

# **PART I**

## **1.0 Introduction**

The Nyanga District Master Plan seeks to achieve a range of socio-economic development objectives at local, regional and national levels. The District has a variety of national assets that will contribute to food security through increased agricultural activity, possibly opening of new mines, expansion of timber production, opening irrigation areas; improvement of livelihoods and creation of employment opportunities; tourism and recreation; and augmenting national power supply to the national grid through mini-hydro power stations. There is vast potential for irrigation in the middle and lowveld area and the two major rivers, Nyamombe and Gairezi, can create varied water use opportunities.

At regional/provincial level, the Nyanga Master Plan will reinforce the devolution agenda and stimulate provincial economic growth and development. At the Local Authority level, the Master Plan will address the basic needs of the locals, the key stakeholders, to include provision of basic services, employment creation, infrastructure development, and set the standards aligned to sector and national norms.

The demand for land in some business centres should be approached with an open mind and with caution as well in understanding the development forces behind it. The population of Nyanga District has been growing steadily over the past 30 years from 117,279 to 146 227. Temptations to occupy land without permission from Council seem to be on the increase in some wards. This document focuses on the second part of the Master Plan, that is to proffer policies and development proposals in line with findings and issues outlined in the Report of Study.

The anticipated economic and business opportunities derived from the resources of Nyanga District and its varied environment are also associated with increased demands for land to develop various uses including establishment of settlements particularly Nyanga Town and its expected expansion, growing business centres like Regina Coeli, Nyatate and Tombo 1 and expanding irrigation in Nyamaropa to mention but a few in the Planning Area. The envisaged developments in the Planning Area also require adequate provision of social and physical infrastructure, and services to ensure functionality. These opportunities are also envisioned to generate environmental challenges that will affect certain areas noting that Nyanga District has all the five agro-ecological regions and by extension accommodates all three physical regions i.e. the highveld, middleveld and lowveld. That unique

physical position means a whole spectrum of different economic activities which include tourism and mixed farming. In light of these issues, it is important to ensure that the investments to be made within and around Nyanga District are socially, economically and environmentally sustainable for them to remain viable. This Master Plan is, therefore, required to provide a strategic framework for coordinated and orderly socio-economic development and environmental sustainability in the Planning Area and the nation at large. And the starting point is to document what is existing followed by what is expected.

## 1.1 Overview

A Written Statement for Nyanga Master Plan represents policies and development proposals to be pursued by local and international investors and partners, in the short, medium and long term. The Written Statement is based on specific assumptions and results from the Report of Study conducted in the year 2024, for the designated Nyanga Master Plan Area. Furthermore, it is informed by the Nyanga Mutasa Combination Master Plan that was prepared in the 1990s. The Master Plan will serve as a visionary, strategic and dynamic secondary law document for coordinated socio-economic development and growth, and conservation of the physical environment in the Nyanga District planning area.

The Inception Report guided the Master Plan preparation process in terms of content and programming. The Terms of Reference had these four deliverables:

1. An Inception Report,
2. A Report of Study,
3. A Written Statement, and
4. An Executive Summary.

This document is the Draft Written Statement prepared under the Regional Town and Country Planning Act [CAP. 29:12].

The Nyanga Local Authority must embrace the wider provincial, regional and national implications of the Master Plan, and engage key national institutions including sector ministries, parastatals, private sector organisations and private businesses in the planning and implementation of the Master Plan policies and development proposals. All players are expected to take their developmental projects from this Written Statement for their annual plans and annual programmes. Annual reviews should indicate how much of this master plan would have been implemented.

Several policy documents and Acts of Parliament were considered in conjunction with the findings from fieldwork and literature review in crafting the objectives of the Written Statement, making draft policies and outlining development proposals. Further information on policies considered in the preparation of the Master Plan is reported in the Report of Study and only a few of them are listed herein:

- Vision 2030 for Zimbabwe;
- National Development Strategy 1 (2021 – 2025);
- Devolution and Decentralization Policy (2020);
- District Strategic Plans and Provincial Development Plans;
- National Tourism Master Plan (2016) and the National Tourism Sector Strategy (NTSS) (2018-2028);
- Zimbabwe National Industrial Development Policy (2019-2023);
- Mining Mineral Policy (2013);
- The Human Settlement Policy (2020);
- National Climate Policy (2017);
- National Industrialization Policy (2017-2021);
- National Export Strategy (2017-2021); and
- Zimbabwe National Agricultural Policy Framework, 2019.

The short, medium and long-term policy and development proposals of this Master Plan also consider regional and international policies such as the African Union Agenda 2063 and United Nations’ Sustainable Development Goals (SDGs).

The main Acts of Parliament used in this Master Plan preparation are covered in detail in the Report of Study and a few of them are mentioned herein:

- The Constitution of Zimbabwe (2013);
- Regional, Town and Country Planning Act (Chapter 29:12), and Master and Local Plan Regulations (RGN 248 of 1977);
- Rural Districts Councils Act (29:13);
- Communal Land Act (20:04);
- Environmental Management Act (20:27);
- Mines and Minerals Act (21:05);
- Water Act (20:24);
- ZINWA Act (20:25);
- Parks and Wildlife Act (20:14);
- Traditional Leaders Act [Chapter 29:17];
- Museum and Monuments Act of Zimbabwe [Chapter 25:11];
- Forest Act [Chapter 19:05].

## 1.2 The Need for a Master Plan

This Master Plan will play a key role in guiding development in the designated Nyanga Master Plan Area, thereby unlocking business opportunities and maximize socio-economic and environmental benefits for rapid economic growth and development in line with Zimbabwe's National Development Strategy 1 (2021 – 2025) and Vision 'towards a prosperous & empowered upper middle-income society by 2030'. Given that the anticipated economic opportunities are also associated with increased demands for land to develop various land use activities, the Master Plan will also help to manage land speculation. The Master Plan will also help to shape the quality of life of people within and adjacent to the planning area. Investments to be made within and around Nyanga should be socially, economically, and environmentally sustainable. This Written Statement, therefore, is required to provide a strategic framework for coordinated, orderly and sustainable socio-economic development in the planning area and the surrounding.

## 1.3 Structure of the Written Statement

The Written Statement is divided into 5 major parts: **Part I** is an introduction and overview of the Written Statement. **Part II** is a recap of the issues tabled in the Report of Study. This is done to connect the Written Statement with the Report of Study, clearly indicating that the Written Statement is informed by the Report of Study, which was conducted in the Nyanga area in 2024. The issues are grouped into Global, Regional and Local Development Planning Context; Physical Features, Land and the Environment; Population and Livelihood; Education and Social Amenities; Settlement Pattern and Business Nodes; Infrastructure; and Administration and Funding. The grouping is based on major thematic areas and is done for ease of presentation. **Part III** presents the goals, objectives, and alternative development strategies. These set the broad and specific objectives of the Written Statement and some of the strategies to use in implementing it. **Part IV** deals with Planning Policies, Proposals and Implementation strategy. The presentation is done by sector for coherence in policies and proposals. The sectors are Land and Environment; Agriculture; Residential Development; Commercial Sector; Industrial Sector; Social Services – Health, Education, Social Welfare, and Law and Order; Recreation; Reservations; Infrastructure; Finance and Administration; The Need for Other Statutory Plans; By-laws and Development Guidelines; and Phasing and Implementation. **Part V**, provides a conclusion to the Written Statement.

## PART II

### 2. Summary of Issues

#### 2.1 Global, Regional and Local Development Planning Context

The benefits derived from Nyanga District should be understood in the context of its contribution to agricultural and tourism development referred to as the eastern highlands of Zimbabwe. Nyanga's unique position of having the 5 agro-ecological regions leads to mixed farming. The agricultural sector, which is responsible for feeding the nation and providing livelihoods to 67% of the country's population in rural areas, is vital for national development. The region has a huge potential for tourism as it is characterized by cool to warm weather and scenic attractions of the eastern highlands. Through the Nyanga National Park, it is an international destination.

The global, regional and local development planning context is based on the following:

1. *Reliance on agriculture*: the district relies heavily on agriculture as the main economic activity, which has been negatively affected by unreliable rainfall patterns in previous years
1. *Environmental Challenges*: The district faces environmental challenges such as loss of biodiversity soil erosion and water shortages for agriculture purposes.
2. *Health and Education*: The district has challenges with access to healthcare and education, which has contributed to high levels of malnutrition and poverty.
3. *Limited Provision of Basic Services*: The district faces significant challenges in providing basic services such as clean water, electricity, and healthcare, which further hinders development
4. *Children's Rights*: the district has a high population of children and youth which will require strategic planning initiatives to meet their socio-economic requirements
5. *Gender Equality*: Achieving gender equality is essential, as it is linked to many other global issues, including poverty, climate change, and healthcare.
6. *Achieving Sustainable Development*: Ensuring sustainable development is crucial for the long-term well-being of the district and its inhabitants.

## 2.2. Physical Features, Land and the Environment

### 2.2.1 Climate Issues

1. *Climate Change and Variability:* Nyanga District is experiencing climate change and variability, which is leading to erratic and unreliable rainfall patterns. This has resulted in reduced rainfall, affecting agricultural activities and water availability.
2. *Water Scarcity:* The district faces significant water scarcity issues. This has led to challenges in accessing and using water effectively.
3. *Temperature Trends:* The region is warming due to climate change, with an upward trend in temperatures over the past 40 years. This warming trend is expected to continue, posing additional challenges for the district's climate resilience.
4. *Infrastructure and Funding:* The district faces significant infrastructure challenges, including inadequate transport and communication networks, which hinder the effective implementation of climate change adaptation strategies. Funding is also a major constraint for infrastructure development and maintenance.
5. *Environmental Degradation:* Climate change and variability have contributed to environmental degradation in Nyanga District, including deforestation, soil erosion, and gully reclamation. These issues need to be addressed through conservation efforts and sustainable land use practices

### 2.2.2 Terrain Issues

1. There is a shortage of funding and high cost of road maintenance, equipment and spare parts. Vandalism of telecom infrastructure also contributes to infrastructure challenges.
2. The terrain includes steep mountains, dense forests, and numerous rivers and streams. This makes building and maintaining infrastructure difficult and costly.
3. Nyanga National Park, which covers a large portion of the district, has restrictions on development and access in certain areas. This limits infrastructure expansion.

### 2.2.3 Geology Issues

1. Nyanga is located in a deeply weathered, high rainfall terrain, which has led to the formation of gullies and subsurface erosion.
2. Nyanga is located in a semi-arid climatic region, characterized by low and erratic rainfall, which poses challenges for the predominantly subsistence agriculture in the area.

3. Climate change is adversely impacting the region, with rising temperatures, increased frequency of floods, droughts and other extreme events affecting agricultural productivity and livelihoods

#### **2.2.4 Soils Issues**

1. *High rates of soil erosion*, especially in the Communal Lands, were average soil losses on croplands and grazing areas.
2. *Shallow and unstable soil* in parts of Nyanga, combined with high intensity rainstorms and steep slopes, create serious erosion hazards. About one third of Zimbabwe is characterized by high risks of erosion, mainly in the northwest and north of the country.
3. The region's soils are old, highly leached, coarse grained, sandy loams with low pH and nutrients. This makes the soils less fertile and more prone to erosion.
4. *Alien invasive plants like wattle and pine are spreading rapidly in the Nyanga grasslands*, impacting 40% of the Nyanga National Park as of 1988. This alters the soil nutrients, pH balance and decreases ground water through excessive evapotranspiration.

#### **2.2.5 Drainage Issues**

1. The district is characterised by high gradient, high velocity river systems that can cause damage through erosion
2. Most rivers in the district are clogged with eroded soils and dry up soon after the rainy season, leading to lower capacity for irrigation and sometimes flooding.
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#### **2.2.6 Wildlife Issues**

1. *Poaching and Reduced Wildlife Numbers*: Poaching has significantly reduced the numbers of species such as kudu, wildebeest, reedbuck, hyenas, and leopards in Nyanga National Park.
2. *Human-Wildlife Conflict*: Conflicts arise from land ownership concerns, with locals complaining about restrictions on entering the park for ritual cleansing and medicinal herb collection, leading to reduced support for the park's sustainability as a tourist destination.
3. *Land Ownership and Displacement*: Historical land redistributions have led to unjust land ownership, marginalizing human livelihoods and

triggering poaching as a form of retaliation. This has resulted in human-wildlife conflicts, with communities and wildlife competing for the same resources.

4. *Encroachment and Human Activities*: Human activities such as farming, cattle grazing, and armed invasion are encroaching on the park's boundaries, disrupting wildlife migration patterns and threatening the park's integrity.
5. *Lack of Community Benefits*: Despite the park's tourism potential, local communities feel they do not benefit from the park's resources, leading to resentment and a perception that living alongside wildlife is a burden rather than a benefit.
6. The ecosystem is resilient in face of climate change and other stressors, but largely facing challenges in terms of residential encroachment, mining, illegal hunting and invasive species such as black wattle, pine and gum tree.

### Opportunity

With permission the residents are allowed to harvest minerals water, timber and perform religious/ cultural rituals in the national park, employment, access to tourism attractions and facilities.

## 2.3 Agriculture and water issues

1. Haphazard settlement of people is affecting wetlands, river systems, drainage dams and boreholes people settled along Muzoro river ward 13 are siphoning water from the river and canal leading to Makondora dam which feeds Nyamaropa irrigation. This is affecting irrigation scheduling in the scheme.
2. Makondora and Mangezi dams are now silted thus reducing water levels prescribed for irrigation
3. Matize, Nyajezi, Nymasara rivers are now silted.
4. Ward 30 got a major river Mwenje and people are settled upstream affecting Nyajezi and Shiri irrigation as well as boarding schools and communities downstream.
5. Ward 19 got people settled upstream of Nyajezi river affecting people downstream including ward 17 Nyatate.
6. Nyatate dam construction was not completed but was targeted to irrigate areas such as Nyatate, Jerusalem, ward 18 and Nyajezi area.
7. Illegal gold panning in areas around Nyarumwurwe, wards 23, 3, 4, 5, 6, 1 and 2 are also a menace in affecting river systems and agriculture.
8. stream bank cultivation is now common in most wards due to water scarcity



## Agriculture policy issues

1. Increase in food security and nutrition (production/productivity/diversification)
2. Balanced resources allocation to all sectors i.e. crops/livestock/irrigation/research
3. Drought mitigation and preparedness (adaptation /adoption) to climate change

## 2.4 Human population and major economic sectors

### 2.4.1 Population Issues

1. *Population Growth:* The population of Nyanga District has been increasing steadily, with a significant rise from 117,279 in 2002 to 146,227 indicating an average annual growth rate of around 1.5% from 2012 to 2022
2. *Age Distribution:* The district has a relatively young population, with over 60% under the age of 30. The largest age group is 0-9 years, making up over a quarter of the total population. Therefore, in planning for infrastructure and services in the future it is critical to consider anticipated demand for social services, infrastructure and economic activity opportunity.
3. *Labour Migration:* The impact of climate change on the traditional agricultural season will continue to have an impact on population mobility. In planning for the districts future, it is critical to determine locations in the district where alternative livelihoods beyond agriculture are provided and plan for anticipated population influxes to these locations
4. *Economic Challenges and Climate Change:* The district faces economic challenges, including inadequate transport and communication infrastructure, perennial food shortages, and a high prevalence of HIV/AIDS and Orphans and Vulnerable Children (OVCs).
5. *Climate Change Impact:* The district is vulnerable to climate change, which affects the livelihoods and food security of the population.

### 2.4.2 Economic Sectors Issues

The main economic activities in Nyanga district are as follows

1. Mining: Nyanga District has various mineral resources including gold, marble, vermiculite, and tantalite.
2. Agriculture: Nyanga has a thriving agricultural sector, producing fruits like apples and peaches, as well as small grains, groundnuts, and livestock. The district has two major irrigation schemes producing beans,

tomatoes, and maize although there is lack of market infrastructure and supporting institutions.

3. Tourism: Nyanga is home to numerous tourist attractions such as the Mtarazi Falls, Pungwe Gorges, Mount Nyangani, Zewa Ruins, and Rhodes Nyanga National Park. The district has significant potential for further tourism development.
4. Forestry: Nyanga has extensive pine plantations that can be processed into timber products.
5. Energy: The district has high potential for wind, hydro, and solar energy generation, with two major perennial rivers that can be harnessed for hydropower.
6. Manufacturing: While not a major sector currently, the manufacturing industry in Nyanga has opportunities for growth, particularly in areas like engineering products, leather, textiles, and furniture.
7. Banking and Finance: Zimbabwe's banking sector, including in Nyanga, has seen technological advancements and improved financial inclusion in recent years.
8. Arts and Crafts: Zimbabwe is renowned for its diverse and high-quality art and crafts, which are an important economic activity in Nyanga as well

#### **2.4.3 Gender, Community, Small and Medium Enterprise Issues**

1. Women in Mining training facility in Avilla turning into a white elephant.
2. Inadequate office space leading to counselling in the open and yet it should be private.

#### **2.4.3 Livelihood Activities Issues**

1. *Climate change impacts*: The area is experiencing rising temperatures, increased frequency of floods, dry spells, and droughts, which are negatively impacting agricultural productivity and livestock production. The start and end of the rainy season have become increasingly uncertain, making it difficult for farmers to decide on planting dates and crop varieties.
2. *Disruption of livelihood strategies*: The COVID-19 pandemic and lockdown restrictions have disrupted the livelihood activities that rural women in Nyanga had developed as adaptation mechanisms to climate change, such as petty trading, selling farm produce, and cross-border trading. This has led to economic insecurity and loss of income. In planning district activity, it is critical to factor in impacts of pandemics and develop mitigation strategies for livelihoods.
3. *Lack of markets and inefficient institutions*: The research identified challenges to climate change adaptation, including lack of markets to sell farming produce and inefficient institutions.

4. *Dependence on rain-fed agriculture:* The economy of Zimbabwe and livelihoods in Nyanga strongly rely on rain-fed agriculture, which is being compromised by climate change impacts

## **2.5 Education and Social Amenities**

### **2.5.1 Education Issues**

1. Poor infrastructure in some primary and secondary schools, with lack of piped water, and electricity at some schools. Available borehole water is limited.
2. Shortage of resources like textbooks, teaching aids, stationery and vehicles for supervision in schools
3. Shortage of trained teachers, especially at secondary schools and teacher accommodation
4. Low computer literacy among students
5. Lack of tertiary education institutions in the district
6. Recreational facilities are lacking in the district of Nyanga
7. Lack of vocational training centers to get the youths engaged
8. Sports and recreation not given the prominence they deserve
9. Teacher pupil ratio is high in primary schools at 1:40 and secondary schools at 1:33 is high.
10. Distances travelled by primary school pupils and secondary school students to long in some cases.
11. There is a significant shortage of classrooms at some existing primary and secondary schools.
12. Toilet facilities are inadequate and the squat hole ratio is far from being met.
13. A few schools do not have safe drinking water.
14. Worrying shortage of science and mathematics teachers in secondary schools.
15. Many schools were built in the 1950s and 1960s, the infrastructure is in a bad state.

### **2.5.2 Housing Issues**

1. Both the GP and NHF houses are in their dilapidated state.
2. There is soil suitability for housing construction reticulations water and sewer, natural drainage access.
3. There is a high demand for housing.
4. There is duplication of effort in some operations between MNHSA and the MLGPW concerning housing and it affects service delivery.
5. Honouring the waiting list.

### Opportunities

1. Nyanga is a tourist destination district and there is need for the expansion of conference centred. And housing flats and hotels that would generate more revenue for the district.
2. Social centers such as Youth Centers, sports fields and community parks where local could enjoy nature
3. There is a high demand for housing
4. For one to be allocated a GP house, he/she should be a civil servant serving with the radius of 50 km of Nyanga; and NHF any registered citizen can qualify to be allocated a house, he/she should not be owning any property in Zimbabwe

### Constrains

1. Land scarcity in Nyanga as it is a mountainous region
2. which makes it hard to develop. Moreover, part of land is under the National Parks.
3. Funding is another challenge for housing development. This hence calls for the district to come up with income generating projects or attract more land developers in the district.

### **2.5.3 Sport, Arts and Recreation Issues**

1. Recreational facilities are lacking in the district of Nyanga
2. Lack of vocational training centers to get the youths engaged
3. Sports and recreation not given the prominence they deserve
4. School playgrounds are in a poor state or partially exist

### Opportunities:

1. Employment creation through construction and maintenance of the facilities
2. -income generating through sport and tourism
3. -promoting cultural heritage in Nyanga
4. -promote social cohesion and unity

### Constraints

1. Lack finance
2. Negative attitude towards sport and recreation by influential office bearers.
3. Lack of technocrats in Sport, Arts and recreation.

### **2.5.4 Service delivery Issues**

4. Most organizations are struggling to deliver services partly because of the lack of finance and equipment.
5. In some cases organizations do not have adequate manpower

### **2.5.5. Culture and Heritage Issues**

1. There are limited resources to carryout necessary work
2. Need for Archaeological Impact Assessments during development processes
3. Need for restoration and catalogue, mapping and documentation of sites
4. Need for continuous monitoring
5. Development of local staff through community development programs and community awareness
6. Land use conflict due to communities using heritage sites for livelihoods
7. Liberation war exhumations a continuous process
8. Demarcation of archaeological and heritage sites
9. Setting up of district heritage and archaeological committees

## **2.6 Public works/buildings**

### Issue

1. Critical shortage of office space for government departments
2. Technological change has impacted negatively on Nyanga construction industry

### Opportunities

1. Public works department can implement and complete most of the contracted construction project to reduce government expenditure
2. the department can engage in fund raising project during their idle times as contractors and using savings for procurement of stationery, payment of utility bills and utility tools.
3. leasing out office accommodation to private organizations and collecting rentals for government
4. Enter into public private partnerships

### constraints

1. Non filling of critical vacant posts in the district staff establishment
2. Inadequate funding for government projects and operations
3. Lack of utility tools, stationery for work operations
4. Centralisation of procurement systems at the provincial office resulting in the increased cost of doing business
5. Shortage of land for expanding government office accommodation in Nyanga urban

## **2.7. Infrastructure Issues**

1. Existing urban centres have no reliable water supply.
2. Current water supply system does not cater for new developments.
3. Existing urban centres do not have proper landfill facilities.
4. There are limited value addition ventures in the Planning Area.

### **2.7.1 Roads**

1. Road Network of 395.4 km of gravel roads and 243.5 km of tarred roads, with a lack of railroad and air transport links to major cities and towns.
2. High cost of road maintenance, equipment, and spare parts.

### **2.7.2 Bridges and Footbridges**

#### 2.7.2.1 Bridges

1. The steep terrain and the resultant numerous rivers mean there are so many bridges that are needed

#### 2.7.2.2 Footbridges

1. The steep terrain and the resultant numerous rivers mean there are so many footbridges that are needed
2. During school day at times flooded rivers make it impossible for the pupils and students to go to school

### **2.7.3 Energy/Power/Electricity Supply**

#### Issue

1. Wayleaves should be granted for free as REA is bringing development to the local authority area at a subsidy through electrification of institutions in the district.
2. Lack of adequate funding
3. Lack of acceptance of modern energy sources especially bio-gas
4. High cost of materials is hampering the rapid implementation of the provision of modern energy to rural communities
5. Insufficient raw poles
6. Although the Rural Electrification Authority has made significant stride in the rural electrification exercise, there is still need to expand the rural electricity grid.

#### Opportunity

1. RDC should give preference to REA special purpose vehicle when selling poles for the council plantation
2. There is high demand for energy in rural areas, translating to a ready market for the commodity
3. The following qualify for 50% capital subsidy:
  - i) Villages or group schemes of ten homesteads and above
  - ii) Grinding mills, business centres and churches
4. The following qualify for 40% capital subsidy
5. Material for rural electrification is procured from local market through tender system.

#### **2.7.4 Dam Infrastructure and water supply**

1. Almost all business service centres within the planning area have no reliable water supply. The same applies to most of the institutions such as schools and clinics in the area. The proposed of some business centres including Nyanga Urban will need a robust water supply system to service these centres and institutions.
2. A number of dams have been pegged but have not been developed.

#### **2.7.5 Water and Sanitation**

There are inadequate WASH facilities in the district.

There is open defecation in some areas

#### **2.7.6 Sewerage/wastewater management**

1. Nyanga urban is growing and requires a bigger wastewater treatment plant noting that the area in which it is located is environmentally sensitive. A potential site is being considered for a new plant.
2. Business centers earmarked for expansion will raise new wastewater treatment challenges.

#### **2.7.7 Communication – Telephone/Cell phone infrastructure**

1. Limited telecommunication services and infrastructure in parts of the district.
2. Vandalism of telecom infrastructure is a significant issue.

### **2.8 Transportation Issues**

1. Accessibility of the Planning Area on the western side, south eastern side and northern most side is limited;
2. Infrastructure for air transport to the area is not well developed;
3. The road infrastructure needs attention

### **2.9 Settlements Issues/Problems**

1. Ward 15 - The problem is rampant through settling of people on environmentally sensitive places such as water sources  
Invasion of traditionally sacred places by Christians churches
2. Ward 17 - There are illegal settlers which invaded water sources.
3. Ward 21 – There is problem of illegal settlers
4. Ward 22 - They said its giving outsiders land such as those people who do not know anything about the ward leaving out Gonde villagers.
5. Ward 24 - Illegal settlers, there are people moving to Chanda area and are invading grazing areas.

## 2.10 Urban Development Issues

Nyanga wants to be upgraded to a town and also have industrial land  
The town does not have a secondary school

## 2.11. Administration and Funding Issues

1. Birth and death registrations are being done but premises in Ruwangwe are dilapidated.
2. No passport/travel documents issuance in the district
3. Increasing labour disputes and unfair treatment of workers
4. Most MDAs are not fully resourced in terms of manpower, finance and equipment.
5. Council revenue collection is very low thereby impacting service delivery
6. Management of the Planning Area involves many organizations in some case with overlapping powers;
7. Implementation of the Master Plan demands significant financial resources.

Table 1: Administrative Issues and Opportunities

Issues	Opportunities
Management of the Planning Area involves many organizations	Local Authority to use Master Plan to align and manage development affairs of the District.
Implementation of the plan demands significant financial resources	-Public-private partnerships (PPPs) to be used as a mechanism for funding projects -Central government to fund the provision of bulk infrastructure and construction of roads -Local authorities, sector ministries, and departments to prepare budgets of anchor projects -Land-based financing



## **PART III**

### **3. Goals, Objectives and Strategies**

#### **3.1 Goals and Objectives**

##### **3.1.1 Land Goal**

To ensure optimal, productive, and efficient use of land in the Nyanga District Planning Area.

##### Objectives

- a) Optimize use of land in the planning area for socio-economic growth and development and protection of the environment,
- b) Develop and promote irrigation agriculture on areas with irrigable soils (as shown in the Proposals Map) within the planning area,
- c) Encourage sustainable use of undeveloped land at Nyanga Town, Tombo 1 and Tombo 2, Regina Coeli, Ruwangwe, Nyamaropa, Nyatate and Kazozo urban centres that have significant land demand,
- d) Rationalise communal, conservation and mining activities in the planning area.

##### **3.1.2 Environmental Goal**

To promote developments that are resilient to the impacts of climate change and that preserve the natural resource base and heritage in Nyanga District Master Plan.

##### Objectives

- a) Ensure that proposed developments are climate proof given that Zimbabwe is at high risk of climate change,
- b) Design a robust strategy for management of the entire Gairezi sub-catchment for minimizing siltation of dams and weirs,
- c) Ensure that all development classified as Prescribed Activities under Environmental Impact Assessment Policy are subjected to environmental impact assessments before their implementation,
- d) Ensure that water bodies are free from cultivation and noxious elements such as sewage, pesticides and chemicals used in mining and limit all forms of pollution,
- e) Ensure that there are waste disposal sites at all Business Centres in the Nyanga District,

- f) Ensure the control of all building sizes and appearance and to reflect the historical and cultural significance of the planning area,
- g) Restrict development and deforestation on land considered unsuitable for development on the mountains, riverbanks and wetlands,
- h) Ensure that the development of tourism is planned and implemented in a manner that is environmentally sustainable bearing in mind the fragility of the planning area,
- i) Ensure that alternative sources of clean energy to firewood are promoted in the District Council area,
- j) Ensure that construction activities minimise the cutting down of indigenous trees and are accompanied by replanting where possible.

### **3.1.3 Population and Employment Goal**

To encourage the settlement of human population in areas that pose minimum risks and promote equitable access to employment and economic opportunities.

#### Objectives

- a) Promote the development of employment corridors that are easily accessible to the market e.g. Bende area, Troutbeck-Tombo area, Nyamaropa-Regina Coeli area, Juliasdale and the Nyatate Area,
- b) Plan settlement development that accommodates projected population increase in the long term,
- c) Resolve the issue of burial space so that each village has a cemetery and everyone is buried at the cemetery or the traditional places for cultural leaders,
- d) To ensure that labourers have easy access to places of employment,
- e) Encourage secondary employment industry to increase employment opportunities,
- f) Promote the development of tourism and tourism facilities as key employment sector in Nyanga District,
- g) Ensure that the Small and Medium Enterprise (SME) sector gets support by way of appropriate workspaces and appropriate skills at the strategic business centres.
- h) To develop employment-intensive infrastructure investments that promote sustainable local resource-based (LRB) approaches and technologies, supporting decent jobs and local infrastructure needs.
- i) To create employment opportunities that benefit the local community, ensuring that projects are tailored to the unique needs and character of the area.
- j) Provide income support and develop skills through public employment programmes, targeting the most vulnerable groups in society and creating employment opportunities that improve employability and increase consumption of goods and services

- k) Stimulate economic growth by increasing the consumption of local products, supporting local businesses, and promoting entrepreneurship.

### **3.1.4 Commercial Goal**

To facilitate the growth of diversified and vibrant business centres and towns in Nyanga District.

#### Objectives

- a) Permit the expansion of Nyanga Town boundaries to accommodate new developments in a judicious manner,
- b) Encourage the transformation of Nyanga Town (through infills and redevelopment and expansion) and other rapidly growing business centres (Tombo, Regina Coeli, Nyatate, Nyamaropa, Kazozo) with the smart city concept in mind,
- c) Establish new business centres where necessary in terms of the circular on new business centre establishment,
- d) Encourage diversity through the provision of a wide variety of specialised business centres in the planning area,
- e) Ensure high-quality mixed-use services in the future developments in Nyanga Town and other rapidly developing business centres.
- f) Guide commercial development to existing developed areas and ensure that commercial developments are compatible with the surrounding area.
- g) Avoid strip commercial development along major traffic corridors and isolated, spot commercial areas, unless specifically designated in the Future Land Use Plan.
- h) Ensure compatibility of commercial developments with existing and future surrounding development by assessing factors such as the level or intensity of development adjacent to the site and the surrounding area, size of the proposed development, overall site density, and proximity to more restrictive existing uses.
- i) Promote the preservation, rehabilitation, and sustainability of the central business district.
- j) Support compatible and appropriate mixed-use development, infill development, and adaptive reuse within central business districts.
- k) Guide industrial growth to existing developed areas and ensure that industrial developments are compatible with the surrounding area and are served by adequate public facilities and services.

### **3.1.5 Industry Goal**

To provide adequate and suitable serviced land for industrial purposes at Business Centres, and Nyanga Town.

## Objectives

- a) Encourage industrial growth and promote Nyanga Town, Nyamaropa, Nyatate, Juliasdale and Ruwangwe as Growth Poles in the planning area. Centres outside of these with great potential should be nurtured as well,
- b) Promote the growth of fish farming industry at strategic places,
- c) Promote the growth of heritage-based industries by utilizing locally available resources,
- d) Ensure that industrial spaces are suitably located with respect to labour, housing and communication routes and are compatible with other land uses,
- e) Provide adequate and increased investment for industrial development.
- f) Promote inter and intra-sectoral linkages.
- g) Develop domestic technological capability for the production of intermediate inputs, outputs and capital goods.
- h) Promote the use of labor-intensive technology and of local resources.
- i) Encourage training and integration of gender strategies in industrial operations.
- j) Promote cooperation between government, business and labour for successful implementation of the industrial development strategy
- k) Develop a policy to deal with the saw mills that are sprouting everywhere in the timber area
- l) Maximize revenue from exploitation of natural resources through enhanced investment and increased local processing and value-addition.

### **3.1.6 Tourism Development and Recreation Goal**

To promote Nyanga District as one of the preferred tourism destinations at regional, national and global levels.

## Objectives

- a) Ensure that Nyanga RDC partners with the tourism sector in promoting tourism in the District and the Eastern Highlands,
- b) Ensure that the mountainous section of the district is protected against deforestation and veld fires,
- c) Ensure that appropriate land is set aside for tourism development,
- d) Ensure that a full range of recreational (passive and active) facilities by day and night, indoor and outdoor are provided for,
- e) Enhance sustainable tourism development through the construction of hotels and lodges facilities in the tourist zone as prescribed by the local authority articulated design briefs,
- f) Promote visibility of heritage sites in Nyanga District, which are of local, regional and national importance.
- g) Generating revenue from tourist spending and foreign exchange.
- h) Enhancing the profitability of businesses involved in tourism.
- i) Investing in infrastructure and services to support tourism growth.

### Economic Objectives

1. Creating Employment: Direct and indirect employment opportunities for local residents.
2. Increasing Foreign Currency Earnings: Generating revenue from tourist spending and foreign exchange.
3. Increasing Visitor Numbers and Spending: Boosting the number of tourists and their spending within the local economy.
4. Increasing Income for Commercial Operators: Enhancing the profitability of businesses involved in tourism.
5. Economic Development and Regeneration of Infrastructure and Facilities: Investing in infrastructure and services to support tourism growth.

### Environmental Objectives

1. Habitat Preservation: Protecting natural environments and ecosystems.
2. Regeneration and Conservation of the Built and Natural Environment: Preserving and restoring the built and natural environment.
3. Environmental Education: Promoting environmental awareness and responsible practices.
4. Environmental Improvements: Enhancing environmental conditions and reducing pollution.

### Socio-Cultural Objectives

1. Promoting Understanding of the Importance of Proper Waste Disposal: Educating tourists and locals about proper waste management.
2. Improving Quality of Life for Local Individuals: Enhancing the overall quality of life for local residents.
3. Providing Community Facilities and Tourist Facilities: Developing facilities that benefit both tourists and locals.
4. Developing a Sense of Pride in Traditional Culture and Identity: Preserving and promoting local culture and heritage.

### Political Objectives

1. Enhancing the Image of the Attractions: Promoting the destination's image and reputation.
2. Creating a Good Municipality Identity in Terms of Tourism Industry: Developing a positive identity for the local government in the context of tourism.

### Other Objectives

1. Personal Development and Education: Providing opportunities for personal growth, learning, and education through tourism.
2. Promotion of Peace and Understanding: Fostering international understanding and tolerance through tourism.
3. Diversification of Local Economies: Reducing economic vulnerability by diversifying the local economy.
4. Brand and Image Building: Building a strong brand and image for the destination.

5. Health and Wellness: Promoting health, well-being, and relaxation through tourism.
6. Innovation and Technology Advancement: Driving innovation and technology advancements in the tourism industry

### **3.1.7 Housing Goal**

To provide adequate land and suitable conditions to achieve shelter and accommodation for the inhabitants including tourists and investors.

#### Objectives

The objectives in housing development can vary depending on the specific context and goals of the project. However, some common objectives include:

1. Creating High-Quality Housing:
  - Provide a development of high quality, distinctiveness, and local identity to meet local housing needs.
  - Incorporate innovative and resource-efficient features to reduce the development's carbon footprint.
2. Promoting Community Involvement:
  - Promote tenant/community involvement in the design and decision-making process.
3. Preserving and Enhancing the Environment:
  - Observe the site's context and integrate new development with the surrounding built environment.
  - Provide a safe and pleasant environment with security, modernity, and attractiveness.
4. Meeting Housing Needs:
  - Provide a mix of house types, with housing designed on a scale appropriate to the surrounding environs.
  - Meet the needs of the community in terms of choice of housing through mixed tenure and affordability.
5. Accessibility and Adaptability:
  - Provide housing that is accessible and adaptable by observing Barrier-Free and Housing for Varying Needs Principles.
6. Community Facilities and Services:
  - Create a platform for the analysis, investigation of need, and use of appropriate community facilities within the wider area.
7. Economic and Social Sustainability:
  - Encourage the development of mixed-use and mixed-income neighbourhoods with accessible amenities and services.
  - Foster the development of new affordable housing units and promote a more equitable distribution of affordable housing opportunities.

- Support fair and open housing practices for all, including addressing demand for high-end housing and promoting universal design features.
8. Infrastructure and Services:
- Coordinate residential development with the availability and capacity of roadways, water, sewer, and other infrastructure.
9. Preservation and Improvement of Existing Housing:
- Develop cost share programs to encourage upgrades, improvements, or rehabilitation of existing affordable housing stock.
  - Support the preservation and improvement of quality of existing housing through code compliance and financial incentives

### **3.1.8 Infrastructure Goal**

To improve and provide an efficient, economical and coordinated infrastructural network to achieve sustainable development of world-class infrastructure, energy, and facilities that enhance connectivity, convenience, resilience, and compatibility within and Nyanga District.

#### Objectives

- a) Provide for new roads to new areas and encourage completion of roads linking already developed areas,
- b) Facilitate effective transportation, connectivity, and accessibility within the Nyanga Planning Area tarring the Nyanga-St Mary's-Marist-Ruwangwe Road.
- c) Ensure adequate bulk supply and efficient reticulation and storage of safe water to business centres and agricultural (irrigation) areas,
- d) Provide treatment works and efficient sewer reticulation system for the business centres and the proposed expanded Nyanga Urban,
- e) Promote sustainable management of waste-water and sewerage through proper siting and construction of waste-water treatment plant based on proven and new technologies,
- f) Provide an adequate and efficient electricity and telecommunications networks,
- g) Encourage the development of an airport/aerodrome which support local, and national links,
- h) Provide adequate and suitable land for refuse disposal and cemeteries at business centres and the Resort Centre,
- i) Reinforce telephone/cell phone infrastructure network,
- j) Promote effective solid waste management through the construction of a sanitary landfill at busy business centres throughout Nyanga,
- k) Improve accessibility and connectivity of tourism products within Nyanga District and nearby attractions,

- l) Rationalise the development within Nyanga the by increasing resilience, health, and safety of structures to be constructed through the use of statutory laws and approved local development plans,
- m) Ensure shelters, medical facilities, and emergency management facilities can operate with minimal interruption during an incident.
- n) Promote broadband infrastructure installation and support system expansion as part of land development and transportation projects.

### **3.1.9 Transport Goal**

- a) Provide for a well-planned and coordinated transportation system that is safe, cost-effective, and efficient for the movement of goods and people.
- b) Maintain an adequate level of service of thoroughfares to optimize traffic flow and circulation, improve pedestrian safety, and reduce traffic conflicts.
- c) Enhance pedestrian access in the Town Center through development of a system of sidewalks, high-visibility crosswalks, and pedestrian-friendly intersections that enable people to walk easily and safely to and from their destination.
- d) Improve bicycle access in the Town Center through development of a system of trails and/or bicycle lanes as appropriate, to enable people to bike easily and safely to and from their destination and to provide appropriate links between this system and existing trails in other areas of the Town.

### **3.1.10 Agricultural Goal**

To improve food, nutrition and income security through promotion of irrigation agriculture, value chains and value addition.

#### Objectives

- a) Expand irrigation development and water harvesting for improved crop and livestock productivity,
- b) Develop and promote climate-smart agricultural practices and technologies for increased and sustainable production in the face of the changing climate,
- c) Promote diversification of crops including future small grains such as sorghum that are more resistant to climate change,
- d) Promote livestock breeds that are adaptive to the production environment and resistant to negative impacts of climate change,
- e) Develop production-marketing models and promote value addition, for increased agricultural production and income,
- f) Promote indigenous and effective agriculture knowledge, technology and innovation systems.
- g) Protect the economic viability of farming operations



- h) Improve farmers' access to and use of agricultural knowledge, technologies, marketing systems and infrastructure to contribute to higher productivity, profitability and farm incomes
- i) Facilitate agricultural exports to neighbouring districts and urban centres
- j) Promote sustainable and environmentally-friendly agriculture practices
- k) Zimbabwe has a comprehensive agricultural policy framework that was formulated in 2012 to guide the development of the agricultural sector from 2012 to 2032. The policy also aims to address challenges facing the agricultural sector, such as the impact of the land reform program, the need to rebuild infrastructure and human capital, and the need to rebalance the agricultural sector.

### **3.1.11 Social Services Goal**

- To ensure that the growth of Nyanga District planning area meets the needs and aspirations of the inhabitants and local communities;
- To provide standard health care facilities to ensure good health and wellbeing for all citizens;
- To ensure the provision and access to educational facilities that provide quality services and capacitate people towards innovation and industrialisation.

#### Objectives

- a) Provision of hierarchical health and school facilities in accordance with population thresholds,
- b) Make provision for more equitable distribution of health and educational facilities, and adequate welfare facilities in the planning area,
- c) Ensure access to clean water and sanitation facilities,
- d) Ensure access to heritage places and continuance of heritage-based activities,
- e) Provide more equitable distribution of recreational facilities and encourage the development of appropriate heritage and cultural facilities.
- f) Facilitate a two-way communication between government and citizenry
- g) Social services help protect fundamental rights, human dignity, anti-discrimination, and the provision of equal opportunities for all. This ensures that people of all backgrounds can actively participate in society's social and economic life.
- h) Social services cater to the needs of various vulnerable groups, including families, children, youths, elders, women, the sick, and the disabled. They provide facilities and services such as public education, welfare, infrastructure, mail, libraries, social work, food banks, universal health care, police, fire services, public transport, and public housing
- i) Social services are dedicated to advancing social welfare, social transformation, and social justice. Their goals include enhancing quality of

life and fostering the growth of each person's, group's, and community's potential.

- j) Social services are person-centered, created to meet people's basic needs, and guided by the idea of solidarity. They help build a compassionate, diverse, and successful society by addressing the needs of individuals and communities.
- k) Social services contribute to the overall well-being of communities by providing essential services like healthcare, education, and infrastructure, which are crucial for a society's ongoing well-being

### **3.1.12 Gender Goal**

- Eradication of all forms of Gender Based Violence in Nyanga District.
- Have socially and economically empowered women, men and community members.

Objectives

- a) To have socially and economically empowered women, men, youth, elderly, those with disabilities and the generality of community members
- b) To provide a capacity building platform for the community.

### **3.1.13 Safety and Security Policy Goal**

To provide necessary security and safety measures and facilities in the Nyanga planning area and its environments.

Objectives

- a) Provide robust safety measures to people including tourist and investors,
- b) Ensure that tourists, local people and users of various infrastructure in the planning area are safe,
- c) Protect assets and conserve the rich biodiversity.
- d) Military and Border Security: Ensuring the protection of the country's territorial integrity, sovereignty, and borders from external threats and aggression. This includes maintaining a strong military force, border control, and defence capabilities.
- e) Economic and Financial Security: Safeguarding the country's economic and financial systems, including critical infrastructure, supply chains, and financial institutions, from disruptions, instability, or hostile actions.
- f) Information and Cyber Security: Protecting the districts digital infrastructure.
- g) Energy Security: Ensuring the reliable and secure supply of energy resources to power the Nyanga district's economy and meet the energy needs of its citizens.
- h) Environmental and Disaster Security: Addressing environmental threats, such as climate change, natural disasters, and resource scarcity, that can impact the district's stability and security.

- i) Human and Social Security: Safeguarding the well-being, rights, and dignity of the district's citizens, including their access to essential services, healthcare, and social welfare.
- j) Transportation and Infrastructure Security: Securing the country's critical transportation systems and infrastructure, such as airports, and communication networks, to ensure the uninterrupted flow of people, goods, and services.
- k) Resource Security: Ensuring the availability and sustainable management of the district's natural resources, including water, food, and other strategic materials, to support its economic and social development.
- l) Governance and Institutional Capacity: Strengthening the districts governance structures, institutions, and decision-making processes to effectively address security challenges and promote national interests.

### **3.1.14 Administration and Finance Goal**

To provide a flexible strategy that will enable the implementation of proposals within the financial, technical and personnel constraints of the Nyanga Local Authority.

#### Objectives

- a) Ensure that the Nyanga local authority forge strategic partnerships in project implementation,
- b) Ensure that income and expenditure accounts maintain a surplus by increasing revenue and controlling expenditure,
- c) Ensure that policies and proposals are realistic in quality and quantity to facilitate implementation,
- d) Encourage the phasing of development proposals over a 10-year period to allow for areas of priority to be realized,
- e) Ensure that the development proposals can be administered by sufficient manpower of the local authority,
- f) Provide a monitoring and reviewing system which will give the Nyanga local authority flexibility to update and alter the Nyanga Master Plan as the need arise,
- g) Ensure that there is coordinated development of all sectors in the planning area over the next ten years and identify action area requiring further investigation and detailed planning.

## **3.2 Alternative Development Strategies**

### **3.2.1 Intensification of land use strategy**

Urban intensification in the district will aim to address the challenges of urban sprawl and promoting sustainable development. It will involve increasing the

density of built form and activities within the district through mixed-use development and compact, walkable communities.

This will realise the following:

- Efficient use of land resources
- Protection of natural resources
- Reduction of environmental pollution and degradation.
- Increased opportunities for public interaction.

### **3.3 Planning Boundary**

The Nyanga Planning Area covers the whole district. The boundary was given with the master plan being prepared within the confines of Nyanga District administrative area. The boundary of the planning area was delineated considering existing administrative boundaries (Nyanga District Master Plan Map).

## **PART IV**

### **4. Planning Policies, Proposals and Implementation Plan**

#### **4.1 Preamble**

This part of the Written Statement presents the policy and development proposals. The proposals emanate from policies pronounced by Nyanga RDC. Policies are derived from issues stated in Part II of this document and in the accompanying Report of Study. In this Part IV, first, policies and development proposals are presented in continuous numbering so that no policy number or proposal number is repeated, and it is done for clarity purposes. Second, the issue of implementation is tackled. The implementation matrix is indicative but is expected to reasonably guide the Combination Master Plan Authority on phasing of development.

The Proposed Nyanga Master Plan aim to coordinate long term development in the district.

The proposals contained herein are in line with the National Development Strategy (NDS-1) some of which are on economic growth, food self-sufficiency, competitive advantages, value chain and structural transformation and sustainable development. The detailed policies are found under the respective development proposals sections.

#### **4.2 Regional Outlook**

Policies

- a) Nyanga's tourist attractions (Mount Nyangani, Nyanga National Park, Mutarazi Falls, and the Ziwa Ruins archaeological site) shall blend well with existing tourist nodes including Vumba Mountain, Chimanimani National Park within Manicaland Province and Great Zimbabwe Monuments, Kariba and Victoria Falls nationwide thereby creating a regional tourism and countrywide belt.
- b) Nyanga District is bounded by Mutasa District to the south, Makoni District to the west, Mashonaland East Province to the northwest, and Mozambique to the east requiring its development planning to sync with development plans in the microregion.
- c) To maintain and promote its position as the key district in Zimbabwe that produces seed potatoes.
- d) Development within the planning area should be guided by provincial and district development plans for Manicaland Province.

- e) The long-term vision of the Nyanga Master Plan is to realise inclusive economic growth, good governance, micro economic stability, infrastructure development and social improvement

#### Proposals

- a) Upgrade facilities at one of the aerodromes; develop the road linking it to Nyanga Urban; and synchronize infrastructure and superstructure, and tourist movement in the sub-region.
- b) Road transport linking Nyanga and markets in the Eastern Highlands and beyond need to be improved to meet demand.
- c) Come up with a water sharing models as more water bodies are developed to reduce conflict in the district and the region.
- d) Protect seed potato farming by not opening up the area to other disruptive activities.

### **4.3 Land and Environment**

#### Policies

- a) The land to which the proposals relate is land that falls within Nyanga Rural District Council, which must be developed under the Regional, Town and Country Planning Act as well as the Rural District Councils Act.
- b) The Nyanga RDC, together with the relevant Government Ministries, departments and parastatals (especially EMA, Zimparks and National Museums and Monuments of Zimbabwe) and Ministry of Mines, shall protect and preserve the natural environment and mountain ranges, heritage sites and monuments of historical significance, and control agricultural activities (especially in the conservation zones, in riverbanks, in valleys and mountains) and deforestation.
- c) Nature shall be preserved and protected. The Nyanga RDC should ensure that all areas with indigenous trees are spared from developments that result in wanton cutting down of these special trees.
- d) The Local Authority, together with relevant stakeholders and Ministries, especially the Ministry of Environment Climate Change Tourism and Hospitality Industry and the Ministry of Lands Agriculture Fisheries Water and Rural Development, shall develop a strategy for the management of Gairezi sub-catchment to minimize siltation of dams and rivers.
- e) The guiding acts of law are Environmental Management Act (Chapter 20:27), Water Act (Cap. 20:24), Parks and Wildlife Act (Chapter 20:14), The Forest Act [Chapter 19:05] and The Regional, Town and Country Planning (Chapter 29:12)

## Proposals

- a) Land for residential, industrial, urban development (commercial), recreational, communal, resettlement, irrigation (agriculture) game sanctuary and ancillary uses be zoned as shown in the Proposals Map,
- b) Land for urban development be set aside for Nyanga Urban and supported by the preparation of a local development plan. Business centres prescribed by RGN of 1982 or sited using the Circular on Business Centre Establishment have boundaries clearly demarcated.
- c) Land for parks and wildlife and development be set aside as indicated on the Proposal Map and be preserved,
- d) Game Conservation zone be set aside as indicated on the Proposals Map
- e) Take measures to conserve land and mitigate gully erosion in areas indicated on the Environment Map covering all areas susceptible to gully erosion.
- f) Land for open space (environmentally sensitive and buffer zones) be set aside along Gairezi and Nyamombe Rivers and all other rivers and streams, along major roads (Nyanga-Troutbeck-Ruwangwe-Avilla-Fombe and Nyanga-Marist-Ruwangwe Highways).
- g) Land set aside for development of tourism and hospitality facilities be guided by Parks and Wildlife rules and regulations [See Proposals Map].
- h) Land for construction of VTCs colleges and Universities for skills development for youths.
- i) Land be provided for the construction of stadiums for sporting and recreation activities including a sports complex in Nyanga Urban.
- j) Land use zone for plantations as indicated on the Proposals Map be maintained for that purpose. Conservation practice is a must.
- k) Land for development of dams and irrigation facilities where feasibility studies prove so be used for that purpose. Irrigation schemes are shown on the Proposals Map.
- l) Provision of arable land to skilled youths that are well versed in various types of farming for agriculture to stem unemployment.
- m) Hydrological Systems Conservation Plan: This plan will aim to protect and preserve riparian zones and wetlands through implementation of soil and environment conservation strategies. This plan will also include identified wetlands in the district.
- n) Institutional Development Programs: This program aims to strengthen institutional capacity for effective land management by providing training and capacity building for council personnel, councilors and their communities.
- o) Preservation of Land Use Zones: Permits issued under old land use zones in the Nyanga-Mutasa Combination Masterplan, found in areas that have been rezoned, shall expire after 2 years if not honoured after approval of the master plan.
- p) The Proposals Map shows energy zones.

- q) The Proposals Map show tourism zones

## 4.4 Agriculture

### Policies

- h) Upscale and expedite irrigation rehabilitation and expansion using existing and new water bodies.
- i) Adoption of climate-smart management practices and technologies for Agricultural production.
- j) Diversify food production and consumption including promotion of underutilised crops such as future grains (e.g. sorghum, millet).
- k) Implement a Commodity Value Chain Financing Model where the private sector players are expected to finance the greater portion of their raw material requirements.
- l) Create livestock business centres for small stocks (goats, sheep, and pigs) based on the Hub and Spoke Model.
- m) Develop agriculture in line with policy documents which includes the National Industrial Development Policy (2019-2023); National Trade Policy (2017-2021); and National Export Strategy (2017-2021), all emphasise industrialization which is a result of effecting beneficiation and value addition of our endowments.
- n) NDS1 - Food Self-Sufficiency: To increase food self-sufficiency from the current level of 45 percent to 100 percent and reduce food insecurity from the 2020 peak of 59 percent to less than 10 percent by 2025.
- o) NDS1 - Value Chains and Structural Transformation: To rebalance the economy by improving the contribution of the secondary sector to GDP from 11.7 percent to 15 percent by 2025 and increasing the contribution of value-added exports from 9 percent in 2020 to 20 percent by 2025.
- p) Increase crop diversification, crop production and productivity in all farming zones.
- q) Improve animal health and welfare at the same time strengthening livestock sector institutions.
- r) Promote crop livestock interaction.
- s) Zimbabwe has a comprehensive agricultural policy framework that was formulated in 2012 to guide the development of the agricultural sector from 2012 to 2032.
- t) Increase agricultural input production and decentralize input distribution
- u)

### Proposals

- a) Establish irrigation schemes covering several wards as indicated under the section on irrigation and the attendant map (see Proposals Map on Dams



and Weirs). Some of the sites targeted for irrigation schemes had already been identified by the Department of Irrigation.

- b) Rehabilitate several irrigation Schemes and expansion of Nyamaropa irrigation scheme, (See Appendix 1c). Some irrigation schemes are not currently functioning well because of water challenges.
- c) Long-term irrigation development should focus on harnessing water from Gairezi River and Nyamombe River. This is due to the need for significant investment in irrigation infrastructure including water conveyance, store and in-field irrigation technology. Irrigation development should **address potential pollution** (especially from mines) and erosion. Measures to mitigate such impacts include soil and water conservation works such as contour ridges, storm drains, among other soil erosion control measures. Farmers should also be discouraged from practicing **stream bank** cultivation to protect the streams, rivers and dams.
- d) Climate-proof Livestock Production through commercialisation of fish, bees, etc. and small stock.
- e) Research and extension support institutions within the planning area and the immediate surrounding and universities, can also provide advisory services to farmers as well as develop new technologies and options to increase crop productivity in the irrigation schemes.
- f) Build on the research work by Agritex, Nyanga Experiment, Zimparks and innovation hubs to improve farming practices and agricultural production and productivity in Nyanga District. Increase agricultural research outputs and make research more demand-driven.
- g) Establish hierarchical agriculture produce marketing sites in the district.
- h) Incorporation of nutritional garden spaces at social service facilities like clinics and community centres.
- i) Incorporate sites for agro-processing in planning for Business Centres.

## 4.5 Settlements

### 4.5.1 Major land use zones (See the Land Use Proposals Map on a large scale)

#### Policy

To zone Nyanga District into land use zones for purposes of using land effectively and productively in a harmonious way.

#### Proposals (See Land Use Proposals Map)

Nyanga District shall be zoned into:

- a) Communal lands, to be managed as per Communal Land Act. (
- b) Large Scale Commercial farms for big farming concerns
- c) National Park and Wildlife Area

- d) Old Resettlement
- e) New Resettlement containing A1 and A2 farms
- f) Forestry-Plantation Area
- g) Game management park
- h) Nyanga Town
- i) Residential/Vacation Homes

#### **4.5.2 Urban Land/Business Centres**

##### Policy

Establish business centres with a maximum walking distance of 5km radius for easy of access to commercial services.

Establish business centres in line with the Circular on Business Centre Establishment

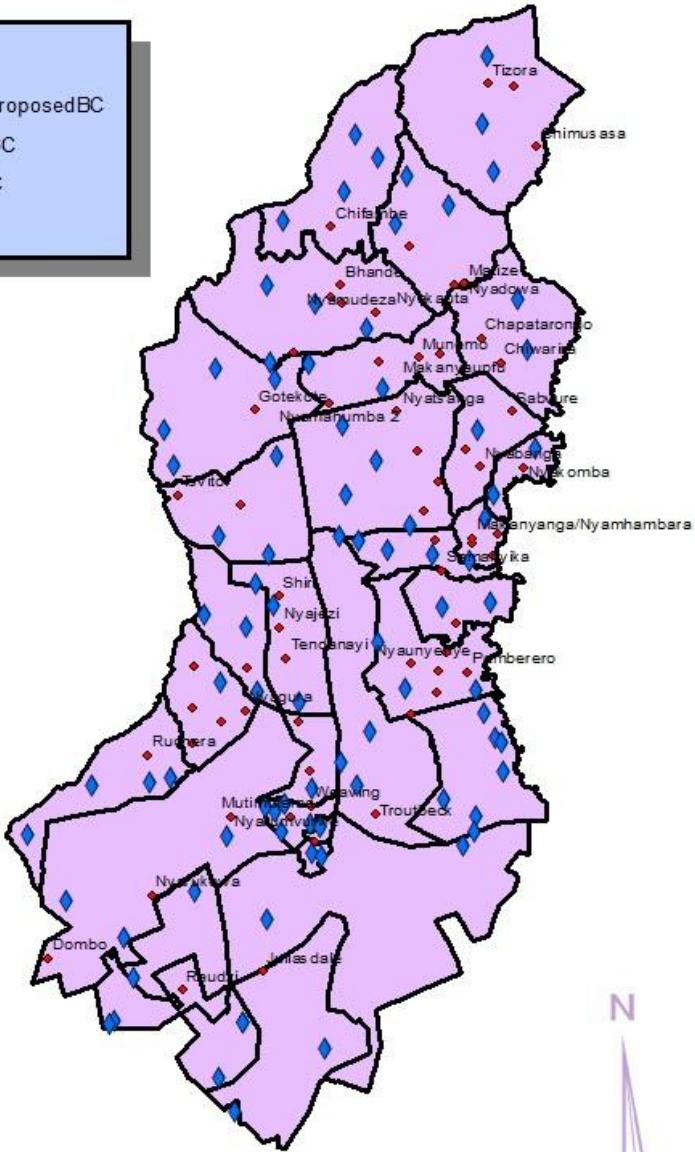
##### Proposals

Gradually establish business centres in line with the proposals from the communities (See Figure 1 and Appendix 1m)

# EXISTING AND PROPOSED COMMERCIAL: NYANGA

**Legend**

- ◆ Nyanga\_proposedBC
- ◆ Nyanga\_BC
- ◆ NyangaBC
- WARD



1 centimeter = 7,500 meters



Figure 1: Proposed Business Centres

### **4.5.3 Commercial Sector**

#### Policies

- a) Increase the participation of local entrepreneurs in business in the context of the Zimbabwe National Human Settlements Policy (ZNHSP) which advocates for rural zone to develop their own economies and capitalise on raw materials (agriculture or otherwise). Depending on the raw materials found in the respective rural areas, establishment of processing plants will be encouraged in order to add value to the local produce and create local employment.
- b) Augmented basic services infrastructure such as water and sewer reticulation, electricity and roads at business centres.
- c) Encourage the service industry such as wholesale and retail to decentralize to rural points or district service centres.

#### Proposals

- a) Integration and introduction of agro-retail-oriented Micro, Small to Medium Enterprises (MSME) in strategic business centres along major transportation routes
- b) Provision of commercial centres in resettlement zones
- c) The provision of Truck-Inn Sites along major roads

### **4.5.4 Industrial Sector**

#### Policies

- a) NDS1-Value Chains and Structural Transformation: To rebalance the economy by improving the contribution of the secondary sector to GDP from 11.7 percent to 15 percent by 2025 and increasing the contribution of value-added exports from 9 percent in 2020 to 20 percent by 2025.
- b) The Zimbabwe National Industrial Development Policy (2019-2023) was launched to facilitate the sustainable growth of industry, develop new industries, and promote value addition and beneficiation of the country's natural resources (Successor policy 2024-2030 being drafted).

#### Proposals

- a) Provide space for large scale agro-based industrial activity at designated existing and new business centres which
- b) Provide spaces for location of specific agro-industries such as fish farming in the south east
- c) Provide space for micro to medium industries in established or new centres
- d) Facilitate entrepreneurs to fulfil proposal stated in Appendices 1i and 1j.

#### 4.5.5 Residential Development

##### Policies

Residential development is expected to conform to The Zimbabwe National Human Settlement Policy (ZNHSP) of 2022 and the Model Building By-laws.

- d) Promote orderly and well-planned human settlements that are resilient, inclusive, and sustainable.
- e) Redress the imbalances in human settlement inherited from the colonial era.
- f) Provide guidance on human settlement development, including provision of infrastructure, addressing informal settlements, and promoting densification.
- g) Extend the scope of housing beyond urban areas to also cover rural and farming communities.
- h) Promote the development of flats/high-rise buildings over standalone houses to maximize land use.
- i) Regularization of informal settlements.
- j) Adoption of appropriate housing technologies and climate-resilient designs.

##### Proposals

The residential development proposals for Nyanga District are a convergence of the traditional housing needs, unique topography-ecology and the tourism potential prevalent throughout the district. The following are thus proposed:

- a) Development of architectural and urban design guidelines that are reflective of the district's unique features and topography.
- b) Future housing development should incorporate the provision of tourist zones with housing, recreational and social facilities that are architecturally informed by the topography, ecology, culture and climate of the district.
- c) Retrofit urban design plans should be developed for main centres in Nyanga district with the aim of rehabilitating the physical urban environment in the following aspects;
  - i. Re-vegetation of the built environment
  - ii. Improvement and rehabilitation of urban furniture
  - iii. Enhancing walkability and use of alternative modes of transport
- d) Locate new development on land that is suitable and capable of supporting the proposed uses, avoiding areas of environmental significance or high hazard risk.
- e) In rural areas, transform housing models to bridge the gap in social amenities and infrastructure compared to urban areas.
- f) Identification of centres and sites in the district where ecological housing models may be developed and are in close proximity to tourist destinations

## 4.6. Social and Economic Infrastructure

A composite Social Facilities Proposals Map is provided on a large scale.

### 4.6.1 Social Services in General/Social Inclusion

#### Policies

- a) Vision 2030: To create a prosperous and empowered upper middle-income society with an average per capita income of US \$3,207 by 2030.
- b) Reduce social and economic risk and vulnerability, alleviate poverty and deprivation, and enhance resilience and equal life-long opportunities.
- c) Harmonise Social Cash Transfer (HSCT), Cash for Food, Public Assistance Programmes, Food Deficit Mitigation (FDM), School Feeding Programmes, Basic Education Assistance Module (BEAM), Tuition Grants, and Assisted Medical Treatment Order (AMTO)
- d) Provide cash transfers, food, and fee waivers to support individuals and households in coping with chronic poverty and vulnerability

#### Proposals

- a) Health services - The masterplan includes plans to upgrade and expand healthcare facilities to meet the needs of the growing population.
- b) Education services - The masterplan proposes the creation of new schools, universities, and other educational facilities.
- c) Social services - The masterplan outlines strategies to improve access to social services like community centers, libraries, and recreational facilities.
- d) Improving roads, water, and electricity networks to ensure reliable service delivery.
- e) Developing new cultural and recreational facilities like parks and sports centres
- f) Reserve land for the disabled in allocation of business sites in the commercial sector.
- g) Establish a youth centre
- h)

#### Health Policies

- a) Operationalize SDG 3 good health and well-being for all.
- b) Operationalise Zimbabwe's health standards in developing health facilities and the built environment.
- c) Institutionalise the Government of Zimbabwe's Vision 2030 - to be a middle-income economy by 2030.
- d) Honour the latest document guiding health policy in Zimbabwe, that is the "National Health Strategy 2016-2020 - Equity and Quality of Health: Leaving No One Behind". In handling communicable and non-communicable disease programmes.

## Health Proposals

- a) Upmarket private clinics may be established in the planning area.
- b) Several clinics need portable water augmentation as listed in Appendix 1r.
- c) New health facilities have been proposed at listed in Figure 2

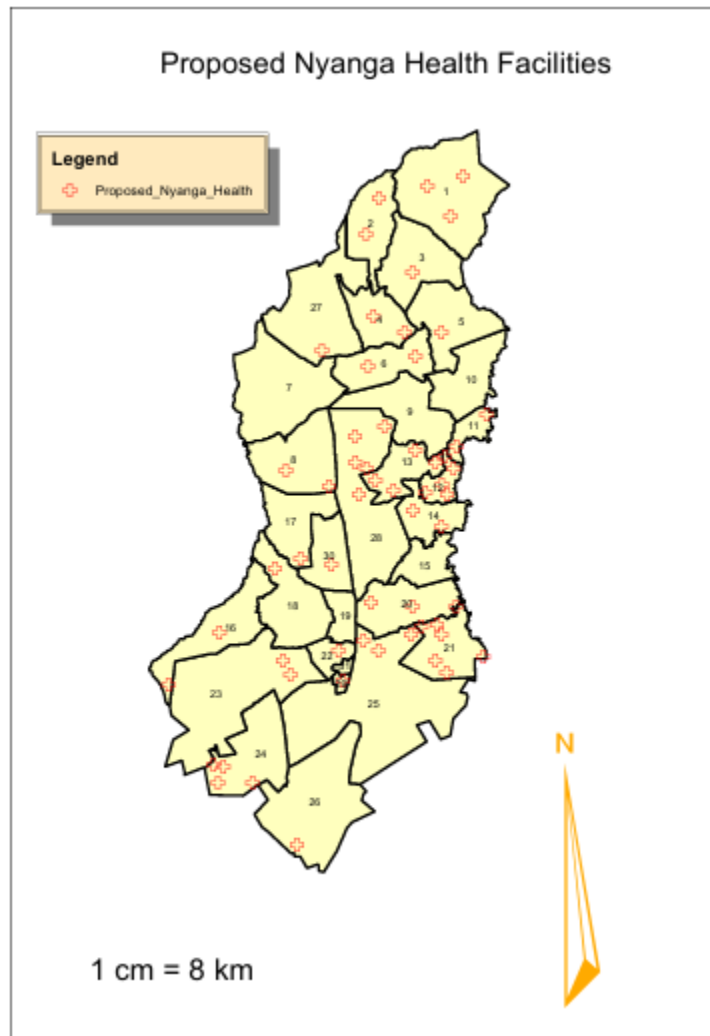


Figure 2: Proposed Nyanga Health Centres

### 4.6.2 Education and skills development

#### Education Policies

- a) In accordance with the education policy and the Constitution of Zimbabwe, all school going children have a right to education. This entails that, among other measures, schooling facilities should be provided at places where they are easily accessible by all school going children.

- b) Adopt the Government of Zimbabwe’s Education 5.0 which, in addition to research, there is a drive towards heritage-based innovation and industrialization.
- c) Improve the quality of education.
- d) The Constitution of Zimbabwe considers basic education as a constitutional right; the Zimbabwe Education Act Chapter 25:04 (as amended in 2019) states that basic education is compulsory for every child of school going age; and the United Nations Sustainable Development Goal (SDG) number 5 talks of “Ensure inclusive equitable and quality education and promote lifelong learning for all”.
- e) Make training of locals in business development and agriculture (irrigation) one of the major activities in the area.
- f) No primary school pupil shall walk more than 5km to school and no secondary school student shall walk more than 8km to school.
- g) Promote sports and well-being in schools

#### Education Proposals

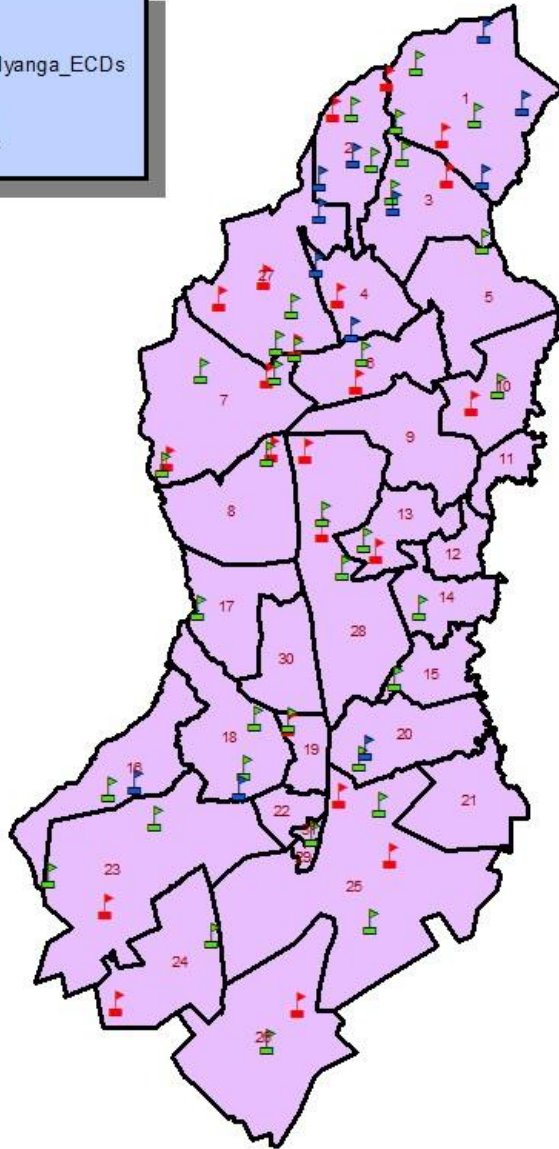
- a) Reassess the distribution of primary and secondary schools since some former commercial farms have been turned into resettlement areas in the early 2000s and site new schools in line with the education standards in the Design Manual. (See Appendix 2)
- b) Build more ECD, primary and secondary schools, and new classrooms (Figure 3 and Appendix 2), specialist rooms and recruit more qualified teachers.
- c) Construct sports complexes in schools that have poor or undeveloped sports grounds
- d) Have a teacher pupil ratio in primary schools at 1:30 and secondary schools at 1:25.
- e) Establish adequate laboratories in schools,
- f) Construct vocational training centres (VCT) and a university for skills development (See Appendix 11 and Figure 4)
- g) Colleges and universities infrastructure is of paramount importance to young people of Nyanga.



# PROPOSED EDUCATIONAL FACILITIES: NYANGA

**Legend**



- Proposed\_Nyanga\_ECDs
- nyanga\_pry
- nyanga\_sec

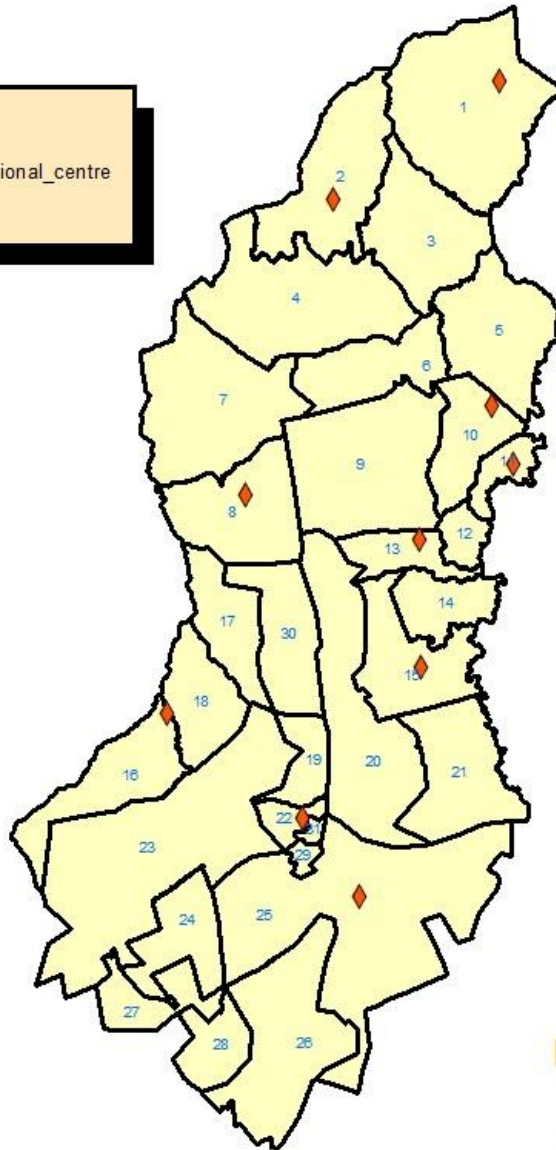


1 centimeter = 7,500 meters

# PROPOSED VOCATIONAL CENTRES: NYANGA

**Legend**

-  Nyanga\_vocational\_centre
-  WARD

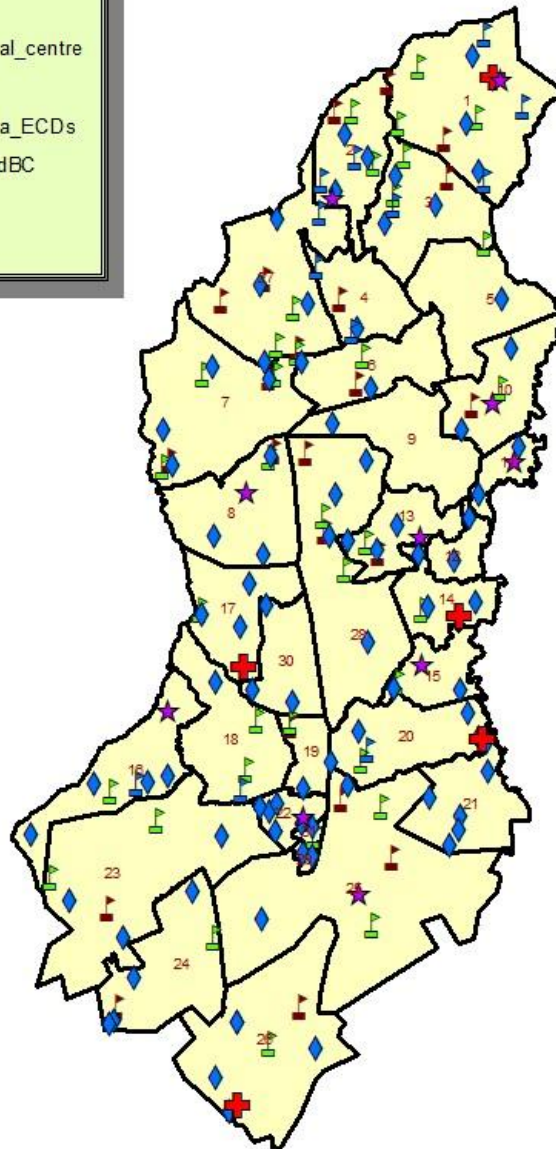


1 centimeter = 7,500 meters

# PROPOSED LAND USES: NYANGA DISTRICT

## Legend

- ★ Nyanga\_vocational\_centre
- ✚ Proposed\_Health
- ▢ Proposed\_Nyanga\_ECDs
- ◆ Nyanga\_proposedBC
- ▢ nyanga\_pry
- ▢ nyanga\_sec



1 centimeter = 7,500 meters

Figure 3: Proposed Educational Facilities

Figure 4: Proposed Vocational Centres

Figure 5: Proposed Land uses Nyanga District

### **4.6.3 Housing**

Policy

Provision of shelter to all as per the constitution of Zimbabwe and SDGs.

Provision of affordable housing in urban areas and rural areas

Proposals

Development of high-rise flats that can accommodate more families on a small piece of land.

Build houses of stones.

Build houses for rental and houses for civil servants.

### **4.6.4 Police**

Policy

Provide a safe and secure environment to the community and to business.

Proposals

The establishment of police posts and station in various wards as indicated in Appendix 2.

Priority be given to police posts that were closed since they were coverage orientated.

### **4.6.5 Culture and Heritage/Tourism Sites**

Heritage, Tourism and Recreation Policies

- a) Integrate heritage sites in the general development and tourist development of Nyanga planning area.
- b) Facilitate the dissemination of information about Nyanga and the heritage sites.
- c) Implement tourism development in line with Tourism Master Plan (2016) and the National Tourism Sector Strategy (NTSS) (2018 to 2028).
- d) Promote high standards in the tourist industry through the setting of benchmarked standards.
- e) Make opportunities available for locals in the tourist industry through training and human resource development.
- f) Promotion of culture industries.
- g) Celebrate Zimbabwe's cultural achievements and values.
- h) Promote a diverse and plural media to market Nyanga's heritage.

## Proposals

### Heritage, Tourism and Recreation Policies

- a) Market the development of tourist facilities some of them indicated on Proposal Map and in Appendix 1k.
- b) Promotion of culture industries
- c) Key focus areas of the tourist master plan of 2022 include leveraging Zimbabwe's biodiversity, wildlife, scenery, culture, and heritage as major tourism attractions. The plan also aims to improve pricing and competitiveness compared to regional peers like South Africa.
- d) Develop recreational facilities in Nyanga Town that are address gender disparities in sports,
- e) Establish a Golf course open to the public on subscription.
- f) Develop new site seeing routes to maximise biodiversity viewing.
- g) Rock paintings near Ruwangwe GP, some caves and area wide biodiversity should be integrated into the tourism master plan,
- h) The existing graves in areas ripe for development and in business centres should be exhumed and reburied at appropriate places with the guidance of the communities and traditional leaders.
- i) Construction and maintenance of tarred road connecting Zewa Ruins.
- j) Establish a recreational park in the buffer zone that is expected to have diverse animal species alongside the pristine natural vegetation as a tourist attraction.

## 4.6.6 Community and Recreation

### Policy

Provide sports and recreational facilities as part of improving the well-being of the community.

### Proposals

- a) Develop a fully-fledged stadium in Nyanga Town and construct stadia for sporting and recreational activities across the District at or near business centres.
- b) Provision of Sport and Recreation facilities especially in urban area ward 29 where drug and substance abuse are rampant. NRDC does not have such facilities.
- c) Construct youth interaction centres in some business centres/urban settlements.
- d) Establish community hall in Ruwangwe, Nyamaropa and Nyatate and other centres depending on vibrance.

## 4.6.7 Gender

### Policy

## Development and Adoption of a local council Gender Policy

### Proposals

- a) Establish one-stop centre for legal, medical and counselling service provision for GBV survivors
- b) Incubation hub - Skills training for women and community groups.
- c) Safe markets for women - Marketing area for women, that have facilities to accommodate the needs of women and provide safety from harassment from abusers.

### **4.6.8 Service delivery**

#### Proposals

- a) The Ministry has 22 out of 31 wards being manned by Community Development Coordinators, meaning 9 wards are vacant namely wards, 1, 5, 7, 10, 15, 25, 27, 28 and 30.
- b) All organisations that operate in Nyanga to execute their mandate and deliver requisite services

## **4.7 Physical infrastructure**

### **4.7.1 Infrastructure Preamble**

Nyanga Master Plan is targeting the formulation of world-class plans and standards for tourist resort areas, Nyanga Urban, smart settlements particularly in renewable energy (Small-hydro power, Biogas, and Solar Energy), water infrastructure (water treatment, conveyance, drainage, marine structures), water transportation, wastewater treatment infrastructure, roads, green buildings, internet connectivity, telecommunication, bridges, sanitary landfills, aerodromes/airports/, health facilities, and recreational facilities. Use of appropriate, sustainable, recycled, novel and local materials for the infrastructure development is proposed. This will be done without destroying existing land-use practices but rather will upgrade existing infrastructure and standardize future construction activities. Thus, the section presents the proposals made in response to, national and local policies.

**Infrastructure and Utilities:** To develop and maintain efficient infrastructure and utilities to support economic growth and development.

*National Development Strategy 1 (NDS1).* The government has prioritized infrastructure development as a key enabler for economic transformation, this includes:

- Massive road rehabilitation and construction under the Emergency Road Rehabilitation Programme (ERRP2).

- Upgrading and modernizing key border posts like Beitbridge.
- Ongoing construction and expansion of major highways.
- Prioritizing energy projects to increase generation capacity.
- Developing water infrastructure like dams and pipelines to improve water supply.
- Investing in digital infrastructure and the transition to a digital economy.

The Zimbabwe National Industrial Development Policy 2019-2023 also emphasizes the importance of infrastructure development to support the growth of the manufacturing sector. Key priorities include:

- Improving electricity generation, water supply, and transport connectivity.
- Developing digital infrastructure and telecommunications networks.
- Providing low-cost industrial space with appropriate infrastructure.
- Mainstreaming gender and youth empowerment in infrastructure projects.

A composite Infrastructure Proposals Map is provided on a large scale.

#### **4.7.2 Roads**

Policy

Make mobility easy for all and improve accessibility.

Proposals

- a) Tarring of the Nyamaropa-Tangwena-Hauna Road
- b) Tarring of the Nyanga-Marist-Ruwangwe-Avilla Road-Fombe Road
- c) Tarring of Mayo Road to connect with Makoni District
- d) Good gravel road with bridges for the Nyanga-Ward 22-Ward 23 main road
- e) For the rest of the roads see Appendix 1f.

#### **4.7.3 Bridges and Footbridges**

Policy

Improve connectivity all year round by having roads that are trafficable throughout the year.

Improve connectivity of villagers on foot in footpaths to socio-economic services at local level.

Proposals

- a) Construct bridges so as to have all weather roads and footbridges throughout the district to link the villagers in their daily socio-economic quest. (Appendix 1g)

#### 4.7.4 Energy/Power/Electricity Supply

##### Policies

- a) REA to provide modern energy sources to all rural household and institutions by 2030
- b) Promote the use of renewable and clean energy.
- c) Supply adequate power/electricity in the planning area.
- d) National Renewable Energy Policy (2012): This policy aims to promote the optimal supply and utilization of energy for socio-economic development in a safe, sustainable, and environmentally friendly manner. It sets targets for renewable energy capacity, including 1,100 MW by 2025 and 2,100 MW by 2030.
- e) National Energy Policy (2012): This policy emphasizes the need to address the energy supply deficit and reduce greenhouse gas emissions.

##### Proposals

- a) Develop a mini and micro hydro-electricity power stations to generate electricity especially on the south eastern part of the planning area (Figure 7).
- b) Construct a photovoltaic (PV) Power Plant in Ruwangwe and any other suitable areas to generate electricity (Figure 6).
- c) Establish an electricity (power) sub-station in the middle area of the district with the required megawatts to power the activities around Nyanga Town and Ruwangwe and growing business centres in between. It can be enhanced with wind power. (Figure 6)
- d) REA proposes to do at least 3 primary schools, 2 secondary schools and 1 health facility per year.
- e) For the outstanding household population, electrify them with solar home systems whilst those closest to the grid will be done by the grid.
- f) Institutions that are not viable for grid are considered for off-grid solutions such as solar, mini or micro hydro, solar home system. For biogas criteria is based on sustainable feed.

Table 2: REA table of implementation

Institution	Outstanding	2029	2030
Primary schools	21	6	0
Secondary Schools	12	2	0
Health Centres	2	0	0



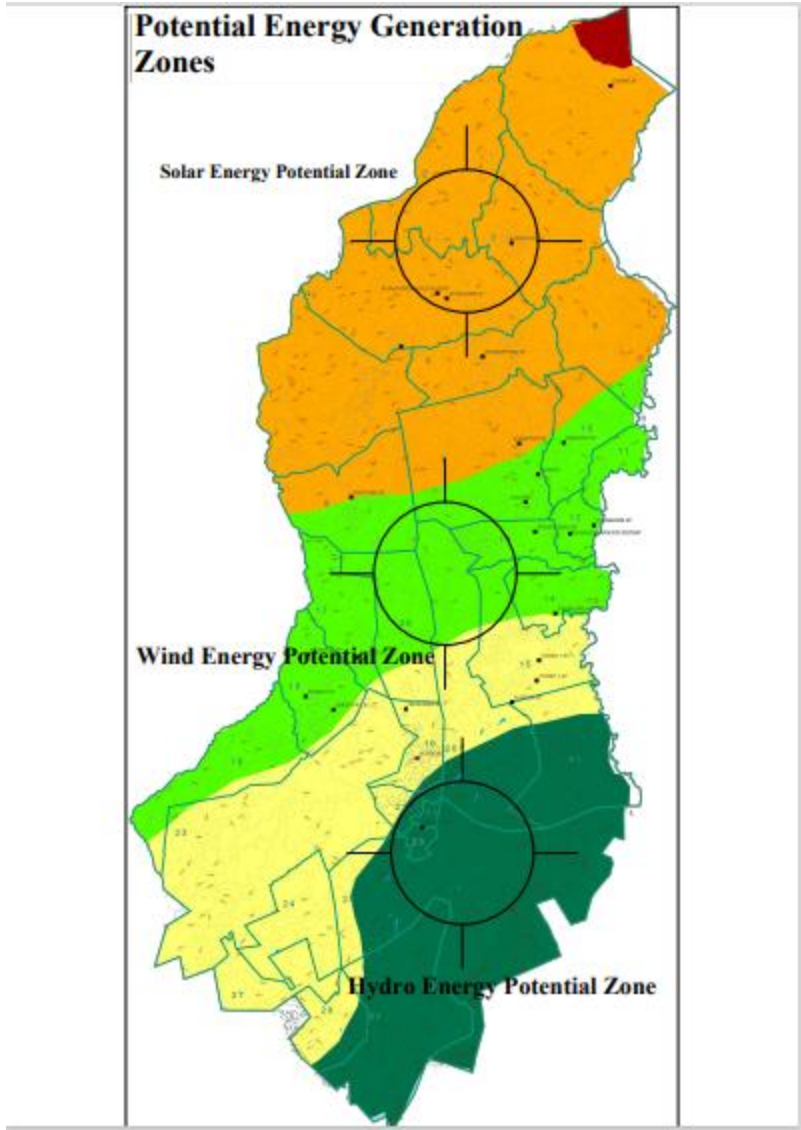


Figure 6: Potential Energy Generation

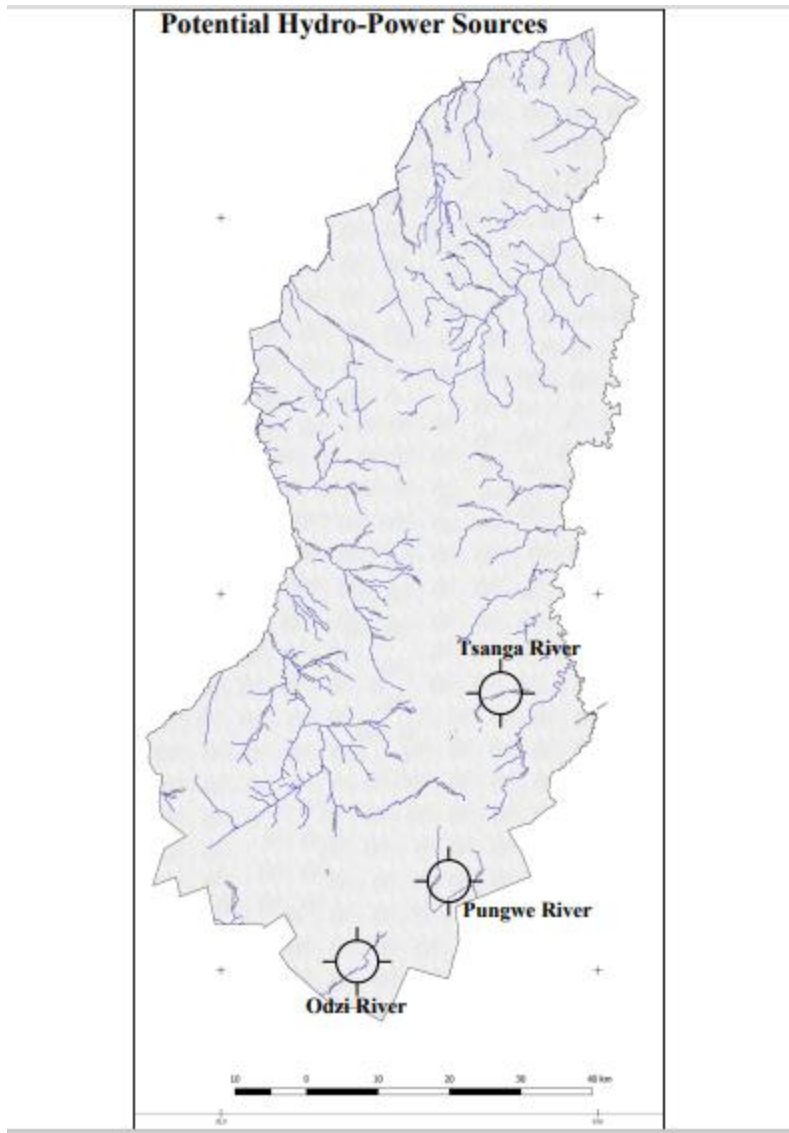


Figure 7: Potential Hydropower Sources

#### 4.7.5 Dam Infrastructure and Irrigation

##### Policies

- a) To harvest water for domestic and industrial use during the dry season.

##### Proposals

- a) promote the use of new water serving technologies rather than flood irrigation. This policy will ensure that the proposed ???hectares of irrigable land would be reasonably serviced with water thus increasing productivity and hectarage to be irrigated.

- b) The Master Plan Authority collaborates with other organisations in construction of irrigation infrastructure.
- c) The location of new dam and weir sites in the district in line with community suggested areas (Figure 8).
- d) The development of a water conservation, harvesting and transportation plan for the district: this plan will identify key perennial water sources in the district and develop strategies of harvesting and transporting water throughout the district.

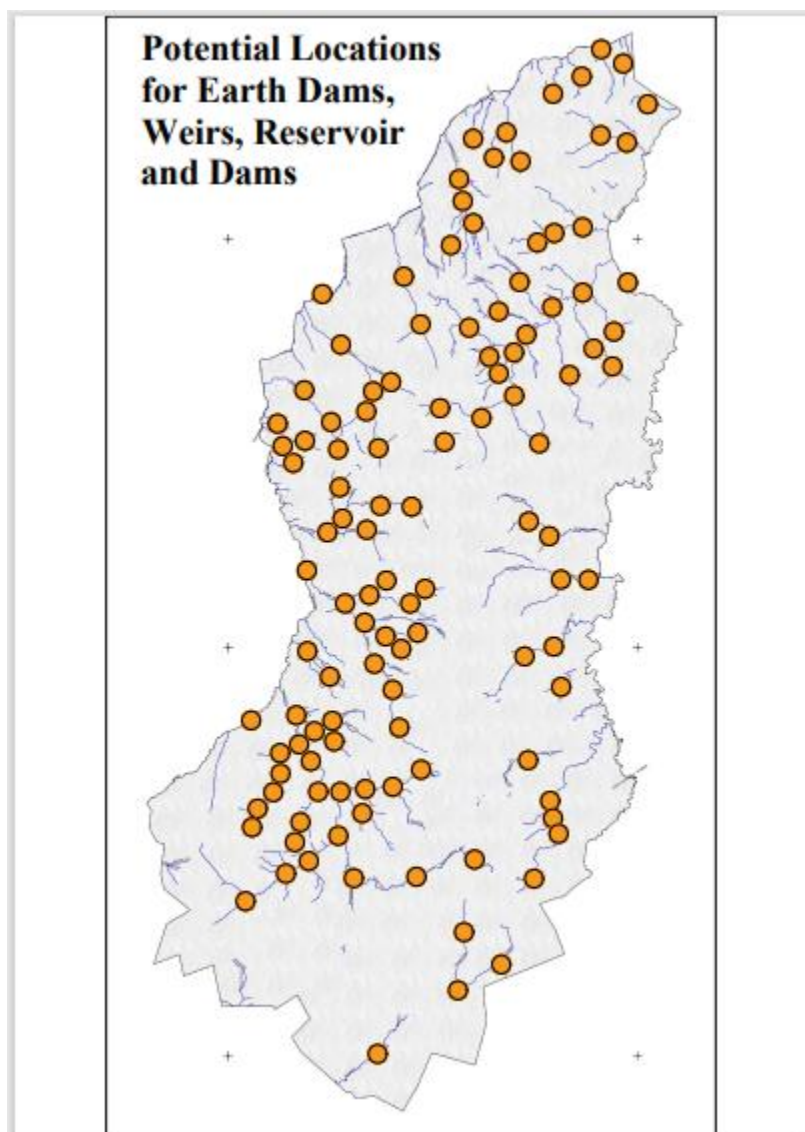


Figure 8: Potential Dam Location

#### **4.7.6 Portable Water Supply System**

##### Policies

- a) a) ZINWA shall provide clean potable water to the whole community. This is done to serve the communities and business operators who are currently facing water challenges.
- b) Adhere to WASH policies and strategy.

#### Proposals

- a) Develop and/or improve off-site water supply system for Nyanga Urban, Ruwangwe, Regina Coeli and other rapidly growing business centres.
- b) There is a provision to abstract water from Pungwe River to Nyanga Urban.
- c) Drill more boreholes in the dry regions of the district to cater for the various communities.
- d) The development of a water conservation, harvesting and transportation plan for the district: this plan will identify key perennial water sources in the district and develop strategies of harvesting and transporting water throughout the district

### **4.7.7 Sanitation**

#### Policies

- a) The Local Authority shall ensure that detailed site analysis and engineering designs are carried out prior to siting of the landfill such that it will not leach, or solid waste will not be blown away polluting the environment.
- b) All solid waste be converted to useful resources through recycling at source and other industries with a few materials that cannot be converted being disposed of at sanitary landfills.
- c) National Sanitation and Hygiene Strategy (2018-2022): This strategy aims to improve sanitation and hygiene practices in Zimbabwe, focusing on reducing open defecation and increasing access to safely managed sanitation facilities.
- d) National Sanitation and Hygiene Policy: This policy is still under development but aims to create an open defecation-free Zimbabwe by 2030. It utilizes demand-led Sanitation Focused Participatory Health and Hygiene Education (SafPHHE) in rural areas.

#### Proposals

- a) Construction of landfill at busy business service centres. The landfill should be incorporated with a waste recycling plant (in expanded Nyanga Urban), biogas production plant and a fertilizer production plant may be considered.
- b) Fast growing business service centres should have landfills.
- c) Villagers to build toilets to stop open defecation
- d) More boreholes to be drilled (Appendix 1r)

#### **4.7.8 Sewerage/wastewater management**

##### Policies

- a) The Local Authority shall ensure that the waste-water treatment plant and sewage ponds are always secured, and or fenced. This is done to protect domestic and wild animals from drinking unsafe water that can be dangerous to them.
- b) Manage wastewater in line with Statutory Instrument 6 of 2007 (Environmental Management (Effluent and Solid Waste Disposal) Regulations).

##### Proposals

- a) Additional Waste-Water Treatment Plant for the Nyanga Urban.
- b) Location of new waste water treatment sites within the business centres that have been earmarked for expansion after considering both biophysical and socio-economic and environmental factors.

#### **4.7.9 Communication – Telephone/Cell phone infrastructure**

##### Policies

- a) Given that the bulky of contemporary business activities are conducted virtually, there has to be the availability of efficient and uninterrupted internet and telephone connections that is inclusive.
- b) The 2016 policy on ICT emphasizes the importance of ICTs in achieving the country's socio-economic goals and outlines strategies for addressing challenges such as inadequate infrastructure and skills.

##### Proposals

- a) Fibre optics reticulation for faster internet especially along the western and eastern transport corridors
- b) Establishment of additional base stations across the district to strengthen the signal in all wards (See Appendix 1o).

#### **4.7.10 Airstrip/Aerodrome**

##### Policies

The Civil Aviation Act [Chapter 13:16] is the primary aviation legislation in Zimbabwe that establishes the Civil Aviation Authority of Zimbabwe (CAAZ) and outlines its functions and responsibilities

##### Proposals

The upgrading of existing aerodromes and airstrips within the district e.g. the one next to Nyanga urban.

## 4.8 Transportation

### Policies

- a) Improve transport infrastructure and traffic circulation on the western, northern and south east side of the planning area.
- b) *National Transport Policy (2020)*: It aimed to address various transport sector challenges, including bad rural roads, congestion, and rising transportation costs. The policy also emphasized the need for public-private partnerships and the employment of women in the transport sector

### Proposals

Tarring of the Nyamaropa-Tangwena-Hauna Road

Tarring of the Nyanga-Marist-Ruwangwe-Avilla Road

- b) Upgrading of bridge and road linking Nyanga Town to Nyatate.
- c) Upgrade the road from Nyanga Town to ward 23. The resettlement area needs opening up.
- d) Tar the road from Nyamaropa to Tangwena to Hauna and build bridges to open up the eastern section of the planning area. It is an area with rich soils and plenty water and can improve food security.
- e) Tarring of the road from Ruwangwe area to Mayo in Makoni and to Corner Store in Mutoko will open up north east Zimbabwe.
- f) Develop public transport infrastructure and designate routes for easy movement of goods and people.
- g) Construct cable cars for transport and for tourism purposes on the mountain slopes and across valleys

*Aerodrome (airport)*: needed to support tourism

## 4.9 Potential Business Enterprises

### Policies

- a) Make doing business easy within Nyanga District Master Plan area incorporating ideas from open for business policy of 2018 and ZIDA
- b) Value addition of natural resources would bring and create employment to Nyanga people.
- c) Improvement of roads network is of key importance as it brings development to the district of Nyanga.

## Proposals

- a) Value addition to Nyanga natural resources would bring and create employment to young people.
  - b) Fruit canning is a promising industry
  - c) Mineral beneficiation in the district will uplift some members of the community.
- 
- a) Irrigated Agriculture and value chains
    - Horticulture
    - Plantations (See agriculture section and what crops can be grown where)
      - i. Intensive goat production
      - ii. Improved fruit farming
    - Grain cereals (maize/ future grains)
    - Expansion of horticulture production
  - b) Energy generation
    - Solar energy
    - Hydro-power
    - Wind energy
  - c) Other industry
    - Integrated Tourism development connecting Nyanga and Vumba and Chimanimani National Park attractions,
    - Game viewing/ Biodiversity of natural environ,
    - Heritage-based business and Museum,
    - Fruit canning Industry expansion and new.
  - d) Develop a business enterprise development plan that highlights all business investment opportunities and locations within the district

## 4.10 Land Reservations

### Policies

Land for reservations is to be reserved on all road servitudes, dam reservation, rivers and streams as well as wetlands.

The Regional Town and Country Planning Act is responsible for land use planning and zoning, ensuring that land is used for specific purposes such as industrial, agricultural, residential, recreational, or open spaces

### Proposals

- a) A conservation area is reserved around dams to protect the dams from excessive siltation and pollution.

- b) Road servitudes of 140 meters along the Nyanga Mutare, Nyanga-Rusape, Nyanga-Tombo-Ruwangwe-Fombe and Nyanga-Marist-Ruwangwe are demarcated.
- c) Buffers are reserved along all rivers and streams in the planning area
- d) Reservations are provided around the airstrip.

## 4.12 Land Reorganization

### Policy

The implementation of the plan involves rezoning/reorganisation of land and relocation of people may result.

### Proposal

The recommended action plan for this shall be as follows:

- e) Constitute an Inter-Departmental Task Team anchored by Ministry of Land, Agriculture, Water, Fisheries and Rural Development and Ministry of Local Government and Public Works
- f) Engage councilors and traditional leaders in the respective areas
- g) Enumeration/ head count of affected households
- h) Identification of irrigation schemes to be allocated to specific households
- i) Assessment of compensation and mobilization of funding
- j) Continual sensitization and engagement of households

## 4.13 Safety and Security

### Policies

- a) Policing and Security: The Constitution of Zimbabwe Act 2013, Amendment number 20 states that security is a right.
- b) The design (environmental design and urban design) and location of infrastructure/superstructure should be informed by possible negative social behaviour and how to mitigate it.
- c) The location of any development in Nyanga planning area should be informed by the level of disaster (natural or manmade) risk at all times in line with the Zimbabwe's Disaster Risk Reduction Policy.
- d) Provide social welfare facilities and establish law enforcement agencies as need arises.

The Civil Protection Act of 1989 establishes the legal and institutional framework for disaster management in Zimbabwe. The Act provides for:

- The establishment of a National Civil Protection Committee to coordinate disaster management activities.



- The creation of a National Civil Protection Fund to finance civil protection activities.
- The powers of civil protection officers to requisition land and property during a disaster.

The Police Act [Chapter 11:10] in Zimbabwe provides for the establishment, organization, and control of the Zimbabwe Republic Police Force. Key provisions include:

#### Proposals

- Provision of sites for Policing: This includes the provision of sites for police posts and stations (See Appendix 2)
- Emergency Response Planning: the location and designation of evacuation sites in the event of natural and man-made disasters.
- ICT backed security systems should be put in place.
- Campsites for Parks and Wildlife are located at strategic points to ensure that monitoring of activities in the Park's area is easy and efficient, Proposals Map.
- Streets lights that are solar-powered are advisable in urban areas. Solar power grids could be established in Nyanga Urban, Ruwangwe, Regina Coeli, Tombo 1, Kazozo and Nyatate or any business centre to light the busy business centres, especially those with a significant residential component.
- Include facilities to enable accessibility for people with disabilities.
- Establish and/or maintain a network of weather stations to facilitate weather monitoring at a local level to record detailed climate changes.

## 4.14 Public Works/Buildings

#### Policy

To provide adequate government office accommodation, roads, sewerage, water, housing in areas where public works has the mandate.

#### Proposals

- All government complexes and parastatals offices must be equipped with a solar power backup and at least 10000 litres of water storage tank
- Capacity building on new construction technologies
- There is need for orientation to new construction methods to make the industry lucrative

#### Work in progress

- Construction of an urban school in Ward 29
- Construction of 2 pharmacy buildings in wards 2 and 7

-Better Schools Programme Zimbabwe office complex in Nyanga Urban currently at design stage

#### Next 5 years

-Completion Worlds View High school in Nyanga Urban ward 29

-Completion of Better Schools Programme Zimbabwe office complex in Nyanga Urban currently at design stage

-Completion of Nyanga Mangondoza truck sewer line and sewer ponds

-Provision of land of approximately 3ha for construction of a new government complex for government officers

#### Next ten years

-Completion of a 3-storey high-rise government composite office for district workers

-Connect DDC complex office and Nyanga District Hospital to trunk sewer

-Increasing the number of government schools from 2 to 10 in the district

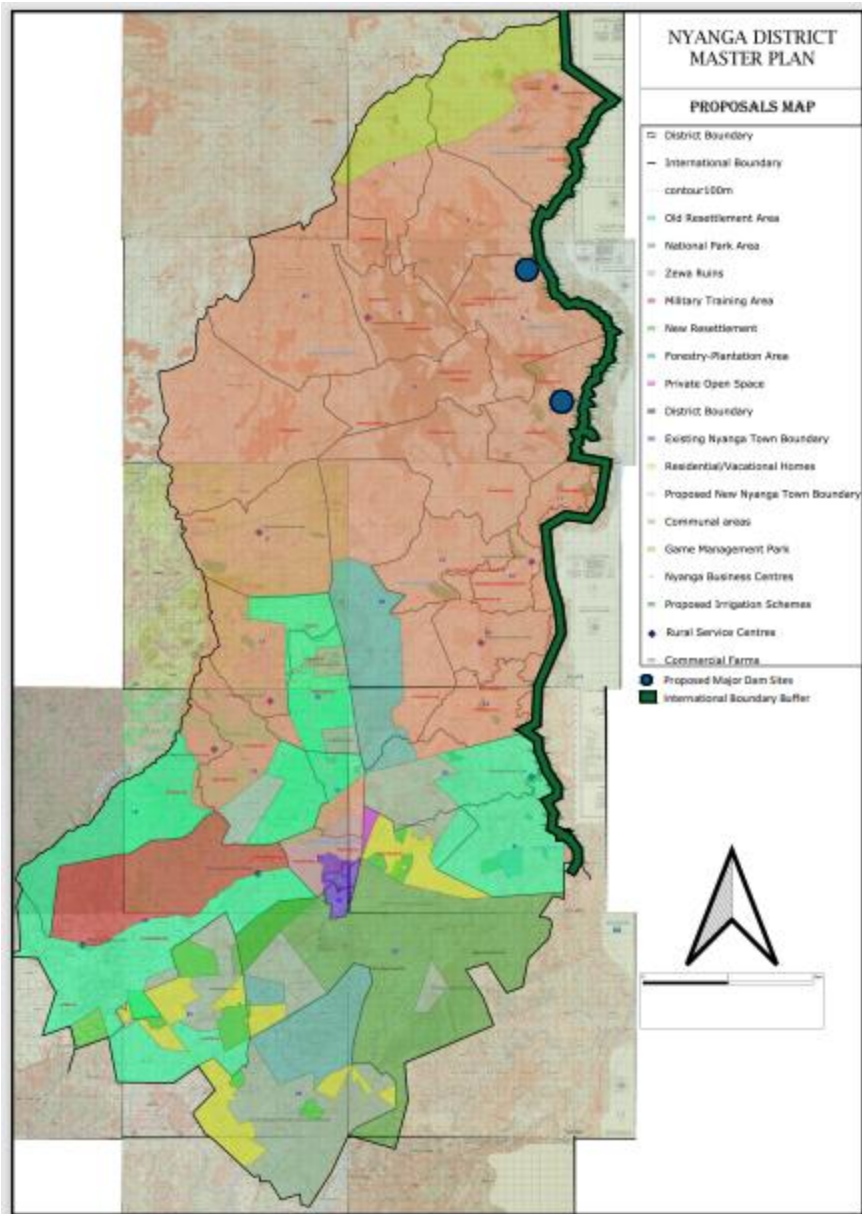


Figure 9: Proposals Map (Also see large scale map)

## 4.15 Finance and Administration

### 4.15.1 Governance/Administration

#### Policies

NDS1 - Good Corporate Governance: To deepen commitment to the tenets of good corporate governance to ensure transformative and inclusive growth that benefits all Zimbabweans in a fair, transparent, and just manner.

NDS1 - Partnerships and Coordination: To develop an all-inclusive coordination and implementation architecture, supported by a comprehensive communication strategy, to ensure smooth and effective implementation of the NDS1.

#### Proposals

- a) The Local Authority will consolidate and execute the Master Plan implementation matrix. This will involve extensive collaboration and coordination with other local authorities, sector ministries, traditional authorities, and civil society organisations.
- b) The Study highlighted the current organizational framework that prevails in the Master Plan area which includes: –Rural District Council constituting the designated Master Plan area; ZINWA –Zimbabwe National Water Authority; National Parks and Wildlife; key sector ministries with their different jurisdictions; and traditional authorities. The Local Planning Authority will lead in plan implementation.
- c) Fully resourced the MDAs with the requisite manpower for organizational activities to be fully implemented.
- d) Construction of a government complex building to cater for all sector ministries personnel.
- e) Construct safe shelter for GBV survivors.
- f) All development permits throughout the district to be issued by Nyanga RDC for streamlined administration.
- g) Strict observance of provided servitudes for water bodies, rivers, roads, utility infrastructure as well as environmentally sensitive areas. These are guided by service providers as well as EMA.

#### **4.15.2 Finance/Funding**

##### Policies

Financing the implementation of the Master Plan will depend first and foremost on the support of the Ministry of Finance which provides public sector investment programme money for projects.

The Master Plan emphasises public private partnerships and stakeholders are expected to attract investors in building tourism infrastructure, power generation and irrigation agriculture.

##### Proposals

Strengthen the devolution fund program to fund development in the planning area

- a) The Master Plan emphasises public private partnerships

- b) The proposed time frame for implementation of the Master Plan is 10 to 15 years and therefore the District has to package the Business Plan and the projects portfolios to sell to potential investors.
- c) The Master Plan will have an implementation matrix which will clearly identify the policies and projects and possible sources of funding over the plan period. (See Appendix A)
- d) Sector ministries embark on a clear development programme.
- e) The other sources of financing include private sector (individual investors; private companies; donors (bilateral and multilateral agencies)). There is need to develop a prospectus of potential projects and opportunities from the Master Plan which can be shared through Zimbabwe Investment Agency and the media to attract the necessary funding for implementation of the Master Plan (BOOT, BOT, PPP).
- f) Some of the policies and strategies for improving agricultural growth are covered in Pillar 6 which is about agricultural finance and credit, and include:
  - Value chain financing
  - Warehouse Receipts System,
  - Bundling of insurance with farm credit, Contract farming,
  - Credit Guarantee Schemes and Agricultural revolving fund.
- g) The development plans can also ride on the current drive to promote horticultural production in the country and summarised in the horticulture sector development strategy of May 2020.

#### **4.16 Statutory Plans to Support the Master Plan**

The Nyanga District Master Plan covers a huge area over 5 781km<sup>2</sup> large. Some of the areas may need more detailed development plans.

- i. A Local Development Plan for Nyanga Town  
Proper development guidelines must be put in place through a local development plan
- ii. Concept Plan and Layout Plan for the Regina Coeli RSC  
Develop a concept local plan and layout plan for Regina Coeli BC, etc.
- iii. Concept Plan and Layout Plan for Nyatate  
Develop a concept plan and layout plan for the proposed expansion of Nyatate RSC.
- iv. Tourism Subject Plan  
Depending on the level of tourist business interest and activities a tourism subject plan may be needed.

#### 4.17.1 Development Control

Part 5 section 24 of the Regional, Town, and Country Planning Act Chapter 29:12 of 1996 provides for restrictions and control of development. This takes place for the benefit of development to take place under a system of planning and control. Land uses are arranged in an orderly manner so that conflicts do not arise. These guidelines are intended to provide an overall set of principles to be applied to all types of development in all localities. They supplement the detailed development control provisions as set out in the Regional Town and Country Planning Act (Chapter 29:12) and appropriate Statutory Instruments. They also supplement the more specific development control guidelines that are already in place in the Nyanga Master Plan and those that will be included in future Local Development Plans of selected areas.

In addition to the Regional, Town, and Country Planning Act (revised edition 1996, Chapter 29:12) due note should be taken of the following legislation when local authorities consider development applications:

- a) Communal Land Act (Chapter 20:04) (Part III, Occupation and Use of Communal Land, Part IV, By-Laws)
- b) Communal Land Forest Produce Act (19:04) (Section 4, Rights to exploit, Section 5 Licenses, Section 6, Permits)
- c) National Parks Act (for the Department of National Parks and Wildlife Management)
- d) Forest Act (Chapter 19:05; for the Forestry Commission as a planning authority, Section 15 Control and Management of Demarcated Forests)
- e) Roads Act (Chapter 13:18; Section 32 Reservation of roads, Section 44, entry to State Roads)
- f) Mines and Minerals Act (Chapter 21:05)
- g) Agricultural Land Settlement Act (20:05)
- h) Land Acquisition Act (20:10)
- i) Rural District Councils Act (Chapter 29:13)
- j) Environmental Management Act [Chapter 20:27]
- k) Water Act [Chapter 20:24]
- l) National Museums and Monuments of Zimbabwe (Chapter 25:11).

## Appendix 1 Nyanga District Master Plan Ward Proposals

### Appendix 1a: Proposed Sales Pens

Ward	Existing Sales pens	Proposed SP
Ward 1	--	Kodzaimambo village; Fombe Village; Chimusasa village (3 proposals)
Ward 2		Samakande dip tank
Ward 3		Kazozo Cattle Pen Planned
Ward 4	Ruwangwe DSC	At Ruwangwe DSC – the sales pens need rehabilitation
Ward 8		Nyautare BC
Ward 9	Existing site occupied by community	
Ward 13	Surrey Butchery	Kagore; Mukurukudya; Sanyatwe; Garafa (4 proposals)
Ward 14		Nyamhanda village
Ward 15		Sales pens near dip tanks
Ward 16		Ruchera BC
Ward 17	<ul style="list-style-type: none"> <li>•Kadzima dip tank in Bonde village.</li> <li>•Mutasa dip in Nhamburiko village</li> </ul>	Nyatate RSC (planned)
Ward 18	none	Nyamatsa at Nyagota Dip tank
Ward 20		Matema village at Matema BC
Ward 21		Gairezi; Nyafaru (2 proposals)
Ward 22		Mutimutema village
Ward 23		Nyanhundu; Nyarumvurwe; Dombo; Nyarukowa (4 proposals)
Ward 24		Manyoli; Sadomba; Foxrock (3 proposals)
Ward 25		Spencer
Ward 27		Renzva or Kanyimo villages Kute or Sanhani villages (2 proposals)
Ward 28		Kurimakwakanaka village Madziwa village (2 proposals)

## Appendix 1b: Proposed Dams and Piped Water

Ward	Existing Dams	Proposed Dams	Proposed Piped water
Ward 1	Silted weirs Kapimbi village Nyatisngo village Kagoza village	Pegged Tizora village Kodzaimambo villages Proposed Rwenya River	
Ward 2		Along Pfungwe river in Karikoga, Taibo and Jimu villages	Samukange BC
Ward 3		Mabvuramiti (Pegged) in Chaperuka Village Nyamakosa in Kawarauswa village	
Ward 4	Mukuro weir Musurudzi weir Nyamudeza weir	Matize (already pegged) Nyatsanga dam in Mbinyadi proposed	
Ward 6	Matize Dam silted Nyakadima Dam silted		
Ward 7	Mura Dam at Mangosho is silted & leaks	Muchena dam Nyamukuyu dam Mvurachera River weir	Water pump and pipes to serve Nyamutevera
Ward 8		Musongwe village along Dzere river Katuta village along Nyautare river Sadomba Village along Nyabombwe river Tsvito B village along Gwngwandiza river	
Ward 9	Nyadande dam silted		
Ward 10		Dam on Gairezi river	
Ward 12		Gairezi River to be piped De-siltation Makondora and Nyaruwata Dam	
Ward 13		Murozi and Hurungu for proposed weir	
Ward 14		Towe Dam (sited)	
Ward 15	Towe (pegged only) (50ha)	Nyanhambwe river weir Mudzoro River weir Planned Dam Towe	



Ward 16		Along Nyamburu river in the Army training camp Along Chinyika and Nyatsvinzvi 1 Dams that are Nyajezi river, Nyoka river and Kondo River.	
Ward 17	Torongu Dam Ward 19 Dam	Torongu Dam Ward 19 Dam Nyamombe water (Saunyama Water Project)	
Ward 19	SAFIRE	The people put forward these rivers for the formation of dams that are Nyajezi river, Nyoka river, and Kondo River.	
Ward 20	dam in Mudzoro	Along Nyanhambwe river Along Gairezi river	
Ward 22	Biya Dam Tadoka dam	Nyarerwe river weir dam Upgrade Tadoka dam Upgrade Biya river dam Tawarewa weir dam in Sabukutwe village	
Ward 23	Nyanhundu dam	-complete Nyanhundu dam -Chidya River Dam	
Ward 24		water from Nyamombe	
Ward 25			Piped water Braken Hills
Ward 26	2 Weir Dams	2 Weir dams	
Ward 27	Nyamudira River Weir Matenga River weir	Mukaringa Dam Pfutsira weir Mukuya Jani village	
Ward 28		Dam on Matize river, Dam on Nyaruaka river Dam on Nyoka river (Chirimanyimo) Dam on Dura River (Bende) Dam on Nyaunyenyeye river Chichena, Dara and Binga Forest	

### Appendix 1c: Proposed Irrigation Schemes and Nutrition Gardens

Ward	Exiting irrigation scheme	Proposed irrigation	Nutrition gardens existing	Nutrition Garden Proposed
Ward 1		Tembo village Kodzaimambo village Nyandoro village Fombe villages Chimusasa Village Kagoza Village Madzudza Village		All 18 villages
Ward 2		Kadyamusuma Samakande		
Ward 3	Kapata (not operational) (16ha)	Ngoriro village sited for irrigation scheme Proposed Mavhuramiti Dam village sited for irrigation (30 ha) Nyamakosa Dam in Kawarauswa village (16 ha) Chabundo, Mukunza, and Mhanje sited for irrigation along Gairezi River		
Ward 4	Mbinyadi irrigation scheme	Mukuro irrigation Expansion of Mbinyadi irrigation Gairezi canal to Fombe		
Ward 6			Tashinga garden, True Friends in Runga Village, Tafadzwa garden in Mutikwa Village,	Planned Kuwirirana in Nyakakweto village Kushunga in Chikundi Village proposed Munemo village

				Matonhora village Makosa village Muchero village Machebede village Runga village
Ward 7			Fenced but no water Nyamutewera Garden, Nyamima garden, Chikoto, garden Nyagwande garden	Fencing for Mushandirapamwe garden in Nyangwara village Proposed gardens Sabamba Kadyamukonde Shapure Mapeta
Ward 8	Nyabombwe (4 blocks in 6 villages including Chipika village) (23ha)	Tsvito village Matinha village		
Ward 9			Kuguta community garden no water availability	
Ward 10		Matasva, Nyagweta Sabvure A Nyabanga B	Nyabanga B	
Ward 11	4 blocks in 6 villages A 225 farmers (13ha) B 128 farmers (128ha) C 169 farmers (115ha)	Bariri, Nyazenga, Mazumba, Chatindo and Mutukumira villages		

	D 239 farmers (191ha)			
Ward 13	Nyamaropa irrigation scheme (570ha)	Nyamaropa irrigation expansion Establish an agricultural produce/input distribution centre		
Ward 14		Towe (50ha)		
Ward 15		Nyanhambwe river (Towe) Muzoro River	Star Cooperative Schools	
Ward 16		every 1 – 2 villages		
Ward 17	None	Irrigation Nyamombe		
Ward 18		Nyamombe along Mushonga, Kutombi and Gambe villages		
Ward 19		Irrigate Nyamombe		
Ward 20		Arda Site		
Ward 21	Non-operational -Madziwanzira -Tsatse	Tsatse (upgrade), Pabwe village, Nyamutsapa, Magadzire, Nyafaru, Nyapimbi, Tombo and Mubata		
Ward 24		Kupfumaishungu Irrigation scheme		
Ward 26	Nyakupinda homemade irrigation		Kanyimo and Kamukonza	Garden in each village
Ward 27		Needed at Kanyimo village	Jani Koowo	
Ward 30	Village 10 with minimum water	Change Nyajezi irrigation from flood to piped (climate change)		

	Shiri operating St Mary's no water (150ha)			
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Proposed nutrition gardens in all village where water is available

## Appendix 1d: Proposed Dip Tanks

Ward	Existing Dip Tank	Location	Proposed Dip Tanks
Ward 1	Chimusasa Fombe		Gairezi need rehabilitation Kodzaimambo is under construction and it is at 90% complete
Ward 2	Chifambe Mangezi Samakande	Samakande	Chibvembe Kadyamusuma
Ward 3	Matize Mutambwe Chaperuka	Matize Mutambwe Chapemba	Sadowera village, Renovation of Nyakauta dip tank in Mabvuramiti village near Gairezi River
Ward 4	1 dip tank		Mbinyadi
Ward 6	Chapatarongo Dip Tank	Chapataronga village	Planned Nyakadima Dip Tank (site condemned) Proposed Nyamahumba and Runga Village
Ward 7	Sabamba diptank not working Mazarura dip tank inadequate water		Water pump for Shapure dip tank Nyandawe dip tank
Ward 8	Katuta (inadequate water) Tsvito (inadequate water)		Mapara Village
Ward 9	Nyanhongo Mutetwa Kagore	Nyanhongo Village Mutetwa Village Kagore Village	<b>Planned</b> - Munene Proposed Sadera village Renovation of Nyakauta village dip tank
Ward 10	Sabvure Chiwariro/ Nyamasara		Sabvure B Chifodya
Ward 12	Nyaruka dip tank Samanyika Dip Tank	Nyamaropa GP	Sanyadowa
Ward 13	Mutsikamabwe village		Shamwarira and Mukurakudya villages x 1 Manyau and Chidokohori villages x 1
Ward 14	Nyamaropa	Nyamhanda Village	Murengani Village Magadu Village
Ward	Sereko Village	Sereko village	Nyamupa village

15			Muwi Mhumbu village
Ward 16	Villages 16, 35 and 36		There is inadequate water supply in the existing dip tanks and they need rehabilitation Nyakamba in Muwiimhumbu village Nyamupa village
Ward 17	Nyajezi dip tank in Nyabeze Village		Mbiriyadi
Ward 24	Raudzi, Rodel, Sadomba and Brondesbury		Manyoli Foxrock Springvalley
Ward 25	Dip using Knapsack		Spencer dip tank
Ward 26	Nyakupinga	Nyakupinga area	Nyamazi area (communal)
Ward 27	Sanhani village Chifambi Village	Sanhani village Chifambi Village	Planned Sanhani village and Chifambi Village Proposed Renzva village
Ward 28	Madziwa Bende	Madziwa village Kurimakwakanaka	
Ward 30	Tendanayi Res 1 Shiri Res 2		

Ward 30 shortage of vaccines, offices and accommodation

### Appendix 1e: Proposed Animal Health Centres

Ward	Existing Animal Health Centres)	Location	Proposed Animal Health Centre
Ward 1	Chimusasa AHC Chimusasa village		Fombe village Kodzaimambo village
Ward 2	mobile vet officer		Avilla BC in Samakande village
Ward 3	Kazozo business centre		
Ward 4	Ruwangwe DSC	Ruwangwe DSC	2 additional offices at Ruwangwe
Ward 6			Munemo village Nyamahumba 2B village
Ward 10			Sabvure BC
Ward 11			Nyakomba BC

Ward 12	Nyamwaka	Nyamaropa	Samanyika AHC
Ward 13			Regina (Ruwende BC) Kagore BC Manyau BC
Ward 14			Nyamhanda Business centre
Ward 15			Tombo 1
Ward 17			Nyatate RSC
Ward 18			Nyamatsa BC and Ziwa areas
Ward 19	Ruchera BC		Nyajezi secondary Health centre
Ward 20	Ngurunda BC		Matema BC
Ward 23			Proposed at dip tanks
Ward 24			Sadomba; Manyoli; Foxrock Rodel (4 proposed)
Ward 25			Mobile Vet officer
Ward 27			Chifambi village and Kanyimo village
Ward 28			Panzwara in Mandioma village Kurimakwakanaka village
Ward 30	Nyajezi resettlement		Issue = require veterinary offices and storage for vaccines and electricity facility

### Appendix 1f: Proposed Roads

Ward	Existing Roads	Proposed Roads
Ward 1		Binya Road to be tarred Rehabilitation of Tsetse road along Gairezi River
Ward 2	Bande – Avilla Chifambe – Renzva Avilla – Fombe Avilla – Mangezi Taibo – Koromora – Timu – Nyakauta Avilla – Nyamombe Muwonekera – Banze Chifambe – Chitambara - Rwenya	Avilla-Mangezi
Ward	Bhinya Road	Nyamhute to Ruwangwe



3	Nyamaropa Road Avilla Road	Kazozo to Avilla Chabondo Bridges Nyanatore bridge, Nyamakoso bridge and Nyaruchena and Matize river bridge to be renovated
Ward 6	Nyanga to Ruwangwe (Tarred) Ruwangwe to Fombe gravel road Mutigwe to Chipatarongo gravel road	Mutigwe – Chipatarong road to be tarred
Ward 7	Binya Road Matinha Road Mayo Road	Mayo Road to Tanhani and Renzva Tar Binya Road, Tar Matinha Road, and Tar Mayo Road Matinha Road rehabilitation
Ward 8	Nyanga – Ruwangwe – Rwenya Nyautare – Nyamombe Nyautare Primary School St. Monica’s High Matinha Schools Dip tank – Nyautare Tsvito Dip Tank	Nyautare Primary – Nyamubarwa village Nyautare – Tsvito A
Ward 9	Nyanga to Ruwangwe Bhinya road Kambudzi-nyagota road	Nyamande road Sakarombe road
Ward 10	Kadzere - Chifodya Nyabanga A – Nyabanga B Chiwarira loop road	Nyabanga A to Nyabanga B Nyakatawa stream
Ward 12	Nyakomba-Shiriimwe Nyadowa-Makanyanga Sanzwenga Nyamaropa Nyaruwaka	Sanzwenga Village to Sanyamaropa road Matiza connector to Bende Shiriimwe to Nyamhambara
Ward 13	Nyanga to Ruwangwe Road (Min of Transport) Regina to Rest Camp Road (RIDA) Samanyika Loop Road (Council) Manyau Primary Road (Council)	Chidokoori to Chisomo Kagore to Ruwende BC Interlink Road Ward 13 to Ward 14 to Ward 19 and Ward 6 (
Ward 15	Nyanga – Ruwangwe highway Banana earth road Ndawasha Road – from Tombo 1 to Ngurunda to Sagonda school Muwiidzembwe earth road Tagwena gravel road Tangwena to Nyamatirori gravel road Mukwekwe road to Bika Nyakamba to Ndawasha road. Most of the names are local identity names	Side road and parking lots at Tombo 1 shopping centre Tagwena road need to be tar surfaced Humps Tombo 1 Business Centre
Ward	Nyatate-Nyabeze-Chidazuru Road	Chidazuru to Marume Village

17		Nyamatsa to Kanyru to Binya Road
Ward 18	Saunyama road Magarati road	Tamunesa – magarati road Ziwa road
Ward 20	Troutbeck – Ruwangwe Gairezi – Manga Tangwena turn off Matema BC Nyamoro – Bende Arda Road Manga - Dazi	All the mentioned roads need upgrading and rehabilitation Proposed roads Matema – Chiwiti Matema – Nyadota Matema - Shanyungwe
Ward 21	Nyamaropa to Nyafaru to Katiyo Road (72km) Troutbeck to Nyafaru Road Coffee Road (to air strip in Gairezi) Binya Road (Madziwanzira to Jora River) Myapimbi Road to Magadzire Tsatse to Ziye Road Ngurunda to Nyajezi Road Nyamutsapa to National Parks Road Chief Rekayi Tangwena to Nyatate Road Nyagoma Road Chiponda Road	-Nyamaropa to Nyafaru to Katiyo Road (72km) It is in very bad condition -Bridges needed -Troutbeck to Nyafaru Road – It is in bad condition -Coffee Road (to air strip in Gairezi) – is in bad condition -Binya Road (Madziwanzira to Jora River) in bad condition -Myapimbi Road to Magadzire is Bad -Tsatse to Ziye Road in bad condition = Bridge needed -Ngurunda to Nyajezi Road is bad -Nyamutsapa to National Parks Road is in bad condition -Chief Rekayi Tangwena to Nyatate Road is bad -Nyagoma Road is bad -Chiponda Road needs grading --Tar the main road Nyamaropa to Nyafaru to Katiyo
Ward 22	Bradley road from From Ziwa to Magarati	Bradley road from Nyamhuka 2 turnoff needs to be tarred
Ward 23	Dombo to Nyarukowa Road Nyanhundu Road Dombo to Nyarumvurwe road	Bridge on Nyanhundu Road Villages 12A and 15A need bridges on Nyanhundu Road Dombo Road to Tawareva River bridge needed Dombo to Nyarumvurwe road at 55km need attention
Ward 24	Cumberland valley road- London stores to Dombo Road Cumberland link road to spencer Chokwa-Manyoli to Bonda Tarred Road Makumbe-Bristole.	Connecting Village 10 to Rusape Road via Spencer-Sadomba(Jambanja)-Village 12. Nyarumvurwe village 10A to Nyanhundu Road via Mandipaka-Kamukuko-Makanha-Mushata and Village 12A.
Ward	Nyanga to Mutare Road	Road signage is poor in some areas

25	Juliasdale to Rusape Road Nyanga to Nyamaropa Road	Roads to cottages/lodges need to improve Link-Road Claremont to Spencer
Ward 27	Binya Road from Ruwangwe RSC to Mangoza RIDA road which lead to Dambakupetwa village Gravel road from Sananhi to Chifambi to Renzva Villages All the roads are gravel roads Earth roads connections are also there	Upgrade the Binya road to tarred road The need for a bridge at Pfutsira River Bridge at Dudza river at Renzva primary school Tarring of Binya Road
Ward 28	Roads Majo Nyamatsa Matize Katsatsi Bende Chitawa Gwindingwi Chinyamauro Air strip Nyamataka airstrip	Ring road from Panzwara in Mandioma village to Regina and from panzwara to Ruwangwe Graveled road from Chirimanyimo to Bende Road from Bende to Regina From Bende to Tombo From Bende to Chirimanyimo upto Ruwangwe Tarred road Charamba to Bende centre and Bhinya road. Proposed air strip Pamanigo in Mandioma village, Pamurutsi in Nyaphundo village.
Ward 29&31		Destiny to Mangondoza Road rehabilitation
Ward 30	Main Binya Road to Ruwangwe and 3.5 Marist	Village roads need attention Roads need grading

### Appendix 1g: Proposed Bridges and Footbridges

Ward	Existing bridges	Proposed Bridges
Ward 1		Musingwidzi bridge
Ward 2		Nyamatu
Ward 3		Nyamukungudyu Bridge upgrading (from flat) near Mapani area; Chabundo Bridge; Nyanatore bridge, Nyamakoso bridge; Nyaruchena bridge and Matize river bridge
Ward 4	Not filled in	Musurudzi Bridge; Nyatsvanzi Bridge; Nyakandava Bridge Nyamatore Bridge
Ward		Matize bridge; Nyamunhu bridge upgrade

5		
Ward 6		Nyadorwe River; Munga River; Chukwe River; Nyamizi River; Nyamhuru River; Fusire River and Domboregora River (7 bridges)
Ward 7		Bridge at Kokwa; -Footbridge at Nyandawe – Mura River
Ward 8		There is need for <b>footbridges</b> in: Nyamubarwa, Mapara, Tsvito, Tungunika, Saruchera and Chipika villages.
Ward 10		Nyabanga A – Nyabanga B, there is need for a bridge along this road
Ward 12		Sanzvenga bridge (by RIDA)
Ward 13		Interlink Road Ward 13 to Ward 14 to Ward 19 and Ward 6 (with 7 bridges) Samungure Village Bridge on Gondokondo-Nyaruwa
Ward 14		Nyakasare Road (2); Magadu road (2); Mutemararo road (1) Renovation of Kute River Bridge and Murozi River Bridge Construction of foot bridges at Mutemararo, Nyanhanda and Hamunakwadi connection rivers
Ward 15		Nyakamba Ndawasha road need a bridge on Nyakamba river; Foot bridge on Nyakamba River; Foot bridge at Kunyarimwe Nyanhambwe River need a bridge to Mutamba village
Ward 16		Footbridge at Tugwe & Hura; Bridge at Dzavasekwe to Dzepasi
Ward 17		Bridge Bridges are too narrow from Nyanga Town to Nyatate  - <b>Footbridges</b> are need at: Nyajezi; Nyamhananga; Muchena; Nyamombe over the river; Nyarungurwe; Nyabezi; Nyabeze-Chidazuru Primary School (7 Foot bridges)
Ward 18	Nyamudzanaka, Madhasawa, Nyagota bridges	Madhasawa and Nyagota too low being flooded need reconstruction
Ward 21		bridges Nyamungaya bridge damaged; -Ward 15 Nyakamba bridge cracked Soka Road needs a bridge Footbridges Over Gairezi x 2; Chibvuko; Jora; Tanhu; Muzoro; Nyanhanda; Nyamungaya; Soka (9 footbridges)
Ward		Footbridges

22		5 footbridges in the ward; Footbridge at Nyarekwe 3 Footbridge at Biya 1
Ward 23		Village 14B Dombo Road bridge; Nyanhundu Road a bridge; Tawarewa Bridge at village 6 on Dombo to Nyarumvurwe Road (Silted) Village 14B bridge on Dombo to Nyarumvurwe Road is Breaking up Nyanhundu Road Bridge is too low at village 12A Nyarukou (6 bridges)
Ward 24		bridges Pangara River; Nyachara River; Nyamugudu River; Mutorahuku Nyambaya bridges Footbridge Footbridge is needed at Chidya River to connect Nyarukowa Primary School and Mushata Village
Ward 26		Revamping and upgrading of two foot bridges connecting Selbourne Primary with the plantation area Maintenance of Britannia – Nyamazi Road Bridge
Ward 28		Bridges along Dara river, Dura 1&2, Jordan, Chichena, Kute and Mangwenziwa Bridges along Matize river, Machinjire, Gwasha and Hapaori river.
Ward 29&31		Bridges and foot bridges a) Bepe Park – District Hospital; b) Rochdale – Nyangani; c) Bepe Park – Nyamhuka 1; d) Nyamhuka – Davechards; e) Nyangani Park- Nyangani Park ext. f) Destiny to Messengers camp

### Appendix 1h: Proposed Markets Presented

Ward	Exiting	Proposed markets
Ward 1		Markets at all Business centers; Depot at Fombe BC
Ward 2		Vegetable and flea markets in all business centres
Ward 3		(key issue is shortage of water inadequacy at business centres)
Ward 4		Tsengerai; Nyamudeza; Ruwangwe (3 markets)
Ward 6		Chipatarongo Village; Munemo Village; Matonhora Village; Nyamahumba 2 village; Makangaupfu Village; Makosa Village and Kamuriwo village

Ward 8		vegetable and flea markets at Nyautare and Matinha BC
Ward 9	Issue is water availability	(key issue is shortage of water inadequacy at business centres)
Ward 10		vegetable and flea markets in all Business centers
Ward 11		Vegetable and flea markets at Nyakomba BC. Collection centers for GMB and CMB
Ward 12	One market at community hall needs to be completed	Samanyika business centre
Ward 13		Masoso BC; Ruwende BC; Makanyanga BC (Nyamhambara); Manyau BC; Mutsikamahwe Village
Ward 14		Hamunakwadi village and Magadu village Wholesale market at Nyamhanda Business centre Market for each village
Ward 15		Wholesale markets at Tombo 1; Flea Market at Tombo 1 shops proposing markets in Muwii village; Kunyarimwe village; Gonda village Nyamupa village; Mutamba village and Ziko village
Ward 17		Nyatate RSC; Maonapadi BC
Ward 18		Vegetable and flea market at all BCs
Ward 19		market at Sedze business centre; Bonde BC and Charamba BC.
Ward 20		Vegetable and flea markets in all Business centers Depot at Fombe BC
Ward 21		Tsatse; Magadzire
Ward 22		Warehouses or shades to stock goods especially onions.
Ward 23		Nyarumvurwe BC; Nyanhundu BC; Dombo BC; Nyarukowa BC
Ward 24		Sadomba; Raudzi; Manyoli; Rodel; Foxrock
Ward 25		Troutbeck; Juliasdale (Expand the market)
Ward 26	Selbourne vendors' shed in Wattle company area Vending stalls in every workers compound of the plantation areas	Selbourne Vendors market markets in Nyakupinga; Erin and Nyamazi area

Ward 27		Kanyimo Business centre
Ward 28		Panzwara centre in Mandioma village Bende centre in Kurimakwakanaka village
Ward 29&31	Nyamhuka 1 Shops	Nyamhuka 1 Shops on inadequacy issue Vegetable and flea markets in the following areas: a) Messengers Camp; b) Nyangani Park; c) Nyamhuka 2 d) Mangondoza; e) Bepe Park; f) Every residential area Proposed to have weekend markets in Rochdale along road servitudes Need for a Tuck shops in residential areas Required facilities like toilets a shopping centers Car parks needed because residential stands are small
Ward 30		Shiri flea and vegetable markets; St Mary's flea and vegetable markets Tendanayi flea and vegetable markets; Jerusalem flea and vegetable markets

## Appendix 1i: Potential Income Generation and Livelihoods

Ward	Existing income generation	Assist in funding	Major beneficiary	Potential income generation
Ward 1	Artisanal mining Livestock rearing Nutrition gardens	Tear fund assist in nutrition gardens	Women and youths	mining in the following villages Mudzudza; Kagoza, Tizora, Teta Musengeza, Nzerodzawo, Fombe
Ward 2	•Artisanal mining •Livestock rearing •Nutrition gardens			Horticulture in all the villages if water is made available
Ward 3	Mungoriwo Garden Mukunza garden Chaperuka garden Kazozo garden Livestock rearing Artisanal mining (major issue)	World Vision	Women and children	All villages have spaces available for irrigation but main challenge is water availability
Ward 4				Welding, carpentry, bricklaying Motor mechanics and maintenance Juice bottling industry from the fruits, Fish farming Bakery Hairdressing
Ward 5	Nutritional Gardens	World Vision	Women and children	All villages have spaces available for irrigation but key issue is lack of water
Ward 6	Selling fish, matemba, cloths, Bee keeping	DOMCAP, International Rescue Committee (IRC) in 2022	Women	Knowledge in traditional medicine. They are proposing a traditional village pharmacy
Ward 7				Potential income-generating projects: Welding, Carpentry, Sewing, Motor



				mechanic Soap making, Baking
Ward 8	Growing of crops like, beans, maize, wheat, tomatoes, beans and potatoes Livestock rearing Apiculture Sewing, baking and mikando		Women	Community proposed command fish farming Value addition of tomatoes and other products Have a milling company for maize Nutrition gardens Honey processing plants Peanut butter machines
Ward 10	Artisanal mining Livestock rearing Growing paprika, cotton and beans	African Development Foundation used to fund paprika but it is no longer there	All	There are 4 communal gardens (water challenge)
Ward 11	Growing of crops like, beans, maize, wheat and paprika. Some work in other people's fields. Baking, Chicken rearing and freezit making.	FACT	Women	The following projects Fish farming in Mutanga village and the farm pond in Dandadzi Value addition of tomatoes and other products Have a milling company for maize Chilli plant
Ward 12	Nyamaropa irrigation scheme	Central Government	All	
Ward 13				Income-generating projects: Tomato, beans and fruit canning – the proposed site is Nyamhambara BC and Regina (Ruwende) Potato farming and processing (crisps) Poultry rearing, Paprika growing
Ward 14	Subsistence farming	Constituency Development Funds		Nutritional gardens in every village Onion farming in every village Honey processing at the ward central place

				Villagers have home based irrigation schemes But there also proposing new projects such as piggery, goat rearing, bee keeping, poultry projects etc
Ward 15	Thatching grass cutting and selling, Peasant farming, Peasant cattle rearing, Goat breeding Mushroom farming Chili (Mhiripiri) and paprika farming Beer keeping and honey making	SAPHIRE – thatching grass, honey making and mushroom farming DONCAP – Goat farming ADF – Chili and Paprika farming PAMESA – Natural Herbs	Women	Natural trees for herbs and creation of a traditional herbal pharmacy
Ward 16	Growing of crops like, tobacco, onion, beans, maize, wheat, tomatoes, beans and potatoes, garlic Mikando		Women	Community proposed to have apiculture in villages 32, 34, 35 and 36 Fish farming Value addition of tomatoes and other products Nutrition gardens Honey processing plants Goat rearing
Ward 17	There is a bakery Someone backing from home Knitting ropes for ox-drawn equipment	self-funded	Projects benefiting women and one man only	Goat rearing; Pig rearing; Beekeeping Makurira Village – plantation of oranges but not enough water Flower growing – market gardening Start Mukando (Loan business - microfinance) The cattle breeding programme – share and then support another after breeding Revive/rehabilitate a Youth Piggery Project. The facilities already exist and some help is needed to revive the project.

Ward 18	Nutritional gardens in the villages	Agro German, mana and simukai	Women and children	Potential income generating projects-livestock rearing, poultry, rabbits, dairy farming, piggery, fish farming All villages have spaces available for irrigation key challenge is water
Ward 19	Agriculture and farming this include growing and selling of potatoes and onions, raising livestock and producing dairy products among other things.	ADF (African development fund). Bio hub Environment Africa IRC	Women	Apiculture at Charamba Home industries at Sedze and Charamba Charamba potato grower's cooperative. There is a processing farm at Charamba.
Ward 20	Growing of crops like potatoes, maize, beans, cabbage etc Livestock rearing (sheep and goats) Dairy		men and women	There was once a water bottling project which needs resuscitation in Matema village
Ward 21	Honey processing at Nyafaru needs upgrading Nutrition gardens – most no longer operational Potato ,maize, beans, and wheat farming		Mostly families and men	Agriculture bulk market Honey processing Water purification and bottling Fish farming Investing in tourism
Ward 22	They do agriculture which includes animal husbandry, onion, garlic and wheat farming.	Community based organization such as Kumboyedza women's club in Mandicheta	Women	Poultry in Bore village Dairy farming in Mutimutema The people need vocational centres in some of the villages like Sarutani, Sabvukutwa and Nyahukwe. Weaving centre in Bonde village

		village.		
Ward 23	Irrigation schemes Existing nutrition gardens		Mostly women and children	Goat rearing Chicken rearing
Ward 24	Poultry, Bee farming Fish farming, Piggery Dairy farming Orchards (Peaches, apples, Apricots and Nartjies) Horticulture activities.			
Ward 25	Timber harvesting Sawmills Poultry at an individual level Tourism Agriculture		Mostly men and women to a lesser extent	Investing in tourism – if a revolving fund can be set up to fund projects Take land from owners and make it available as Council land for development to take place facilities for value addition Places for developing orchards Goat rearing Development of tourism facilities
Ward 26	Poultry projects Burial societies as financial institutions to non-members	Self-funded		Sawmill business, Bee keeping using the plantations Carpentry business, Honey processing Biogas using sawdust, Sawdust processing industries Boost tourism to benefit the whole ward Sawmill sites in every plantation site
Ward 27	Subsistence farming	Social welfare FACT World Vision	Woman and orphans are the major beneficiaries	Lots of Maware in the ward – quarry Quarry mining but are yet to get information and market for the product Bee keeping in villages Warehouse at Kanyimo business for Musoni Soap making project at Kanyimo business

Ward 28	Growing of potatoes Rearing of animals Wheat and maize farming Barter trading	There is Greenwood cooperative	Women	Ward members proposed soap making, baking, cooking, sewing, fish farming, dairy farming, poultry, animal husbandry and apiculture as it plays a vital role in agriculture as bees pollinate many crops. They need a <b>vocational</b> training centre at Panzwara Centre in Mandioma village and Bende centre at Kurimakwakanaka village. Community nutrition gardens.
Ward 29&31				Industrial site for urban economic activities
Ward 30	Nutrition gardens (funding is poor)	CTDO	Mainly women	Villages 13, 12, 7, 8, 4B, and 3 gardens

## Appendix 1j: Existing Natural resources and Proposed Development

Ward	Existing resources natural	Currently being exploited	Proposed development
Ward 1	Gold in the whole ward Mahogany; Mopani		
Ward 2	Special stone (Munyaka) Granite, River Sand Gold, Slates Baobab		
Ward 3	Gold at Maruza, Chaperuka, Masusa, and Mukuna villages There are forests in Teta, Sitwe, Mundenguma, Tizora, and Mudzudza		Gold mining at Maruza, Chaperuka, Masusa, and Mukuna villages
Ward 4	Mine claims of Gold, Tantalite, Kimberlite, and Quartz still low scale		Upscale mining Mine claims of Gold, Tantalite, Kimberlite, and Quartz can be upscaled
Ward 5	Minerals (Gold), Nyambudzi and Chinenje ruins, Nyanjwa Falls	Gold - small scale informal mining	
Ward 6	Hyanas, snakes (Burumapwa type), baboons and others Scenic views and big caves in Manda Mountain,	River sand poaching, Firewood poaching	Local communities need to benefits from local opportunities on resources Need access to loans
Ward 7	Lithium and gold at Nyamombe and Mutyambizi		
Ward 8	Gold, Lithium	Gold, Lithium	
Ward 9	Wildlife and land	Wildlife for nutrition Land for agriculture	
Ward 10	Sand, Gold, Bushman painting	Sand, Gold	
Ward 12	Mangondo gorge (tourism), Water for irrigation, Gairezi river tourists	Water for irrigation	

Ward 14	Underground caves	Pit sand poaching at in Udinge village	underground caves in the local the hills for tourist attractions
Ward 15	Local trees known for medical herbal solutions Water for irrigation is available through streams Wildlife include hyenas, baboons and snakes Heritage sites Marunde mountain in Muwizembwe there are ruins		
Ward 16	they have ruins, caves in Village 32, however this is within the army training camp	Gold, Lithium Diamond	
Ward 17	Torongu Village has a gum tree plantation Gwanyamanya Village has a gum tree plantation		
Ward 18	Nyamombe river, Ziwa Ruins Rusvingo Ruins		Nyamombe irrigation scheme Upgrade Ziwa ruins Heritage site at Rusvingo
Ward 19	There are gold and diamond deposits. Gum plantations at Matsapa, Bonde and Bore There are a variety of wildlife for example snakes, rabbits etc There are ruins and traditional clay pots at Zewa in Nyatondo village. Binga mountain has a tunnel that comes from Nyatondo village. Chitsanza mountain is a sacred area for the burial of kings only. The two mountains can be a tourist attraction.	Many rivers are silted such as Nyajezi river. Trees	
Ward 20	plenty of water along Nyanhambwe river and Mudzoro river Conservation Plantation projects in Matema village		

Ward 21	Mine claims at Magadzire (gold) Heritage sites and tourism – nyamukondora (mermaid) Chingambiya Mountain (the Table-like Mountain) Timber Plantations Soka (Mazhanje) Nyamungaya River Nyanga Mountain	Mine claims at Magadzire (gold) Timber Plantations Nyamungaya River Nyanga Mountain	Gold mining (private company)
Ward 22	Gold minerals in Nyamakanga village up to Ziwa wildlife such as baboons, hyenas, snakes There are bush paintings in Mutimutema village. Bvukutwa mountain has a tunnel. Nyanga park Quarrying stones	pit sand poaching Sarutani village Quarrying stones	
Ward 23	There are gum tree plantations Had a gum tree plantation in Wards 23 and 24		
Ward 24	There are gold claims in the wats. Plantations Water for irrigation from the ever-flowing rivers. Wild animals- Hyena, Warthogs, Baboons, Monkeys, Snakes(pythons)		
Ward 25	National parks Claremont orchards Heritage sites and tourism Nyanga Mountain Timber Plantations		There is a need for an airport A fire tender be bought
Ward 26	Forestry products includes wood, sawdust, planks, furniture Plantations: Pine trees Water for irrigation available through Odzi River and the weir dams around the plantations Land is owned privately so	Mtarazi Falls in Mtarazi area	Wattle company in Selbourne area, Britannia in Britannia area and Allied Timbers plantation area



	<p>there is need to engage the owners to find if it is available</p> <p>Wildlife: animals such as kudu, baboons, duiker, rabbits, snakes, sable, hyenas, leopards etc. which in live in the plantation area</p> <p>Heritage Sites Nyakauri Hill, and Sanyanga hills</p> <p>Tourist Attractions: Mtarazi Falls and Chapungu Falls in Mtarazi area</p>		
Ward 27	<p>There is a German shaft in Nhandina area</p> <p>Human wildlife conflict through hyenas, snakes, baboons, jackals.</p>	<p>Munondo village</p> <p>Jogies</p> <p>Pfutsira River</p>	
Ward 28	<p>Wattle and pine plantations by Allied timbers.</p> <p>Nyamakupe Sacred forest and Mouzi sacred mountain</p> <p>Chirimanyimo mountain which is the second biggest mountain in Nyanga.</p> <p>There are various types of wildlife for instance monkeys, wild pigs, baboons, hyenas, snakes and jackals.</p>	<p>Trees in Kurimakwakanaka village</p>	
Ward 30	<p>Irrigation, Heritage sites</p> <p>Tafara VIO</p> <p>St Mary's Nyajezi 4, 5 + 6 Shiri</p>		<p>Muchena Tourism and monuments (Shiri Area)</p>

Ward 30 issues Watter shortage due to Elnino drought – Nyajezi irrigation Mwenye river

### **Appendix 1k: Heritage sights and proposed development**

Ward	Exiting heritage sights	Proposed development
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Ward 2	Jokwiro paintings, Nyamarimba paintings Nyazvikwa cave, Nyatsanziko paintings Gomo raJoe paintings, Nyamombe falls	
Ward 3	sacred sites (chief Burial grounds)	
Ward 4	Sacred places Nyatizvozvo Mountain, Nyamamombe Mountain Mukuro River, Ndomborembudzi Bushman paintings near Emmanuel High School and at Mhako yaJokwiro	
Ward 6	Mermaids in the rivers Caves	
Ward 8	Muchena Painting	Tourist attractions: Muchena Paintings
Ward 10	Nyadowa/ Takundikana Cheenje mountain	Bushman paintings
Ward 16	ruins, caves in Village 32	
Ward 17		Chidazuru Mountain Muchena Mountain Nyatate Bush – area used for burial Rutumba Bush (Makuwi)
Ward 18	Ziwa Ruins	Upgrade roads and infrastructure Lodges
Ward 21	-Nyanga mountain -Heritage sites and tourism – Nyamukondora (mermaid)	-Nyanga mountain -Heritage sites and tourism – Nyamukondora (mermaid)
Ward 24	-There are Ningas in the Ward- Manguruve and Nyatwe. -Most of the Mountains and rivers in the Ward are sacred. -Saruchera Natural pool( there are incidents where fishermen would get dried fish from the pool) There are mermaids in pools. Nyadera river is also sacred.	Community managed tourism to manage tourist sites being: Falls in Chidya River Scenic views at Chidya Ninga
Ward 25	Nyangani mountain Rhodes Hotel	
Ward 26	Heritage Sites Nyakauri Hill, and Sanyanga hills Tourist Attractions: Mtarazi Falls and	

## **Appendix 11: Vocational Training Centres Proposed**

Proposed vocational training centres at:

Ward 1 – Fombe BC; Ward 2 – Avilla BC; Ward 8 – at Central Place; Ward 10 – at a Central Place; Ward 11 – at a Central Place; Ward 13 - Nyamubarawanda Vocational Training Centre; and Chikukwa Training Centre needs rehabilitation; Ward 15 – Tombo 1 BC; Ward 16 – at a Central Place; Ward 18 – Ziwa Area and Nyamatsanga BC; Ward 22 – Zuwa Weaving Hall; Ward 25 – at a Central Place.

## **Appendix 1m: Business Centres Proposed and Expansion**

Proposed BCs and Expansion of BCs:

Ward 1 Border Post at Chimusasa Village

Ward 1 Rehabilitation of Agritex House at Fombe village

Ward 2 The community proposed for a residential component at Avilla BC

Ward 2 Need Industrial Site and industrial site at Samakande BC; and Public toilet

Ward 3 Nyazingwe Business Centre to be pegged

Ward 3 Mukunza Business Centre to be pegged

Ward 3 Kazozo Business Centre to be expanded

Ward 3 Chinyudze Business Centre

Ward 8 They need a residential component at Nyautare BC

The community needs more business centers in Tsvito and Katsatse

Ward 11 They need a residential component at Nyakomba BC, and a Bank

Ward 12 Need to establish Offices with computerization for Registry

Ward 13 Residential stands at Ruwende; Ward 13 ablution for the public at all BCs

Ward 13 Build staff houses for Agritex; Ward 13 Need a bank in the Ward

Ward 16 They need a residential component at Ruchera BC

•The community proposed to have a RIDA center locally

Ward 17 Business centres expansion of Maonapadi BC and Mandeya BC

Establish a Bank at Nyatate; Establish a chemist at Nyatate;

Establish a supermarket at Nyatate; Establish a Mukuru money link at Nyatate;

Establish a funeral parlour and mortuary at Nyatate

Ward 18 Proposed BC at Ziwa area; Expansion of Gwiriri area from tuckshop area to Business Centre

Ward 19 They need residential stands

Ward 21 Business centres in the ward -There are 5 BCs in the ward = Ngurunda BC, Tsatse BC, Magadzire BC, and Dazi BC, Gairezi Centre, Manga BC. **Proposed** BC - Madziwanzira BC  
Tombo Dzinduwa BC; Tangwena BC; Nyapimbi BC; Pasipaora village; Masambwe BC  
Ward 22 Business centre in Mandicheta village (Nyarumvurwe Turn-off)  
Ward 23 Proposed residential stands at Nyarukowa  
Ward 25 Proposed BC at Troutbeck; Proposed BC at Spencer; Proposed BC at Juliasdale  
Ward 28 They need industrious sites in Bende ward.

### **Appendix 1n: Government buildings**

Proposed government offices at:  
Ward 4-Civil Registry Offices at Ruwangwe G P are old and dilapidated  
Ward 4-Proposed – new government buildings/offices  
Civil Registry Sub-Offices at Nyautare

### **Appendix 1o: Communication Networks**

Ward 1 NetOne booster at Nyandoro-Boza  
Ward 1 Econet booster at TizoraVillage  
Ward 3 Poor cell phone and radio networks Econet and Netone net works  
Ward 5 Poor cell phone and radio networks Econet and Netone net works  
Ward 8 Mobile network coverage is poor  
Ward 10 There is need to improve mobile network coverage  
Ward 13 Cell network – Need for NetOne booster  
Ward 13 Install computers at Nyamhambara BC  
Ward 13 Open an information and communication centre  
Ward 15 Good telephone reception from NetOne and Econet’s but WIFI is still a challenge  
Ward 15 Only one station is available Nyangani Radio of Nyanga  
Ward 16 Mobile network coverage is poor  
Ward 17 and 19 There are other parts which have bad radio networks which need boosters  
Ward 18 Poor network coverage and radio waves  
Ward 21 Cell network – If Econet can establish base stations at Ngurunda, Manga and Tsatse  
Ward 22 Poor network connection.  
Interception of waves on radio network  
Ward 24 There is need for improvement on network as some areas do not have coverage.  
Some places do not have signal for national radio stations.

Ward 26 All cellphone networks available. However, there is poor coverage of Radio and Television signals

Ward 27 Very poor network connectivity Econet and Netone signals on some selected places.

No radio and TV connectivity in the area

### **Appendix 1p: Electrification proposals**

Ward 3 Rural electrification

Ward 12 Rural electrification

Ward 13 Rural electrification programme; Ward 13 Ruwende BC solar on borehole

Ward 13 Nyanhambara BC needs electricity; Ward 13 -Manyau BC needs electricity

Ward 14 Expansion of Rural electrification

Ward 15 Sagonda Primary rural electrification; Nyamupa BC electrification

Ward 18 Need electricity at proposed Ziwa BC and homesteads in the ward

Ward 22 Rural electrification; Expansion of electricity to Mutimutema

Ward 26 Need for electricity to every part of the ward

Ward 27 Need to expand rural electrification programs

### **Appendix 1q: Aerodrome**

There is one Close to Nyanga Town but needs upgrading

### **Appendix 1r: Boreholes**

Ward 1 Boreholes in all 18 villages

Ward 1 Boreholes in all schools

Ward 1 Boreholes in all clinics

Ward 3 Boreholes in 17 villages especially in Tubu, Maruza and Chaperuka

Ward 4 Boreholes needed in all 13 villages

Tsengerai	Pfigu	Sangoma
Machumba	Chibisa	Mukatsa
Mbinyadi	Nyamagoronondo	Nyamudeza
Mbariro	Gande	Muburewa

Munondo 1

Ward 6 The community need domestic water supply – boreholes

Ward 7 Kadyamukonde BH579 – borehole has no water

Nyamukuyu – there is a need for a borehole – they drink from the river

Mazarura Village - cover branch – deep wells collapsed – need for rehabilitation

Sabamba borehole needs to be fixed

Ward 8 The ward needs boreholes in all the villages

Ward 10 Boreholes in all the villages

Ward 11 The ward needs boreholes in all the villages

Ward 12 Develop water supply for all centres

Ward 13 Boreholes in all villages. Develop water supply for all centres. Nyanhambara BC needs water

Ward 13 Kagore BC needs water; Ward 13 need for water at all BCs

Ward 15 There need for water at: Tombo 1 BC; Crossdale Primary School; Crossdale High School  
Tombo Clinic; Tombo Primary School; Sagonda Primary. All villages need boreholes

Ward 16 The ward needs boreholes in all the villages

Ward 18 Boreholes in all the villages, Borehole at Nyamatsa BC

Ward 17 **Boreholes** proposed in these villages: Nyapfupi, Nyarume, Chimonyo and Mandiwawarira, Nyapenda, Nyamhanga, Gwanyamunye, Marume, Toronga, Kanyuru, Nyabeze, Kuwenyi  
(existing – solar powered but if no sun no water)  
Boreholes not working (the villages are): Nyakwangwa, Nyamhanza, Chihobvu (solarizing of borehole B30), Mapfurira

Ward 21 Proposed boreholes at Madziwanzira x 1; Pasipaora x 3; and Tsatse x1.

Ward 22 Boreholes x 2 in each of the 13 villages; Boreholes x 2 at Mutimutema BC

Ward 23 Proposal = supply of water through boreholes in Villages 14A, 14B, 14D, 14F, 9B, 7B, 14E, 15A, 14C, 12A, 16, 11, 10B and 7A.

Ward 25 Proposed – borehole at Juliasdale to deal with water shortage; Borehole Juliasdale market  
(Problem – it is up to the private developer)

Ward 27 There is poor water supply in the ward. Boreholes are needed, there are people who are still using mafuku (shallow river bed sand water). Boreholes are needed in all villages - 2 per village

Ward 28 They need few boreholes since most of their water supply comes from rivers

## Appendix 2: The list below are proposals from the Wards

	Social Infrastructure	
Policy	Proposal	Area
	Health - Hospitals	
	•Upgrade Nyatate Clinic (serve Makoni people)	Ward 17
	Health Clinics	

	<ul style="list-style-type: none"> <li>•Chimusasa Village</li> <li>•Mutsangadzi village</li> <li>•Tizora Village</li> </ul>	Ward 1
	<ul style="list-style-type: none"> <li>•Renzva (construction)</li> <li>•Chibvembe Village</li> <li>•Chifambe village</li> </ul>	Ward 2
	<ul style="list-style-type: none"> <li>•Sadera</li> <li>•Mafara village (pegged)</li> </ul>	Ward 3
	<ul style="list-style-type: none"> <li>•Mbinyadi village</li> <li>•Church of Christ</li> </ul>	Ward 4
	<ul style="list-style-type: none"> <li>•Kaitano (Construction)</li> <li>•Sadera</li> </ul>	Ward 5
	<ul style="list-style-type: none"> <li>•Nyamahumba 2B</li> <li>•Nyamahumba 2</li> </ul>	Ward 6
	<ul style="list-style-type: none"> <li>•Bariri village</li> <li>•Mutandakamwe Village</li> </ul>	Ward 8
	<ul style="list-style-type: none"> <li>•Bariri</li> <li>•Mutandakamwe</li> </ul>	Ward 11
	<ul style="list-style-type: none"> <li>•Bumhira,</li> <li>•Sadazi,</li> <li>•Munyaira,</li> <li>•Gondokondo</li> </ul>	Ward 12
	<ul style="list-style-type: none"> <li>•Chidokohori Village</li> <li>•Samanyika village</li> <li>•Mawadza and Ruwende</li> <li>•Bunhira Mandikwaza</li> </ul>	Ward 13
	<ul style="list-style-type: none"> <li>•Kute in Udinge village</li> </ul>	Ward 14
	<ul style="list-style-type: none"> <li>•Bariri</li> <li>•Mutandakamwe</li> </ul>	Ward 16
	<ul style="list-style-type: none"> <li>•Ziwa Area -Nyamutsa BC</li> </ul>	Ward 18
	<ul style="list-style-type: none"> <li>•Matema village</li> <li>•Manga village</li> </ul>	Ward 20
	<ul style="list-style-type: none"> <li>•Dzinduwa clinic</li> <li>•Tombo clinic</li> <li>•Mubata clinic</li> <li>•Tagwena clinic</li> <li>•Tsatse clinic</li> <li>•Magadzire clinic</li> </ul>	Ward 21
	<ul style="list-style-type: none"> <li>•Mutimutema</li> </ul>	Ward 22
	<ul style="list-style-type: none"> <li>•Nyarukowa clinic</li> </ul>	Ward 23
	<ul style="list-style-type: none"> <li>•Manyoli</li> <li>•Kenende</li> <li>•Foxrock</li> <li>•Rodel</li> </ul>	Ward 24
	<ul style="list-style-type: none"> <li>•Juliasdale clinic</li> <li>•Spencer clinic</li> <li>Troutbeck Clinic</li> </ul>	Ward 25
	<ul style="list-style-type: none"> <li>•Kanyimo</li> </ul>	(under Ward 27

	construction) Chifamba •Renzva (under construction) Bungani •Sanhani (under construction)	
	•Gwindingwi, •Kurimakwakanaka, •Mutunduwe •Nyaphundo •Nyaguwi forest	Ward 28
	•Mangondoza •Nyamhuka	Wards 29 & 31
	Health Post	
	•Nyamombe (once open) •Nyabero	Ward 7
	Chifodya village	Ward 10
	•Sanzvenga •Samanyika	Ward 12
	•Manyau and Matiza •Chisoma and Dhlandhlara •Soduku and Garafa	Ward 13
	•Magadu •Nyamhanda	Ward 14
	•Muwihumbu village •Nyamupa village	Ward 15
	•Nyanhundu •Nyarukova	Ward 23
	•Sadomba	Ward 24
	Spencer	Ward 25
	•Nyamazi	Ward 26
	•Sanhani •Kanyimo •Renzva H, Center	Ward 27
	Herbal Centre	
	•Traditional herbal care centre	Ward 14
	Mother's Shelter	
	•Fombe Clinic	Ward 1
	•Village 17	Ward 16
	•Gairezi	Ward 20
	•Nyanga Pipe	Ward 26



	Mother's Shelter Ablutions	
	•Nyamombe •Nyabero	Ward 7
	Sabvute clinic	Ward 10
	Education Secondary	
	•Kagoza Village	Ward 1
	•Chifambe Village	Ward 2
	•Katerere •Mukunza •Kazozo upgrade to A Level	Ward 3
	•Nyamutowera Garawizi Sec	Ward 4
	•Nyamahumba 2A •Nyamahumba 2B	Ward 6
	•Nyamutowera	Ward 7
	•Chifodya Village	Ward 10
	Gondokondo Village	Ward 12
	Nyamubarawanda upgrade to A Level	Ward 13
	•Pemberero in Gonda Village •Johanne Marange in Muwii Village •Nyamupa Village	Ward 15
	•Magamba	Ward 16
	Nyabeze BC	Ward 17
	Nyamatsa close to Saunyama PS Magarati close to Magarati PS Zewa secondary school	Ward 18
	•Close to Gairezi primary •Ngurunda •Tsatse •Between Chidye and Nyafaru •"A" Level Gairezi	Ward 21
	•One Secondary school	Ward 23
	•Raudzi •Manyoli Schools •Nyanzou	Ward 24
	•between Spencer and Juliusdale •between Claremont and Troutbeck •Spencer	Ward 25

	•Erin (Allied Timbers)	Ward 26
	•Kanyimo secondary Renzva Village	Ward 27
	•Chirimanyimo	Ward 28
	Education Primary	
	Tizora Village	Ward 1
	Chifambe Village	Ward 2
	•Arufandica •Kose •Maruza	Ward 3
	•Bonganirwe	Ward 4
	•Tore Tore •Chifodya	Ward 5
	•Nyatonhora Village •Nyamahumba Village •Karimanzira Village •Nyamakosa Village •Kamabanji village	Ward 6
	•Manyungu in Nyahanda village	Ward 7
	•Kapfuti village	Ward 8
	•Tore Tore village	Ward 9
	•Chifodya village	Ward 10
	Gondokondo village	Ward 12
	•Hondo Village •Ngavagare village •Murengami village	Ward 14 (outside river barrier)
	•Muwii village •Gonda Village	Ward 15
	•Marume Village •Nyapfupi village •Damasiko village s	Ward 17
	Zewa Area village 4	Ward 18
	•Kadzima - Catholics	Ward 19
	•Matema village	Ward 20
	•between Tsatse and Ngurunda •near Gairezi Secondary •Nyagora	Ward 21
	•Claremont Community school •Juliusdale	Ward 25
	•Nyakupinga area •Nyamazi/Nyabako area	Ward 26
	•One proposed school	Ward 27
	•Nyanganani Park	Ward 29 & 31

	•Messengers' camp	
	Education ECD	
	•Tizora •Mudzudza •Gairezi •Teta •Kanyoka •Mundengu	Ward 1
	•Chifambe •Chibvembe •Taibo •Chitambara and Kadzima •Mandicha and Nyakatsapa •Jimu	Ward 2
	•Arufandica •Kose •Maruza	Ward 3
	•Bonganirwe •Nyamudeza •Mbiriyadi •Tsengerai •Manjanja	Ward 4
	•Tore Tore •Chifodya	Ward 5
	•Nyatonhora Village •Nyamahumba Village •Karimanzira Village •Nyamakosa Village •Kamabanji village •Munemo	Ward 6
	•Shapure village •Manyungu •Mangosho •Sabamba •Kadyamukonde •Nyagwara	Ward 7
	•Chipika village •Musongwe villages •Katsatse •Nyamubarwa •Mapara •Kapfuti	Ward 8
	•Kambudzi village •Munga village •Magoshe village •Sakarombe village	Ward 9

	•Masoso village	
	Chifodya village Nyabanga B	Ward 10
	•Bariri Village •Dandadzi Village •Mutanga Village •Mazumba Village	Ward 11
	•Sanyadowa •Sanyamaropa •Gondokondo •Sadazi •Manyaira	Ward 12
	•Bunhira (Makanyanga Agritex) •Mawadza Village at Nyamuda (Private) •Manyau and Matiza Villages •Chidokori •Mutsikamahwe •Masaso (Garafa)	Ward 13
	•Nyamhanda villages •Magadu villages •Nyamhanda villages •Hamunakwadi villages	Ward 14
	•Ziko Village - church building •Muwidzembe village •Gonda village - church building •Nyamupanedengu village - church building, •Mutamba Village •Kunyarimwe Village	Ward 15
	•Village 32 •Chidembo BC •Village 30 •Village 17 •Village 44	Ward 16
	•Damasiko in Marume village •Nyapfupi village •Mapenda village	Ward 17
	Ziwa Gwirir Saunyama Dzimbiti	Ward 18
	•Mapeta village	Ward 19

	<ul style="list-style-type: none"> <li>•Kadzima village</li> <li>•Dzapasi village</li> <li>•Matsapa village.</li> </ul>	
	<ul style="list-style-type: none"> <li>•Barondowns</li> <li>•Pfumarungo</li> <li>•Nyanga downs</li> <li>•Pasipaora</li> <li>•Nyamugafata</li> </ul>	Ward 20
	<ul style="list-style-type: none"> <li>•Magadzire (satellite)</li> <li>•Tagwena village</li> <li>•Pasipanodya</li> </ul>	Ward 21
	<ul style="list-style-type: none"> <li>•Madanga Village</li> <li>•Nyamakanga village</li> <li>Ndarangwa Village</li> </ul>	Ward 22
	<ul style="list-style-type: none"> <li>•Village 14A</li> <li>•Village 11 rehabilitate closed</li> <li>•Village 15A</li> <li>•Village 22 Dombo</li> </ul>	Ward 23
	Planned <ul style="list-style-type: none"> <li>•Rodel</li> <li>•Manyoli</li> <li>•Foxrock</li> </ul> Proposed <ul style="list-style-type: none"> <li>•Mushata Village</li> <li>•Kamuruko Village</li> <li>•Bondana</li> <li>•Makanha</li> <li>•Nyasherera Village 53</li> <li>•Mandipaka Village</li> <li>•Brondesbury</li> </ul>	Ward 24
	<ul style="list-style-type: none"> <li>•Sadomba</li> <li>•Juliusdale</li> </ul>	Ward 25
	<ul style="list-style-type: none"> <li>•Selbourne</li> <li>•Nyamazi area</li> </ul>	Ward 26
	<ul style="list-style-type: none"> <li>•Sanhani</li> <li>•Sabamba</li> <li>•Nyamapfeni C</li> <li>•Munondo village</li> </ul>	Ward 27
	N/A	Ward 28
	Regularise the 12 unregistered ECD	Ward 29&31
	Creche	
	Ziko Village	
	Mukwekwe Village	Ward 15
	Safety and Security	

	Police Post	
	•Chimusasa •Mutsangadzi	Ward 1
	•Avilla Mission	Ward 2
	•Nyamahumba 2 •Nyamahumba 2B •Munemo villages	Ward 6
	•Nyamombe	Ward 7
	•Nyautare BC	Ward 8
	•Sabvure Village	Ward 10
	•Nyakomba BC	Ward 11
	•Ruwende BC •Nyamubarawanda near SS •Kgore BC	Ward 13
	•Nyamhanda village	Ward 14
	•Tombo 1	Ward 15
	•Mapako BC	Ward 16
	•Nyatate BC	Ward 17
	Ziwa Nyamatsa	Ward 18
	•Charamba •Sedze	Ward 19
	•Matema village	Ward 20
	•Nyafaru BC	Ward 21
	•Mutimutema village	Ward 22
	•Nyarukowa •Nyarumvurwe •Nyanhundu	Ward 23
	•Sadomba •Foxrock •Manyoli	Ward 24
	•Troutbeck •Juliasdale •Spencer	Ward 25
	•Nyakupinga	Ward 26
	•Kanyimo BC	WR 27
	•Kurimakwakanaka •Panzwara BC	
	•Nyamhuka 2	Ward 29 & 31
	Police station	
	London Stores (upgrade)	Ward 24

**Appendix 3a: Inception Meeting Minutes**

**Appendix 3b: Council Validation Meeting Minutes**

**Appendix 3c: Council Resolution Adoption of Master Plan**