



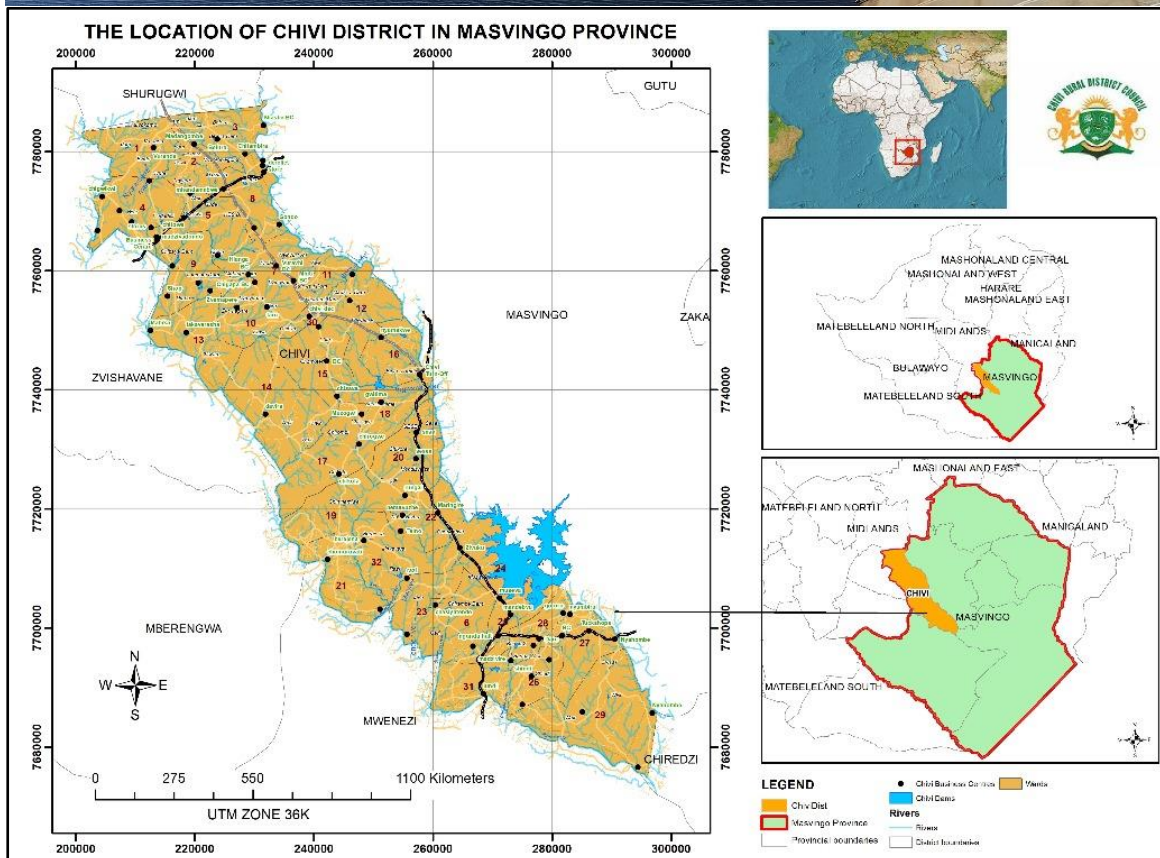
2024-2040

# MASTER PLAN EXECUTIVE SUMMARY

## Chivi District Masvingo Province



Partnering and Connecting to the Future – Building on Traditions of Excellence in the provision of quality socio-economic and infrastructural Services



## **1.0 Introduction: Chivi District the Sleeping Economic Giant**

*The comprehensive and consultative Master Plan approach you are undertaking to our district (Chivi) represents an eternally fascinating development trajectory with echoes of the 1980s. The government of Zimbabwe is now engaging with the people, marking the beginning of people-centred development. (Ward 2 resident).*

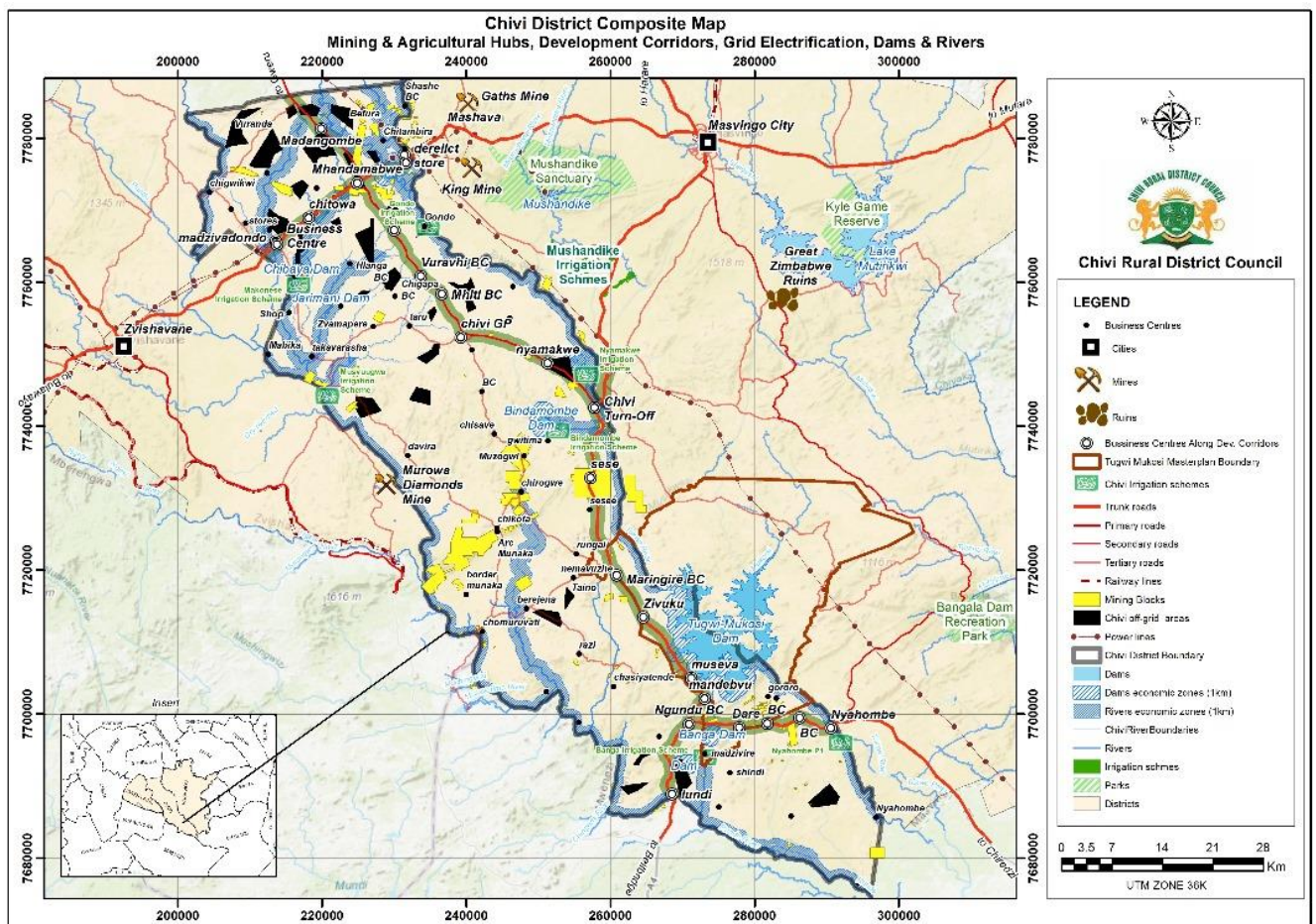
Chivi Rural District Council has prepared the Chivi District Master Plan as mandated by the Rural District Councils Act Chapter 29:13 with the assistance of Dr. Savory Chikomwe, who was appointed as the Lead Planner in February 2024. The planning process was given effect through a Full Council Resolution **C1759** on 21 December 2023. The Master Plan is a comprehensive long-term framework for socio-economic development and the conservation of the bio-physical environment of the district. It aims to effectively plan, integrate, and sustainably manage all resources in the district for the benefit of the Chivi District populace. This 15-year long-term statutory framework is prepared in accordance with Sections 13 and 14 of the Regional Town and Country Planning Act Chapter 29:12. The Plan is an essential part of the nation's effort to promote inclusive development and improve the quality of life for all Zimbabweans. It is a rapid intervention (as it was prepared in the record timeline of six (6) months) and direct response to the to the “Call to Action – No Compromise to Service Delivery” imperative that seeks to modernize local authorities. The production of the Master Plan comes as a cherished timely deliverable intricately linked to the vision for a prosperous society in line with Zimbabwe’s Vision 2030 “Towards a Prosperous & Empowered Upper Middle-Income Society by 2030”.

The formulation of the plan involved an exhaustive and collaborative process, featuring fieldwork, workshops, and presentations with extensive input from various community members, government and non-government organizations, key Ministries, Department and Agencies at national and subnational levels, and interest groups. This approach was taken to firmly bridge the gap between development initiatives and the populace they are meant to benefit. The prefacing excerpt above by a Ward 2 resident is a typical acknowledgement of the ward-by-ward consultation approach adopted.

Chivi District confronts significant challenges including high unemployment, chronic hunger, widespread poverty, and underdevelopment. The problems are known and commonly expressed in local proverbial term of *Chembere yekwa Chivi yabika mabwe ikamwa muto*, meaning once an old woman cooked stones and drank soup therefrom, apparently due to damaging hunger and threat of starvation. Nevertheless, the master plan is firmly geared

towards surmounting these challenges by strategically capitalizing on opportunities in the mining, agriculture, urban development, and tourism sectors. The district's abundant mineral resources, encompassing diamonds, gold, and other precious minerals, are slated to be transformative for its economy. Moreover, the district possesses substantial untapped potential in agriculture and tourism, particularly in the vicinity of the Tugwi-Mukosi Dam. In addition, the plan also underscores the pivotal role of existing infrastructure, such as highways and water bodies, alongside rural electrification, in bolstering economic advancement. See Figure 1.1 below and **corresponding annexed bigger Scale Map**.

Overall, the Master Plan for Chivi District represents a resolute endeavour to drive positive, far-reaching economic change, confront existing challenges head-on, and judiciously harness the district's resources for sustainable socio-economic development and environmental conservation.



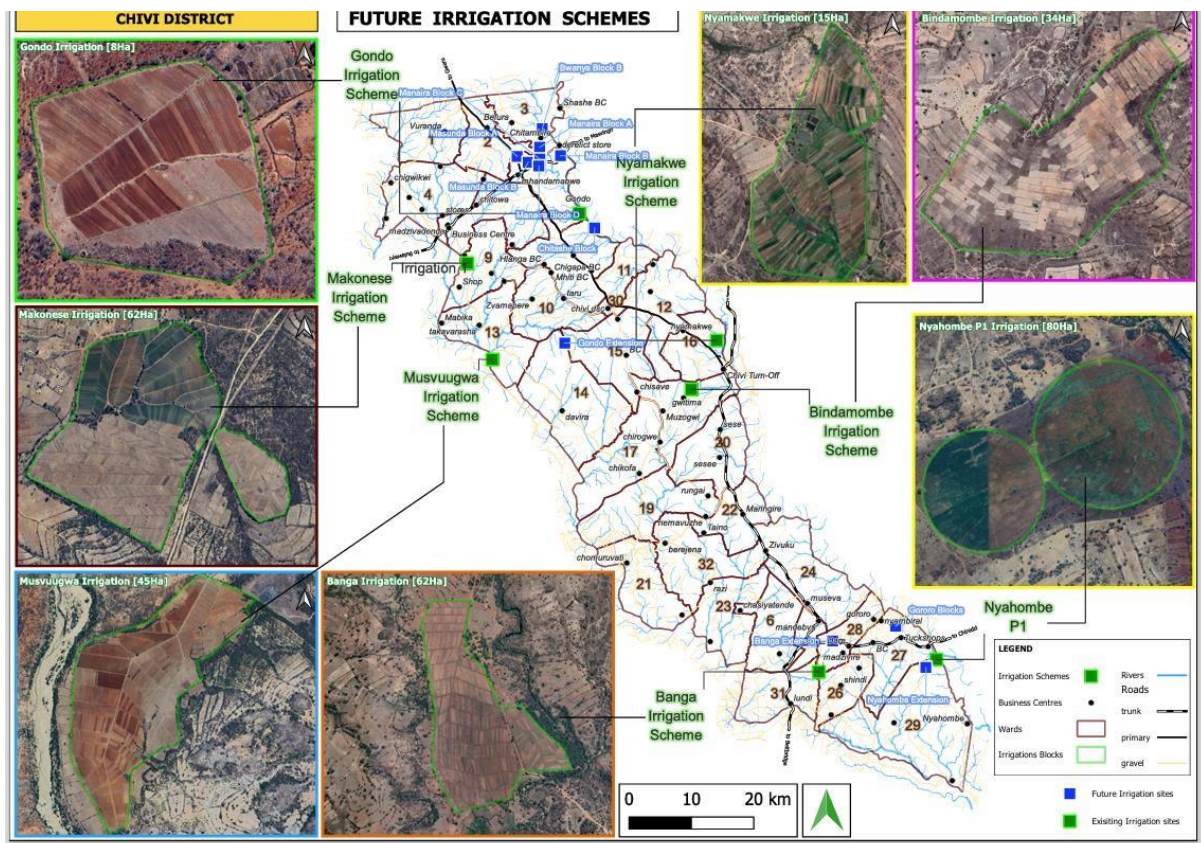
## 2.0 The Key Findings

The following are the major findings contained in the Report of Study presented in short but high level. As alluded in the Report and in the foregoing introduction, multiple methods were used to elicit pertinent data for the Master Plan. The findings show that the study unravelled many issues and opportunities in Chivi District as highlight below:

1. There are agricultural productivity challenges with the dominant subsistence farming associated with low productivity in a region of unpredictable rainfall and limited irrigation infrastructure and diminished livestock head due to January disease
2. High unemployment rates particularly among the youth and reliance on the informal sector
3. Limited investment and skills development to build resilient infrastructure and sustainable industrialization
4. Urban and semi-urban business service centres that lack urban appeal, renewal and modernization
5. There are various opportunities and constraints in engineering and social infrastructures: opportunities in National Roads and major dams (See Figure 1.1 above); constrained Water supply and Sanitation; Education, Health, Security (police stations, posts, bases); Dip Tanks; Communication Systems
6. There is need for alternative and complementary energy supply undergirded by a reasonably extensive rural electrification network
7. Great potential in mining and mining development in Diamond, Gold, Chrome, Granite among other mineral deposits (See Figure 1.2 above)
8. There are land tenure and management challenges in urban areas and between traditional boundary disputes
9. There is need to bring sound administration and coordination at inter-departmental and across government departments, Chivi RDC and development partners. No to incoordination and silo approaches in development
10. There are funding issues for capital developments, limited Chivi RDC revenue sources and poor performance of Inter-Governmental Fiscal Transfers (IGFT). There is a need for Chivi RDC to embrace PPPs.

## 3.0 Strategic Projects in order of priority

1. Vast opportunities in Agriculture due to availability of Irrigation Waters from Tugwi-Mukosi, Muzhwi and Bindamombe Dams. There are investment opportunities in irrigation infrastructure development, including canals, pumps, and water management systems on already identified irrigable land as shown in Figure 3 below **and corresponding annexed bigger Scale Map..** Relatedly, other strategic agriculture projects are in aquaculture and livestock industry



2. Infrastructure Projects of Dam and Weir construction; potable Water Supply and Sanitation infrastructure at all major urban centres; Transport and Roads; Electricity and alternative power generation.
3. Social Infrastructure projects in i) Education (ECD; Primary; Secondary and Tertiary institutions); ii) Health Facilities (constructing more clinics and hospital); iii) Public lightning at major urban centres
4. Mining of Diamonds, Gold, Chrome, Granite
5. Town Planning around Sese, Berejena and Ngundu RSC
6. Environmental management projects to restore and conserve the biophysical environment, eradicate evasive species, dam sand traps, gully reclamation.
7. Various tourism projects that promote sustainable tourism development
8. Construction of police station, posts and bases to address increasing security and safety concerns arising within the district.
9. Resettlement Projects for development-induced relocations and displacements

#### 4.0 Recommendations

Given the findings of the Chivi District Plan summarised above, a set of prioritised projects for each key sectors of Agriculture; Mining; Infrastructure; Tourism; Town Planning; Social infrastructure; Tourism development and Environmental Management are recommended to operationalise the Plan as follows:

## 5.1. Agriculture

- ❖ Make local solarised borehole irrigation a priority especially in Chivi North given the possibilities of irrigation using water from Muzhwi Dam are minimal and or costly. The same approach can be adopted in other parts of the district as interim measures to address hunger and starvation.
- ❖ Invest and increase existing seven functional irrigation schemes through infrastructure development of canals, pumps, and water management systems on all ongoing and identified new irrigation blocks in line with Tables 6.7 and 6.8 in the Report of Study and Figure 4.2 of the Written Statement
- ❖ Institute the technical feasibility, design and operational modalities of the irrigating Chivi North and Central using water from Muzhwi Dam as medium to long term plan to address food security concerns in Chivi District
- ❖ Diversify food production and consumption by promoting varieties in livestock industry, aquaculture, beekeeping among other diversities.

## 5.2 Town planning and Morphology of Urban Settlements

- ❖ Acquiring and planning over 2000 ha of land for expansion of Chivi Growth Point, Ngundu, Sese and Berejena RSCs. The anticipated mining activities at the three RSCs justifies the futuristic planning.
- ❖ Production of Concept and Local Development Plans at Chivi DSC, Ngundu, Mhandamabwe, Sese and Berejena RSCs.
- ❖ Compensation of legal settlers in the outward expansion of the urban and semi-urban areas.
- ❖ Establishment of a Smart City at Chibi Turnoff RSC
- ❖ Urban Redevelopment and Modernisation at Chivi DSC; Ngundu and Mhandamabwe RSCs. Also, at many other business centres
- ❖ Eviction of illegal settlers within the gazetted boundary

## 5.3 INFRASTRUCTURE

- **15** small dam construction and de-siltation
- **56 Roads** improved or upgraded
- Grid and off grid **electrification** expansion to all areas not electrified.
- **Increase power supply alternatives** through solar power and biogas options
- **Improve mobile and digital** communication systems in most parts of the districts
- **Significant expansion of potable Water Supply** at i. Chivi DSC ii. Ngundu RSC iii. Sese RSC iv. Berejena v. Chibi Turnoff RSC vi. Mhandamabwe RSC vii. Madamombe RSC and viii. Takavarasha RSC
- **Solarised boreholes** at all clinics and villages or VIDCO throughout the district
- **Sanitation:** relocate, upgrade and site new sites of wastewater treatment plants at Chivi DSC and site and construct new treatment plants at Ngundu RSC. Complement the offsite wastewater treatment infrastructure with onsite communal septic tanks and soakaways.

## 5.4 Mining

- Chivi RDC to promote mining and fully utilize the rich and diverse mineral resources in the district.
- Charge land development levies and unit taxes on mining locations in Chivi District.
- Ensure efficient distribution of proceeds to all residents and wider economic development resulting from the anticipated increase in mining activity.
- The Chivi RDC to enforce local by-laws for sound environmental management to ensure that mining operations comply with environmental regulations and prevent environmental degradation as is happening with artisanal and informal mining activities.

## 5.5 Social infrastructure and Amenities

- **Education:** Prioritise the establishment of ECD centres at the VIDCO level; Increase number of Primary and Secondary Schools as necessary and upgrade secondary schools to high schools
- Establish partnerships with the GZU and TMMI University Research Centres to bring benefits to the district
- **Health:** Increase clinics and medical supplies
- **Security:** Prioritise establishments of one more police station, police posts and bases to improve the security of both rural and urban communities.
- **Recreational:** Community Halls, Sports and Recreational facilities

## 5.6 TOURISM

- Promote Eco-Tourism (Hotels, Lodges, conference centres with accommodation, Speed/Boat Cruises, Canoeing, Angling etc inside or immediately outside national Parks Servitude
- Establishment of a 313-ha golf course at or near Ngundu RSC
- Establishment of botanic gardens
- Promote the preservation of heritage sites

## Conclusions

The Chivi District Master Plan provides a comprehensive strategy aimed at addressing the complex socio-economic and environmental challenges faced by the people of Chivi District. With a focus on mining, agriculture, tourism, town planning, among others, the plan identifies numerous opportunities that have the potential to significantly boost revenue generation for the district. Through enhanced coordination, partnerships, and synergies, the plan envisions substantial development in mining and mineral beneficiation, as well as new planned urban development. Additionally, it emphasizes the importance of improving agricultural productivity, particularly through the implementation of crop irrigation, with the intended outcome of mitigating issues related to hunger, unemployment, and poverty within the district.

In order to effectively address the policy issues identified in the Report of Study and Written Statement, it is imperative for the Chivi Rural District Council to mobilise funding and actively

engage and foster strong working relationships with all relevant stakeholders associated with the various sectors and challenges outlined in the plan. Furthermore, the plan underscores the significance of considering and incorporating the perspectives, requests, and expectations of the general populace of the district, in accordance with the Call-to-Action philosophy, National Development Strategy 1, and Vision 2030 for an upper-middle economy, all of which serve as the foundational principles of the Master