

MUTASA DISTRICT



MASTERPLAN REPORT STUDY 2024

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List of Abbreviations and Acronyms

AADD	Average Annual Daily Demand
ADWF	Average Dry Weather Flow
BWL	Bottom Water Level
EMA	Environmental Management Act
EMPs	Environmental Management Plans
ESAP	Economic Structural Adjustment Programme
FSL	Full Supply Level
MERP	Millennium Economic Recovery Program
ND	Nominal Diameter
NRZ	National Railways of Zimbabwe
NERP	National Economic Revival Program
O&M	Operations and Maintenance
PSIP	Public Sector Investment programme
RTCP	Regional, Town and Country Planning Act
SADTI	South African Department of Trade and Industry
SDD	Summer Daily Demand
SPF	Summer Peak Factor
TWL	Top Water Level
TOR:	Terms of Reference
WTW	Water Treatment Works

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CHAPTER 1: INTRODUCTION AND BACKGROUND

1.1 Introduction

The purpose of the Mutasa Rural District Council Master Plan, 2024 is to review the existing Nyanga-Mutasa Master Plan that was gazetted in 1996. The provisions of the Master Plan were supposed to run up to 2011. The socio economic and land use assumptions that underpinned the Master Plan have changed considerably. In such circumstances, the broad provisions of the Plan are no longer relevant to the current challenges and opportunities that face the RDC, the residents and investor. It is in this context that Mr Nzvuwu and team were contracted to draft a new Master Plan that guides development and investment in the Mutasa Rural District Council over the next 15 years (2039).

The Review of the Mutasa Rural District Council Master Plan is being carried out in terms of the provisions of Part IV of the Regional, Town and Country Planning Act, Chapter 29:12, Revised Edition, 1996 as read with the relevant RGN Regulation 248 (Master and Local Plans) 1977 Regulations. The Master Plan serves as the Rural district Council's development vision for the region and as a roadmap and source of information for all upcoming decisions made by the Council on the use, development, and planning of land. A Master Plan does not merely address the distribution of land uses (as would be the case with a conventional zoning plan), but also (i) defines the spatial structure in terms of inter alia movement systems and public spaces, (ii) manages the future growth of the area and (iii) informs and coordinates the actions of different sectors in support of the development proposals.

The review process begins with an assessment of the current situation in the Mutasa District. This will include an analysis of population trends, economic activity, land use patterns, and environmental conditions. The review considers the impacts of climate change and other environmental factors. Based on this assessment, the review process identify areas where the master plan needs to be updated or amended. This could include changes to zoning regulations, development restrictions, or infrastructure investment priorities. Once these changes have been identified, the master plan will be updated and submitted for approval by the relevant authorities.

The process is governed by several pieces of legislation such as the regional, town and country planning act, vision 2030 mantra and the constitution to mention just a few. In brief,

the Regional, Town and Country Planning Act is a national policy document that sets out the framework for spatial planning in Zimbabwe. The RTCP Act is implemented at all regional levels through the preparation of spatial development frameworks and master plans. In the case of the Mutasa District, the master plan will be revised and prepared in consultation with the local communities and stakeholders, and will be approved by the Ministry of Local Government, Public Works, and National Housing.

The process of revising the master plan for the Mutasa district will take into account a number of factors, including the changing demographics of the district, the changing economic situation, the changing climate, and the evolving needs of the local communities. The review process involves a number of consultations with the local communities and stakeholders, and will be guided by a set of principles, including sustainability, equity, and inclusivity. The revised master plan sets out the vision for the future development of the Mutasa District, and identifies the key strategies and interventions needed to achieve this vision. It also provides a detailed plan for the implementation of the proposed interventions.

Within the jurisdiction of Mutasa District Council there is a preparation of Osborne Dam Master plan to boost local economies. The master plan has a bearing in Mutasa district. In terms of the planning area the Osborne Master Plan covers 6 wards in Mutasa District. It is envisaged that the dam presents opportunities in the area of agriculture, tourism and other related industries up the value chain.

See; Map 1 (*Mutasa Rural district study area*)

1.2 Background

The district falls into three main livelihood zones namely Eastern highlands prime communal in Wards 1 – 13, 17,19,20 and 26, Eastern highlands commercial farming in wards 2, 18, 21, 22,23, 25 and 27; and Central and Northern Semi- intensive Farming (CNSI) in Wards 14 – 16 and 24. The Eastern highlands prime communal is characterized by intensively farmed small plots of mixed food and cash crops. Maize is the major crop grown together with other crops such as cereals, root crops, fruits, tea/coffee etc. In the Eastern highlands commercial farming Zone fruits, vegetables, flowers, tea, coffee and sugar cane are produced. Timber is an important industry in this rugged, forested highveld zone. In the Central and Northern Semi- intensive Farming (CNSI), maize is the dominant cereal crop providing both food and cash income. Important to note, bananas and avocado peas are the dominant fruits in the district and are commercially grown for the Harare market.

1.3 Scope of the report of study

The Report of Study provides a summary of the situation analysis highlighting key development issues that have to be addressed in the master plan. The contents of the Report of Study will be guided by the provision of Section 13 of the Regional, Town and Country Planning Act, Chapter 29:12 (RTCPA) and the Master and Local Plans Regulations, 1977, R.G.N. No. 248 of 1977. In terms of the Regulations, the Report of Study will have an examination of the main social, economic, and environmental characteristics, including infrastructure services, population composition, and the resources available for implementing the plan. It must demonstrate the relationship between the planning area and the surrounding areas.

The study identifies and quantifies present and future challenges of the planning as well as constraints and opportunities. Forecasts on land use needs occupy an important part of the study. This report will be accompanied by maps and diagrams that indicated spatial extent of activities and special relationships of quantitative data. In view of existing development issues, the report will further highlight cross-cutting issues like gender, climate change, disasters, livelihoods and governance. This will make the study relevant to topical matters that directly affect the quality of life and satisfy Government interest

1.4 METHODOLOGY

A combination of primary and secondary sources will be heavily utilized in the data collection process. The primary tools used for data collection, processing, and synthesis will be GIS, field tasks, remote surveys. To prevent the need for data validation, publicly available official data will be trusted. For a variety of data themes, government departments and agencies such as the Zimbabwe Electricity Transmission and Distribution Company (ZETDC), Zimstat, and the Zimbabwe Election Commission (ZEC) will be consulted. For collaborative planning processes, focal points such as the district planner, the provincial head of spatial planning, political leaders, and traditional leadership will be consulted.

1.4.1 Existing Data Sources

- Primary data was obtained from a number of government departments and institutions as elaborated below:
- Background information on the rural area was obtained from the rural district council and the operative Nyanga -Mutasa Master Plan
- Information on land ownership was obtained from The Ministry of lands, Agriculture, Fisheries and rural development.
- Information on mining claims was requested from the Ministry of Mines and Mining Development.
- Information on population composition and employment trends and figures was obtained from the Zimstats office
- All information on mapping was obtained from the Surveyor general's office; EMA, Ministry of Lands, ZETDC, REA, ZERA.

1.4.2 Key Informant Interviews and Discussions

Meetings and discussions were held with officials from Mutasa rural district council and the department of physical planning (Manicaland province), they also provided background information on the planning area.

Discussions were also held with government officials in order to get their views on problems facing the rural area and investment opportunity which exist in the rural at present.

Key Informant interviews and discussions were also carried out with representatives from various Governments and Private Organizations listed below.

- Mutasa Rural Council
- Ministry of Industry and Commerce
- Ministry of Mines and Mining Development
- Ministry of Primary and Secondary Education
- Ministry of Defense
- Ministry of war veterans and the liberation struggle
- Ministry of Lands, Agriculture, Fisheries, Water and Rural development
- AGRITEX Department
- Department of Spatial Planning Development
- Department of Surveyor General
- Department of irrigation
- Department of Rural Electrification Agency
- ZINWA
- Forestry commission
- Ministry of National Housing and Social amenities
- Zimbabwe Electricity Transmission and Distribution Company (ZETDC)
- Environmental Management Agency
- Ministry of public service and social welfare
- Ministry of women affairs, community, small and medium enterprises
- Ministry of information, communication technology postal and courier services
- Ministry of tourism and hospitality tourism
- Ministry of energy and power development
- Ministry of youth empowerment and vocational training
- Rural Infrastructure Development Agency
- Zimbabwe Republic police
- Zimbabwe Energy Regulatory Authority
- Community leaders
- Traditional leaders
- Ministry of home affairs and cultural heritage
- Ministry of transport and infrastructural development

In understanding of the planning and development problems affecting Mutasa District. Information was observed from a number of formal and informal discussions with representatives of various organizations.

1.4.3 Surveys

Information on land uses was gathered from surveys conducted by the planning Survey team. The data was also supplemented by a variety of specialized field surveys and studies.

1.4.4 Site Inspection

Detailed site visits were carried out using relevant base maps from Surveyor General's office. The purpose of the site visits was to evaluate the general outlook of the planning area and verify on the ground what is on the base map.

1.4.5 Stakeholder engagement workshop





Key participants and discussions were also held with representatives from various groups and private organization

- Plantations
- Business people
- Vendors
- Traditional leaders
- Mission schools
- Church

1.5 NATIONAL POLICIES AND LEGAL FRAMEWORKS AFFECTING DEVELOPMENT PLANNING

1.5.1 TRADITIONAL LEADERS' ACTS CHAPTER 29.17

Traditional leaders in Zimbabwe have always played a role in the allocation and management of communal land for residential, agriculture and grazing purposes. They are regarded as custodians of the land and other resources in their areas of jurisdiction, a responsibility that has been recognized in the constitution of 2013. This role is to be exercised subject to legislation. Unfortunately, in the last half of the decade, there has been ambiguity and overlap of roles between traditional and state institutions-a scenario that has seen the mushrooming of land barons and illegal selling of land in and around undesignated areas leading to misuse of land and available resources within the affected area. This henceforth justifies the necessity for the spatial planners to collaborate with traditional leaders in the master plan revision so as to promote educational awareness from the grassroots level.

Moreover, traditional leaders' incorporation and recognition in the master plan revision process is essential so as to ensure preservation and revival of important monuments and sites during the revision process. Most master plans in Zimbabwe are outdated hence the need to consider any newly or recently discovered sites of significance.

Failure to address the current chaos on land allocation in rural districts for instance in the peripherals of growth points and town ships could later see the need for incremental planning to incorporate the mushrooming development- a costly and unsustainable move towards regional and urban development. Thus, the goal for vision 2030 is to mitigate this potential chaos and pave way for a sustainable rural transformation within the physical planning sector.

1.5.2 THE ENVIRONMENT MANAGEMENT ACT CHAPTER 20:27 (EMA)

The Environmental Management Act, Chapter 20:27, which was enacted in 2003, mandated that Environmental Management Plans (EMPs) be created by local authorities. These plans cover topics related to the preservation of towns, cities, and settlements in general, as well as the built environment. Wetlands should be preserved, Environment and social impact assessment is an assessment of the possible harm that a proposed project may have on the environment, social and economic aspect. Government of Zimbabwe gazette Environmental Management Act in 2002 section 7 of 2007 which compels prescribed projects listed to undergo an ESIA process prior to implementation. In terms of protecting the environment, Zimbabwe on 03 May 2013 has become a signatory of Ramsar convention and has 7 wetlands designated as of international importance. This therefore, signifies the importance of Environmental Management and proper spatial planning.

AN ACT to provide for the sustainable management natural resources and protection of the environment; the prevention of pollution and environmental degradation; the preparation of a National Environmental Plan and other plans for the management and protection of the environment; the establishment of an Environmental Management Agency and an Environment Fund; to amend references to intensive conservation areas and committees and associated matters in various Acts; to repeal the Natural Resources Act [Chapter 20:13], the Atmospheric Pollution Prevention Act [Chapter 20:03], the Hazardous Substances and Articles Act [Chapter 15:05] and the Noxious Weeds Act [Chapter 19:07]; and to provide for matters connected with or incidental to the foregoing.

1.5.3 FOREST ACT CHAPTER 19:05

The forest act chapter 19:05 of **1979** was established to protect and conserve Zimbabwe's Forest resources including indigenous and exotic species where the commission have the control and management of the forest. The Act also allows for consultation with various authorities before directing any Minister to take action based on the Commission's recommendations. Land designated by the Minister for forestry purposes is transferred to the Commission's control and management. The policy is geared to sustainable use of natural resources guiding activities such as tree planting, land reclamation and soil control promoting sustainable development at local, provincial and national level. Part IV of the act provides information of local knowledge such as demarcated forest, nature reserves, private protected forest, reserved and protected trees which is an important part of planning and decision making.

1.5.4 MINES AND MINERAL ACT CHAPTER 21:05

Mines and mineral act provide guidelines for mining operations. The act has several goals which include sustainable exploitation of minerals and management of mineral environments for the benefit of the present and future generations. Mines and mineral act regulate the mining industry including the acquisition and use of land for mining purposes.

1.5.5 WATER ACT CHAPTER 20:24

Water act is an act to provide for the management, administration and conservation of water resources in Zimbabwe. It guides water resource planning and development, use of water, water shortage areas, water quality control and environmental protection, servitudes in respect of water and safety of dams.

An act to provide for the development and utilization of the water resources of Zimbabwe; to provide for the establishment, powers and procedures of catchment councils and sub catchment councils; to provide for the grant of permits for the use of water; to provide for the control of the use of water when water is in short supply; to provide for the acquisition of servitudes in respect of water; to provide for the protection of the environment and the prevention and control of water pollution; to provide for the approval of combined water schemes; to provide for matters relating to dam works; to repeal the Water Act [Chapter 20:22]; and to provide for matters incidental to or connected with the foregoing.

1.5.6 CONSTITUTION OF ZIMBABWE AMENDMENT (NO 20) ACT 2013

The Constitution of Zimbabwe 2013 allows the establishment of local authorities in the rural areas which guides and manages the affairs of people living in the rural areas. The Act empowers the authorities to govern on its own initiative and deal with affairs that deal with their respective areas/administrative boundaries. Section 276 (2a) local authorities have power to make by-laws, regulations or rules for the effective administration of the areas for which they have been established. Hence the master plan is a tool which can be used to effectively guide and pave way for proper development in the area.

1.5.7 PUBLIC HEALTH ACT CHAPTER 15.17

Public Health Act enables the local authority to protect and promote good health and sanitation in their respective areas. The local authority should consider and take account for the necessity precautions for the prevention of the occurrence or deal with any outbreak of any infectious, communicable or contagious disease and shall act upon the issue. The act guides the animal slaughter houses, food production and handling as well as delivery of food and water to comply with the local authority guidelines to promote good public health. The act also advocates for children's rights to health care services and nutrition as well as elderly rights (70 +) to receive health care and medical assistance from the state.

1.5.8 COMMUNAL LAND ACT CHAPTER 20:04

Communal Land Act is there to provide for the classification of land in Zimbabwe. The local authority is supposed to award and show consent for the use of communal land for agricultural or residential purpose. Permits are processed with approval of the minister to occupy and use any portion of communal land.

1.5.9 RURAL DISTRICT COUNCILS ACT CHAPTER 29.13

An act to provide for the declaration of districts and the establishment of rural district councils; to confer and impose functions upon rural district councils and provide for the administration of their areas; and to provide for matters connected with or incidental to the foregoing.

1.5.10 RTCP ACT CHAPTER 29:12

ACT to provide for the planning of regions, districts, and local areas with the object of conserving and improving the physical environment and in particular promoting health, safety, order, amenity, convenience, and general welfare, as well as efficiency and economy in the process of development and the improvement of communications; to authorize the making of regional plans, master plans and local plans, whether urban or rural; to provide for the protection of urban and rural amenities and the preservation of buildings and trees and generally to regulate the appearance of the townscape and landscape; to provide for the acquisition of land; to provide for the control over development, including use, of land and buildings; to regulate the subdivision and the consolidation of pieces of land; and to provide for matters incidental to or connected with the foregoing.

1.5.11 NATIONAL PARKS AND WILD LIFE ACT CHAPTER 20.14

It is an act which was established to make provision for and in relation to the establishment of National Parks and Other Parks and Reserves and Protection and conservation of wild life. The act provides for the establishment of national parks, botanical reserves, botanical gardens, sanctuaries, safari areas and recreational parks; to make provision for the preservation, conservation, propagation or control of the wild life, fish and plants of Zimbabwe and the protection of her natural landscape and scenery. Each and every physical development, at national, regional and local level has to put into consideration a designated space to conserve wild life. It is therefore of great importance for the spatial planners to work hand in hand with the National parks and wild life authorities so as to preserve national parks in areas of interests around the country when physical development projects are being done such as of Master plan and Local Development plans.

1.5.12 TOURISM ACT CHAPTER 14.20

An act that is responsible for licensing officers and other officers; to provide for the designation, registration and grading of tourist facilities and for the licensing of persons who provide services connected with tourism.

1.5.13 DEFENCE ACT CHAPTER 11.02

An act that provides the declaration of cantonments and protected areas, the requisitioning of buildings, vehicles and other things for the use of the Defence Forces in certain circumstances, the expropriation of land for defence purposes. This act is of great importance Mutasa district due to the fact that the district shared a boarder with Mozambique.

1.5.14 NATIONAL MESEUMS AND MONUMENTS ACT CHAPTER 11.25

An act to establish a board of trustees to administer museums and monuments in Zimbabwe; to provide for the establishment and administration of museums; to provide for the preservation of ancient, historical and natural monuments, relics and other objects of historical or scientific value or interest; to provide for the payment of pensions and other benefits to members of the staff of the board of trustees; and to provide for matters incidental to or connected with the foregoing.

1.6 LOCATION OF DISTRICT/LOCAL AUTHORITY

The study was conducted in Mutasa district (18°35'0"S and 32°45'0"E), in the eastern highlands of Zimbabwe (Figure 1). The district lies in Agro-Ecological Region 1,2 and 3 of the country which experiences an annual total rainfall that ranges between 800 to 1000 mm (Mugandani et al., 2012). Most of the rainfall is received in the summer season which is from November to March. The mean annual temperature is around 20°C although high temperatures of up to 35°C can be recorded during the hot months of October to December. Winter seasons can be extreme in some years recording temperatures as low as – 3°C between May and July (Mugandani et al., 2012).

Mutasa District is one of the seven (7) districts in Manicaland. It is sixty-four (64) Km to the North Eastern part of Mutasa. To the west it borders with Makoni district, Nyanga to the North, Mutasa to the South West and Mozambique to the East. It falls under natural regions 1, 2, and 3. The district covers a total area of 274449 hectares.

See; Map 2 (*Location map of Mutasa district*)

CHAPTER 2: NATIONAL AND REGIONAL CONTEXT

2.1 National Development Context

The plan is being prepared at a time the national government is pursuing a number of development initiatives meant to uplift the lives of Zimbabweans out of poverty both in rural and urban areas. There a number of policies and projects being implemented to the achievement of Vision 2030. Vision 2030 is the overarching development agenda which entails attaining an upper-middle-income economy by 2030. The rural areas are part and parcel of this vision because the government declared “*leaving no one and no place behind*” as the new development mantra. There has been a number of interventions to spur rural development aimed at improving livelihoods and promoting sustainable practices. Efforts have been made to enhance agricultural productivity and food security through initiatives like the Pfumvudza/Intwasa program, which targets smallholder farmers. Investments in rural infrastructure, including road networks, rural electrification, water supply, and sanitation facilities, have aimed to improve living conditions and stimulate economic activities in the countryside. Community-based natural resource management approaches are being used to empower rural communities to sustainably manage their resources and benefit from eco-tourism.

Efforts to promote value addition and agribusiness have been observed in a number of sectors with the main aim of increasing income opportunities for rural communities. Digital innovation and connectivity is being promoted to bridge the digital divide and provide access to information and services to the rural communities. Several women's empowerment and gender mainstreaming initiatives have been implemented that focus on addressing gender disparities and promoting women's participation in decision-making processes. Climate change adaptation and resilience strategies aim to mitigate risks and build resilience in agriculture-dependent rural areas. These trends collectively contribute to the holistic development of rural communities in Zimbabwe. Although the presented list is not exhaustive, the development context upon which this master plan is prepared is defined by the following policies:

2.1.1 National Development Strategy 1 (NDS1 2021-2025)

The national development strategy is the step towards vision 2030. The strategy provides for the mainstreaming of cross cutting issues such as gender, disabilities, arts and creative industry, environment and information communication technology which need to be taken into consideration when planning for development, as in this case. The objectives of the strategy include to strengthen macroeconomic stability, achieve inclusive and equitable real GDP growth, employment creation, social infrastructure development, good governance and to modernize the economy. The strategy involves macroeconomic framework and policies to increase in agricultural production and productivity by smallholder farmers. The measures are required to underpin the drive towards the attainment of vision 2030 through integration of agriculture, mining and small-medium enterprises because they are the source of livelihoods in Mutasa District.

2.1.2 National Health Strategy (2021-2025)

The national health strategy is the effort by the government to improve health and wellness of the population and ensure universal access to health services guided by vision 2030. The aim of the strategy is to deliver quality health services, ensuring health lives and wellbeing for all and other related issues such as water, sanitation, housing and food and nutrition. The guiding principles on provision of health services include equity, quality, efficiency, confidentiality, professionalism and partnerships and multi sectorial collaboration. This is an important guide to any development proposals to be formulated for spearheading and guiding development in Murewa District.

2.1.3 National Agricultural Policy Framework (2019-2030)

The goal of this framework is to create a stable enabling environment and flow of investment that sustainably enhances capacity of the agricultural sector to anchor national economic growth to upper middle-income status by 2030. The pillars of the framework include food and nutrition security and resilience, agricultural knowledge, technology and innovation system. The policy considers the production and supply of agricultural inputs, development of agriculture infrastructure, agricultural marketing and trade development, finance and tenure system. Agricultural policy takes into consideration resilient and sustainable agriculture and institutional arrangements for policy implementation. Mutasa district being agro-based, this policy has direct implications on programs and policies that can ever be suggested so as to preserve and boost agricultural production in the district.

2.1.4 Zimbabwe Early Learning Policy 2024

The Zimbabwe early learning policy is anchored on existing legal and policy frameworks which include the 2013 constitution, Education Act [Chapter 25:04], NDS1 and the Zimbabwe Curriculum Framework for Primary and Secondary Education, to mention just a few. The policy provides strategies to enhance universal access to quality, equitable, affordable and inclusive early learning education programmer based on global best practices as envisioned in the NDS1 and vision 2030. The principles of the policy are based on human rights and child development perspectives to guide in resource allocation, programme implementation as well as monitoring and evaluation. This is a key instrument which has a bearing to the development planning in Mutasa District.

2.1.5 The Zimbabwe Human Settlements Policy 2020 (ZNHSP 2020)

Zimbabwe National Human Settlements Policy serves as a guiding framework that informs the settlements planning by emphasizing the importance of well-planned, inclusive, and sustainable human settlements across the country. The policy's emphasis on human settlements underscores the importance of creating sustainable, inclusive, and well-planned urban areas. It aligns with the broader goals of promoting equitable access to housing, infrastructure, and services while ensuring environmental sustainability. In the context of the master plan, the National Human Settlements Policy provides a framework for integrating social, economic, and environmental considerations into land use decisions.

2.1.5 Zimbabwe National Industrial Development Policy (2019- 2023)

The policy aims at developing linkages across key sectors of the economy sectors namely agriculture, mining, manufacturing and services. Value addition and beneficiation are the main anchors of the industrialization strategy. There are agro-based industrialization whereby communal lands endowed with fertile agricultural land and good climate can cooperate with the agro-processing industries. Natural advantage-based industrialization, the policy recognizes the growth of processing traditional crops such as rapoko, sorghum and other crops which can spur creation of new factories in their source areas. Also, rural industrialization and devolution agendas complements community-based groups, women and disadvantaged people as they can participate in their rural areas which has the raw materials. Small Medium Enterprise is promoted as they contribute to the group of the economy. The policy promotes Green Industry Initiatives that seeks to re-orient industries to adopt cleaner and more

efficient technologies in a view of the emerging challenges of climate change and resource scarcity. Programs such as recycling of waste, waste disposal management and resource efficient management are established through the policy. These provisions are very important as they define the type of proposals the master plan can come up with so as to promote industrialization in Mutasa District.

2.1.6 National Tourism Master Plan

National Tourism Master Plan steers the tourism sector up to 2035. The tourism master plan acts as the guide to the development of Tourism in Zimbabwe by providing direction to product development, diversification, infrastructure development, manpower development, community participation, preservation of nature, culture and heritage, marketing and promotion strategies. It has positive impacts such as employment creation, local income and investment. In Mutasa District there are many tourist attraction centers which are visible but are not being development against the provisions of the tourism development aspirations.

2.1.7 Devolution and Decentralization Policy (2020)

This is a product of the Constitution of Zimbabwe which states that power should be devolved to the Provincial or Metropolitan council and Town or Rural Local Authorities so that they can manage their own affairs and to further their own development in their respective areas. The policy transfers local fiscal responsibilities and resources from the national government to sub-national entities in order to establish a sound financial base for each provincial and metropolitan council and local Authorities in the rural areas. The current master plan preparation is being funded by devolutions funds.

2.2 Mutasa District National Significance

Mutasa District is agro-based making it a significant contributor to the national food security and wellbeing of the Zimbabwean economy. Agriculture is the dominant sector in Zimbabwe contributing 40% of exports, 50% of manufacturing and 70% of employment. Thus, the performance of this sector in Mutasa District has implications to the national food security and the economy. Agriculture is the main economic activity in Mutasa District, with maize as the staple crop occupying the main part of the cultivated land for all households and being the main source of on-farm income. Other important crops cultivated in Mutasa include groundnuts, sunflower, and a variety of vegetables. These crops are

not only an important source of food, but also supplement on-farm incomes. Further, Mutasa District is endowed with 31 dams with an estimated capacity of 48033.9 Mega litres making it possible for improved district agriculture activities through irrigation. The dams have capacity to irrigate have capacity to irrigate 40 Farms. The district has 656 Boreholes, 180 Deep Wells and 25 Piped Schemes. These endowment augurs well with the National Development Strategy 1 (NDS1) and the Agricultural and Food System Transformation Strategy which have set a target to increase the area under irrigation to 350000 hectares from the 203 000 hectares by the year 2025.

CHAPTER 3: PHYSICAL FEATURES AND LAND COVERAGE

3.1 Bio-Physical Features

Mean Annual Rainfall

The mean annual rainfall has been on a declining trend since 2016, only picking up during the 2020/21 agriculture season. Whilst the mean average looks good, there has been a challenge of erratic distribution during the season to extents that there has been some significant food insecurity in the district. Food insecurity levels even rose beyond both provincial and national averages during the 2019/20 agricultural season despite receiving rainfall more than 1000mm.

3.1.1. Climate geology and soils

The district falls into 3 natural regions i.e. region I, IIB and III and these regions normally receive adequate well distributed rainfall. These regions are suitable for intensive agricultural production. Table 2.1 provides for the characteristics of each region and the wards that fall under each region

Soils types in Mutasa range from sandy soil in the Western parts of the district (wards 14 to 16) of the District to Sandy Clay loams wards in the Central part of District. Honde - Valley is covered with red Sandy Clay Loams which are pliable to heavy Clay loams which are very difficult to till when wet. Soils are influenced by rock parent material and rainfall.

3.1.2 Physical features and Land cover

See; Map 3: *Land cover map for Mutasa district for 1984-2001 (United Nations Environment Programme, 2002)*

See; Map 4: *Land cover map for Mutasa district for 2001 (United Nations Environment Programme, 2002).*

See; Map 5: *Land cover map for Mutasa district for 2014 (United Nations Environment Programme, 2002).*

See; Map 6: *Land use for Mutasa as of 2024*

The results of image classifications of the three periods under consideration in the study show that the annual rate of conversion of forest land into cropland in Mutasa district was highest during the period 1992 to 2001 (1107 ha year). Comparatively similar annual rates of conversion of woodland into dry land cropping were recorded for the periods 1984 to 1992 (664 ha year⁻¹) and 2001 to 2014 (584 ha year⁻¹). The period 1992 to 2001 coincided with time when the Government of Zimbabwe, resolved to implement “Fast Track” resettlement program. The objective was to accelerate the process of land acquisition of 5 million ha from the commercial farming sector for resettlement purposes by December 2001 (United Nations Environment Programme, 2002).

The resettlement of poor rural communities from densely populated smallholder areas of the district to ecologically more secure large-scale commercial areas between 1984 and 2014 may have had immediate positive impacts on reducing population densities, but in the long term the program had deleterious impacts on the global atmospheric environment if it is adopted as a solution to reducing the effects of increased population densities in rural communities at regional and continental levels. The conversion of wooded land into cultivated areas reduces the capability of the woodland areas to sequester carbon dioxide from the atmosphere in photosynthesis.

The Land cover changes analysis for Mutasa district for the periods 1984 to 1992, 1992 to 2001 and 2001 to 2014 has shown significant decline in land areas under woody species (woodland and plantation forests) and considerable increase in area devoted to cultivation. The annual rate of net cover change from woodland and forest plantations into cropland in the district (0.8%) was higher than the average annual net cover changes for tropical Africa (0.36%).

3.2 Vegetation

Mutasa district has got some timber plantations which are scattered around the Eastern side of Mutasa central. These plantations are privately owned by individuals and Multinational companies whilst some are operated by state parastatals such as Forestry Commission of Zimbabwe. The common trees the *Brachestergia* spp. Muzhanje tree is found along mountain ranges. *Eragrostis* spp and *hyparrenia* spp are found during summer in arable area and contours. Over grazing is a result of shortage of land in communal.

3.3 Hydrology and Drainage

However, areas surrounding the district of Mutasa have been severely affected by deforestation processes. Most of the surrounding areas within walking distance have been cleared of vegetation. Several causes of deforestation have been identified and are common throughout the African continent in various case studies. They include:

- Population growth which has caused expansion in the area cultivated for food Production.
- Poverty that has exacerbated and intensified pressure on natural resources.
- Developmental projects such as road construction and building of dam.
- Lack of information and non-involvement of the local people in forest policy formulation.
- Destructive logging.
- Practices by foreign logging companies.
- Weak and inefficient forest management institutions.

3.4 Hydro-Geological Conditions

Mutasa district is in the Highveld, receiving high rainfall, hence there are a number of small to large dams in the district. The major ones being Osborne Dam and Nyawamba Dam. Pungwe–Mutasa pipeline also pass through the district and the district is yet to fully benefit from water points along the route. It is proving expensive for local communities to access the piped water from the Pungwe along the way to Mutasa in terms of acquiring the right pipes for their irrigations. In Honde Valley, water is supplied by a number of small piped systems and motorised pumps serving small towns, growth points, commercial plantations, service centres and some villages, as well as direct abstractions from the rivers by riparian village communities not connected to developed installations. These major water sources are perennial. The water sources are used for irrigation, fishery, recreational activities and electricity generation.

See; Map 7: *Elevation Map For Mutasa*

Table 3.1: Major dams in the district

Ward	Major dams in ward
	Osborne dam
	Odzani
	Nyawanda
	Cold stream dam

3.5 Aquatic ecology, limnology and wildlife

The flora and fauna of Zimbabwe is very unique, due to very different climatic circumstances experienced throughout the regions. The Mutasa region boasts many special birds, flowers, trees and butterflies, while the vast majority of orchids and ferns only occur in the Eastern Highlands, where the DISTRICT of Mutasa is situated. The country is known for its beautiful grasslands which is present throughout. Over 5 000 species of flowering plants can be found throughout the country, of which a large portion are still used medicinally.

3.6 Soil Types

Soils in Mutasa range from sandy soil in the Western parts of the District (wards 14 to 16) of the District to Sandy Clay loams wards in the Central part of District. Honde Valley is covered with red Sandy Clay Loams which are pliable to heavy Clay loams which are very difficult to till when wet. Soils are influenced by rock parent material and rainfall.

See Map 8: *Mutasa Soil Map*

Figure 3.6 shows the types of soil dominant in Mutasa rural district. As represented the district is covered by soils with high clay content which can hold great amounts of nutrients and moisture. The soil pH depends on factors such as geological composition, land use practice. Typically soils on agriculture areas have a pH range of around 5.5-2.2 with variations depending on factors such as rainfall patterns

3.7 Land Degradation

Land degradation is a process in which the value of the biophysical environment is affected by a combination of human-induced processes acting upon the land. It is viewed as any change or disturbance to the land perceived to be deleterious or undesirable. Natural hazards are excluded as a cause; however human activities can indirectly affect phenomena such as floods and bush fires. Land degradation is mainly being caused by rainfall on overgrazing and deforestation. This has also resulted in the formation of gullies. Table 2.2 shows wards mostly affected by gullies and Figure (2.4) shows some examples of land degradation.

Table 3.2: Wards affected by Gullies

Village	Ward
Mwoyoweshumba	19
Mbaza (Sadziwa)	12
Newengo	11
Gwiriri/Munyuki	7
Mapfekera	15



Picture 3.1: Gullies in Ward 11



Picture 3.2: Large Deep Pit Created by Illegal Miners

The degraded area shown in figure 3 is a large deep pit created by illegal miners just near the Penhalonga tarred road. This area is below the Redwing mine slimes dump, along Mutare River. The slopes require stabilization.

3.8 Stream Bank Cultivation

Most rivers in the district have been affected by stream bank cultivation. Crops farmed in these areas range from horticulture produce to cereal crops and tobacco. The stream bank cultivation is evenly spread across the district and unexpectedly found in the Honde Valley where rainfall is abundant. This could be attributed to the fertility of these lands rather than the water factor.

3.9 Assessment of river ecosystems degradation along Mutare and Nyamukwara rivers, Mutasa District

There are extensive illegal mining activities along Mutare river ward 21, 22, 23 and 25, and in the Nyamukwarara area ward 27, Mutasa district. The illegal mining activities along these river systems are causing serious land and river degradation. An assessment has been carried out to highlight the current environmental state, extent of damage, quantity of loose material along Mutare and Nyamukwarara river systems, due to these illegal mining activities (Figure 3 & 4). The assessment main aim was to analyze the major impacts to downstream communities and other land users along these two (2) rivers systems. Recommendations to try to curb further river degradation as well as to amend the river degradation problem have been pointed out clearly for a proposed river rehabilitation project. Strategies and solutions to rehabilitate the key degraded hot spot areas along the river systems include the following: Recanalization of the river systems, slope stabilization and removal of debris. An overall desired outlook of the site after rehabilitation processes has been envisioned in order to achieve the rehabilitation goal of giving the river systems another chance of life for both flora and fauna.

3.10 Risk Areas

3.10.1 Flood prone areas

Most wards in the district are at no risk to floods and classified as none. Parts of Ward 26, 28, 29, 30 and 31 were recorded to have low risk of flooding. As demonstrated in figure 3.7 the areas at high risk of flooding are areas surrounding the dams most notable one being the Osbourne dam area.

See; Map 9: *Map Showing Flood Risk Areas In Mutasa*

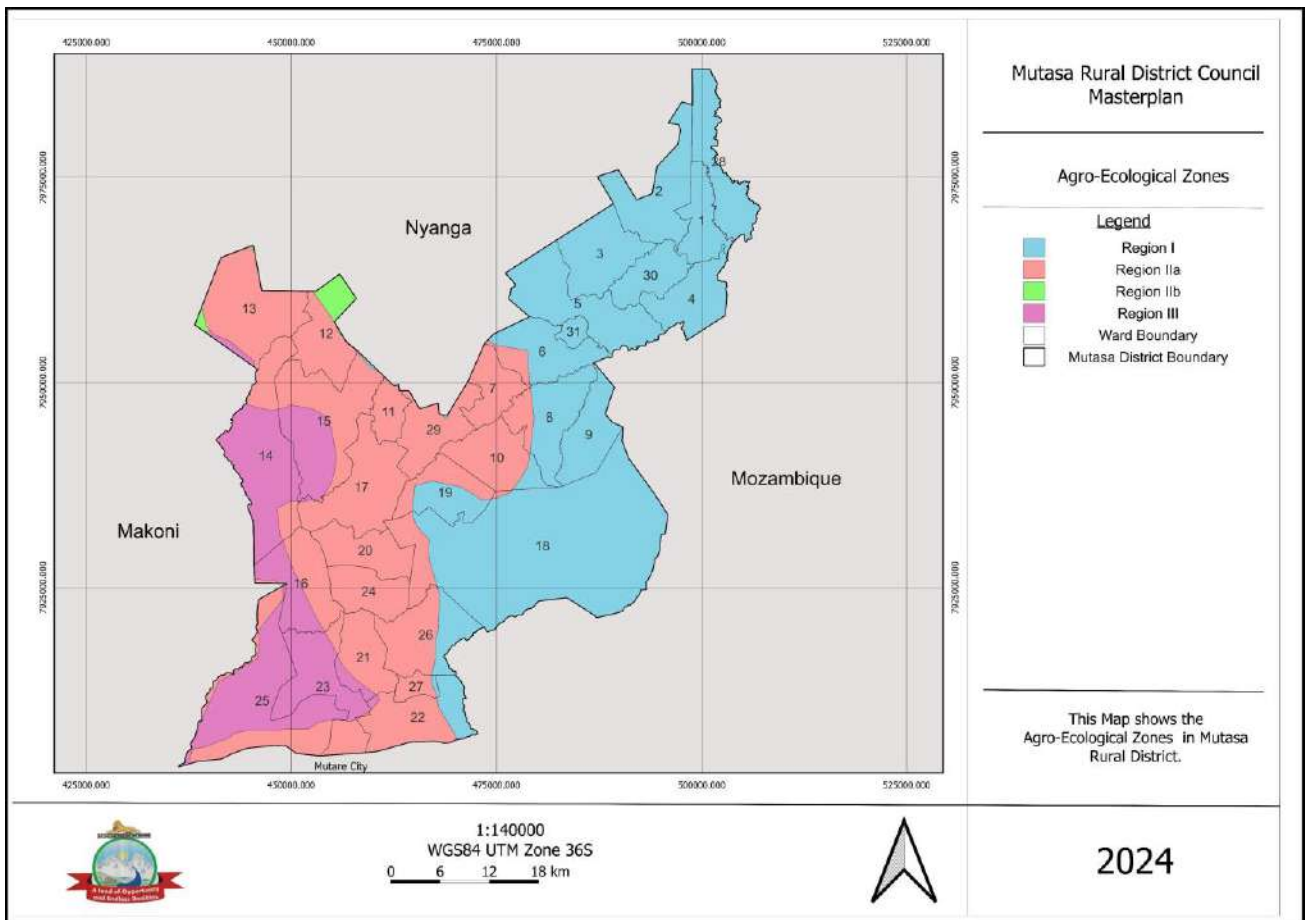
3.10.2 Drought Prone Areas

The most prominent hazards found in the district include droughts, veld fires, traffic accident, communicable disease outbreaks, floods, environmental degradation, malaria, wild animals and poor distribution of rain. Table 23 and 24 shows the wards most affected by the hazards, as well as recommendations on the response mechanisms already in place in the district

3.11 Agriculture

Agriculture dominates the Mutasa dynasty due to abundant land, availability of water, sound and vibrant human resources which have transformed Mutasa area into a self-sustaining society. Mutasa District's economy is agriculture-based. Villagers practice semi-commercial agriculture. And the district has several plantations and estates that provide employment. Villages raise cattle, goats and chickens. They grow maize, groundnuts, sugarcane etc. and have plantations for fruit trees in the fields. Some of the villages are small landholder growers of coffee, tea and banana plantations. Large scale commercial plantations produce timber, coffee and tea estates.

There is a combination of both commercial and communal farming in some instances. Some of the communal farmers are attempting to break into the elite farming practice by growing cash crops for the commercial market. A1 farmers in resettlement areas through their the help of Agritex officer are growing crops such as tobacco, cotton, pepper, potatoes, peas, sunflower and other hot cultural produce for the commercial market. On the other hand, they will still practice peasant farming in crops such as maize for self-consumption. This approach is also present in animal husbandry and cash crop production. Some farmers practise both dairy farming and crop production.



See; Map 10: *Map Showing The Agro-Ecological Zones In Mutasa Rural District*



Picture 3.3: Banana plantations

As mentioned in the introductory section Mutasa district is in agro ecological region 1,2 and 3 as illustrated by figure 3.8 and these regions have the best climatic conditions for agricultural activities. Mutasa rural district is agriculture based and is less stressed, as a district by droughts than most others in the country, but there are areas that experience stress with the Honde valley being the district's saving grace. The potential for increased production in Mutasa is significant if all resources are tapped and brought together and connected logically. Markets have been identified as the weakest link for some time but gaining market access alone will not change much.

With the solving of access to markets all the other aspects required come into focus. Production patterns have to adjust to match with what the markets want and when they want it. Handling facilities and storage need to be constructed to handle the product flow with special attention paid to cold storage facilities. Transport solutions to cope with poor roads, especially in the wet season need to be developed. Information and communication management systems also need to be developed as well as organizational structures so that value chain players have appropriate platforms in which to bring issues for discussion, identify solutions and create the environment to implement them. In short, the agricultural industry players of Mutasa have to organize so they can work together for mutual benefit while still maintaining their independence in an inter-dependent industry. The mind-sets need to adjust and appreciate this.

3.12 Forestry

Mutasa is well endowed with commercial forests of pine, wattle and increasingly gum tree plantations. It is a competitive industry but like the other aspects of agriculture suffers from market fragmentation. Many entrepreneurs try to break into the business of sawmilling and come 'unstuck' but try and try again. In the business it is said that for those in the value chain to make money 'one' has not to be paid. Buyers send Lorries in to collect loads they have bought only to find that the load is not yet cut due to challenges on the miller's part from break downs or power cuts to straight lying. This 10 reduces the buyer's margin and then the miller's as it forces the buyers to lower their prices and thus further negatively impacts the industry.

A central timber market in Mutasa could go a long way to remedying this for both Mutasa and neighboring Nyanga district. Such a strategy would involve the construction of roofed storage for millers to offload and have their timber graded and put into sale lots which again can be sold using the

Mutasa Auction Floor electronic platform. The district council could facilitate such a market by turning DC Mutasa into a forest industry hub by, in the first place, renting water and electricity serviced sites to millers. The council could also enter into smart partnerships whereby all saw mill waste is collected and processed into saleable products and not burned or buried as is the situation for the most part up to now with its adherent environmental impact.

Millers can deliver locally over the week for the weekly auction, have their timber graded to SAZ standards and then offer it for sale to the whole pool of industry buyers who can purchase lots until they have a full truck load and then send transport in full confidence that it is of a given standard and is actually on site to be collected from a site where trucks won't bog down in any weather.

3.13 Irrigation

Owing to the presence of so many water bodies within the district, there are a number of irrigation facilities on the district and most of them are functional. Some wards do not have irrigation facilities and they rely on other wards for supplies throughout the year. As malnutrition is one of the greatest challenges the district is faced with, there is need to promote production of crops within these irrigation schemes that promote a balanced diet.

Table 3.3: Distribution of Irrigation Schemes by Ward

Ward	Name of Irrigation Scheme	Total Area (Ha)	Status
5	Makuwaza	30	Not Functional
6	Rujeko	30	Functional
7	Mupangwa	23	Functional
7	Mutarazi	20	Functional
7	Manunure	28	Functional
8	Honde 1	20	Not functional

Table 3.4: Distribution of Irrigation Schemes by Ward (Continued)

Ward	Name of Irrigation Scheme	Total Area (ha)	Status
14	Dudzai	7	Not Functional
16	Manyasha	16	Functional
19	Chidzinzwa	26	Functional
22	Brooksville	78	Not Functional
23	Cynara	260	Functional
23	Premier Central	153	Functional
23	Lavastock	81	Functional
23	Lavastock	36	Functional
23	Quoridas	30	Functional
23	Fairview	45	Functional
23	En-avant	72	Functional
23	Grange A	135	Functional
23	Grange B	141	Functional
23	Alderberry	66	Functional
24	Koodsberg	24	Not Functional
25	Wreysdrift	120	Not Functional
25	Hwizo	54	Functional
25	Tara	51	Not Functional
25	Green Valley	33	Functional

3.14 Irrigation water sources

Most of the planning are is currently dependent on rainfall for agricultural water supply. There are a few large-scale commercial farms which use mechanized irrigation systems and canals from upstream Odzi River and other sources. Small scale farming such as community gardens use borehole or well water for irrigation.

ZINWA opened up for farmers with water pumps to draw water from Osborn Dam for irrigation purposes. However, due to the exorbitant cost in acquiring the equipment there is low uptake of this facility.

3.14.1 Not Functional Irrigation Schemes

- ✓ Dilapidated infrastructure due to age
- ✓ Wear dry out
- ✓ Siltation from main source

3.14.2 Challenges encountered in irrigation schemes

- High cost of inputs which result in higher production costs.
- Formal market access.
- Some areas have transportation challenges as road infrastructure is poor resulting in no transporters willing to venture in the areas.
- Water supply is not enough for irrigation in some parts of the district.
- Poor management of irrigation schemes.
- Vandalism and theft of irrigation equipment.

3.15 Mining in Mutasa District

In Mutasa District, Manicaland Province, Zimbabwe, mining activities continue to play a significant role in the local economy. The district is known for its mineral-rich areas, including Penhalonga, where gold mining has been historically prominent. It is one of the economic bases for the District. Families within the District and out of the district are surviving through mining activities which supplement other economic activities such as Agricultural activities (Banana Plantations, crop cultivation and rearing of domesticated animals). Gold mining is the dominant mining activity in the District of Mutasa. The Manyika people are traditional subsistence agriculturalists and gold-mining descendants of the Mutasa area. They have a traditional knowledge of the geological formation of the landscape which was passed down from generation to generation. They also passed from generation to generation the art of gold mining. Ward 21 which constitutes Penhalonga and Tsvigwe area are the most gold mined areas in Mutasa district.

Presently, artisanal and small-scale mining operations are prevalent in the region, with various miners extracting minerals such as gold. However, these activities have raised concerns about environmental degradation and water contamination due to the use of harmful substances like mercury and cyanide.

See; Map 11: *Map Showing The Spatial Distribution Of Mining Claims In Mutasa Rural District*

3.15.1 Current Mining Situation in Mutasa district

Artisanal miners have been actively involved in mining operations in Mutasa District, particularly in areas like Penhalonga. These miners often work independently or in small groups using basic tools and methods to extract minerals from the ground. The presence of both legal mining concessions and informal artisanal mining activities characterizes the mining landscape of the district.

- Environmental Impact- The environmental impact of mining activities in Mutasa District has become a pressing issue. Reports indicate that water sources, including Lake Alexander, have been contaminated by mercury and cyanide deposits from artisanal gold mines in Penhalonga. This contamination poses risks to local communities who rely on these water sources for drinking and other domestic purposes. Additionally, the degradation of land and ecosystems due to mining practices has raised concerns about long-term sustainability and environmental health.
- Government Response- In response to the environmental and social challenges associated with mining in Mutasa District, Zimbabwean authorities have taken steps to address the situation. For instance, there have been orders to close certain mines following safety incidents and environmental violations. Efforts to regulate artisanal mining activities and promote responsible mining practices are ongoing as part of broader initiatives to balance economic development with environmental protection.

3.15.2 Benefit of Gold mining in Mutasa

- Employment Opportunities: Gold mining creates employment opportunities for the residents of Mutasa District. Local community members can work directly in the mines or in related support services such as catering and vending.
- Income Generation: The mining activities generate income for individuals and families in Mutasa District, contributing to their livelihoods and economic well-being.
- Revenue Generation: Gold mining activities contribute to revenue generation for the national treasury, which can be used for infrastructural development in Mutasa District and other areas.
- Business Opportunities: The presence of gold mining operations can attract other small-scale enterprises to the area, leading to additional business opportunities and economic growth.

- Infrastructure Development: Revenue generated from gold mining can be invested in infrastructure projects such as roads, electricity, and commerce, benefiting the overall development of Mutasa District.

3.15.3 Challenges Faced

- ★ Environmental Contamination: Artisanal miners in Mutasa District often use toxic substances like mercury and cyanide to extract gold from ore. Improper disposal of these chemicals contaminates water sources like Lake Alexander, which supply water to local communities such as Penhalonga and Mutare. This contamination poses serious health risks to residents who rely on these water sources for drinking and other domestic purposes.
- ★ Occupational Hazards: The nature of artisanal mining exposes miners to various occupational hazards. The lack of proper safety equipment and training increases the risk of accidents, injuries, and long-term health issues among miners. Children, who are sometimes involved in these mining activities, are particularly vulnerable to these hazards.
- ★ Regulatory Issues: The presence of both formal mining companies and informal artisanal miners in Mutasa District can lead to regulatory challenges. Illegal mining operations may persist despite government orders to shut down certain mines due to safety concerns or environmental damage. The coexistence of different types of mining operations can create conflicts over land use, resource allocation, and compliance with mining regulations.
- ★ Socio-Economic Impacts: Mining activities in Mutasa District have socio-economic implications for the local community. While some individuals may benefit economically from mining through job opportunities or income generation, others may face negative consequences such as displacement, loss of livelihoods, or exposure to exploitative labor practices.
- ★ Lack of Infrastructure and Support Services: The influx of miners into the area can strain existing infrastructure and public services in Mutasa District. Inadequate access to healthcare, education, sanitation facilities, and other essential services can further exacerbate the challenges faced by both miners and local residents.

CHAPTER 4: LAND USE AND LAND OWNERSHIP

4.1. Land Utilization Issues In The Planning Area

This chapter deals with broad land use issues as well as detailed land use issues such as land utilization in already developed areas, as well as identification of developable areas in Mutasa district. The section also examines the importance of housing sector in Mutasa district. Housing includes the location for business and provides land use benefits for the district. Housing plays the critical social and economic opportunities which are affecting current and future developments. Housing illuminates some of the connection between economic development and population growth. Adequate housing is known to be the index used for assessing the growth, development and welfare of a society. Housing remains the major planning, development and management component in the city and is impacted by large number of social, economic, cultural and physical factors peculiar to a place.

See; Map 12: *Map Showing The Existing Spatial Structure In Mutasa Rural District*

The table 4.1: below shows categories of land use and wards

wards	neighborhoods	location	commercial	industrial	institution	Residential
31	Hauna growth point	medium	147	58	12	2027
11	Mutasa district service centre	medium	34	29	14	281
21	Tsvingwe	High density	19	0	13	1070
21	Tsvingwe	Medium density	11	0	3	351
21	Penhalonga	Medium density	10	0	1	313
21	Penhalonga	Low density	8	0	0	701

The table 4.2 below shows land utilization by ward

WARD	LAND UTILISATION
1 to 6	Communal area
17	Small scale communal farming area and communal area
18	Communal area, old resettlement, A1, small scale communal farming area
19	Communal area, old resettlement area
20	Communal area, old resettlement area
21	Communal area
22	A1 and A2
23	A1, A2, small scale communal farming area
24	Communal area
25	A1, A2, old resettlement area
26	A1, communal area
27 to 31	Communal area
29	Estate- macadamia and avocado
1, 2, 3, 30	Tea estates
1, 2, 7, 22, 26	Timber estates

Table 4.3 below summarizes the settlement types and the number of wards per settlement area. Resettlement areas and communal areas cover most of the wards in Mutasa district.

SETTLEMENT TYPE	NO OF WARDS
Urban	6
Growth point	1
Resettlement area	9
Communal area	25
Estate farms	6

4.2 Wetlands in Mutasa district

Wetlands (inland and man-made) tend to decrease or increase with the amount of mean rainfall. The disturbance of wetland natural balance through construction and settlements can affect the provision of goods and services. Wetlands management must be incorporated in land use planning by government, private sector, development partners, traditional leaders, communities and individuals.

See; Map 13: *Source EMA*



Picture 4.1: The Honde Valley



Picture 4.2: Domborutinhira

4.3 Benefits of wetlands to communities

Some of the residents in Mutasa practice agro economic activities to extract food resources from wetlands. Domborutinhira wetland is supplied by a spring and benefits ward 1,2,3,5 and 6 residents who grow peas, maize, vegetables, beans, potatoes and tomatoes. The farmers also grow vegetables, oranges, sugarcane and bananas. The valley bottom wetlands in Zindi (the Honde valley) have two main rivers which are Pungwe and Honde River. Farmed crops at Honde valley include maize, yam, cassava, beans and cabbages. Wetlands are also used for domestic purposes such as cooking, washing, bathing and drinking (from spring wells).

4.4 Energy

Mutasa district constructed Nyamingura power station on Nyamingura River, Pungwe A power station on Nyamombe River, Duru power station on Duru River, Pungwe B on Pungwe River, Pungwe C on Chiteme River and Hauna power station on Ngarura River which are benefiting business, education and health sector. Mutasa district become self-sufficient in terms of energy production through independent power producers (IPP) which generate energy for their respective communities. The IPP sites operating in Mutasa are producing 30 megawatts which is enough to supply the district. The hydroelectricity projects in Honde valley addresses the perennial power problems in Mutasa district as investors and the community are supporting the Go green initiative which is an environmentally friendly power generation process. Pungwe B hydroelectricity power projects divert water from Pungwe River into a conveyance canal and head ponds. The Nyangani renewable energy has pioneered several hydropower stations in Mutasa which become a force in mitigating power shortages in the district. The district present the opportunities in the production of green energy.



Picture 4.3 Pungwe B hydroelectric power



Picture 4.4 Pungwe A hydroelectric power

CHAPTER 5: POPULATION

5.1 POPULATION

The population of Mutasa District is examined in this portion of the report along with its distribution, density, historical growth patterns, demographic makeup, and structure. It also looks at the socioeconomic problems that the people of Mutasa face, such as problems with jobs, housing and salaries. The Government census returns for the years 1982, 2002, 2012 and 2022 served as the basis for the data. A portion of the data, such as that from 1936 to 1951, is derived from academic publications and should be regarded cautiously.

5.2 Population Distribution Of The District

Mutasa has an average crude population density. The district has also experienced a significant increase in population from the early 1980s. In 1982 the district had a total population of 118 002 which significantly grew to 168 747 by 2012 and 197.808 in 2022 (Zim Stats, 2012) ward 11 Sanyamandwe has the highest population density, with a number of 12000 followed by

5.3 Population trend for Mutasa district

Table 5.1: Population figures for Mutasa district (1982, 2002, 2012 and 2022)

Year	Male	Female	Total Population
1982	54 546	63 456	118 002
2002	78 470	88 176	166 646
2012	79 548	89 199	168 747
2022	93955	103855	197;808

Source: Zim-Stas, 2022

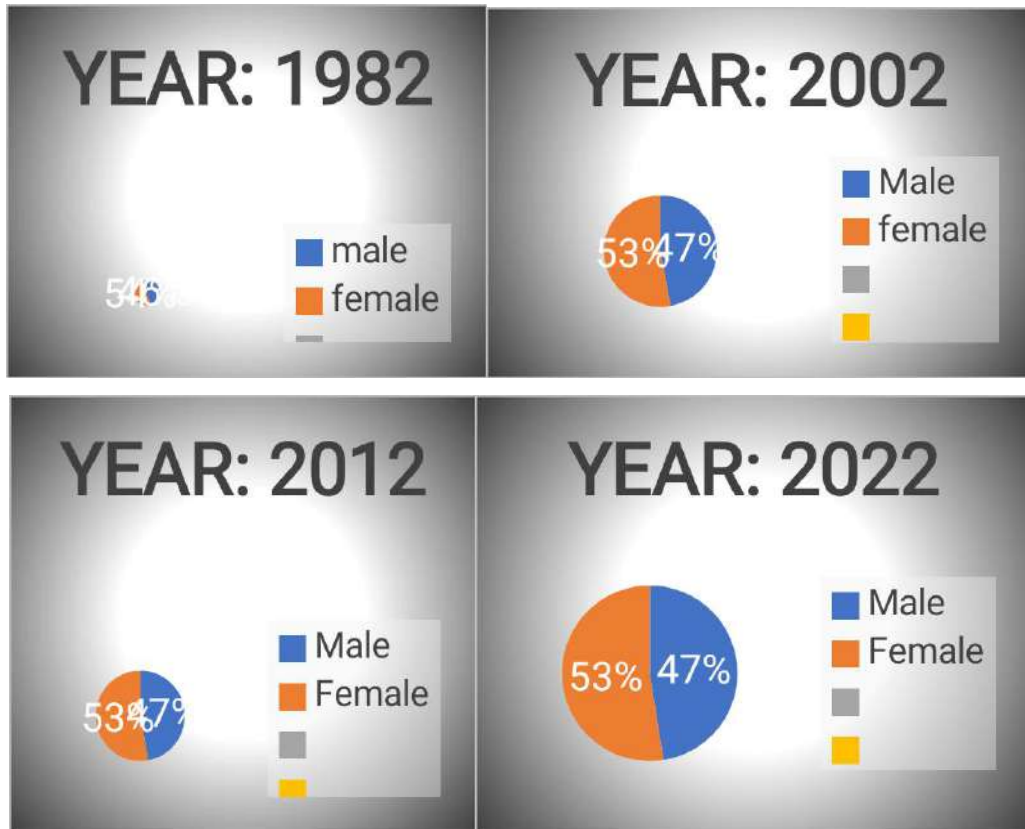


Fig 5.1: Past Growth Trends

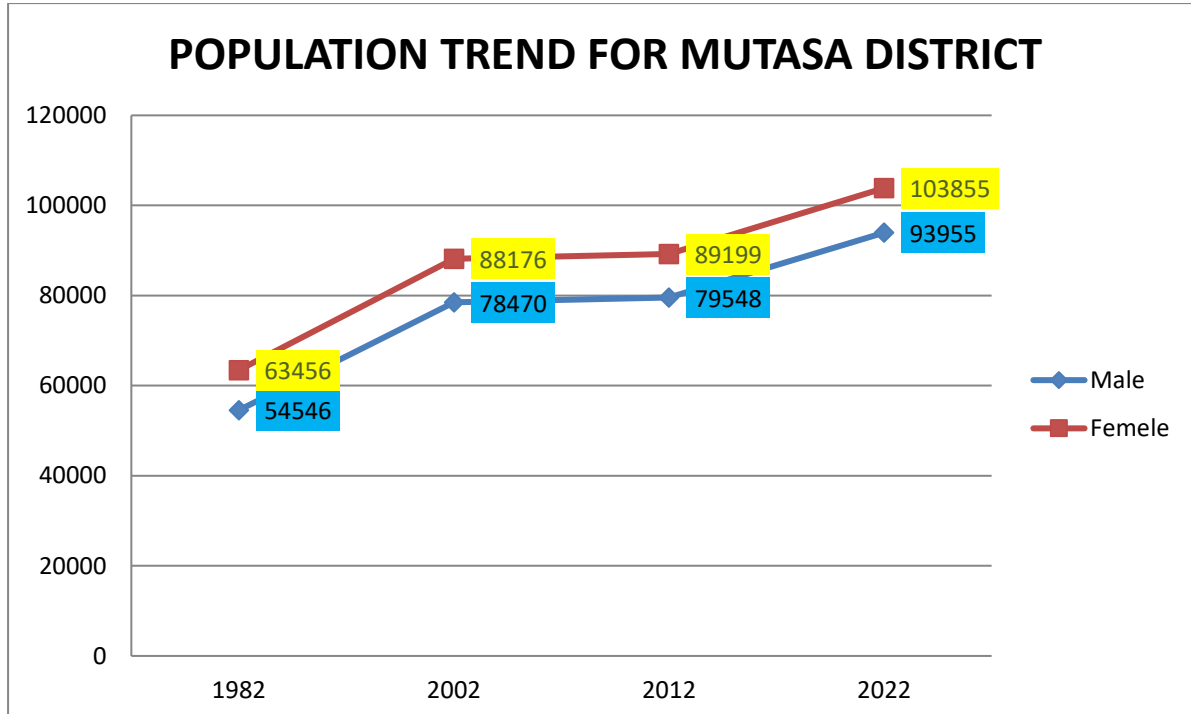


Table 5.2: Population Trends of the Planning Area/Wards

5.4 Migration statistics of Mutasa district

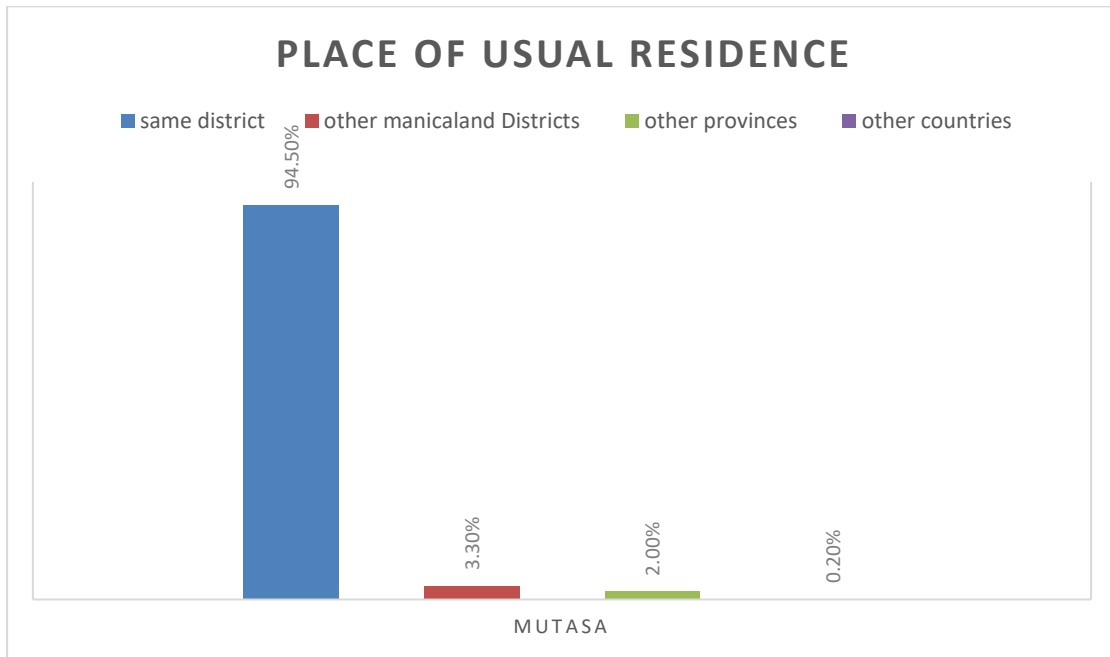


Figure 5.3: graph showing migration statistics for Mutasa district

In Mutasa district, many people reside within the district and a few reside out of the district. The migratory nature within Mutasa district is very low.

Distribution of emigrants by sex in the district

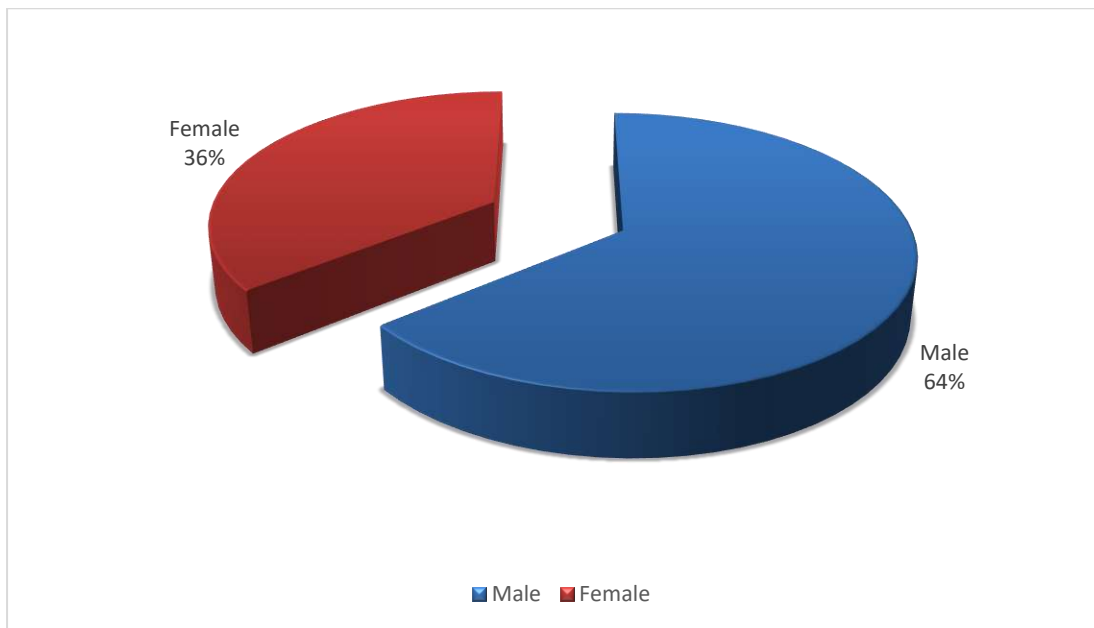


Figure 5.4: According to the statistics provided, there are more male emigrants than females in Mutasa District. Reasons for emigration are due to employment, family and study/education reasons respectively.

See; Map 14: ***Map Showing Population Distribution In Mutasa Rural District***

See; Map 15: ***Map Showing The Population Density Of Mutasa Rural District Per Square Kilometer***

Map 15, shows that wards 1,30,31,7,11 and 21 are densely populated this could be due to prevalent commercial activity around those areas.

See; Map 16: ***Map Showing The Total Households Distribution In Mutasa Rural District***

Map 16, Shows that wards a total of 6 Wards have a high house hold size distribution this data is according to the Zimbabwe 2022 population census

See; Map 17: ***Map showing the average household size distribution in Mutasa Rural District***

CHAPTER 6 SOCIO-CULTURAL AND ECONOMIC ACTIVITIES

6.1 Health Facilities

Mutasa district has 46 health facilities and 1 health post: 10 are government owned, 23 Mutasa Rural District Council owned, 8 Missions and 7 Private health facilities and 2 clinics are under construction (Table 4.1). The district as a whole has a total of 6 admitting health facilities which are comprised of Hauna district hospital, three rural health centres and two Mission Hospitals. Apart from the health facilities with health workers, there are Village Health Workers who implement health programmes in the community.

Table 6.1: Health centers by ward

Health Centre	Ward	Ownership
Sachisuko	1	Council
Sagambe	1	Council
EHPL	2	Private
Zindi	3	Council
St Peters	4	Mission
Chinaka	4	Government
Gatsi	6	Mission
Chitombo	7	Council
Samanga	7	Council
Mpotedzi	8	Council
Sahumani	8	Council
Ngarura	9	Council
Rupinda	9	Government
Honde Mission	10	Mission
Samaringa	10	Council
Mutasa	11	Council
Sakupwanya	11	Council
Selbourne	11	Private
Bonda	12	Mission
Sadziwa	12	Council
St Barbaras	13	Mission
Triashill	13	Mission
Haparari	14	Council
Chinamasa	15	Council
Sherukuru	15	Government
Mt Jenya	16	Council
Tsonzo	17	Government
Drenane	18	Private
Sheba	18	Private
Jombe	19	Government

Mwoyoweshumba	19	Council
Guta	20	Council
Tsvingwe	21	Council
Imbeza	22	Private
Old Mutare	23	Mission
Premier	23	Government
Mapara	24	Government
Zongoro	24	Council
Redwing	26	Private
St Augustines	26	Mission
Nyamukwarara	27	Council
Chavhanga	28	Government
Katiyo	29	Government
Mandeya 2	30	Council
Hauna Clinic	31	Council
Hauna Hospital	31	Government

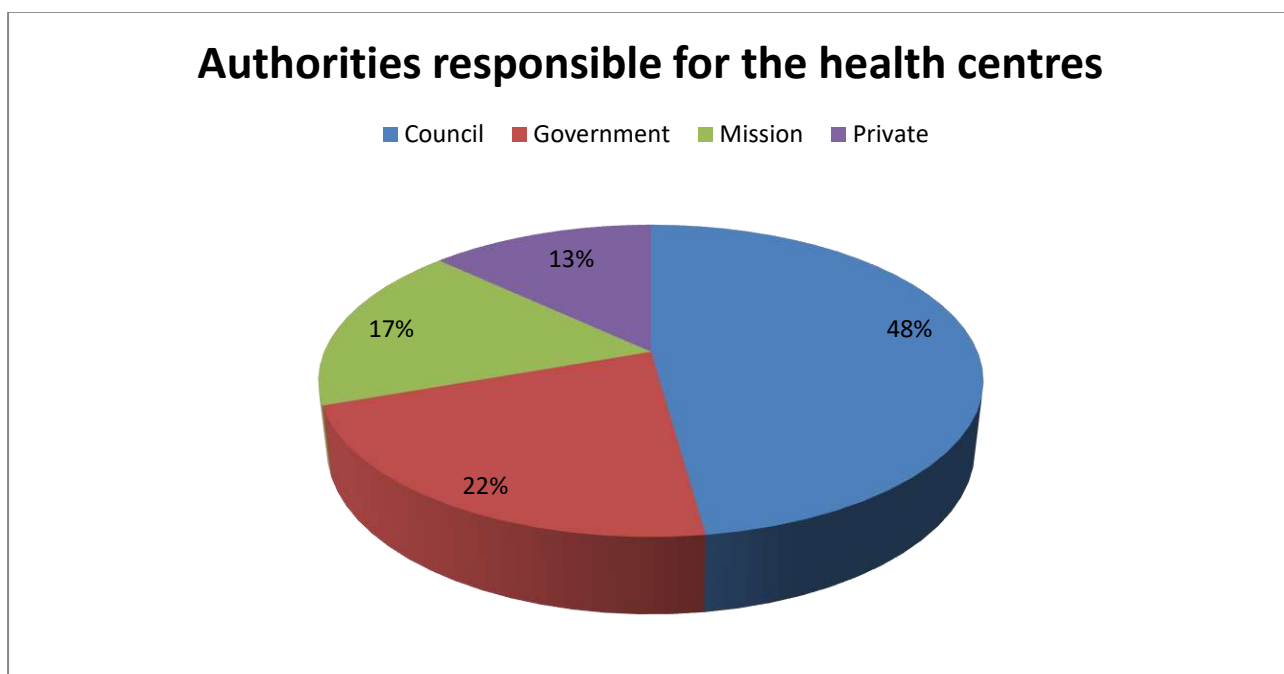


Fig 6.1: Authorities responsible for the health centres

Health Facilities in Mutasa District

■ Number of Health Facilities in Mutasa District



Fig 6.2: Authorities responsible for the health centres

See Map 18: *Map Showing The Spatial Distribution Of Social And Community Facilities In Mutasa Rural District*

6.2 Sanitation

A large population in Mutasa district have Blair pit latrines and the rest have water-borne sewer system. The latrines usually are brick or concrete structure, built over a deep hole. These latrines they require no contact between the users and the toilet thus making them hygienic so long as the structures themselves are maintained. The district is above the average ZimVAC national average of 63% (ZimVAC 2016 rural assessment report). There are wards with 100% ownership of any type of latrine i.e. wards 7, 10 and 26. There is need to promote use of safe types of latrines for those households that do not own such type of latrines. Households with hand washing stations are very few, only 2% and there is need for awareness campaigns to encourage households to practice proper sanitation facilities.

Table 6.2: Toilet access by wards

Ward No	Total villages enumerated	Total households enumerated	% of HHs with any Type of Latrine	% of HHs with improved Type of Latrine in use	% of HHs with Hand-Washing Facility in use
1	15	2724	88	19	44
3	19	2902	92	24	77
4	15	1780	92	10	73
5	18	2669	97	53	89
6	12	1848	92	54	51
7	14	3100	79	32	67
8	17	1497	68	22	68
9	15	2582	98	25	61
10	14	1448	78	55	60
11	25	3147	85	37	87
12	18	1949	80	57	38
13	23	1624	80	62	49
14	16	1049	72	63	72
15	20	1077	84	66	7
16	10	822	67	1	26

The table 6.3 below shows toilet access by ward in Mutasa district.

Toilet access by ward					
total village enumerated	total households enumerated	% of HHs with any type of latrine	% of HHs with improved type of latrine	% of HHs with hand washing facility in use	
15	2724	88	19	44	
19	2902	92	24	77	
15	1780	92	10	73	
18	2669	97	53	89	
12	1848	92	54	51	
14	3100	79	32	67	

17	1497	68	22	68
15	2582	98	25	61
14	1448	78	55	60
25	3147	85	37	87
18	1949	80	57	38
23	1624	80	62	49
16	1049	72	63	72
20	1077	84	66	7
10	822	67	1	26

Ward	Total villages enumerated	Total households enumerated	% of HHs with any Type of Latrine	% of HHs with improved Type of Latrine in use	% of HHs with Hand-Washing Facility in use
Ward17	7	1788	73	61	71
Ward18	4	523	56	56	30
Ward19	21	2031	83	74	-
Ward20	10	1463	97	51	-
Ward22	3	128	78	48	40
Ward23	9	609	97	30	34
Ward24	18	2942	81	36	52
Ward26	10	1438	86	8	68
Ward27	4	242	94	29	42
Ward28	12	1505	72	19	30
Ward29	3	436	100	2	75
Ward30	6	1702	79	13	44
Ward31	4	783	91	50	58

See; Map 19: *Map Showing The Spatial Distribution Of Schools In Mutasa Rural District And Their Relevant Authorities*

6.3 Education Information

All wards have at least a primary and a secondary school. A considerable number of wards do not have A level classes (Table 4.2). A proportion of 47.3% of the schools have electricity. In comparison to 2016 data, Fig shows an improvement in terms of construction of secondary schools, creches and nurseries and electrification of schools. (Figure 4.1).

Map 19: *Comparison Of Educational Information Between 2016 And 2023 Data*

In comparison to 2016 data, Fig shows an improvement in terms of construction of secondary schools, creches and nurseries and electrification of schools.

Ward	Primary Schools	Secondary Schools	Crèches and Nurseries	Electrified schools	Availability of ECD classes in Primary school	Availability of A level classes in Secondary school	Vocational training centers
1	3	2	2	4	10	2	0
2	5	0	3	5	5	0	0
3	4	1	3	4	12	0	0
4	2	1	6	3	8	0	0
5	3	1	8	4	10	0	0
6	2	2	6	4	8	2	0
7	4	2	6	6	12	2	0
8	2	1	3	3	6	2	0
9	4	2	8	3	10	0	0
10	2	1	6	3	6	2	0
11	3	1	15	4	16	2	1
12	4	3	15	6	14	7	0
13	3	2	12	4	5	0	0
14	5	3	6	2	10	1	0
15	4	1	8	1	8	0	0
16	3	2	12	2	12	1	0
17	3	2	9	4	14	2	0
18	4	2	10	4	12	1	0
19	4	2	8	3	10	0	0
20	1	0	4	1	4	0	1
21	3	2	11	5	17	1	0
22	2	1	7	3	7	0	1
23	3	2	1	3	3	1	0
24	2	2	6	4	8	0	0
25	3	1	4	2	9	0	0
26	2	2	3	2	2	2	1
27	2	0	3	0	3	0	0
28	2	1	2	0	6	0	0
29	1	0	2	1	4	0	0

30	1	1	3	2	4	2	0
31	2	1	9	3	10	1	0
Total	88	44	201	95	265	31	4

Table 6.4: Mutasa Education Information

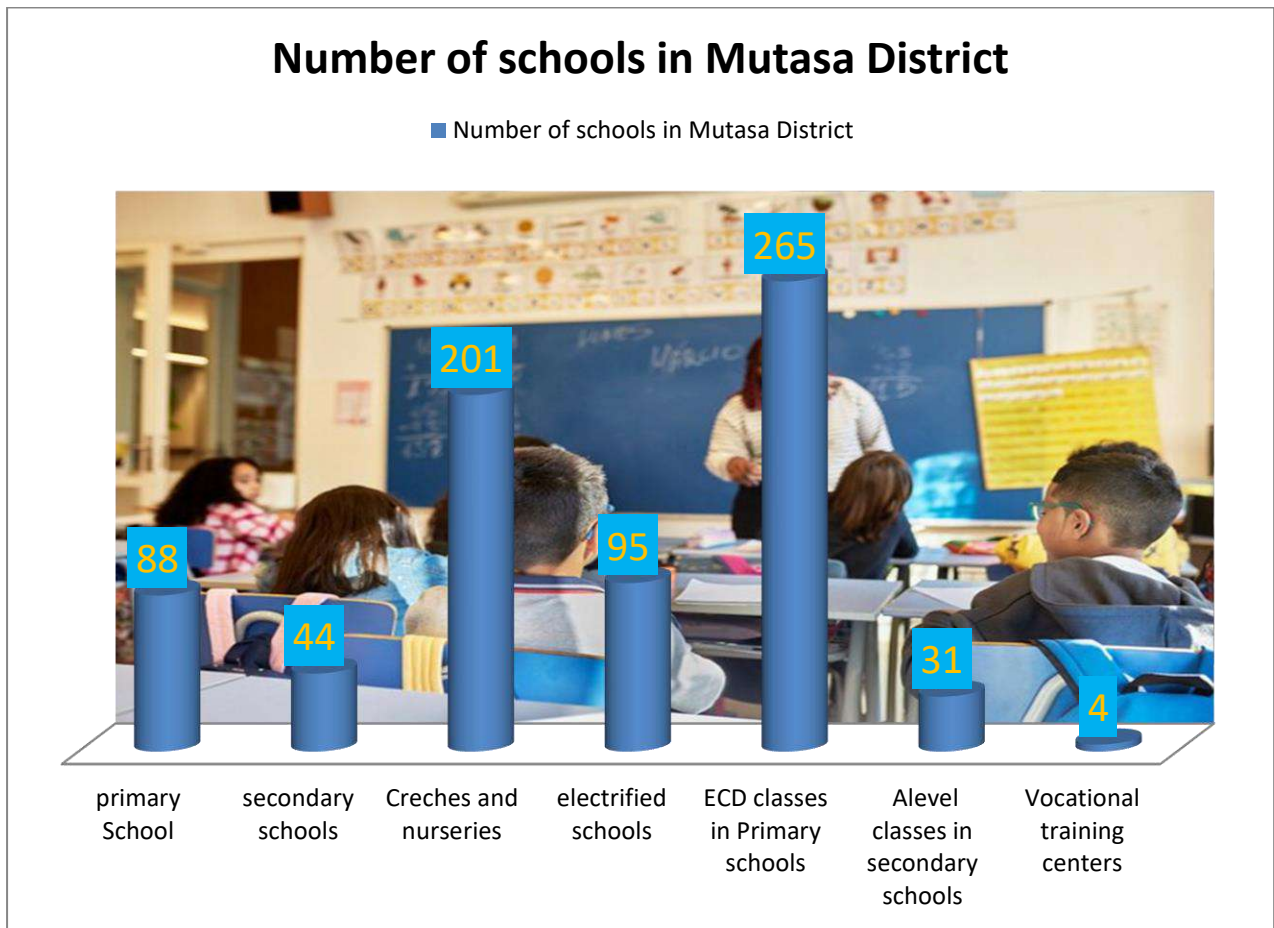


Fig 6.5: showing number of schools on different educational levels

6.4 Challenges

- ✓ Most schools have no Advanced level,
- ✓ shortage of stationery equipment
- ✓ Increasing rates of school dropouts due to hunger and child marriages
- ✓ some pupils walk long distances to school
- ✓ During the rainy season some pupils face challenges crossing rivers
- ✓ No internet connectivity in most schools
- ✓ Most school have no computers for ICT learning

6.5 Tourism and Hospitality in Mutasa

Tourism is a sector with an immense potential for future growth. Mutasa has a wealth of resources, excellent climatic conditions and natural beauties that it can take advantage of. Tourism could transform the area of Mutasa into an economic center. In the region, this industry has potential for large profits, job creation and alleviation of poverty.

An overview of global trends in tourism Over the next 20 years, it is expected that there will be an increase in visitor numbers and revenues. International arrivals are expected to increase by 4.4% per annum in the emerging economies destinations of which Zimbabwe is a part. An average of 30 million new arrivals per year are projected to be generated by emerging economies. The share of developing countries in international tourist arrivals is projected to reach 58% by 2030, according to UNWTO 2011, The following trends are expected to increase global market shares: Asia and the Pacific 30 % by 2030, up from 22% in 2010, Middle East 8 % compared with 6 %; Africa 7 % versus 5 %. The quality of the service, value for money and expectations about memorable and safe experiences are decisive factors in setting destination competitiveness. It is against this background that Mutasa should prepare itself for the envisaged business potential.

See; Map 20: *Map Showing The Main Tourism Features In Mutasa District*

Map 20, shows the main tourism features in Mutasa most of them located on the North eastern side of Mutasa. There are lodges in the north eastern regions which are the most scenic with beautiful views.

Critical Determinants of Tourism Success in Mutasa has a number of excellent natural attractions. More needs to be done to make tourism a truly sustainable industry that creates wealth, better jobs and further enhances the quality of life in Mutasa. The following issues have been identified as critical for the development of Mutasa as a tourist destination:

- A strong link between destination marketing and destination management,
- Air transport infrastructure linking Mutasa and major source markets and/or airports in Zimbabwe and the region.
- Refurbishment and upgrade of the existing product offering.
- Uninterrupted supply of energy and water.
- Need for an Application Hotel School that will help develop skills levels, and
- Educating the local communities about the importance of responsible tourism and its role in transforming livelihoods.
- The bedrock of tourism experience is a better skilled tourism industry, quality of the natural and built environment and transport infrastructure. Enhanced accommodation, high quality eating out and retail provision, expanded strategic festivals and cultural provision and increased provision of outdoor and green activities will be vital in creating a better tourism product in Mutasa. Information Communication Technology infrastructure is also important for the development of tourism. This will ensure effective use of e-marketing platforms for product distribution. It is also worth noting that any tourism growth needs to be managed responsibly if it is not to lead to severe social and environmental challenges.

6.6 Transport and access

Most visitors to Mutasa travel by car. There are also buses from Harare to Mutasa. Two main roads lead to Mutasa, namely Harare-Mutasa, Mutare-Mutasa. The conditions of the roads leading to Mutasa are good. A single carriageway connects Harare to Mutasa. An estimated US\$190 million is required to finance the road infrastructure upgrade. This will greatly enhance the district 's accessibility from Zimbabwe 's capital district. This is critical to the development of the tourism and hospitality industry

in Mutasa since Harare remains the main commercial centre. Efforts to make travel relatively easier between Mutasa and Harare will go a long way in promoting tourism in Mutasa.

6.7 Tourism Performance and Trends

Zimbabwe continues to enjoy bullish economic activity on the back of the resurgence of the mining, agricultural and tourism sectors. The tourism sector registered a 3% growth in tourist arrivals in 2009. Average room and bed occupancies rose from 41% to 46% and 33% to 35% respectively.

A marginal increase in the room occupancy was experienced during 2009. The clientele mix is tilted towards locals. This revelation simply points to the fact that foreign travellers may not be aware of the facilities that are available in Mutasa. Alternatively, the visitors may come and enjoy the district's hospitality before returning back. There may be need for the value chain players to effectively design programmes that tap into the international and emerging tourist source markets. While domestic tourism makes business sense, there is need to diversify the business sources.

Zimbabwe's tourism sector is slowly rising since the formation of the Global Political Agreement. Tourists are now gaining more confidence in the country's economy and finding the country as a safe destination for tourist. The Eastern Highlands provides a perfect get-away for tourists locally and beyond the borders with its wide range of facilities. 112 A total of 650,000 tourists visited Zimbabwe raising the occupancy rate from 31% in H1 2010 to 36% in the first half of 2011. With a number of activities like mountain climbing, Mutasa is well-positioned to benefit from the bullish tourism outlook.

6.8 Tourist Attractions in Mutasa

Despite having some of the country 's major tourist attractions, the region does not appear to have been positioned as an attractive tourist destination. The area offers historical and scenic attractions. It is noteworthy that some of these attractions are highly ranked the world over. The following are some of the most important tourist products in Mutasa.

6.9 Osborne dam

Osborne Dam is one of the best places to visit in Zimbabwe and 1 of the 4 best places to visit in Nyanga and Mutasa districts of Manicaland. Located in Mutasa District, Manicaland, Osborne Dam is one of the major inland dams in Zimbabwe and the largest in Manicaland. It is on the Odzi River

and covers an area of 2600 hectares. It has a carrying capacity of 400 million cubic metres and is about 6km wide, 66metres deep. Osborne Dam is an ideal holiday getaway as an individual or with family. It has a friendly weather throughout the year although winters are a little bit cool. The area has a moderate climate with an average temperature of 24 degrees Celsius.

6.10 Fishing

Osborne Dam is home to a variety of fish but bass is the most popular. Bass Masters Societies view this dam as potential record catch territory. Anglers will most certainly enjoy this experience in the generally cool environs.



Picture 6.1: Osborne dam



Picture 6.2: Osborne dam

6.11 Katiyo boarder post

Katiyo boarder will create faster route to export and import to the world. Katiyo is a bird viewing destination which may attract a lot of tourist from the Mozambique side hence boosting the economy of Mutasa district. Gorongozha national park in Mozambique is nearer when accessed through Katiyo boader post than driving from Beira

6.12 Aberfoyle lodges

Aberfoyle Lodge is situated in a very special part of the country. It is located 25.9km from the center of Honde Valley. Nestled amongst rolling tea-plantations, rivers, mountains and lovely riparian forest Aberfoyle offers a getaway not to be missed. There is a challenging (some say iconic) 9-hole golf course or try out the zipline tour through the tree canopy over the Nyamakombe River. The forests are a birding paradise.



Picture 6.3 Aberfoyle Lodge



Picture 6.4: Aberfoyle Lodge

This is a 1,700-hectare nature reserve. It is located about 3 km from the Mutasa's Central Business District (CBD). Best time to visit Cecil Kop is 16:00hrs when food is put out to entice animals down the mountain. Visitors view game from terrace -elephant, rhino, zebra, wildebeest and antelopes. Drive through the Thompson's section for good views of the mountains and see giraffe, buffalo, warthog, nyala, blue duiker and other antelope

6.13 Accommodation Quality

The quality of most tourism facilities falls below the minimum standards in a global economy. Mutasa is not spared from this challenge. Thus, the district is expected to compete with other centers that have better facilities. In addition, a well-travelled and demanding international traveller can tell the difference between a good and poor product offering. Most of the facilities in Mutasa require some facelift.

6.14 Air transport access

Accessibility is an important determinant of the attractiveness of a tourist destination. Distances may discourage travelers given that driving is tedious, long and dangerous. Therefore, should have an airport that will attract —small planes from Harare, and other regional airports will go a long way in positioning Mutasa as a destination of choice.

6.15 Complementary Tourism Infrastructure

Complementary tourism infrastructure may be viewed in the context of mixed-use developments. A mixed-use development is a development where the facilities are integrated in the same locality, e.g. hotels, banks, restaurants, shopping malls, entertainment centers and other facilities are housed in the same building. An example is the Nelson Mandela Square in Sandton, South Africa. This will greatly enhance the level of product offering. In addition, such facilities as car hires, taxi services and tour operations need to be enhanced in the district.

6.16 Marketing and Positioning

Mutasa as a Tourist Destination There does not seem to be any pro-active marketing strategy to drive tourism in Mutasa as a destination. The brand is not visible. These factors could have been responsible for relatively low tourism activity in the region. It should be recalled that Mutasa is surrounded by attractive tourist resorts, such as Chimanimani Mountains, Nyanga, Nyanyadzi Hot springs, Bridal Veil Falls, Pork Pie Mountains, and the famous longest suspension bridge in Zimbabwe, Birchenough Bridge. If fully exploited, the area has great potential to become one of the most attractive tourist destinations in Zimbabwe and the region.

6.17 Enhancing the Tourism Product

A number of activities can be introduced to enhance the product offering. These include such activities as water sports, mountain climbing, cruises and camping.

6.18 Utilities – Supply of Energy and Water

Uninterrupted supply of utilities is key to business success. There is need for the authorities to ensure that the water supply infrastructure is well developed to meet demand.

6.19 Strategic Model for Tourism Development in Mutasa

The analysis of Mutasa’s tourism potential takes into consideration factors such as the competitive strengths of the district ‘s tourism product and the constraints for tourism development. These issues are briefly discussed below:

6.20 Competitive Strengths of the Mutasa Tourism Product

Mutasa’s key strengths lie in the quality of its natural resources, the exotic ambience and cultural profile of the district. Mutasa is one of the few cities that can offer the diversity of eco-tourism, natural and cultural products.

Mutasa is blessed with the natural physical tourism assets. However, these remain under-utilized. There are a number of historical sites. Mutasa must use them as an advantage. Mutasa remains a relatively unexplored tourist destination with huge potential and opportunities for both domestic and international travelers to experience the real African life. The local scenery is largely unspoiled. The Eastern Highlands is blessed with a scenic landscape and travelling between tourism destinations is an experience in itself. The rural areas of the country offer a wide variety of landscape and ecosystems and provide a rich and varied platform for the development of a thriving nature and wildlife-based tourism sector.

6.21 Constraints to Development of Tourism

Tourism holds tremendous potential for the district of Mutasa and Zimbabwe. However, this tourism potential must be translated into meaningful products and services of acceptable quality if tourism is to grow. Sentiments relating to the poor status of development of the sector point to:

- Lack of financial resources needed to develop the sector. This leads to a weak implementation of the policies and programs that the district and private players may have.
- The need to create and develop an improved intervention of the public sector, through the appointment of qualified and appropriate staff to spearhead the development of tourism industry in the region. This also requires a close interaction between the district Authorities and service providers.

6.22 Cultural and Heritage

The implementation and development of master plan in Mutasa must take into consideration the cultural and heritage significance of the district. It is important to engage with local authorities and communities to ensure the traditional knowledge and practices are respected and integrated into the planning process.

The planning area has got several heritage sites of national and local significance. The heritage sites identified include sites of Zimbabwe liberation struggle, sacred sites, traditional institutions and traditional practices.

In ward 24 of Mutasa District there are several sacred places which need to be noted. There is Bingaguru mountain in Kadzima Village. This is a burial place for chiefs and there used to live a spirit medium called Mai Chichiro. In Madzivachando village there is Nyakujara Mountain where ex-combatants are buried.

In Mberi village there is Pabomho place where mhondoro used to rest showing the power of the rains. In Manyarara village there is Dziva remachinda and this where Mhondoro used to be thrown into. It used to be a hiding place in 1847 when people were hiding from Madzviti.

In ward 16, Manyangadze Village around Mt Jenya one of the Chief's warrior was killed by a lion and he was buried there. Since then the area has been sacred. In Matengambiri Village there is Chidzingahondo area which was an observation post for Chief Mutasa's soldiers. There is also Maswenda mountain where there is a cave leading to Bingaguru. This cave is believed it can accommodate between 200-300 people. People used to hide inside this cave during the war.

In Mundenda village there is Nechitakanye hill. A spirit medium used to live around this place inhibiting people from cutting down trees. There is a very big snake in this hill which is not supposed to be killed. The community gathers on this hill for rain making ceremonies. In Dangarembwa village

there is Gonde mountain. There is Mbodza village where there are sacred graves for Mbodza and his husband.

Although historically separated by the boarder, Honde valley inhabitants share common ethics, kingships and ties and cultural identification as well as economic and political traits with Mozambique.

6.23 Traditional leaders

Mutasa is a society that is egalitarian and its people respect its core values, norms and tradition. Royalty and respect of traditional chief Mutasa had paid dividend in economic and social development in Mutasa dynasty. Traditional leaders that is chief Mutasa, headmen and cowboys have played a central role in mapping societal development in Mutasa district. The economy under Chief Mutasa has boomed in agriculture, forestry, and mining, tourism and electricity generation. It is prudent to credit traditional leadership in Mutasa district in working flat out to unveil and utilize resource in Mutasa for community development hence national development. It is also critical to finger out that economic development in Mutasa area has improved and advanced social lives of ordinary people as we witness the traditional leaders are in a position to provide basic human needs to the people, creating opportunities for youths hence community prosperity. It is therefore prudent to credit the roles of traditional leadership in community and national development.

Table 6.5: Settlement types and the number of wards per settlement type

Settlement Type	No of Wards
Urban	6
Growth point	1
Resettlement area	9
Communal	25
Estate Farms	6

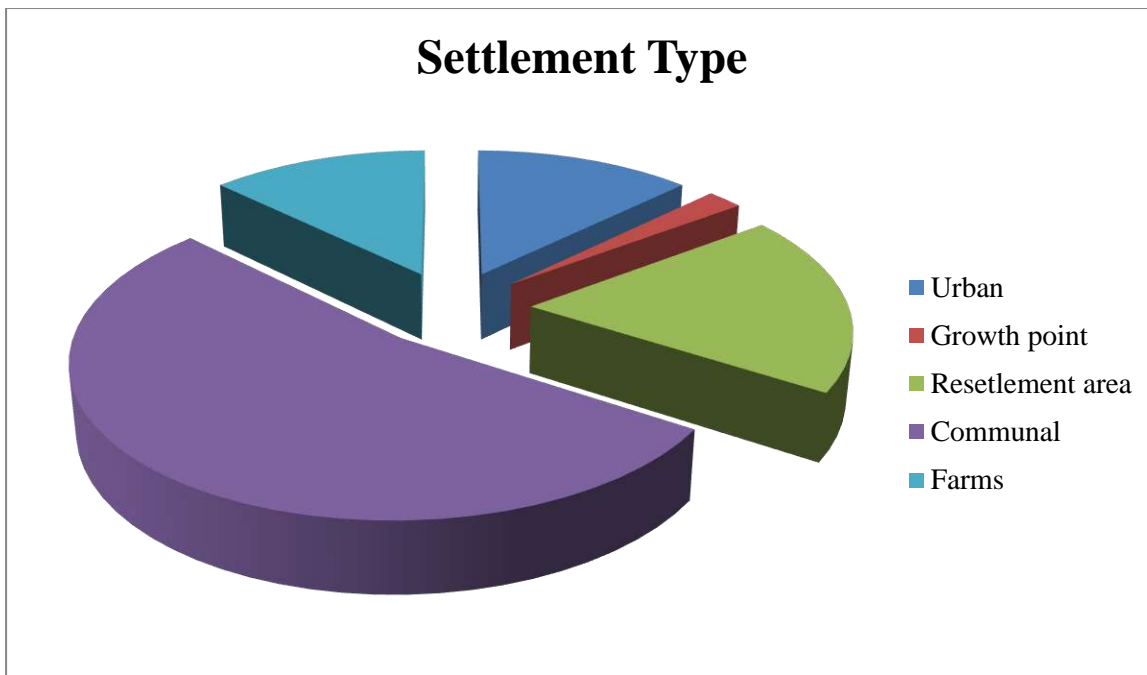


Fig 6.7: Settlement type

Table 6.6: Social Infrastructure

Number of Chiefs	1
Number of Headmen	15
Number of village heads	354
Number of Police stations	3
Number of Police Posts	7
Number of courts	1
Number of Magistrates	1
Number of Public Prosecutors	3
Number of Interpreters	2
Youth development officers	20
Women Affairs	5

Social Welfare	4
Livestock production and development	1
AARDS	113
Registry officers	2
Dip tanks	50
Number of Old People's home	1 (Ward 6- Zimbabwe New Hope Home)
Number Children's home	2 (ward23- Fairfield Children's Home and ward 12 - BondaChildren's Home)

6.24 Livelihood Zones in the district

The district falls into three (3) main livelihood zones namely: Eastern Highlands Prime Communal in wards 1 – 13, 17, 19, 20 and 26, Eastern Highlands Commercial farming in Wards 2, 18, 21, 22, 23, 25 and 27; and Central and Northern Semi-Intensive Farming (CNSI) in Wards 14 – 16 and 24.

The Eastern Highlands Prime Communal is characterized by intensively farmed small plots of mixed food and cash crops. Maize is the major crop but crop diversity is a key feature in this zone (cereals, root crops, fruits, tea /coffee). In the Eastern Highlands Commercial Farming Zone the main crops grown are fruits, vegetables, flowers, tea, coffee and sugar cane. Timber is an important industry in this rugged, forested highveld zone. In the Central and Northern Semi- Intensive Farming.

Table 6.7: Summary of economic zones

Economic livelihood Zones	Description	Wards
Eastern Highlands Commercial	The area receives high rainfall usually in excess of 1200mm per annum and is in region 1. The zone has A1, A2, LSCF (Eastern Highlands, Major livelihood activities are maize, macadamia, Irish potato, coffee, tea, timber, avocado pears, banana, fruits, dairy	21, 22, 23, 25, 27, 18, 29, and 2

Eastern Highlands Communal	The zone receives fairly high rainfall usually above 1000mm per annum. Major livelihood options are mixed crop-livestock farming. Crops grown are mainly maize, Irish and sweet potatoes, avocado pears, coffee, bananas, plums, mangoes, oranges, timber. Main livestock reared in the region include cattle, goats indigenous chickens and rabbits. Some people provide labour to Estate. There are individual and group irrigation schemes used to support the massive Banana projects.	1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 17, 19, 20, 26, 28 and 30
Central and Northern Semi-intensive Farming	The rainfall received is above 750-1000mm. Cropping and livestock, maize, cotton, sugar bean, soya beans, sorghum, and seed maize are suitable in this region. Horticultural, plantation crops and sugar beans are also grown. Livestock consist mainly of small stock, fish farming, Apiculture and limited beef numbers due to shortage of grazing.	14, 15, 16 and 24

Source: Zimbabwe HEA baseline, 2012

See; Map 20: *District Livelihood Zone Map*

Table 6.8: Summary of Economic Activities by Wards

Economic Zones	Description	Wards
Agriculture, Forestry and Fishing	Farming of crops, plantations and livestock production.	All wards
Mining and Quarrying	Extraction of mineral resources from the ground.	21, 23 and 27
Electricity	Generation of electricity.	2, 3, 5, 7 and 9
Wholesale and Retail trade	Operation of stores and supermarkets.	All wards
Processors	Value addition: fruit processing, bakeries, dairy, Apiculture	8, 19, 23, 31 and 18
Transportation	Moving of goods and people. Commuting services.	All wards
Accommodation and Food services	Lodges, conference facilities, hotels, motels, restaurants, catering services	2, 5, 12, 17, 21 and 31
Formal Employment	Civil service (Central and Local government), Parastatals, Private Enterprises, Education, Private financial services	All wards

Craft and related trades	Welding, Carpentry, sewing and knitting, Bamboocrafts, sculpting, brick molding, sand extraction.	All wards
Source: AARDS		

6.25 Main challenges affecting livelihood activity

- ❖ Access to markets (most of the produce are perishables) and poor geographical terrain.
- ❖ Dictating prices by buyers
- ❖ Covid-19 lockdown
- ❖ Mobile network activity
- ❖ Contractors failing to pay back on time
- ❖ Climatic conditions changes

6.26 Summary of sources of income

- Horticultural produce sales
- Remittances
- Artesian mining as from 2018
- Crop and Livestock sales
- Casual labour
- Formal employment
- Petty trade
- Informal employment
- Brick molding
- Islzas

CHAPTER 7: ECONOMIC INFRASTRUCTURE

7.1 Economic Infrastructure

Table 7.1: Main Business/Service Centres

Ward No.	Ward Name	Growth Points	Business Centres	Rural Service Centres
1	Chikomba	0	3	1
2	Eastern Highlands	0	0	0
3	Zindi	0	3	1
4	Mandeya	0	6	1
5	Muparutsa	0	3	0
6	Samanga A	0	3	0
7	Samanga B	0	7	0
8	Sahumani	0	4	1
9	Nyamaende	0	3	0
10	Samaringa	0	4	0
11	Sanyamandwe	0	6	1
12	Sadziwa	0	5	1
13	Nyamhuka	0	4	0
14	Rutungagore	0	6	0
15	Mudzindiko	0	3	1
16	Gonde	0	4	0
17	Madwaramaredza	0	4	0
18	Sheba	0	2	0
19	Doweguru	0	3	1
20	Nyashuti	0	2	1
21	Penhalonga	0	0	0
22	Imbeza	0	0	0
23	Old Mutare	0	0	0
24	Gonde	0	4	1

25	Odzi	0	1	0
26	Muchena	0	2	0
27	Stappleford	0	1	0
28	Chavhanga	0	2	0
29	Katiyo	0	1	0
30	Mandeya 2	0	4	0
31	Hauna	1	0	0

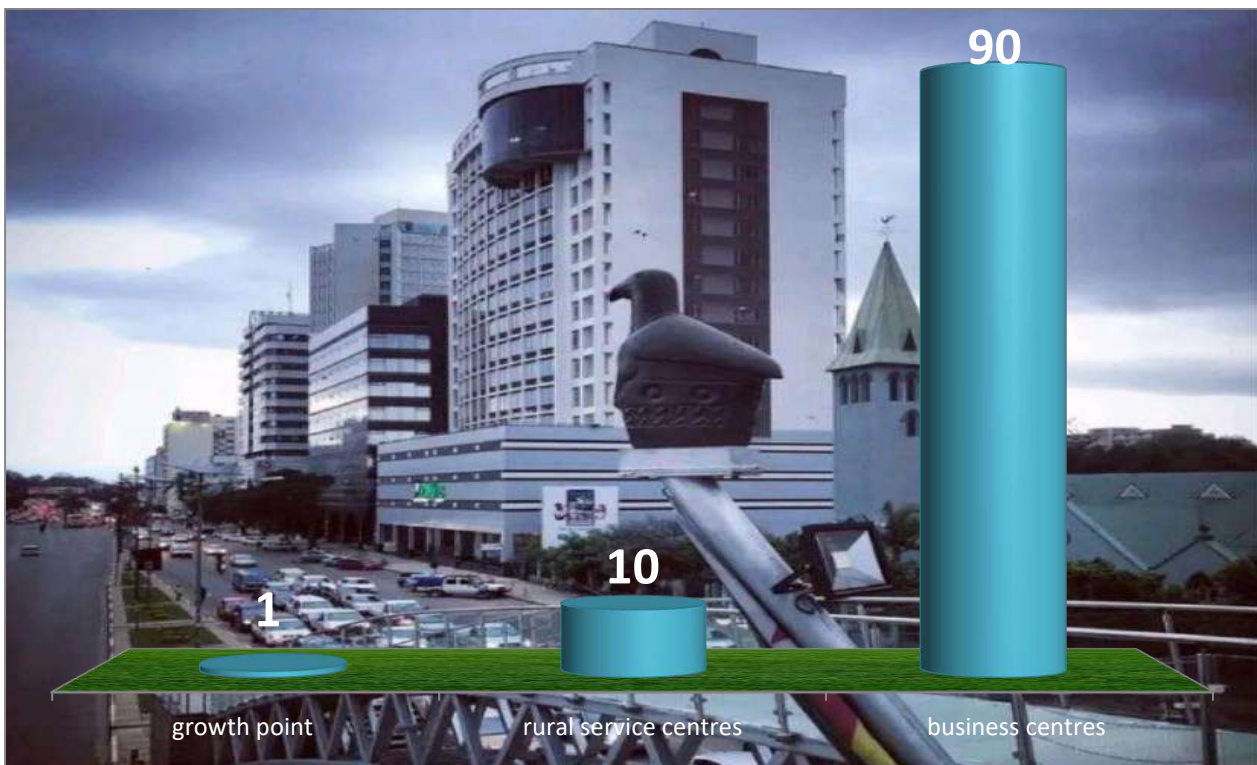


Figure 7.1: Townships In Mutasa Rural District

See; Map 21: **Map Showing The Commercial Areas In Mutasa Rural District**

Map 21, shows the spatial distribution of the commercial areas in Mutasa the most general trend exhibited on the map is that it follows a linear distribution along major roads. This could be to attract as much business as they can from the people traveling along those roads.

7.2 Police stations

Mutasa has one district police station, with other bases in other wards which includes Usheukuru, Manica bridge, Penhalonga, Ruda station. In other wards there are no police stations such as Watsomba, Nyakupinga, Mandeya, Bonda, Barara. Lack of adequate police stations in the district is affecting development.

7.3 Dip tanks

There is a total of 50 dip tanks in the district.

Table 7.2: Dipping Facilities

Number of Dip tanks	Number of functional dip tanks	Number of dip tanks currently under rehab	Number of dip tanks requiring rehab
50	49	5	44

NB: Nyamukwarara dip tank is not in use.

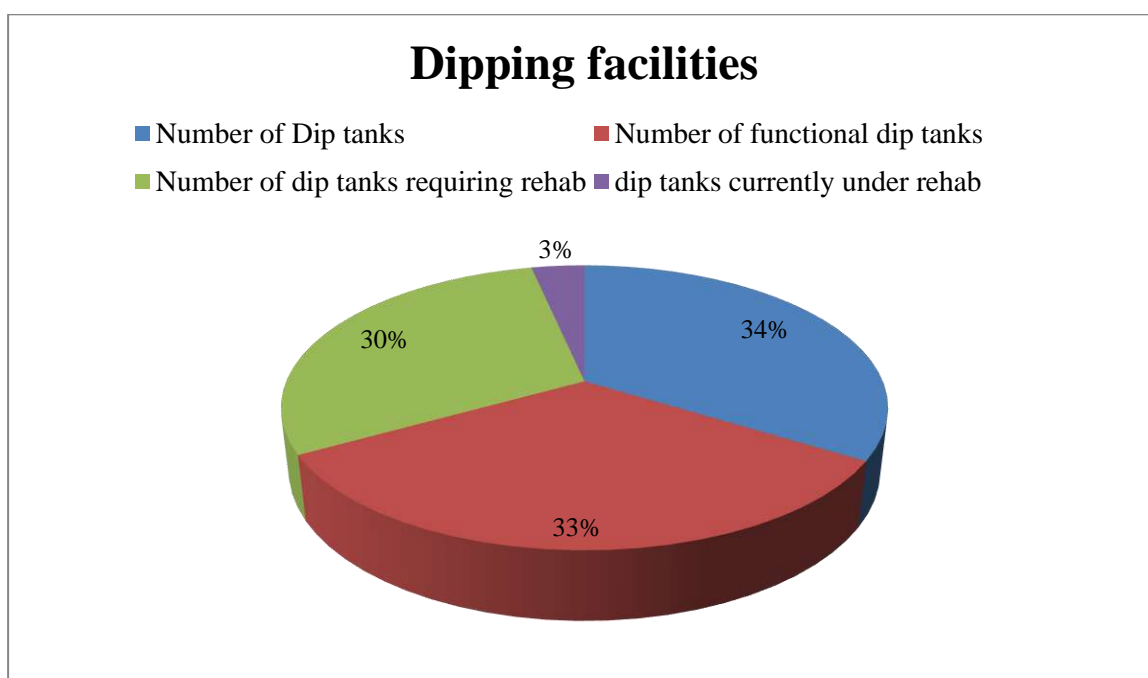
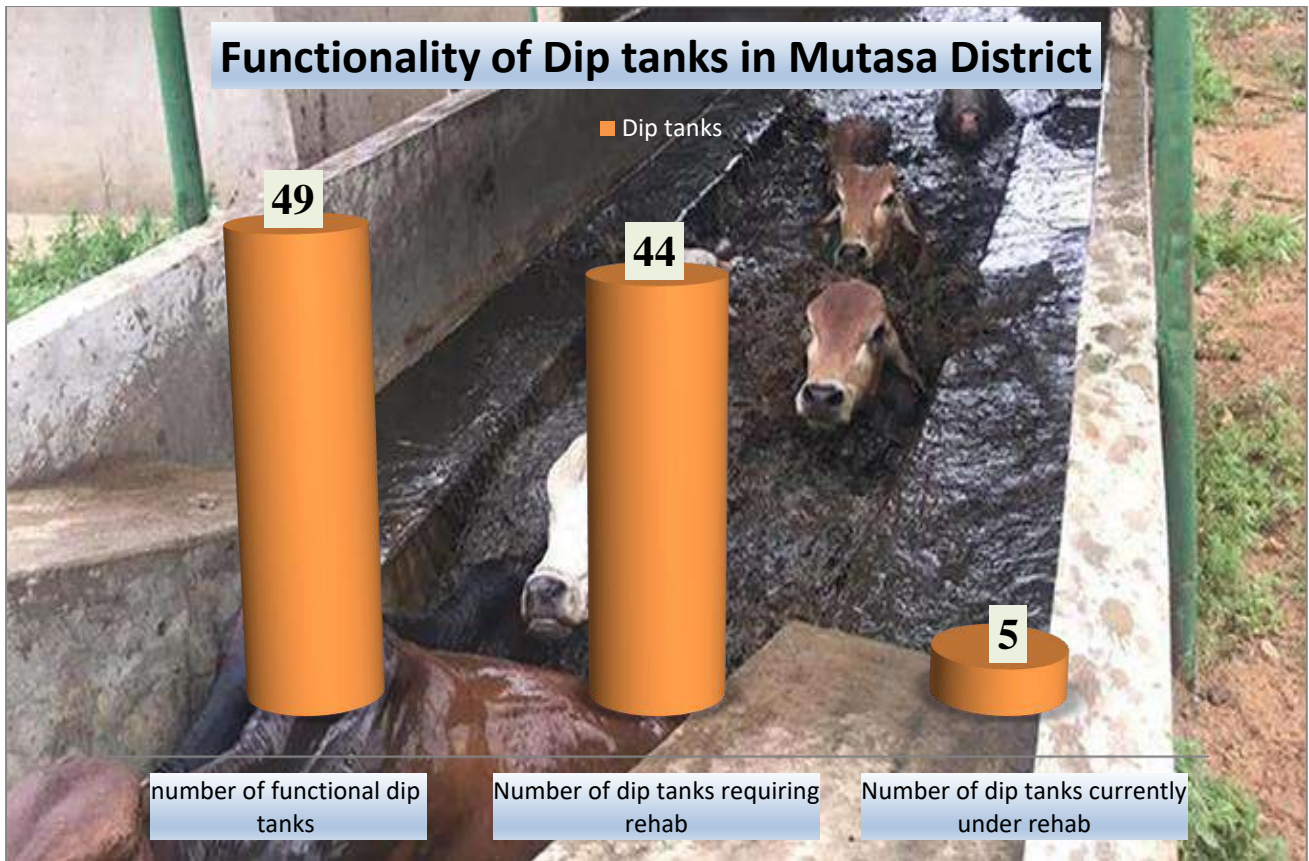


Fig 7.3: Dipping facilities



7.4 Markets

Markets have been identified as the weakest link for some time but gaining market access alone will not change much. With the solving of access to markets all the other aspects required come into focus. Production patterns have to adjust to match with what the markets want and when they want it. Handling facilities and storage need to be constructed to handle the product flow with special attention paid to cold storage facilities.

7.5 Crop produce markets

7.5.1 Main types and characteristics of agricultural markets for main crops

Food commodities are generally available in all business centers except for maize grain which is normally sold from farmer to farmer or to private buyers. There is great need for market linkages for the crops grown in the district. Some companies have standing agreements with farmers and they provide a ready market for fruits, vegetables and other crops. There is need for creation of competitive markets for the farmers as most of these farmers rely on farming as their only source of livelihoods. Prices of commodities have been very stable over the past years, which might be as a result of inflation.

Table 7.3: Crop Produce Markets

Market name	Ward number	Commodity	Source of commodity	Availability
MURARA	5	Banana, Yams, Sweet potato, sugar beans, pineapple, citrus	Local farmers ward3, 5 and 30	Available
Hauna	31	Banana, Yams, Sweet potato, Sugar beans, Tomatoes, Leaf vegetables, Cabbage	Farmers from Wards 5, 6, 7, 9, 30 and 31	Readily Available
Mutasa	21, 26 and 27	Horticultural commodities and Cereals	Sakubva market	Available
Mutasa	7, 8, 9 and 10	Cereals	Local farmer, Rusape markets, Sakubva & GMB	Available
	7, 8, 9 and 10	Horticulture	Local farmers	Available
Mutasa	11	Horticultural commodities	Community gardens, Individualgardens	Available
	12 and 13	Cereals	Local farmers	Scarce

Glutton of horticulture products on the market renders low price, which is a loss, considering cost benefit analysis.

Table 7.4: Labour Markets

Labour opportunity	Ward offering this opportunity	Ward providing labour	Proportion of households Accessing this opportunity
Ward 5	5	5,30	1:4
Ward 6	6	6,7,3,1	1:6
Ward 30	30	5,30,3	1:4
Ward 31	31	6,31,5	1:6
Ward 7	7	7,8	1:3
Ward 8	8	8	1:3
Ward 9	9	9	1:3
Ward 10	10	10	1:4
Ward 2	2	2,28	1:3
Ward 22	22	22	1:3
Ward 23	23	23	1:3
Ward 11	11	11	1:3
Ward 12	12	12	1:3
Ward 28	28	28,29	1:6
Ward 29	29	29,28	1:6
Ward 19	19	19	1:4
Ward 20	20	20	1:4
Ward 21	21	26	1:3
Ward 26	26	26	1:3
Ward 27	27	27	1:4
Ward 1	1	1	1:3
Ward 3	3	3	1:3
Ward 4	4	4	1:3

7.7 Market challenges

List of the challenges faced by service providers, traders and buyers in the district:

- Service providers not fully equipped and also lack updated market information.
- Bad geographical terrain from fields to road thereby requiring more labour (human, Donkeys to ferry products to main road).
- Buyers imposing prices for farmers.
- Late payment by contractors to contracted farmers.
- Inflation.
- In drought years prices of cattle significantly go down.
- Poor network/ communication between buyer and seller.

7.8 Livestock

Mutasa is not primarily a livestock area but it is still an important component of the district's agricultural base. Livestock have been traditionally important as security and a measure of wealth as well as for draft power. The traditional role of livestock has been undergoing change over time with their role as draft power being eroded which is likely to be further eroded among smallholders with the increasing availability of small and two-wheel tractors. As 'Farming as a Family Business' becomes more ingrained which it will, out of necessity, as smallholders become more part of the market economy livestock will be increasingly viewed from a more commercial aspect.

Again, marketing of livestock has been problematic with isolation from the markets and middlemen taking their own as well as the farmers' margin in the enterprise. Service abattoirs especially for goats, sheep, poultry, rabbits and possibly fish could be established at major growth points that would kill and cold store on a cost recovery plus a margin for the surrounding communities. Farmers can register their livestock with these facilities and the veterinary department ensure traceability and good farm welfare practices. The farmers could market their animals from the cold store via the central auctions using the MAF platform. This strategy would ensure animals are humanely treated, hygienically processed to market standards, aggregate production for sales to buyers and better secure prices that reflect the true market prices due to an increased buyer pool as a result of easier access and facilitate the incorporation of smallholder producers into export opportunities.

Dairying has traditionally been an enterprise of the large-scale farmers but there are increasing attempts to promote it among smallholder farmers also. Viability is an issue, some of it again is structural, with

the processors effectively running an informal cartel. There is a possibility that needs investigation, whereby milk collection depots auction their milk to the processors, so they become more competitive and the better ones get the supplies they require. This thinking with the market could go a long way in energizing milk production and broadening its base. Mutasa has three milking collection which are Tsonzo Dairy with 37 farmers supplying milk, Synara has 42 farmers and lastly there is Honde valley with 13 farmers. Presently Mutasa is producing 150000litres of milk every week in the whole district.

7.9 Transport and communication

Table 7.5: Transport and communication

The district is serviced by a network of surfaced and gravel roads. The main highways are the Mutare–Nyanga highway and the Selbourne to Honde Valley road. During the rainy season some parts of the district are inaccessible by road due to the bad state of roads. The district council has capacity to maintain gravel roads. For the roads managed by the District Development Fund in Honde Valley, some areas are only accessible only by four-wheel-drive enabled vehicles due to the terrain. Most of the district is covered by wireless or cell phone networks, although mountainous areas of the district have poor reception. Landline telephones connect most of the business centers

Type of Network	Coverage	Road Network	Comment
Econet	Good	Gravel	DDF/Council road-Fair/ bad condition
Econet	Poor	Tarred/Gravel	Min./Council road Fair/bad condition
Econet/Netone	Good	Tarred/Gravel	Min./DDF/ Council road, Good/Fair & Fair
Econet	Fair	Gravel	DDF/ Council Fair/fair Condition
Econet/ Telecel/ Netone	Good	Tarred/Gravel	DDF/Council Fair / Good/Good road network.
Econet/Telecel/ Netone	Good	Tarred/Gravel	Min/DDF / Council road; good/ Good.
Econet/Telecel/ Netone	Very Good	Tarred/Gravel	Min /DDF/Council road-good/fair
Econet/Telecel/ Netone	Good	Gravel	DDF/Council-Fair

throughout the district. Villages and business centers with telephone services have access to the inte

7.10 Water and sanitation

Access to safe water is still a challenge in the district as only 46% of households have access to safe drinking water. Boreholes are the main source of safe water.

Table 7.5: Main water sources by ward

Ward	Water Sources					
	Boreholes	Shallow Wells	Springs	Rivers/Streams	Piped Water Schemes	ZINWA/Municipality
1	Yes	Yes	Yes	Yes	Yes	No
2	No	Yes	Yes	Yes	Yes	No
3	Yes	Yes	Yes	Yes	Yes	No
4	Yes	Yes	Yes	Yes	Yes	No
5	Yes	Yes	Yes	Yes	Yes	Yes
6	Yes	Yes	Yes	Yes	Yes	Yes
7	Yes	Yes	Yes	Yes	Yes	Yes
8	Yes	Yes	Yes	Yes	No	Yes
9	Yes	Yes	Yes	Yes	Yes	No
10	Yes	Yes	Yes	Yes	Yes	No
11	Yes	Yes	Yes	Yes	Yes	Yes
12	Yes	Yes	Yes	Yes	No	Yes

Ward	Water Sources					
	Boreholes	Shallow Wells	Springs	Rivers/ Streams	Piped Water Schemes	ZINWA/ Municipality
13	Yes	Yes	No	Yes	Yes	No
14	Yes	Yes	No	Yes	No	Yes
15	Yes	Yes	No	Yes	No	No
16	Yes	Yes	No	Yes	No	No
17	Yes	Yes	No	Yes	No	Yes
18	Yes	Yes	Yes	Yes	Yes	No
19	Yes	Yes	Yes	Yes	Yes	No
20	Yes	Yes	No	Yes	Yes	No
21	Yes	Yes	Yes	Yes	No	Yes
22	Yes	Yes	No	Yes	No	Yes
23	Yes	Yes	No	Yes	No	No
24	Yes	Yes	No	Yes	No	No
25	Yes	Yes	No	Yes	No	No
26	Yes	Yes	Yes	Yes	Yes	No
27	No	Yes	Yes	Yes	No	No
28	Yes	yes	Yes	Yes	Yes	No
29	No	Yes	Yes	Yes	Yes	No
30	Yes	Yes	Yes	Yes	Yes	No
31	Yes	Yes	Yes	Yes	Yes	Yes

NB: The majority of piped water schemes are individually run gravity reticulation systems and individual institutions

See; Map 22: *Map Showing The Spatial Distribution Of Boreholes In Mutasa Rural District*

About 41 boreholes in the district are non- functional mainly due to shortages of spare parts. It is recommended to come up with initiatives that will improve households’ access to safe water. Water is readily available in the district and water harvesting techniques will ensure availability of water throughout the year. **Official Piped Water Schemes:** Ward 1 (1), Ward 3 (1), Ward 11 (1), Ward 26 (1), ward 30 (1), Ward 10 (2), Ward 16 (1), Ward 23 (1), Ward 24 (1),

Table 7.7: Distribution of boreholes by ward

Ward No	Ward Name	Boreholes	Functional Boreholes	Non-Functional Boreholes	Reasons For Non-Functioning
1	Chikomba	11	10	1	Need spares to repair
2	Eastern Highlands	0	0	0	No boreholes in ward.
3	Zindi	8	7	1	Shortage of spares/write off
4	Mandeya	11	10	1	Need spares to repair
5	Muparutsa	12	11	1	Need spare to repair
6	Samanga A	30	26	4	Shortage of spares
7	Samanga B	19	19	0	
8	Sahumani	29	27	2	1 write off & shortage of spares
9	Nyamaende	12	11	1	Shortage of spares
10	Samaringa	20	19	1	Need for spares
11	Sanyamandwe	50	48	2	Need for spares
12	Sadziwa	56	55	1	Need for spares
13	Nyamhuka	55	52	3	Need for spares to repair
14	Rutungagore	52	50	2	Need for spares to repair. drilling of new borehole to replace the dry one.
15	Mudzindiko	43	42	1	Same as above

Ward No	Ward Name	Boreholes	Functional Boreholes	Non-Functiona l Boreholes	Reasons For Non-Functioning
16	Gonde Jenya	10	10	0	
17	Madwaramaredza	55	53	2	Spares are needed. drilling of newborehole
18	Sheba	22	18	4	Need for spares
19	Doweguru	42	41	1	Need for spares
20	Nyashuti	38	35	3	Need for spares
21	Penhalonga	-			Council supplied Piped water
22	Imbeza	5	5	0	Need for additional water points
23	Old Mutare	29	28	0	
24	Gonde Nyakujara	71	66	5	Need for spares to repair
25	Odzi	10	9	1	Need for more boreholes
26	Muchena	20	19	1	Need for spares. 1 borehole needed toreplace the collapsed one
27	Stappleford/ Nyamukwarara	-	0		Need for boreholes in theResettlement area.
28	Chavhanga	2	All deep wells are dry	Need for borehole in the area.	
29	Katiyo	-	0		Need for borehole in the area.
30	Mandeya 2	6	4	2	Dry
31	Hauna	4	4	0	
	Total	722	681	41	

CHAPTER 8: DISASTER AND RISK MANAGEMENT

8.1 Financial streams for the Master Plan

Mutasa financial streams are largely from rates, devolution funding, mineral royalties, development partners financing and few income earning activities. The council has potential to increase income streams from PPP and private sector investments.

8.2 Management of existing business centers/production hubs & nodes

Management of existing business centers/production hubs & nodes is in the hands of the RDC and there is a plan to develop other service centers into growth points.

CHAPTER 9: SUMMARY OF KEY ISSUES

- 9.1** The Master Plan is being prepared within the context of the Presidential Call to Action-No Compromise on Service Delivery, and within the operative framework of the RTCP Act, RDC Act and other related planning and land governance statutes
- 9.2** The study methodology was largely secondary data collection, with individual guided interviews, stakeholder consultative workshop with thematic group discussions, remote sensing, field tasks. Challenges were encountered in getting latest updated status reports on things like primary schools, health clinics and business centres
- 9.3** The geological structure of Mutasa influences the distribution of water sources including surface water and ground water rivers, dams which are important sources of irrigation, livestock use and supports agricultural activities in the district. The district falls into 4 natural regions i.e. region 1, 11A, IIB and III and these regions normally receive adequate well distributed rainfall of about 1000 mm per year. There is abundant water harvesting activities through rivers and dams which facilitate intensive horticultural activities. Mutasa has potential for various mineral resources such as gold, lithium, granite (potential for quarry stones) gemstone.
- 9.4** Mutasa district produces a variety of crops such as the tea, coffee, bananas and several fruits, offers a range of options for agro-processing activities like food processing, beverage production, milk production and value-added products. Access to local and neighbouring Mozambique provides opportunities for selling processed products. This value addition of raw agricultural products potentially creates employment and increase profitability to farmers.
- 9.5** In terms of the planning area the Osborne dam Master Plan will cover 6 wards in Mutasa District. It is envisaged that the dam will present opportunities in the area of agriculture, tourism and other related industries up the value chain. There is potential for agricultural opportunities in the plan area through irrigation and piped water schemes with water being drawn from the Osborne dam. High economic growth is envisaged to take place as levels of domestic and direct foreign investments increase and new technologies are adapted and acquired especially in light of climate change and the use of ICTs to promote smart settlements and green economies.
- 9.6** Mutasa population is progressing considering the last three censuses, currently it has reached about 197 810. Due to the increase in population it has led to threats to infrastructure, housing thereby leading to a lot of illegal settling. Its population is dominantly young population, pointing to need for future youth planning and interventions.
- 9.7** Mozambique -Mutasa Boarder influences population movement and economic activities, impacting on infrastructure needs and development strategies for Mutasa district. Proximity to

the boarder can present opportunities for trade and commerce, influencing land use planning, transportation networks and economic development initiatives. Boarder security concerns may need to be addressed in the master plan, potentially affecting infrastructure and land use decisions in areas along the border. Master plan may need to consider opportunities for regional cooperation and coordination with Mozambique on issues such as transportation, environmental management issues and cross boarder development projects.

- 9.8** While every ward at least has a school and a clinic, there is a generally acceptance position from the council and Ministry of primary and secondary education that the service delivery standards as stipulated in WHO in terms of access to water, health and education fails to meet minimum acceptable service delivery standards.
- 9.9** In terms of economics, while no quantifiable indicators were obtained to determine Mutasa RDC contribution to GDP were obtained. The district has potential for becoming a major export oriented industrial zone from Lithium, plantations, black granite, gold, agricultural produce and tourism.
- 9.10** In terms of Infrastructure Mutasa is behind in terms of roads and telecommunications (boosters) infrastructure, with many inward roads not in good trafficable state, despite these being used to access timber, tourist attraction areas, agricultural produce by heavy vehicles. There are also low water reservoir capacities due to siltation. Coming in of the airport will bring a lot of infrastructure that benefits the district and as well bring linkages to tourism which enhances the local economy
- 9.11** The administration and financing of the Masterplan requires serious stakeholder commitments at DDC level and across the multi-stakeholders in the Mutasa RDC. This also requires prudent administrative systems and proper governance guidelines and resources stewardship.

CHAPTER 10: ADMINISTRATION AND FINANCE

10.1 Financial Streams for the Master Plan

Zimbabwe's initiative to develop Master plans for every district with the goal of transforming the country into a middle-income nation by 2030 involves various financial streams. These financial streams are crucial for the successful implementation of the project and achieving the desired economic growth and development targets.

10.2 Government Budget Allocation

The Zimbabwean government allocates funds from its national budget to support the implementation of development projects, including the District Master Plans. These funds are used for infrastructure development, capacity building, service delivery improvement, and other key initiatives outlined in the Master plans.

10.2.1 International Aid and Donor Funding

Zimbabwe also receives financial support from international organizations, donor agencies, and foreign governments to implement its development agenda. This aid tends to come in the form of grants, loans, technical assistance, or investments aimed at supporting specific sectors or projects such like this of Master plans.

10.2.2 Public-Private Partnerships (PPPs)

Engaging the private sector through Public-Private Partnerships is another significant financial stream for Zimbabwe's development projects. By collaborating with private companies, investors, and businesses, the government tends to leverage additional resources, expertise, and technology to accelerate the implementation of the District Master Plans.

10.2.3 Revenue Generation

Efforts to enhance revenue generation at both national and local levels play a vital role in financing development projects like this of Master Plans. This includes strategies such as taxation reforms,

improving tax compliance, promoting economic activities that generate revenue, and efficient resource management to fund ongoing initiatives.

10.2.4 Resource Mobilization Strategies

Implementing effective resource mobilization strategies is essential to ensure sustainable funding for long-term development projects. This involves identifying new sources of funding, optimizing existing resources, promoting investment opportunities, and diversifying revenue streams to support ongoing initiatives under the District Master Plans.

Zimbabwe's efforts to develop Master plans for every district as part of its vision to become a middle-income country by 2030 rely on a combination of financial streams ranging from government budget allocations and international aid to public-private partnerships and revenue generation strategies.

CHAPTER 11

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