding the challenges associated with the absence of manufacturing industries. Mining, once a significant contributor to local revenue and employment, now leaves behind a void as operations cease and communities grapple with the fallout. The closure of mines leads to job losses, decreased income for local residents and impacts the district council's revenue collection efforts. With mining activities shuttered, the council faces dwindling revenue streams, making it difficult to fund essential services and infrastructure projects needed to support community development and well-being.

The ripple effects of these economic challenges extend beyond Lalapanzi, affecting the overall operational capacity of the district council. Without sufficient revenue, the council struggles to maintain basic services such as road maintenance, waste management, and healthcare provision. Infrastructure projects are delayed or deferred, exacerbating existing deficiencies and impeding efforts to improve living standards for residents. As revenue collection falls short of operational needs, the council may also face challenges in meeting its financial obligations, including salary payments for staff and debt servicing, further complicating efforts to address pressing issues and stimulate economic growth.



### **5.9 Potentially Developable Land Outside the Mvuma current boundary**

There is need to expand Mvuma town's boundary, coupled with the creation of local development plans, is a forward-thinking initiative that can contribute significantly to the town's growth and sustainability. Expanding the town's boundary allows for increased spatial capacity, accommodating population growth and fostering economic development. Simultaneously, the creation of distinct local development plans, covering both residential and commercial areas, is crucial for guiding organised and purposeful growth within these sectors.

For the residential areas, a local development plan ensures thoughtful zoning, infrastructure development, and the provision of essential services such as schools, healthcare facilities, and recreational spaces. This approach promotes a well-organised and liveable community, enhancing the overall quality of life for residents. On the commercial front, a dedicated local development plan supports the establishment of business districts, industrial zones, and commercial centres. This strategic planning can attract investments, stimulate economic activities, and create employment opportunities, fostering a vibrant and sustainable commercial environment.

Local Development Plans (LDPs) are required for Mvuma, Lalapanzi, Charandura, and Manhize which underscores the importance of strategic and orderly urban development in these regions. Local Development Plans are crucial tools that provide a structured framework for guiding and controlling development activities within a specific area. By implementing LDPs for each locality, these plans serve as a roadmap to ensure that growth and progress align with the community's vision, regulatory requirements, and sustainable development principles.

In Lalapanzi, a Local Development Plan can delineate zones for residential, commercial, industrial, institutional, and recreational purposes. This zoning helps to manage land use efficiently, preventing haphazard development and ensuring that essential services and infrastructure are appropriately distributed. Additionally, the LDP can address environmental considerations and preservation of local heritage, fostering a sense of identity and community pride.

Similarly, in Charandura and Manhize, Local Development Plans can guide the expansion and organisation of these growth points. The plans can highlight the integration of various land uses, infrastructure requirements, and measures for environmental sustainability. This

approach facilitates controlled development, minimising potential conflicts and ensuring that the unique characteristics and needs of each community are considered.

### **5.10 Spatial Planning Issues**

The establishment of business centres in resettlement areas is a crucial aspect of community development, often initiated through motions proposed by Councillors. Previously, these motions would undergo thorough scrutiny, supported by preliminary groundwork to ascertain land availability, typically coordinated with the Ministry of Lands. Upon Council resolution, a collaborative effort between the Department of Spatial Planning and Development (DSPD), Council, and the Ministry of Lands would proceed to peg the designated area for the business centre. Subsequently, the allocation of stands would be based on existing waiting lists, with any additional stands addressed by the Council.

However, a recent development has caused confusion in this established procedure. The Ministry of Lands now asserts planning rights over resettlement areas, claiming ownership of the land. Consequently, they are engaging with the DSPD without adhering to Council resolutions for the creation or expansion of business centres.

To address this issue, it is imperative to establish a Ministry position outlining the prescribed procedure for initiating, evaluating, and implementing proposals for business centres in resettlement areas. This position should emphasize the importance of collaboration between relevant stakeholders, including the Council, Ministry of Lands, and DSPD, to ensure transparency, accountability, and community participation throughout the process.

Furthermore, the delineation of roles and responsibilities among these stakeholders is essential to streamline operations and mitigate potential conflicts of interest. Clarity on decision-making authority, particularly regarding land ownership and planning rights, is paramount to prevent ambiguity and facilitate timely execution of development initiatives.

## **CHAPTER 6: HOUSING DEVELOPMENT**

### **6.1 An Overview of Housing Conditions**

There are approved housing development plans in Mvuma Town, Charandura and Lalapanzi growth points. For Mvuma town, 4500 properties are not yet provided with good roads, sewer, electricity, and water. Water is partially provided in some areas. A new sewer treatment works system needs to be constructed to accommodate the new developments. Designs for the system are complete. Mvuma town CBD is shifting to the highway where a smart city is going to be developed.

### **6.2 Financing Opportunities in Zimbabwe's Urban Land and Housing Markets**

#### **6.2.1 Central Government Funding**

The Government of Zimbabwe has traditionally provided resources to support land and housing development since independence through budgetary allocations.

#### **6.2.2 Local Authority Initiatives**

Local Authority budgets have remained underfunded since the inception of a multiple currency regime. The budgets cannot address the land and housing delivery shortfalls. Although Government has deregulated tariffs charged by local authorities, the actual collections are still very low due to high default rate because of depressed disposable incomes. Under the present circumstances and the constraint bedevilling the local authorities, there is scope for increased private sector participation in the provision of serviced land. This calls for an appropriate policy framework to support private sector land development.

#### **6.2.3 Self-Financing of Land Purchases and Property Development**

Developed and developing countries alike are using self-financing schemes for urban land and housing markets. The following options could be pursued:

- **Rent to own scheme.**

In view of the stabilised macroeconomic environment, the Rent-to-own scheme can provide a tenant with a rental lease with an option to purchase the property at a fixed price at a specified point of time in the future. The option to purchase the property usually states the price at which the property is to be bought and the time during which the tenant is able to exercise the option. The seller may attract the tenant by having a specified portion of the rent

applied as a credit toward a down payment on the house or may receive a bulk sum of money for the option giving the tenant time to rebuild their credit if necessary. This option could involve financial institutions supporting private investors who meet the required collateral and loan disbursement criteria. The private investors would invest in property on subsidised land allocated by local authorities.

- **Use of individuals' own savings for property development**

In this scheme, urban dwellers desiring to acquire land for purposes of constructing their homes would register with their respective local authorities for land allocation purposes and be placed on the housing waiting list. The advantage of this scheme used to be that land obtained through the local authority was highly subsidised and hence affordable.

#### **6.2.4 Availability of mortgage loans to individuals**

Financial Institutions involved in housing finance include Building Societies, the Infrastructure Development Bank of Zimbabwe (IDBZ) and pension funds such as Old Mutual and the National Social Security Authority (NSSA). During the period 2000 to 2010, the Zimbabwe economy had very few strong institutions to support robust and sustainable housing finance, efficient land delivery and building materials production. Notable was the acute shortage of mortgage finance, as hyperinflation dislocated Building Societies from their core business of providing housing finance. Low-income groups were hardest hit by this situation, as they could not access the little financing that was available due to high interest costs and the inability to meet the requirements of collateral that came with the loans. The Infrastructure Development Bank of Zimbabwe (IDBZ) has not been able to make a significant contribution to housing development due to severe undercapitalisation. Pension Funds such as Old Mutual and NSSA have capacity to provide significant assistance to low-cost housing initiatives due to their sheer sizes. This option can be pursued in the outlook to ensure greater coverage of housing loan finance schemes.

#### **6.2.5 Employer assisted housing.**

In Zimbabwe institutions that have played a significant role in providing housing for their employees include state-owned public enterprises and private corporations such as mining houses like Zim Alloys and ZIMASCO as well as banks. The housing initiatives have been in the following forms:

- Employer housing which is either rent free or subsidised.

- Company loans either to buy a house or to finance a down payment or deposit. Banks played a significant role in providing housing loans to employees during the hyperinflationary era as a strategy of retaining key talent.
- Company guarantees to assist an employee to obtain a Building Society loan, and
- Monthly housing allowance in the form of company housing to enable employees to buy or rent a house.

While Government can encourage increased participation of employers in the housing development initiatives, this strategy bears greater fruit in a highly formalised economy.

### **6.3 Existing Housing Areas in Chirumanzu District**

In the urban area, the residential areas in Chirumanzu fall into three broad categories: high density, medium density, and low-density areas. There is also a huge part of communal homes which covers most of the region.

#### **6.3.1 High Density Residential Areas**

High density residential areas range from 200 to 300 square metres.



**Plate 21: High Density in Mvuma**

**6.3.2 Medium Density Residential Areas**



**Plate 22: Medium density residential houses.**

Medium density housing ranges from 400 to 800 square metres.

**6.3.3 Low Density Residential Areas**





**Plate 23: Ultra Low density in Lalapanzi.**

In low-density residential areas, houses are spread out over larger plots of land, typically ranging from 1000 to 1500 square metres. In Lalapanzi, there are also ultra-low density which are 3000 square metres. This means that each home has more space around it, offering residents a sense of privacy and tranquillity. These areas often feature single-family homes with yards or gardens, providing ample room for outdoor activities and landscaping. Ultra-low density residential suburbs take this concept even further, with properties sometimes spanning up to an acre in size. In these neighbourhoods, residents enjoy even more space and seclusion, with larger properties offering opportunities for expansive gardens, recreational areas, or even small-scale farming.



**Plate 24: ZIMASCO houses.**



**Plate 25: ZimAlloy Houses with Public Toilets and bath**

Many of the mining houses are characterised by their age, necessitating both minor and major renovations to ensure the safety, functionality, and modernisation of their facilities. These structures, having weathered the passage of time, often lack essential amenities such as electricity, clean water, and proper toilet facilities. The outdated infrastructure poses significant challenges to the well-being and working conditions of those residing in or utilising them. Addressing these deficiencies becomes imperative; for the comfort and health of the occupants and for enhancing overall operational efficiency. Efforts to upgrade and provide essential utilities are essential in aligning these mining houses with contemporary



standards and regulations, contributing to the sustainability and safety of the mining operations.

#### **6.3.4 Government Pool Houses**



## Plate 26: Government Pool Houses in Mvuma

In Chirumanzu, the government pool houses are part of the public housing initiatives aimed at providing affordable accommodation for citizens. These pool houses are typically managed by government agencies or local authorities and are intended to serve as temporary or transitional housing for individuals or families in need. They are often constructed in designated areas within the city, providing basic amenities such as electricity, water, and sanitation facilities.

The primary goal of government pool houses is to address housing shortages and alleviate homelessness by offering subsidized rental options to low-income earners or individuals facing housing insecurity. These initiatives contribute to social welfare by ensuring that vulnerable populations have access to safe and decent housing options. Additionally, government pool houses serve as a stepping stone for residents to eventually secure more permanent housing solutions through various housing assistance programmes or by improving their financial stability.

In Chirumanzu District, there are Government Pool houses in the following areas

**Table 23: GP houses in Chirumanzu District**

<b>Location</b>	<b>Status</b>
DA mess camp	Habitable
LDV town	Habitable
Takawira High School	Habitable
Lynwood	Habitable
Mapiravana	Habitable
Chizhou	Habitable
Holly cross	Habitable
Chaka	Habitable
Nyautonge	Habitable
Charandura	Habitable
Chinyuni	Habitable
Siyahokwe	Habitable
Tokwe 4	Habitable
Nyikavanhu	Habitable

Mvuma Hospital	Habitable
Mbedzi	Habitable

However, most of these houses are old. In some cases, minor renovations are required whilst in others major renovations are necessary. Some houses do not have electricity, access to clean water and toilets.

**Table 24: Areas with Dilapidated Government Pool Houses**

<b>Government Pool Number</b>	<b>Location</b>
8992	Takawira
3144	Mapiravana (Janyure dip tank)
3145	Rutanga
3146	Siyahokwe
3147	Mangoma
3149	Maurunge
3150	Maurunge
3152	Vhudzi
3155	Muwani
3156	Chaka (Dembo area)
4625	Takawira

The major problem is lack of funds to undertake major and minor maintenance.

## CHAPTER 7: SOCIO-ECONOMIC CONDITIONS

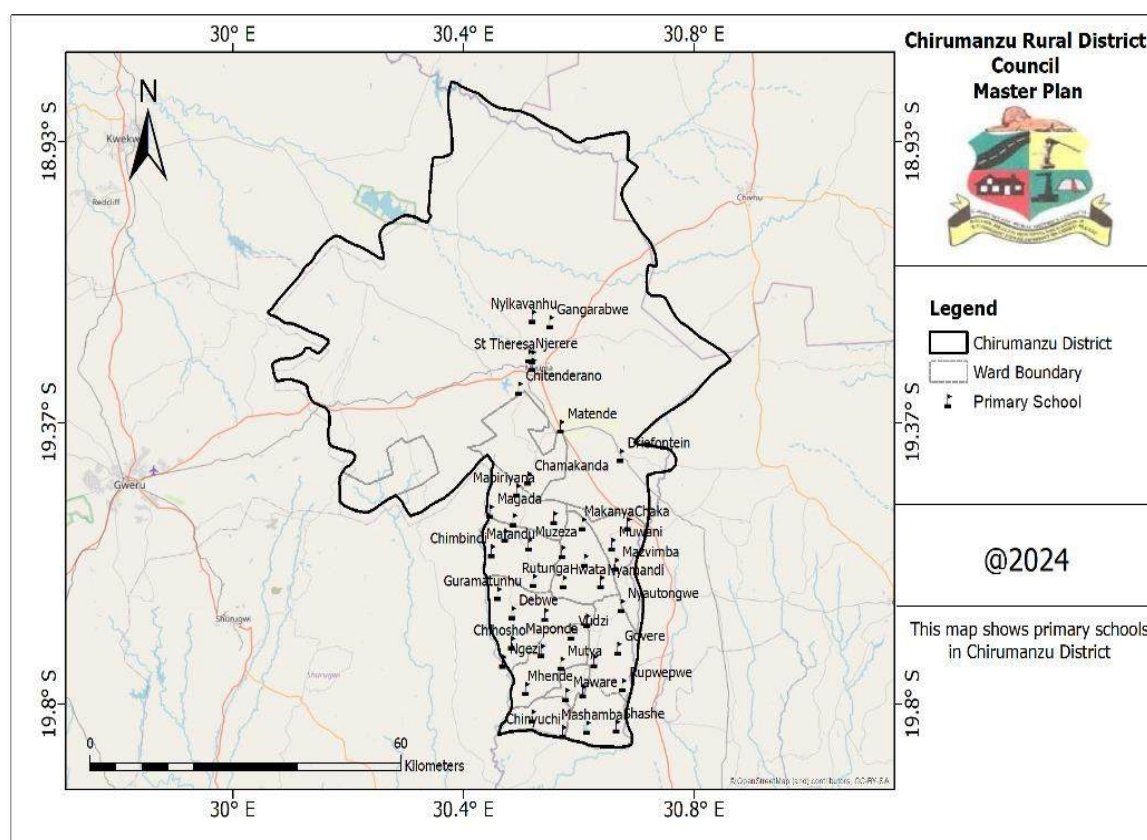
### 7.1 Education

This section looks at primary and secondary schools in Chirumanzu, their enrolment trend figures, spatial distribution and their ability to meet educational requirements for their respective areas.

#### 7.1.1. Primary and Secondary schools in Chirumanzu

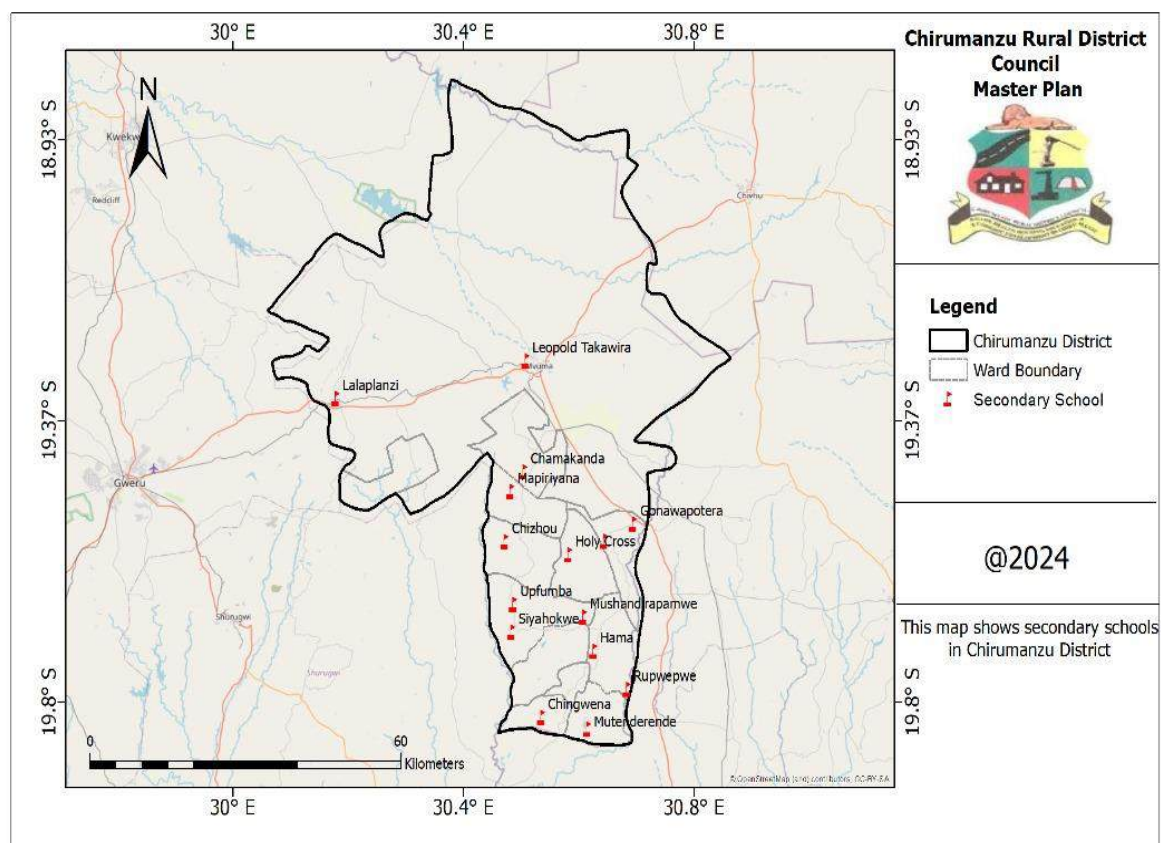
**Table 25: Primary and Secondary schools in Chirumanzu**

Schools	Registered	Satellite	Private	Total
Primary	49	28	1	77
Secondary	18	9	1	28
Total	67	37	2	106



**Figure 24: Distribution of Primary schools in Chirumanzu District**





**Figure 25: Distribution of secondary schools in Chirumanzu District**

**Table 26: Enrolments of schools in Chirumanzu**

Schools	Males	Females	Total
Primary	12,442	12,184	24,626
Secondary	4,476	4,289	8,765
Total	16,919	16,473	33,392

However, there is pressure on primary and secondary schools in Mvuma Town, hence the need to construct one primary and one secondary school to relieve pressure on Nyerere Primary and Leopold Takawira High School.

### 7.1.2 Mvuma Vocational Training Centre

The presence of Mvuma Vocational Training Centre as the sole tertiary education institution in Chirumanzu District, with its initiation in 2002, reflects a crucial effort towards providing vocational education and skill development in the region. Vocational training centres play a vital role in equipping individuals with practical skills that are directly applicable to the workforce, contributing to local economic development. The establishment of such centres is particularly significant in addressing the diverse needs of the community, facilitating job market entry for students, and fostering a skilled workforce. It is worth considering the potential expansion of educational opportunities in the district to cater for a broader range of disciplines, aligning with the evolving needs of industries and promoting a more comprehensive tertiary education landscape.

## 7.2 Health

There are a total of 19 hospitals and clinics in the district, distributed across most wards. There are a few wards which do not have facilities within them, that is, wards 12, 14, 16 and 24 (see Table 26). The district has 4 hospitals namely Mvuma District Hospital, Driefontein, Muwonde and St Theresa hospitals. Efforts should be directed towards ensuring equitable access to healthcare by addressing the gaps in healthcare infrastructure in underserved wards while also bolstering the capacity and resources of existing hospitals to provide quality healthcare services throughout the district. There are 5 clinics under construction. Old clinics need attention as the buildings are in a dilapidated state.

Table 27: Distribution of Health Facilities

Wards served	Health centre
2	Chaka RHC
4	Chengwena RHC
5	Chizhou RHC
3	Denhere RHC
9	Guramatunhu RHC
7	Hama RHC
6	Holy Cross Hospital
17, 22	Lalapanzi RHC
11	Lynwood RHC
1	Mapiravana RHC

19	Msená RHC
20	Muvonde Hospital Driefontein Hospital
12, 13, 14, 16, 24	Mvuma Hospital
23	Nyautonge RHC
15	Nyikavanhu RHC
9	Siyahokwe RHC
8, 25	ST Theresa's Hospital
18	Tokwe IV RHC

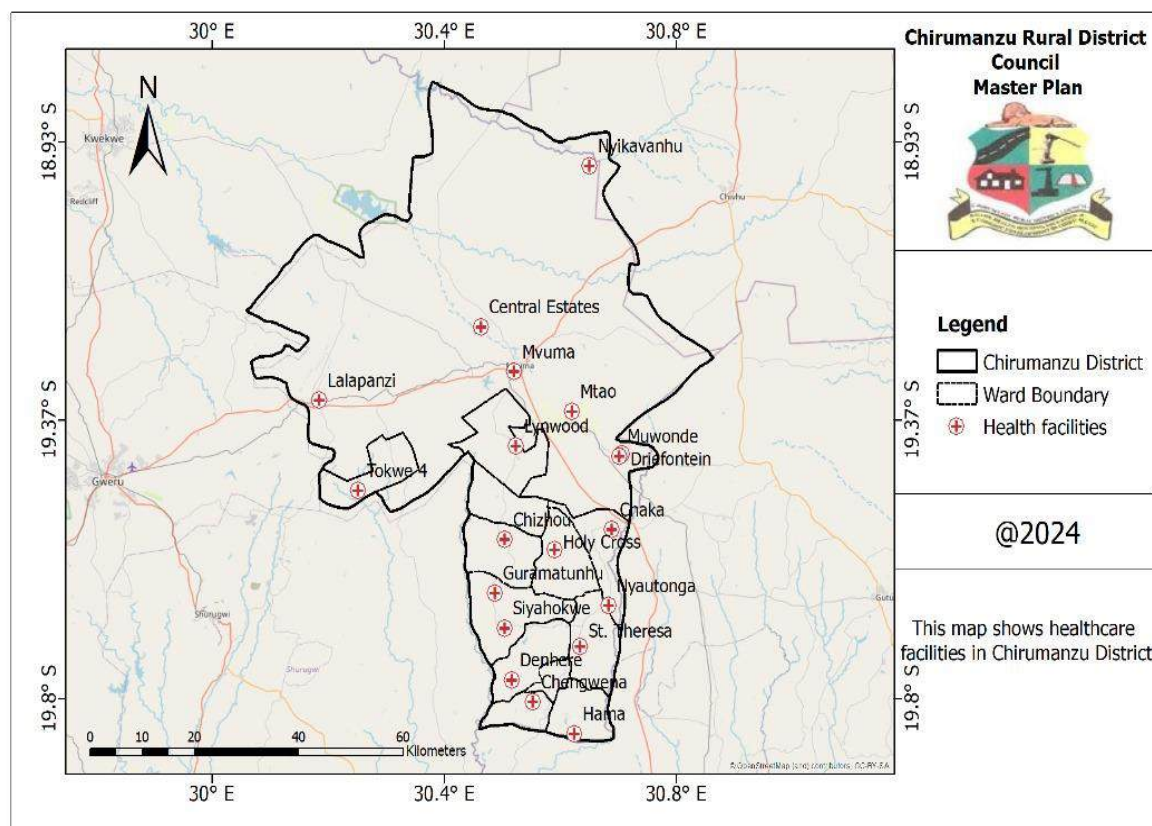


Figure 26: Chirumanzu District Distribution of Health Facilities



**Plate 27: Lalapanzi Clinic**



**Plate 28: Siyahokwe Clinic**





**Plate 29: St Theresa's hospital.**

St. Theresa's Hospital, located in Charandura within Chirumanzu District, stands as a vital healthcare institution under the jurisdiction of the Gweru Diocese. With its extensive facilities and services, the hospital serves as a cornerstone of healthcare provision in the region. Boasting a total of 188 beds, St. Theresa's Hospital offers comprehensive medical care across all departments, ranging from general medicine to specialised services such as surgery and maternity care. The presence of a fully equipped theatre underscores its capability to handle a wide array of medical procedures, ensuring that patients receive timely and effective treatment for their healthcare needs.

Moreover, the inclusion of a maternity department within the hospital's facilities highlights its commitment to addressing the healthcare needs of women and infants in the community. By offering obstetric services and maternal care, St. Theresa's Hospital plays a crucial role in promoting safe childbirth practices and reducing maternal and infant mortality rates in the area.

### 7.3 Sports and recreation



Plate 30: Sports grounds in Mvuma.





Plate 31: A sports ground in Lalapanzi.

In Chirumanzu, sports and recreational activities play a pivotal role in fostering community empowerment, especially among the youth, by providing avenues for personal growth, skill development, and social cohesion. However, despite its significance, the sector grapples with a scarcity of resources, hindering its full functionality. This shortage encompasses inadequate funding for facility maintenance, insufficient equipment and training resources for athletes and coaches, and limited access to recreational spaces. Addressing these resource gaps is essential to unlock the potential of Chirumanzu youths, enabling them to excel in sports, in the arts and creative industry, thus contributing to the overall socio-economic development of the community. Efforts to secure funding, establish partnerships with governmental and non-governmental organisations (NGOs), and prioritise community engagement can help alleviate these challenges, ensuring that sports and recreation become vibrant catalysts for empowerment and opportunity in Chirumanzu.



**Plate 32: Public swimming pool in Mvuma.**

The public swimming pool in Mvuma town, once a vibrant hub of community activity, now sits dormant and neglected, a testament to the failure of urban centres to provide essential recreational facilities. Once a source of joy and respite for residents, its disuse reflects broader systemic challenges. Inadequate maintenance, financial constraints, and shifting priorities have led to its demise. The pool's closure robs the community of a place for leisure and exercise and highlights the larger issue of municipalities struggling to meet the diverse needs of their residents. As urban populations grow and evolve, the demand for recreational spaces becomes increasingly crucial for promoting health, well-being, and social cohesion. Yet, the dilapidation of Mvuma swimming pool serves as a reminder of how neglecting such amenities can deprive communities of vital outlets for relaxation and communal interaction.

## CHAPTER 8: BULK INFRASTRUCTURE

### 8.1 Water

Mvuma Town relies primarily on Nyamafufu Dam as its main water supply source, ensuring consistent access to water for its residents. This centralised system serves as the lifeline for the town's domestic, industrial, and commercial needs. However, the neighbouring growth points of Charandura and Lalapanzi, along with various business centres, rely on boreholes for their water supply. These boreholes are vital to sustain the water demands of these areas, providing a decentralised but essential alternative to the centralised dam supply. The responsibility for maintaining these boreholes falls jointly on the Chirumanzu Rural District Council (RDC) and the Road Infrastructure Development Authority (RIDA) formerly District Development Fund (DDF), ensuring the sustainability and reliability of water access for these communities.

In the business and rural service centres, the RIDA, and Chirumanzu Rural District Council (RDC) drill boreholes to cater to the water needs of the populace. These boreholes are pivotal in providing access to clean water for drinking, irrigation, and livestock, which is crucial for the livelihoods of rural dwellers. However, ensuring the functionality and upkeep of these boreholes is a shared responsibility between the RDC and the RIDA, highlighting the collaborative effort required for effective water management in these areas. Furthermore, the distribution and management of water resources across the region fall under the overall jurisdiction of the Zimbabwe National Water Authority (ZINWA), which plays a crucial role in regulating water usage and ensuring equitable distribution to all stakeholders, contributing to the sustainable development and well-being of the communities in Mvuma and its environs.

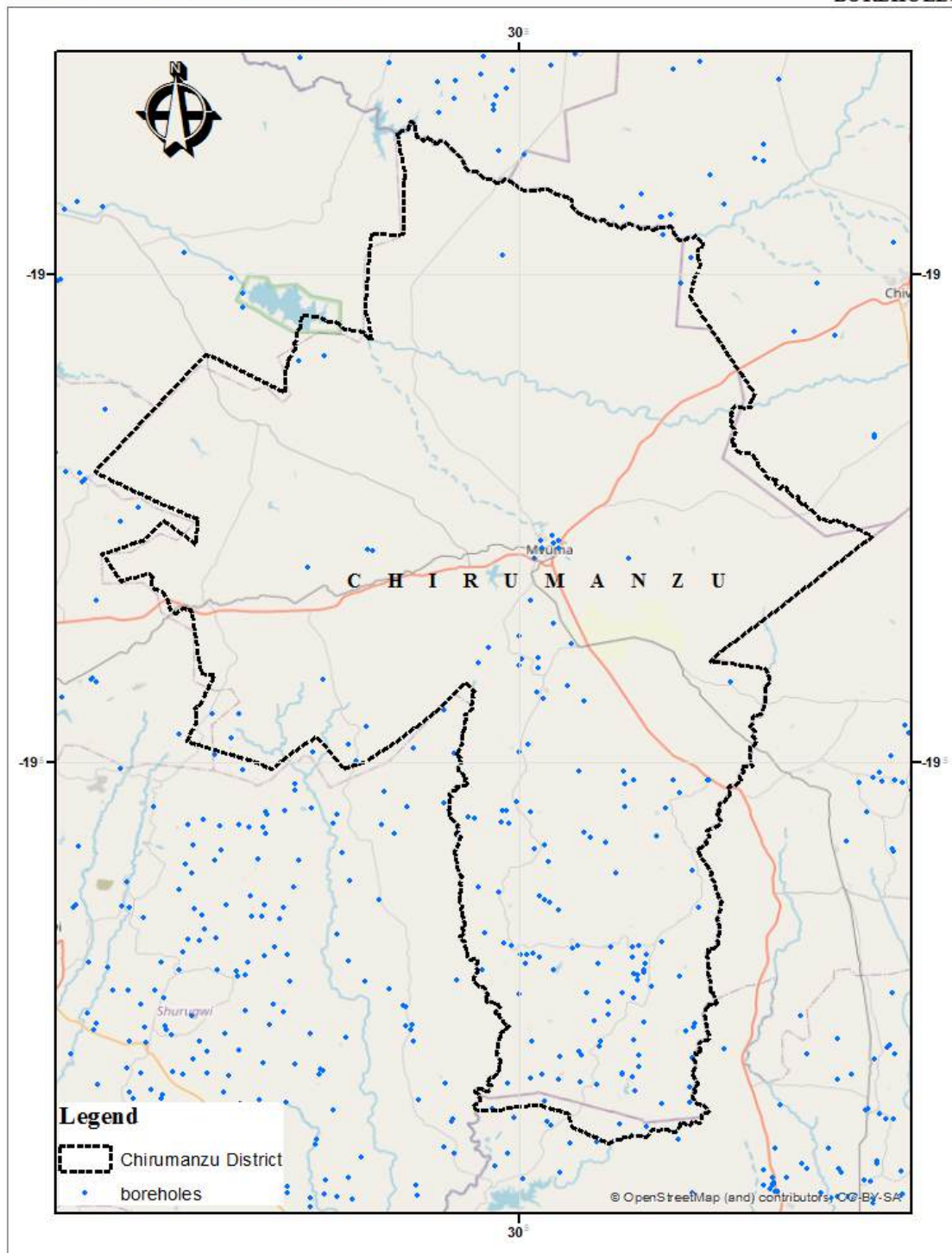
**Table 28: Production capacity**

As provided by ZINWA, Chirumhanzu District has the following water facilities: -

Water Source	Total Number
Boreholes	667
Deep wells	200
Dams	16

Table 29: Distribution of Major Dams by Ward

Ward No.	Major Dams in the Ward	Comments
3	Chirumanzu dam	Functional
4	Chengwena dam	Non-Functional
6	Holycross dam	Functional
7	Hama-Mavhaire dam	Functional
3	Chilimanzi dam	Functional
11	Chamakanda dam	Non-Functional
12	Nyamaufufu dam	Functional
13	Nyamaufufu dam	Functional
20	Driefontein Mission dam	Functional
19	Msena dam	Non-Functional
13	Machisa dam	Functional
13	Blink water dam	Functional
25	Mushandike dam	Functional
11	Tagarika dam	Functional
25	Mbedzi dam	Functional
22	Sebakwe	Functional



**Figure 27: Distribution of Boreholes in Chirumanzu District**

In Chirumanzu District, irrigation plays a significant role in supporting agricultural activities, with seven irrigation facilities established to ensure efficient water distribution for farming



purposes. Additionally, there are thirty-two piped water schemes in operation, providing reliable water access to various communities for domestic and agricultural use. However, despite efforts to improve water infrastructure, the target for repairs in 2023 fell short at 115 out of 150, indicating a need for increased investment and maintenance to sustain these vital water systems. Nevertheless, there were notable achievements, including the drilling of 17 new boreholes and the installation of two new water facilities, alongside the rehabilitation of two existing ones, which contribute to enhancing water access and agricultural productivity in the region.

Furthermore, efforts to harness renewable energy sources for water provision have been made evident through the utilisation of solar equipment for fitting on nine boreholes drilled in 2022, primarily serving clinics in the area. This adoption of solar technology ensures a more sustainable and environmentally friendly approach to water provision and contributes to enhancing the resilience of water infrastructure, particularly in rural and remote locations where access to electricity may be limited. Such initiatives showcase a forward-thinking approach to addressing water challenges, aligning with broader sustainability goals and promoting resilience against climate change impacts.

In Mvuma Town, the capacity of water works managed by the Zimbabwe National Water Authority (ZINWA) is substantial, with a combined capacity of 900 cubic metres across three water treatment plants. This capacity ensures a reliable supply of clean water to meet the demands of the urban population. Additionally, the presence of filtration units with a capacity of 50 cubic metres each and a sizable chlorination tank further underscores the commitment to maintaining water quality standards. With a capability to process 120 cubic metres of water per hour, these water treatment facilities play a crucial role in safeguarding public health and promoting sustainable water management practices within the town and its environs.





**Plate 33: Nyamafufu Dam in Mvuma.**



**Plate 34: Water treatment plant in Mvuma.**





**Plate 35: Lalapanzi borehole water system and water reservoir tank.**

## **8.2. Energy**

The planning area is traversed by 33kV, 11kV and 3.3kV lines that are then stepped down at various substation points to required voltage levels. Pole mounted transformers are widely used as load points for the existing customers.



**Plate 36: ZESA main station 88kv in Mvuma**



**Plate 37: Lalapanzi electricity substation.**

### **8.3 Telecommunication**

There are four main networks in the district, namely Econet, Telcel, Netone and TelOne. Econet has the strongest signal and widest coverage. As a result, it is used by a greater percentage of the population. TelOne is not very common in the communal areas, except on some institutions. Wi-Fi usage is increasing in urban areas, especially with the introduction of hotspots.





**Plate 38: Telecommunication boosters in Lalapanzi**



**Plate 39: Telecommunication booster in Mvuma.**

#### **8.4 Transport (roads, rail, public transport)**

The main transport system in Chirumanzu district is road. There is a railway line that passes through the district and mostly caters for cargo from Gweru to Masvingo. Most roads in the district are gravel and are in fair to good condition. All wards in the district are accessible throughout the year. Ward 15 does not have very good roads and work needs to be put into maintaining and rehabilitating most of its roads. The RIDA, Rural District Council (RDC) together with the Ministry of Transport are responsible for maintenance of the road network while National Railways of Zimbabwe (NRZ) is responsible for maintaining the railway line.





Plate 40: Railway crossing in Lalapanzi.



# CHIRUMHANZU RDC

WARDS

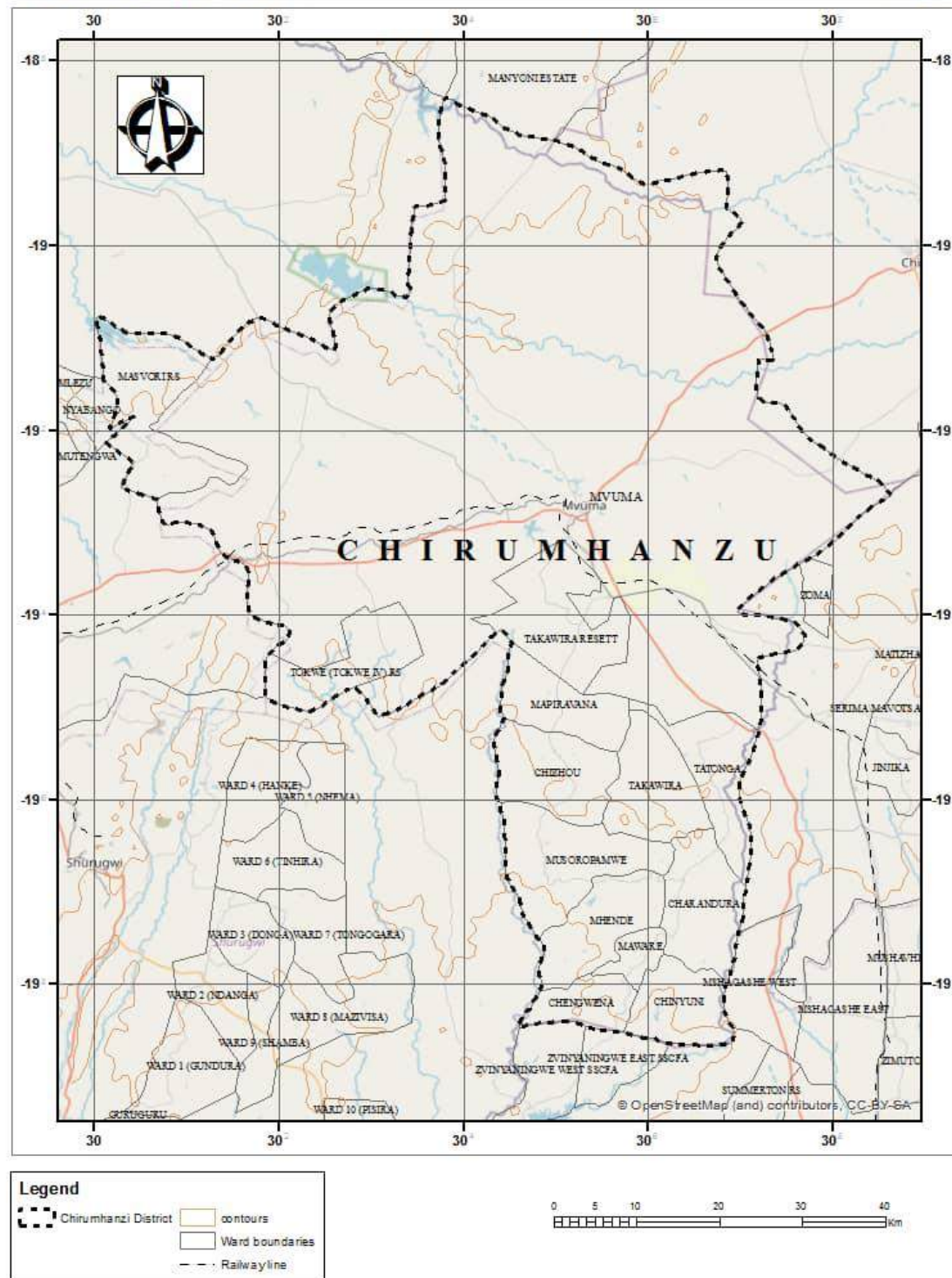


Figure 28: Chirumanzu District railway line.

## ROAD INFRASTRUCTURE

The planning area is traversed by the Harare-Beitbridge Road. The road is a well surfaced two-lane single carriageway. There are also several graded and unsurfaced roads that traverse the business and service district centres.

There are three road authorities in the district – Chirumanzu RDC, RIDA and the Department of Roads. The major funder for road maintenance is the Zimbabwe National Roads Authority (ZINARA).

Road network	Total
Surfaced roads for RDC	4.6km
Surfaced roads for the department of road	
Surfaced roads for RIDA	
Gravel roads	
Earth roads	

### Roads Status in Ward. Mvuma

DISTRICT Mvuma	ROAD NUMBER	ROAD NAME -	LENGTH (KM)	ALLOCATION 2024 budget
	102	Muwani – Chigome	21	24,015,446.49
Unit 1	106	Chaka – Charandura	26	29,733,409.94
(Chaka)	RB102	Lynwood – Mvuma	19	21,728,261.11
	202	Rutunga – Chapwanya	15	17,153,890.35
	205	Makanya – Jema	26	29,733,409.94
	207	Magomo – Gonamombe	5	5,717,963.45
	302	Holycross – Zinyoro	12	13,723,112.28
	103	Gonamombe – Godza	49	56,036,041.81
Unit 2	104	Maketo – Maware	18	20,584,668.42
(Mangoma)	105	Taringana – Magona	3	3,430,778.07
	201	Maurunge – Taringana	6	6,861,556.14
	203	Magona – Maurunge	10	11,435,926.90
	204	Rufaro – Denhere	21	24,015,446.49
	RC204	Nyagari – Ngezi	10	11,435,926.90

	209	Guramatunhu – Ngezi	6	6,861,556.14
	311	Mbedzi – Chigona	6	6,861,556.14
	RC101	Tongogara – Mushenjere	40	45,743,707.60
Unit 3	RC102	Mhou – Mufanebadza	20	22,871,853.80
(Marambako-	RC103	Benastle – Manyora	11	12,579,519.59
mbwa)	RC201	Eldorado – Mhou	17	19,441,075.73
	RC202	Manyora - Village 15	8	9,148,741.52
	RC301	Hatinete – Masocha	9	10,292,334.21
		<b>Totals</b>	<b>358</b>	<b>409,406,183.01</b>

### Challenges of the Existing Transport System in Chirumanzu

There is poor public transport service provision in Chirumanzu. Commuters have resorted to the pirate cars (*mushika-shika*) to and from Mvuma town to surrounding centres that include Charandura, Lalapanzi, Mavise, Driefontein, Chaka and Manhize. The pirate cars (*mushika-shika*) usually operate from undesignated pick up and drop points. There is frequent cat and mouse chase between the *mushika-shika* and police. There is lack of termini facilities for universal accessibility and pick and drop areas.

### Public transport

Public transport in Chirumanzu District presents a crucial but challenging aspect of daily life for its residents. While buses and minibuses typically serve as the primary means of transportation, accessibility and reliability remain significant concerns. Limited infrastructure and road conditions often exacerbate travel difficulties, particularly during adverse weather conditions. Additionally, overcrowding, and erratic schedules further contribute to the inconvenience experienced by commuters. Despite these challenges, public transport remains vital for connecting communities and facilitating economic activities within the district, underscoring the need for investment and improvement in transportation infrastructure and services to enhance overall accessibility and efficiency.

Chirumanzu District in Zimbabwe encompasses several major routes which are crucial for transportation within the region. The Chirumanzu-Gweru Road links the district to the nearby city of Gweru, a major urban centre in the Midlands Province. This road facilitates the

transportation of goods and people between Chirumanzu and Gweru, supporting trade and economic activities. Additionally, internal roads within the district connect various communities, schools, health facilities, and agricultural areas, enabling residents to access essential services and markets. Improving the condition and maintenance of these major routes is essential for enhancing transportation efficiency and promoting socio-economic development within Chirumanzu district.

The Harare-Beitbridge Road, one of Zimbabwe's most critical transport arteries, traverses through Chirumanzu District, serving as a pivotal link between the capital city of Harare and the southern border town of Beitbridge. As a major national highway, it plays a vital role in facilitating the movement of goods and people across the country, connecting various regions, towns, and economic hubs. Within Chirumanzu district, this road serves as a crucial transportation route for residents and also supports commercial activities, agriculture, and tourism. Its significance extends beyond mere transportation, impacting trade, investment, and regional connectivity.

It is therefore imperative for the district to establish transportation hubs or terminals along the road to facilitate the movement of people and goods within the district and beyond.

### **8.5 Solid waste management**



#### **Plate 41: Solid waste disposal issues in Mvuma.**

In Mvuma, plans are underway to construct a recommended lined landfill. So far, the site has been identified and the designs are available. However solid waste is currently being disposed of at a new dumpsite after the decommissioning of the old site which had become near to expanding residential areas. Lalapanzi and Charandura solid waste is also deposited at dumpsites. There are opportunities in solid waste collection and recycling in Mvuma and Lalapanzi due to the huge amounts of waste generated in the two urban centres. Also, the construction of lined landfills in the mentioned urban centres presents good opportunities.

#### **8.6 Wastewater**

Both onsite and offsite disposal methods are used. Onsite treatment method is used on large stands, low density stands. Offsite treatment methods are used on high and medium density stands. Wastewater disposal is via a septic tank and Blair toilets in most of the developments in the planning area.

<b>Method of offsite treatment for Mvuma, Charandura and Lalapanzi</b>	<b>Capacity</b>	<b>Status</b>
Waste stabilisation ponds.	Unknown (no historical documents or measuring devises are available)	System now old and inadequate

For sewer effluent discharged to nearby streams; its quality is fair. Old and existing sewer treatment works for Mvuma need to be decommissioned because they can no longer accommodate the large sewer volumes due to population increase. Discharging sewer effluent into nearby streams poses a severe health hazard, particularly if people consume water from these sources. It's imperative to thoroughly investigate this issue and take immediate action to safeguard public health. Implementing proper wastewater treatment and disposal measures is essential to mitigate health risks associated with contaminated water sources. Additionally, community education on the dangers of consuming water from contaminated streams and promoting alternative safe water sources should be prioritized to prevent further health implications. it can have broader environmental impacts as well. Wildlife and aquatic organisms can be severely affected by exposure to contaminated water, leading to disruptions



in ecosystems and biodiversity loss. Moreover, agricultural activities relying on water from these streams may also suffer.



**Plate 42: Sewer Ponds in Mvuma**

The presence of green surface coverage atop sewer ponds typically signifies the proliferation of algae or other aquatic flora. Algae exhibit heightened growth rates in environments abundant in nutrients, notably nitrogen and phosphorus, commonly found in sewage ponds. The green hue observable on the surface results primarily from chlorophyll, the photosynthetic pigment ubiquitous in plants and algae. While algae fulfil pivotal ecological roles by oxygen production and serving as a nutritional source for certain organisms, their unchecked proliferation, denoted as algal blooms, may yield adverse repercussions. Algal blooms precipitate ecological imbalances, notably through oxygen depletion upon their demise and subsequent decomposition, a phenomenon termed eutrophication. Eutrophication detrimentally affects aquatic life and engenders unfavourable conditions for various organisms inhabiting the ecosystem. Moreover, specific algal species can release toxins deleterious to both human and animal health.



**Plate 43: Sewer Ponds in Lalapanzi**



**Plate 44: Sewer ponds in Charandura.**

In communal and resettled areas, people rely on latrines. There is also prevalence of open defecation in most of the wards.



## 8.7 Dip tanks

### CHIRUMHANZI RDC

### DIP TANKS

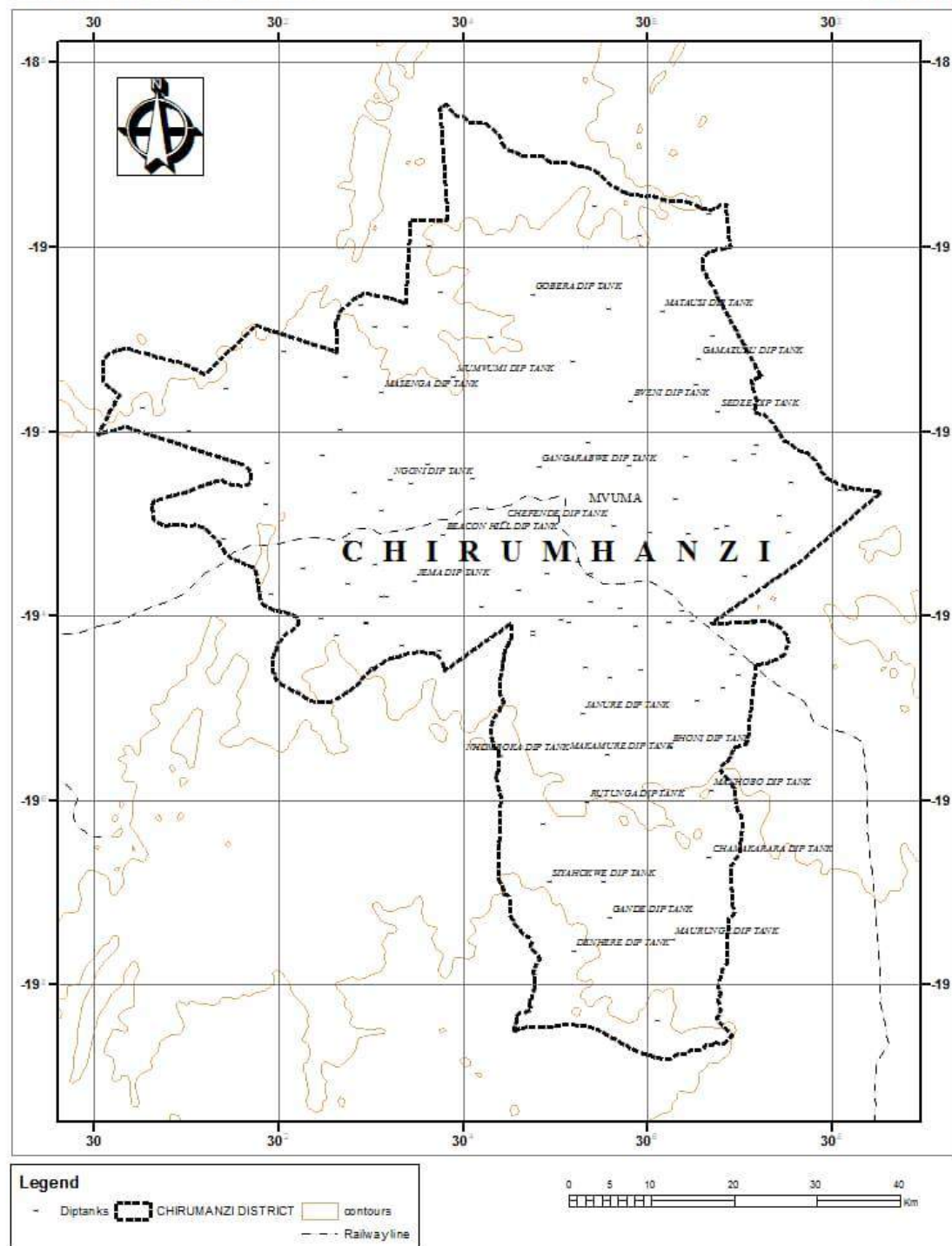


Figure 29: Location of Dip tanks in Chirumhanzu District



***Plate 45: Dip Tank in Siyahokwe area.***

Dip tanks in Chirumanzu play critical role for livestock disease control and prevention. Typically located at key junctures within agricultural communities, these tanks are utilised for the immersion of livestock such as cattle and sheep in chemical solutions that combat external parasites and diseases. The presence of dip tanks reflects a proactive approach to safeguarding animal health and preserving the economic well-being of rural communities dependent on agriculture.

Dip tanks suffer from unavailability of water. In terms of disease prevalence, the district has Theileriosis/ January disease outbreak since 2017. The disease is spread by ticks (brown ear ticks).

**Table 30: Dip tanks that need boreholes.**

<b>Ward</b>	<b>Dip tank</b>
1	JANYURE, NGAVI
3	GANDE
4	GWAMAZULU, MAMUU
5	RUTUNGA, NHOMBOKA
9	VHUDZI, DEBWE
10	CHENGWENA
11	HIGHLANDS, CIBI, HLABATHI, TAGATI, FINALE
12	HUCHU 1, HUCHU2, MUBVENI, SEBAKWE
15	THREE POSTS, GWAMAZULU, INHOEK
16	UTAH
18	ZVIPARE, ZVEMHODZI, NEMESIS
19	GUWANDA, MUKUNI, MANYORA
20	LOVEDALE, PALMFONTEIN
21	MANHOVO

22	NETHERBURN
23	SHASHE, CHAMAKARARA

Table 31: Dip tanks that need rehabilitation.

<b>DIPT TANK</b>	
GANDE	RACE
PALGRAVE	ROOF, HOLDING PENS AND RACE
NHOMBOKA	RACE
MBEDZI	RACE
SIYAHOKWE	RACE
DEBWE	RACE
CHENGWENA	RACE
TAGATI	ROOF, RACE AND HOLDING PENS
CIBI	RACE AND HOLDING PENS
HUCHU 2	ROOF, RACE AND HOLDING PENS
MASENGA 1	ROOF, RACE AND HOLDING PENS
ROLLRUST	ROOF, RACE AND HOLDING PENS
UTAH	ROOF, RACE AND HOLDING PENS
<u>SOUTHVIEW</u>	<u>ROOF, RACE AND HOLDING PENS</u>
GUWANDA	ROOF, RACE AND HOLDING PENS
MANYORA	ROOF, RACE AND HOLDING PENS
HUCHU 1	ROOF
MUBVENI	ROOF
SEBAKWE	ROOF
ZVIPARE	ROOF
NEMESIS	ROOF, RACE AND HOLDING PENS
GOODHOPE	ROOF, RACE AND HOLDING PENS
PALMFONTEIN	ROOF RACE AND HOLDING PENS
KUDUPOORT	ROOF, RACE AND HOLDING PENS
FINALE	ROOF
BARU	ROOF
<u>GWAMAZULU</u>	<u>ROOF</u>
THREEPOST	ROOF
CHISHUKU	ROOF
NETHERBURN	ROOF, RACE AND HOLDING PENS
WADZANAYI	ROOF, RACE AND HOLDING PENS

Table 32: Dip tanks with water sources

<b>WARD</b>	<b>Dip tank</b>	<b>Water source</b>
2	CHAKA	PERENIAL STREAM
3	DENHERE	BOREHOLE
4	SEDZA, PALGRAVE	BOREHOLE/ RIVER



6	MAKAMURE, BANGURE	RIVER
7	HAMA	BORE HOLE
8	MAURUNGE	RIVER
9	SIYAHOKWE	BORE HOLE
11	LYNWOOD	STREAM
15	ROLLBOEKFONTEIN	PERENIAL RIVER
16	CHISHUKU	BOREHOLE
18	SOUTHVIEW	PERENIAL STREAM
19	NSWALA	PERENIAL RIVER
20	GOODHOPE, KUDUPOINT	SPRING/RIVER
21	MANHOVO	PERENIAL STREAM
23	DOMBORENGOMA	PERENIAL RIVER
25	MBEDZI	DAM

## KEY ASPECTS FOR SERVICE AND INFRASTRUCTURE PROVISION BY WARD

### WARD 1-68 Villages

Aspect	Key issues
Water	Less than 20 boreholes are currently in use. Villagers are primarily reliant on river water and wells, though wells sometimes dry up.
Sanitation	Blair toilets are utilised, but there is a need for improved sanitation facilities.
Roads	The roads are in poor condition with numerous potholes, last serviced in the 1980s.
Waste Management	Pits are present at business centres, and clean-up campaigns are conducted, but a central landfill is needed.
Education	Four primary schools (Magada, Majandu, Mapiravana, and Chiweshe) and 1 secondary school are present, with various infrastructure challenges. Some blocks are cracked, no roofing, no toilets and some lack adequate water sources.
Healthcare	There is only one clinic (Mapiravana) with inadequate facilities and no waiting mother's shelter. Borehole water is used, and there is no tapped water.
Entertainment	Limited to business centres, with a community hall under construction.
Burial Sites	Villagers bury their relatives at homesteads.
Employment and survival strategies	Mainly agriculture, with no formal Employment and survival strategies opportunities.
Agriculture	Subsistence farming is the primary agricultural practice.

### WARD 2-42 Villages

Key issues	Details
Water	There are 7 boreholes, but only 3 are functional. Wells have dried up.
Sanitation	Blair toilets are utilized, with each household having a toilet at their homesteads.
Roads	Roads are in poor condition, resembling earth roads due to lack of gravel. Access to Mugari is impeded by a non-functioning bridge.
Waste Management	Garbage is collected and later burned; however, there's no formal garbage collection system.
Public Lighting	Business centres lack public lighting.
Education	2 primary schools (Chaka and Makanya) and 1 secondary school (Gonawapotera) exist, with challenges such as lack of teacher accommodation and wind-damaged infrastructure.
Healthcare	Only one clinic (Chaka) is available, and the hospital is distant,

	requiring a 15 km walk. There's a stalled proposal to build Shava clinic despite community efforts in moulding bricks for the clinic.
Burial Sites	Most burials occur at homesteads, with only one museum site where the famous Dembo was buried.
Entertainment	Business centres in Muwani and Chaka serve as entertainment hubs.
Employment and survival strategies	Villagers engage in gardening and brick moulding, although there's a risk of arrest by EMA. There are limited Employment and survival strategies opportunities, mainly part-time or associated with food for work or for a very small income. Villagers engage in gardening and brick moulding, although there's a risk of arrest by EMA. There are limited Employment and survival strategies opportunities, mainly part-time or associated with food for work.
Farming	Subsistence farming is the predominant agricultural activity.
Sacred Places	Gonawapotera and the bridge at Shashe River are considered sacred sites.

#### WARD 3-84 Villages

Key Issues	Details
Water Supply	24 boreholes exist, but only 13 are operational, prompting some to resort to drinking from the Chirumanzu dam due to borehole dysfunction.
Sanitation	Blair toilets are prevalent at each homestead, with only 10% lacking access to toilets.
Roads	The roads suffer from poor conditions, with potholes and bumps making travel difficult. All bridges are non-functional, notably the flood prone Chevhudzi bridge.
Communication	Limited boosters and network challenges hinder effective communication in the area.
Waste Management	Garbage collection by the council is absent, leading individuals to dig pits for waste disposal at shopping centres.
Public Safety	Business centres lack lighting, but the area is generally safe; however, there is an increase in cases during festive holidays.
Education	5 primary schools and one secondary school. Chiona Secondary School faces water challenges and lacks a science lab. Primary schools (Vhudzi, Chilimanzi, Mutya, Mhende, Ngezi) have various infrastructure issues, including old blocks, dilapidated roofs, lack of electricity, water, and teacher accommodation. Children travel up to 25km for secondary education due to insufficient schools.
Healthcare	Mhende Clinic is the sole healthcare facility, located 21km away from villages. A proposed Magurupira clinic awaits financing for construction.
Burial Sites	Families bury their relatives at homesteads.

Entertainment	The Mangona business centre is the only entertainment hub, with sports activities conducted on school grounds. A proposed Gande business centre construction has commenced.
Employment and survival strategies	Fishing, irrigation, and beer brewing are practiced for livelihood.
Agriculture	The Mhende irrigation scheme supports wheat cultivation for sale. There is also subsistence farming
Sacred Sites	Gande spring serves as a sacred site.
Dip tanks	Three dip tanks (Vhudzi, Gande, Mangama) require renovations, with various issues such as collapse, water scarcity, and infrastructure damage.

#### Ward 4: 50 Villages and plots

Key Issues	Details
Water Supply	Some villagers resort to drinking water from river sources, notably Zivangwe river, despite its poor quality. Only 2 boreholes exist, providing rustic water, leading to reliance on Mamuu dam for drinking water.
Sanitation	Public places like business centres lack toilets. Blair toilets are used in the community, though affordability issues result in some households lacking access.
Roads	Absence of roads in the ward, with a pressing need for a bridge over Sedza river.
Waste Management	Lack of dump sites and bins at business centres, leading to the use of abandoned pits as dumpsites.
Public Safety	No public or tower lights contribute to numerous robbery and rape cases within the ward.
Education	Three primary schools (Moffat, Oton's Drift, Union) and one secondary school (Oton's Drift) face infrastructure challenges, including insufficient blocks, lack of water supply, and absence of teachers' accommodation. Teachers often commute from Mvuma town, and some children have to cross rivers to access schools.
Healthcare	Villagers must walk approximately 32 km to reach the hospital in Mvuma, as there is no clinic within the ward.
Burial Sites	No designated burial sites; families bury their relatives at their homesteads.
Entertainment	School grounds serve as venues for sports activities. Business centres in Njiva, Mavise, Moffat, and Union provide limited entertainment options.
Employment and survival strategies	Subsistence farming is prevalent, supplemented by Employment and survival strategies at Bendigo mill (approximately 30 employees) and Zadha (approximately 10 employees).

Agriculture	The community garden at Tambanevhu lacks a dam, relying on Sebakwe river for water supply. Mamuir dam, which used to serve as an entertainment centre, is now used as a water source.
Dip tanks	Mamuir dip tank lacks water, while Gwamazulu dip tank also faces water scarcity. Palgrave dip tank is operational, but the old Sedza dip tank is non-functional.
Sacred Sites	Mamuir is considered a sacred site within the ward.

#### WARD 5-43 Villages

Key Issues	Details
Water	16 out of 20 boreholes are functional, Additionally, Mabika dam is leaking, and reliance on ZINWA for water supply at specific locations like schools and business centres is insufficient.
Sanitation	Most households use Blair toilets
Roads	Poor road conditions with numerous potholes pose risks to both pedestrians and vehicles, hindering transportation efficiency and safety. Major roads being serviced only occasionally worsens the problem of accessibility and road safety.
Waste Management	reliance on individual pits for waste disposal suggests a lack of centralized waste management systems,
Education	there are three primary schools, namely Nhomboka, Muzeza, and Chimbindi, along with one secondary school, Chizhou Secondary. However, there are infrastructure challenges: at Muzeza, the aging blocks require renovation, Nhomboka lacks a necessary additional block, and Chimbindi faces electricity shortages. Additionally, there's a pressing need for a science lab at Chizhou Secondary to enhance practical learning experiences.
Public Safety	high incidence of robbery cases, highlighting the need for improved law enforcement presence and infrastructure like a police base in closer proximity to ensure public safety and security in the community.
Healthcare	he Chimbindi clinic faces significant challenges such as the lack of electricity and water, which impacts the quality-of-care delivery. Additionally, the absence of a waiting mother shelter poses difficulties for expecting mothers. At Chizhou, the absence of a maternity ward and the need for a security fence compromise patient safety and healthcare accessibility. Moreover, residents face a significant distance of 5 km to reach the nearest hospital, impacting timely access to medical services.
Employment and survival strategies	residents rely on distant areas like Lalapanzi for Employment and survival strategies opportunities through mining, indicating limited local job prospects and emphasizing the need for initiatives to stimulate local economic development and create sustainable Employment and



	survival strategies avenues.
Agriculture	agriculture plays a vital role in the community's economy. Residents engage in agricultural activities through initiatives like Mushandirapamwe. They cultivate a variety of crops including vegetables, maize, and tomatoes. The produce is then sold at local business centres
Entertainment	Entertainment options primarily revolve around Chizhou and Chimbindi business centres. However, the lack of electricity in Chimbindi hampers access to these facilities. Consequently, community members resort to using school grounds for recreational activities
Burial Sites	individuals bury their relatives at their homesteads
Sacred Sites	The presence of sacred mountains like Chivare and Homba highlights cultural significance but may also raise concerns regarding conservation efforts, preservation of cultural heritage, and sustainable tourism development in the region.

#### WARD 6- 43 villages

Key Issues	Details
Water	Only four boreholes serve 43 villages, leading to inadequate access to clean water. With people resorting to drinking from the river, there's a high risk of waterborne diseases. There is also reliance on one dam.
Sanitation	Lack of proper toilets results in villagers resorting to bush toilets, posing health and environmental risks. A few households have Blair toilets.
Roads	Inadequate road infrastructure, often gravelled irregularly, hinders transportation and access to essential services. Poor road conditions make commuting difficult, affecting both daily life and emergency services.
Waste Management	Absence of designated dump sites leads to improper waste disposal, contributing to environmental degradation and health hazards. While clean-up campaigns occur monthly, the lack of a proper dump area perpetuates the cycle of waste accumulation.
Public Safety	Lack of streetlights and police presence exposes residents to safety risks, increasing vulnerability to crime. no police station or base in the Business Centre
Education	In Ward 6, there are three primary schools: Hwata, Gambiza, and Machekami. But there's only one secondary school, Holy Cross Mission. The problem is, Holy Cross Mission doesn't have room for students who live nearby, so they must walk a long way, like 8-10 kilometres. At Hwata School, some of the buildings don't have roofs, and at Gambiza School, one of the roofs is unsafe.
Healthcare	Accessibility and affordability issues plague healthcare services, as

	Holy Cross Mission Hospital is expensive and lacks water supply. Another clinic Hwata does not have maternity ward but water and electricity are available.
Burial Sites	a mission cemetery where only a few people are buried, including Leopard Takawira. But many others choose to bury their loved ones at their own homes instead of using this cemetery.
Entertainment	Reliance on business centres and school grounds for recreational activities
Agriculture	there are two irrigation areas: one is 50 hectares, and the other is 30 hectares. They grow crops like maize, tomatoes, and potatoes in their community gardens. To manage irrigation, they work with MSU. However, the current irrigation system only serves 64 villagers out of 683 households, so they need to expand it. They also plan to start fish farming. To sell their produce, they want market stalls.
Employment and survival strategies	Despite Employment and survival strategies opportunities from irrigation projects and subsistence farming, broader economic prospects remain limited. Diversification into livestock farming presents potential for income generation, but infrastructure and market access barriers need addressing to maximize Employment and survival strategies potential.
Sacred Sites	The presence of sacred sites like the wetland in Rwata underscores the cultural and ecological significance of natural spaces within the community. Preserving these sites is essential for biodiversity conservation and maintaining cultural heritage for future generations.

#### WARD 7: 72 VILLAGES

Key Issues	Details
Water	Out of 17 boreholes, only 5 are functional. They also rely on dam water for drinking.
Sanitation	Most people have Blair toilets, however there's a lack of public facilities in gathering areas. This absence can lead to unhygienic practices
Roads	The roads suffer from poor conditions and there are three bridges, notably in Mavhaire and Chief Hama, requiring immediate repair. Furthermore, unaddressed gullies pose hazards to both pedestrians and vehicles.
Education	three primary schools and one secondary school. Mavhaire Primary School lacks clean water and has substandard toilet facilities, posing health risks. Mashamba Primary School suffers from a shortage of learning blocks. At Mutenderende Secondary School, there is no electricity and a block without its roof needs urgent attention for student safety. Chinyuni Primary School has water scarcity and poor

	toilet conditions.
Healthcare	one clinic serving the area, villagers endure a 12km journey for medical assistance. The inadequacy of healthcare facilities demands the establishment of another clinic, especially in the Mavhaire region.
Employment and survival strategies	Despite relying on agriculture, fishing, and beer brewing for survival, lack of Employment and survival strategies opportunities beyond these sectors perpetuates economic vulnerability within the community.
Agriculture	While there are irrigation schemes and community gardens, productivity is hindered by challenges facing the Mavhaire irrigation system. Additionally, limited market access restricts the potential for income generation from agricultural produce.
dip tank	The dip tank in Hama requires renovations, impacting livestock management in the area. Moreover, the longest distance travelled to access this facility is 12km
sacred site	Hama-Mavhaire Spring holds significant cultural and spiritual importance
Waste Management	Each shop at business centres has a pit for waste disposal, with garbage later burned; however, there's no formal waste management system.

#### WARD 8: 36 VILLAGES

Key Issues	Details
Water	Water provision relies on 14 boreholes and the Mbedzi dam, shared with Ward 25. Mbedzi dam serves as a crucial water source for residential areas and the local hospital, supplying reticulated water. Additionally, a private rural housing cooperative in Tingini homesteads has installed a tap outside the Durawall to facilitate water access for residents
Sanitation	the reticulated sewer system is currently non-functional, exacerbating hygiene issues. Council toilets at the growth point are also out of order due to water shortages, compounding sanitation concerns. Furthermore, the absence of water supply from the dam for three months has intensified the situation. Despite these challenges, the majority of rural residents rely on Blair toilets, and the lack of fencing around sewer ponds poses additional environmental and health risks.
Waste management	Poor waste management practices prevail due to the absence of a designated dump site and absence of transportation for refuse collection,
Roads	Road infrastructure is inadequate, with potholes and overgrown trees posing hazards to residents. The absence of roads at crucial locations like Charandura business centre and the lack of a bridge in village 23 further hinder transportation and accessibility.
Public Lights	The absence of streetlights contributes to security concerns, leading to

	an increase in robbery cases within the ward.
Education	Education options in Ward 8 include Hama Secondary School and St. Joseph Primary School, but accessibility remains a concern. Residents face challenges as the secondary school is not financially accessible, forcing students to trek long distances to alternative secondary schools for education.
Healthcare	The unaffordability of St. Theresa Hospital and the lack of medical facilities at Nyautongwe underscore the healthcare challenges faced by residents. Establishing another clinic is imperative to improve healthcare access within the ward.
Employment and survival strategies	Limited Employment and survival strategies opportunities exist in government, parastatals, and shops, many residents rely on informal sectors, farming and part-time jobs for survival. Strengthening economic opportunities and diversifying Employment and survival strategies options are essential for sustainable development.
Agriculture	Agricultural efforts in Ward 8 face setbacks due to the defunct irrigation system, owned by the mission, which ceased operation due to water scarcity. To enhance community agricultural endeavours, expansion of the dam is essential to ensure reliable water supply for farming activities.
Dip tank	Water challenges plague dip tanks like Mbedzi, Chamakurara, and Mavurungwe
Entertainment	Entertainment options in are centred on business centres, serving as local hubs for social activities. However, the absence of water at the green market hampers its functionality and convenience for residents. There is also community ground providing a space for gatherings and events within the ward.
Burial sites	Availability of a council cemetery. However, many residents opt to bury their loved ones at their homesteads

#### WARD 9: 87 VILLAGES

Key Issues	Details
Water	18 boreholes, 4 are not working. reliance on the Siyahokwe dam, which is insufficient for irrigation. Dam provides water to livestock
Sanitation	Most households use Blair toilets
Waste Management	Each shop at business centres has a pit for waste disposal, with garbage later burned; however, there's no formal waste management system.
Roads	The road network requires maintenance, with grading and graveling needed to address potholes and ensure safe passage for residents.
Public Safety	While guards at shops contribute to public safety, ensuring adequate lighting in public areas remains essential for preventing crime and enhancing overall security.

Education	Education in Ward 9 is served by Siyahokwe Secondary School, along with five primary schools: Upfumba, Rutunga, Dehwe, Hosho, and Guramatunhu. While these institutions provide educational opportunities for the community, challenges such as accessibility and resource allocation may impact the quality of education offered.
Healthcare	The presence of two clinics (Guramatunhu and Siyahokwe, but water challenges at Guramatunhu clinic may affect service delivery and healthcare access. Longest distance travelled to access health facility is 6km
Burial Sites	Burials take place at homesteads
Entertainment	Business centres serve as hubs for social activities, but the absence of diverse entertainment options may limit recreational opportunities for residents.
Employment and survival strategies	Reliance on subsistence farming for survival highlights limited economic opportunities within the ward.
Agriculture	The Siyahokwe dam primarily caters to livestock needs within Ward 9, its capacity falls short for irrigation purposes
Dip tanks	Water scarcity at Siyahokwe and Rutunga dip tanks compromises livestock management
Sacred Places	The Godzamatore wetland holds cultural significance, requiring conservation efforts to preserve its ecological and spiritual value.

#### WARD 10: 65 VILLAGES

Key Issues	Details
Water	faces water scarcity issues with few boreholes and reliance on the small Mawere dam, which intermittently dries up, especially given the area's dryland characteristics.
Sanitation	Most households use Blair toilets, though some are in disrepair due to cracks, compromising sanitation standards.
Road	Roads are in poor condition, there is no road to access Chief Hama's homestead
Waste Management	Each shop at business centres has a pit for waste disposal, with garbage later burned; however, there's no formal waste management system.
Education	Educational facilities in Ward 10 encounter various challenges, including inadequate infrastructure and accommodation for teachers. Mawere Primary School and Chizvinire Primary School suffer from deteriorating structures, while Chengwena Secondary School lacks security measures
Healthcare	with only one clinic located in Chengwena, which is not centrally positioned. The considerable distance of 20 kilometres to reach the clinic



Entertainment	While there are business centres for entertainment, the absence of recreational grounds diminishes community leisure activities.
Employment and survival strategies	Economic opportunities predominantly revolve around subsistence farming and part-time jobs, indicating limited Employment and survival strategies prospects
Agriculture	The absence of irrigation infrastructure limits agricultural productivity in Ward 10, where livestock rearing, particularly goats and donkeys, is prevalent.
Dip tanks	There is Dependency on dip tanks from neighbouring Ward 3

#### WARD 11: 15 Villages

Key Issues	Details
Water	The area was established as an old resettlement but faces water scarcity due to fewer than 17 functioning boreholes. Boreholes often dry up quickly, leading villagers to rely on the Shashe river for water.
Sanitation	80% usage of Blair toilets. Blair toilets available in business centres. Septic tanks are utilised solely by residents in Lynwood.
Waste management	There is no dumpsite at business centres. Villagers are reusing bottles into decorative pieces
Roads	The road infrastructure is in a dire state, characterized by poor, gravel roads. The Ministry of Transport Road is particularly neglected, and there is an urgent need for a bridge at Chaka study.
Education	some schools, like those in Lynwood, are good. But others have problems. Chamakanda Secondary School doesn't have an office block, and Chaka Study Primary School only has one building. There are four primary schools and one secondary school in the area, but kids have to walk more than 10 kilometres to get to the secondary school, which makes it hard for them to go to school.
Healthcare	Lynwood Rural Health Centre distant and unsafe at night for some villages because of its location. Reliance on Driefontein Hospital. Maximum travel distance is about 10km
Burial Sites	Burial practices vary, with only a few opting for homestead burials while some villages have designated burial sites, which they have named hero's acres.
Entertainment	Business centres provide limited entertainment options, indicating a need for more diverse recreational activities
Agriculture	Agricultural practices primarily focus on subsistence farming, with irrigation limited to Zizi and Tagarika. Revamping irrigation schemes is imperative. They also practice bee keeping and small-scale horticultural farming
Employment and survival	Employment and survival strategies opportunities mainly revolve around horticulture and beekeeping, with efforts aimed at revitalizing

strategies	irrigation schemes. Additional job creation initiatives are required. There is potential for venturing in gumtree plantation
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## WARD 12: 38 VILLAGES

Key issues	Details
Water	access to water is limited, with only one out of three boreholes operational. The scarcity of functional boreholes contributes to water shortages, forcing residents to rely on alternative sources
Sanitation	consist of Blair toilets and bush systems, posing health risks and environmental concerns
Roads	primarily earth roads, requiring gravelling and the construction of bridges across rivers. The inadequate road network impedes transportation, limits access to essential services, and poses safety risks, particularly during periods of heavy rainfall when rivers become impassable.
Education	two primary schools (Chiodza and Mawire) and one secondary school available. Some students travel long distances, up to 20 kilometres, to access primary education, while the lack of adequate school facilities, such as classrooms and electricity, at Chiodza Secondary School affects the quality of education and student learning outcomes.
Health	lacks a clinic, leaving residents without accessible healthcare services. There are just proposals
Burial	predominantly occur at homesteads
Entertainment	residents to rely on schools and business centres for recreational activities.
Waste management	Each shop at business centres has a pit for waste disposal, with garbage later burned; however, there's no formal waste management system.
Safety	Safety is a concern. They tried to set up a police base, but it has not happened yet.
Employment and survival strategies	Employment and survival strategies opportunities in Ward 12 mainly revolve around subsistence farming, mining activities, and Employment and survival strategies in companies like ZIMASCO and ZIMALLOY which are no longer fully functional. However, the lack of irrigation infrastructure and dams limits agricultural productivity, while safety concerns and environmental degradation from mining activities may impact Employment and survival strategies prospects and economic stability in the area.
Agriculture	focus on subsistence farming of crops such as maize, groundnuts, and finger millet (rukweza). However, the absence of irrigation infrastructure and dams affects agricultural productivity and resilience
Environmental	mining activities, including dumps and pits, with the potential for repurposing the largest chrome pit as a dam. the environmental impact

	of mining activities, coupled with the lack of proper waste management, poses risks to ecosystem health and water resources
Dip tanks	Only one operational in Nyagari. There is need for renovations and water supply at other dip tanks

## WARD 13

Key issues	Details
Water	In the rural areas of Ward 13, the collapsed dam worsens water scarcity, while in Newlands, residents rely on boreholes due to lack of water connections. Additionally, some suburbs face intermittent water supply
Sanitation	Rural areas depend on Blair toilets, while in urban parts, inadequate sewerage reticulation forces reliance on septic tanks, despite small stand sizes. Contamination of Msasa dam by human waste poses health and environmental risks.
Roads	Lack of surface roads, potholes, and inadequate drainage in Ward 13 hinder transportation
Waste management	Some areas are inaccessible to refuse trucks, leading to undesignated dumping sites and challenges in waste collection.
Lighting	The absence of streetlights, tower lights, and traffic lights in Ward 13 contributes to safety concerns, especially during the night, impacting public safety and increasing the risk of accidents and crime.
Education	Moffat Primary School and Acebs High are the main educational institutions, offering diverse opportunities including private education, vocational training at the Vocational Training Centre (VTC), and boarding facilities at Mvuma Boarding School.
Health	Mvuma District Hospital and private clinics provide healthcare services
Entertainment	The lack of entertainment options deprives residents of recreational activities and community engagement opportunities.
Employment and survival strategies	Athens Mine, informal jobs in the Central Business District (CBD), small and medium-sized enterprises (SMEs), informal sector activities, government and its parastatals, and various shops. However, the absence of industrial establishments limits job diversity and opportunities for residents. In the rural sector, subsistence farming is prevalent, focusing on crops such as sweet potatoes, watermelon, and ipwa for both sale and sustenance
Dip tank	No dip tank in village 24
Burial site	need for relocation of the burial site due to its proximity to residential areas

## WARD 14

<b>Key issues</b>	<b>Details</b>
Water	water availability is inconsistent, with shortages lasting up to 2-3 days at times. There is also reliance on a single borehole and occasional use of water from nearby dams pose challenges in meeting daily water needs for residents.
Sanitation	reticulated sewer infrastructure, a public toilet available at Mushayabvudzi shopping centre.
Roads	The road network in Ward 14 lacks proper drainage and requires servicing, with new roads needing graveling. Additionally, trees along roads may pose safety hazards and impede road maintenance efforts, affecting transportation and road safety.
Lighting	The absence of street lights, tower lights, and traffic lights in Ward 14 hampers visibility and safety, particularly during the night, potentially increasing the risk of accidents and criminal activities in the area.
Health	With no clinic in the ward, residents rely on Mvuma District Hospital and private clinics for healthcare services.
Waste management	While the council has shown consistency in waste management efforts, issues persist, including undesignated dumping sites and areas inaccessible for refuse collection.
Education	Njerere Primary School serves as the only public educational institution
Entertainment	Despite proposals for entertainment facilities, there are currently no established entertainment options
Burial site	need for relocation of the burial site, surrounded by residential areas
Employment and survival strategies	Employment and survival strategies opportunities in Ward 14 primarily consist of SMEs, informal sector activities, government-related work, and shops. However, the absence of industrial establishments limits job diversity and economic growth in the area.

#### WARD 15: 46 VILLAGES

<b>Key issues</b>	<b>Details</b>
Water	Water is generally rustic. 11 boreholes. Despite having two dams, Bata and Shashe, challenges with water availability persist, particularly highlighted by the severe water crisis at Shashe Primary School, necessitating urgent intervention to address the issue.
Sanitation	Blair toilets are lacking in most of the area.
Roads	Roads in the area require grading.
Waste management	The current waste management strategy involves digging pits per shop, followed by burning
Safety	Safety concerns arise due to frequent robberies and theft
Education	Four primary schools and two secondary schools. At Kushinga Primary, there aren't enough buildings and nowhere for teachers to

	stay. Gagarabwe Primary has water now, but Herbert Mashava Primary doesn't. Rambakombwa Secondary doesn't have water or enough toilets, and Dunn Secondary lacks water, toilets, and proper buildings.
Health	he Nyikavanhu clinic is far away for many people, making it difficult for them to get medical help when they need it. To solve this, there are plans to build clinics in two new places
Burial	Burials primarily occur at homesteads
Entertainment	Reliance on school grounds and business centres for entertainment
Employment and survival strategies	around 100 people working at the Manhize plant construction. However, there are also issues with illegal gold mining activities, which can be dangerous and unsustainable. Additionally, people find work at Amfed Mine and Zebling Mine. Farming watermelon, cotton, and tobacco are common sources of income, along with various part-time jobs.
Environmental issues	stem from mining activities, leading to dumps and pits that can harm the ecosystem. Some of these sites have Environmental Management Agency (EMA) certificates, while others don't. Additionally, the Dinsor sewer system is polluting the Munyati River, impacting Ward 19, and affecting the Sebakwe River near the old bridge. These issues pose threats to both the environment and public health.
Dip tanks	There are three dip tanks: Nyikavanhu, Barwe (where the community pitched in to install a pump and solar system), and 3 post. However, the dip tank at 3 Post does not have access to water, which hampers its effectiveness in managing livestock health.
Sacred	Manhize mountain holds special significance as it's associated with the Chirumanzu Spirit medium.

#### WARD 16: 13 Villages

Key issues	Details
Water	there are no community boreholes, and existing boreholes belong to schools, leading to limited access to water for residents.
Sanitation	Blair toilets and bush systems, which may pose health and environmental risks.
Roads	primarily earth roads, requiring gravelling and the construction of bridges across rivers.
Education	Mudzengi Primary, Uttah Primary, Chishuku Primary, and Bushy Park, but staff accommodation is a problem. There is a proposal for a secondary school.
Health	lacks a clinic, with a proposal for Mudzengi Clinic, which was originally an old farmhouse, but is not yet operational. Residents must travel 27 kilometres to Mvuma for healthcare services

Burial	Burials take place at homesteads
Entertainment	lacks dedicated entertainment grounds, relying on schools and business centres for recreational activities.
Waste management	Each shop at business centres has a pit for waste disposal, with garbage later burned; however, there's no formal waste management system.
Agriculture	faces challenges in agriculture due to a collapsed dam over five decades ago, impacting water access and agricultural productivity.
Dip tanks	Utah, Chishuku, and Bushy Park in Ward 16 face water challenges affecting dip tanks.

## WARD 17

Key issues	Details
Water	In Ward 17, there are two boreholes, but there is also reliance on unprotected wells and shafts
Sanitation	While reticulated sewer systems and septic tanks are prevalent, the use of bush areas for sanitation by 400 houses in Nederbank raises environmental and health concerns. The decreased operation of ZIMASCO and ZIMALLOYS negatively impacts employer-assisted housing, leading to the deterioration of infrastructure maintenance.
Roads	Heavy trucks carrying chrome contribute to road damage, compounded by earth roads and potholes on surfaced roads.
Waste management	The absence of a landfill and illegal dumpsites highlight waste management challenges, compounded by the lack of refuse collection trucks by the council. Pits at houses, despite being in an urban setting, indicate insufficient waste disposal infrastructure and practices.
Lighting and safety	Safety concerns arise from illegal mining activities and the absence of street and tower lights.
Education	Wadzanai and Cambrai Primary, face challenges like lack of electricity and insufficient infrastructure. Lalapanzi Secondary lacks a science lab and staff accommodation, affecting educational quality. There is a private school operating at Lalapanzi hotel named Marufu High School
Health	Lalapanzi Clinic, the sole healthcare facility in Ward 17, lacks maternity services
Burial	there is a cemetery
Entertainment	two private stadiums owned by ZIMASCO and ZIMALLOYS
Employment and survival strategies	Employment and survival strategies opportunities revolve around chrome mining, subsistence farming, and government departments and parastatals. However, fluctuations in the mining industry and limited Employment and survival strategies sectors impact job stability and economic growth in the area.



Dip tank	Wadzanai Dip tank serves the community
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## WARD 18: 19 Villages

Key issues	Details
Water	access to water varies, with nine villages having working boreholes while others rely on streams, rivers, and wells. some boreholes have been drilled but not yet completed
Sanitation	Most households are equipped with a Blair toilet
Roads	The earth roads in Ward 18 pose transportation challenges, making it difficult to find reliable transporters due to the poor road conditions.
Waste management	relies on pit disposal
Lighting and safety	While incidents of illegal mining occur, Ward 18 is generally considered safe.
Education	four primary schools and one secondary school, but some face challenges such as lack of electricity and staff accommodation. Tokwe 4 secondary school which has no electricity
Health	two clinics in Munyikwa and Tokwe 4. Munyikwa faces challenges such as lack of staff housing and electricity
Burial	Burial practices in Ward 18 primarily occur at homesteads, with older villages having cemeteries.
Entertainment	The business centre serves as the main entertainment venue in Ward 18
Employment and survival strategies	Employment and survival strategies opportunities in Ward 18 revolve around subsistence farming, livestock rearing, and agricultural activities. However, challenges such as water scarcity and limited infrastructure impact agricultural productivity and livelihoods, necessitating investments in irrigation and infrastructure development to support economic growth and Employment and survival strategies generation.
Dip tank	Ward 18 has four dip tanks, but water availability poses a challenge for their functionality.

## WARD 19

Key Issues	Details
Road	Ward 19 in Chirumhanzu faces significant challenges with its road network. The absence of proper roads forces residents to resort to using fireguards as makeshift roads, which greatly hampers transportation and connectivity within the ward. Urgent measures are needed to address this critical infrastructure deficit.
Education	Education infrastructure in Ward 19 comprises three primary schools

	and one secondary school. Additionally, a homestead serves as an Early Childhood Development (ECD) centre, highlighting the need for dedicated educational facilities. Improvements and expansions in educational infrastructure are essential to ensure quality learning environments for all residents.
Health	Access to healthcare services is limited, with only a Rural Health Centre available, lacking essential health facilities. Moreover, the existing mother shelter provides inadequate accommodation, with only three beds. The clinic's remote location further limits healthcare accessibility issues for surrounding communities, necessitating urgent attention and resource allocation.
Water and Sanitation	Water sources primarily consist of boreholes and wells, although many are poorly maintained, leading to water shortages. The presence of Munyati River offers an additional water resource. However, sanitation infrastructure is relatively better, with each household equipped with a Blair toilet. Remedial actions are required to ensure sustainable water access and improved sanitation practices.
Solid Waste Management	Solid waste disposal relies on pit disposal, indicating a need for proper waste management strategies to address environmental and health concerns. Implementing efficient waste disposal systems is crucial to maintaining a clean and healthy living environment.
Agricultural Activities	The ward boasts rich agricultural potential, with residents owning sizable plots and access to grazing lands. Despite water scarcity in some areas, agricultural productivity is enhanced through presidential inputs and communal irrigation initiatives. However, equitable distribution of resources and sustainable water management remain pressing issues for agricultural development.
Employment and survival strategies Opportunities	Employment and survival strategies opportunities primarily revolve around the Agricultural Finance Corporation (AFC) and Manhize, supplemented by informal activities such as poaching due to the presence of a bush park. Diversification of Employment and survival strategies avenues and sustainable economic development initiatives are necessary to alleviate unemployment and poverty in the ward.
Entertainment	Tuckshops, serving as business centres, provide avenues for social interaction and economic activities within Ward 19. Enhancing recreational and entertainment facilities can contribute to community cohesion and economic growth, fostering a vibrant local economy.

## WARD 20

Key Issues	Details
Water	The ward has a mix of protected and unprotected water sources, with 4 boreholes, some vandalized.
Sanitation	Sanitation facilities primarily consist of Blair toilets.
Roads	Roads are in poor condition, with many potholes and primarily earth roads.
Waste Management	Waste is managed through dumping pits.
Safety	The area is generally considered safe.
Education	2 secondary schools (Driefontein, New England), 5 primary schools (Chiraya, New England, Chino, Good Hope, Driefontein)
Health	Driefontein hospital and training school, proposal for a clinic at New England. The hospital is not centrally located, prompting a proposal for a new clinic at New England.
Burial	Burials take place at homesteads and a private cemetery for Catholic priests.
Entertainment	Main employment sources include farming and work in Muteo Forest and Allied Timbers.
Sacred Places	Sacred places with potential for tourism include Dekete wetlands, Ramsar sites, and Chimu wetlands.

## WARD 21-54 Villages

Key Issues	Details
Water	7 boreholes are available, but most are non-functional, leaving residents with limited water access.
Sanitation	Most households use Blair toilets, though some are in disrepair due to cracks, compromising sanitation standards.
Road	Roads are in poor condition, particularly during heavy rains, making some bridges impassable and hindering transportation.
Waste Management	Each shop at business centres has a pit for waste disposal, with garbage later burned; however, there's no formal waste management system.
Public Lighting	Business centres lack public lighting, leading to low visibility and safety concerns, particularly at night.
Education	3 primary schools face various challenges: Mazimba Primary lacks water, Muwani Primary's toilets are deteriorating, and Nyamandi Primary has suffered structural damage. Mukomberanwa Secondary is the only secondary school, requiring some students to travel up to 20km.
Health	The furthest distance to access health facilities is 10km, but villagers located between rivers face difficulty reaching health centres during the rainy season.

Burial	Burials take place at homesteads, reflecting cultural practices and traditions.
Entertainment	Lack of electricity in business centres results in no entertainment options for residents.
farming	Subsistence farming
Employment and survival strategies	Subsistence farming is the primary source of employment and survival strategies, but non-functional irrigation systems, particularly near Shashe River, have hindered agricultural productivity due to vandalism and theft.
Sacred Sites	A spring at paMandovo serves as a sacred site for the community.

## WARD 22: 20 Villages

Key issues	Details
Water	water access relies on three boreholes, protected wells, streams, rivers, and mining shafts. However, challenges such as water quality and reliability persist
Sanitation	most households have Blair toilets
Roads	roads are primarily made of earth, with some requiring regravelling due to wear and tear, along with potholes that need repair.
Waste management	Waste management primarily relies on pits, but proper disposal and management are essential to prevent environmental pollution and health risks.
Lighting and safety	The absence of streetlights raises safety concerns, particularly at night.
Education	four primary schools (Savanna, Hillview, Netherbank and Makuti) and one secondary school (Hillview) face challenges such as insufficient infrastructure and amenities.
Health	Residents in Ward 22 rely on distant healthcare facilities like Gozheri and Vungu due to the absence of a local clinic. Establishing a clinic within the ward is crucial to improve healthcare accessibility and ensure timely medical assistance for residents, particularly during emergencies.
Burial	Burial practices in Ward 22 primarily occur at homesteads
Entertainment	offers limited entertainment options such as soccer grounds, fishing in Nyamafufu dam, and activities in business centres.
Employment and survival strategies	Employment and survival strategies opportunities in Ward 22 revolve around broom grass harvesting and subsistence farming.
Dip tank	one dip tank, but water availability hinders its functionality.

## WARD 23-67 VILLAGES

Key issues	Details
Water	Two out of the 14 boreholes are not functioning. Despite having two dams, Bata and Shashe, water scarcity persists, impacting daily life and agricultural activities within the community.
Sanitation	Blair toilets are prevalent
Road	Road infrastructure suffers from potholes and poor visibility due to trees at curves, posing safety hazards for motorists. Re-graveling roads and improving visibility can enhance road safety and ensure smoother transportation for residents within the community.
Waste Management	Reliance on dug pits for waste disposal followed by burning
Safety	Safety within the community is reported as satisfactory
Education	Shashe Primary School faces a critical water shortage, while Govere Primary School lacks adequate toilet facilities, impacting the learning environment. Additionally, Nyautongwe Secondary School requires infrastructure improvements, including additional blocks, toilets, and staff accommodation, to meet the educational needs of students.
Health	Both Nyautongwe and Doroguru clinics lack electricity, compromising healthcare service delivery. Furthermore, the long distances of 10-15 kilometres travelled to access healthcare facilities
Burial	Burials primarily occur at homesteads
Entertainment	reliance on schools and business centres for entertainment activities.
Employment and survival strategies	Limited Employment and survival strategies opportunities such as part-time jobs and selling firewood indicate economic challenges within the community.
Agriculture	Despite having the Siyahokwe dam, which is insufficient for irrigation, and potential space for dam construction along the Ngezi River, water scarcity persists, hindering agricultural productivity.
Sacred	Chishanga and Chando are sacred sites where water is consistently available
Dip tanks	Chamakurara dip tank faces water scarcity

## WARD 24

Key issues	Details
Water	water supply from ZINWA is unreliable, with delays in responding to bursts and breakages. Despite drilling two boreholes, they remain non-operational, leading to prolonged water shortages, with some areas experiencing up to two weeks without water. Additionally, Huchu, a rural area within the ward, faces severe water scarcity, relying on one borehole for a large

	population and utilizing dams and unprotected wells.
Sanitation	While reticulated sewer systems are in place, sewer bursts are common, posing sanitation challenges. In GP houses, residents rely on makeshift Blair toilets, indicating inadequate sanitation infrastructure and potential health risks associated with poor waste management practices.
Roads	Huchu, the rural area in Ward 24, lacks basic road infrastructure, impeding access to essential services and hindering socio-economic development. The absence of surfaced roads and drainage worsens transportation difficulties and may lead to environmental degradation.
Waste management	Despite consistent efforts by the council, issues such as undesignated dumping sites persist.
Lighting	Absence of streetlights, tower lights, and traffic lights raises safety concerns, particularly during the night, impacting public safety and increasing the risk of accidents and criminal activities.
Education	Two primary schools, Huchu and St. Theresa, with proposed plans for additional primary and secondary schools.
Burial site	existing burial site requires relocation due to its proximity to residential areas
Health	no clinic in the ward, residents rely on Mvuma District Hospital and private clinics for healthcare services.
Entertainment	Despite proposals for entertainment facilities, Ward 24 currently lacks recreational amenities.
Employment and survival strategies	Employment and survival strategies opportunities in Ward 24 consist of SMEs, informal sector activities, government-related work, and shops, with no industrial presence. In Huchu's rural setting, subsistence farming is the primary source of livelihood, supplemented by selling agricultural produce such as maize, cabbage, roundnuts, and groundnuts.

#### Ward 25-95 villages

Key Issues	Details
Water	Despite having 15 boreholes, 12 of them are out of order, exacerbating water scarcity issues within the ward. Additionally, reliance on the Mbedzi dam, owned by the Roman Catholic Church, presents challenges due to potential ownership and management conflicts, impacting water access for residents.
Sanitation	Blair toilets are prevalent
Road	Approximately 19 villages lack proper road access, hindering transportation and connectivity. Moreover, the absence of bridges over some rivers poses safety hazards and further restricts mobility within



	the ward, impeding socio-economic development.
Waste Management	Reliance on dug pits for waste disposal, followed by burning
Safety	Safety is reported to be satisfactory
Education	Mapanda Primary and Chapwanya Primary schools, along with Mushandirapamwe Secondary School, face infrastructure challenges such as lack of electricity and water, as well as inadequate staff accommodation. Furthermore, the inaccessibility of schools due to the absence of proper roads limits educational opportunities for students within the ward.
Health	One clinic, Chapwanya Clinic lacks water and electricity compromising its ability to provide adequate healthcare services to the community.
Burial	Burials take place at homesteads
Entertainment	Reliance on business centres and school grounds for entertainment
Employment and survival strategies	Dependency on food-for-work programs, subsistence farming, and assistance from government and NGOs for Employment and survival strategies
Agriculture	Siyahokwe dam holds potential for agricultural development, its incomplete state may hinder its effectiveness in addressing water needs.
Dip tanks	insufficient water availability from dip tanks like Mbedzi, Vhudzi, and Siyahokwe impacts livestock management

## **CHAPTER 9 SUMMARY OF KEY ISSUES AND FINDINGS**

The Government of Zimbabwe, through the Ministry of Local Government and Public Works, has directed all Councils and municipalities to prepare Master Plans by June 30, 2024, as part of Vision 2030 and President ED Mnangagwa's call for efficient service delivery by local authorities. These Master Plans are intended to guide and control development, addressing challenges such as access to basic services, unemployment, economic opportunities, affordable housing, and environmental degradation. The plans will outline a vision for the next 15-20 years, ensuring development projects align with community needs and priorities, promoting sustainable long-term growth.

The Chirumanzu District Master Plan, mandated by the Regional Town and Country Planning Act (RTCPA), Chapter 29:12, aims to:

1. Assess the biophysical environment, land use, and infrastructure.
2. Analyse socio-cultural and economic activities, including infrastructure services.
3. Evaluate demographic trends and their implications.
4. Document bulk infrastructural issues.
5. Summarize issues, opportunities, and constraints.
6. Provide a regional analysis linking Chirumanzu to other parts of the country.
7. Analyse policy and legal frameworks impacting development.

The plan's preparation involved participatory and sustainable approaches, using diverse methodologies such as drone imagery, field surveys, interviews, and GIS mapping. The planning area includes the Chirumanzu District's 25 wards, strategically located in central Zimbabwe, connected by road and rail transport, and encompassing both communal and resettlement areas. Proper planning and development control are essential for fostering growth, especially with the anticipated increase in demand due to the Manhize Iron and Steel Plant.

### **Global and Regional Urbanisation Trends**

**Urbanisation Impact:** Urbanisation is linked to economic development, industrial changes, and lifestyle shifts. It presents both opportunities and challenges, affecting service provision in urban areas and often neglecting rural areas.

**Global Urban Growth:** The global urban population is rapidly increasing, with projections indicating that by 2050, 68% of the world's population will live in urban areas. Much of this growth will occur in Asia and Africa.

**Sub-Saharan Africa:** This region experiences the highest urbanisation rate at 4.5% annually. About 46% of its urban population lives in informal settlements with inadequate basic services, highlighting the need for better urban planning and infrastructure.

### Urbanisation in Zimbabwe

**Rapid Urban Growth:** Zimbabwean cities face challenges in providing adequate urban services due to rapid population increases. This necessitates comprehensive urban planning to accommodate future growth and ensure effective service delivery.

**Urban-Rural Dynamics:** While most of the Zimbabwe's population still resides in rural areas (61.4% as of 2022), urbanisation trends require balanced development strategies that address both urban and rural needs.

### Rural Development

**Development Activities:** Rural development involves initiatives by governments, NGOs, and communities aimed at improving living standards in rural areas, focusing on agriculture and basic services like health, education, and infrastructure.

**Integrated Rural Development (IRD):** This approach emphasizes coordinated interventions across various sectors (agriculture, infrastructure, education, healthcare) to achieve sustainable development outcomes in rural areas.

### National Policies and Legal Framework

**Guidance and Compliance:** Development planning in Zimbabwe is guided by national policies and legal frameworks aimed at equitable resource distribution and sustainable development. The Chirumanzu Master Plan preparation considers these policies to ensure compliance and effective regional development.

### Environmental Issues

**Biotic and Abiotic Resources:** Chirumanzu District is rich in both biotic and abiotic natural resources, including renewable and non-renewable resources. These resources are crucial for supporting various socio-economic activities.

**Land Use and Environment:** The district experiences pressure on land resources due to the increasing demands from both human and animal populations. Sustainable utilization of natural resources is emphasized for continued socio-economic benefits while mitigating environmental degradation.

**Topography and Climate:** The district exhibits diverse topography with elevations ranging from 1089m to 1477m. The climate falls within Natural Region III and IV, with varying rainfall patterns and temperatures affecting agricultural productivity and water availability.

**Geological Features:** The geological composition includes various formations such as Aeolin sands, Basaltic metavolcanics, Limestone, Young intrusive granite, among others. The presence of mineral reserves, including gold and chrome, presents opportunities for mineral resource development but requires careful environmental management.

**Soil Types and Composition:** The district comprises diverse soil types, including sandy soils, heavy clay soils, and gravelly soils, each with its implications for agriculture and infrastructure development. Soil composition analysis reveals variations in clay, sand, and silt content across different areas.

**Vegetation and Wildlife:** The district's vegetation consists of a mixture of tree species, grasslands, and shrubs, providing habitats for diverse wildlife species. Conservation efforts are essential to protect biodiversity and maintain ecological balance.

**Wetlands and River Systems:** Wetlands, rivers, streams, and dams are prevalent throughout the district, supporting diverse aquatic life and providing essential ecosystem services such as water regulation and habitat provision.

### **Environmental Problems**

**Land Degradation:** Land degradation is prevalent due to various factors including overgrazing, deforestation, lack of soil and water conservation, and uncontrolled mining activities.

**Overgrazing:** Overgrazing is observed across the district, leading to a low carrying capacity of the veld in affected areas.

**Deforestation:** Deforestation is primarily driven by the use of firewood as the main source of fuel, both in rural and urban areas. Mining activities, particularly in chrome fields, also contribute to deforestation.

**Soil and Water Conservation:** Inadequate soil and water conservation practices, such as the absence of contours and ridges, result in soil erosion, gully formation, and siltation of water bodies.

**Stream Bank Cultivation:** Farming near rivers and waterways without proper soil and water conservation practices increase river and dam siltation.

**Mining:** Mining activities, especially chrome mining, lead to environmental degradation through various means including chemical composition of chrome, improper waste disposal, vegetation destruction, noise and dust pollution, and water pollution. Open pits and mine dumps are significant environmental concerns associated with mining activities.

**Air Quality:** While the air quality in the district is relatively good, household reliance on burning firewood for heating and cooking purposes contributes to localized air pollution.

## **POPULATION, INCOME AND EMPLOYMENT**

**Population Growth:** Chirumanzu has experienced a notable upward trajectory in population from 2002 to 2022, with a consistent increase over the two decades. The growth rate accelerated in the second decade, indicating potentially changing demographic factors or socioeconomic influences impacting population dynamics in the region.

**Economic and Livelihood Sources:** Livelihoods in Chirumanzu are diverse and include crop production, animal husbandry, remittances from migratory labour, and various income-generating activities such as brick moulding, beer brewing, firewood sales, and fishing. Additionally, informal activities like sales of wild fruits and vegetables, gold panning, and casual labour play significant roles in sustaining livelihoods.

**Employment Issues:** Employment opportunities in Chirumanzu are influenced by various sectors, including formal and informal economies. The informal sector, in particular, serves as a vital source of livelihood for many residents.

**Minerals:** Mining activities, particularly in chrome and gold, play a significant role in the local economy. While large-scale mining operations by companies like Zimasco and Zimbabwe Alloys Limited contribute to employment and revenue, there are also challenges associated with informal mining activities and environmental degradation.

**Agriculture:** Agriculture is a key livelihood source, with different zones characterized by varying agricultural practices and challenges. Crop cultivation, livestock husbandry, and irrigation schemes contribute to food production and economic development, albeit facing challenges such as erratic rainfall, soil fertility issues, and irrigation infrastructure constraints.

**Food Outlets and Infrastructure Development:** The presence of food outlets like Chicken Slice and infrastructure projects such as water bottling plants signify economic growth and job creation opportunities in the region. These developments contribute to local economies and improve livelihoods.

**Informal Traders:** Informal traders play a vital role in the district's economy, offering a significant source of livelihood for many residents. Supporting informal traders through access to resources and market opportunities can enhance their socio-economic well-being and contribute to overall economic resilience.

**Employment and Survival Strategies:** Subsistence farming, brick molding, beer brewing, firewood collection, beekeeping, fishing, and part-time jobs are among the survival strategies adopted by rural communities in Chirumanzu. These activities provide essential income and sustenance for families, alongside informal trading and participation in food-for-work programs.

## **LAND USE AND DEVELOPMENT**

**Land Ownership and Utilization:** The state, council, and private sector are the primary landowners, with varying percentages of land ownership. The district comprises communal and resettlement areas, with notable farms like Central Estates, predominantly categorized as A1 or A2 models.

**Development Status:** Various growth points like Mvuma, Charandura, Lalapanzi, and Manhize are discussed, highlighting infrastructure development, housing layouts, and



industrial prospects. However, challenges such as limited land availability and unapproved layouts are noted.

**Development Control and Informal Settlements:** The district faces challenges in controlling informal structures and businesses, particularly in resettlement areas. The proliferation of such informal activities raises concerns about zoning regulations, aesthetics, and safety.

**Land Invasions and Illegal Settlements:** The influx of illegal settlers poses challenges for local authorities, necessitating legal measures for eviction. Traditional leaders and unauthorized land sales contribute to disorderly urban and rural planning.

**Future Planning and Development:** Anticipated increases in demand for residential stands and industrial growth require proactive planning strategies. Expanding town boundaries, creating local development plans, and addressing spatial planning issues are suggested to accommodate growth sustainably.

**Spatial Planning Issues:** Recent changes in the process for establishing business centers in resettlement areas have led to confusion and conflict between stakeholders. Clarity on roles and procedures among the Council, Ministry of Lands, and Department of Spatial Planning and Development is crucial for effective decision-making and implementation.

## **HOUSING DEVELOPMENT**

**Housing Development Plans:** Approved housing development plans exist in Mvuma Town, Charandura, and Lalapanzi growth points, but infrastructure like roads, sewerage, electricity, and water are lacking in some areas, with Mvuma Town undergoing a shift towards the highway for smart city development.

### **Financing Opportunities:**

- **Central Government Funding:** Budgetary allocations support land and housing development.
- **Local Authority Initiatives:** Budget constraints hinder land and housing delivery, prompting the need for increased private sector participation.

- **Self-Financing:** Options include rent-to-own schemes, individual savings for property development, and availability of mortgage loans from financial institutions.
- **Employer Assisted Housing:** Some employers provide housing benefits like rent-free or subsidized housing, loans, guarantees for loans, or monthly housing allowances.

#### **Existing Housing Areas:**

- Residential areas are categorized into high density, medium density, low density, and ultra-low density.
- Low density areas offer larger plots for increased privacy and tranquility, with some properties spanning up to an acre.
- Government pool houses serve as temporary or transitional housing for low-income individuals, providing basic amenities.

**Infrastructure Challenges:** Many existing structures, particularly mining houses, lack essential amenities like electricity, clean water, and proper sanitation facilities. Upgrading infrastructure is crucial for the well-being and operational efficiency of residents and workers.

### **SOCIO-ECONOMIC CONDITIONS**

**Education:** There is pressure on primary and secondary schools in Mvuma Town, necessitating the construction of additional schools to alleviate overcrowding. The Mvuma Vocational Training Centre provides crucial vocational education and skill development opportunities, but there is potential for expansion to cater to a broader range of disciplines and industry needs.

**Healthcare:** While there are 19 hospitals and clinics in the district, some wards lack healthcare facilities. Efforts should focus on ensuring equitable access to healthcare by addressing infrastructure gaps in underserved areas and enhancing the capacity of existing hospitals. St. Theresa's Hospital, with its comprehensive services and maternity department, plays a vital role in healthcare provision in the region.

**Sports and Recreation:** Sports and recreational activities are essential for community empowerment, particularly among youth, but face challenges such as inadequate funding, equipment, and maintenance of facilities. The closure of the public swimming pool in Mvuma Town underscores the broader issue of municipalities struggling to meet the recreational needs of residents.

## **BULK INFRASTRUCTURE**

**Water Supply:** Mvuma Town relies on Nyamafufu Dam for water, while Charandura and Lalapanzi use boreholes. Collaboration between the Rural District Council (RDC) and RIDA ensures the maintenance of these water sources. However, there's a need for increased investment and maintenance to sustain water systems and ensure equitable access to clean water.

**Transportation:** Public transport, primarily buses and minibuses, is crucial but faces challenges like limited infrastructure, road conditions, and erratic schedules. Major routes like the Chirumanzu-Gweru Road and the Harare-Beitbridge Road play vital roles in connecting communities and supporting trade and economic activities.

**Waste Management:** Plans for a lined landfill in Mvuma are underway, while Lalapanzi and Charandura also utilize dumpsites. Opportunities exist for waste collection and recycling in urban centres. Additionally, wastewater disposal methods, including onsite and offsite treatment, are utilized, but there are concerns about sewer effluent quality and its impact on public health and the environment.

**Environmental Impact:** Improper wastewater treatment and disposal can pose severe health hazards and have broader environmental impacts such as eutrophication and harm to wildlife and aquatic organisms. Dip tanks in Chirumanzu are critical for livestock disease control and prevention, reflecting proactive measures to safeguard animal health and economic well-being.