**CHIRUMANZU DISTRICT MASTER PLAN**



**THE WRITTEN STATEMENT**

**Prepared For:**

**CHIRUMANZU RURAL DISTRICT COUNCIL**

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**June 2024**

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# Introduction and Background

## The Need for the Master Plan

This section briefly addresses the necessity of establishing a Master Plan for the Chirumanzu Rural District Council. Unlike some other regions, Chirumanzu has never had a Master Plan to guide its development. With changes and growth, the district has experienced numerous transformations, making it crucial to create an effective development management tool. The following specific developments deserve special mention for their significant impact on the district:

## Chirumanzu Master Plan Preparation and Intention

The Chirumanzu District Report of Study was prepared in terms of Part IV of the Regional, Town, and Country Planning Act Chapter 29:12 and the Master and Local Plans Regulations (No. 248 of 1977). Once approved and operational, this Master Plan is to supersede the Operative Master Plan of 1993. The Master Plan will provide new spatial development thrust, guidelines, and proposals for the future development of the district.

## Structure of the Written Statement

The Written Statement is in three parts:

Part I is the Sector Summary of issues derived from the study. These range from physical characteristics, population, employment levels, education, land use, and infrastructure.

Part II identifies Goals and Objectives which will address the issues derived from the Study. It also identifies alternative development strategies and evaluates these against the Goals and Objectives.

Part III takes the selected development strategy and illustrates the policies and proposals within each sector for the planning period. This section contains forecasts of population, land use requirements for the planning period, and the attendant infrastructure requirements. The Policies and Proposals provide the basis for guiding/directing and controlling the growth of the district over the next 10-15 years.

## Sector Summary of Issues

## Global and Regional Urbanization Context

Urbanization in Sub-Saharan Africa has unique characteristics, mainly driven by high population growth and low economic development, unlike other parts of the world.

## High Population Growth and Low Economic Development

This phenomenon has affected Chirumanzu District, characterized by high population growth with low economic development. This situation has been accelerated by the poor economic performance of the national economy. Chirumanzu District needs to focus on promoting existing and emerging activity nodes, such as the anticipated developments due to the Manhize Iron and Steel Plant.

## Physical Features, Land, and the Environment

### Limited Land for Expansion

Expansion in the Chirumanzu District is restricted by various physical features. The diverse topography, with elevations ranging from 1089m to 1477m, poses challenges for development. Most of the developable land needs careful planning to ensure sustainable growth, particularly in communal and resettlement areas.

### Scope for Infill Development and Densification

There are cases where land allocated for development is not being fully utilised, resulting in low densities and low coverage. This issue is particularly relevant in areas with large plots and low coverage. In the short term, opportunities for densification should be explored where feasible.

### Vegetation and Deforestation

Chirumanzu District still has dense vegetation in certain areas, consisting mainly of tree species, grasslands, and shrubs. However, deforestation is a significant concern, driven using firewood as the main source of fuel and mining activities. Sustainable practices and reforestation efforts are crucial to prevent further environmental degradation.

### Threat of Invader and Non-Native Vegetation Species

The district faces the threat of invader species, which can dominate natural vegetation due to their quicker growth rates. This poses a long-term threat to the ecology of the area, even though these species can provide a temporary source of firewood.

### Urban Agriculture

Urban agriculture is an important survival strategy for many residents. However, it needs to be well-managed to avoid encroachment into environmentally sensitive areas.

### Pollution and Waste Management

The current waste management practices, including inadequate soil and water conservation and improper waste disposal from mining activities, pose significant environmental concerns. Establishing a lined landfill and enhancing waste collection and recycling can mitigate these issues.

### Tourism Potential

Chirumanzu District has several natural and man-made attractions that hold potential for tourism development. These include diverse landscapes, historical sites, and cultural heritage. However, more efforts are needed to make tourism a sustainable industry that can create jobs and enhance the quality of life in the district.

* 1. Population and Employment Issues

### Population Growth and Structure

Chirumanzu District experienced notable population growth from 2002 to 2022. The population grew from 70,431 in 2002 to 80,351 in 2012, and further to 95,272 in 2022, reflecting an overall increase of 35.21%. The growth rate was higher from 2012 to 2022 (18.56%) compared to the previous decade (14.08%). This consistent upward trajectory suggests changing demographic factors and socioeconomic influences. The district spans 4749 square kilometres and, according to the 2022 census, had a population of 95,272, with 45,589 males and 49,683 females. Urban settlements like Mvuma, Lalapanzi, and Charandura house about 12,259 people, while the majority reside in rural areas. The district's growth necessitates optimal utilisation of resources, including irrigation schemes, mining claims, and industries, to sustain the population.

### Economic/Livelihood Sources

In Chirumanzu's Middle Veld Small Holder Zone, livelihoods are primarily derived from crop production, gardening, animal husbandry, and remittances from migratory labour. Other income sources include the sale of wild fruits and vegetables, gold panning, beer sales, handicrafts, and casual labour. The Central and Northern Semi Intensive Zone, classified as Natural Region III and IV, focuses on rain-fed maize production, horticulture, and animal husbandry. The Northern Cattle and Cereal Production Zone, predominantly old and new resettlement areas, excels in cereal and livestock production, contributing significantly to the district's food security. Strategic initiatives like the construction of Holy Cross Dam and the Hama-Mavhaire irrigation schemes aim to boost agricultural production, although challenges such as underutilized irrigation schemes, broken infrastructure, and erratic power supply persist.

###  Employment Issues

Employment availability is crucial for economic prosperity and poverty reduction in Chirumanzu. The local economy's informal sector, including street vendors and small-scale traders, plays a significant role in providing livelihoods. However, this sector faces challenges such as lack of appropriate operating space, need for proper location and visibility, and insufficient vocational/technical training. The mining sector, with activities in chrome and gold, contributes to employment but also faces issues like land degradation and environmental challenges. Agriculture remains a primary employment source, supported by initiatives to improve irrigation and crop diversity.

### Minerals in Chirumanzu

Chrome mining, dominated by Chinese companies and small-scale miners, and gold mining, mainly by small-scale and illegal miners, are significant employment sources. ZIMASCO and Zimbabwe Alloys Limited are major players in the chrome industry, while the gold sector faces challenges with unregistered small-scale mining. TsingShan Holdings Group's investment in iron and steel mining in Manhize is anticipated to create substantial employment opportunities.

### Agriculture

Agriculture is the backbone of livelihoods in Chirumanzu. The district faces challenges like reliance on rain-fed agriculture, poor soil quality, and inadequate market infrastructure. However, the presence of fertile soils in some areas supports the cultivation of resilient crops. Initiatives like the Holy Cross Dam and Hama-Mavhaire irrigation schemes aim to enhance agricultural productivity.

### Employment and Survival Strategies for Rural Community

In rural Chirumanzu, subsistence farming, brick moulding, beer brewing, firewood collection, beekeeping, fishing, and illegal mining are primary survival strategies. These activities, though traditional, face challenges like environmental degradation and lack of infrastructure. Supporting these communities with resources, training, and market access can enhance their socio-economic well-being.

### Operational Challenges of the SME Sector

The SME sector, the largest employer in Chirumanzu, faces several challenges:

1. **Lack of appropriate operating space**
2. **Need for proper location and visibility**
3. **Need to increase skills in the SME sector**

### Challenges Facing the Tourism Sector

The following issues seem to inhibit the growth of the tourism sector in Chirumanzu and should be addressed if the sector is to contribute meaningfully to the district's economy and employment generation:

* There is a shortage of financial resources needed to develop the tourism sector. This leads to a weak implementation capacity of the policies and programs that both the local authorities and private players may have.
* There is a need to create and develop an improved intervention capacity of the public sector through the appointment of qualified and appropriate staff to spearhead the development of the tourism industry. This requires close interaction between local authorities and service providers.
* The absence of reliable statistical data and satellite accounts makes it difficult to plan and measure the actual economic impact of tourism on the district and the region.
* Many locals do not appreciate the importance of the tourism sector, there should be an emphasis on educating the communities about the potential benefits of a well-developed tourism product offering in the region.
* The infrastructure, such as roads is dilapidated and influences against the competitiveness of the product offering.
* Uninterrupted supply of utilities, such as water and electricity, is critical to the development of the tourism industry.
* The image and positioning of Chirumanzu as a tourism destination remains unclear. There is a need for a dedicated body to work closely with value chain players and regulatory authorities to spearhead the development of the industry.
* There is a weak level of partnership between the public and private sectors, as well as with communities. This should be integrated into future sector programs.

|  |  |
| --- | --- |
| **Strengths*** Hospitable people
* Potentially strong tourist destination given natural attractions and resources.
* Strategic location along the Harare-Beitbridge Road
* Presence of internationally acclaimed wetlands which is Ramsar site (e.g., Driefontein)
* Sacred mountains and cultural heritage sites
* Opportunities for eco-tourism and bird watching
 | **Weaknesses*** Absence of tourism development plan
* Absence of hotels and lodges that need refurbishment.
* Threat of environmental degradation
* Relatively unknown product offering due to limited destination marketing.
* Capital constraints due to liquidity challenges in Zimbabwe’s financial markets.
* No integration of tourism into the district's development strategy
* Under-developed supporting infrastructure (e.g., restaurants, entertainment centres, tour operations)
 |
| **Opportunities*** Under-utilised facilities that could attract tourists.
* Zimbabwe's recovery path driven by mining, agriculture, and tourism.
* Strategic alliances with key local, regional, and international value chain players
 | **Challenges*** Limited financial resources that may delay project rollout.
* Competition from other developed destinations enjoying international coverage.
* Zimbabwe’s perceived risk profile
 |

### Potential Tourism Sites in Chirumanzu

1. **Driefontein Wetland:** Known for its biodiversity and as a bird-watching site, this wetland can be developed to include a bird-watching facility, golf course, and lodges with conference facilities.
2. **Gonawapotera Pools:** A site of religious significance, these pools offer opportunities for religious tourism, leveraging indigenous beliefs and practices.
3. **Sacred Mountains (e.g., Chivare, Manhize and Homba):** These sites have cultural significance and can be integrated into sustainable tourism development, emphasising conservation and heritage preservation.
4. **Natural Region III:** This area offers favourable environmental conditions for eco-tourism and sustainable agricultural practices.

## Housing Issues

The housing sector in Chirumanzu, like in many parts of Zimbabwe, reflects the broader economic challenges and developmental disparities between urban and rural areas. The period from 2000 to 2009 saw a significant decline in the construction industry across Zimbabwe, leading to a backlog in housing supply. In Chirumanzu, this issue is compounded by the need for improved infrastructure and services in existing housing developments, particularly in Mvuma Town, Charandura, and Lalapanzi growth points.

### Current Housing Developments

In Chirumanzu, housing developments are taking place in both urban and rural settings. Mvuma Town has approved housing development plans, but 4500 properties still lack essential services like good roads, sewer systems, electricity, and consistent water supply. While some areas receive partial water services, a new sewer treatment system is needed, with designs already complete. Additionally, the central business district (CBD) of Mvuma Town is shifting towards the highway, where a smart city is planned.

### Existing Housing Areas

In Chirumanzu, residential areas are categorized into high, medium, and low-density zones, with a significant portion of communal homes in rural areas.

* **High-Density Areas**: Plots range from 200 to 300 square meters.
* **Medium-Density Areas**: Plots range from 400 to 800 square meters.
* **Low-Density Areas**: Plots range from 1000 to 1500 square meters.
* **Ultra-Low-Density Areas in Lalapanzi**: Plots are as large as 3000 square meters, providing ample space for outdoor activities and small-scale farming.

Many houses in mining areas are old and require renovations to ensure safety and functionality. Upgrading infrastructure to provide electricity, clean water, and proper sanitation is crucial. Government pool houses offer affordable accommodation and help alleviate homelessness, but more comprehensive solutions are needed to ensure long-term housing stability.

## Education and Social Amenities

There is a significant disparity between enrolment in primary and secondary schools in Chirumanzu. This discrepancy may be due to a shortage of secondary schools, high dropout rates, or a combination of both factors. In communal and resettlement areas, some students face the additional challenge of traveling up to 15 kilometres to reach educational facilities. Moreover, the existing education facilities are often in a dilapidated condition, further hindering access to quality education.

Health services in Chirumanzu are provided by the government, the council, and the private sector, with a total of 19 hospitals and clinics distributed across most wards. However, some wards, namely 12, 14, 16, 21 and 24, lack healthcare facilities. The district's four hospitals—Mvuma Hospital, Driefontein Hospital, Muwonde Hospital, and St. Theresa's Hospital—play a crucial role in healthcare provision. Efforts should focus on ensuring equitable access to healthcare by addressing infrastructure gaps in underserved wards and enhancing the capacity and resources of existing hospitals to provide quality healthcare services throughout the district. Additionally, there are five clinics currently under construction, but many older clinics require attention due to their dilapidated state.

## Commercial and Industrial Development and Emerging Development Nodes

### Commercial Development

Commercial development in Chirumanzu is primarily concentrated within its three major commercial centres: Mvuma Town, Charandura, and Lalapanzi Growth Points. These centres house government offices and shops, making them vital hubs for economic activities in the district. In addition to these primary centres, there is significant potential for growth in Chaka, Mavise, and Holy Cross, which could further enhance the region's commercial landscape.

The remaining commercial centres across Chirumanzu are equipped with shops but lack the comprehensive facilities found in the major centres. Notably, Mvuma, Lalapanzi, and Charandura are the only centres with vegetable markets, although these markets are in a dilapidated state and require significant improvements. The other centres do not have such facilities, highlighting a disparity in available amenities and infrastructure.

### Key Points for Development:

* Mvuma Town, Charandura, and Lalapanzi Growth Points serve as the primary commercial hubs, hosting government offices and shops.
* Chaka, Mavise, and Holy Cross have the potential for significant commercial development, which could diversify and strengthen the local economy.
* Only Mvuma, Lalapanzi, and Charandura have vegetable markets, which are currently in poor condition. Other centres lack these essential facilities, indicating a need for infrastructure development.
* Improving transportation, communication, and utility infrastructure is crucial for stimulating manufacturing and non-agricultural employment in rural areas.
* Adequate government initiatives are needed to support infrastructure development and promote non-agricultural sectors, enhancing the role of rural service centres as catalysts for broader economic development.

### Industrial Development in Chirumanzu

The industrial development in Chirumanzu is currently limited. It appears insufficient considering the need to foster innovation, stimulate economic growth, and address employment needs. To avoid the risk of the district’s centres, such as Mvuma and Lalapanzi, evolving into ghost settlements, a more expansive and diversified approach to industrial development is essential. It is noteworthy that some of the allocated land for industries remains non-functional, indicating potential challenges in operationalizing these areas.

### Other Development Nodes in and around Chirumanzu

In addition to the main commercial centres, there are other emerging development nodes in Chirumanzu that can significantly contribute to the growth of the district if properly planned. These nodes include Charandura, Lalapanzi, Chaka, Manhize, Holy Cross, and Mavise. Each of these areas presents unique opportunities for economic and social development.

## Infrastructure Issues

### Bulk Water Supply Infrastructure

In Mvuma Town, the primary water supply comes from Nyamafufu Dam, ensuring consistent access for domestic, industrial, and commercial needs. Neighbouring growth points, Charandura and Lalapanzi, along with business centres, rely on boreholes maintained by the Chirumanzu Rural District Council (RDC) and the Rural Infrastructure Development Agency (RIDA). These boreholes provide essential water for drinking, irrigation, and livestock.

In communal and resettlement areas, residents rely on borehole water, protected and unprotected wells, and shaft water. Some also use river water for all household needs, including drinking.

Water distribution and management are overseen by the Zimbabwe National Water Authority (ZINWA). Chirumanzu District supports agriculture with seven irrigation facilities and thirty-two piped water schemes. Despite falling short of the 2023 repair target (115 out of 150), progress was made with 17 new boreholes, two new water facilities, and the rehabilitation of two existing ones. Solar technology was also implemented on nine boreholes, mainly for clinics.

In Mvuma Town, ZINWA manages water works with a combined capacity of 900 cubic metres across three treatment plants, including filtration units with a 50-cubic-metre capacity each and a chlorination tank. These facilities can process 120 cubic metres of water per hour, ensuring a reliable and safe water supply for the urban population.

### Bulk Sanitation Infrastructure

Both onsite and offsite disposal methods are used in Mvuma. Onsite treatment is for large and low-density stands, while offsite treatment is for high and medium density stands. Wastewater is primarily disposed of via septic tanks and Blair toilets.

The offsite treatment method in Mvuma, Charandura, and Lalapanzi involves waste stabilization ponds, though their capacity is unknown due to a lack of historical documents or measuring devices. These systems are old and inadequate. The sewer effluent discharged to nearby streams is of fair quality, but the outdated sewer treatment works in Mvuma need decommissioning due to increased sewer volumes from population growth. Discharging effluent into streams poses severe health hazards and requires immediate action to safeguard public health and the environment.

Community education on the dangers of consuming contaminated water and promoting safe alternatives is essential. Contaminated water affects not only human health but also wildlife, aquatic organisms, and agricultural activities. Green surface coverage on sewer ponds indicates algal blooms, caused by nutrient-rich environments. These blooms lead to eutrophication, affecting aquatic life and ecosystem balance. Some algae species release toxins harmful to humans and animals.

In communal and resettled areas, people rely on latrines and often resort to open defecation. This practice is prevalent in many wards and exacerbates sanitation challenges.

### Transportation Infrastructure

The transport system in Chirumanzu faces several challenges:

* There is inadequate public transport service provision, leading commuters to rely on pirate cars (mushika-shika) for travel to and from Mvuma town and surrounding centres such as Charandura, Lalapanzi, Mavise, Driefontein, Chaka, and Manhize. These pirate cars operate from undesignated pick-up and drop-off points, often engaging in cat-and-mouse chases with the police.
* There is a significant lack of termini facilities for universal accessibility, as well as designated pick-up and drop-off areas.
* Many roads are in poor condition, with issues such as potholes, insufficient drainage, and some roads have no bridges.

### Railway

The railway line in Chirumanzu was originally established to support mining operations and stretches through Mvuma, Lalapanzi, and areas with Mtao forests. However, the infrastructure along this line is currently in a poor and neglected condition. This deterioration can largely be attributed to the decline in mining activities in the region, which has led to reduced maintenance and investment in the railway infrastructure.

### Solid Waste Management

In Mvuma, Lalapanzi, and Charandura, solid waste management poses several challenges. In Mvuma, solid waste is currently disposed of at a new dumpsite after the old site was decommissioned due to its proximity to expanding residential areas. Lalapanzi and Charandura also rely on conventional dumpsites for waste disposal. The previous dumpsite in Mvuma had become too close to residential areas, raising environmental and health concerns.

### Dip Tanks

In Chirumanzu, dip tanks play a critical role in livestock disease control and prevention. However, dip tanks in Chirumanzu face challenges, primarily due to the unavailability of water. This shortage hampers their effectiveness in disease control, as proper dipping protocols require regular access to water. Without sufficient water, livestock cannot be effectively treated, leaving them vulnerable to diseases like Theileriosis, also known as January disease.

## Consolidated Summary of Issues

### Challenges in Chirumanzu District

1. **General Economic Challenges:**
	* Dominance of service and light industry.
	* Downsizing of major industries.
	* Economic slowdown affecting growth.
	* Limited capacity for lodges with conference facilities.
	* High unemployment rates.
2. **Physical Features, Land, and Environment:**
	* Need for infill development and densification.
	* Deforestation and threat of invasive species.
	* Pollution and waste management issues.
	* Overgrazing and encroachment of grazing land
3. **Population and Employment Issues:**
	* High population growth.
	* Structure of population growth.
	* Challenges in employment availability.
	* Informal sector challenges.
4. **Minerals:**
	* Challenges in the mining sector.
	* Land degradation and environmental challenges.
	* Illegal small-scale mining activities.
5. **Agriculture:**
	* Reliance on rain-fed agriculture.
	* Poor soil quality in some areas.
	* Insufficient market infrastructure.
6. **Housing Issues:**
	* Backlog in housing supply.
	* Need for improved infrastructure and services.
	* Housing developments in urban and rural settings.
7. **Education and Social Amenities:**
	* Disparity in primary and secondary school enrolment.
	* Poor condition of educational facilities.
	* Healthcare infrastructure gaps.
8. **Commercial and Industrial Development:**
	* Limited industrial development.
	* Allocation issues for light and service industries.
	* Challenges in operationalising industrial areas.
9. **Infrastructure Issues:**
	* Water supply and sanitation challenges.
	* Road infrastructure issues.
	* Inadequate public transport service.
	* Lack of termini facilities.
	* Road condition issues.
	* Challenges in sewer treatment.
10. **Tourism Sector:**
	* Lack of financial resources.
	* Inadequate intervention capacity.
	* Lack of reliable data.
	* Low local appreciation.
	* Aging infrastructure.
	* Utility supply issues.
	* Unclear destination image.
	* Weak public-private partnerships.

# Goals, Objectives, and Development Strategies

## Goals, objectives, and strategies

The goals and objectives are planned intentions to resolve the issues identified in the study. While goals focus on broader sectorial issues, objectives concentrate on the means to achieve these goals. These objectives will be evaluated for appropriateness against alternative strategies to select a preferred development strategy. The following goals and objectives have been identified for Chirumanzu:

#### General Urban Structure and Morphology

Goal

To ensure that Chirumanzu district develops into an integrated urban and rural area that minimizes home and work/employment commuting distances while maintaining the vibrancy and sustainability of existing and emerging development nodes.

#### Objectives

* + 1. Enhance the functionality and diversity of uses in Mvuma Town, Charandura, and Lalapanzi Growth Points.
		2. Develop multi-use zones to encourage a mix of residential, commercial, and industrial activities.
		3. Promote the growth of potential nodes such as Chaka, Mavise, and Holy Cross.
		4. Develop business corridors along key communication routes, including the Harare-Beitbridge Road, to stimulate economic activity. Establish service and retail hubs along these corridors to cater to the needs of local communities and travellers.
		5. Improve the provision and maintenance of essential services such as water, health, refuse collection, school facilities, sewage, and roads.
		6. Foster connections between urban centres and rural areas to facilitate the movement of goods, services, and people.
		7. Support agricultural activities in communal and resettlement lands by providing access to markets and improving rural infrastructure.
		8. Protect and enhance natural resources, including the Driefontein wetland, Gonawapotera Pools, and sacred mountains like Chivare and Homba, to boost eco-tourism.

## Land

Goal: To ensure optimal and rational use of developable land in Chirumanzu District.

Objectives

1. Encourage the extension of service centres to incorporate, covering regional developments such as Chaka, Mavise, Holy Cross, and other strategic areas as shown in the developable areas map.
2. Foster the formation of partnerships between the Central Government (including the Ministry of Lands and Ministry of Local Government), Chirumanzu Rural District Council, and other relevant stakeholders to facilitate the incorporation of land into the municipal boundaries.
3. Promote the development of vacant, undeveloped land in strategic areas such as Mvuma, Lalapanzi, Manhize, Charandura, and other identified regions to maximize the use of existing infrastructure (roads, water, and sewer systems).
4. Increase the intensity of land use in and around major centres like Mvuma Town to enhance development and service delivery.
5. Stimulate more commercial and residential development within the central business districts of Mvuma, Lalapanzi, Manhize and Charandura to boost economic activity and optimise land use.

### Environmental

Goal: To promote sustainable development that preserves the natural environment and heritage in Chirumanzu District.

Objectives

* 1. Ensure that all development activities classified as prescribed under the Environmental Management Act (EMA) undergo thorough environmental impact assessments before implementation.
	2. Restrict development and deforestation in areas with heavy clay soils, particularly in Lalapanzi, to prevent waterlogging and maintain soil stability.
	3. Ensure that tourism development, particularly around wetlands such as Driefontein, Gonawapotera Pools, and other natural sites, is designed and implemented in an environmentally sustainable manner.
	4. Promote the use of alternative energy sources to firewood, such as solar, biogas, and other renewable energies, to reduce deforestation and improve air quality.
	5. Encourage building practices that minimize the cutting of indigenous trees.
	6. Ensure that public streams, rivers, and wetlands are free from cultivation and noxious elements such as sewage to maintain their ecological health.
	7. Identify and allocate land suitable for small agricultural allotments, promoting sustainable farming practices that do not compromise soil and water conservation.
	8. Ensure the establishment and maintenance of proper waste disposal sites across the district to prevent environmental pollution.
	9. Prepare conservation plans for sensitive areas, including wetlands, rivers, and grasslands, to protect their ecological integrity and biodiversity.
	10. Eliminate invasive species and discourage cultivation along road verges to preserve native vegetation and prevent land degradation.

Sacred Sites

* Protect and maintain sacred sites such as Gonawapotera Pools and other culturally significant locations, promoting them for religious tourism in an environmentally sustainable way.

### Population and Employment

Goal: To encourage a more equitable distribution of population within residential areas and employment zones in Chirumanzu District, considering its diverse rural and urban settings.

Objectives

a)Ensure that major places of employment in urban centres like Mvuma, Manhize, Lalapanzi, Charandura, and rural growth points are accessible to labour from residential areas. Enhance communication routes to connect these centres effectively.

b) Encourage the development of secondary employment activities, including light industry, service industries, and small-scale manufacturing, across both rural and urban areas to increase job creation and diversify the local economy.

c)Promote the development of tourism and related facilities as key employment sectors, leveraging the district’s natural and cultural attractions such as Driefontein Wetland, Gonawapotera Pools, and sacred sites. This approach will create jobs and stimulate economic growth in both rural and urban settings.

d)Ensure that the small and medium enterprises (SME) sector receive support through the provision of appropriate workspaces, skills training, and access to resources in both rural and urban areas. This support will enhance their capacity to generate employment and contribute to local economic development.

e) Integrate the SME sector at all levels of planning, encouraging local innovations and adaptations suitable for the unique needs of Chirumanzu District’s rural and urban communities. This approach will foster a vibrant entrepreneurial ecosystem across the district.

f)Develop employment corridors that are easily accessible to both the market and the working population, facilitating efficient movement of goods and labour. These corridors should be strategically located to enhance economic activities and ensure equitable development across rural and urban areas.

### Commercial Development

Goal: To facilitate the growth of diversified and vibrant commercial centres in Chirumanzu District.

Objectives

a)Permit the expansion of commercial areas, particularly in growth points like Mvuma, Lalapanzi, Charandura, and other strategic locations, in a well-planned manner to accommodate new developments and economic activities.

b)Encourage the development of new commercial nodes along major communication and traffic corridors in both urban and growth point settings, anticipating new developments and stimulating economic growth.

### Industry Development

Goal: To provide adequate and suitable serviced land for industrial purposes in Chirumanzu District.

Objectives

a) Encourage industrial growth and promote growth points like Mvuma and Manhize as key locations for industrial development, leveraging their strategic location along major transportation corridors.

b) Ensure that small and medium enterprises (SMEs) have access to adequate space and necessary skills for their operations, promoting their growth and contribution to the local economy.

c) Ensure that industrial estates are suitably located with respect to labour availability, housing, and communication routes (road and potentially rail in the future) and are compatible with other land uses in the district.

d) Ensure that industrial estates are near power and water supplies, sewage systems, and waste disposal facilities, facilitating efficient and sustainable industrial operations.

e) Allocate specific zones for different types of industries, including light, service, general, and special industries, ensuring that industrial development is organized and compatible with the district's development goals.

f) Provide adequate and increased investment for industrial development in Chirumanzu District, focusing on attracting industries that align with the district’s economic development priorities.

### Tourism Development

Goal: To promote Chirumanzu District as one of the preferred tourism destinations in Zimbabwe, the region, and internationally.

Objectives

1. Ensure that the local planning authority partners closely with the tourism sector to promote tourism in Chirumanzu District, leveraging local attractions and resources.
2. Ensure the protection of the environment, particularly against pollution, over-development, and deforestation, to preserve the natural beauty and ecological balance of tourist sites.
3. Ensure that appropriate land is set aside and designated for tourism development, including areas with cultural significance, scenic beauty, and potential for recreational activities.
4. Ensure the provision of a full range of recreational facilities, both passive and active, indoor and outdoor, to cater to the needs of tourists by day and night, enhancing the overall tourism experience.
5. Develop a coordinated tourism plan that emphasizes land use, landforms, and transport systems, creating a distinct identity and coordinated approach to planning and development in Chirumanzu District.
6. Permit the development of holiday homes, cultural facilities, health centres, and other forms of tourist facilities to diversify tourism offerings and attract a wider range of visitors.

### **Regional Integration and Trade Facilitation**

**Goal:** To promote regional integration through the development of strategic projects in Chirumanzu District.

**Objectives**

1. Strengthen transport linkages with neighbouring cities such as Gweru, Kwekwe, Zvishavane, and Masvingo to facilitate efficient movement of goods and services.
2. Collaborate with relevant stakeholders to ensure that infrastructure developments, such as roads and railways, support regional trade and integration goals.
3. Facilitate the establishment of trade zones and industrial parks in suitable locations to attract investment and promote economic growth.
4. Improve infrastructure connectivity and ensure compatibility with other land uses to enhance the efficiency of trade and transport.
5. Promote sustainable development practices that protect the environment and natural resources while fostering economic growth.

### Housing Development

Goal: **Provide adequate land and suitable conditions to achieve shelter for most inhabitants.**

**Objectives:**

1. Make available sufficient land for private and public, high, medium, and low-density housing.
2. Encourage densification and intensification of land use where technically feasible and where septic tanks can be utilized. Promote the development of flats and cluster housing to maximize land use.
3. Provide convenient, safe, and self-contained neighbourhoods with easy access to major transport corridors and other land uses.
4. Upgrade infrastructure such as roads, sewer systems, electricity, and water supply in existing housing developments.
5. Implement a new sewer treatment system in Mvuma Town and other growth points.
6. Encourage public-private partnerships in housing to reduce the housing backlog and improve housing conditions.
7. Ensure the adequate supply of finance and credit for housing that is affordable and appropriate.
8. Prepare local plans to ensure coordinated development in areas like Mvuma, Charandura, and Lalapanzi.

### Infrastructure Development

Goal: **Improve and provide an efficient, economical, and coordinated infrastructural network.**

**Objectives:**

1. Improve road alignments, junctions, and intersections to enhance traffic flow and safety
* Huchu: New Road development to improve alignments and junctions.
* Ward 13: Pothole fixing, drainage, and regravelling to enhance safety.
* Ward 10: Road to Chief Hama is not accessible and requires proper alignment and junction improvements.
* Mvuma to Msena: Road realignment and junction improvement for better traffic flow.
* Fairfields to Mashava Road: Improve Road alignment and junctions.
* Chaka to Holy Cross Road: Enhance intersections and alignments.
* Downlands to Tokwe: Improve Road alignment and intersections.
* Moffat Road: Road alignment and junction improvements.
* Mvuma Low-Density Main Road: Needs two bridges to improve road connectivity and safety.
1. Complete new road connections to support residential, commercial, and industrial developments
* Musana Road from Chiomba: Construction of a bridge to complete road connection.
* Boroma & Magani in Ward 23: Regravelling required to support local developments.
* 19 Villages in Ward 25: Development of a proper road network to support residential growth.
* All Major Roads in Ward 15: Necessary improvements to support developments.
* Wards 14, 1, 11, 25, 20, 6, and 7: Road repairs needed to support residential and commercial developments.
* Mavise Farm Road: Requires two bridges to complete the road connection.
* Msena Road: Requires three bridges to enhance connectivity.
* Fairfields to Mashava Road: Requires three bridges for complete road connectivity.
* Light Industry Road: One bridge needed to support industrial development.
* Highway Layout: Requires three bridges to complete the road network.
1. Widening of narrow streets and installation of adequate road signage and traffic lights
* Mvuma Low-Density Main Road: Needs widening and two bridges for improved safety.
* Ward 13: Installation of adequate road signage and traffic lights.
* Ward 15: Widening of narrow streets and installation of road signage.
* Wards 14, 1, 11, 25, 20, 6, and 7: Roads need widening and installation of road signage.
* Mvuma to Msena: Road widening and signage installation.
* Fairfields to Mashava Road: Widening and signage.
* Chaka to Holy Cross Road: Road widening and signage.
* Downlands to Tokwe: Widening and road signage.
* Moffat Road: Widening and installation of road signage.
* Light Industry Road: Widening and signage installation.
1. Provide bus termini facilities with sheds, toilet facilities, and proper road markings.
2. Ensure adequate bulk supply, efficient reticulation, and storage of safe water to new industrial, commercial, and residential developments.
3. Construct additional treatment works and an efficient reticulation system to meet anticipated development needs.
4. Build new reservoirs in critical areas to boost the water distribution system.
5. Upgrade sewage treatment works in Mvuma, Charandura, and Lalapanzi to accommodate increased sewer volumes.
6. Provide an adequate and efficient electricity, post, and telecommunications network across the district.
7. Provide suitable land for refuse disposal and cemeteries to support sustainable waste management.
8. Implement comprehensive solid waste management systems in Mvuma, Lalapanzi, and Charandura. Establish new dumpsites and ensure proper waste disposal practices.
9. Restore and upgrade the existing railway infrastructure to support transportation and economic activities.

### Social Services

Goal: To ensure that the growth of Chirumanzu District meets the needs and aspirations of its inhabitants.

Objectives:

1. Establish and upgrade health and school facilities based on population thresholds, ensuring accessibility and quality of healthcare and education services across the district.
2. Improve the distribution of health, educational, and welfare facilities to ensure equitable access and meet the social needs of both rural and urban populations.
3. Promote the equitable distribution of recreational facilities across the district, encourage the development of cultural centres, and foster community engagement through cultural and recreational activities.

### Administration and Finance

Goal: To provide a flexible strategy development which enables the implementation of proposals within the financial, technical, and personnel constraints of Chirumanzu Rural District Council.

Objectives

* 1. Forster strategic partnerships with stakeholders, including the private sector and community organizations, to leverage resources and expertise for effective project implementation.
	2. Increase revenue through innovative taxation and income-generating activities while controlling expenditure to maintain a surplus in the income and expenditure accounts.
	3. Phase development proposals to prioritize areas based on critical needs, and systematically allocate resources to achieve development goals incrementally.
	4. Ensure sufficient staffing and capacity within the council for administration and project management, while providing training and development opportunities to enhance staff capabilities.
	5. Establish a robust monitoring and reviewing system for ongoing projects and proposals, with flexibility to update and adjust plans as conditions and priorities evolve.
	6. Coordinate the development of all sectors, including infrastructure, housing, social services, and economic development, while fostering integration between urban and rural areas to promote balanced growth.

## Alternative Development Strategies

### Planning Proposals and Implementation

## Policies and Proposals: An overview

Policies and proposals have been developed based on the goals and objectives outlined in the Master Plan, providing guidelines for action within Chirumanzu District:

**Policies** are overarching actions needed to address anticipated issues, seize opportunities, or correct inadequacies during the planning period.

**Proposals** are specific projects that are location-specific and time-bound, measurable, and costed. These projects are necessary to achieve the goals and objectives set out in the Master Plan.

The proposals are identified with alphanumeric codes and are shown on the Proposals Plan. Exact boundaries of zones, reservations, and alignments of proposed roads are not yet fixed in detail. These will be determined and specified in detailed layouts and Local Plans to be prepared following the approval of the Master Plan. These policies and proposals provide a structured approach to addressing the development needs of Chirumanzu District, ensuring that growth is sustainable, infrastructure is adequate, and services are efficiently provided to meet the needs of the district's residents and businesses.

### Land and Environment

**Policies:**

1. Introduce and enforce regulations on grazing practices to prevent overgrazing, promoting methods such as paddocking.
2. Promote alternative energy sources by expanding the rural electrification program to reduce reliance on firewood and encouraging the use of biogas and other renewable energies to mitigate deforestation and improve air quality.
3. Educate locals on soil and water conservation techniques and implement measures to prevent soil erosion, such as constructing contours and ridges.
4. Enforce regulations to protect public streams, rivers, and wetlands from pollution and agricultural cultivation.
5. Develop conservation plans for environmentally sensitive areas, such as wetlands, rivers, and grasslands, to protect biodiversity.
6. Establish and maintain proper waste disposal sites to prevent environmental pollution.

### Residential Development

**Policies:**

* 1. Encourage densification and intensification of land use where technically feasible and where septic tanks can be utilised, while promoting the development of flats and cluster housing to maximise land use.
	2. Develop convenient, safe, and self-contained neighbourhoods with easy access to major transport corridors and other land uses, while upgrading existing infrastructure such as roads, sewer systems, electricity, and water supply, and implementing a new sewer treatment system in Mvuma Town and other growth points.
	3. Encourage public-private partnerships in housing to reduce the housing backlog and improve housing conditions.
	4. Ensure the adequate supply of finance and credit for housing that is affordable and appropriate.
	5. Prepare local plans to ensure coordinated development in areas like Mvuma, Charandura, and Lalapanzi.

**Proposals:**

1. Allocate sufficient land for high, medium, low-density, and ultra-low-density housing across Chirumanzu District, including Lalapanzi and other suitable areas.
2. Encourage the development of flats and cluster housing in urban centres like Mvuma and Charandura to maximize land use efficiency.
3. Upgrade existing infrastructure, including roads, sewer systems, electricity, and water supply, to support housing developments, and implement a new sewer treatment system in Mvuma Town and other growth points to accommodate increased residential development.
4. Facilitate public-private partnerships to develop affordable housing projects and reduce the housing backlog in the district.
5. Work with financial institutions to ensure affordable housing finance options are available to residents of Chirumanzu District.
6. Develop and implement local plans to guide coordinated housing development in growth areas like Mvuma, Charandura, and Lalapanzi, while ensuring coordination of housing development plans with other sectors such as transportation and economic development to achieve balanced growth.
7. Promote innovative housing designs that suit local conditions and needs, while advocating for sustainable housing practices, including energy-efficient construction and the use of local materials.

### Commercial Sector

#### Policies:

1. Permit the expansion of commercial areas, particularly in growth points like Mvuma, Lalapanzi, Charandura, and other strategic locations, in a well-planned manner to accommodate new developments and economic activities.
2. Encourage the development of new commercial nodes along major communication and traffic corridors in both urban and growth point settings, anticipating new developments and stimulating economic growth.
3. Improve transportation, communication, and utility infrastructure to stimulate manufacturing and non-agricultural employment in rural areas.
4. Address the infrastructure disparity by upgrading facilities in smaller commercial centres to improve inclusivity and accessibility for the rural population.
5. Promote investment in commercial activities in potential growth areas like Chaka, Mavise, and Holy Cross to diversify and strengthen the local economy.
6. **Support for Market Facilities:**
	* Improve the condition of existing vegetable markets in Mvuma, Lalapanzi, and Charandura, and establish similar facilities in other commercial centres lacking such amenities.
	* Provide vegetable markets in all 90 business centres and refurbish the ones in Lalapanzi, Mvuma, and Charandura.
	* Provide public toilets at all business centres as well as in Mushayabvudzi Shopping Centre in Mvuma.
7. Provide adequate vending stalls with public toilets for those selling along the major Harare-Beitbridge Road, such as in Mavise (agricultural produce, majoring in watermelon) and Fairfields (selling honey).

#### Proposals:

1. Permit the expansion of commercial areas in growth points like Mvuma, Lalapanzi, Charandura, and other strategic locations to accommodate new businesses and economic activities.
2. Identify and develop new commercial nodes along major communication and traffic corridors to stimulate economic growth and enhance accessibility.
3. Improve transportation, communication, and utility infrastructure in commercial centres to support economic activities and attract investment.
4. Implement government initiatives to support infrastructure development and promote non-agricultural sectors in rural service centres.
5. Encourage investment in commercial activities in potential growth areas like Chaka, Mavise, and Holy Cross to diversify the local economy.
6. Upgrade existing vegetable markets in Mvuma, Lalapanzi, and Charandura to improve their condition and functionality. Establish vegetable markets in all 90 business centres lacking such facilities to enhance local amenities and support economic growth.
7. Address the infrastructure disparity by improving facilities in smaller commercial centres to promote inclusivity and accessibility for the rural population.
8. Provide public toilets at all business centres as well as in Mushayabvudzi Shopping Centre in Mvuma.
9. Provide adequate vending stalls with public toilets for those selling along the major Harare-Beitbridge Road, such as in Mavise (agricultural produce, majoring in watermelon) and Ward 11 (selling honey).

### Industrial Sector

Policies:

1. Encourage industrial growth and promote growth points like Mvuma and Manhize as key locations for industrial development, leveraging their strategic location along major transportation corridors.
2. Ensure that SMEs have access to adequate space and necessary skills for their operations, promoting their growth and contribution to the local economy.
3. Allocate specific zones for different types of industries, including light, service, general, and special industries, ensuring that industrial development is organized and compatible with the district’s development goals.
4. Provide adequate and increased investment for industrial development in Chirumanzu District, focusing on attracting industries that align with the district’s economic development priorities.
5. Integrate industrial development with the agricultural sector by promoting agro-industries and ensuring that rural wards have adequate irrigation facilities.

Proposals:

1. Develop industrial estates in Mvuma and Manhize, ensuring they are well-planned and located along major transportation corridors for optimal logistics and distribution.
2. Provide infrastructure and training programs to support SMEs, ensuring they have the necessary resources and skills to thrive.
3. Upgrade infrastructure such as power, water supplies, sewage systems, and waste disposal facilities in existing and new industrial estates.
4. Implement zoning regulations to designate areas for light, service, general, and special industries, ensuring organized and efficient industrial development.
5. Attract investment for industrial development through incentives and partnerships, focusing on industries that align with the district’s economic priorities.
6. Promote the development of agro-industries that process local agricultural products, enhancing value addition and economic diversification.
7. Develop and implement irrigation facilities across all rural wards to support agricultural productivity and sustainability.
8. Develop necessary infrastructure in emerging development nodes such as Charandura, Lalapanzi, Chaka, Holy Cross, and Mavise to support industrial and commercial activities.

### Social Services

#### Educational Sector

Policies

1. Prioritise the construction of more secondary schools to address the significant disparity between primary and secondary school enrolments.
2. Ensure that students in communal and resettlement areas have access to secondary schools within a reasonable distance to reduce high dropout rates
3. Renovate and upgrade existing educational facilities to provide a conducive learning environment.
4. Distribute educational resources equitably across the district to ensure all students have access to quality education.
5. Develop comprehensive educational infrastructure, including primary, secondary, and vocational training institutions.

Proposals

1. Build one primary school and one secondary school in Mvuma town (Ward 9) to relieve pressure on Njerere Primary and Leopold Takawira High School.
	* Construct two primary schools and one secondary school in Huchu area.
	* Identify and construct new secondary schools in areas with the highest need, such as Village 3 in Ward 16, and an additional secondary school in Ward 22 and 20.
	* Establish council primary and secondary schools in Charandura (Ward 8).
2. **Upgrade Existing Facilities**

Table 1: Upgrading Schools

|  |  |
| --- | --- |
| **School** | **Upgrades/Improvements** |
| Chiodza Primary, Maware Primary | Classrooms |
| Chiodza Secondary, Wadzanai Primary, Tokwe 4, Manyikwa School, Netherbank Primary, Mushandirapamwe Secondary, Maponda School, Chapwanya School, Nhomboka Primary, Chimbindi Primary | Electricity |
| Chiodza Secondary | Administration block, laboratories |
| Utah School, Union School | Classrooms, toilets |
| Chishuke School, Hillview Primary, Rushinga Primary, Mashamba Primary, Mutendere Primary | Classrooms, water |
| Bushy Park, Lalapanzi Secondary, Maponda School, Nyautonge Secondary, Taringana Secondary, Hillview Primary, Netherbank Primary, Makuti Primary, Hill View Secondary, Union School |

|  |
| --- |
| Staff accommodation |

|  |
| --- |
|  |

 |
| Gambirai Primary, Ngezi Primary, Govere Primary, Duriri School | ECD classrooms, staff accommodation, classrooms, toilets |
| Lalapanzi Secondary, Chiona Secondary | Science laboratory |
| Savanna Primary, Rambakosha School, Herbert Mashava Primary, Rutunga School, Guramatunhu School, Shashe Primary, Chiona Secondary, Magada Primary, Nhomboka Primary, Chimbindi Primary, Chizhou High, Muzeza Primary | Water |
| Wadzanai Primary, Fuerden Primary, Netherbank Primary, Tokwe 4, Chimbindi Primary, Maponda School, Chapwanya School, Nhomboka Primary, Muzeza Primary | Electricity |
| Mhende Primary, Chizvinire Primary, Chengwena Secondary, Magada Primary, Chamamanda Secondary | Renovations |
| Chingegomo Primary, Mawire Primary | ECD classrooms |
| Savanna Primary | More blocks, borehole |
| Hillview Primary, Mutendere Primary, Rushinga Primary, Chinyuni Primary, Herbert Mashava Primary, Rambakosha School, Duriri School, Muzeza Primary, Chizvinire Primary | Water |
| Mhende Primary, Mavhaire Primary, Magada Primary, Chizvinire Primary | Renovations |
| Chingegomo Primary, Mawire Primary | ECD classrooms |
| Maponda School, Chapwanya School, Mushandirapamwe Secondary | ICT |
| Ngezi Primary | Electricity, classrooms, staff accommodation |
| Mavhaire Primary | Renovation |
| Chinyuni Primary | Toilet renovations, roofing renovation, water |
| Chizhou High | Science lab, boarding facility, borehole |

1. Establishment of Vocational Training Centres:
	* Identify key areas such as Mvuma, Lalapanzi, Charandura, Chaka, and other growth points for the establishment of vocational training centres.
	* Ensure that these centres offer a range of courses tailored to the local economic activities, including agriculture, mining, carpentry, tailoring, and technology.
	* Partner with industries such as the Manhize Iron and Steel Plant to provide practical training opportunities for students.

#### Health

#### Policies:

1. Focus on expanding and upgrading Mvuma Hospital, to become the district hospital.
2. **Prioritize the Construction of New Clinics in Underserved Wards:**
* **Ward 24, 12, 21 (Finish Construction) and 22:** Establish new health centers as these wards currently have no healthcare facilities.
* **Ward 16:** Build a new clinic to reduce the 15 km commuting distance for residents relying on Mudzengi Clinic.
* **Ward 23:** Construct an additional clinic to enhance healthcare accessibility.
* **Ward 25:** Establish a new clinic to meet the growing healthcare needs.
* **Ward 7 and 11:** Set up new clinics to cater to the local population.
* **Ward 10:** Construct two new clinics due to the 20 km distance from Chengwena Clinic.
* **Ward 21:** Build a clinic for villages located between rivers to ensure accessible healthcare services.
1. Increase the capacity and resources of existing hospitals and clinics to provide comprehensive healthcare services across the district.
* **Lalapanzi Clinic:** Upgrade the existing clinic to a hospital and add another clinic to meet the increasing demand.
* **Charandura Ward 8:** Establish a council clinic to provide affordable healthcare, reducing reliance on the expensive St. Theresa Hospital.
1. Renovate and modernize older clinics to address their dilapidated condition and ensure they meet current healthcare standards.
* **Mudzengi Clinic:** Ensure it operates effectively by providing an incinerator and staff accommodation.
* **Siyahokwe Clinic:** Add a maternity ward and electricity supply.
* **Guramatunhu Clinic:** Address the need for a reliable water supply.
* **Chapwanya Clinic:** Provide water and electricity.
* **Mapiravana Clinic:** Improve accommodation for staff, install tapped water, and build a waiting mother shelter.
* **Hwata Clinic:** Construct a maternity ward.
* **Chimbindi Clinic:** Install electricity, expand water supplies, provide a waiting area for the maternity section, add more beds, and install solar panels.
* **Chizhou Clinic:** Add a maternity ward and construct additional structures to enhance capacity and services.
* **Munyikwa Clinic:** Provide staff housing.
1. Expand Mvuma District Hospital, including upgrading their facilities to handle increased patient loads and provide advanced medical services.
* Complete the construction of the five clinics currently underway to enhance healthcare access.

#### Proposals:

* 1. Allocate funds for the renovation and modernization of older clinics to ensure they provide safe and effective healthcare, while implementing regular maintenance schedules to keep healthcare facilities in good condition. Additionally, upgrade Mvuma Hospital to a full district
	2. Establish mobile healthcare units to serve remote and hard-to-reach areas, providing essential medical services and health education.
	3. Expand healthcare services to cater to the needs of orphans, juvenile delinquents, the handicapped, and the aged.
	4. Develop specialized programs and facilities to provide comprehensive care for these vulnerable groups.
	5. Develop and distribute recreational and cultural facilities evenly throughout the district to promote community well-being.

### Social Welfare, Law, and Order

Policies:

1. Establish government office complexes in key urban settlements (Charandura, Mvuma, Lalapanzi, and Manhize) to accommodate government employees and enhance administrative efficiency.
2. Promote efficient and accessible government services by providing adequate office space and facilities for government ministries and departments.
3. Implement smart city principles in the development of the Manhize complex to integrate technology and sustainable practices in urban planning.
4. Strengthen law enforcement infrastructure to maintain public order and ensure the safety and security of residents.
5. Enhance social welfare programs to support vulnerable populations, including orphans, the elderly, and individuals with disabilities.

Proposals:

1. Construct a multi-purpose government office complex in Charandura and Lalapanzi to house local government offices, administrative departments, and community services.
2. Develop a government office complex in Mvuma, incorporating modern facilities to support various government functions and improve service delivery.
3. Construct and upgrade police stations and law enforcement facilities in urban settlements to ensure effective policing and public safety.
4. Develop court facilities and administrative offices for the judiciary to ensure timely and fair justice delivery.
5. Enhance social welfare programs to provide support and resources for vulnerable populations, including financial assistance, healthcare, and educational opportunities.
6. Promote transparency and accountability in government operations by providing accessible public information and encouraging citizen participation in governance.

### Agriculture

#### Policies

1. Promote micro-irrigation techniques and rehabilitate dormant irrigation schemes. Introduce new irrigation projects and water harvesting techniques. Expand veterinary and Agritex field offices to resettlement areas.
2. Repair and rehabilitate non-functional water facilities.
3. Establish marketplaces and abattoirs for livestock sales.
4. Improve transportation and storage facilities to enhance market access.
5. Maintain and improve the infrastructure of existing dip tanks. Ensure a consistent water supply for all dip tanks.
6. Provide adequate veterinary support and resources for the maintenance and operation of dip tanks.
7. Rehabilitate and construct new dip tanks in strategic locations to ensure accessibility for all livestock owners.

#### Proposals

1. Implement farmer training programs on micro-irrigation techniques to ensure year-round production.
2. Invest in the rehabilitation of dormant irrigation schemes and introduce new irrigation projects, focusing on areas like Holy Cross Dam and Hama-Mavhaire.
3. Increase water harvesting techniques to promote irrigation, especially in wards 3, 4, 7, 8, 9, 10, 23, and 25.
4. **Improving Existing Irrigation Infrastructure:**
	* Repair broken fences at Hama-Mavhaire and Mhende irrigation schemes.
	* Address broken canals and leakages in infield pipes at Mhende and Hama-Mavhaire.
	* Ensure a stable power supply from ZESA to Hama-Mavhaire and Siyaso irrigation schemes.
	* **Siltation Management:** Desilt irrigation dams.
	* Fix broken engine pumps at Hama-Mavhaire.
	* Improve access to toilets at all irrigation schemes.
5. Construct and expand veterinary and Agritex field offices in wards 12, 19, 15, 4, and 20.
6. Establish marketplaces and abattoirs for livestock sales to generate revenue and support economic growth.
7. Promote the cultivation of small grains like sorghum, millet, rapoko, and groundnuts in areas with better clay loam soils.
8. Encourage goat farming in the Central and Northern Semi Intensive Zone with sandy loam soils.
9. Support the cultivation of resilient crops in the Northern Cattle and Cereal Production Zone, focusing on cereal and livestock production.

### Dip tanks

Policies:

1. To ensure that all livestock in Chirumanzu District have access to functional and well-maintained dip tanks to control tick-borne diseases.
2. To provide reliable water sources for all dip tanks in the district.
3. To keep all dip tanks in good working condition through regular maintenance and necessary upgrades.
4. To control and reduce the prevalence of Theileriosis and other tick-borne diseases.

Proposals:

1. **Dip Tanks that Need Boreholes:**
	* **Wards and Dip Tanks:**
		+ Ward 1: Janyure, Ngavi
		+ Ward 3: Gande
		+ Ward 4: Gwamazulu, Mamuu
		+ Ward 5: Rutunga, Nhomboka
		+ Ward 9: Vhudzi, Debwe
		+ Ward 10: Chengwena
		+ Ward 11: Highlands, Cibi, Hlabathi, Tagati, Finale
		+ Ward 12: Huchu 1, Huchu 2, Mubveni, Sebakwe
		+ Ward 15: Three Post, Gwamazulu, Inhoek
		+ Ward 16: Utah
		+ Ward 18: Zvipare, Zvemozi, Nemesis
		+ Ward 19: Guwanda, Mukuni, Manyora
		+ Ward 20: Lovedale, Palmfontein
		+ Ward 21: Manhovo
		+ Ward 22: Netherburn
		+ Ward 23: Shashe, Chamakarara
2. **Dip Tanks Needing Rehabilitation:**
	* **Wards and Dip Tanks:**
		+ 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
		+ Southview: Roof, Race, and Holding Pens
		+ 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
		+ Kuduport: Roof, Race, and Holding Pens
		+ Finale: Roof
		+ Baru: Roof
		+ Gwamazulu: Roof
		+ Threepost: Roof
		+ Chishuku: Roof
		+ Netherburn: Roof, Race, and Holding Pens
		+ Wadzanyai: Roof, Race, and Holding Pens
3. **New Dip Tanks Proposals:**
	* Ward 10: Chamasoso
	* Ward 10: Maware
	* Ward 5: Chizhou
	* Ward 25: Vhudzi 2

### Recreation

Policies:

* + 1. Ensure the provision of adequate recreational facilities, including stadiums, parks, swimming pools, beer halls, libraries, and community courts, in proportion to the population density.
		2. Foster community empowerment by providing accessible recreational spaces that encourage personal growth, skill development, and social cohesion.

Proposals:

1. Construct swimming pools and parks in key areas such as Mvuma, Charandura, and Lalapanzi to enhance community recreation and social interaction.
2. Reserve land and construct stadiums in all major and growing business centres to accommodate sports events and community gatherings.
3. Renovate and maintain existing stadiums in Mvuma, Lalapanzi, and Charandura to ensure they meet safety and usability standards.
4. Renovate and reopen the public swimming pool in Mvuma to provide a safe and enjoyable space for leisure and exercise.
5. Construct beer halls, community halls, and libraries in major centres that is Mvuma, Lalapanzi and Charandura.

### Reservations

Policy

Create Reservations with the intention of safeguarding such land against premature development.

Proposals

1. To create Reservations, the following pieces of land shall be reserved for designated purposes, as shown in Table below. Any changes for such reservations, must be referred to the Minister as provided for in the Regional, Town and Country Planning Act, Chapter 29:12.

|  |  |  |
| --- | --- | --- |
| **Reservation Number** | **Area/Location** | **Description** |
| RS1 | Ward 8 | Primary School |
| RS2 | Ward 8 | Clinic |
| RS3 | Ward 8 | Secondary school |
| RS4 | Ward 21 |  Clinic |
| RS5 | Ward 24 | Clinic |
| RS6 | Ward 12 | Clinic |
| RS7 | Ward 22 | Clinic |
| RS8 | Ward 21 | Clinic  |
| RS9 | Ward 7 | Clinic |
| RS10 | Ward 11 | Clinic |
| RS11 | Mvuma | Hotel |
| RS12 | Lalapanzi | Park |
| RS13 | Charandura | Park |
| RS14 | Mvuma | Cemetery |
| RS15 | Mvuma | Sanitary landfill |
| RS16 | Mvuma | Sewer ponds |

### Infrastructure

### Water

Policies

1. All new development should be provided with reticulated and purified water through the upgrading of the water treatment works at in Mvuma, duplicating the delivery pipeline to the city, and constructing additional storage capacity.
2. To address the widespread water needs across multiple wards, new boreholes and protected wells should be introduced. This will ensure an adequate water supply for households, reducing reliance on unsafe water sources.
3. Provide postal and telecommunications facilities to new residential developments located more than 5 kilometres from existing services.

### Proposals

1. Increase the number of boreholes and protected wells across communal and resettlement areas to provide safe drinking water and reduce reliance on unsafe sources.
	* Ward 24: Huchu, which has only one borehole for 2,235 people, needs additional boreholes.
	* Ward 12: Requires more boreholes, as it currently has only two working boreholes.
	* Ward 16: The community needs more boreholes.
	* Ward 17: Matombo requires additional boreholes, clean borehole water, and a protected water reservoir.
	* Ward 18: Ten villages need new boreholes and the completion of existing borehole constructions.
	* Ward 22: Needs more boreholes, currently having only three.
	* Ward 9: Requires the repair of four boreholes.
	* Ward 23: Needs two boreholes to be fixed.
	* Ward 25: Requires new boreholes and the construction of a dam.
	* Ward 4: Has no boreholes and needs new ones.
	* Ward 15: Needs more boreholes and the fixation of existing ones.
	* Ward 13: Twenty-four villages need water, dam renovations (collapsed), water connection in Newlands, and solar-powered boreholes.
	* Ward 14: Has only one borehole and needs more.
	* Ward 3: Needs repairs for 11 boreholes.
	* Ward 7: Requires the repair of 12 boreholes.
	* Ward 10: Needs more boreholes and the Maware dam needs water.
	* Ward 1 and Ward 21: Both need new boreholes.
	* Ward 6: Requires four boreholes at Hwata in the lines of Gudo and Chimunye.
	* Ward 5: Needs four new boreholes as the existing ones bring dirty water and fixing the dam at Mabika.
2. Implement solar technology on boreholes to ensure reliability and sustainability, particularly in rural and remote areas.
3. Upgrade and rehabilitate existing water treatment facilities, including the replacement of infrastructure such as clarifier launders, filter nozzles, and rapid gravity sand filters.
4. All new developments, such as Newlands and Graceland, and residential areas being developed in growth centres like Chaka, Charandura, Holy Cross, and Siyahokwe, should be provided with reticulated and purified water.

### Roads and Public Transport

**Policies:**

1. Repair and maintain graded and unsurfaced roads to connect business and service centres.

**Proposals**

1. Implementation of new major roads identified in the Master Plan. Implementation of new major roads identified in the Master Plan is crucial for improving connectivity and access throughout the district. Specific areas requiring new or improved roads include:

Table 2: Road Improvements

|  |  |
| --- | --- |
| Road  | Required Improvements |
| Huchu, 19 Villages in Ward 25, All Major Roads in Ward 15, Mvuma to Msena, Fairfields to Mashava Road, Chaka to Holy Cross Road, Downlands to Tokwe, Moffat Road | New road development and necessary improvements |
| Musana Road from Chiomba, Mapondo area of Mangawu | Bridge construction |
| Boroma and Magani in Ward 23, Ward 13, Ward 10 | Gravelling, pothole fixing, drainage |
| Wards 14, 1, 11, 25, 20, 6, 7 | Road repairs |
| Mvuma Low-Density Main Road, Mavise Farm Road | Two bridges needed |
| Msena Road, Fairfields to Mashava Road, Highway Layout | Three bridges needed |
| Light Industry Road | One bridge needed |
| Ward 10 | Road to Chief Hama not accessible, requires urgent attention |

1. Install streetlights, especially on commuter transport routes and on business and service centres.
2. Comprehensive pothole repair throughout the district particularly where the road was surfaced in Mvuma and Lalapanzi.
3. Provision of sheds, toilet facilities, and proper road markings at bus termini.

#### Railway

**Policies:**

1. To revitalize the railway infrastructure along key sections including Mvuma, Lalapanzi, and Mtao Forest areas, and promote its use for the transportation of goods and passengers, enhancing local economic activities.

Proposals

1. Assess the current state of the railway line in Mvuma, Lalapanzi, and Mtao Forest, and design a phased rehabilitation strategy.
2. Encourage collaboration between the government and private sector to fund and manage the rehabilitation of railway infrastructure.

### Finance and Administration

#### Policies:

1. Increase revenue streams by expanding property tax bases and exploring profit-making ventures through Public-Private Partnerships (PPPs) in industrial, commercial, and tourism sectors.
2. Provide training for council personnel on structuring and managing PPPs to ensure mutually beneficial outcomes.
3. Align Master Plan proposals with the council's Strategic Plan through annual Rolling Plans to ensure coherence and consistency in development initiatives.

### Statutory Plans

### Local Development Plans for Chirumanzu Rural District Council

Mvuma Town Local Development Plan (LP 1)

**Local Development Plan Objectives:**

1. Expand Mvuma town's boundary to accommodate population growth and economic development.
2. Develop distinct local development plans covering residential and commercial areas.
3. Zone residential areas to ensure proper infrastructure development (schools, healthcare facilities, recreational spaces).
4. Establish business districts, industrial zones, and commercial centres to stimulate economic activities and create employment.
5. Develop essential infrastructure such as roads, water supply, sewerage, and electricity to support planned growth.

Lalapanzi Local Development Plan (LP 2)

**Local Development Plan Objectives:**

1. Delineate zones for residential, commercial, industrial, institutional, and recreational purposes.
2. Ensure adequate provision of water, sanitation, healthcare, and education facilities.
3. Address environmental concerns and promote sustainable development practices.

Charandura Local Development Plan (LP 3)

**Local Development Plan Objectives:**

1. Integrate various land uses and plan for mixed-use developments.
2. Provide adequate bulk infrastructure for water, sewage, and electricity.
3. Promote economic growth and create employment opportunities. Support local businesses and attract investment.
4. Develop recreational facilities and preserve cultural heritage.

Manhize Local Development Plan (LP 4)

**Local Development Plan Objectives:**

1. Coordinate development efforts with existing nodes and growth centres.
2. Provide infrastructure such as water reservoirs, reticulation mains, and waste management facilities.
3. Develop tourism facilities and preserve natural environments. Enhance local attractions and promote sustainable tourism practices.

## Phasing and Implementation

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

# Implementation Plan

The implementation of the Chirumanzu Master Plan is structured into three phases, each spanning 3 to 5 years, to align with the overall duration of the Master Plan. The phases are outlined as follows:

Phase 1: Priority Projects Development (2025 – 2030)

1. Infrastructure Upgrades:
	* Upgrade and connect sewer infrastructure.
	* Provision of a new cemetery site.
2. Educational Facilities:
	* Construction of primary schools.
	* Construction of secondary schools.
3. Agricultural and Roads Development:
	* Enhance irrigation schemes, support livestock development, and promote modern farming techniques.
	* Roads upgrading and improvement of essential roads, water supply systems, and electricity networks.
4. Housing and Health Services:
	* Develop affordable housing units and improve existing housing infrastructure.
	* Build and refurbish clinics and hospitals to ensure equitable access.

Phase 2: Developments (2030 – 2035)

1. Waste Management:
	* Construction of a new sanitary landfill.
2. Urban Planning:
	* Surveying, demarcation, and servicing of new development areas.
	* Demarcation and servicing of new industrial areas.
3. Educational and Health Facilities:
	* Construction of primary and secondary schools.
	* Construction of clinics.
4. Roads Upgrading:
	* Continued upgrading of roads.

Phase 3: Developments (2035 – 2040)

1. Urban and Recreational Development:
	* Preparation of detailed layouts for development.
	* Develop parks, sports facilities, and community centres.
2. Educational and Health Facilities:
	* Construction of primary and secondary schools.
	* Construction of clinics.
3. Economic Development:
	* Develop industrial parks, support mining activities with environmental safeguards, and attract investment.
	* Development of local centres and other activity nodes.

# Conclusion

The policies and proposals have been derived from a systematic sectoral analysis of all activities in Chirumanzu. The issues identified from the study are real and require solutions through pragmatic policies and proposals. Fundamentally, the following issues have been addressed:

1. Chirumanzu District encounters challenges associated with effectively utilizing land for urban growth and development. To enhance land use planning, the District Council is considering options such as expanding Mvuma town's boundaries and developing local plans for growth points like Lalapanzi, Charandura, and Manhize. These plans will ensure that land is allocated efficiently for residential, commercial, and industrial purposes, promoting the district's growth and sustainability.
2. Supporting rural livelihoods by promoting sustainable agricultural practices and enhancing access to markets and basic services.
3. Linking of Development Nodes into a Well-Coordinated Urban System in Chirumanzu: The integration of development nodes is crucial to establishing a well-coordinated urban system in Chirumanzu. This will involve connecting key areas such as Mvuma, Lalapanzi, Charandura, and Manhize with efficient road networks and infrastructure. It aims to promote balanced growth and enhance connectivity within the district.
4. Attendant Infrastructure Needs to Support Development: The development in Chirumanzu requires significant infrastructure support. This includes upgrading and maintaining road networks, improving public transport services, enhancing water and sewerage systems, and providing electricity and waste management solutions. These infrastructure developments are essential for supporting economic activities and improving living standards in the district.
5. Policies and Proposals to Address Key Issues in Chirumanzu: Chirumanzu District faces several key issues that require targeted policies and proposals:
* Implementing policies to promote local employment through investment attraction, skills development, and support for SMEs.
* Facilitating the growth of small and medium enterprises (SMEs) through access to finance, business development services, and market linkages.
* Exploring partnerships and financing mechanisms to fund infrastructure projects and other development initiatives.
* Encouraging retail and industrial growth through appropriate zoning, incentives, and infrastructure provision.
* Promoting sustainable tourism development while conserving the district's natural resources and cultural heritage.