



DRAFT WRITTEN STATEMENT FOR UMGUZA DISTRICT MASTER PLAN (2024–2045)

DRAFT PROPOSALS

PREPARED BY

UDCORP

URBAN DEVELOPMENT CORPORATION

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DISCLAIMER

The Master Plan proposals presented herein must be read in conjunction with the Operative Bulawayo Master Plan (Plan Number TPD 426), as required by the Regional Town and Country Planning Act Chapter [29:12]. However, please note that Umguza Rural District Council adopted the Written Statement with proposed land use changes that deviate from the Operative Bulawayo Master Plan especially on areas that were incorporated by the Bulawayo Master Plan.

As the Planning Consultant (UDCORP), we have brought this to the attention of the Council, and it is imperative to acknowledge that the proposed changes may not be in compliance with the principles of Planning Law. In accordance with our professional obligations, we emphasize that the Department of Spatial Planning and Development to guide both the Council and the consultant (UDCORP) on how to proceed with these proposals, ensuring that any deviations from the Operative Bulawayo Master Plan are addressed and resolved.

By adopting the draft Written Statement with changes, the Council has acknowledged the potential violation and left the consultant with no option but to comply. It is essential to seek guidance during the approval and review process of this Master Plan to ensure a coordinated and integrated approach to planning, avoiding conflicts and promoting sustainable development in the district and surrounding areas.

We hereby disclaim any liability arising from the Council's proposed changes and reaffirm our commitment to upholding the principles of Planning Law, sustainable development and compliance with the Regional Town and Country Planning Act [29:12].

1.0 BACKGROUND INFORMATION

This Written Statement is a culmination of an extensive study of Umguza District and its surrounding areas, conducted from February 2024 as part of the preparation of the district's Comprehensive Spatial Master Plan. The study's findings are also informed by a detailed Report of Study, which was produced and adopted by the Council. This report presents the insights gathered through a rigorous and participatory data collection and analysis process.

The preparation of the Master Plan was initiated by the Umguza District Council through Resolution No.1 of 2019, adopted on March 28, 2019. The Council was guided by the relevant provisions of the Regional, Town, and Country Planning Act and RGN 248 of 1977. Notably, the Local Authority had been operating without a functional Master Plan, relying on the Department of Spatial Planning and Development for guidance and support.

The district's long-term vision is to provide quality basic services to its 113,265 residents through sustainable development, environmental conservation, stakeholder collaboration, innovative approaches, and effective resource management. This vision aligns with the national goal of achieving an Upper Middle-Income society by 2030, as well as relevant aspects of Africa's Agenda 2063 and Agenda 2030, including the Sustainable Development Goals (SDGs).

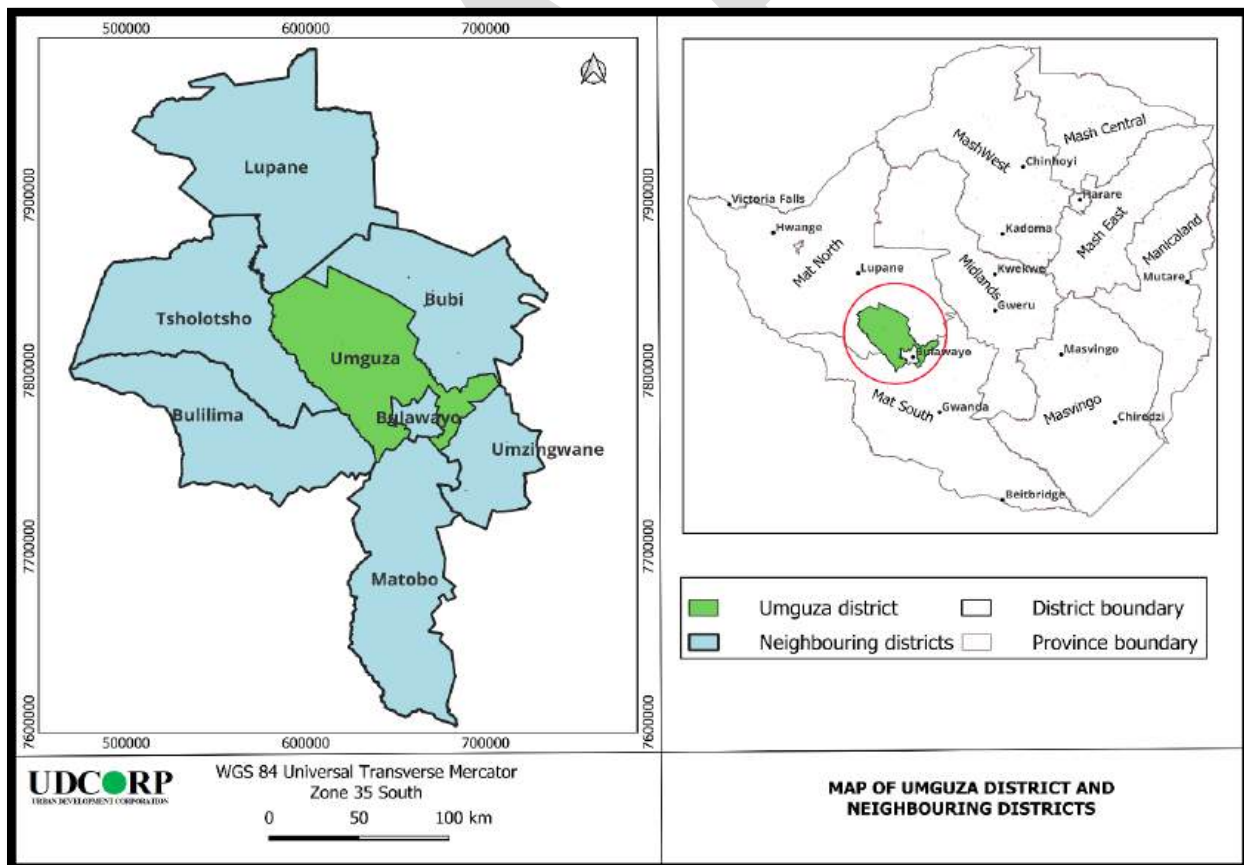
To achieve these ambitious goals, competent subnational delivery by local government authorities is crucial, as they are best positioned to serve the needs of citizens. The 2012-2045 Umguza District Master Plan serves as a 20-year spatial development framework for the district, consolidating the aspirations of district residents, policymakers, executives, Government Ministries, Departments, and Agencies into a cohesive spatial plan

1.1. Umguza District Context, the Study Area and Location

Umguza District is located in the southwestern part of Zimbabwe, within the Matebeleland North Province. The district is characterized by a mix of urban, peri-urban, and rural

settlements. Over the years Umguza has been experiencing an influx of people from Bulawayo City seeking land for residential development and ancillary land uses. As a result, there is a need for coordinated spatial planning to manage growth, ensure sustainable development, and preserve natural resources. The study area covers the entire Umguza District, approximately 6,043 square kilometres. The district is bounded by Bulawayo City to the south, Lupane District to the north, Bubi District to the east and Tsholotsho district to the west. The district is strategically located and is accessible via major roads (e.g., Bulawayo-Plumtree highway) and railways. Furthermore, Umguza is known for its rich cultural heritage, natural resources (e.g. gold), and agricultural potential. Map 1. below shows the study are and the district’s provincial location in Matebeleland North Province.

Map 1: Umguza District Strategic Location



The key spatial planning considerations that this Master Plan aims to address include managing urbanization and growth, balancing economic development with environmental conservation, improving infrastructure and services such as water, sanitation, and transportation, enhancing regional connectivity and cooperation, and preserving cultural heritage and natural resources. In order to effectively address these considerations, it was necessary to closely examine the district's planning area and immediate surroundings. This examination revealed immediate challenges and opportunities that will guide the planning proposals and policies outlined in this document. By taking a comprehensive approach to spatial planning, this Master Plan seeks to create a sustainable and resilient future for the district, one that balances economic growth with environmental stewardship and social responsibility. The proposals, goals and policies are designed to address the identified challenges and opportunities, and to promote a vibrant and thriving community for generations to come.

1.2. The Need for Umguza Master Plan

The necessity for a comprehensive Umguza Master Plan cannot be overstated. As development imperatives continually evolve, it is crucial to reassess and adapt governing rules and practices to ensure sustainable and intergenerational development patterns. In line with Zimbabwe's 2030 vision to become an upper middle-income economy, Africa's Agenda 2063, and the Sustainable Development Goals (SDGs), the President of Zimbabwe has urged all Local Authorities to develop Master Plans for their respective areas. This directive stems from the recognition that many Local Authorities, including Umguza Rural District, lack guiding Master Plans, resulting in haphazard settlements and unsustainable development. Given the significant trends shaping the district's development, a Master Plan is essential to realize Umguza's vision and contribute meaningfully to national and international objectives. The dynamic socio-economic, political, environmental, and physical conditions necessitate a robust spatial governance policy document, the Master Plan. Although attempts were made to prepare a Master Plan in 2002, they were unsuccessful due to various reasons, highlighting the need for a renewed effort to create a comprehensive and effective Master Plan.

1.3. Summary of The Master Plan Preparation Process (Methodology)

The preparation of this Master Plan involved an inclusive and participatory process, engaging diverse stakeholders through a mixed-methods approach that combined qualitative and quantitative techniques. This methodology aimed to capture a comprehensive understanding of the district's needs and aspirations.

The research team conducted:

- 19 focus group discussions to gather insights from specific groups,
- Surveys to collect quantitative data,
- Observations to document existing conditions,
- 28 key informant interviews with experts and stakeholders and
- 4 workshops to validate findings and gather feedback

These consultations and workshops engaged a multidisciplinary cross-section of stakeholders, including:

- District officials,
- Government ministries and departments,
- Business sector in the district,
- The Local Authority,
- Political leadership,
- Traditional leadership,
- Private individuals and groups and
- Institutions within the district

The team held discussions in all 19 wards, administering 931 questionnaires to gather information on development issues and challenges. Stakeholder workshops validated data and provided an opportunity for input and feedback. Key informant interviews offered in-depth insights, while the research team analysed field data and satellite images to inform the Master Plan.

Reports were compiled, and revisions were made based on stakeholder feedback, ensuring a participatory and inclusive approach. The various drafts of the report were refined through these participative sessions, incorporating comments and recommendations wherever applicable and feasible.

It's important to note that no single method of data collection is superior, and the use of multiple methods allowed for a more comprehensive understanding of the district's needs. By engaging diverse stakeholders and employing a mixed-methods approach, the Master Plan preparation process ensured a robust and inclusive foundation for the district's future development.

1.4. Master Plan Strategic Goals

The Umguza Rural District Council's Master Plan aims to guide development in the district for the next 20+ years. The plan will address population dynamics, land use, and spatial modelling, providing policies and proposals for:

- Comprehensive settlement layout connecting Umguza to nearby districts,
- Enabling policies for investment and orderly development,
- Local economic growth and job creation,
- Land use and transportation planning,
- Infrastructure development with funding sources and priorities,
- Analysis of existing land uses and future needs,
- Public participation in plan review and implementation,
- Rezoning of farms for smart agriculture
- Monitoring and assessment system for the Master Plan's effectiveness,
- Identification of settlements needing immediate attention and local plans and
- Financial analysis of the Local Planning Authority's ability to implement proposals

The Umguza Master Plan provides a framework for sustainable development, guiding growth and investment in Umguza Rural District. The Master Plan is anchored on **seven (7) key strategic goals:**

- 1. Spatial Governance Excellence:** Enhancing rural and urban development through effective spatial planning, management, and governance.
- 2. Rural Economic Development and Prosperity:** Fostering sustainable economic growth and development in rural areas, promoting prosperity and improved livelihoods.
- 3. Smart Agriculture and Effective Land Utilization:** Optimizing farm land use through modern agricultural practices, technology, and innovation.
- 4. Environmental Stewardship:** Protecting and preserving the natural environment, promoting eco-friendly practices and sustainable resource management.
- 5. Sustainable Tourism and Heritage Preservation:** Developing and promoting local tourism while preserving cultural heritage and natural assets.
- 6. Building Resilience and sustainability:** Enhance the capacity of rural and urban communities to adapt to climate change, disasters, and economic shocks.
- 7. Institutional Capacity Building:** Strengthen the administrative capacity of Umguza District Council to effectively implement and manage spatial planning initiatives.

These goals form the foundation of the Master Plan, guiding the development of a sustainable, resilient, and prosperous Umguza District.

1.4.1 Goal 1: Spatial Governance Excellence

A spatially well-governed rural district where social, economic (commercial, industrial, and agricultural), and recreational activities thrive, are equitably accessible, adequately served, and connected effectively both within and across land use zones, promoting sustainable rural development and governance. This goal will be achieved through:

- Effective collaboration between Umguza Rural District Council, Bulawayo City Council, and relevant provincial and national government agencies on spatial planning and land governance functions.

- Decentralized governance and decision-making processes that empower local communities and stakeholders.
- Integrated rural development approaches that address poverty, inequality, and social exclusion.
- Sustainable management of natural resources and environmental conservation.
- Improved access to basic services, infrastructure, and amenities, such as healthcare, education, water, sanitation, and energy.
- Promotion of rural entrepreneurship, innovation, and economic growth.

Competent spatial governance is critical for achieving these objectives and making a distinct and strategic contribution to provincial and national development goals.

1.4.2 Goal 2: Rural Economic Development and Prosperity

A transformative, inclusive, and productive rural economy that promotes economic growth, social equity, and environmental sustainability, aiming to uplift the district's residents (legal and natural persons) towards upper middle-income status and beyond. The Umguza District Master Plan envisions a thriving rural economy that:

- Fosters broad-based and sustainable economic growth, incorporating agriculture, tourism, and small-scale industries.
- Enhances economic opportunities and access to resources for all, particularly marginalized groups.
- Promotes entrepreneurship, innovation, and job creation, leveraging rural strengths and competitive advantages.
- Develops infrastructure, transportation, and logistics to support economic development and connectivity.
- Ensures environmental sustainability and responsible management of natural resources.
- Encourages public-private partnerships and collaborative governance for economic development.

This goal will be achieved through effective district policy, legislative, and administrative instruments, as well as practices that prioritize rural development and prosperity.

1.4.3 Goal 3: Smart Agriculture and Effective Land Utilization

Umguza Rural District envisions a smart, sustainable and technologically advanced agricultural sector that maximizes land use efficiency, increases crop yields, and promotes food security amidst climate change effect. The goal is to:

- Increase agricultural productivity by 30% through the adoption of smart farming practices and technology.
- Enhance irrigation efficiency and water harvesting techniques to reduce water waste and ensure optimal water use.
- Promote diversification of crops and livestock to improve farmers' income and reduce dependence on a single crop.
- Develop agricultural value chains that create jobs and stimulate local economic growth.

This goal will be achieved through conducting farmer training and capacity building programs on smart agriculture practices, establishing demonstration farms and pilot projects to showcase innovative farming techniques and collaboration with agricultural technology companies to introduce precision farming tools and irrigation systems. Furthermore, there is need to develop and implement a comprehensive agricultural development plan that integrates farmers, suppliers, and buyers.

1.4.4. Goal 4: Environmental Stewardship

Umguza Rural District aims to protect and preserve its natural resources, promote eco-friendly practices, and mitigate the effects of climate change. The goal is to:

- Reduce carbon emissions by 25% through the adoption of renewable energy sources and sustainable land use practices.
- Protect and restore natural habitats, including forests, wetlands, and wildlife corridors.
- Promote sustainable water management practices and reduce water pollution.

- Develop and implement a comprehensive waste management plan that prioritizes recycling and minimizes landfill use.

This goal will be realised through the development and implementation of a district-wide environmental management plan that integrates conservation, sustainable development, and climate change mitigation. Collaboration with environmental organizations and stakeholders to promote eco-friendly practices and raise awareness and establishment of a renewable energy program that supports the adoption of solar, wind, and biogas energy sources is critical for the district to reduce the carbon footprint. More importantly, there is need to develop and implement a comprehensive waste management plan that prioritizes recycling and minimizes landfill use.

1.4.5. Goal 5: Sustainable Tourism and Heritage Preservation

Umguza Rural District envisions a thriving tourism sector that showcases its rich cultural heritage, natural beauty, and unique attractions. The goal is to:

- Increase tourist arrivals by 50% through the development of sustainable tourism infrastructure and attractions.
- Protect and preserve cultural heritage sites, historical landmarks, and traditional artifacts.
- Promote community-based tourism initiatives that benefit local communities and showcase rural livelihoods.
- Develop and implement a comprehensive tourism development plan that integrates conservation, community engagement, and sustainable development.

This important goal will be realised through conducting a tourism infrastructure development program that prioritizes eco-friendly accommodations, attractions, and amenities. Collaboration with local communities and stakeholders to develop community-based tourism initiatives and establishment of a cultural heritage preservation program that protects and promotes historical landmarks, traditional artifacts, and intangible cultural heritage is critical to the overall preservation of heritage assets in the district. Overall, the development and implementation of a comprehensive tourism development

plan that integrates conservation, community engagement, and sustainable development is a necessity.

1.4.6. Goal 6: Building Resilience

The goal is to have a district that enhances its capacity to absorb, recover from, and prepare for future social, environmental, economic, and institutional shocks, ensuring the well-being and inclusive socio-economic growth of its rural and peri-urban communities.

The Umguza Master Plan prioritizes rural and peri-urban resilience through:

- Strengthening institutional frameworks and governance processes for disaster risk reduction and management.
- Investing in resilient physical infrastructure, including roads, bridges, and public buildings.
- Ensuring access to reliable food systems, clean water, healthcare, and quality education.
- Protecting and preserving ecological assets, including natural habitats, water sources, and soil quality.
- Building community resilience through awareness, training, and empowerment programs.
- Providing essential assets and services, such as emergency shelters, alternative water sources, and early warning systems, to cope with shocks.
- Fostering collaboration and partnerships among government, private sector, civil society, and communities to address shocks and stresses.

This goal aims to ensure that Umguza District is prepared to face future challenges and uncertainties, and that its rural and peri-urban communities are equipped to thrive in the face of adversity.

1.4.7 Goal 7: Institutional Capacity building

A district governed by a competent, effective, and accountable local government, prioritizing both policy and executive capabilities, as well as the mobilization of human

and technical resources. The Umguza Master Plan aims to strengthen municipal capacity through:

- Enhancing legislative and policy frameworks to support sustainable development and governance.
- Building a skilled and motivated workforce, empowered to deliver quality services and implement development projects.
- Investing in modern plant and equipment, and technological infrastructure to improve service delivery and governance.
- Fostering collaborative governance approaches, engaging residents, civil society, and private sector stakeholders in decision-making and development processes.
- Promoting transparency, accountability, and participatory budgeting to ensure responsible use of resources and responsive governance.
- Building the capacity of residents and communities to contribute to service delivery and governance sustainability.

This goal aims to establish a robust and inclusive governance framework, enabling Umguza District to achieve sustainable development and prosperity.

PART 1

2.0. SUMMARY OF THE REPORT OF STUDY

The Report of Study, a key component of the Master Plan preparation process, provided valuable insights that inform this Written Statement. The report identified areas of potential and opportunities for growth in the district, as well as areas that require targeted attention and development through the Master Plan. This summary distils the findings into **six (6) main themes**, laying the groundwork for the Master Plan.

2.1. Physical Infrastructure

i. Physical Characteristics and Climate

Umguza District has diverse physical characteristics. It falls under agro-ecological regions III, IV, and Va, with varying rainfall and temperature patterns. The district is suitable for growing maize, sorghum, and other drought-tolerant crops, as well as livestock and wildlife farming. The soil types range from sandy to clay-loam, and the topography is diverse, with flat plains, granite hills, and kopjes. The elevation ranges from 900 to 1,400 meters above sea level. The geology is dominated by granite, gneiss, and sedimentary rocks. The vegetation is characterized by teak woodland, bushy savannah, and sweet and sour grass. The district has several rivers, including the Gwayi, Khami, Umguza, and Insuza, and numerous dams. Climate change poses significant challenges, including rising temperatures, changing rainfall patterns, and increased frequency of extreme weather events, affecting agriculture, water resources, and livelihoods.

ii. Land cover changes and spatial analysis

Umguza Rural District has undergone significant land use and land cover changes between 2017 and 2023. Water coverage decreased from 0.9% to 0.8%, while natural forests increased from 52.99% to 55.86% due to conservation efforts and protected forests. Healthy crops grew from 2.18% to 2.62% despite droughts, attributed to drought-resistant crops and irrigation systems. Built-up areas increased from 0.42% to 0.61% due to population growth and development, while communal agriculture decreased by 3.47% due to droughts and increased built-up

areas. Understanding these changes is crucial for sustainable development and environmental conservation in the district.

iii. Housing

Housing in Umguza District is characterized by high demand, inadequate infrastructure, and lack of services such as water, sewer, and roads. The district has various housing densities, including High, medium and low. Nyamandlovu, Ntabazinduna, Kesington, and Rangemore are growing areas with increasing populations, but face challenges like inadequate healthcare facilities, few schools, and limited access to water and sewerage facilities.

Proposals suggest providing services like water, sewer, and refuse collection, road construction and rehabilitation, exempting Ntabazinduna residents from toll fees, creating a good road network, building new schools and agricultural colleges, establishing commercial centres, rehabilitating and extending sewer systems, promoting proper land use and development control, adding clinics and hospitals, planning cemeteries, providing security of tenure through title deeds, and establishing police bases.

iv. Refuse disposal, Water and Sewer distribution

Umguza District faces a complex water situation, with growing demand from its expanding population, agricultural activities, and industrial development. The district's water resources are under pressure, and the lack of access to the Umguza Aquifer exacerbates the situation. The predicted water demand by 2044 is estimated to be 130,456,000 litres, comprising domestic, irrigation, industrial, and water loss demands. The lack of piped water in Umguza hinders economic growth and poses significant health risks, particularly for existing residential settlements and vulnerable groups. Inadequate water supply results in poor sanitation and hygiene practices, increasing the risk of disease outbreaks. Furthermore, the district lacks a proper sewer system, leading to open defecation and environmental pollution. Solid waste management is also inadequate, with residents and businesses adopting unsafe waste disposal methods, harming the

environment and public health. To address these challenges, a comprehensive water management plan, improved sewer infrastructure, and effective solid waste management practices are essential to ensure a sustainable and healthy environment for Umguza District's growing population.

v. Transport (Road, Air and Railways)

Transportation in Umguza district faces numerous challenges, including poor road conditions, inadequate funding, and insufficient maintenance. The district's roads are managed by three road authorities, but most are in disrepair, with potholes, narrow widths, and inadequate bridges. During the rainy season, roads become impassable, and bridges are often destroyed. Proposals suggest prioritizing road rehabilitation, expanding key roads, designing a clear road network, and exempting locals from toll gate fees.

Aviation-wise, the Joshua Mqabuko Airport, though situated in Umguza district, is administered by Bulawayo City Council, which leaves Umguza Rural District Council without financial benefits. The airport faces water supply issues, inefficient garbage collection, and encroachment by farming activities, posing a risk to aviation safety. Proposals recommend clarifying administrative roles, servicing the airport to benefit both parties and enforcing laws to protect the airport area.

The railway system in Umguza district is essential for goods transportation but faces challenges like vandalism, theft, encroachments, and outdated equipment. Proposals suggest collaboration between NRZ and Umguza RDC to protect rail infrastructure and servitude areas.

Overall, Umguza District Council and stakeholders should prioritize transportation development, including establishing a firefighting station, a transport section for traffic control and management, and implementing traffic by-laws to ensure safe and efficient transportation in the district.

vi. Telecommunications

Umguza District faces significant telecommunications challenges, with limited mobile network coverage and sparse distribution of boosters. This hinders communication within and outside wards, affecting social and economic development. The district has only 10 mobile boosters, with most located in business centres and mountains, covering a limited 40km radius. Community engagements revealed difficulties in sharing information within wards, and specific locations must be visited to access the network. Erratic mobile phone services exacerbate the problem, limiting access to information and hindering communication. To address these challenges, increasing the number of mobile network boosters and improving their distribution is crucial. Additionally, mobile network operators must invest in improving service quality, reducing dropped calls, and increasing internet speeds. The government and stakeholders must prioritize telecommunications infrastructure development, providing incentives for investment, promoting public-private partnerships, and supporting initiatives to improve services. Alternative technologies like satellite internet can also be explored. A comprehensive telecommunications development plan is essential to improve communication, economic development, and access to information in Umguza District.

vii. Energy

Umguza District faces significant energy challenges, particularly with regards to electricity. The district's electricity infrastructure is inadequate, with many areas lacking access to grid electricity. The Zimbabwe Electricity Transmission and Distribution Company (ZETDC) is responsible for electricity distribution in the district, but the company faces challenges in maintaining and upgrading its infrastructure.

However, there is a growing trend towards renewable energy in Umguza District. Many institutions, such as schools and clinics, have adopted solar energy as an alternative source of power. The district has also seen an increase in the use of biogas and wind energy.

The Rural Electrification Agency (REA) has been instrumental in promoting the use of renewable energy in Umguza District. The agency has implemented several projects aimed at increasing access to electricity in rural areas, including the installation of solar-powered mini-grids and the promotion of biogas and wind energy. The authority has developed policies and regulations aimed at encouraging the adoption of renewable energy sources, including solar, biogas, and wind energy.

Despite the growth in renewable energy, Umguza District still lacks a large-scale solar power generation plant. However, there is a proposal to establish a solar farm for electricity generation on a 200-hectare piece of land at Kensington. The project, if implemented, is expected to significantly increase the district's electricity generation capacity and reduce its reliance on grid electricity.

Overall, while Umguza District faces significant energy challenges, the growing trend towards renewable energy is a positive development. With the support of organizations like REA and ZERA, the district is likely to see an increase in the use of renewable energy sources, reducing its reliance on grid electricity and improving access to energy for its residents.

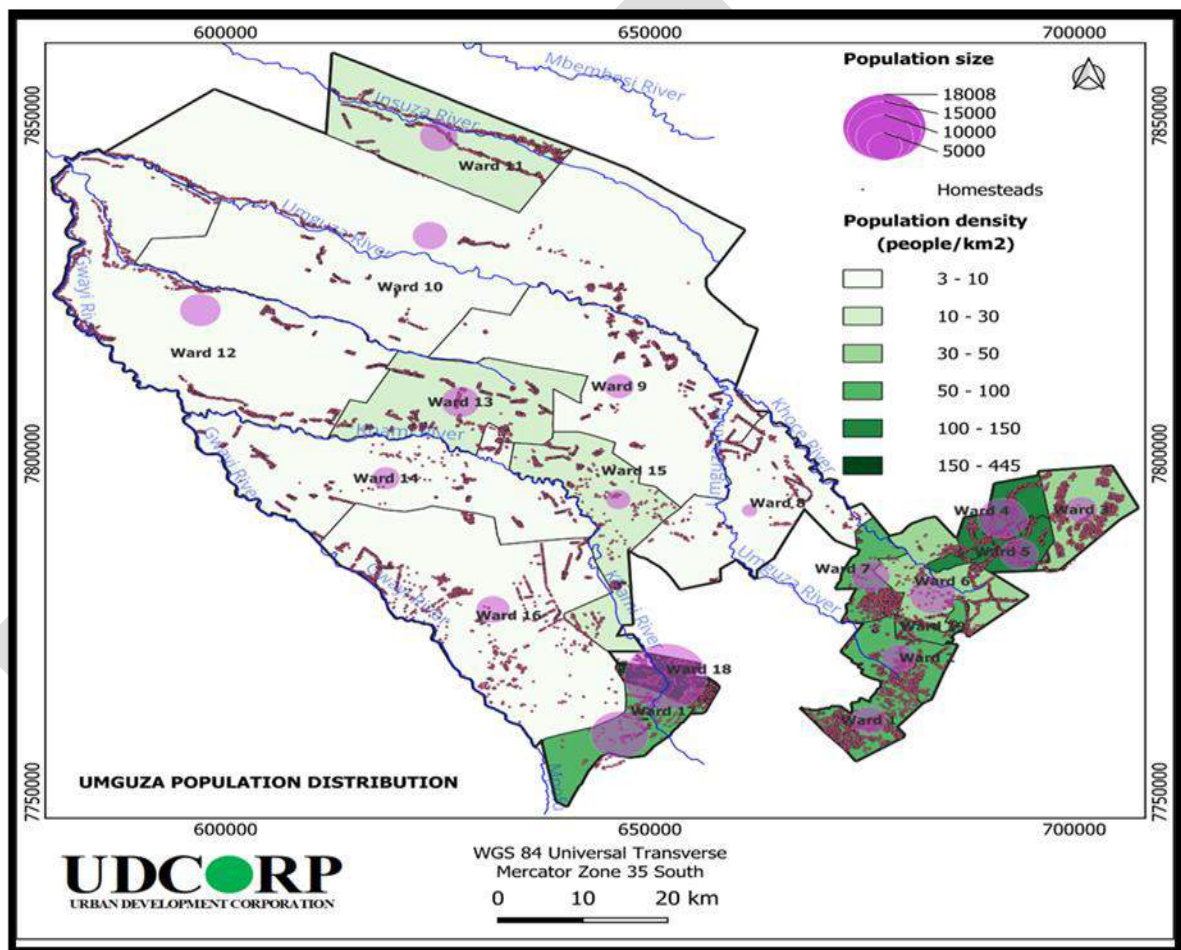
2.2. Social and Community Development

i. Population

Umguza District has a population of 113,265 (51,144 males and 54,121 females) distributed across 28,358 households, with a population density of 18.74 per square kilometre and an annual population increase of 2.4%. The population is young and active, with 58% between 15-64 years old. There is a significant increase in population due to urban-to-rural migration, driven by housing developments in areas like Rangemore, King City, Kensington, and Ntabazinduna. The population is projected to double by 2044, requiring a duplication of services to meet demand. The district has a high net migration rate, and planners and stakeholders should anticipate continued population growth, making provisions for

essential services like schools, healthcare, and public amenities crucial. The fact that females outnumber males highlights the need for targeted policies and programs to empower and cater to their needs. The district is divided into 19 wards, with varying population densities, and communal homesteads are concentrated along river channels, particularly in the northern parts of the district as depicted by Map 2 below.

Map 2: Umguza Population Density and Distribution



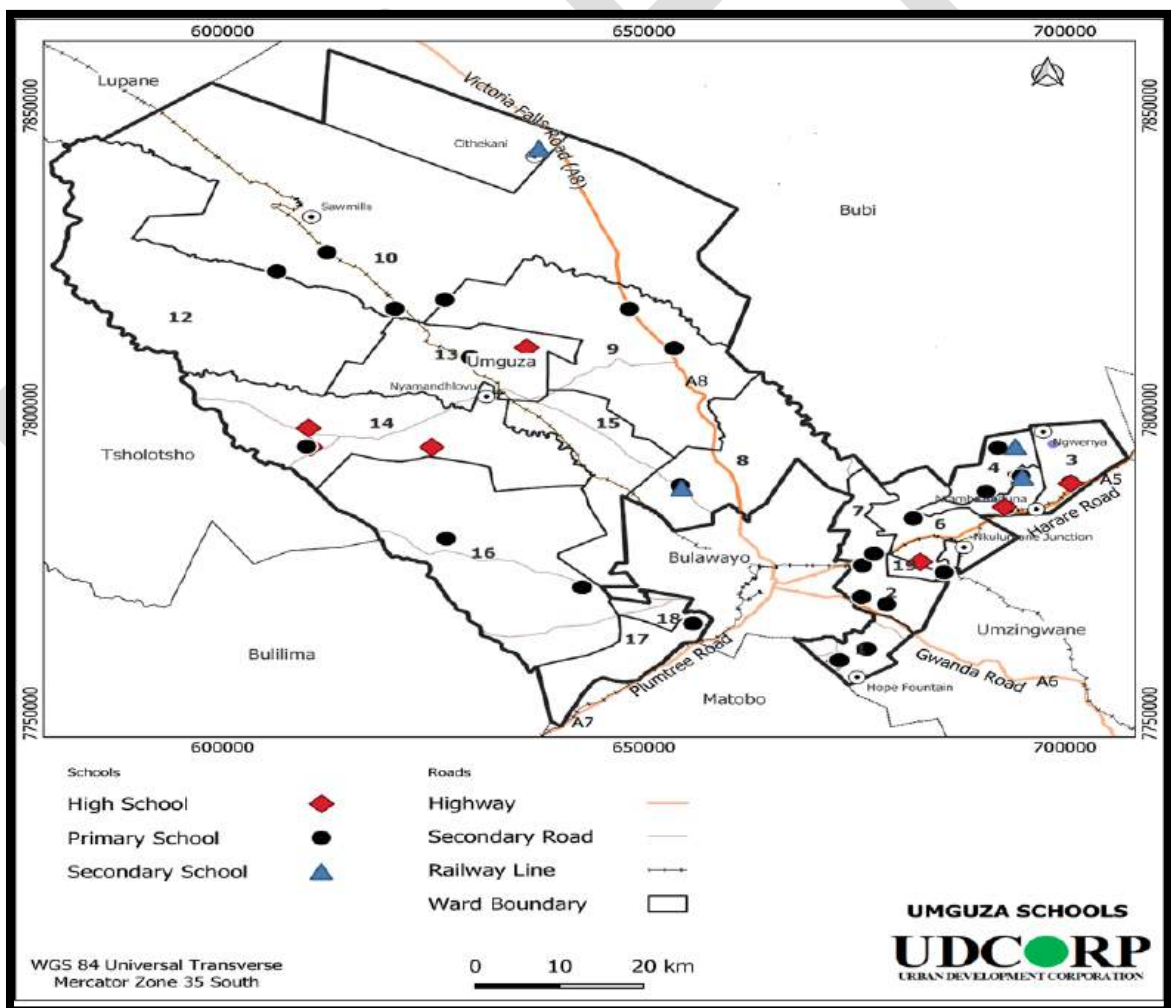
ii. Education

The district's educational landscape is marked by a total of 64 schools, comprising 17 secondary and 47 primary institutions, predominantly clustered in wards surrounding Bulawayo (refer to Map 3 below). However, this concentration of

schools in urban areas leaves rural wards with limited access to education, resulting in a stark disparity in educational opportunities.

Umguza's schools face a multitude of challenges, including inadequate facilities that lack essential amenities such as classrooms, furniture, water, and sanitation facilities. The unequal distribution of schools leads to overcrowding and lengthy commutes for students, further exacerbating the issue. Moreover, a shortage of qualified and experienced teachers persists, resulting in a high teacher-to-pupil ratio that hinders effective learning. The lack of storage facilities and equipment also impedes the teaching of critical subjects like science and technology.

Map 3: Distribution of Schools in Umguza

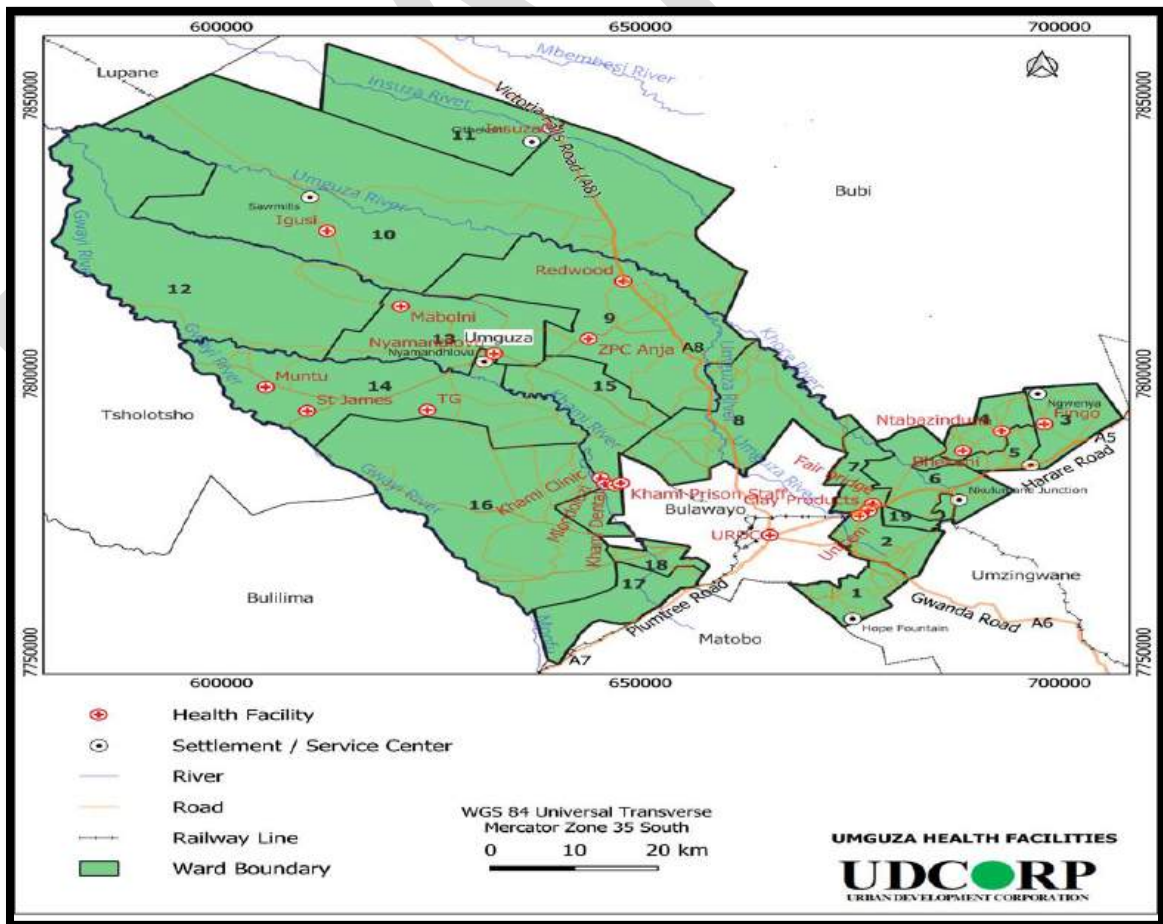


To address these pressing issues, proposals suggest building at least one educational facility per ward to alleviate overcrowding and reduce the distance students travel to access education. Additionally, constructing additional infrastructure within schools, such as staff quarters and laboratories, and rehabilitating existing infrastructure to meet standards, are crucial steps towards ensuring quality education for all in Umguza.

iii. Health

Umguza Rural District is grappling with a severe healthcare crisis, with a mere 25 health facilities struggling to cater to the needs of its population. This scarcity of healthcare facilities has resulted in overcrowding and unreasonably long distances for rural residents to access medical care.

Map 4: Distribution of Umguza Health Facilities



The district's health infrastructure is woefully inadequate, with most facilities concentrated in peri-urban areas, leaving rural regions grossly underserved. The average distance to the nearest health centre is a staggering 15-20 kilometres, far exceeding the recommended 10-kilometre radius (refer to Map 4 above).

Compounding this issue, some wards are devoid of health facilities, forcing residents to rely on neighbouring wards' facilities. Furthermore, only 13 of the 25 facilities are freely accessible, due to ownership and funding constraints. The facilities under Umguza's control are plagued by funding shortages, outdated equipment, and staff shortages, leading to a decline in health services. The lack of resources and financial constraints have resulted in decreased healthcare services, with most facilities in dire need of infrastructure renewal or rehabilitation. This perpetuates a cycle of inadequate healthcare, exacerbating the suffering of the district's residents.

iv. Sports and Recreation

Umguza District has a total of 19 football and netball pitches, one in each ward, primarily located in schools and ward centres. However, these facilities lack essential amenities as they are makeshift sporting areas and are not up to the required standard. Despite these challenges, grassroots initiatives have been implemented to promote sports in the district, with football and netball teams established in each ward. Women and youth are actively involved in sports, arts, and cultural activities, with a significant number of participants (1200 women and 2400 youth). Development partners like World Vision have been supporting these initiatives. A proposal has been made to establish a District and Provincial (Matebeleland North) sporting and recreational complex in Ntabazinduna Township and Lupane (Jotsholo). These proposals could significantly enhance sports facilities in the province and Umguza District, providing a much-needed boost to the local community.

v. Community Social Services

a. Security

Umguza District has a significant presence of security forces, Zimbabwe Republic Police, Zimbabwe National Army, and Zimbabwe Prisons and Correctional Services bases and cantonments. However, there is a shortage of police stations, with only four main police stations serving the entire district. This has resulted in residents traveling long distances to report crimes, leading to underreporting and reliance on traditional leaders for dispute resolution. The lack of police presence also hinders public safety and justice.

The Master Plan recommends the expansion of existing police stations and the construction of new ones, particularly in areas with high crime rates. It also proposes the reservation of land for police posts in strategic locations. Overall, the security distribution in Umguza District is characterized by a significant presence of security forces, but with a need for more localized and accessible police presence to ensure public safety, uphold justice, and provide confidential reporting mechanisms for all residents.

b. Child Protection and Disability issues

The Department of Social Development in Umguza district provides various child protection services, including safeguarding children from harm and promoting their rights. However, the Ministry faces challenges, including a lack of physical resources, poor coordination among stakeholders, and inaccessible rural communities, which hinder the effective implementation of child protection services. Furthermore, gender issues persist, with women and girls facing obstacles such as teenage pregnancies, early child marriages, gender-based violence, and economic dependence. The Ministry of Women Affairs and Gender has initiated efforts to promote gender equality, but challenges remain.

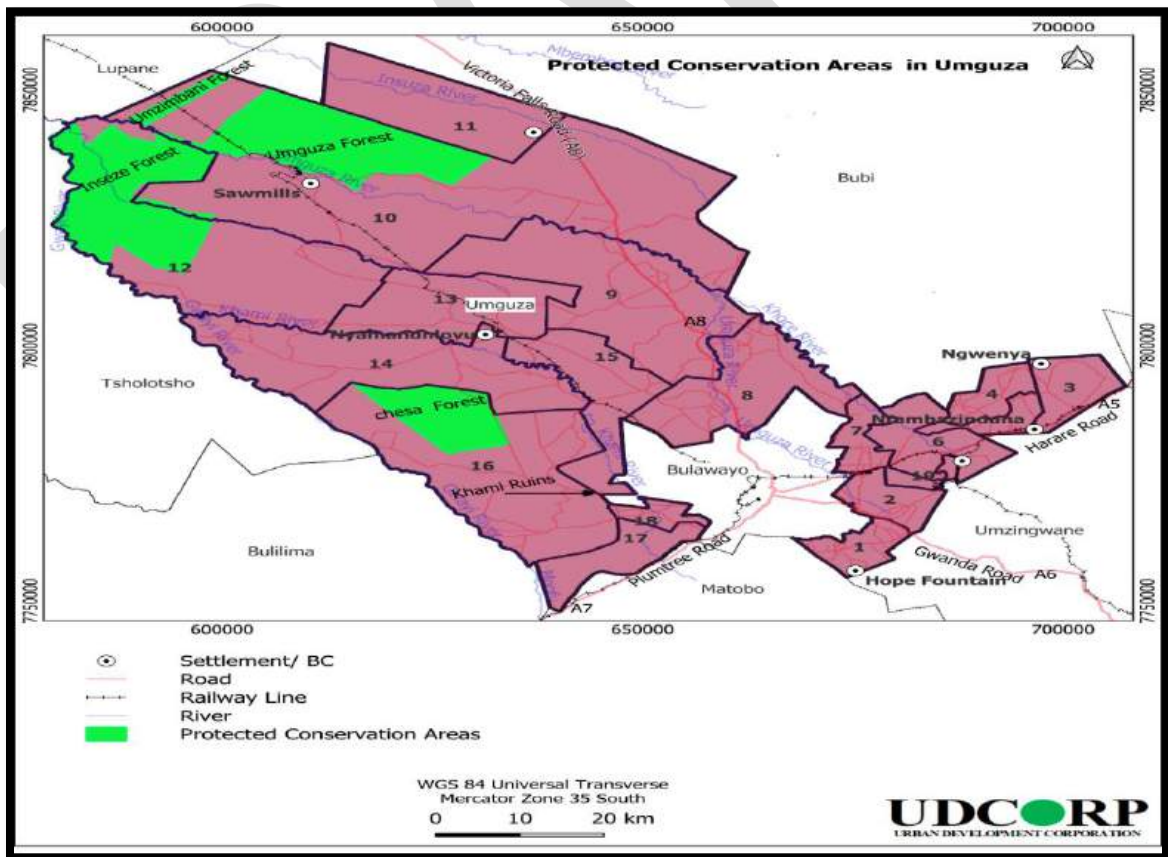
Individuals with disabilities in Umguza district face numerous challenges due to the lack of consideration for their needs. The district's infrastructure, including bridges, lacks disability-friendly features, and social facilities such as schools and health

clinics are not adapted for people with impairments. Additionally, the district lacks sports codes and facilities for people with disabilities, further marginalizing this vulnerable group.

To address these issues, proposals suggest that Umguza district should prioritize disability inclusion by investing in accessible infrastructure, adapted social facilities, and inclusive sports. The Ministry of Social Welfare should also enhance funding for disability support programs, reach all wards, and provide complete medical coverage to those with impairments. Moreover, gender-sensitive infrastructure, such as facilities for women to care for their babies, should be invested in to promote gender equality

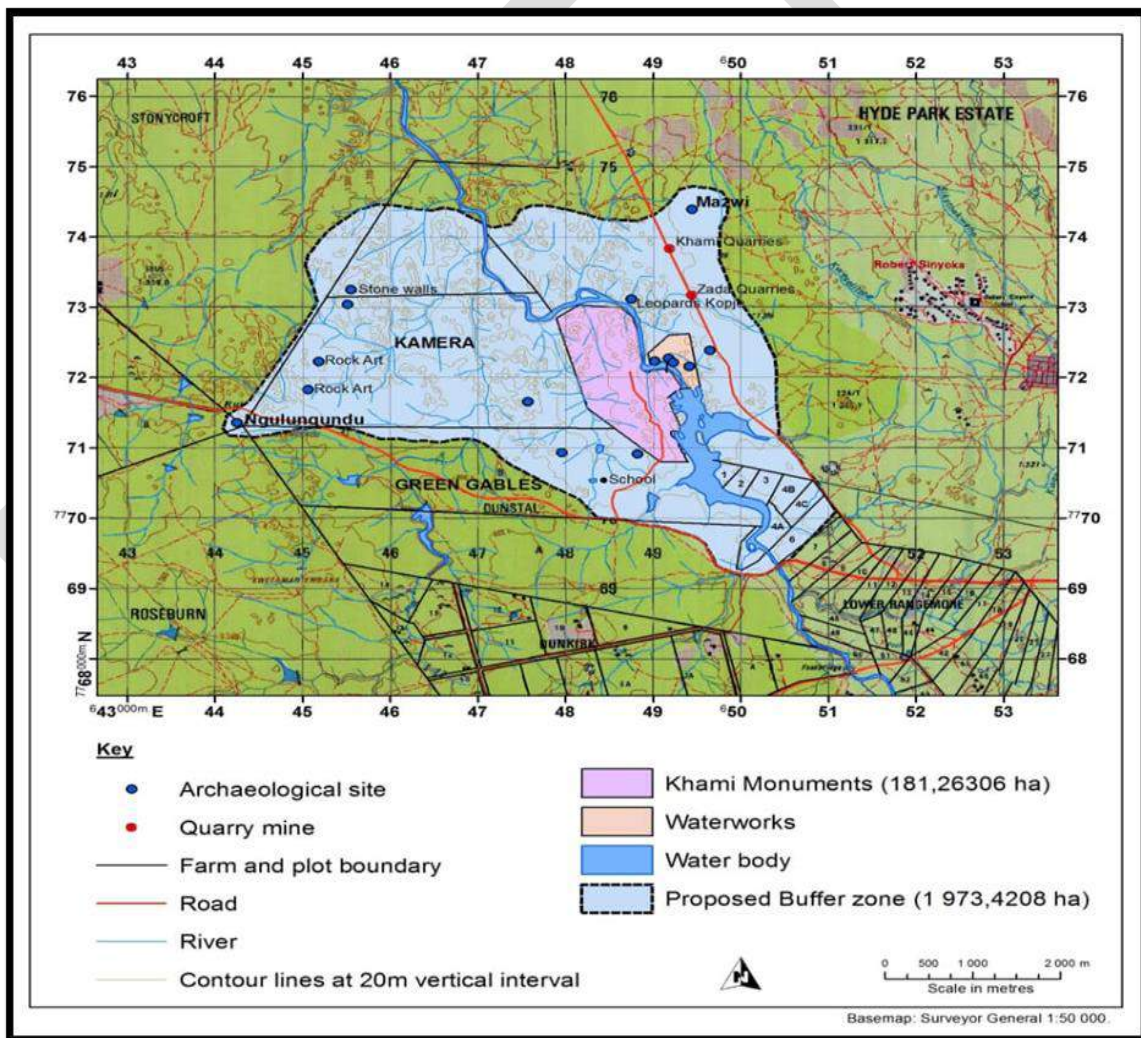
vi. Heritage and Forests Preservation

Map 5: Protected Forests in Umguza



Umguza Rural District is endowed with a significant portion of the country's forest cover, totalling 96,000 hectares. These forests are not only crucial for environmental sustainability but also hold cultural, economic, and social significance for the local population. The district boasts four protected forests - Inseze, Umzimbani, Umguza, and Chesa Forest - which showcase its natural heritage as shown on Map 5. However, the district faces challenges such as wood poaching, leading to the reduction of woodland and the conversion of forests into open woodlands.

Map 6: Proposed Khami Preservation Boundary



Source: National Museums and Monuments (2024)

Umguza District is also rich in archaeological treasures, with numerous sites depicting the lives and activities of former communities (refer to Map 7 below). These landmarks offer valuable insights into the region's history, from precolonial times to the present. Archaeological sites include dry-stone constructions, war sites, rock art, and cultural sites, spread across seven wards, with Ward 8 having the highest concentration. The district is home to the World Heritage Site, Khami Ruins, which is currently under threat from the expansion of the City of Bulawayo. National Museums and Monuments of Zimbabwe (NMMZ) received a grant from the African World Heritage Fund (AWHF) for the purposes of:

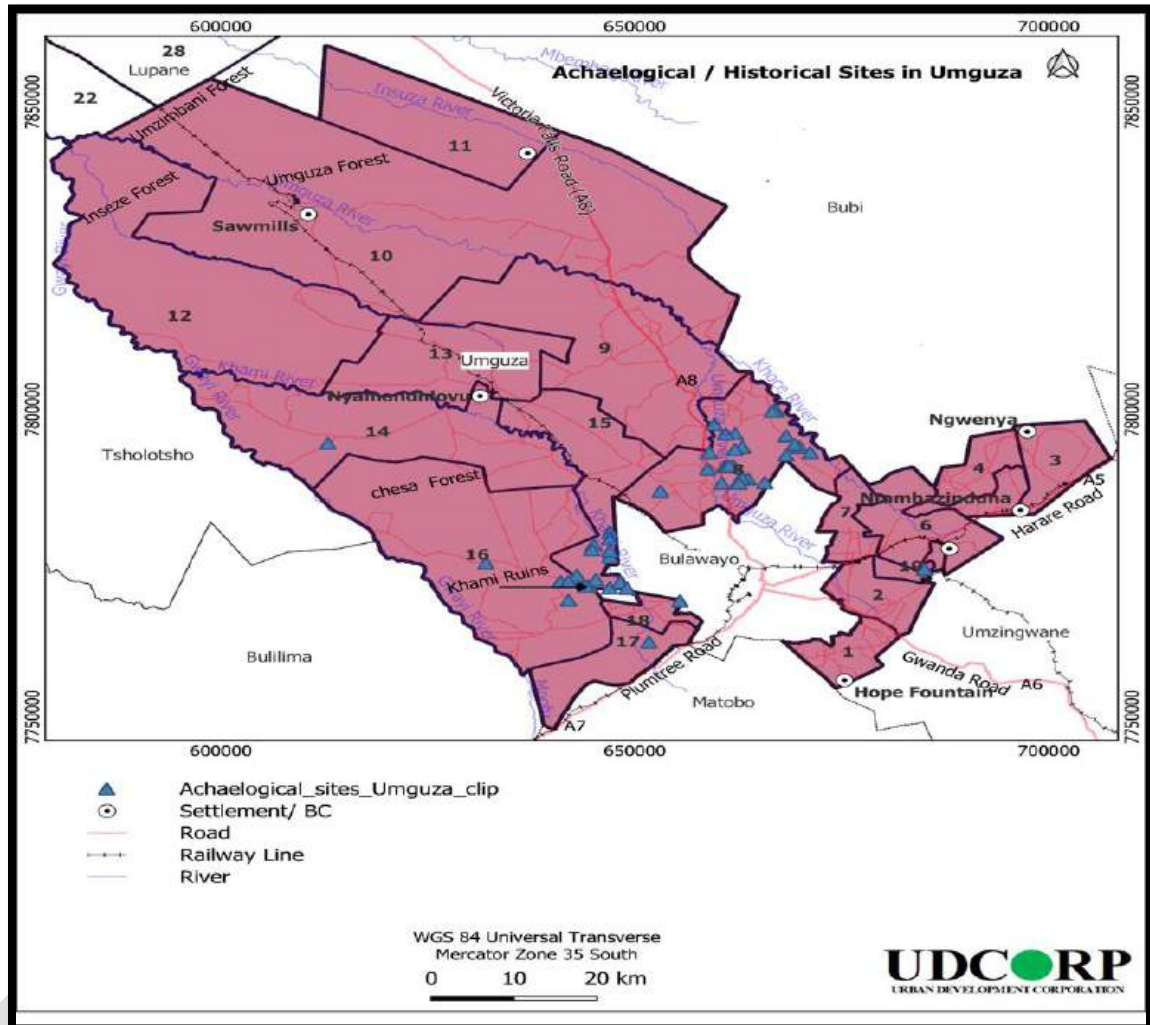
a. Developing a management plan

b. Mapping and defining a buffer zone (refer to Map 6 which shows the proposed buffer zone).; and

c. Carrying out a condition assessment of Khami World Heritage Site

The application for funding was done out of the realization that the Khami World Heritage site was operating on a draft 2017 management plan which did not speak to the present-day circumstances of the property as is required by the Operational Guidelines (Para 108-118) of the World Heritage Convention (UNESCO 2016).

It was also realized that the site needed a mapped buffer zone. There were important dry-stone structures and cultural heritage sites which were left out as part of World heritage monument during its inscription on the prestigious World Heritage List under UNESCO in 1986. These sites and the monument itself is now facing a high threat of existence from the changing socio-economic environment largely driven by the expansion of the City of Bulawayo and mining activities being carried out in the area which are exposing the sites to rapid vandalism hence the proposal to extend its buffer to preserve the heritage of the site. The site faces vandalism, firewood poaching, quarry mining, and pollution, which pose a significant risk to its preservation.

Map 7: Archaeological/Historical Sites in Umguza

To address these challenges, proposals suggest that the Umguza Rural District Council should recognize forestry and archaeological sites as land uses that should remain undisturbed. Policies should be implemented to protect these areas, and investments in infrastructure that promote tourism can create a revenue base for the council, thereby supporting the preservation of these valuable assets.

2.3. Economic Development

i. Industry and commerce

Umguza district boasts a thriving industrial sector that significantly contributes to both the local and national economies. The area is home to various prominent companies, including Delta Beverages' Chibuku Breweries, PPC, and McDonalds

Bricks, which are strategically located along the Bulawayo-Harare highway as part of the Bulawayo Master Plan. Despite their economic importance, industries in Umguza face numerous challenges, primarily access to water, which they currently purchase from Bulawayo City Council at a significant financial cost. This highlights the urgent need for a reliable and sustainable water delivery system in the district. Furthermore, the extractive nature of these industries, particularly cement and brick moulding, poses environmental concerns and depletes natural resources, necessitating continuous monitoring to ensure responsible and sustainable operations.

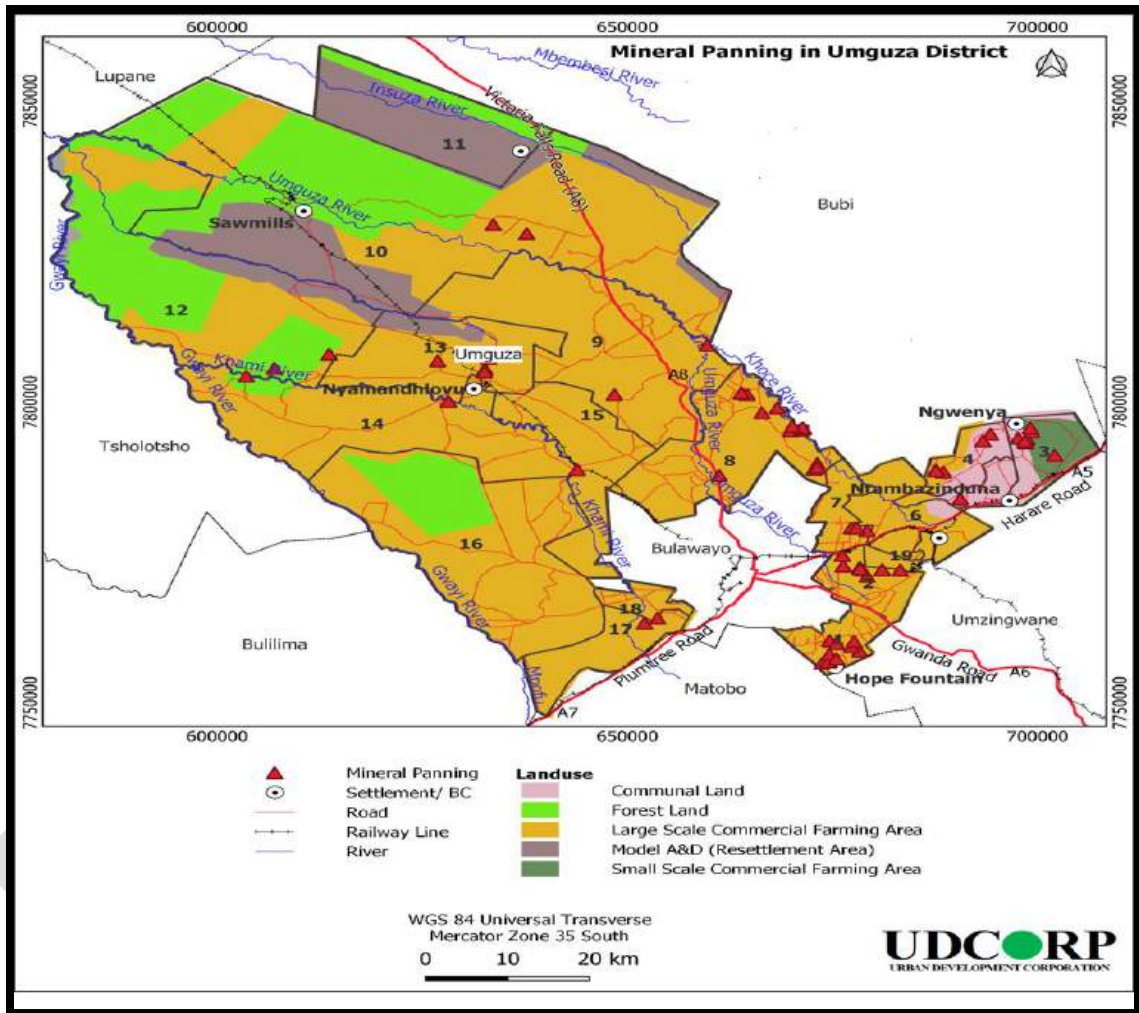
To address these challenges, proposals suggest that the local authority invest in a dependable and sustainable water delivery infrastructure, establish a monitoring framework to ensure responsible industrial activity, and encourage Umguza industries to prioritize corporate social responsibility efforts that promote social development and employment in the district. Additionally, government incentives should be offered to Umguza industries to foster expansion and job creation in the community, thereby enhancing the district's economic growth and development.

ii. Mining

Umguza District has a long history of mining activities, with gold being the primary mineral extracted. The district's geology is characterized by gold-bearing reefs, making it an attractive destination for mining investors. However, the distribution of mining activities is skewed, with some wards being more affected than others. While mining has provided employment opportunities and generated revenue for local communities, it has also had a profound impact on the environment and local agriculture, which is the main economic activity in the district. The competition between mining and agriculture has led to conflicts over land use, with mining activities often disrupting agricultural production and vice versa. The lack of harmony between government ministries and agencies has exacerbated the issues, with each ministry pursuing its mandate without considering the broader implications. This siloed approach has resulted in a lack of integrated planning and

management, leading to the uncontrolled growth of mining activities and environmental degradation.

Map 8: Minerals Extraction (Legal/illegal) in Umguza



The Ministry of Mines has issued numerous mining licenses to companies and individuals without adequately assessing the environmental and social impacts. The Ministry of Agriculture has prioritized agricultural production without considering the impact of mining activities on agricultural land and water resources. The Ministry of Environment has failed to effectively regulate mining activities, allowing illegal miners to operate without adhering to environmental regulations. The lack of coordination among government ministries and agencies has resulted in a lack of effective regulation and monitoring of mining activities.

This has led to the proliferation of illegal mining operations, which are often characterized by poor environmental and safety standards. Artisanal miners, who are not formally employed by mining companies, operate without licenses or adherence to environmental regulations, leading to severe environmental degradation and social conflicts.

To address the challenges facing the mining sector in Umguza District, it is proposed that government ministries and agencies work together with stakeholders to balance economic gains with environmental and social concerns. A mining forum should be established to oversee mining activities, monitor growth, and ensure sustainable and responsible practices. The Ministry of Mines, EMA, and URDC must collaborate to enforce mining laws and address illegal mining. Environmental rehabilitation programs should be enhanced to mitigate the effects of illegal mining, involving locals in the process and educating them about the dangers of illegal mining and environmental degradation. Additionally, artisanal miners should be equipped and educated, and provided with access to basic protection gear and healthcare facilities. By implementing these proposals, the district can promote sustainable mining practices, balance economic growth with environmental and social concerns, and ensure the well-being of local communities.

2.4. Agriculture

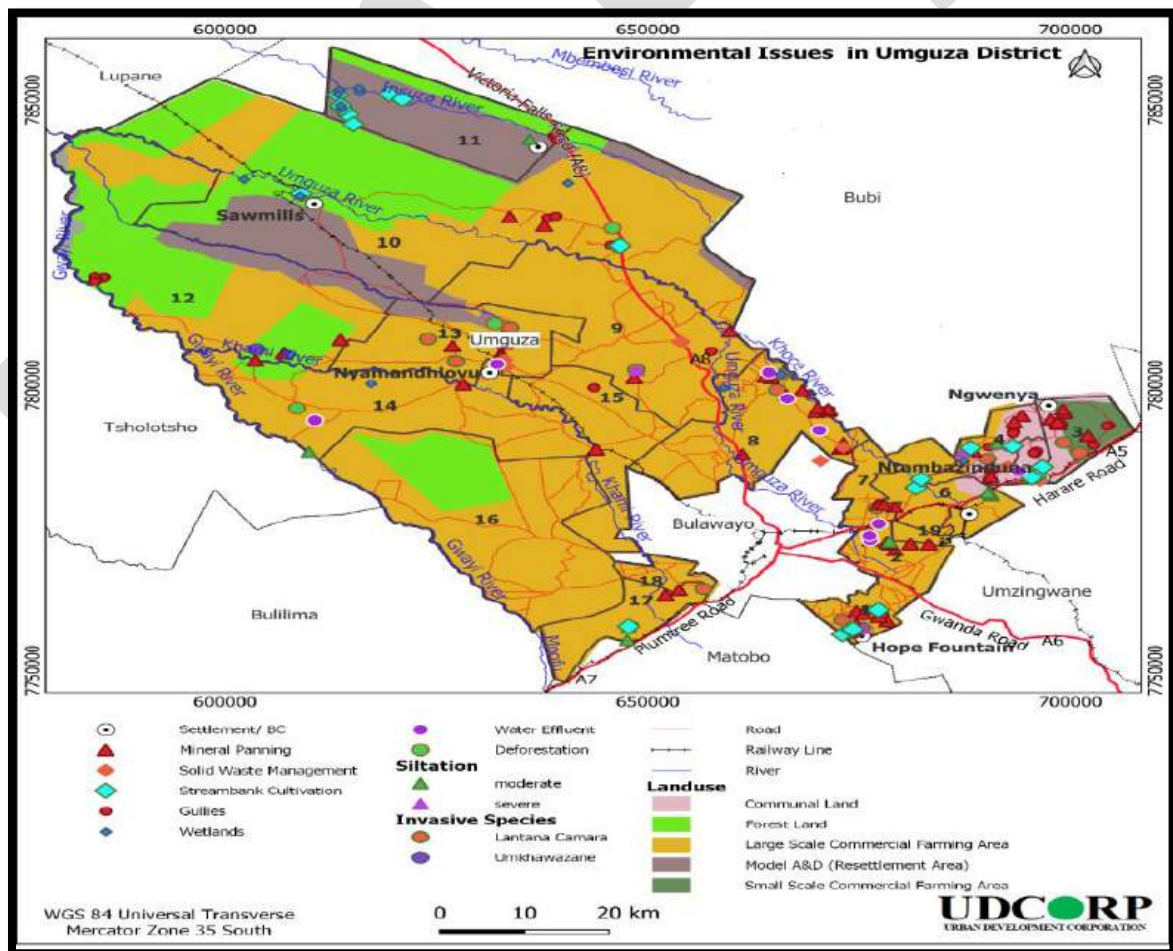
Agriculture is a vital sector in Umguza District, with crops like maize, sorghum, and sunflower being grown, but yields are low due to issues like soil fertility, irrigation, and input access. Horticultural crops like rape, potatoes, and tomatoes are also grown, but face similar challenges. Livestock farming is also prevalent, with poultry and cattle being the most common, but faces challenges like drought, water scarcity, and inadequate dip tanks.

Irrigation is essential due to irregular rainfall patterns, but infrastructure is inadequate, and existing systems are poorly maintained. Proposals suggest

setting aside land for irrigation schemes, rehabilitating available schemes, constructing dams, and solarizing or electrifying irrigation schemes to enhance efficiency. Furthermore, proposals suggest providing land for farming, addressing issues of security of tenure, markets for produce, improve road networks, water supply, and creation of silos for food security. For livestock, proposals include grazing land in development plans, infrastructural improvements, sale markets, access roads, dam construction, and solarization of boreholes. Legislation supporting livestock farming and rehabilitation of dip tanks with ablution services and on-site water supply are also recommended.

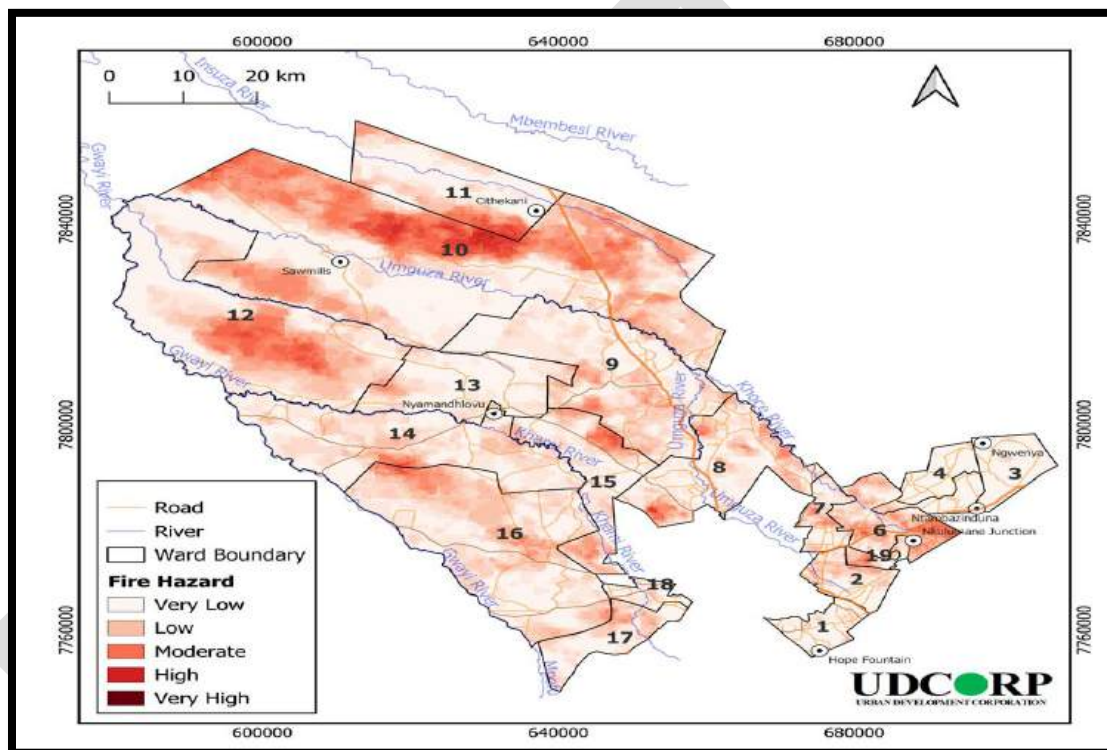
2.5. Environmental Sustainability and Stewardship

Map 9: Distribution of Environmental Issues in Umguza District



Umguza district is affected by a wide range of environmental challenges that include deforestation, invasive alien species, illegal mineral extraction, stream bank cultivation, gully erosion, siltation, veld fires, unsustainable wetland management, poor waste management and air pollution among others (See map 5). The major issues include veld fires, illegal mineral extraction and improper waste management at growth centres and business centres.

Map 10: Umguza Fire Hazard Distribution Map



Umguza District is ranked third in Matebeleland North Province in terms of veld fires hence the need to scale up fire management activities Intensive veldt fire awareness programmes and fireguard demonstration activities, for instance, Inyokene Fire Projects have been done being spearheaded by the Environmental Management Agency (EMA) to reduce the prevalence of veld fires and this has seen a decline in veld fire incidences and huge hectares affected by fires. Map 10 depicts the distribution of fire hazards in the district with the protected forests areas in critical danger of fire due to the existence of biomass.

Illegal mineral extraction has emerged as an issue of concern in the district as gold panning is one of the livelihood options available for survival in the district. There is rampant illegal gold mining in wards 1 to 8 where abandoned deep pits have resulted in severe land degradation and pose a threat to livestock. Approximately 75% of mining activities in the district are illegal for they are implementing their mining projects without or with expired Environmental Impact Assessment certificates. Umguza district, because of its proximity to Bulawayo, is a source of firewood and sand for construction hence the prevalence deforestation and sand poaching. The impacts of sand poaching are evident in wards 2 and 17

2.5. Governance and Institutional Capacity

i. Financial Position

The council's financial statements from 2016 to 2020 show that:

- Revenue comes from exchange transactions (49-78% of total revenue) and non-exchange transactions (22-51% of total revenue).
- The main sources of revenue are levies and licenses (28-40% of total revenue), donations and grants (11-34% of total revenue), and other income (2-40% of total revenue).
- There was a significant increase in revenue from 2018 to 2020 due to hyperinflation.
- Operating expenses account for the majority of spending (92-99% of total expenditure), with capital expenses making up a small portion (1-8% of total expenditure).
- The council takes an average of 143 days to collect debtors' payments, which may impact service delivery due to the effects of hyperinflation.
- The council takes an average of 103 days to pay creditors, which may affect its ability to secure services from providers.

PART 2

3.0 MASTER PLAN PROPOSALS, POLICIES AND THEIR IMPLEMENTATION

3.1. Introduction

The Master Plan proposals herein presented must be read in conjunction with the **Operative Bulawayo Master Plan (Plan Number TPD 426)**. This is in accordance with the dictates of Regional Town and Country Planning Act Chapter [29:12] which categorically states that when preparing a Master Plan proposal for an abutting Local Authority with an Operative Master Plan, the following applies:

- The Planning Authority shall consult with the abutting Local Authority and consider their approved Master Plan.
- The proposals shall be harmonized with the abutting Local Authority's Master Plan to ensure consistency and compatibility.
- The planning authority may adopt a joint planning approach to ensure a co-ordinated development strategy.

This ensures a coordinated and integrated approach to planning, avoiding conflicts and promoting sustainable development in that particular region.

3.2. Umguza Master Plan Overarching Goal:

To provide for the planning of Umguza Rural District with the object of conserving and improving the physical environment and in particular promoting health, safety, order, amenity, convenience and general welfare, as well as efficiency and economy in the process of development and the improvement of communications; to authorize the making of local plans, to provide for the protection of amenities and the preservation of buildings, heritage sites and trees and generally to regulate the appearance of the landscape; to provide for the control over development, including use, of land and buildings; to regulate the subdivision and the consolidation of pieces of land; and to provide for matters incidental to or connected with the foregoing (Adopted from the RTCP Act, [Chapter 29:12]).

This section outlines the key proposals and policies for the 2025-2045 Umguza Master Plan. organized into eleven subsections. The overview subsection provides a general outline of the land use proposals, categorized by zones, along with a brief discussion of the strategic issues related to land use, location, and urban management implications. The remaining eleven (11) subsections focus on specific sectors, which are:

- i. **Land Governance and Statutory Plans:** this subsection presents the land administration framework that the district will use. It also details the proposed subsidiary spatial plans that are considered critical for the district to prepare to better inform implementation of land governance and rural/urban development.
- ii. **Environment and Urban Resilience:** the subsection details the environmental proposals and the policies that will guide their implementation to respond to relevant stressors and acute shocks. An urban/rural resilience framework is used to ensure that the capacity of residents, the infrastructure and services they depend on is developed so that it can handle stresses and shocks. The framework allows development of relevant absorptive, adaptive, and transformative capacities of the residents, the infrastructure and services.
- iii. **Residential Development:** this subsection pulls together housing development proposals and policies for the district. It speaks to models, density choices, tenure, and financing options for both greenfield and brownfield developments.
- iv. **Commercial Development:** additional to aspects of relevant statutory plans focused on specific commercial land use zones this subsection engages with identified special focal areas within the district. The proposals are discussed at strategic levels to frame detailed spatial planning and development over the planning period.
- v. **Industrial Development:** the subsection presents key industrial development proposals and policies for the district.
- vi. **Services and Associated Infrastructure:** this subsection presents five key services of social welfare, health, education, sport and recreation, transport and physical infrastructure. The infrastructure services of concern include roads, water, wastewater, and public lighting.

- vii. Agriculture:** this subsection presents the district's agricultural sector key proposals on improving productivity and production, access to markets, irrigation systems, soil degradation, and technology adoption, which will help in a long ways the farmers' income and food security.
- viii. Tourism:** this section will look at issues to do with adequate infrastructure, effective marketing, access to tourism attractions, waste management, and community benefits, which will improve the sector's potential to contribute to the local economy.
- ix. Mining:** the subsection will tackle environmental and social concerns, including pollution, inadequate rehabilitation, limited community benefits, weak regulation enforcement, and insufficient local economic development, which need to be addressed to ensure sustainable and responsible mining practices.
- x. Financial Services:** the subsection presents proposals on how the district, national government, private and civil society financing frameworks for urban development and management. It details how the District Council will finance different aspects of the Master Plan including the relevant fiscal and non-fiscal incentives or instruments that will be deployed.
- xi. District Council Capacity Building:** implementation of the Master Plan will require a competent local governance and administration system. Capacity development proposals for the policy and executive sides of the Umguza District Council will be presented alongside stakeholder and resident-facing initiatives as part of building a strong social contract at district level for implementing the Master Plan. The stakeholders include state and non-state actors across the district.

3.1. Overview: The Umguza Land Use Map

This section presents the Umguza Land use map

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The Land Use Map for Umguza District shows two (2) different boundaries. One boundary is the official administrative of Umguza District, and the other boundary includes areas that have been incorporated into the **Operative Bulawayo Master Plan Number TPD 426**. Within the official Umguza boundary, some important land use changes have been proposed, including:

- i. The proposed expansion of Ntabazinduna Township up to Mbembesi to include residential, commercial nodes , institutional and recreational facilities
- ii. A proposed light industrial and commercial corridor along Harare-Bulawayo Road.
- iii. Expansion of Insuza Township, to include residential, commercial ,institutional and recreational facilities incorporating nearby areas of Tobotobo.
- iv. Expansion of Igusi Township, to include residential, commercial ,institutional and recreational facilities.
- v. Incision of Sharona Park, Imbesu Park, Heany Junction and Springs Farm urban for expansion.
- vi. Rezoning of Rangemore into a mixed density residential development in line with the Council's thrust of setting up a smart city named Umgungundlovu Western City.
- vii. Rezoning of Rangemore (predominantly high density) into a mixed density residential development in line with the Council's thrust of setting up a Smart City named Ugungundlovu Western City. Progress has been made in the realisation of this vision as some of the developments have already taken shape. These include Emthunzini, Mbundane and Remainder of Lot 27A. The Master Plan hence further proposes the adoption of these key developments and merge them with the surrounding areas like Woolendale ,West Acre ,Broadway farms ,Mbonqgane and Stanhorpe areas up to Gwayi River.
- viii. The Master Plan also adopts the council's vision of developing a mixed density Smart City at Denver Township merging Mbuyazwe Khami, Umguza Irrigation Lots and Umutsha areas.
- ix. The Master Plan also adopts the current vision of developing a Smart City at King City.

N.B. The Master Plan further proposes that Umguza Rural District must come up with an Infrastructure Master Plan (water and sanitation, roads) to support these proposed settlements expansion.

These proposed land use within the district have the potential to upgrade the district's form and socio-economic performance. They have implications for infrastructure across the entire district. Critically, they also present a strategic opportunity to address both spatial and economical inequalities.

3.2. Land Governance and Statutory Plans

The absence of a Master Plan for the district greatly affected the performance of land administration functions. Over the planning period the District Council will aim to achieve and institutionalise a culture of land governance excellence, which is technically competent, politically appropriate, environmentally sound, and socially inclusive keeping relevant instruments under constant participatory review. Proposals for the period include Preparing, adopting and implementing relevant statutory plans under the Regional, Town and Country Planning Act with priority being on the following:

- i. The Ntabazinduna and Mbembesi Combination Local Spatial and Economic Development Plan,
- ii. The Nyamandlovu Local Spatial and Economic Development Plan,
- iii. The Khami Ruins Local Subject Plan in consultation with National Museums and Monuments
- iv. Expedite the approval of the 49 by-laws by the Ministry of Local Government and Public Works
- v. Preparing, adopting and implementing other plans and policies under other national laws that aid land or spatial governance including equitable land value capture, poverty reduction and overall improvements to quality of life within the district. Priority will be given to the following:
 - A Disaster Reduction and Risk Policy and Plan,

- A Natural Infrastructure Development and Management Plan complementing the Local Environment Action Plan (LEAP) integrating green/climate resilient infrastructure design, delivery, and management,
 - A Policy, Regulations and Guidelines on efficient, equitable and effective land utilisation across all land categories and ownership modes. The district will use this policy to create critical awareness on the collective benefits accruing to the district and landowners when all land is appropriately utilised.
- vi. Over the lifespan of the Master Plan, Umguza will continuously develop its technical and political land governance competences. The district will collaborate with Provincial and National Government, the private sector, civil society and residents to ensure effective, transparent, equitable and efficient utilisation of all land resources for sustainable growth and development.

3.3. Environment and Rural/urban Resilience

Rural and urban communities, infrastructure, the natural environment, and the economy face numerous systemic stressors that weaken their fabric. These stressors include unemployment, inadequate public transport systems, endemic violence, food insecurity, and substance abuse. Rural systems, in particular, experience acute shocks or sudden sharp events like drought, fires, floods, disease outbreaks, and infrastructure failures. These stressors and acute shocks have the effect of undermining the performance of community systems. However, resilient urban/rural systems can absorb, adapt, and transform under the influence of stressors and acute shocks, allowing them to bounce back and build forward better. Umguza district's resilience will be built during the planning period based on specific proposals and policies aimed at addressing these challenges. By prioritizing resilience, the district can create more sustainable and adaptable systems that benefit both rural and urban populations.

- i. The proposed solutions will focus on addressing the identified stressors and shocks, enhancing the capacity of rural and urban systems to absorb, adapt, and transform in response to challenges. This will involve implementing measures to improve public transport, address violence and substance abuse, enhance food security, and upgrade infrastructure to mitigate the impact of acute shocks. By

- adopting a resilience-building approach, Umguza district can create a more sustainable and prosperous future for its communities.
- ii. Council must collaborate other state agencies (EMA, ZINWA, Forestry Commission, Zimbabwe National Parks and Wildlife Authority) to ensure the conservation and protection of natural environments, including wetlands, forests, and heritage sites, for future generations.
 - iii. Establish a managed green corridor along the Umguza and Khami Rivers, creating recreational parks that accommodate various activities such as sports, religious gatherings, and social events, while promoting environmental sustainability and community engagement.
 - iv. Promote the widespread transition to renewable energy sources among residents, including households, corporations, and institutions, by encouraging the use of energy storage batteries, energy-efficient appliances, and solar power, and implementing net metering policies to support a sustainable and decentralized energy system.
 - v. Establish an annual reforestation program, which includes the planting of a diverse range of fruit trees (both indigenous and exotic), as well as other tree and plant species, to promote ecological balance, biodiversity, and sustainable development.
 - vi. Erecting/constructing a flood barrier along Khami and Umguza rivers and establishing a multi-activity natural corridor.
 - vii. Construct firebreaks or fireguards in fire-prone areas across the district, including protected forests, to prevent the spread of wildfires and protect the environment and surrounding communities.
 - viii. Implement a comprehensive program to restore degraded wetlands, reclaim gullies, and desilt water sources across the district, aimed at revitalizing ecosystems, enhancing biodiversity, and ensuring sustainable water management.
 - ix. Require all proposed developments within the district to undergo Environmental and Social Impact Assessments (ESIA) to ensure that they adhere to sustainable

practices and mitigate potential environmental harm, thereby promoting responsible utilization of natural resources.

These proposals will be supported by a suite of policies to be developed and implemented by Umguza, with a focus on:

- i. A community-led nature-based solutions policy framework, leveraging volunteer efforts, corporate sponsorship, and council infrastructure development and management expertise.
- ii. A resilient service and infrastructure delivery policy, emphasizing the adoption of appropriate technology, efficient resource utilization, and prudent asset management.

3.4. Housing and Community Services Development

The Master Plan is committed to providing a range of housing options and community services in a sustainable and equitable manner, catering to the diverse needs of its residents. This includes delivering low, medium, and high-density housing units to address the current unmet demand of 5,000 to 20,000 units, with a focus on high-density housing (80%). To achieve this, the district leadership will develop and implement policies and strategies in collaboration with the council, other government agencies, private sector stakeholders, civil society organizations, and individual homebuyers. The specific proposals for the planning period aim to ensure a balanced and sustainable approach to housing development within the district boundary.

- i. Ensure universal access to water and sanitation services in all existing and future residential settlements, in accordance with the Housing and Settlement Policy (2020). For new settlements, occupation and construction will only be permitted after the installation of requisite water and sanitation infrastructure.,
- ii. Reserve 40% of the new planned areas for high-rise family dwelling units, accommodating at least 500 families, in line with the Housing and Settlement Policy (2020).
- iii. Regularize and sanitize informal settlements in Ntabazinduna and Rangemore, in collaboration with Local Authority and Central Government.

- iv. Establish 19 multi-purpose community facilities across all wards and strategic locations, combining Council-built and community-built centres, and expanding access to church buildings.
- v. Modernize and increase public toilets at all business centres.
- vi. Decentralisation council housing function to business centres/townships,
- vii. Umguza Rural District Council shall regulate settlement spatial location, homestead design, common services, building technology, and materials to ensure economic, sustainable, resilient, and efficient land use, in consultation with communities and traditional institutions.
- viii. Prohibit change of use for land designated for social amenities in order to balance social amenities and housing.
- ix. Ensure architectural and urban design standards meet the highest standards, incorporate cultural and historical elements, and accommodate persons with disabilities and pedestrian movement.,
- x. Establish a new Vocational Training Centre, five (5) new primary schools, and three (3) new secondary schools, particularly in the North-West part of the district.
- xi. To identify and provide land around the district to house the aged, safe shelter, the destitute and the rehabilitation of the physically handicapped and drug addicts. The Facilities should be central to ensure equality in conjunction with the Ministry of Social Welfares' Department of Social Services.
- xii. Reserve land in all new layouts for allocation to charity organizations for the establishment of facilities for persons living with disabilities.
- xiii. Reserve land for Police Stations and Posts in new Layouts to ensure adequate policing within the district.
- xiv. Existing stations and posts to be provided with additional land for staff housing and facilities in line with demand.
- xv. Adoption of modern technology-based interventions in policing.
- xvi. Establishment of community neighbourhood watch committees in line with the ZRP terms and conditions.

- xvii. Provide a 2km radius buffer from Army cantonments shooting ranges for Induna and Llewellyn barracks to ensure limited interactions and conflicts between the general public.

These proposals will be supported by various Council and National policies, prioritizing:

- i. Public-private-civil society partnerships for housing and community services development.
- ii. Standards for general housing in new and existing residential areas.
- iii. Community and recreational service development and sharing, in collaboration with social organizations like churches and schools.

3.5. Economic Development and Management

Proposals and policies for economic development and management focus on small-scale and light industry manufacturing, medium-sized commercial enterprises, produce markets, local tourism and cultural or heritage-based entrepreneurship. These are the economic sectors over which the district has substantial regulatory and facilitatory competence. Beyond space and basic service provision, the district has limited economic development facilitation roles for large-scale operators within the economy. It is within this framework that the Master Plan promotes the following proposals during the planning period:

- i. Develop mixed-use shopping complexes of various sizes along major corridors, as directed by Council, to create Employment Nodes and stimulate economic activity.
- ii. Reserve land for SME workspaces throughout the district, responding to demand and supporting entrepreneurship.
- iii. Enhance the spatial and economic vitality of existing business centres by promoting mixed and specialist uses, strengthening their presence and appeal.
- iv. Designate land within major commercial centres for the development of Service Stations, Private Surgeries, Pharmacies, Banks, and shopping malls, enhancing the district's economic profile.

- v. Identify, strengthen, and showcase arts and culture value chains, hospitality sectors, and establish relevant facilities, including a 300-seat adaptable auditorium at Khami Ruins for regular and commissioned events.
- vi. Develop and implement an Annual District Cultural Calendar, featuring events like District Day, aligning with a Tourism Assets popularization program to promote district visits.
- vii. Designate land for fresh farm produce wholesale markets at major trunk roads and intersections, supporting local agriculture and commerce.
- viii. Adopt the proposed stand for setting up service stations, including facilities like service workshops, mini-supermarkets, and LP Gas filling, along Bulawayo-Harare Road and other strategic locations.

The economic development proposals will be implemented within the context of national policies, plans, and programs, with a focus on localizing these initiatives to highlight Umguza's unique offerings. This will involve cultivating a business culture that prioritizes high-quality, sustainable products and services, and allocating a district budget to support economic and cultural development. Additionally, policy innovations will be introduced to sustain and expand existing economic activities, as well as attract new ones, particularly those linked to the beneficiation of raw materials from the district, such as gold and agricultural produce, and value chains like cement and jewellery. By leveraging Umguza's strengths in these areas, the district aims to drive economic growth and development.

3.6. District Industrial Sector

An appropriate industrialisation framework needs developing. This requires a focused assessment of existing industrial operations, land and basic service demands of existing industrial sector. Additionally, an understanding of emerging industrial opportunities is needed for informed facilitation of the location and growth of new industries in the district. The study notwithstanding critical proposals for industry to be prioritised include the following:

- i. Strengthen and consolidate industrial nodes and primary land use zones along the Bulawayo-Harare Road corridor.

- ii. Prioritize providing existing industries along Bulawayo-Harare Road with reliable potable water, sanitation infrastructure, and land for expansion, ensuring their sustainable growth.
- iii. Reserve light and service industrial land along Bulawayo-Harare Road and in business centres, subject to demonstrated demand and further detailed layout design planning.
- iv. Establish a high-value, clean manufacturing, and airport-related handling and warehousing zone near the International Airport, leveraging its strategic location.
- v. Designate light industry land in existing townships and neighbourhood business centres, promoting decentralized industrial development.
- vi. Foster partnerships with key business stakeholders to identify industrial activities with revival potential in the district.
- vii. Industrial land development will be phased and planned in response to market demand.
- viii. Allocate 10% of industrial land for the establishment of new industries, promoting diversification and growth.

3.7. Services and Associated Infrastructure in the District

Services and the infrastructure conveying and housing them are critical to district liveability. Social or communities' facilities and services including mobility enablers are central to quality of life. Their provision is in the sub-sectors of health, education, law and order, leisure or recreation, and public transport. All these subsectors are connected and served by road, water, sanitation, and energy as well as infrastructure associated with sporting facilities. The delivery of services and supporting infrastructure will follow national policies and standards with international best practices applied where relevant and appropriate. The subsections below detail the proposals and policies for the individual service categories and end with those that relate to the relevant infrastructure.

3.7.1 Social Protection

The district will provide social protection services guided by local culture, complemented by national and global policies, with a focus on leaving no one behind. Umguza residents will be empowered to participate in governance and development processes, ensuring they benefit from and contribute to collective obligations. During the planning period, the district proposes:

- i. Enhancing the Social Welfare office's capacity for research and program development in collaboration with other stakeholders.
- i. Implementing social protection activities, including soup kitchens, housing for the homeless, and linking residents to socio-economic opportunities.
- ii. Partnering with social development, religious organizations, and public institutions to provide life skills, tackle gender-based violence, drug abuse, promote community cohesion, and volunteering.

To fulfil its social protection commitments, the Council will develop a policy and annually funded program over the planning period.

3.7.2 Health including Solid Waste Management

Working with relevant national and provincial government agencies, the private and civil society sectors the Council will execute the following:

- i. The Master Plan adopts the proposed six (6) health facilities being constructed in the district. Additional five (5) clinics to be constructed to ensure all wards are fully catered for in terms of health care facilities.
- ii. The Master Plan adopts the ongoing construction/rehabilitation of Nyamandlovu District Hospital and upgrade the existing clinics to have at least 3 Polyclinics.
- iii. Roads leading to health facilities should be urgently rehabilitated to enable accessibility to the facilities by patients and hospital supplies to the health facilities.
- iv. Staff accommodation should be expanded as demand increases and match the set standards.

- v. In view of the expected growth of Umguza, there is need to upgrade Fingo clinic to become District Hospital to cater for the population and proposed expansion of the Ntabazinduna and Mbembesi area.
- vi. Local development Plan and detailed layout plans to identify sites suitable for the establishment of Private Surgeries and pharmacies around the district's major service centres.
- vii. Enhance mobile health services in Umguza District by upgrading and expanding mobile clinic infrastructure, increasing visit frequency, introducing specialized services, partnering with health NGOs, and leveraging innovative technologies like telemedicine and health apps, to bridge the healthcare gap in rural areas and improve residents' well-being.
- viii. Recruit at least 2 Medical Doctors for the District over the planning period to serve residents and enhance health staff competences continuously.
- ix. Establish waste transfer stations at strategic points in the district, roll-out recycling district wide, cut on waste burning, and dumping.
- x. Closely monitor registered and unregistered outlets selling cooked food and entrepreneurs trading in food products including agricultural produce to ensure resident wellbeing.
- xi. Modernise, increase number of expanded capacity and better maintained public toilets at the existing business centres.
- xii. The district will prepare and finance implementation of an integrated waste management plan consistent with the Environmental Management Act and Council by-laws.

3.7.3 Education

Human capital development is essential for every district's future growth. As noted in the study basic and secondary places are not adequate justifying the need for new schools. At the same time Vocational Training Centres are limited. Other services that pupils and students need are part of services proposed for the wider district community in the previous sections.

3.7.4 Sports and Recreation

Age-appropriate and equitably accessible sporting and recreational facilities are limited in the district. Some existing ones are in a state of disrepair. The district will prioritise the following over the planning period:

- i. The Master Plan upholds the development of the planned large-scale and multi-purposed sporting and recreational facility at Ntabazinduna Township.
- ii. The Master plan proposed social amenity locations to be easily accessible and friendly to persons living with disabilities.
- iii. Permit the development of areas around major dams, heritage sites into major recreational belt with the provision of ancillary infrastructure (subject to full feasibility studies.)

These proposals will help bring life to the district through sports and recreational.

3.7.5 Public Transport and Commercial Vehicle Parking

Over the planning period the district will:

- i. Upgrade and widen existing roads, including the Bulawayo-Victoria Falls highway and Bulawayo-Tsholotsho Road.
- ii. Construct new roads to connect developing residential, commercial, and industrial areas to local, district, and national distributors.
- iii. Repair potholes, improve road signs and markings, and ensure proper drainage.
- iv. Construct bus stops with shades and litter bins and establish a bus terminus in all established Townships.
- v. Partner with law enforcement agents and local authorities to prevent encroachments and illegal activities on railway servitude.
- vi. Implement proposed projects and activities on NRZ land reserves.
- vii. Implement International Civil Aviation Organization standards and SI 211 of 2018 to maintain airspace around Joshua Mqabuko Nkomo Airport airports is free from obstacles.

- viii. Prohibit development within 70 meters of the centre line of any National Road and 100 meters of any railway line.
- ix. Ensure minor and major roads, sidewalks, pathways, curbs, and associated facilities are accessible to persons with disabilities.
- x. Surface or gravel access roads to health facilities, education, heritage, and tourism facilities
- xi. Establish a transportation master plan, prioritizing pedestrian-friendly infrastructure and public transportation systems
- xii. -Incorporate smart city technologies, such as intelligent transportation systems and water management monitoring

By implementing these recommendations, the Umguza District Council can improve the district's transport infrastructure, promote sustainable development, and enhance the quality of life for its residents.

3.8. Physical Infrastructure and Utilities

Over the Planning period, the district will concentrate on the following:

- i. The Master Plan adopts the construction of the proposed Gwaii-Shangani Dam as the main source of water supply for the district.
- ii. The Master Plan adopts plan by the Council to set up a water treatment plant at Ntabazinduna being supplied water by Ngwenya Dam.
- iii. Establish water treatment plants at Sawmills, Igusi, and Nyamandlovu to tap from the Gwaai-Shangani proposed trunk water main.
- iv. Umguza Rural District Council to carry out a comprehensive feasibility study of Nondo Dam's capacity to supply the eastern side of the district with water in the next 10-15 years.
- v. Ensure reticulated water supply in all urban townships.
- vi. Conduct hydrogeological surveys to determine water capacity and identify areas for borehole drilling

- vii. Rehabilitate existing boreholes and upgrade to solar-powered systems.
- viii. Enforce laws to prevent illegal water abstraction at dams.
- ix. Implement rainwater harvesting measures, including installing rainwater tanks at rural homes, schools, and commercial facilities
- x. Provide reticulated water supply to schools and health facilities

3.9. Mining

Umguza District has a long history of mining activities, with gold being the primary mineral extracted. The district's geology is characterized by gold-bearing reefs, making it an attractive destination for mining investors. However, the distribution of mining activities is skewed, with some wards being more affected than others. While mining has provided employment opportunities and generated revenue for local communities, it has also had a profound impact on the environment and local agriculture, which is the main economic activity in the district. The competition between mining and agriculture has led to conflicts over land use, with mining activities often disrupting agricultural production and vice versa. The lack of harmony between government ministries and agencies has exacerbated the issues, with each ministry pursuing its mandate without considering the broader implications. This siloed approach has resulted in a lack of integrated planning and management, leading to the uncontrolled growth of mining activities and environmental degradation.

The Ministry of Mines has issued numerous mining licenses to companies and individuals without adequately assessing the environmental and social impacts. The Ministry of Agriculture has prioritized agricultural production without considering the impact of mining activities on agricultural land and water resources. The Ministry of Environment has failed to effectively regulate mining activities, allowing illegal miners to operate without adhering to environmental regulations. The lack of coordination among government ministries and agencies has resulted in a lack of effective regulation and monitoring of mining activities. This has led to the proliferation of illegal mining operations, which are often characterized by poor environmental and safety standards. Artisanal miners, who are not formally

employed by mining companies, operate without licenses or adherence to environmental regulations, leading to severe environmental degradation and social conflicts.

To address these challenges, there is a need for a harmonized approach among government ministries and agencies, as well as engagement with local communities and stakeholders. The following proposals aim to ensure that mining activities in Umguza District are conducted in a sustainable and responsible manner, balancing economic benefits with environmental and social considerations.

- i. Establish a multi-stakeholder forum to develop a comprehensive framework for mining activities, ensuring sustainability and responsibility.
- ii. Strengthen regulations and enforcement mechanisms to prevent illegal mining and ensure compliance with environmental and safety standards.
- iii. Provide training and support to artisanal miners to promote safe and environmentally friendly practices.
- iv. Prioritize environmental rehabilitation and restoration programs to address degradation caused by mining activities.
- v. Implement integrated planning and management approaches to balance mining with agriculture and environmental protection.
- vi. Ensure effective regulation and monitoring of mining activities by government ministries and agencies.
- vii. Provide alternative livelihood options for communities displaced by mining activities.
- viii. In processing and approving the mining titles the Ministry of Mines shall be done in with consultation with the local authority and the relevant national government stakeholders in order to limit conflict in land management and promote transparency and accountability in the issuance of mining permits and grants.
- ix. Encourage sustainable mining practices and technologies to minimize environmental impacts.
- x. Ensure that mining activities contribute to local economic development and benefit local communities.

By incorporating these proposals, mining activities in Umguza District can be managed effectively, balancing economic benefits with environmental and social considerations.

3.10. Agriculture

Agriculture is the backbone of Umguza District's economy, with a significant portion of the population relying on farming and livestock production for their livelihood. However, the sector faces numerous challenges that hinder its potential. Crop yields are low due to soil fertility issues, inadequate irrigation, and limited access to inputs. Horticultural crops and livestock farming also face similar challenges, including drought, water scarcity, and inadequate infrastructure. To address these challenges, it is essential to prioritize agriculture in the Master Plan. Recommendations include:

- **Irrigation**-setting aside land for irrigation schemes, rehabilitating existing schemes, constructing dams, and solarizing or electrifying irrigation systems to enhance efficiency.
- **Land Tenure**-Providing land for farming, addressing security of tenure issues, improving road networks, water supply, and creating silos for food security are crucial.
- **Livestock**-For livestock farming, designating grazing land in development plans, improving infrastructure, creating sale markets, access roads, constructing dams, and solarizing boreholes in every ward. Paddocking should be introduced in all villages to minimize overgrazing. Pegging of paddocks should be done with full stakeholder consultations including traditional leadership and the community.
- **Dip tanks**- Master plan provides for the urgent rehabilitation of dip tanks and on-site water supply and supporting infrastructure to curb livestock diseases.
- **Crops**-The Master Plan is encouraging growing of drought resistant crops in consultation with AGRITEX and also in line with the revised agro-ecological zones.
- **Agricultural Markets**-Establish agricultural produce markets and processing facilities to enhance value addition. Processing facilities should be central and easily accessible and preferably located along major corridors and near raw materials.

- **Diseases Prevention**-Provision for setting up of offices for AGRITEX should be made in all new layouts to be prepared within the district to ensure decentralization of services.
- **Water supply**-In accordance to environmental regulations and after carrying out feasibility studies, additional dams to be constructed for water supply and irrigation development in the district to boost agricultural productivity.
- **Desilting existing Dams**-Master plans adopt proposals for the desilting of existing dams in the district for irrigation development, livestock and water supply. Water harvesting to be prioritized and investment made in the sector.
- **Unsustainable Farming Practises**-Responsible authorities to enforce all environment regulations and by-laws to curb unsustainable practises such as streambank cultivation, wetland destruction etc.

By implementing these proposals, Umguza District can enhance agricultural productivity, improve food security, and promote sustainable livelihoods.

3.11. Financial Services Sector

Implementation of the Master Plan will be funded through:

- Council budgets,
- Intergovernmental fiscal transfers from national government,
- Private investments from individuals and corporate organizations,
- Loan finance,
- Devolution Funds
- Development aid from local and international partners (Charity funding)

To optimize funding, the Council will:

- Intensify debt recovery efforts to finance priority capital projects and improve financial sustainability.
- Foster a culture of financial prudence and propriety,
- Enhance revenue collection efficiency,
- Conduct bi-annual reviews on fund flows for socio-economic development and
- Promote blended financing for socio-economic activities and infrastructure

3.12. Capacity Building and Master Plan Implementation Phasing

To ensure the successful implementation of the Umguza District Master Plan, it is crucial to have the necessary capacity and resources in place. This includes equipment availability, such as ambulances and engineering equipment, to support the delivery of services and infrastructure development.

The Master Plan for the period proposes the Council to :

- i. Employ highly qualified and committed staff to drive development.
- ii. Link Master Plan performance to Council strategic and annual plans for accountability.
- iii. Utilize devolution funds to address areas identified by the Masterplan.
- iv. Implement the Presidential Call to Action blueprint, enhancing **Planning Functions**, human resources, autonomy, and valuation rolls. A fully-fledged Planning Department needs to be established, **headed by a qualified Spatial Planner reporting directly to the Chief Executive Officer**. This department will be responsible for coordinating the implementation of the Master Plan, monitoring progress, and making adjustments as needed. The Planning Department should comprise additional professionals, including urban planners, GIS specialists, Town Planning Technicians, environmentalist specialist and building inspectors, to provide a multidisciplinary approach to planning and implementation.
- v. Strengthen Development Control functions, capacitate enforcement, and finalize draft By-laws aligned with the Master plan.
- vi. Establish a robust land use monitoring system to prevent illegal activities and promote sustainable development
- vii. Leverage GIS technology for effective management and showcase opportunities in the district through media platforms.
- viii. Provide Continued Professional Development (CPD) programs for staff to enhance capacities.
- ix. Enhance public relations efforts to engage stakeholders and promote planning activities

With the right capacity and resources, Umguzu District can effectively implement this Master Plan and achieve its vision for sustainable development.

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PART 3

4.0 CONCLUSION, MASTER PLAN IMPLEMENTATION PHASING AND ANNEXURES

4.1. Conclusion

The Umguza Master Plan presents a comprehensive and integrated vision for the district's sustainable development, addressing the identified thematic areas through clear goals, policies, and proposals. This written statement document serves as a roadmap for the district's growth and transformation, providing a framework for coordinated development efforts. Effective implementation of the Master Plan relies on the collective participation and collaboration of all implementing agencies, ensuring a unified approach to addressing the district's challenges and opportunities. Furthermore, boundary harmonization among all state entities within the district is crucial to ensure seamless coordination and efficient resource allocation. By working together, Umguza district can realize its full potential, achieving socio-economic prosperity, environmental sustainability, and improved quality of life for all residents. The successful implementation of this Master Plan will serve as a model for integrated development planning, inspiring other districts to adopt a similar approach to creating a brighter future for their communities.

4.2. Phasing The Master Plan

The Master Plan's implementation will be strategically divided into three phases, each with a distinct timeframe: short-term (0-5 years), medium-term (6-10 years), and long-term (10+ years). This phasing approach offers implementers the flexibility to prioritize development in specific areas of the district, allowing for targeted focus and resource allocation. By breaking down the implementation into manageable phases, the Council can secure adequate funding for selected projects, aligning with the district's development goals. This structured approach enables the Council to address immediate needs in the short-term, build upon successes in the medium-term, and achieve long-term sustainability and transformation. Through phasing, the Master Plan's implementation becomes a dynamic and responsive process, adapting to the district's evolving needs and opportunities, while ensuring a cohesive and integrated development trajectory.

Table 1: Proposed Implementation and Phasing Matrix

| Abridged Proposal | Implementing Agency | Timeframe | | |
|---|--|-----------|--------|------|
| | | Short | Medium | Long |
| Establishing a fully-fledged Planning Department | Local Authority | | | |
| Mobile health facilities | Local Authority, Central Government, Private sector | | | |
| Completion and upgrading of existing health facilities | Central Government & Local Authority | | | |
| Constructing new health facilities | Local Authority, Central Government, Private sector | | | |
| Preparation of a Ntabazinduna-Mbembesi Combination Local Plan | Local Authority | | | |
| Preparation of Nyamandlovu Local Plan | Local Authority | | | |
| Preparation of Khami Ruins Local Development Plan | Local Authority | | | |
| Provision of additional Primary and Secondary schools | Local Authority, Central Government, Private sector | | | |
| Regularisation of informal settlements | Local Authority, Central Government, Private sector | | | |
| Provision of landfill sites | Local Authority | | | |
| Vocational Training institute | Local Authority, Central Government, Private sector | | | |
| Upgrading service centres | Central Government, Local Authority | | | |
| Rehabilitation of road network | ZINARA, RIDA, LA | | | |
| Upgrading sewage treatment plants/New works | Local Authority, Central Government | | | |
| Increase water storage capacity/new dam sites | Local Authority, ZINWA | | | |
| Establishment of irrigation blocks | Local Authority, Central Government, Private sector | | | |
| Siting and establishment of common burial sites | Local Authority & traditional leadership, Central Government | | | |
| Agro-based industries | Local Authority, Private sector | | | |

| | | | | |
|--|---|--|--|--|
| Conservation and protection of forests | Forestry Commission, EMA, Local Authority, Community | | | |
| Reclamation of gulleys, rehabilitation of wetlands, disiltation | EMA, Local Authority, Community, Development partners | | | |
| Build the water treatment plants at Igusi, Sawmill and Nyamandlovu | Local Authority, Central Government, Private sector | | | |

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4.3. ANNEXURES

- i. Existing Land Uses Map**
- ii. Proposals Map**

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