

EXECUTIVE SUMMARY NYANGA MASTER PLAN

1.0 Introduction and Background

The Government of the Republic of Zimbabwe through its “Call to Action” has spearheaded preparing a Master Plan for Nyanga District. The purpose of the district masterplan is to:

1. Identify and align immediate and long-term development goals.
2. Foster private sector investment and public-private partnerships.
3. Enable consistent and clear decision-making as well as coordinated development efforts.
4. Guide land use, infrastructure, and community facilities development.
5. Promote sustainable and coordinated economic, social and environmental development.

The Master Plan is also critical to market Nyanga and attract potential investors, in line with the government’s Vision towards a prosperous and empowered upper-middle-income society by 2030.

The Proposed Nyanga District Masterplan will serve as a futuristic, strategic and dynamic policy document for coordinated development and growth, and conservation of the physical environment in the Planning Area. Due to the increased demands for land to develop various land use activities against the anticipated rapid growth rate of settlements in the proposed Planning Area, the written statement emphasises the need to manage and promote development and growth while safeguarding against land speculations in line with the provisions of the Regional Town and Country Planning Act (Chapter 29:12).

The Master Plan is the aggregate of the Report of Study and the Written Statement. This Executive Summary captures the 2 documents.

2.0 The Report of Study

2.1 Data Collection

The boundary of the Planning Area was delineated considering existing district administrative boundaries. Both qualitative and quantitative research methods and techniques were used to assess the prevailing and projected biophysical, sociocultural and economic settings as well as to identify policies and proposals for the development of the Nyanga Master Plan Planning Area.

The methods used included field observations and surveys; participatory mapping and modelling with geographic information system (GIS), global

positioning system (GPS) and remote sensing; formal meetings (including one-on-one, community and virtual) with key informant interviews (KIIs) and focus group discussions (FGDs); and desktop review of government documents including reports, policies and Acts of laws as well as relevant scientific literature and documentation. The guiding principle for stakeholder consultations was the need to chart an all-inclusive and sustainable development path that takes into account the views and aspirations of the local communities and relevant internal and external stakeholders. A topographical map (also known as a base map), a critical requirement in the development of all Master Plans, was the primary tool used during the initial stages of planning for data collection efforts; guided navigation during fieldwork; positioning of data sets (referencing) and finally in the geo-visualisation of developed Master Plan proposals. In capturing the spatial attributes of the master plan in developing the base map physical surveys were guided by the Land Survey Regulations (SI 727 of 1979 [Cap 20:12]) while other data collection efforts were guided by the requirements of the Regional Town and Country Planning Act (Chapter 29:12). The collected data were analysed to reveal the existing situation within the Planning Area and where possible used to make projections.

2.2 Findings

The major findings are presented below as follows:

1. Nyanga District is experiencing climate change and variability, which is leading to erratic and unreliable rainfall patterns. Zimbabwe has experienced frequent droughts since 1990. This has resulted in reduced rainfall, affecting agricultural activities and water availability.
2. The district faces significant water security issues. This has led to challenges in accessing and using water effectively. Because of water scarcity, some people are forced to drink water directly from the perennial rivers.
3. 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 to the district's climate resilience. Climate change and variability have contributed to environmental degradation in Nyanga District, including deforestation, soil erosion, and gully formation. These issues need to be addressed through conservation efforts and sustainable land use practices.
4. Poaching has significantly reduced the numbers of species such as kudu, wildebeest, reedbuck, hyenas, and leopards in Nyanga National Park.
5. 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.
6. 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). The livelihoods and food security of the population are low, especially in the communal lands. 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, leading to economic insecurity and loss of income.

7. The area is experiencing rising temperatures, increased frequency of floods, dry spells, and droughts, which are negatively impacting agricultural productivity and livestock production. Productivity is also affected by lack of markets to sell farming produce and inefficient institutions.
8. There is poor infrastructure at primary schools, secondary schools and health facilities with a lack of piped water, borehole water and electricity at some schools.
9. There is a shortage of trained teachers, especially at secondary schools and teacher accommodation. This shortage of staff also affects health services. Many MDAs face this personnel shortage problem.
10. The road infrastructure including bridges is in a poor state in some parts of the district. The movement of goods and people is difficult.
11. Some illegal settlements are springing up which does not portend well for the future

Nyanga District is rich in heritage places of local and national significance. These heritage places are protected by several pieces of legislation such as National Museums and Monuments of Zimbabwe 25:11; Traditional leaders Act 29:17; Regional Town and Country Planning Act 29:12; Parks and Wildlife Act 20:14; Burial and Cremation Act 5:03, Forest Act 19:05 and National Archives Act 25:06 of Zimbabwe. The heritage sites identified included Stone Age, Rock Art, Iron Age, Historical period sites, sites of Zimbabwe liberation struggle, sacred sites, indigenous forest reserves, protected indigenous trees, traditional institutions (chiefs homesteads, courts), and traditional practices (intangible heritage). The archaeological sites found in the Planning Area included Stone Age artefacts (including Rock Art), Iron Age artefacts, Stone-walled Zimbabwe tradition settlements and historical (refuge) period settlements.

This was put out as the Report of Study

3.0 The Written Statement

The Written Statement is based on specific assumptions and results from the Report of Study conducted in the year 2024, for the designated Master Plan area. 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.

3.1 Major Issues for Consideration

Part I of the Written Statement provides a summary of issues such as Global, Regional and Local Development Planning Context, Physical Features, Land and the Environment, Population and Livelihood, Education and Social amenities, Settlement Patterns and Business Nodes, Infrastructure, Administration and Funding Issues. These issues are deemed to be key as they reflect on the current situation in each aspect which in turn informs the feasibility of the various development proposals in the Master plan.

The Planning Area's rich biodiversity of vegetation, birds and animals needs special attention for improvement and protection. It raises issues of the physical features' possible use, maintenance, and sustenance. How can the ecosystem be kept functioning now and in the future? Siltation is a reality. Mining activities, legal and illegal, are damaging the environment.

There is need to put in place mechanisms and logistics to utilise a possible 1357 ha irrigable land within the planning area under irrigation to enhance livelihoods. There is vast potential for tourism related economic activity due to the scenic beauty and heritage of the area. Industrial development opportunities are abound in terms of agriculture and other resources within the planning area. Population issues include the expected natural growth and youthful population demographic in the wards concerned over the plan period.

Generally, all forms of bulk infrastructure such as water supply, wastewater disposal, electricity, transport and housing are inadequate. The question that begs an answer is "How will development be funded?"

3.2 Goals and Objectives

Part III of the Written Statement presents the goals, objectives and alternative development strategies for the various substantive issues. The substantive issues covered in this section whose goals and objectives are presented includes; Land, Environmental, Population and Employment, Commercial, Industry, Tourism Development and Recreation, Housing, Infrastructure, Agriculture, Social Services Administration and Finance, Safety and Security Policy. These set the broad and specific objectives of the Written Statement and some of the strategies to use in implementing it.

In summary, the land goal envisages optimal, productive and efficient use of land. It is supported by the environmental goal of yearning for developments that are resilient to the impacts of climate change and that preserve the natural resource base and heritage. As such the development of human settlements should minimize risk and promote equitable access to employment and economic opportunities accompanied by adequate housing. Adequate land for industrial development should be provided.

Another goal is to aim at a settlement pattern and hierarchy that brings functionality to the planning area. Business centres and rural service centres have to be spruced up. Nyanga District should be the tourism destination of choice in the east region of the country. Bulk infrastructure is key to unlocking the value of the Nyanga District Master Plan and its environs economically, socially and environmentally. Administratively and financially, a flexible strategy that will enable the implementation of the Master Plan should be put in place. Therefore, all objectives were crafted to make these targets a reality. A few are listed here:

1. To ensure optimal, productive, and efficient use of land in the Nyanga District Planning Area.
2. 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.
3. To encourage the settlement of the human population in areas that pose minimum risks and promote equitable access to employment and economic opportunities.
4. To facilitate the growth of diversified and vibrant business centres and towns in Nyanga District.
5. To provide adequate and suitable serviced land for industrial purposes at Business Centres, and Nyanga Town.
6. Develop and promote irrigation agriculture on areas with irrigable soils.
7. Encourage sustainable use of undeveloped land at Nyanga Town, Tombo 1 and Tombo 2, Regina Coeli, Ruwangwe, Nyamaropa, Nyatate and Kazozo urban centres.
8. Rationalise communal, conservation and mining activities in the planning area.
9. Design a robust strategy for the management of the entire Gairezi sub-catchment for minimizing the siltation of dams and weirs.
10. Ensure that all developments classified as Prescribed Activities under the Environmental Impact Assessment Policy are subjected to environmental impact assessments.
11. Promote the development of employment corridors that are easily accessible to the market.
12. Ensure that the Small and Medium Enterprise (SME) sector gets support by way of appropriate workspaces and appropriate skills at the strategic business centres.

3.3 Policies and Proposals

Part IV of the Written Statement deals with Planning Policies, Proposals and Implementation. The sectors which are covered in this written statement 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; Modelling of Key Proposals; and Phasing and Implementation.

Policies have been drawn up to enable the fulfilment of the objectives that were set out in Part III of the written Statement.

Major proposals are developing the transport network in the region to promote regional development and tourism; the development of water harnessing and distribution infrastructure; developing the portable water supply systems, developing the wastewater disposal systems, implementing measures to conserve the environment; factoring in climate change and application of technologies in new developments or rehabilitation projects; tackling the livelihoods of the planning area; establishing industrial, residential and institutional areas/facilities; and catering for social infrastructure such as clinics, hospital, schools, police station, information centres and culture centres. The proposals further recommend the improvement of existing business centres and the re-establishment of Nyanga as a town.

An administrative framework is outlined and funding sources are suggested with the current social, political and economic situation in mind.

Key policies and proposals are given below as examples:

1. The long-term vision of the Nyanga Master Plan is to realise inclusive economic growth, good governance, microeconomic stability, infrastructure development and social improvement.
2. Upscale and expedite irrigation rehabilitation and expansion using existing and new water bodies.
3. Adoption of climate-smart management practices and technologies for Agricultural production.
4. Diversify food production and consumption including promotion of underutilised crops such as future grains (e.g. sorghum, millet).
5. Implement a Commodity Value Chain Financing Model where the private sector players are expected to finance the greater portion of their raw material requirements.
6. NDS1 - Food Self-Sufficiency: To increase food self-sufficiency from the current level of 45 per cent to 100 per cent and reduce food insecurity from the 2020 peak of 59 per cent to less than 10 per cent by 2025/2030. Nyanga District is expected to participate in irrigation projects.
7. Land for urban development be set aside for Nyanga Urban and supported by the preparation of a local development plan.
8. Land for parks and wildlife and development be set aside as indicated on the Proposal Map and be preserved.
9. Land set aside for the development of tourism and hospitality facilities be guided by Parks and Wildlife rules and regulations.
10. Land for construction of VTCs colleges and Universities for skills development for youths.

4.0 Conclusion

The executive summary has presented the output from the Report of Study giving the basis for the whole master plan preparation process. Furthermore, the Executive Summary presents a summary based on the Written Statement. The Written Statement presents a summary of issues from the Report of Study. The issues, opportunities, and constraints raised were used to generate goals and objectives for the development of the Nyanga District Master Plan. To achieve the objectives, policies were coined with policy documents, acts of parliament and regulations in mind. The policies are to be operationalized by the proposed developments covering infrastructure, social and economic situation, agriculture especially irrigation, industry and urban settlement development among a raft of proposals. The following broad issues have been identified and addressed:

- a) Land to be put under conservation, and diversity and heritage protection.
- b) Required bulk infrastructure to support the development of the Nyanga district planning area.
- c) Water harvesting, distribution, use and sharing within the Master Plan area.
- d) Urban development nodes and the focus on some of the Business Centers.
- e) Exploitation of advances in technology.
- f) The social aspects (education and health) of the area.
- g) Agriculture in relation to water sources
- h) The tourism industry and recreation