

**The Regional Town and Country Planning Act:
Chapter 29:12**

Rushinga Rural District Master Plan

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Written Statement (Draft)

2024

Regional, Town and Country Planning Act Chapter 29:12 Revised Edition 1996

RUSHINGA RURAL DISTRICT COUNCIL MASTER PLAN

This Master Plan has been prepared in terms of Part IV of the Regional, Town and Country Planning Act, Chapter 29:12, Revised Edition, 1996 and the Regional, Town and Country Planning (Master and Local Plans) Regulations, Government Notice No. 248 of 1977

Certified that this is a true copy of the Master Plan Adopted by the Rushinga Rural District Council at its meeting held on the:

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.....Council Chairperson

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.....Chief Executive Officer

TABLE OF CONTENTS

1.0 Introduction.....	4
Aims.....	4
1.2 Nature and Content of the Master Plan	4
1.3 Consultation and Local Involvement.....	5
1.4 Structure of the Written Statement	6
Part A: The Background.....	6
Part B: Mission Statement for Rushinga.....	6
Part C: Strategies and Proposal for Future Development	6
Part D: Implementation and Managing the Rural Master Plan	6
PART A: BACKGROUND.....	7
2.0 Key Development Issues.....	8
2.1 Key Development Principles and Commitments.....	9
PART B: MISSION STATEMENT FOR RUSHINGA	11
3.0 Vision for Rushinga.....	12
3.1 The Vision Statement.....	12
Part C: STRATEGIES AND PROPOSAL FOR FUTURE DEVELOPMENT	15
PART D: MANAGING THE MASTER PLAN	41
4.0 PROGRAMMING AND IMPLEMENTATION	42
4.1.1 Managing the Master Plan	42
4.1.2 Rushinga Rural District Council	42
4.1.3 The Private Sector	43
4.1.4 Central Government.....	43
4.1.5 Non–Governmental Organisations.....	44
4.1.6 Financial Strategy	44
4.1.7 Community-Based Organisations	45

4.2 Master Plan Priorities- the role of corporate Planning.....	45
4.3 Controlling Development.....	46
4.4 Monitoring and Evaluation	46
4.5 Master Plan Review	47
Appendix I: Implementation Matrix	48

1.0 Introduction

Aims

The aims of the Rushinga District Master Plan are:

- To identify, state and justify, to the public in the district and to the government, strategies, policies and general proposals for the development and guide on land use in the district.
- To interpret, translate and apply the policies of the Vision 2030 in terms of environmental and physical planning.
- To create a statutory framework for the preparation of detailed plans at the local level, which in turn provide the necessary guidance for detailed spatial development control, project implementation and coordination.
- To open up opportunities for investment and wider use of resources by public and private agencies and for the coordination of their decisions with regards to the district.
- To conserve the essential visual and social quality of the district that has evolved over many years.
- To conserve the natural resources of the district for the benefit of the district and the nation as whole.
- To cater for the existing and emerging range of administrative, commercial industrial, social and economic needs of this potentially rich district.

1.2 Nature and Content of the Master Plan

The structure of the Written Statement is guided by the requirements of the statutes, that is, the Regional Town and Country Planning Act [Chapter 29:12] as well as the RGN Regulations 248 (Master and Local Plans) 1977 Regulations. It presents strategic and broad goals and policies that will guide the development and redevelopment of the planning area. Because it is broad and strategic, it does not provide the detail of the matters. The preparation of the Master Plan is in two stages, which are:

- The first stage which is termed the Study of the Planning Area requires the study analysis of the existing conditions, opportunities, potentials and constraints of the planning area in terms of development. It analyses trends and identifies key development issues which the master plan is expected to address. The outcome of this state is the Report of study.
- The Written Statement, the second stage of the Master Plan preparation process defines a broad strategy for the Rushinga Rural District Area and states more detailed strategies, policies and proposals for the period 2024 to year 2039. The plan as such is not static, but will require the regular monitoring and review of the policies and aims during the 15 year planning period. The form of the Written Statement is a document made up of a series of goals and objectives and the strategies needed to achieve the goals and objectives. In deriving the goals, objectives and strategies and the key development issues identified in the Report of Study are the guiding principle.

1.3 Consultation and Local Involvement

From the beginning, ownership of the plan by the people of Rushinga was the guiding principle upon which the whole planning process was based. Participation by stakeholders in the District facilitated the preparation of the Report of Study the basis upon which the Written Statement has been prepared. Consultation were held at ward level in all the 25 wards in Rushinga. Key stakeholder engagement were held in Rushinga at the Council Guest House Boardroom. The consultations process involved discussing in detail key development issues identified at village, ward and district level at three workshop sessions. Additions and subtraction or amendments were made so that at the end the Lead Planner with an agreed position regarding each of the key development issues. With regards to the Vision of Rushinga District the consensus view at the stakeholder's workshop was that the vision statement contained in the existing set up should be adopted by the District.

1.4 Structure of the Written Statement

The Written Statement is divided into 4 parts

Part A: The Background

This includes this introduction and key development issues arising from the Report of Study which are to be addressed by the Written Statement.

Part B: Mission Statement for Rushinga

This part identifies the Mission and Vision of Rushinga District and the goals that form the key component of the Mission.

Part C: Strategies and Proposal for Future Development

This part contains the detailed policies and proposals of the Rural Master Plan which are arranged in the sequence of the goals identified in Part B.

Part D: Implementation and Managing the Rural Master Plan

This, the final part deals with the issues of implementing and managing development in the district using the strategies and policies of the Master Plan. Spatial Development Control guidelines form an appendix to this part.

PART A: BACKGROUND

2.0 Key Development Issues

- The district has a rich mineral and wildlife resource base with great potential for growth. The key issues is how to harness this potential for the benefit of the nation and the district people.
- Rushinga District has potential for mining, especially of dolomite, beryl, gold, and tantalite which are very important minerals which can generate the much-needed forex in the economy. As a district, Rushinga is endowed with the internationally marketed iron ore which is mined in other regions and exported as raw.
- Surface and ground water resources have not been fully exploited. The district has considered potential for the harnessing of and utilization of surface and ground water for irrigation purpose. Full exploitation of this potential will result in increasing food production through irrigation.
- Houses in communal areas are largely made up of traditional building materials with a limited life span. The plan should come up with measures to encourage people in communal areas to build housing structures that are durable. The model house designed by the ministry of local government, public works and National Housing for new resettlements areas should be encouraged.
- Many rural service centers have not achieved significant growth due to the absence of key infrastructure such as electricity and telecommunication. This plan should recognise the rural service centers as the drivers for local economic growth to which key infrastructural investment must be directed.
- The dissemination of agricultural innovation and new technologies need to be speeded up in all the communal areas. The efforts of Agritex and NGOs need to be coordinated at the local level.
- There is a notable human wildlife conflict in some wards in the District and this needs to be looked by the local authority together with the Department of National Parks in order to find an acceptable solution.
- Council should initiate a program to market the Nyatana wilderness value in the district in order to attract more tourism.

- The main issue regarding road infrastructure is the shortage of funds for extending the districts road network and to maintain the existing road network.
- Although ZESA has both long and short term plans for providing electricity in the district, convectional electricity supplied by ZESA is expensive for the largely poor inhabitants of communal areas in particular. This Master plan should consider sources of energy and power for the district.

2.1 Key Development Principles and Commitments

The main principles and commitments embodied in this master plan are:

- All development should be located and designed to enable more sustainable use of the district resources in the supply of water, energy, minerals and food, in the effective management of waste, the promotion of the renewable energy source and to assist in the reduction of land degradation.
- All development must aim for social progress which recognises the needs of everyone in the district.
- All development must aim at the maintenance of high and stable levels of economic and employment in the district.
- All development must respect the environmental limits of the district.
- All the development must aim at addressing the problem of poverty and social exclusion in disadvantaged communities.
- All the development must aim at meeting peoples social needs, promoting better health and housing, and access to services and recreation.
- Development in the communal areas can be sustained through economic diversification which takes account of and respect for character of the different parts of the districts and which enables sustainable agriculture, forestry and mining.
- Transport infrastructure investment should be developed such that they support the spatial strategy of maintaining the existing network, enhancing access as part of a more coordinated form of development overcoming bottlenecks and supporting higher capacity and less polluting modes of transport.

- Access to jobs, services, leisure and cultural facilities should be less dependent on longer distance movement and therefore should be increased.
- Economic opportunities should be increased by giving priority to positive investment strategies which aim at improving the productive performance of poorer areas in the district.
- The overall pattern of service provision should be less dispersed with more sustainable patterns of activity allowing home, work, leisure, green spaces, cultural facilities and community services to be in close proximity.
- Major new development should normally be preceded by detailed studies to establish both social and economic and economic viability.

PART B: MISSION STATEMENT FOR RUSHINGA

3.0 Vision for Rushinga

3.1 The Vision Statement

A Master Plan, like all good plan must have a vision. A vision forms the basis for all that follows in the plan. It is the map of the hoped for outcomes of the plan. The ultimate test of a plan is the extent to which it has been able to realise the vision.

This Master Plan has a vision of encouraging economic success throughout the district, ensuring a higher quality of environment with management of natural resources, opportunity and equity for the districts population and a more sustainable pattern of development. The focus is on enabling and promoting agricultural, tourism, forestry, mining production and capacity building.

The vision statement is derived from the people whom the plan is prepared. In the case of Rushinga, the plans vision was deliberated on at a stakeholder meeting.

Vision Statement

Our vision is for a district which can sustain our communities through the sustainable exploitation and use of our natural resources so as to ensure a better quality of life for everyone in the district.

This we shall do through ensuring:

- An effective protection of the environment
- Effective value addition of natural resources
- Maintenance of high and stable levels of economic growth and employment
- Social progress which recognises the needs of everyone

In addition to the Vision Statement, Council already adopted its own Mission Statement which states thus:

Mission Statement

To provide quality Socio-Economic Services and infrastructure development for Rushinga District.

The Mission Statement is seen as defining the basic reason for the council's existence and helps to legitimise its functions throughout the district. It is therefore the declaration of the council's reason for being in existence. It also reveals the long term vision of the council in terms of what it wants to be, to do and who it wants to serve.

From the vision it has been possible to derive a number of goals statements in order to establish an effective framework within which to develop appropriate objectives, strategies and policies. The purpose of the goal is to establish more specific albeit general statements that give flesh to the Vision Statement. The following ten goals attempt to cover the whole development scenario in the District.

GOAL 1: SUSTAINABLE DEVELOPMENT

To prepare a sustainable planning framework within which growth and development as well as detailed planning of the district may take place.

GOAL 2: PUBLIC PARTICIPATION

To ensure that adequate and timely information is provided to the people of the district and other stakeholders and that they are given sufficient opportunity to voice their opinions and concerns about development in the district.

GOAL 3: ENVIRONMENT

To ensure that effective protection of the environment and the prudent use of natural resources in the district by planning positively for the care and management of the environment.

GOAL 4: AGRICULTURE

To give priority to the optimum exploitation of the districts agricultural potential for the benefit of the district and the nation.

GOAL 5: SETTLEMENTS

To raise the quality of life in both urban and rural settlements into viable entities and develop district and rural service centres as foci of retail, industrial, residential and institutional development.

GOAL 6: PHYSICAL INFRASTRUCTURE

To provide adequate and appropriate infrastructure in a sustainable manner to meet the growing needs of the district.

GOAL 7: LAND

To provide a focused planning framework within which reasonably balanced physical growth, detailed planning, and development of the District will take place during the planning period.

GOAL 8: SOCIAL AND ECONOMIC INFRASTRUCTURE

To provide adequate and appropriate social and economic infrastructure, giving priority to the disadvantaged peripheral areas of the district, to meet the needs of the district.

GOAL 9: DISTRICT ECONOMY

To create a strong and sustainable economic base for the district.

GOAL 10: MANAGEMENT

To foster the development of an efficient, effective and transparent management with adequate resources to meet the development challenges of the district.

Part C: STRATEGIES AND PROPOSAL FOR FUTURE DEVELOPMENT

Goal 1: Sustainable Development

To Prepare A Sustainable Planning Framework Within Which Growth And Development As Well As Detailed Planning Of The District May Take Place.

Explanation

This goal is considered in the context of growing understanding that economic, social and environmental issues are inextricably linked. The Master Plan therefore provides the framework for addressing this linkage. This goal is set in ensuring high quality of life for its residents

Strategic Commitment 1

This strategy emphasise the need to integrate spatial development and the management of resources in order to achieve balanced and sustainable development. The strategy sees the achievement of a good quality of life as an outcome of the harmony between the economy, society and the environment. It also aims at achieving an urban and rural renaissance through creating the quality of life that makes urban and rural living desirable.

Future urban development should be directed at existing urban centres such Rushinga Chomutukutu, Marry Mount, Mazowe Bridge, Nyamatikiti, Bungwe, Rutuka, Chimhanda. Existing and additional infrastructure should be upgraded and developed respectively as a base for the economic and social development of the district.

Policy 1

Urban areas should be prime focus for new development and for redevelopment. This should be achieved by:

- a) Concentrated development with the aim of achieving at least 60% during the plan period.
- b) Development in urban areas is consistent with the overall urban strategy and sustainable development

- c) Ensuring that the form and design of new development are creative and sustainable.
- d) Strive for a greater mix of building types, land uses and land tenures.
- e) Avoid unnecessary encroachment into communal lands.
- f) Maximise accessibility to social, economic employment and leisure recreation services.
- g) Seek greater intensity of use in areas that are well served with transport.
- h) Encourage housing development which make more efficient use of land i.e. encourage mixed use development.
- i) Promote sustainable land management practices to prevent soil erosion, conserve water resources, and protect biodiversity.
- j) Encourage the adoption of renewable energy sources and energy-efficient technologies to reduce the district's carbon footprint.
- k) Develop and enforce environmental regulations to minimize pollution and ensure responsible natural resource management.

Policy 2

A multi-purpose rural environment should be secured and investment encouraged. The quality and character of the rural environment should be maintained. Special consideration should be given to deprived communal lands such as Mukosa, Bopoma and Kamanika. This will be achieved through

- a) Raise awareness on climate change and promote climate resilience strategies among communities and stakeholders.
- b) Encouraging investment in rural service centres and selected villages to provide and maintain a range of social service and employment opportunities.
- c) Encourage plot based diversification to allow the development of alternative sources of income and employment.
- d) Introduce initiatives which add value to agricultural products from communal areas, provide tourism, leisure and cultural activities.
- e) Safeguard the setting and character of the country side.

- f) Ensure that employment, services and facilities are sited in easily accessible rural locations.
- g) Encourage mixed use development at rural service centres to maximise usage and minimise costs.
- h) Take steps to ensure that crime prevention consideration are incorporated in the design and growth of rural service centres.

Goal 2: Public Participation

To ensure that adequate and timely information is provided to the people of the district and other stakeholders and that they are given sufficient opportunity to voice their opinions and concerns about development in the district.

Explanation

The district public and other relevant stakeholders were involved, through their representatives in preparation of this master plan. This goal is important in emphasising and reinforcing the need for public involvement in preparation, implementation, monitoring and review of the master plan. The goal ensures continued participation by the public and other stakeholders in decisions about specific actions, plans and programmes in the master plan area because these actions affect the public directly.

Strategic Commitment 2

This strategy puts the people of the district at the centre of all development planning in the district. Everyone who lives, works in or stakeholder in anyway has a stake in the way the master plan will be implemented. Council must therefore ensure that continuous consultation focusing on the strategic elements of this plan, issues such as land development, health and education, natural resources, employment, housing, transport and communication as well as general council affairs , administration and management is carried out in a transparent manner for public outlook and overview. These are critical issues that affect the people directly and on day to day basis and therefore should be subject of consultation, debate and general participation.

Policy 2.1

Effective participation by the people shall be ensured through:

- a) Early involvement through public informative meeting aimed at explaining the main strategic elements of the plan.
- b) Inclusion of all main community groups, key stakeholders, non-governmental organisations, voluntary groups and clubs in the district.
- c) Continuous consultation with reference to key strategic elements of the plan
- d) Openness to ensure transparency and involvement of the local people
- e) Periodic feedback to appraise the stakeholders of progress being made or obstacles that are hindering smooth implementation of the plan.
- f) Share relevant information, reports, and progress updates on the implementation of the plan with the community.
- g) Ensure transparency in decision-making processes and provide clear explanations for choices and actions taken.
- h) Establishing accessible platforms, such as websites, notice boards, or community centers, where residents can access plan-related information.

Goal 3: Environment

To ensure that effective protection of the environment and the prudent use of natural resources in the district by planning positively for the care and management of the environment.

Explanation

The district environment is fragile and subject to soil erosion and deforestation caused people clearing land for cultivation and over reliance on wood fuel as a source of energy. Uncontrolled burning has also had negative effects on the environment, in particular in the communal lands. The District has not marketed the Nyatana wilderness in terms of tourism.

Strategic Commitment 3

A high quality environment is essential for the future prosperity of the district. Effective protection and prudent use of natural resources are fundamental aspects of the district which is whole communal and subject to land pressures. This goal encourages commitment to positive planning for the care and management of the district environment.

Policy 3.1

There is need to undertake reforestation and afforestation projects to restore degraded forest areas and promote sustainable timber production.

- a) Implement sustainable forest management practices, including selective logging, fire management, and community involvement in forest conservation.
- b) Promote sustainable water use practices, water conservation, and the protection of water sources.
- c) Implement measures to prevent water pollution and improve water quality through awareness campaigns and the enforcement of regulations.
- d) Implement sustainable land management practices to prevent soil erosion and promote conservation.
- e) Promote renewable energy sources and energy efficiency initiatives.
- f) Develop and enforce environmental regulations to protect natural resources.
- g) Raise awareness and promote community participation in environmental conservation
- h) Mapping of the Nyatana wilderness, wildlife corridor, and the forest under chief Rusambo.

Policy 3.2

Soils in the planning area are an important part of the ecosystem providing basis for biodiversity. Land quality in the district is considered is considered in various ways including its suitability for agriculture, mining and development. The topography of the district ranges from flat undulating and undulating to rugged steep hills and valleys. Much

of the district land should be protected against erosion, encroachment by unauthorised occupation and cultivation and deforestation through the:

- a) Restoration and rehabilitation of degraded soils and landscape
- b) The protection of the valuable agricultural land by introducing agro-environmental measures
- c) Prohibiting cultivation in riverine areas and steep slopes.

Goal 4: Agriculture

To give priority to the optimum exploitation of the districts agricultural potential for the benefit of the district and the nation.

Explanation

Agriculture is the single most important economic sector in the district. Currently the district has been depending on small scale agriculture thus optimisation of this sector is seen as the best option for future development of the district. The district has also great potential in small grains such as sorghum, millet and cotton and can contribute to the national agricultural output.

The report of study indicated, the production per hectare for the district was highest mainly for small grains compared to maize. Strategies to increase production should centre on mechanisms for increasing production in the communal areas while also addressing the issue of diversification and a shift to small grain production in the district.

Strategic Commitment

The existing agricultural base is poor as it subject to rainfall patterns in the district and some communal areas are in the wildlife corridors. Strengthening the agricultural base will involve efficient utilisation of the available land, the adoption of new farming techniques, the injection of new technologies and introduction of new initiatives such as

irrigation. In the communal areas a strong agricultural base can be achieved through establishment of irrigation schemes, the adoption of new village techniques and soil protection measures. On the livestock side improvements in breeds can go long way to improve the communal herd.

Policy 4

To widen and strengthen the agricultural base in the communal and irrigation areas so as to establish strong sustainable agriculture in the district through

- a) The adoption of sustainable agricultural practices, such as agroforestry, organic farming, and soil conservation techniques.
- b) Promoting land-use planning approaches that ensure the protection of ecologically sensitive areas, such as riparian zones.
- c) Introducing improved small grains seed varieties together with inputs to improve yields from agricultural land.
- d) Ensure that research and extension services transfer to farmers result in increased productivity and enhance innovations needed for crops and livestock rearing in the district.
- e) Ensure that relevant education and training for various groups of farmers is available and easily accessible to all farmers in the district
- f) Promote and support agricultural development through training, access to inputs, and market linkages.
- g) Implement sustainable land management practices to prevent soil erosion and promote conservation.
- h) Facilitate the establishment of agricultural cooperatives to enhance economies of scale and improve market access.
- i) Encourage and creation of value addition and agro-processing activities to increase the value of agricultural products and create employment opportunities.
- j) Develop linkages with potential buyers, both locally and internationally, to secure profitable markets for agricultural produce.
- k) Zone areas under agro ecological region 3 for agro residential plots

Goal 5: Settlements

To raise the quality of life in both urban and rural settlements into viable entities and develop district and rural service centres as foci of retail, industrial, residential and institutional development.

Explanation

Both Rushinga and Chimhanda have significantly expanded. This expansion has been accommodated despite pressures on infrastructure, in particular water supplies. Intensifying the use of urban-type settlements has brought with it advantages as well in that existing infrastructure use is maximised and the benefits of agglomeration have brought advantages, in particular to Chimhanda which is located in the communal lands. To gain maximum advantage from agglomeration economics careful planning and design of the form and shape of these centres is necessary. This includes the need to strive for a greater mix of building types, land uses and tenure, and the optimisation of the development density to achieve economies in infrastructure provision.

Strategic Commitment

Urban centres, the district and rural service centres shall be the prime focus for all new, investment and development. Within the financial capacity of the Rural District Council, investment in industry, commerce and housing shall be directed to these centres. The criteria for directing investment to a centre shall be determined by the existing and potential infrastructure and resources.

Policy 5

The quality of life in urban, and rural service centres areas should be improved so that these centres become places of employment, commerce, local services, telecommunications and institutional development. This requires Council to

- a) Carry out capacity studies for each centres and thereafter set out an overall development programme which reflects a vision developed in consultation with local communities.
- b) Encourage investments in job creating entities.
- c) Make optimum use of existing infrastructure and infrastructure potential in each centre.
- d) Utilise opportunities for agro-industrial growth that may ensue from activities in the agricultural hinterland of each centre.
- e) Give priority to rural service centres in deprived areas such as Chomutukutu, Mukosa and Kamanika
- f) Encourage housing development which makes more efficient use of land and responsive to the needs and tastes of the local communities.
- g) Strengthen the urban- rural economic relationship existing between Rushinga and the surrounding rural hinterland.

Goal 6: Physical Infrastructure

To Provide Adequate And Appropriate Infrastructure In A Sustainable Manner To Meet The Growing Needs Of The District.

Explanation

The supply and development of physical infrastructure should be carried out in manner that will lead to sustainable development in the district. Thus roads, water, waste, energy, telecommunications must of necessity contribute to the economic development of the district in a sustainable manner.

Parts of the district, in particular the communal lands are among the most deprived in relation to the supply and development of the above infrastructure, Council must commit itself to ensuring that this deprivation is alleviated to enable these areas to make

meaningful contribution to the district economy and raise the standards of living for living for the people of these areas.

Strategic Commitment 6

It has to be recognised that roads and road transport will continue to dominate infrastructure in the district and as such an efficient and effective road network is vital for the district economy. The road network system, its distribution and density are important strategic arms of the district development. A commitment to spread the network, increase its density, to upgrade the existing network and to maintain it at a high standard will result in sustainable economic growth of the district. There is need for the provision of sustainable and sufficient network base station in the district for effective telecommunication coverage. Also there is need for the construction of dams and the desilting and dredging of the already existing sediment and silted dams. A strong commitment for the provision of water and efficient supply and distribution to all the residential units in the district both in the urban and communal set up. The same applies to energy and management of solid waste in the district.

Policy 6.1

To promote, strengthen and improve the rural road network so as to access all part of the district as well as encourage economic development which is sustainable through:

- a) Optimisation of the use of and services of the Devolution and Rural Road Fund to open up new areas and upgrade existing roads.
- b) Sourcing of funds for the construction of the main and access roads in communal areas in particular the following
Kamanika
- c) Upgrading of most roads, in particular those utilised by the transport to all weather standards so that they are usable throughout the year.
- d) Planning for the siting and location of road support infrastructure such as service station and Zimbabwe United Passenger Company depot in the planning area, bus stops and bus terminus.

- e) Recognising the need for a dry port for the future development related to the district industrial growth and the designating of loading and off-loading sites amongst the centres.
- f) Develop a district wise road transport investment programme in support of this Master Plan which must be reviewed from time to time.

Policy 6.2

Implementation of water schemes such as dams and boreholes should be done in such a manner and way as to allow for sustainable provision of water services and enable timely investment in irrigation to increase and diversify crop production in the district. The council should therefore:

- a) Introduce techniques which improve water efficiency and minimise adverse impacts of both domestic irrigation water use throughout the district.
- b) Make an inventory of all potential water sources such as underground water, dam water, and river water including studies of the riverine ecology so as plan for the most efficient and beneficial use of water.
- c) Locate, design and construct water infrastructure such as dams, boreholes and irrigation schemes so that they are easily accessible to the people and livestock's.
- d) Ensure that detailed environmental and social impact studies are carried out before the construction of dams and irrigation schemes in the district.
- e) Irrigation schemes arising from dams shall target the local people with priority given to women as main beneficiaries of such schemes.

Policy 6.3

The sustainable management of waste is increasingly becoming an important issue particularly in Rushinga and Chimhanda. Adequate provision should therefore be made for the management of waste including consideration of waste reuse, recycling recovery and disposal as well as minimise the creation and generation of waste. This will be encouraged by:

- a) Setting out specific target for recycling of waste in particular Rushinga, Chimhanda and all the rural service centre.
- b) Identify site for the construction of a proper EMA regulated land fill for the sustainable refuse treatment and disposal that results in minimum pollution.
- c) Develop and implement an integrated waste management programmes to cover the plan period
- d) Source funds and procure refuse compactors for efficient and effective solid waste collection and management that even match future development needs.

Policy 6.4

In planning the future development of the district including activities within it, priority shall be given to energy conservation and maximising the use of alternative forms of energy in particular renewable sources as alternatives fuels to fossils oils. Considerations shall be given to:

- a) Installation of solar energy system in communal lands in particular where the majority of residents cannot afford to pay for conventional Zesa supplied energy.
- b) The control of the use of wood fuel to reduce the rate of deforestation and harm to the environment.
- c) The promotion of energy efficient measures as part of the design and form of urban development in Rushinga and Chimhanda.
- d) Provide land for a substation for Zesa.

Policy 6.5

The planning of telecommunication is linked to the districts potential particularly with relation to mining, agriculture and tourism, together with the growing demand of these services from a growing and fast modernising population. There is need for spectrum allocation to ensure efficient allocation of radio frequencies, including unlicensed spectrum, to enable wireless broadband deployment in rural areas. There is need to establish funding mechanisms such as subsidies or grants, to support infrastructure development in economically unviable rural areas. This policy aims at ensuring the district

is adequately served with efficient telecommunication facilities to the end of the plan period with priority being given to:

- a) Ensuring that every rural service centre has both internet connectivity and telecommunication facilities
- b) The modernisation of existing system by introducing a digital system.
- c) Improving the internet of connectivity in urban areas through broadband expansion including fibre optic cables, wireless network and satellite connectivity to provide high speed internet access to these areas.
- d) Last mile connectivity through focusing on extending internet connectivity to the last mile, ensuring that individual households, schools, healthcare centres and community centre have access to reliable internet connections.
- e) Implementation of digital literacy training programs to equip rural residents with the necessary skills to access and utilise digital technologies effectively.

Goal 7: Land

To provide a focused planning framework within which reasonably balanced physical growth, detailed planning and development of the district will take place during the planning period.

Explanation

It has been noted in the Report of Study that development in Rushinga District was only based on layout plans which are not even statutory instrument. The district development has been charted through piecemeal planning of layouts. The layout failed to act as instrument of development control. Access to land is a strategic prerequisite for the orderly and balanced growth of Rushinga and its people. It is a precondition for the expansion of all sectors of the districts economy.

Policy 7.1

Effective planning of services is a prerequisite of the districts development. Thus Council should:

- a) Prepare a local plan for Rushinga Rural Service Centre paying particular attention to solid waste management, sewer reticulation and to guide the urban expansion.
- b) Prepare a local subject plan for Chomutukutu rural service centre focusing on housing, social and physical infrastructure.
- c) Consider the preparation of local plans for Mazowe Bridge, Marry Mount and other areas.
- d) Provide land for distribution warehouses, wholesale outlets in Rushinga and Chomutukutu.
- e) Ensure the proclamation of all growth point in the district.
- f) Promote alternative sources of energy in the communal areas to reduce the use of wood fuel so as to reduce dependency on vegetation as a source of energy.
- g) Drafting standard operating procedures for local leaders in terms of land management.
- h) Provide land for a district abattoir.
- i) Provide land for animal health centres in all rural service centres.
- j) Provide land for an Administrative Court in Rushinga.
- k) Provide land for correctional service in the District.
- l) Provide land for an Airport.
- m) Provide land for rail services

Goal 8: Social and Economic Infrastructure

To provide adequate and appropriate social infrastructure giving priority to the disadvantaged areas of the districts to meet the needs of the district.

Explanation

This goal address housing, education, health and community service. This master plan has to make provision to meet these social and economic needs of the district population. In doing so the master plan has to take cognisance of the ability of the districts people to meet the cost of proving the required social infrastructure.

Strategic Commitment 8

The distribution of social infrastructure in the district is uneven, with disproportionately more information in the urban areas and commercial farming areas. The communal lands have remained a disadvantaged peripheral area although efforts by government since 1980 have somewhat improved the situation. To improve social infrastructural provision, council will endeavour to provide appropriate housing, education, and health facilities together with community facilities to cater for the various needs of the different communities in the district.

Policy 8.1

In urban areas, mobilise land and other resources for housing in order to ensure that households are housed in accordance with their financial ability, taste and preferences. In rural areas there is need for the consolidation of standard houses built on recommended requirements.

In communal areas:

- a) Priority should be given to mobilising land identified in all the current layouts
- b) A variety of housing types ranging from flats, detached, semi-detached houses from government, local authority built, private sector and non-governmental built schemes shall be encouraged.
- c) Council in conjunction with the Ministry of Local Government should prepare a programme for the construction of housing in the district.
- d) In partnership with the private sector, the Local Authority should set up a building materials resource centre to enable easy access by local builders

In communal areas:

- a) Housing land identified in rural service layouts should be given priority in allocating land for housing.
- b) Houses should be connected or provided with water mains or water points including where appropriate a communal stand pipe as a minimum requirement, all housing in the district should be provided with clean treated water.

Policy 8.2

Provide adequate and appropriate educational facilities to meet the district needs for pre-schooling, primary, secondary and tertiary education to end of the plan period.

In urban areas:

- Encourage the establishment of pre-schools in each ward.
- Provide primary education facilities in accordance with the standards set by the Ministry of Education and Culture.
- Provide secondary education in accordance with the standards set by the Ministry of Education and Culture.
- Decongest Rushinga Primary and establish another primary school that will cater for new development and future growth till the end of the plan period.

In communal areas:

- a) Encourage establishment of pre-schools in all villages.
- b) Establish new primary schools to meet the standards set by the Ministry of Education.
- c) Improve the teacher/ pupil ratio from the present 1:40 / 1: 35 to improve teacher attention
- d) Provide conducive and sufficient accommodation in all the rural schools
- e) Electrification of all rural schools
- f) Encourage the improvement of district network coverage
- g) Ensure that adequate furniture, books and other materials are provided in all primary school
- h) Improvement of all district access roads linking education facilities priority given to Chiromba Primary School and Kamanika
- i) Establish new secondary schools to meet the standards set up by the Ministry of Education.
- j) Set up vocational training centres at other rural service centres to ensure fair distribution of the services in the district.
- k) Establish an A level block at Kamanika, Nyamanyanya and upgrade the existing schools in the district.
- l) Expand the existing vocational training centre in Mazowe Bridge to accommodate more students and increase the intake in the institution
- m) Establish adult and non- formal education centres to improve adult literacy.

Policy 8.3

To create a Healthy Rushinga District through the provision of adequate health facilities and services that are accessible to all as follows:

- a) Upgrade the Rushinga Clinic to a health centre status so as to serve a larger community and provide a wider range of health services.

- b) Provide land in Mutsvaire Communal Land for a clinic to reduce the long distances that are currently travelled by people from this communal land to Rushinga and Chimhanda for health services.
- c) Increase the number of beds at Chimhanda District Hospital.
- d) Expand the current AIDS campaign and also include campaign for malaria, cancer and respiratory diseases.
- e) Give priority to environmental health care such as the protection of drinking water sources for example boreholes and river bed wells.

Policy 8.4

Provide adequate and appropriate leisure facilities through sports recreation, entertainment and encourage the cohesion and development of local communities through the provision of a wide range of social facilities and services council should:

- a) Ensure that land is allocated is set aside for multi-purpose halls at all rural service centres in the first instances and thereafter in villages
- b) Ensure that land is allocated and set aside for sporting events such as soccer, netball, athletics, basketball and other sports at all rural service centres to serve local communities.
- c) Provide activity centres for the disabled and the handicapped at selected and convenient centres throughout the district.
- d) Provide public libraries at appropriate and accessible centres at selected rural service centres.
- e) Establish youth centres and women's clubs centres at selected rural centres.
- f) Provide land for cemeteries as required and where appropriate
- g) Allow existing sports facilities at schools to be shared with the adjacent communities to promote sport in the district. Also ensure of school grounds are excavated and level to be even.
- h) Provide a multi seater stadium in Rushinga
- i) Open new sporting facilities in the peripheral areas like Mukosa.

- j) Propose schools along the demined areas also the need for a subject plan for siting education facilities.

Goal 9: District Economy

To establish a strong sustainable local economic base for Rushinga district.

Explanation

The local economy is the key element in the planning of the district future and such council must create an enabling environment including providing support activities such as the required infrastructure, land and other services in order to attract investors. Council must be concerned with creating favourable conditions for investment as well as gearing up to build and strengthen linkages with adjoining districts, national economy and Mozambique across the border. To do this, it must exploit its competitive advantage in tourism, mining and agriculture to maximum potential.

Policy 9.1

- To provide land for industrial, commercial and business purposes to meet the needs of a growing district economy during the plan period through:
- The identification land for the establishment of an export processing zone (Mafigu, Urayi, Kahira and Chomutukutu)
- Provide land for distribution warehouses and wholesale outlets at the proposed porous point to encourage trade with Mozambique.
- Provide sites for informal sector activities in residential, commercial and industrial areas of Rushinga rural service centre and other rural service centres and growth points to foster economic activity.
- Ensure that at least 3 hectares are set aside in all layouts prepared for rural service centres for commercial development.

Policy 9.2

To encourage investors to invest in the district so as to create employment and economic growth through:

- a) Council seeking to encourage relevant government department and ministries to source funds and implement infrastructural projects such as roads, water supplies and electricity and telecommunication during the plan period.
- b) Council will encourage the Department of National Parks and Wildlife to promote the Nyatana Wilderness foster the revival of CAMPFIRE projects and promote these areas as tourist attractions.
- c) Comprehensive assessment of existing heritage and cultural sites in the district to identify and restoration priorities.
- d) Encourage investments in job creating entities.
- e) Council should provide serviced land for social infrastructure such as housing, education, health and recreation in support of the policy above.
- f) Council putting together a package of incentives intended to attract investors such as exemptions from paying full rates.
- g) Council setting up a Publicity Unit which shall be charged with responsibility to market the district nationally and internationally.

Policy 9.3

To foster and encourage a diversified and integrated district economy through:

- a) Establishing a data bank in addition to this master plan to be available for potential investors.
- b) The establishment of a network of wholesale outlet in rural areas to improve access to goods and agricultural inputs in particular
- c) Establishing a unit within council which is charged with promoting tourism in the district as well as facilitate the development of new tourist facilities.

Policy 9.4

To support and encourage the growth and development of an enterprise in culture in the district.

- a) Council to, make available sites and premises in appropriate sizes for the establishment of small business in urban areas as well as rural areas.
- b) Council shall, in response to demand and as an incentive provide specially designed premises for small businesses at Rushinga and other rural service centres with potential for growth. These premises shall either be for rental purposes or for sale to small businesses.
- c) Council shall set up an information centre with the responsibility to disseminate information to investors, industrialist and small business regarding new investment opportunities, technological innovations and the availability of project development funds and business advice.

Policy 9.5

To encourage, support and facilitate the growth of the informal sector so that is able to generate income and employment in the district. This requires council to:

- a) Identify and allocate site in conjunction with the participants for informal sector activities in urban and rural areas. Such sites shall be provided with basic services such as water and toilets.
- b) Informal sector activities involving the making of semi – manufacturing of product shall be given appropriate stand size and located close to their source of raw materials and markets.
- c) Council shall encourage informal sector operators to form association so that they may articulate their needs collectively.
- d) Council shall assist and facilitate the training of informal sector operators in rudimentary business skills by donors and interested parties such as SEDCO and other financial institutions.

- e) Council shall encourage successful informal sector operator to graduate into formal industrial producers progressively. This requires council to set up a monitoring unit for informal sector development progress.
- f) Provide support and incentives for the establishment and growth of SMEs, which can contribute significantly to the local economy.
- g) Offer business development services, entrepreneurship training, and access to finance for aspiring entrepreneurs.
- h) Council shall develop business incubation centers or industrial parks to provide affordable space and shared resources for small businesses.
- i) Facilitate market linkages and networking opportunities between SMEs and larger enterprises

Policy 9.6

Mining is a business endeavour and profitability is a significant goal for mining companies hence for the district there is need to foster locally job creation and the district economic development as these operation provide employment opportunities. The goal of this master plan is to foresee mining creating jobs and stimulate local economies, and contribute to the regional development. This policy guide and regulate mining activities to ensure environmental protection, social responsibility and long term viability in a bid to strike a balance between resource extraction and sustainable development through:

- a) Promoting sustainable mining practices, ensuring environmental protection and fair resource extraction.
- b) Explore partnerships with companies engaged in responsible natural resource extraction, providing economic benefits through royalties and revenue sharing.
- c) Mining companies should develop accommodation infrastructure outside the mining area so that the development can be fully monitored and serviced by Council.

Goal 10: Management

To promote the development of an efficient, effective and transparent management capable of thinking strategically and with adequate resources to meet the development challenges of the district.

Explanation

This master planning is the starting point for continuous process of planning and management both of which are critical to implementation. The above goal seeks to provide a framework aimed at ensuring that important resources are available in the district. These resources will be crucial in determining the extent to which council will be able to meet the district other development goals in view of the fact that it will be required to pay attention to a wide range of issues such as managing and guiding the economic growth of the district, its social development as well as its revenue and the councils goals will send the master plan proposals useless.

Strategic Commitment 10

The challenges that council will face during the plan period are considerable and the policies of the plan can only be achieved through the effective involvement of the local community as the major stakeholder and others. To secure such arrangements, the council must commit itself to operating in a strategic, transparent and accountable manner, enhance its management and planning capacity, increase its financial resources and facilitate public participation.

Policy 10.1

Create and promote a democratic, people oriented council that operates in a strategic, transparent and accountable manner and ensure that:

- a) That senior officers of council and councillors have access to training and capacity building programs relevant to strategic corporate planning.

- b) The council use this Master Plan as the basis for a long term strategic plan for the district.
- c) The council should have a strategic plan that will be used to guide spending priorities and action programmes.
- d) That council and officials assume responsibility for policies, decisions and actions
- e) That council create a mechanism for the public to participate on the implementation of the master plan.
- f) Council in partnership with the private sector and the public meet regularly to monitor implementation progress.
- g) Council should create an appropriately manned one stop office for rapidly dealing with, processing advising and publicizing issues contained in the master plan and any strategic plan prepared for the district.
- h) Provide training programs and capacity-building initiatives for community leaders, committee members, and residents.
- i) Enhance their understanding of the local development plan, their roles and responsibilities, and relevant development processes.
- j) Train community members on project management, monitoring and evaluation, and advocacy skills to empower them to participate effectively.

Policy 10.2

Strengthen the administrative, technical and professional skills of council so as to ably manage projects arising from the master plan implementation and ensure that:

- a) Council gives priority to staff development so that the staff is equipped to deal with and manage the development process.
- b) Council has highly qualified and motivated staff to implement its projects and programmes.

Policy 10.3

Broaden councils financial base so as to generate enough revenue to meet capital and recurrent expenditures using from the master plan proposals, this council shall:

- a) Seek to improve its debt collection system so as to improve its cash flow.
- b) Streamline some of its functions through restructuring, of the department to make them efficient.
- c) Review local taxes fees and licenses to bring them in line with inflation as well as identifying new sources of renew after monitoring revenue collection levels.
- d) Attract investment through the provision of both social and physical infrastructure.
- e) Ensure efficient tax collection systems by strengthening revenue collection departments and implementing effective tax administration procedures.
- f) Regularly review and update local tax and license policies, taking into account the economic realities and the capacity of the local population to pay.
- g) Improve transparency and accountability in tax collection, ensuring that revenue generated is used for the development and betterment of the district.

Policy 10.4

Ensure that available resources are efficiently and imaginatively used in the following manner:

- a) Seek to improve departmental expenditure control by making sure that spending departments operate in a corporate manner.
- b) Introduce and encourage in service training in order to improve performance.
- c) Instil strict financial discipline through regular and careful monitoring of the departmental spending by the councils Chief Executive Officer.

PART D: MANAGING THE MASTER PLAN

4.0 PROGRAMMING AND IMPLEMENTATION

4.1.1 Managing the Master Plan

It has already been stated that Rushinga Rural District Master Plan is a starting point for a continuous process of planning and management. It's not a blue print but a guide and framework for future development of the district. It is framed in such a way that is able to respond to changing circumstances and uncertainties regarding the availability of financial resources, skills and actions required during implementation. Apart from the central government much of the development is expected to rely on the Local Authority, private sector, Non-Governmental Organisations, community based organisations and donors. In this respect therefore, there is present a degree of uncertainty as to the extent to which each of these institutions involved in the implementation of the plan.

4.1.2 Rushinga Rural District Council

The Council representing the people of Rushinga District are the owners (venerable) of the Master Plan and will seek to ensure the development will take place in accordance with the vision, goals, objective and policies of the plan. The council itself is expected to provide a much wider range of services in land, physical, social and economic infrastructure as well as managing open spaces and the environment. To meet the aspirations of the district population, Council will have to make serious efforts to secure the required resources to provide this infrastructure.

The sources of such resources is limited and has generally been Central Government but now Council should look for income generating projects and to other source in the private sector, the Non-Governmental Organisation and the donor community. It must also play a public relations role of making the district's population aware of the need to generate funds locally for local development projects.

Council will also have to be creative in the way it initiates the policies and programmes of the Master Plan. An appropriate organisation culture will have to be established in order

to harness widespread resources within the district. To succeed, Council will have to work corporately and cooperatively.

4.1.3 The Private Sector

The private sector in Rushinga has considerable resources in terms of finance, man power skills and development experience that can form a vital component in the implementation of the Master Plan.

Although the sector has not played a significant role in public planning in the past, the sector was closely consulted during the preparation of the Master Plan and a number of useful suggestions put forward by this sector appear in the proposals. This bodes well for the future of the district and for the implementation of the Master Plan. The private sector can be expected to play a role, albeit, a leading one in providing or contributing capital for infrastructural development such as housing and other community assets. It can also contribute through providing specialist advice, equipment and other resources to the Local Authority, community organisations, the unemployed, small businesses and the informal sector, to help build the community oriented programme, promote entrepreneurial skills and to develop the small business sector, generally. That sector has been involved and participated in discussions leading to the Master Plan is a pointer to possible cooperation between the local authority and the sector.

4.1.4 Central Government

While the emphasis at present is on decentralizing from the central to local government, Central Government Departments will continue to play a key role in the district, in as far as the projects of national nature are concerned. Thus national roads, bridges, prisons, district hospitals and technical colleges will remain the responsibility of the Central Government. In addition the Central Government Departments in the district are expected to:

- Provide policy guidance from national and provincial executives, both in terms of overall planning and development and for specific service provision sectors

- Provide early and strong support from any new projects contained in the Master Plan initiated by the district.
- Provide technical expertise to the district as is done by the Provincial Department of Spatial Planning until such time as a council is in position to have its own technical staff.
- Participate in district development committee meetings which are concerned with development in the district.
- Articulate the district views and aspirations to the provincial development committee so that these are incorporated in the province's plan for future growth.
-

4.1.5 Non-Governmental Organisations

The NGO sector which is already well established, will continue to concentrate its efforts in the rural areas where oriented towards the alleviation of poverty through programmes such as feeding programmes, basic skills training, local capacity building and community development. The Rural District Council must enter into partnership with the NGOs so that the projects and programmes are properly coordinated and are supportive of similar projects implemented by the government and other agencies.

NGOs have been consulted and participated in making proposals contained in the Master Plan, it follows that they would be expected to re orientate their projects so that they fit into the Master Plan.

4.1.6 Financial Strategy

The lack of financial resources to implement development proposal is one of the main constraints in the implementation of master plan proposals.

Existing and possible sources of funding for the implementation of plan proposals include:

- a) Budget provision for capital project
- b) Grants/ Technical Assistance, Bilateral Cooperation Programmes.
- c) Loans African Development Bank, World Bank, Commercial Banks e.g. First Capital Bank, ZB Bank, CBZ, Infrastructural Development Bank of Zimbabwe, National Building Society , Pension Fund and Insurance companies
- d) Own Funds- Council revenue and private sector

4.1.7 Community-Based Organisations

Community-Based Organisations are important as the vehicle through which public participation and consultation in the implementation of the Master Plan will be carried out. CBOs will be strengthened and given more responsibility for projects that require self-help enterprise and provide benefits to the local area. They should also be given responsibilities for social and welfare programmes such as sports and recreation, arts and culture. Their primary role however, should be seen as spearheading local development initiatives for the betterment of community living.

4.2 Master Plan Priorities- the role of corporate Planning

The Master Plan accepts future uncertainty as a major constraint and this has influenced the council's approach to strategic planning in terms of the nature, and emphasis of the Master Plan and the way the Plan has been prepared. The Plan has been prepared to be as flexible as possible. Its thrust is to deal with existing and anticipated problems incrementally and as resources become available.

Because of limited resources and uncertainty, the Rural District Council will have to prioritize actions to implement the plan on the basis of a Corporate Plan. The Corporate plan will take the Master Plan and all other plans of the council and develop key priority areas. Annual plans will be prepared to determine action for the year and to ensure an objective-led approach to council work. Budgets will be determined by Action Plans, and not as is often the case, the other way round.

The Executive Committee of the Council will be responsible for adopting a long term corporate plan and from it, establish Annual Plans. The Master Plan sets out a range of policies, some of which are process oriented. The Executive Committee will need to consider these as it draws up its programmes of action. The provision of the Objective of Performance Indicators in the Master Plan will assist the Council to develop concrete action plans.

4.3 Controlling Development

As the Local Planning Authority, the Rushinga Rural District Council, with technical advice from Provincial Planning Department will determine all planning applications in line with zoning and land allocations in the Master Plan Implementation.

4.4 Monitoring and Evaluation

It has already been stressed in earlier sections that the plan must, within rapidly changing social and technological conditions be seen as continuous process of evolution and not the product of inflexible finite proposals. To achieve this, a programme of monitoring and evaluation is proposed. This programme, to be carried out in cooperation with all interest groups and stakeholders in the district, will involve the collection of information and the relation of this information to policies and objectives of the Master Plan.

This will allow the Council to measure the success of plans and policies and therefore provide a basis for future action on any new decisions which it requires.

In carrying out its programme of monitoring and evaluation, Council will have to undertake the following:

- Collect on a regular basis, information bearing in mind the needs of different interests as well as the requirements of subsequent studies, and where appropriate to collect and analyse it.
- Liaise with other data collecting bodies both locally and nationally

- Ensure a continuing interchange of information with relevant research work being undertaken by the Department of National Parks and Wildlife Management, private sector sponsored research in agriculture, wildlife and tourism.
- Consider, in collaboration with surrounding local authorities, research that is mutually beneficial and that could be jointly sponsored.
- Make predictions and projections that are necessary to judge the effectiveness of alternative policies or guide day-to-day decision making
- Create and establish a data bank for the district
- Prepare a Monitoring Report for presentation to the Council, once a year.

4.5 Master Plan Review

Monitoring will provide the basis for deciding whether and when to review the Rural Master Plan. It will also provide a basis on whether a full scale or partial review is required.

The monitoring Report referred above will provide this basis. A review will enable Council to reconsider and reformulate its objectives and policies for future development of the district as whole or for part of the district or settlement, and to roll forward its proposals for a further period.

Appendix I: Implementation Matrix

Proposal	Implementing Agency	Time Frame
1. Prepare Local Development Plan for the growing urban nodes in the district, including Rushinga Rural Service Centre and Chimhanda.	LA	Short Term
2. Ensure that the form and design of new developments are active and sustainable	LA, DSPD	Short to Medium Term
3. Restrict development in the urbanised zones to avoid unnecessary encroachment into communal agricultural holdings.	LA, DSPD	Short to Medium Term
4. Provide land for a district abattoir.	LA	Short to Medium Term
5. Provide land for an Administrative Court in the District	LA, JSC	Short to Medium Term
6. Provide land for correctional services in the District.	LA, ZPCS	Medium term
7. Provide land for an airport in the district.	LA, ACZ, CAAZ	Medium- Long Term
8. Promote gastronomy tourism in the district taking advantage of the small grains production (Mhunga).	G	Short term
9. Maximise accessibility to social, economic employment and recreational facilities	LA, DSPD	Short to Medium Term
10. Give incentives to investment in rural service centres and selected villages so as to provide and maintain a range of social services and employment opportunities.	LA, G	Long-term
11. Introduce initiatives which add value to agricultural products from the farm	LA, G	Short to Medium Term
12. Introduce measure to promote tourism and cultural activities.	LA, G	Short to Medium Term
13. Safeguard the setting and character of the communal areas.	LA, G	Short to Medium Term

14. Ensure that employment, services and facilities are located in easily accessible locations of the district	LA, DSPD	Short to Medium Term
15. Implement mixed use development at rural service centres to maximize usage and minimize costs.	LA, DSPD	Short to Medium Term
16. Take steps to ensure that crime prevention considerations are incorporated in design and growth of rural service centres	LA, DSPD, ZRP	Short to Medium Term
17. Include of all main community groups, key stakeholders, and non-governmental organizations in all the decisions made in the district.	LA	Short Term
18. Expand the facilities for children and the youth in line with the age distribution of the population.	LA	Short to Medium Term
19. Ensure that all layouts for residential development have land use categories that create employment opportunities	LA	Short Term
20. Impose large buffers adjacent to all dams to avoid pollution, siltation, and general degradation	LA, EMA	Short term
21. Carefully plan all areas around and near dams to ensure only sustainable development occurs in those areas.	LA, DSPD, EMA	Short term
22. Identify and construct landfills for proper refuse management in the urban nodes in the planning area, including for Rushinga and Chimhanda	LA	Short term
23. Introduce sustainable waste management that incorporate new strategies such as reduction, reuse, and recycling.	LA, EMA	Short term
24. Create land uses that protect remaining areas with vegetation, particularly indigenous vegetation.	LA, EMA	Short term

25. Impose buffer zones in areas of outstanding natural beauty.	LA	Short term
26. Identify and rehabilitate (afforestation) areas that have been so as to recover and reclaim lost forests.	LA, EMA, G	Long-term
27. Subject all developments to environmental impact assessments in line with sustainability principles and the environmental authorities.	LA, EMA	Short term
28. Recognising the need for a dry port for the future development related to the district industrial growth and the designating of loading and off-loading sites amongst the centre	LA, G	Long term
29. Prepare detailed concept plans that show how the local authority will manage land use around ecologically sensitive areas.	LA, EMA	Short term
30. Enforce sustainable farming measures to protect valuable agricultural land.	G	Short term
31. Planning for the siting and location of road support infrastructure such as service station and Zimbabwe United Passenger Company depot in the planning area, bus stops and bus terminus.	LA ,G	Short to Medium Term
32. Diversify land usage in accordance with market dictates and national priorities.	LA	Short to Medium Term
33. Ensure the proclamation of all growth point in the district.	G, LA	Short to Medium Term
34. Provide appropriate extension and marketing services to support increased production	G	Short to Medium Tern
35. Plan communal lands and increase extension and marketing services in order to improve agricultural production and land use.	LA, G	Medium to Long Term

36. Ensure that all vacant urban land is developed before new land is brought under development.	LA	Short term
37. Land within the planning area should be carefully examined to determine its suitability in particular for housing development	LA	Short term
38. Infrastructure planning and development is done well in advance of occupation.	LA	Short term
39. Support sustainable agricultural practices, such as organic farming, and soil conservation techniques.	G	Short term
40. Promote irrigation schemes in the planning area	G, LA	Short term
41. Invest in climate smart agriculture practices that will enhance sustainable agricultural production, conserving soil, water at the same combating climate change.	G, LA	Short to Medium Term
42. Setting out specific target for recycling of waste in particular Rushinga, Chimhanda and all the rural service centre.	LA, EMA	Short to Medium Term
43. Provide adequate agricultural extension services to farmers.	G	Short term
44. Establish agricultural cooperatives to enhance economies of scale and improved access to market	G, Private Sector	Short tern
45. Promote agricultural produce value addition in the district.	G, LA	Short to Medium Term
46. Ensure that relevant education training for the various groups of farmers is available and easily accessible to all farmers in the district	LA, G	Short term

47. Carry out capacity studies for each rural service centre and thereafter set out an overall development programme which reflects a vision developed in consultation with local communities.	LA	Short term
48. Encourage investments in job creating entities.	LA, G	Short term
49. Utilise opportunities for agro-industrial growth that may ensue from activities in the agricultural hinterland of each centre	LA, G	Short Term
50. Optimize the use of and services of the Devolution & Road Funds to open up new areas and upgrade existing roads.	LA	Short term
51. Upgrade most roads, in particular those utilised by public transport to all weather standards so that they are usable throughout the year.	LA, G	Short term
52. Upgrade and site road support infrastructure such as service station, bus termini and bus stops, especially in areas along major transport nodes and business centres	LA, G	Short term
53. Upgrade roads that cater for freight traffic related to mining and agricultural produce and inputs and designate specific sites for loading and unloading of produce e.g. Cotton	LA, G	Short term
54. Develop an integrated bridge upgrade and rehabilitation investment programme to improve accessibility to key institutions and farming communities of the district.	LA	Medium to Long Term
55. Introduce techniques which improve water efficiency and minimize adverse impacts of both domestic and irrigation water use throughout the district.	G	Medium to Long term

56. Make and update inventory of all potential water resources such as underground water, dam water and river water including studies of riverine ecology so as to plan for the most efficient and beneficial use of water.	G	Medium to Long term
57. Identify, design and construct water infrastructure such as dams, boreholes and irrigation schemes so that they are easily accessible to the people.	LA, G	Short to Medium Term
58. Establish recreation facilities at dam sites with potential for conference centres, tourism and leisure activities.	LA	Short Term
59. Provide sites for solar farms to augment electricity supplies and promoting clean energy in the district	LA	Short Term
60. Promote alternative sources of energy in the communal areas to reduce the use of wood fuel so as to reduce dependency on vegetation as a source of energy	LA, G	Medium to Long term
61. Ensure that every Rural Service Centre has an Information Communication Centre and a Public Library.	LA	Medium to Long Term
62. Modernisation, improvement and construction of additional telecommunication base stations in the District.	Private	Short to Medium Term
63. Improve digital literacy through provision of training and resources to bridge the digital divide between the rural and urban residents	G, LA, Private	Short to Medium Term
64. Develop local content and digital resource which will allow exposure of the local history and cultural heritage through digital media	G	Short to Medium Term
65. Encourage different typologies of houses ranging from flats, detached, semi-detached houses in urban nodes of the District.	LA, G	Short to Medium Term

66. The Local Authority in partnership with the private sector should set up building materials resource centre to enable easy access by local builders.	LA, Private	Medium to Long Term
67. Set up a Rural Housing Local Revolving Fund which those who want to build houses should borrow funds	G	Long Term
68. Ensure all housing developments should be served with water and sewer reticulation and surfaced road before occupation	LA, G	Short to Medium Term
69. Establish a pre-school in each village in compliance with the Zimbabwe Early Learning Policy.	LA, G	Short to Medium Term
70. Provide more primary education facilities in accordance with the standards set by the Ministry of Education and Culture	LA, G	Long Term
71. Provide land for Vocational Training Centres in every ward of the District.	LA	Short Term
72. Provide land for a University in an easily accessible location of the District, preferably in the established urban nodes like Rushinga and Chimhanda.	LA	Short Term
73. Construct a Special Education Centres in the district to cater for people with special needs i.e. people living with disabilities	LA, G	Short Term
74. Electrify all rural schools and equip them with Information, Communication and Technology (ICT).	LA, G	Short Term
75. Upgrade the clinics into rural service hospital and provide a wider range of health services.	LA, G	Short Term
76. Provide land for another hospital so as to reduce the long distances that are currently travelled by the people.	LA, G	Medium to Long Term

77. Increase the number of beds in all existing hospitals in the district.	LA, G	Medium to Long Term
78. Expand the current AIDS campaign and also include campaign for malaria, Dietary and Respiratory diseases.	LA, G	Short Term
79. Give priority to environmental health care such as the protection of drinking water sources i.e. boreholes	LA	Short Term
80. Ensure that land is set aside for multi-purpose community halls at all rural service centres and selected villages.	LA	Short Term
81. Set aside land for sporting disciplines such as golf, soccer, netball, athletics and other sports at all rural service centres to serve local communities.	LA	Short Term
82. Provide activity centres for people living disabilities at selected and convenient centres throughout the district.	LA	Short Term
83. Provide public libraries at accessible centres in the district.	LA	Short Term
84. Establish youth centres and women's club centres at selected rural service centres	LA	Short Term
85. Provide land for cemeteries in every village	LA, Traditional Leaders	Short Term
86. Allow existing sports facilities at schools to be shared with the adjacent communities to promote sports in the district	LA, G	Short Term
87. Identify suitable land and site an export processing zone	LA	Medium to Long Term
88. Provide land for distribution warehouses, wholesale outlets in Rushinga and Chomutukutu.	LA, G	Short to Medium Term

89. Provide sites for informal sector activities in residential, commercial and industrial areas of Rushinga, Chimhanda and other rural service centre to foster economic growth.	LA, G	Short to Medium Term
90. Provide sites for informal sector activities in residential, commercial and industrial areas of the urbanised nodes of the District to foster economic activity at those centres.	LA, G	Short to Medium Term
91. Encourage relevant government departments and ministries to source funds and implement infrastructural projects such as roads, water supplies, electricity and telecommunication during the planning period.	LA	Short to Medium Term
92. Establish a data bank in addition to this master plan to be available for potential investors.	LA, G	Short to Medium Term
93. Provide land for wholesale outlets in rural areas to improve access to goods and agricultural inputs in particular	LA	Long Term
94. Locate sites, in consultation with the beneficiaries, for informal sector activities in urban and rural areas as to generate income and employment in the district	LA, Private	Short to Medium Term
95. Provide land for informal sector in semi-manufacturing of products close to their source of raw materials or markets.	LA, Private	Short Term
96. Encourage informal sector operators to form associations so that they may articulate their needs collectively	LA, G	Short Term
97. Assist and facilitate the training of formal sector operators in business skills by donors and or interested parties such as SEDCO and other institutions.	LA, G	Short to Medium Term

98. Encourage successful informal sector operators to graduate into formal industrial producers progressively.	LA	Short to Medium Term
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Key to the Table

- LA-Local Authority, G - Government, EMA - Environmental Management Agency, ZINWA-Zimbabwe National Water Authority, DSPD – Department of Spatial Planning and Development
- Short Term – up to 5 years
- Medium Term – up to 7 years
- Long Term – up to 15 years