

MARONDERA RURAL DISTRICT COUNCIL



MARONDERA RURAL DISTRICT COUNCIL MASTER PLAN

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

Certified that this is a true copy of the Master Plan adopted and approved by the Marondera Rural District Council at its full council meeting held on the **25th of June 2024**, Minute Item _____

Minister of Local Government, Public Works and National Housing

EXECUTIVE SUMMARY ;

Spatial development plans are necessary statutory instruments for driving economic and social progress within any Local Planning Authority area and Rural District Council areas are no exception. Master Plans are a comprehensive plan of action that provide a long-term vision for the development of specified areas, in this instance, Marondera Rural District Council. They are spatial planning documents among other spatial plans vital for economic and social growth of regions.

Master plans are long term planning documents providing broad land development policies to coordinate development activities within a specified area. These policy documents provide legally binding guidelines for effective promotion and management of development. Master Plans assist in guiding Local Authorities on the appropriate use of land within their planning and administrative areas. These Master Plans provide a road map for all future developments.

Master Plans are prepared following the provisions outlined in Part IV of the Regional, Town and Country Planning (RTCP) Act (Chapter 29:12), Revised Edition of 1996, in conjunction with the provisions of the Regional, Town and Country Planning (Master and Local Plans) Regulations, Government Notice No. 248 of 1977. These statutory documents define and outlines the contents and procedures of Master Plans and how they are prepared. The Master Plan emerges as a comprehensive policy document coordinating holistic development for an area, encompassing various thematic aspects related to its growth and progress. They are necessary blueprint documents which provide comprehensive policies to guide development and provide a frame work for development control.

Unfortunately, many local authorities lack up-to-date Master Plans, some local authorities do not have Master Plans, relying on outdated development control documents and policies. The absence of Master plans often leads to the proliferation of unregulated development which promotes challenges such as disruption of the environment and establishment of informal settlements that lack basic infrastructural services. This predicament is exacerbated by Local Authorities' inability to deliver services effectively.

Master Plan is prepared in two parts, The Report of Study and The Written statement and is accompanied by detailed maps and diagrams. It is approved by the Minister (Local Government, Public Works and National Housing) and becomes a statutory document that is legally binding upon its operationalization. Master Plans have a minimum of ten a year lifespan and maximum of 20 of years. They are subject to review from five years of operation.

PART I: REPORT OF STUDY

*Prepared for and on behalf of Marondera Rural District Council in terms of the
Regional, Town and Country Planning Act, Chapter 29:12 of 1996.*

TABLE OF CONTENTS

EXECUTIVE SUMMARY	iii
PART ONE: REPORT OF STUDY	iv
TABLE OF CONTENTS	v
ACRONYMS.....	xv
DEFINITION OF TERMS.....	xvi
CHAPTER ONE: INTRODUCTION AND BACKGROUND	1
1.1 INTRODUCTION.....	1
1.2 BACKGROUND	2
1.3 LOCATION OF MARONDERA RURAL DISTRICT	3
1.4 RELEVANT ACTS AND STATUTES TO THE IN MASTER PLAN...	4
1.4.1 The Constitution of Zimbabwe (2013)	4
1.4.2 The Regional Town and Country Planning Act [Chapter 29:12]...	4
1.4.3 Rural District Councils Act [Chapter 29:14]	4
1.4.4 Communal Land Act [Chapter 20:04]	4
1.4.5 Traditional Leaders Act [Chapter 29:17]	4
1.4.6 Other acts considered in preparing the Master Plan	4
1.4.7 Best approach planning practices	5
1.5 MARONDERA RDC MASTER PLAN	5
1.5.1 The need for a Master Plan	5
1.6 AIMS OF THE MASTER PLAN	6
1.7 OBJECTIVES OF THE MASTER PLAN	6
1.8 STRUCTURE OF THE MASTER PLAN	7
1.8.1 Part I: Report of Study	7
1.8.2 Part II: Written Statement	7
CHAPTER TWO: STUDY APPROACH AND METHODOLOGY	8
2.1 INTRODUCTION	8
2.2 SCOPE OF THE MASTER PLAN	8
2.3 PURPOSE OF THE STUDY	8

2.3.1 Aim of the Study	9
2.3.2 Objectives of the Study	9
2.4 STUDY METHODOLOGY	9
2.4.1 Primary data collection	9
2.4.2 Secondary data	9
2.5 DATA ANALYSIS	10
2.6 SUMMARY OF ISSUES	10
PART I: THE REPORT OF STUDY	11
CHAPTER THREE: CLIMATE AND PHYSICAL FEATURES	12
3.0 INTRODUCTION	12
3.1 CLIMATIC CONDITIONS	12
3.2 AVERAGE RAINFALL	12
3.3 HYDROLOGY	12
3.4 SOILS	12
3.5 VEGETATION	12
3.6 SUMMARY OF ISSUES	14
CHAPTER FOUR: POPULATION AND EMPLOYMENT	15
4.0 INTRODUCTION	15
4.1 POPULATION SIZE, STRUCTURE AND COMPOSITION	15
4.1.1 Marondera District Population	15
4.2 POPULATION DENSITY	16
4.3 HOUSEHOLD SIZE AND TYPES	19
4.4 MIGRATION PATTERNS	20
4.5 EDUCATION LEVELS	21
4.6 EMPLOYMENT PATTERNS	22
4.6.1 Unemployment for youths	22
4.6.2 Economically inactive population	22

4.6.3	Access to ICT and internet access	22
4.7	DISABILITY PREVALENCE	22
4.8	HOUSING CHARACTERISTICS AND LIVING CONDITIONS	23
4.8.1	Tenure status	23
4.8.2	Characteristics of dwelling units	23
4.8.3	Household energy source	23
4.9	WATER, SANITATION AND HYGIENE	24
4.9.1	Sources of water	24
4.9.2	Sanitation and hygiene	24
4.10	SUMMARY OF ISSUES	25
CHAPTER FIVE: LAND USE ANALYSIS		27
5.0	INTRODUCTION	27
5.1	AGRICULTURE	27
5.1.1	Natural Farming Region for Marondera Rural District	28
5.1.2	Farming activities	30
5.1.3	Summary of farming activities in the district	33
5.1.4	Limitations to agricultural productivity	33
5.2	HUMAN SETTLEMENTS	35
5.2.1	Business Centers	35
5.2.2	Rural Service Centers (RSC)	35
5.2.3	District Service Centers (DSC)/Growth point	36
5.3	FORESTRY	37
5.4	SOCIAL AND EDUCATIONAL FACILITIES	37
5.5	MINING	37
5.3	SUMMARY OF ISSUES	37
CHAPTER SIX: ENVIRONMENT AND TOURISM		38
6.0	ENVIRONMENTAL ISSUES IN THE DISTRICT	38

6.1	POLLUTION	39
6.2	SOIL EROSION	39
6.3	SAND ABSTRACTION	41
6.4	SOLID WASTE MANAGEMENT	42
6.5	WETLANDS MANAGEMENT.....	42
6.6	STREAM BANK CULTIVATION	44
6.7	DEFORESTATION	45
6.8	STREAM BANK CULTIVATION	47
6.9	SILTATION	47
6.10	VELD FIRES	48
6.11:	TOURISM	48
6.12	SUMMARY OF ISSUES	49
CHAPTER SEVEN: SOCIAL SERVICES AND FACILITIES		50
7.0	INTRODUCTION	50
7.1	EDUCATIONAL FACILITIES	50
7.2	HEALTH FACILITIES	52
7.3	COMMERCIAL SERVICES AND FACILITIES	54
7.4	LEISURE AND RECREATION FACILITIES	55
7.5	SECURITY/ LAW AND ORDER	56
7.6	SOCIAL WELFARE AND SECURITY	57
7.8	SUMMARY OF ISSUES	57
CHAPTER EIGHT: INFRASTRUCTURE PROVISION AND DEVELOPMENT		
8.0	INTRODUCTION	59
8.1	WATER INFRASTRUCTURE	59
8.1.1	Water supply for domestic use and in developed centres	59
8.1.2	Water for agricultural purposes	60
8.2	WATER SOURCES, SUPPLIES AND DEMAND	60
8.3	SANITATION	61

8.4	TRANSPORTATION INFRASTRUCTURE	65
8.4.1	Rail infrastructure	65
8.4.2	Telecommunications infrastructure	65
8.5	ELECTRICITY INFRASTRUCTURE	66
8.6	URBAN INFRASTRUCTURE AT COMMERCIAL CENTRES	67
8.5	SUMMARY OF ISSUES	67

CHAPTER NINE: ADMINISTRATION AND FINANCE 69

9.0	INTRODUCTION	69
9.1	ADMINISTRATIVE INFORMATION	69
9.1.1	Mission, Vision and Values	69
9.1.2	Key result areas	70
9.1.3	Council structure	70
9.1.4	Overall functions of MRDC	70
9.1.5	Duties and responsibilities of the RDC	71
9.1.6	Existing Acts and statutes to guide and control development ...	71
9.2	CHALLENGES FACED BY THE LOCAL AUTHORITY	72
9.2.1	Financial challenges and constraints	72
9.2.2	Service delivery	72
9.2.3	Human resources	73
9.2.4	Environmental challenges	73
9.2.5	Effects of population increase	74
9.2.6	Housing Demand & Conflict with Marondera Municipality	74
9.2.7	Conflict over land allocation procedures and management	74
9.2.8	Parallel planning	75
9.2.9	Institutional challenges	75
9.3	SWOT ANALYSIS	76
9.4	CLIENT NEEDS/PROBLEMS ANALYSIS	76
9.5	FINANCE	78
9.6	LINKAGES BETWEEN MARONDERA MUNICIPALITY AND MRDC...	79

9.6.1 Social and Commercial linkages	79
9.6.2 Infrastructure linkages	79
9.6.3 Demand for land for housing	79
9.6.4 Demand for land for housing	80
9.7 SUMMARY OF ISSUES	80

CHAPTER TEN: OPPORTUNITIES AND CONSTRAINTS 82

PART II: WRITTEN STATEMENT 84

CHAPTER ELEVEN: SUMMARY OF ISSUES 85

11.0 INTRODUCTION	85
11.1 Summary of issues on climate and physical features.....	85
11.2 Summary of issues on population and employment.....	85
11.3 Summary of issues on land use and agriculture.....	87
11.4 Summary of issues on environment and tourism.....	88
11.5 Summary of issues on social services and facilities.....	88
11.6 Summary of issues on infrastructure provision and development..	89
11.7 Summary of issues on administration and finance	91

CHAPTER TWELVE: GOALS AND OBJECTIVES 93

12.0 INTRODUCTION	93
12.1 Population Goal.....	93
12.2 Employment Goal.....	93
12.3 Environment Goal.....	94
12.4 Tourism Goal.....	94
12.5 Land use Goal.....	95
12.6 Economic Goal.....	96
12.7 Agricultural Goal	96
12.8 Social Facilities Goal.....	96

12.9 Infrastructure provision and development Goal.....	97
12.10 Mining Goal.....	98
12.11 Finance Goal	98
12.12 Administration Goal.....	99

CHAPTER THIRTEEN: GOALS AND OBJECTIVES 101

13.0 INTRODUCTION	101
13.1 Population and Employment.....	102
13.2 Environment Goal.....	102
13.3 Tourism	103
13.4 Land uses	104
13.5 Social facilities.....	105
13.6 Infrastructure	106
13.7 Agriculture	107
13.8 Mining.....	109
13.9 Finance	109
13.10 Administration.....	110
13.11 District's Economy.....	111

LIST OF TABLES

Table 4.1: Population distribution by sex and by ward

Table 4.2: Population density by ward

Table 5.1: Average rainfall and farming regions by ward

Table 5.2: District's total livestock production, actual and potential sales

Table 5.3: District's farming crops, hectares and tonnage

Table 5.4: District's horticulture produce, area, total and potential output

Table 5.5: Summary of farming activities in the district

Table 7.1: Educational facilities in the district

Table 7.2: Health facilities in the district

Table 7.3: Commercial centres in the district

Figure 7.4 Leisure and recreation facilities in the district

Table 8.1: Marondera district A1 Farmers irrigation rehabilitation plan 2024

Table 8.2: Institutions electrified using grid extension

Table 9.1: SWOT analysis table

Table 9.2: Client Needs/Problems Analysis

LIST OF MAPS

Map 1.1 Location of Marondera Rural District in Zimbabwe

Map 1.2: Location of Marondera Rural District in the province

Map 2.1: The planning and the study boundaries

Map 4.1: Provincial population distribution by District

Map 4.2: Marondera District population density

Map 5.1: Land use cover for Marondera Rural District

Map 5.2: Agriculture/Crop coverage

Proposals Maps

LIST OF FIGURES

- Figure 1.1: Marondera Rural District wards
- Figure 3.1: Water bodies in Marondera
- Figure 3.2: Vegetation distribution in Marondera district
- Figure 4.1: Provincial population distribution by District and by sex
- Figure 4.2: Population distribution by ward
- Figure 4.3: Population distribution by ward and sex
- Figure 4.4: Ward population and total households
- Figure 6.1: Environmental issues in the district
- Figure 6.2: Distribution of gullies
- Figure 6.3: Spatial distribution of sand abstraction points in Marondera
- Figure 6.4: Distribution of wetlands in Marondera
- Figure 6.5: Stream bank cultivation
- Figure 6.6: Deforestation map for Marondera
- Figure 6.7: Stream bank cultivation in Marondera District
- Figure 6.8: Siltation map for Marondera
- Figure 6.9: Veld fires in the district
- Figure 7.1 Primary School and ECD Distribution
- Figure 7.2: Secondary school distribution
- Figure 7.3 Health centres distribution

LIST OF PLATES

- Plate 6.1: Gullies in wards 19 and 20

LIST OF APPENDICES

Appendix 1: Marondera Rural District Master Plan- Definitions

Appendix 2: Land and Building Use Groups

Appendix 3: Classification Of Use Zones

Appendix 4: Zones, Land and Building Use Groups Schedule

ACRONYMS

RTCP Act	Regional, Town and Country Planning Act
MRD	Marondera Rural District
MRDC	Marondera Rural District Council
LA	Local Authority
MP	Master Plan
EMA	Environmental Management Agency
ICT	Information and Communication Technology
SWOT	Strength, Weaknesses, Opportunities and Threats
EMA	Environmental Management Agency
SPSS	Statistical Package for Social Studies
SSCFA	Small Scale Commercial Farming Area
LSCFA	Large Scale Commercial Farming Area
ORA	Old Resettlement Area
RAA	Residential Agricultural Areas
CL	Communal Lands
ZINWA	Zimbabwe National Water Authority
ZESA	Zimbabwe Electricity Supply Authority
BS	Business Centre
RSC	Rural Service Centre
DSC	District Service Centres
ZREF	Zimbabwe Rural Electrification Fund
ECD	Early Childhood Development
REA	Rural Electrification agency

DEFINITION OF TERMS

Master Plan (MP) – means a plan as described in section fourteen, together with any alterations made to that plan in terms of section twenty, refers to a long term planning document providing broad land development policies to coordinate development activities within a specified area.

Marondera Rural District Council (MRDC) – the Local Planning Authority in terms of Part III Section 10 Subsection 1 (b) (i) and (ii) of the RTCP Act.

Planning area (PA) – means the area for which the Master Plan is being prepared.

Public notice – means notice given in the Gazette and additionally, or alternatively, in a newspaper circulating in the area of the local planning authority area concerned in accordance with such requirements as are prescribed.

State road- means a road for the maintenance of which the Minister responsible for transport has assumed responsibility;

Regional Town and Country Planning Act (RTCP Act) [Chapter 29:12] of 1996, Revised Edition an Act of parliament governing the planning of regions, towns and districts in Zimbabwe.

Local Planning Authority – a Local Planning Authority shall be every Rural District Council or Local Board for the area under its jurisdiction (Part III (1) (b) of the RTCP Act.

Local Authority – means a Municipality, Town, Local Board or Rural District Council

Spatial Planning- An activity centred on making decisions relating to the location and distribution of land use activities.

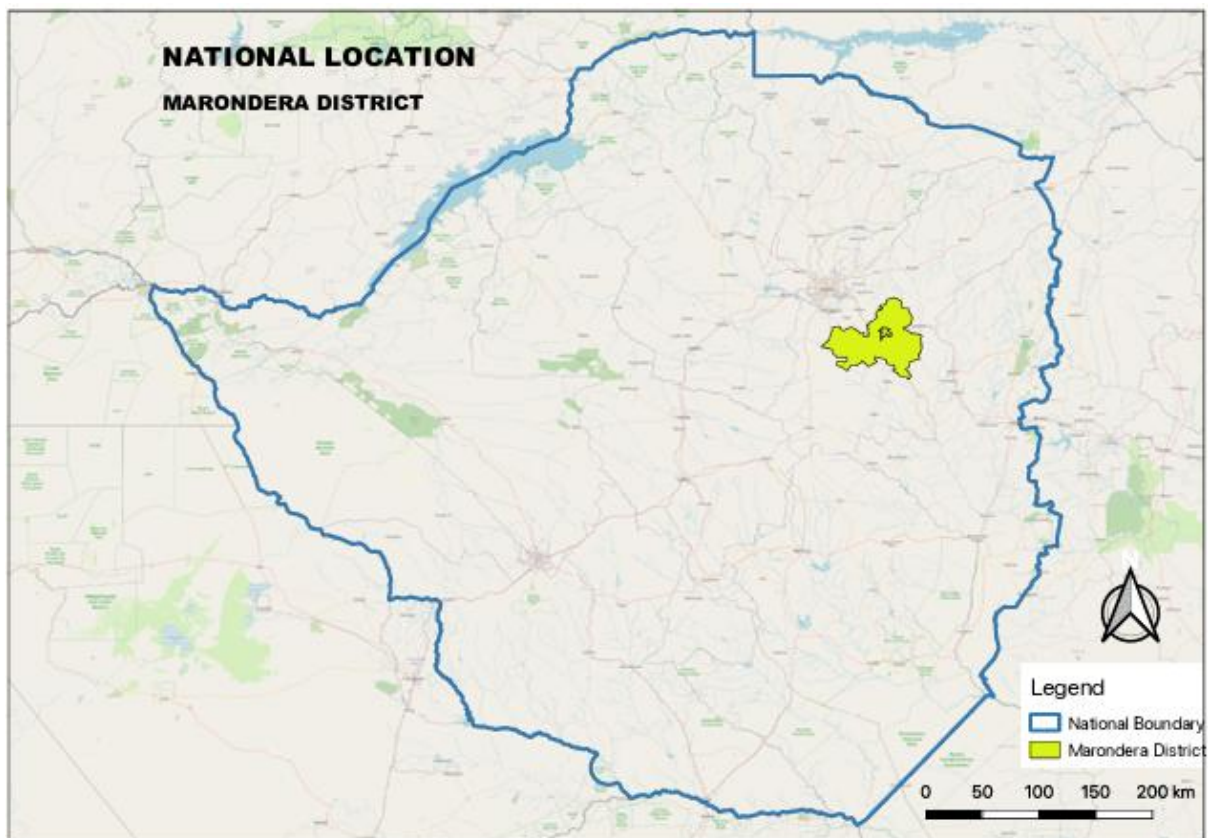
Social services/amenities - Social amenities refer to infrastructure of public good. These include water, sanitation and hygiene facilities, health and education facilities, recreational facilities.

CHAPTER ONE: INTRODUCTION AND BACKGROUND

1.1 INTRODUCTION & LOCATION OF THE DISTRICT

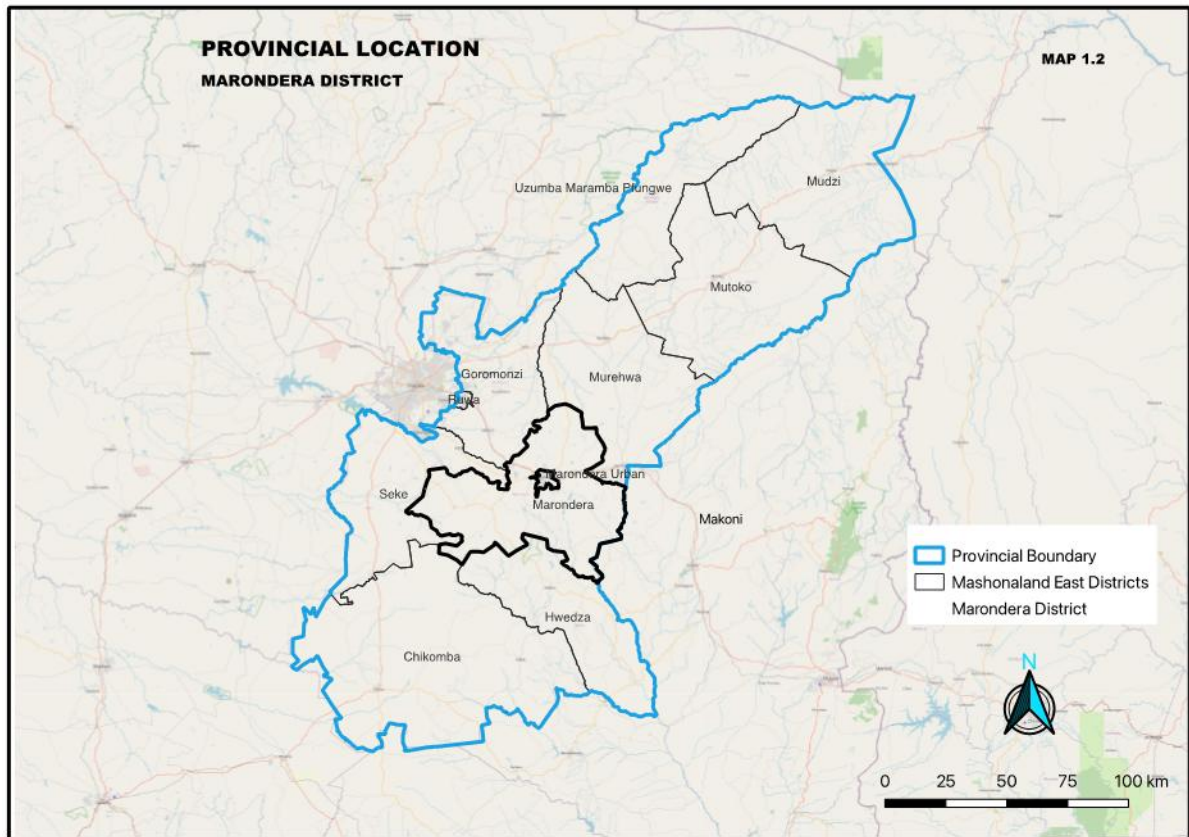
- Marondera Rural District Council is a rural local authority established in terms of the Rural District Councils Act, *Chapter 29:13*.
- It is made up of twenty-three (23) wards which include new resettlement areas, large commercial farming areas, communal areas and old resettlement areas.
- The district covers an area of 399 186 hectares in extent and has a population of 136 173 (2022 National Census).
- It has 37 361 households with an average household size of 3.6.
- It has established planned centres namely Mahusekwa, Landos, Calne (Masomere), and Dhirihori among others.
- The capital of the district is Mahusekwa (Growth Point) located in Chihota Communal Lands.
- Map 1.1 shows the location of Marondera Rural District in Zimbabwe.

Map 1.1 Location of Marondera Rural District in Zimbabwe



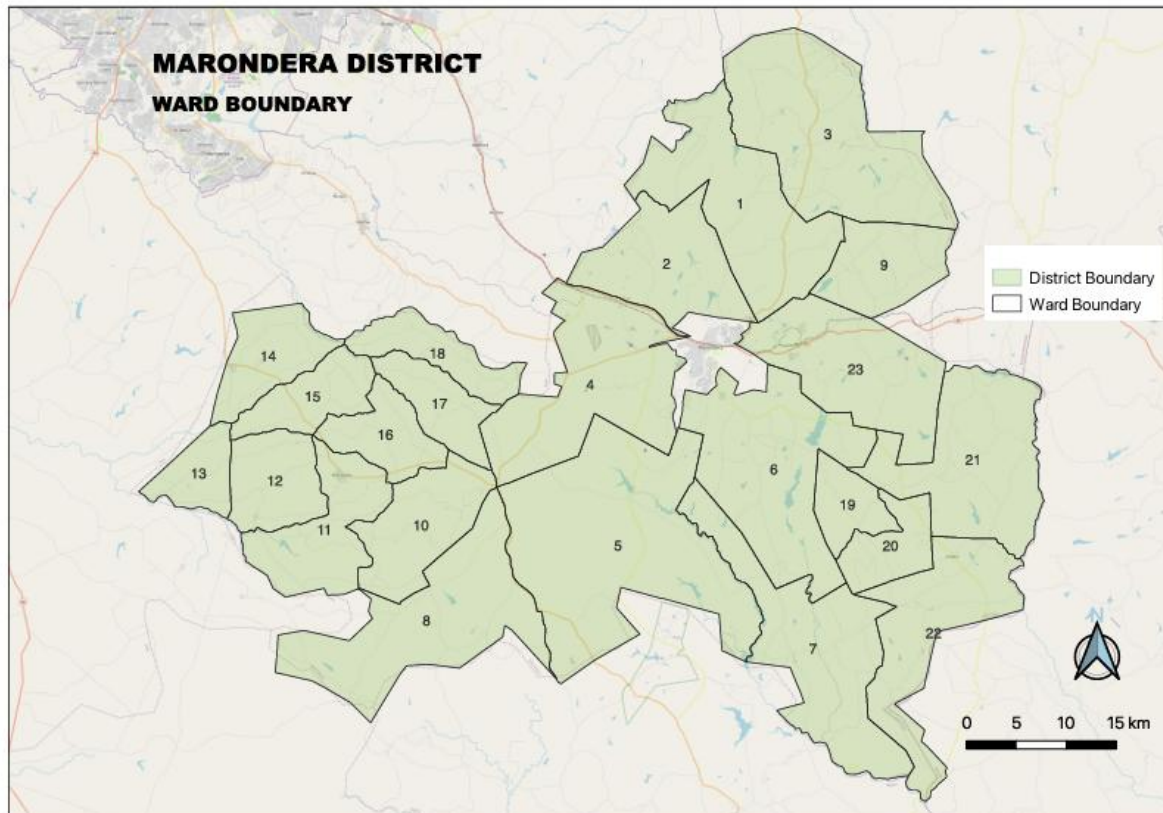
Source: Study findings 2024

Map 1.2: Location of Marondera Rural District in the province



The twenty-three (23) wards which make up Marondera Rural District are new resettlement areas (designated in the period 2000 to 2010) and large commercial farming areas (Wards 1 to 8 and Ward 23), small scale commercial farming areas (Ward 9), communal areas (Wards 10 to 20) and old resettlement areas (Wards 21 and 22). The district is under the traditional jurisdiction of Chiefs Svosve, Nyandoro, Samuriwo, Mudzimurema, Chihota and Nenguwo. Figure 1.1 shows the 23 wards that make up Marondera Rural District.

Figure 1.1: Marondera Rural District wards



Source: Study findings 2024

1.2 BACKGROUND

Marondera Rural District Council incorporates the areas once covered by Rudhaka District Council and Marondera Rural Council

Marondera Rural District borders Murehwa District to the north, Goromonzi District to the north and north-west, Seke District to the west, part of Chikomba District to the south-west, Hwedza District to south and Makoni District in Manicaland province to the east. Marondera Municipality is surrounded by the Rural District as shown in Map 1.2.

1.3 WHY MARONDERA RDC MASTER PLAN?

The Master Plan preparation is in response to **“A call to Action- No compromise to service delivery”** by His Excellency, the President who launched the Local Authorities Blue Print on service delivery. From a spatial planning perspective the need to prepare a master for the district is apparent. There is no master plan that has been prepared. Marondera Rural District Council area is facing number of challenges and these can be attributable to the absence of an operative Master Plan. Current challenges in the district include the apparent urban sprawl of the Municipality area in the rural district area, lack of infrastructural development plan, invasion of land use for agriculture by uses such as

residential, commercial among others. The Master Plan could turn these challenges into opportunities. A Master Plan for Marondera RDC has a critical role in shaping the district's future and providing a development sequence for the next 15-20 years.

There are various Acts and Statutes which provide the legal frame for preparation of master plans of which the RTCP Act, Rural District Councils Act, RGN 248 OF 1977 and SI 175 of 1999 are key.

1.4	RELEVANT ACTS AND STATUTES TO THE IN MASTER PLAN...	4
	• <i>REFER TO THE MASTER PLAN</i>	
1.4.1	The Constitution of Zimbabwe (2013)	4
	• <i>REFER TO THE MASTER PLAN</i>	
1.4.2	The Regional Town and Country Planning Act [Chapter 29:12]...	5
	• <i>REFER TO THE MASTER PLAN</i>	
1.4.3	Rural District Councils Act [Chapter 29:14]	6
	• REFER TO THE MASTER PLAN	
1.4.4	Communal Land Act [Chapter 20:04]	6
	• REFER TO THE MASTER PLAN	
1.4.5	Traditional Leaders Act [Chapter 29:17]	6
	• <i>REFER TO THE MASTER PLAN</i>	

1.4.6 Other acts considered in preparing the Master Plan

1. Mines and Minerals Act (Chapter 21:05)
2. Water Act (Chapter 20:24)
3. ZINWA Act (Chapter 20:25)
4. Environmental Management Act (Chapter 20:27)
5. Parks and Wildlife Act (Chapter 20:14)
6. Museum and Monuments Act of Zimbabwe (Chapter 25:11)
7. Urban Councils Act (Chapter 29:15)
8. Forest Act (Chapter 19:05)
9. Education Act (Chapter 25:04)
10. Public Health Act

1.4.7 Best approach planning practices

1. Smart City Concept
2. Sustainable City Concept
3. Compact City Concept
4. The national human settlement policy
5. National, Micro, Small and Medium Enterprises Policy (2020-2024)

1.5 MARONDERA RDC MASTER PLAN

Why prepare a Master Plan for Marondera RDC?

The Master Plan preparation is in response to **“A call to Action- No compromise to service delivery”** by His Excellency, the President who launched the Local Authorities Blue Print on service delivery which had clear policy measurers and targets aimed at modernization of operations of Local Authorities towards the attainment of Vision 2030. The Blueprint noted the absence of Master Plans as one of a number of areas of concern in Local Authority service delivery undertakings that require urgent redress. On that score, it set the 30th of June 2024 as the deadline by which all Local Authorities **shall** have prepared, approved and operationalized their respective Master Plans.

1.5.1 The need for a Master Plan

Since its establishment in 1994, 30 years to date, no Master Plan has been prepared for Marondera Rural District Council. The absence of a Master Plan clearly shows the need for the Local Authority to prepare a Master Plan for its district to unlock development potential within the district. The existence of an operative Master Plan has numerous positive impacts on the development of its administrative area as well as surrounding districts and the country at large.

In terms of spatial planning and management, Marondera Rural District Council has been guided by disjointed localized spatial planning activities mainly on development controlled centers (growth point, rural service centers and business centers) in the form of layouts across the district. Various government agencies have put in place as policies for the provision of public health, education, agricultural facilities and land resettlement have been guiding development in a fragmented manner.

In light of the foregoing, Marondera Rural District Council area is facing number of challenges and these can be attributable to the absence of an operative Master Plan. Current challenges in the district include the apparent urban sprawl of the Municipality area in the rural district area, lack of infrastructural development plan, invasion of land use for

agriculture by uses such as residential, commercial among others. The Master Plan could turn these challenges into opportunities. A Master Plan for Marondera RDC has a critical role in shaping the district's future and providing a development sequence for the next 15-20 years.

1.6 AIMS OF THE MASTER PLAN

The Master Plan has the following aims:

- 1.6.1 To produce a Master Plan that is compliant with the requirements of the relevant provisions of the RTCP Act, 1996 as read in with the Regional, Town and Country Planning (Master and Local Plans) Regulations, 1977 (RGN 248 of 1977).
- 1.6.2 To produce a Master Plan which will be used as a blueprint for guiding and promoting development within the geographical space covered by Marondera Rural District Council for the next 15- 20 years.
- 1.6.3 To produce a plan that will give comprehensive proposals on what the district has to achieve on all the various economic and social sectors in the district, and how these desired ends can be achieved.

1.7 OBJECTIVES OF THE MASTER PLAN

The objectives of the Master Plan are as follows:

- 1.4.5 To formulate policies of the LA and its general proposals for the Planning area in respect of the co-ordinated and harmonious development or redevelopment and other uses of land, including measures for-
 - a. The regulation of the use of land and construction and use of buildings;
 - b. The conservation and improvement of the physical environment, including the preservation of geographical areas of special historic and cultural merit or historic interest;
 - c. The economic development and promoting social and economic infrastructure development of the planning area;
 - d. The movement of traffic therein including the closure and diversion of roads.
- 1.4.6 To set out the relationship of the proposals referred to in paragraph (b) to the major proposals for land use and traffic in any neighbouring area which may affect the planning area;
- 1.4.7 Indicate the parts of the planning area which are of high agricultural and scenic values (historical importance) and thus where agriculture should be promoted and scenic value should be protected.

1.8 STRUCTURE OF THE MASTER PLAN

The Master Plan is prepared in two parts, Part I- The Report of Study and Part II- the Written Statement in terms of the provisions of the RTCP Act.

1.8.1 Part I: Report of Study

Part I of the Master Plan identifies, examines and analyses issues in the study area. It gives the status quo, an analysis of provision compared to demand (adequacy), highlighting areas that need attention. This part also includes diagrammatic illustrations in the form of maps, graphs, pictures, charts and tables. The main issues covered and analysed in the Report of Study are:

- i. Climate and physical features
- ii. Population and employment
- iii. Land use analysis
- iv. Agriculture
- v. Environment and tourism
- vi. Social services and facilities
- vii. Infrastructure provision and development
- viii. Finance and Administration

1.8.2 Part II: Written Statement

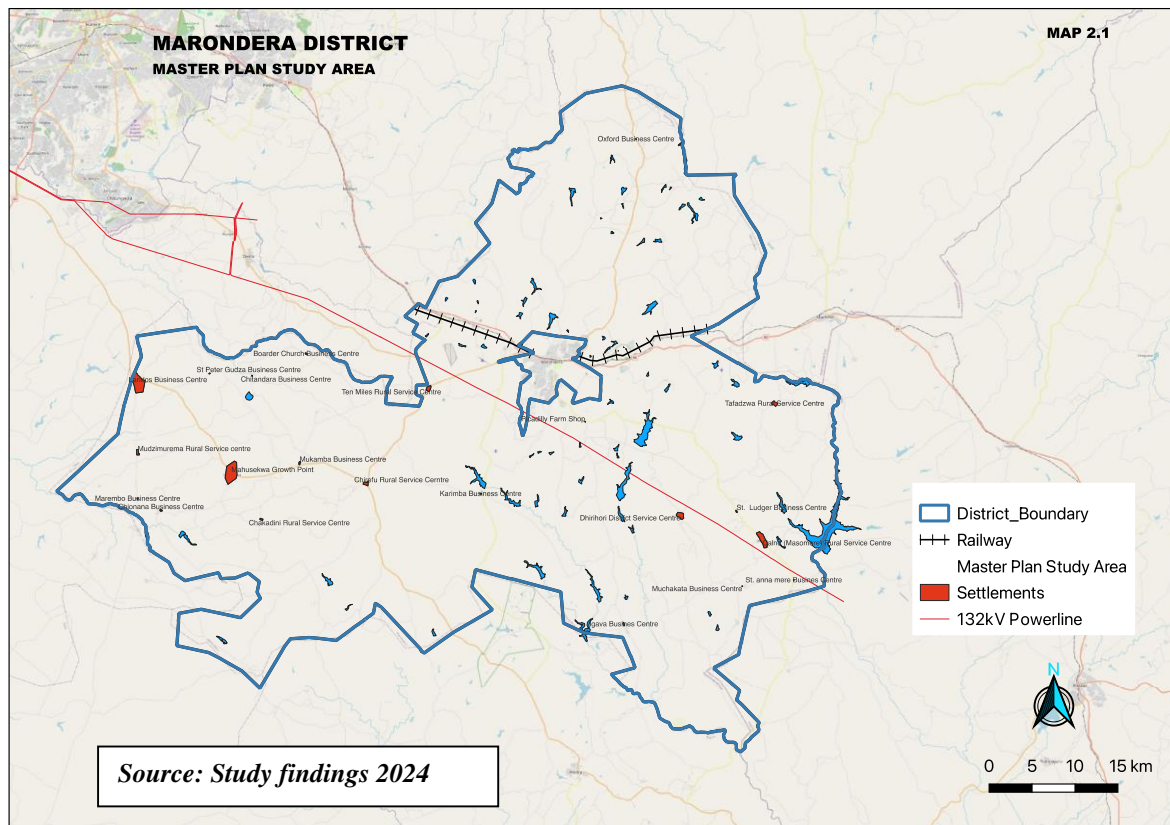
Part II of the Master Plan consists of the Written Statement, which translates the issues identified in the Report of Study into goals and objectives as well as generating alternative development scenarios for Marondera RDC. The summary of issues from the study allows for the identification of problem areas, potential areas for development, and socio-economic growth patterns. It will also come up with policies and planning proposals for the district.

CHAPTER TWO: STUDY APPROACH AND METHODOLOGY

2.2 SCOPE OF THE MASTER PLAN

The study will cover the geographical boundary of the Marondera RDC boundary as declared by the President in 1994 when the district was established. This boundary shall be defined as the Planning boundary, it is also the geographical area under the jurisdiction of the RDC. The study will also look into surrounding or abutting districts that share the geographic boundary with Marondera RDC, this boundary shall be defined as the Study boundary. Map 2.1 shows the planning and the study boundaries covered by the Master Plan

Map 2.1: The planning and the study boundaries



2.3 PURPOSE OF THE STUDY

The purpose of the Study was to fulfil the requirements of the RTCP Act, Section 13 (1) a “Local Planning Authority shall, before preparing any Master Plan or Local Plan, undertake a study of the planning area and, to the extent it considers necessary, of any neighbouring area, examining such matters as it considers may be likely to affect the development or redevelopment of the area or the planning of its development or redevelopment”.

2.3.1 Aim of the Study

Objectives of the Study

1. Analyse the planning issues in the district
2. To formulate strategies and development proposals for the district

2.4 STUDY METHODOLOGY

- Several research instruments and research tools were used to collect data pertaining to the study area.
- These included interviews, focus groups, observations, meetings, rapid appraisals, workshops and several visits to the study area.

The study mainly collected primary data and secondary data. Both qualitative and quantitative methods were employed to collect data in the district.

2.4.1 Primary data collection

- Primary data was gathered to establish first-hand information on a number of thematic areas such as availability of infrastructure facilities.

2.4.2 Secondary data

Secondary data was gathered and obtained from various sources that exist in different departments within the district. Secondary data was readily available in relevant central government ministries and other organisations in the district. The sources of secondary data included strategic plans and reports, existing layout plans, 2022 census report, environmental plans, existing maps, statutory plans, Acts of Parliament, statutory instruments and government policy documents. These documents were studied, and information critical to the Master Plan was extracted and extrapolated.

Some of the key sources of information was extracted from the following documents:

- 2022 Census Provincial Report.
- State of the environment Report for Marondera District 2017
- Marondera Rural District Council Strategic Plan: 2021-2025
- Mashonaland East Province Economic Development Plan: 2021-2015
- Province Tourism Development Strategy.

2.5 DATA ANALYSIS

Data gathered was analysed using different methods which included Statistical Package for Social Studies (SPSS) and Micro-soft Excel.

2.6 SUMMARY OF ISSUES

1. The data gathered from the surveys will be analysed, cleaned and then presented in reports, graphs, pie charts, tables and pictures.

PART I: THE REPORT OF STUDY

CHAPTER THREE: CLIMATE AND PHYSICAL FEATURES

3.0 INTRODUCTION

This chapter looks into issues of the climate, physical features, hydrology, topography, soils, vegetation and drainage within the district. The district covers approximately 3 414.3 square kilometres of land. Land use is predominantly commercial agriculture and resettlement and communal land. The planning area varies in altitude from between 1350 metres and 1650 metres.

3.1 CLIMATIC CONDITIONS

Marondera District has a tropical climate with dry winters and wet summer climate. The average temperature varies in the range of 15^o C and 20^o C. The summer season is from November to March and has temperatures between 22^o C and 26^o C with occasional warm periods or seasons of drought. The cold dry winter season from April to August has maximum temperatures of between 16^o C and 20^o C with occasional night time ground frost. The months September to October period is usually warm to hot with maximum temperatures ranging from 26^o C to 30^o C.

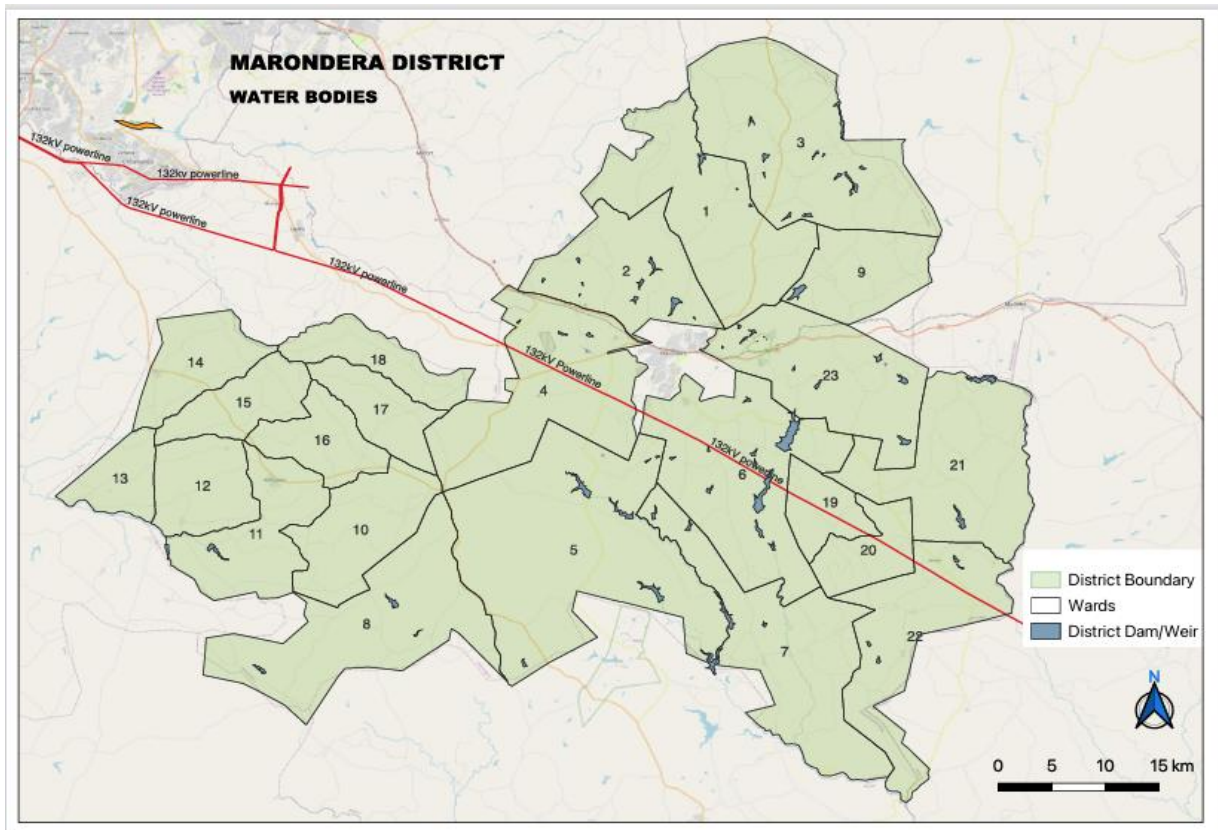
3.2 AVERAGE RAINFALL

The district falls under agro-ecological regions 2a and 2b which receive average rain ranges from 750 mm to 1 050 mm per annum and average annual temperature of 16.7 °C. The average rainfall received in the region is generally low hence supplementary irrigation is a necessity for the district to support farming activities and horticulture. The prevailing headwinds are experienced in most wards/areas in the district while the prevailing tail winds are southerly in most areas.

3.3 HYDROLOGY

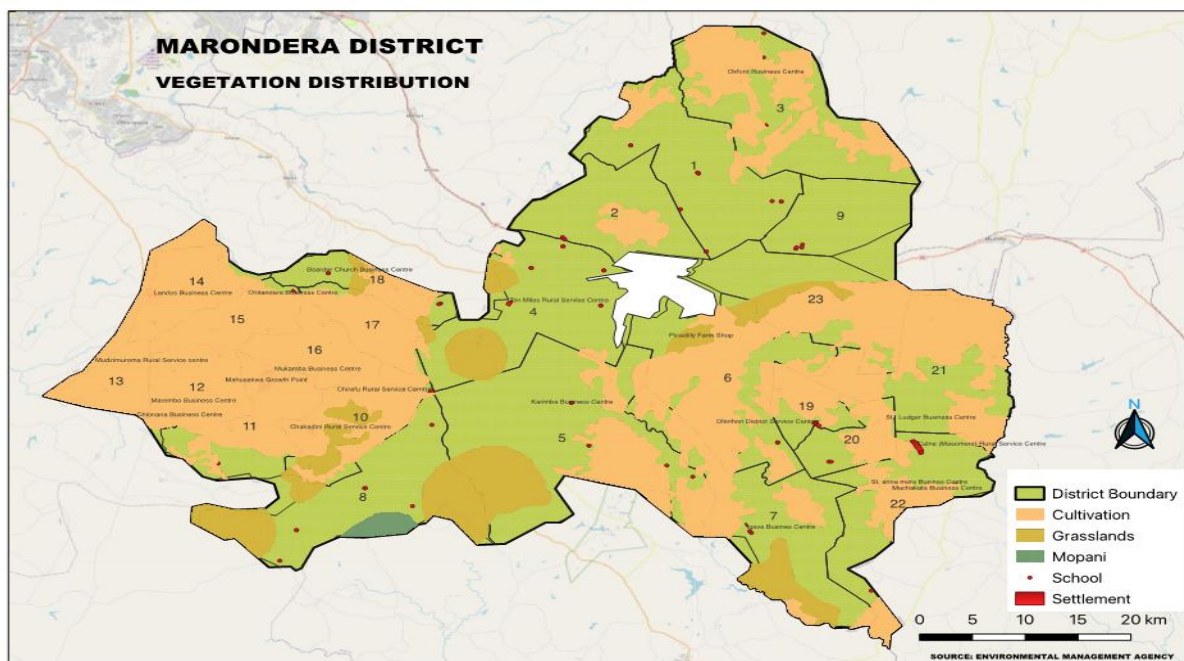
Marondera lies on the watershed of most of the country's rivers that drain into Mazowe, Save, Manyame and Sanyati catchments. Major rivers in the district include the Ruzawi, Nyagui, Wenimbi and Nyakambiri. A number of huge dams have been developed in the district and these include Wenimbi Dam, Rufaro, Nyambuya, Kushinga Phekelela Dams, and Muchekeranwa Dam. The study established that there are numerous weirs in the district. In Nyatsime River there are five (Wazeza, Kanjanda, Shora, Mavhunga and Muzambi) in Mutorahuku there is Chizengeni and Timbe, in Mutondo River there is one, Shayanewako and in Nyamangura River there is also one, Muziringa. Figure 3.1 shows the water bodies in the district.

Figure 3.1: Water bodies in Marondera



Source: Study findings 2024

Figure 3.2: Vegetation distribution in Marondera district



Source: Study findings 2024

3.6 MAIN FINDINGS

1. The average temperature varies in the range of 15^o C and 20^o C. The summer season is from November to March and winter season is from April to August.
2. Maximum temperatures in summer range between 22^oC and 26^oC while in winter they range between 16^oC and 20^oC.
3. The district falls under agro-ecological regions 2a and 2b which receive average rain ranges from 750 to 1 050 mm per annum.
4. Marondera lies on the watershed of most of the country's rivers that drain into Mazowe, Save, Manyame and catchments.
5. The major soil type is sandy loam which is derived from granite sandstone and the dominant vegetation type is Savanna woodland with Msasa tree being the majority tree type.

CHAPTER FOUR: POPULATION AND EMPLOYMENT

4.1 POPULATION SIZE, STRUCTURE AND COMPOSITION

The population size of the province according to the 2022 Census is 1 731 173 of which 48.2% are males and 51.8% are females. The province has an annual growth rate of 2.5% and a total fertility rate of 4.2 with a gross reproduction rate of 2.1%. The majority of the people reported Shona as their mother language/ tongue. Map 4.1 and Figure 4.1 shows the population distribution in the Mashonaland East province.

Map 4.1: Provincial population distribution by District

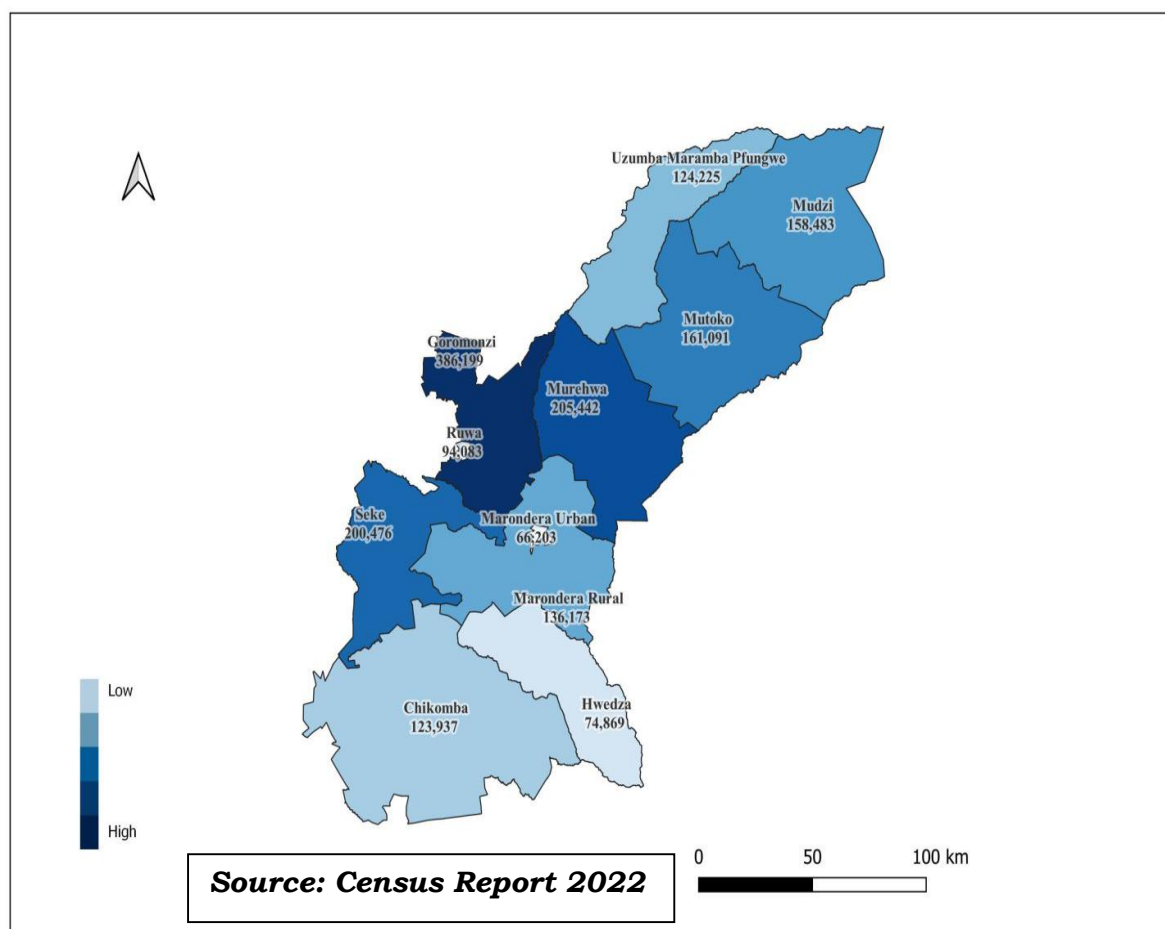
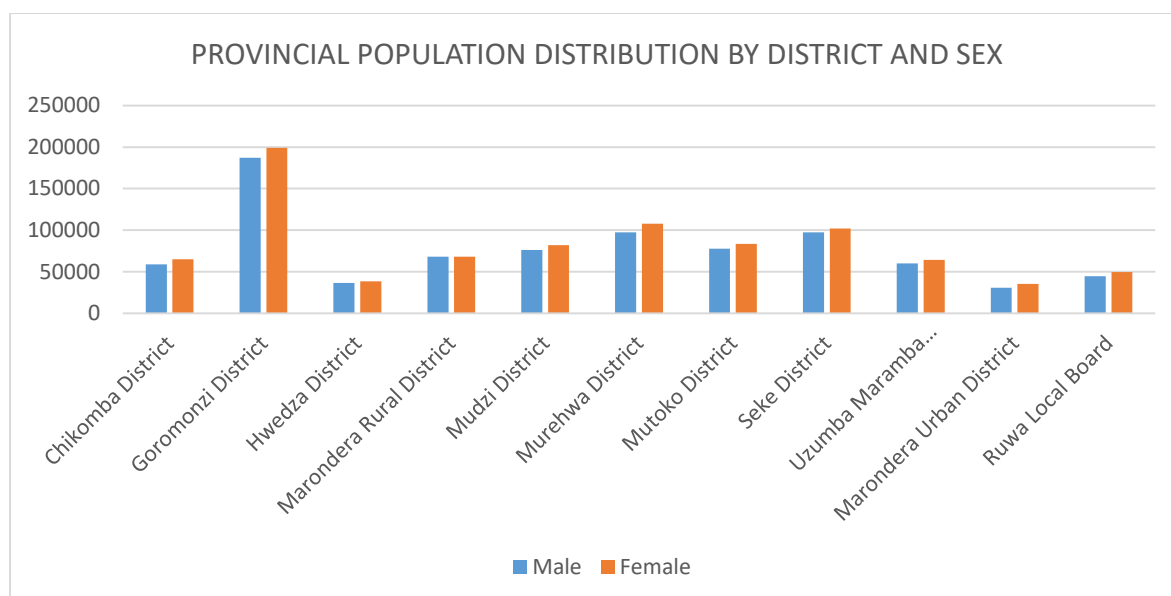


Figure 4.1: Provincial population distribution by District and by sex



Source: Census Report 2022

In terms of population size, Marondera Rural District ranks at the 6th position in the province out of 11 districts. According to the 2022 Census statics, the district recorded a total of 852 registered deaths and a total of 431 deaths not registered.

4.2.1 Marondera District Population

In comparison to the provincial statistics, Marondera Rural District has a population size of 136 173. Of this population, 68 169 (50.06%) are males and 68 004 (49.94%) are females showing there are slightly more males as compared to females in the District. The sex ratio is currently at 100 males per 100 females. Table 4.1, Figure 4.2 and Figure 4.3 shows the population distribution of the district by sex and by ward.

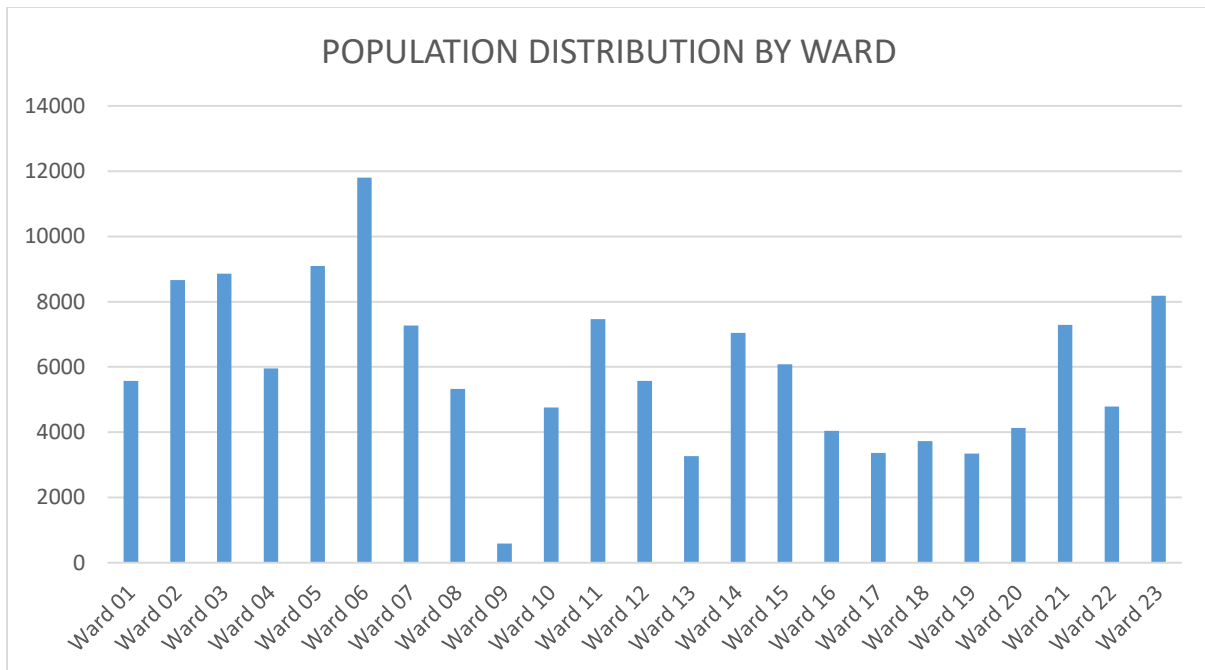
Table 4.1: Population distribution by sex and by ward

Ward	Male	Females	Total
Ward 01	2 880	2 688	5 568
Ward 02	4 232	4 433	8 665
Ward 03	4 664	4 192	8 856
Ward 04	3 262	2 689	5 951
Ward 05	4 903	4 192	9 095
Ward 06	5 953	5 848	11 801
Ward 07	3 760	3 512	7 272
Ward 08	2 695	2 635	5 330
Ward 09	2 391	2 697	5 088

Ward 10	2 272	2 272	4 757
Ward 11	3 536	3 928	7 464
Ward 12	2 649	2 928	5 577
Ward 13	1 505	1 764	3 269
Ward 14	3 378	3 664	7 042
Ward 15	3 009	3 073	6 082
Ward 16	1 910	2 131	4 041
Ward 17	1 616	1 745	3 361
Ward 18	1 843	1 880	3 723
Ward 19	1 555	1 786	3 341
Ward 20	1 987	2 147	4 134
Ward 21	3 676	3 609	7 285
Ward 22	2 414	2 377	4 791
Ward 23	4 200	3 980	8 180
Totals	68,180	67,993	136 173

Source: Census Report 2022

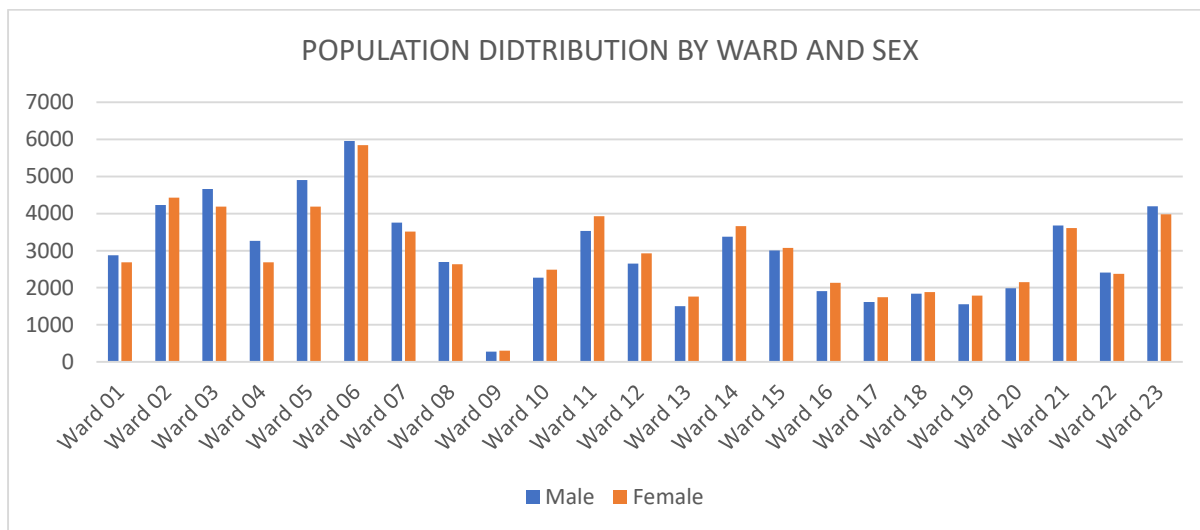
Figure 4.2: Population distribution by ward



Source: Census Report 2022

Figures from table 4.1 and Figure 4.2 show that ward 6 has the highest population of 11 801, followed by wards 5, 3 and 2. The least populated wards are 13, 19 and 18 respectively.

Figure 4.3: Population distribution by ward and sex



Source: Census Report 2022

From the total population of 136 173, 68 169 are males and 68 004 are females. This gives a ratio of 100 males to 100 females in the district and the case is almost similar in all the wards.

4.3 POPULATION DENSITY

The Mashonaland province/ Marondera Rural District has a land area of 32 230 square kilometres, resulting in a population density of 54 persons per kilometre. The majority of the people (41.3%) live in communal areas followed by A1 Resettlement 20.4%, followed by Large Scale Commercial Farms (13.9%) followed by other urban areas and A2 resettlement areas.

Urban nodes like Mahusekwa growth point, Landos RSC, Dhirihoi RSC can be described as areas of population concentration as they accommodate a larger percentage of the population in the district.

Table 4.2 and Map 4.2 show the population distribution density in the Rural District.

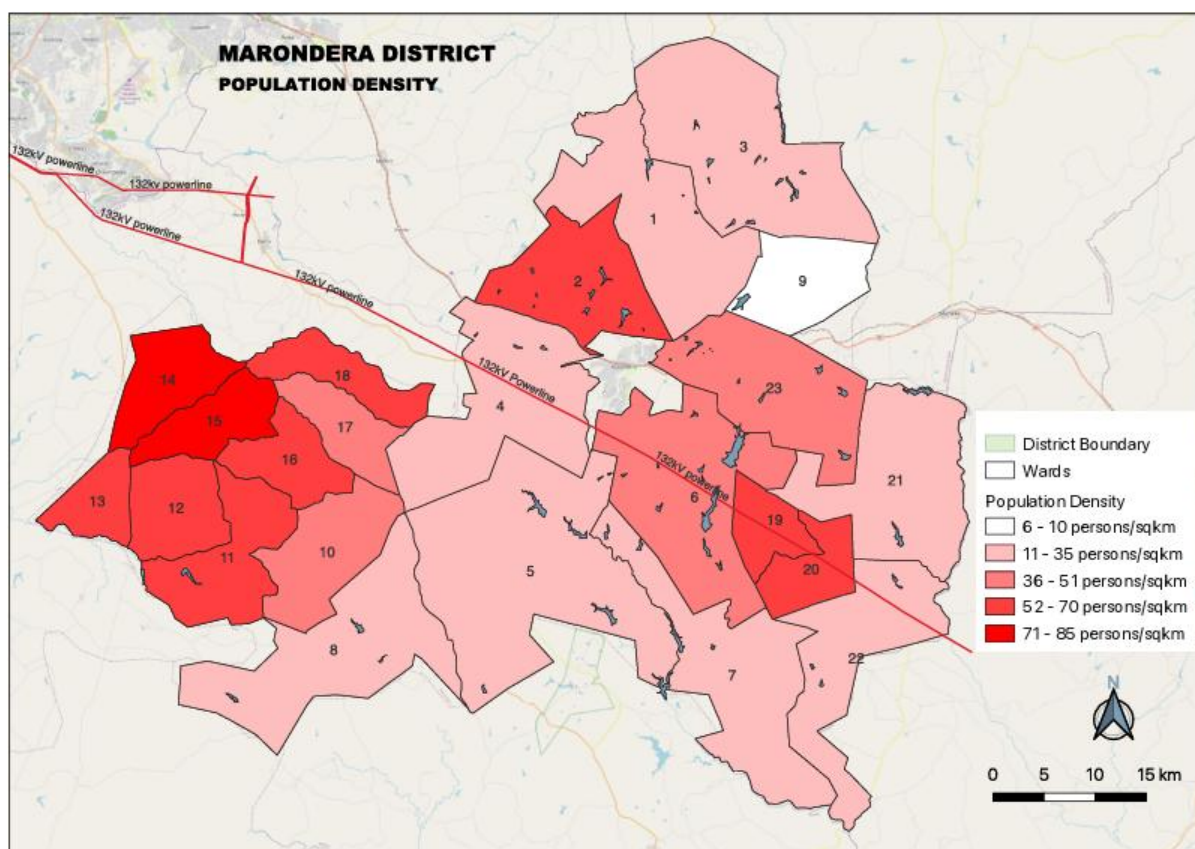
Table 4.2: Population density by ward

Population density	Wards
11-35 persons/ sqkm	1,3,4,5,7,8,21,22
36-51 persons/ sqkm	6,10,17,23,
52-70 persons/ sqkm	2,11,12,13,16,18,19,20
71-85 persons / sqkm	14,15

Source: Study Findings 2024

From table 4.2, wards 15 and 15 are the most densely populated wards with a density of 71-85 people per square metre while wards 1,3,4,5,7,8,21 and 22 are the least densely populated with 11-35 persons per square kilometre.

Map 4.2: Marondera District population density



Source: Study Findings 2024

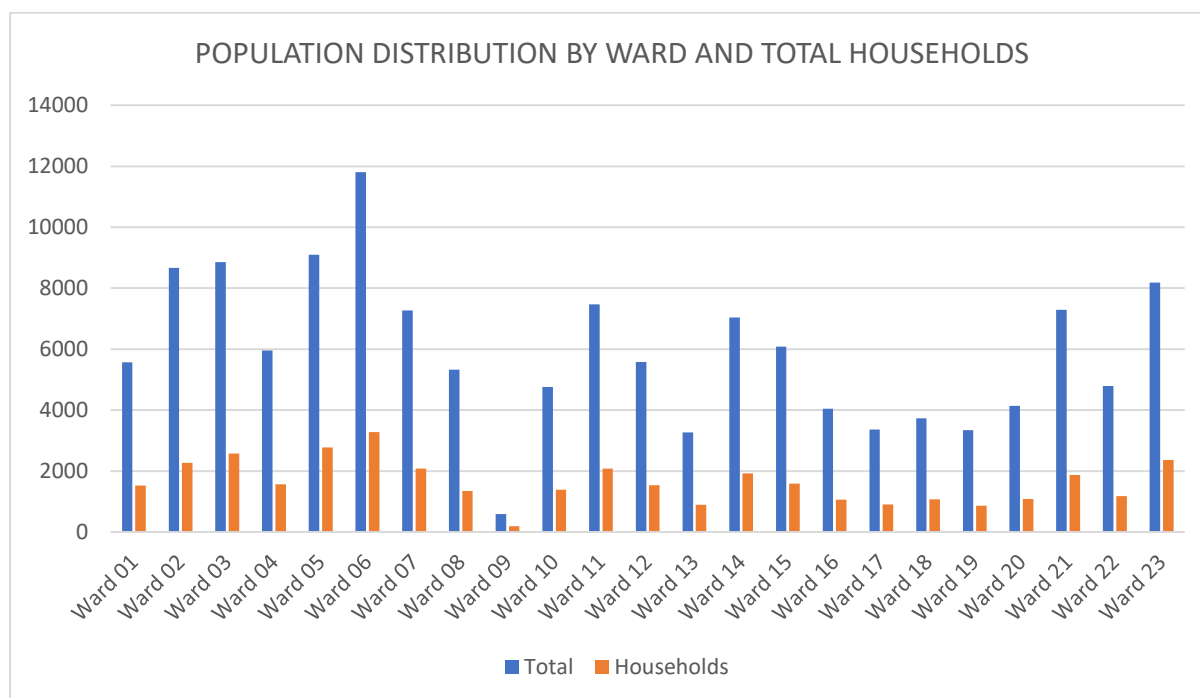
4.3 HOUSEHOLD SIZE AND TYPES

At the time of the Census, Marondera district had a total of 37 361 households with a household size of 3.6 while the provincial average household was 3.8 and a total of 452 666 households. In comparison with the national average household size of 4 persons per household. The majority of the households in

the province are adult-headed households both in the province and in the district and the popular also being male-headed households.

Figure 4.4 shows the population distribution of each ward and the total number of households in each ward.

Figure 4.4: Ward population and total households



Source: Census Report 2022

The figures from Figure 4.4 show that the wards with the highest population figures also have the highest number of households.

4.4 MIGRATION PATTERNS

This section focuses on the movement of people across administrative boundaries within the country. Like all the other districts in the province, Marondera also faces migration, the movement of persons within the district, across the mash east province, across other provinces and across other countries. Within the Marondera Rural district, 88.7% of the people moved within the district, 3.9% moved to other districts across the province, 7.2% moved to other provinces and 0.2% moved to other countries.

The migration from the district increased with age for both males and females, peaking at 20 to 24 years age group and declining thereafter. The highest proportion of emigrants had completed lower secondary level of education and followed by those who had completed upper secondary level education prior to their departure. The district has more male emigrants as compared to females. Employment, followed by education/ training and family were the top three reasons for migration for both males and females. The migration

patterns in the district points to the need for employment creation in the district as the district is losing the youthful population to other countries in search of better opportunities.

4.5 EDUCATION LEVELS

Information on education characteristics is presented for persons aged 3 and above, however the information presented in this study focused on persons aged 4 years and above. This is in line with the amendment to the Education Act (chapter 25:04) which states that children enrol for Early Childhood Development at the age of 4. Of the persons aged 4 and above in the district, 95% of the population have attended school while 5% had never attended school. The top four reasons for never attending school despite being in the school attendance age are financial constraints, persons considered still too young, education not considered valuable and lastly school too far away from the place of residence.

It is also important to state the literacy levels of people in the District. (The population aged 15 and above and who had completed at least grade three of primary education are regarded as literate). The district's literacy rate stands at 95.7% and is slightly higher than the provincial's literacy rate which stands at 94.5%.

4.6 EMPLOYMENT PATTERNS

Marondera Rural district has a working age population of 82 206, 40 795 being male and 41 411 being females. The district constitutes 9.9% of employed persons in the Mashonaland East Province. Of this 9.9%, males constitute more as compared to females. The Employment to Population Ratio (EPR) in the district stands at 34.5%. The unemployment rate in the district is 11.6%, a little lower than the provincial which is 16.2%. Persons aged 19 and above in the working range but are not working are considered unemployed. There are more unemployed female than male persons in the District.

Agriculture, forestry and fishing industry employs the majority of the people in the district, followed by retail trade: sale and repair of motor vehicles and motor cycles, followed by manufacturing and construction industries. Other significant industries that employ people in the district are education, mining and quarrying, administrative and support services activities. In the less significant industry is wholesale trade, arts and entertainments, transport and storage, financial, real estate and insurance activities among others.

4.6.1 Unemployment for youths

The provincial unemployment rate currently stands at 24.7% (using the United Nations definition of youth, 15-24 years) while the district's unemployment level is lower at 16.7%. Of this percentage, there are more females who are unemployed as compared to males. Using the African Union definition of youth (15-34years) the unemployment rate for the youth is 19.7% at provincial level while the district level is lower, standing at 13.7%. From the foregoing statistics, 10.9% are males and 18.5% are females.

The number of unemployed youths in the district points to the need for robust policies for youth empowerment through activities to keep them busy through sport, agriculture employment and other economic activities.

4.6.2 Economically inactive population

Females (58.9%) dominate the economically inactive population in the district, these statistics are the same at provincial level. Reasons for economic inactive include household responsibilities among females while for males are studying or training and farming for household consumption.

These demographic figures point to the fact that empowerment of the girl child is critical for the development of Marondera district and the country at large.

4.6.3 Access to ICT and internet access

Households without access to internet at home are higher (59.1%) are higher as compared to household with access to internet (40.9%). The major sources of ICT in the district are radios, televisions, cell phones, and computers. The majority of households' ICT source is the cell phone, followed by the radio, television and a few with computers. Only 41% of the families in the district have access to the internet whilst 59% of families have no internet access. These figures point to the need for more investment in ICT infrastructure to improve connectivity and accessibility for easy communication and convenience.

4.7 DISABILITY PREVALENCE

The disability ("a lot of difficulty" and/ or "cannot do at all") prevalence in the district constitutes 1.6% to the provincial level which is at 1.6%. Females constituted the majority of persons with disability both at provincial and at district level. The district disability prevalence level rate in children aged 5-17 is 0.5%. It is also important to note that there are 39 males and 43 females with Albinism in the district. The prevalence of disability in the district points to the need for inclusivity in all human activities be they social or economic

so that people living with disabilities are not left out in the development of the district.

4.8 HOUSING CHARACTERISTICS AND LIVING CONDITIONS

The housing characteristics and living conditions focused on tenure status, types of dwelling units and sources of energy by households for heating, cooking and lighting in the study area.

4.8.1 Tenure status

In terms of tenure status, the majority of the households are occupied by owners though there may be need to ascertain if there is a considerable number of people with freehold tenure as compared to those without.

4.8.2 Characteristics of dwelling units

The types of dwelling units found in the district are classified as traditional, mixed, detached, semi-detached, and shack. Of these dwelling unit types, the detached dwelling units are the majority followed by semi-detached units. The predominant material for walls observed in the province are finished walls, that is, walls made of burnt bricks, cement blocks or shingles. There also is another other types of natural walls visible in the area, thus walls of mud, pole and dagga, unburnt bricks, stone with mud, no walls. The third type of walls is rudimentary walls (plywood, reused wood, cardboard/carton, cane trunks) which constitutes the least.

The majority of the dwelling units in the district have finished roofs, that is metal, tiles, asbestos, cement or shingles while the minority of the units have natural roofs that is thatch, wood or nor roof. A huge percentage of the dwelling units have finished floors parquet, vinyl, tiles, cement/concrete, wood/planks and carpet. The smaller percentage of the dwelling units have natural floors that it earth and dung.

There is need to encourage people to prepare building plans that are approved and inspected by the LA and have their houses built with durable materials to mitigate against climate change induced disasters such as flooding.

4.8.3 Household energy source

Information on household energy regards to main source of electricity, main source for lighting, and main source for cooking. The majority (41.4%) of the households in the district do not have access to electricity, 35.2% are on off grid electricity and only 23.4% are on grid

electricity. Most households in the district use clean fuels for lighting. The main source of energy for cooking is firewood, while a few households use clean energy such as electricity, LP gas and alcohol/ethanol. More and more people are investing in solar energy which though expensive to install is renewable and cost effective in the long run.

4.9 WATER, SANITATION AND HYGIENE

This section analysed the sources of water for drinking and general use such as washing, gardening and other domestic use as well as the time spend to access the water. It also looks into issues of sanitation that is the type of toilet facility and methods of solid waste disposal in the district.

4.9.1 Sources of water

Sources of water for drinking and general use in the district can generally be categorized into four main sources, that is, piped water, protected dug wells/ springs, boreholes and non-improved sources such as unprotected wells/springs, rivers, dams and rain water. The majority of the households rely on protected wells or springs for drinking and general use water. Most families (79.2%) collect water for drinking on their premises, 9.9% take up to 30 minutes to collect water for drinking and general use, 4.8% take up to 60 minutes and 6.1% take over an hour.

4.9.2 Sanitation and hygiene

The types of toilet facilities used in the district are pit latrines with slabs, flush system, ventilated improved pit latrine, pit latrine without slab/open, composting toilet, bucket toilet and no facility/bush/field. Data collected shows that most families have access to a type of toilet system, the most used facility being a pit latrine with slab, followed by improved ventilated pit latrine, flush to septic. Solid waste disposal in the majority of households is mainly disposed through burning, informal disposal, composting and marginally formal disposal.

4.10 SUMMARY OF ISSUES

1. Marondera Rural District has a population size of 136 173. Of this population, 68 169 (50.06%) are males and 68 004 (49.94%) are females.
2. Wards 6, 5, 3 and 2 have the highest population in the district and the least populated wards are wards 13, 19 and 18 respectively.
3. Marondera district has a total of 37 361 households with a household size of 3.6.
4. The migration patterns in the district points to the need for employment creation in the district as the district is losing the youthful population to other countries in search of better opportunities.
5. The district's literacy rate stands at 95.7% and is slightly higher than the provincial's literacy rate which stands at 94.5%.
6. Agriculture, forestry and fishing industry employs the majority of the people in the district, followed by retail trade: sale and repair of motor vehicles and motor cycles, followed by manufacturing and construction industries.
7. Retailing is another booming activity in Marondera town and growth points dotted around the district.
8. Agriculture is a major source of income for the district, employing many residents and contributing to the local economy.
9. The district's unemployment level is at 16.7% and of this percentage, 13.4% are males and 23.2% are females. Females dominate the economically inactive population in the district.
10. Households without access to internet at home are much higher as compared to household with access to internet in the district.
11. The district disability prevalence level rate in children aged 5-17 is 0.5%. There are 39 males and 43 females with Albinism in the district.
12. The majority of the households are occupied by owners though there may be need to ascertain if there is a considerable number of people with freehold tenure as compared to those without.
13. Most households in the district use clean fuels for lighting and the main source of energy for cooking is firewood, while a few household use clean energy such as electricity, LP gas and alcohol/ethanol.

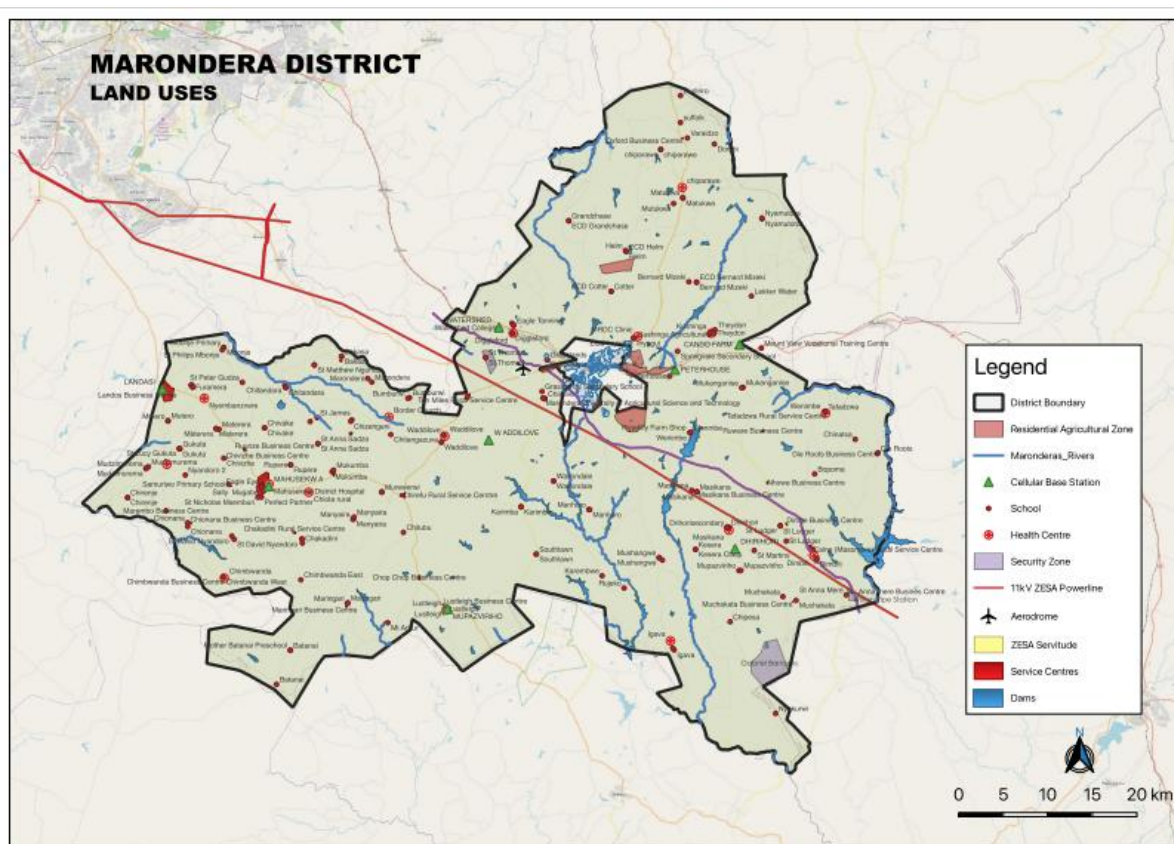
14. The majority of the households rely on protected wells or springs for drinking and general use water which is mainly collected on their premises.
15. Most families in the district have access to a type of toilet system, the most used facility being a pit latrine with slab, followed by improved ventilated pit latrine, flush to septic.
16. Solid waste disposal in the majority of households is mainly disposed through burning, informal disposal, compositing and marginally formal disposal.

CHAPTER FIVE: LAND USE ANALYSIS

5.0 INTRODUCTION

The district covers approximately 3 472.3 square kilometres of land and has a mix of land uses distribution within the area. The land uses in the district are both natural and built up uses which include agriculture as the dominant use of land, human settlements with ancillary social services such as schools, hospitals and clinics, mining and commercial uses. The land use maps 5.1 shows the various land uses and how they are distributed across the district.

Map 5.1: Land use cover for Marondera Rural District



Source: Study findings 2024

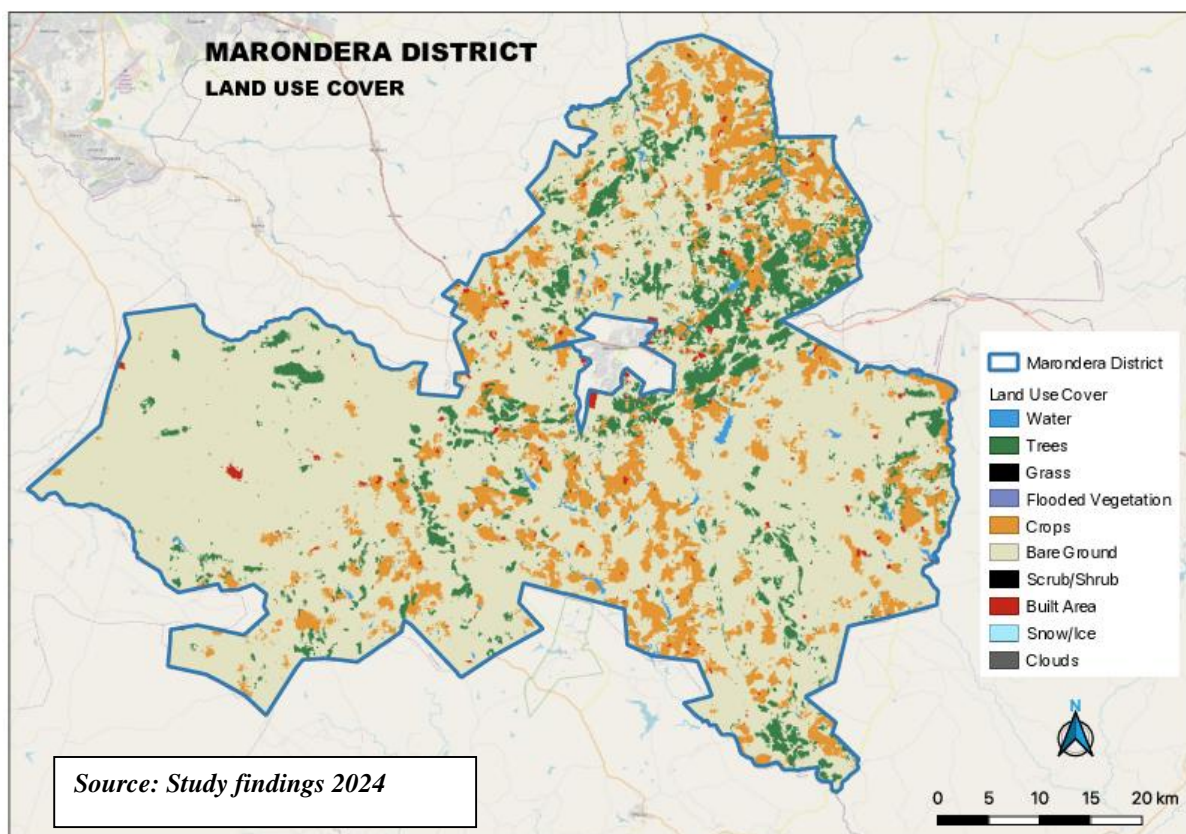
5.1 AGRICULTURE

Marondera rural district area falls within one of Zimbabwe's agriculturally productive zones where a variety of agricultural activities are viably done. Agriculture is the predominant land use in the district taking place in communal, Large Scale Commercial Farming Areas (LSCFA), Small Scale Commercial Farming Areas (SCCFA) and resettlement areas. This scenario is attributed to the fact that farming is the major economic activity in the district. Farmers practice agronomy and horticulture and they also practice

cattle and small livestock rearing. Farming in the district takes up over 86% of district's land area.

It was necessary to find out the scope of agricultural activities in the district in terms of farming activities by ward, the output and potentials for improvement as well as issues that can be looked at as mitigation for the challenges faced in the sector. The study examined agricultural activities so as to come up with proposals which promote development of agriculture in a sustainable manner. The data collected was on current activities and performance in terms of herd size and off take (output) for livestock and size of land under cropping and production levels for crops and the future outlook for at least 15 years looking into the future. This was done at ward level by sector. Map 5.2 shows the land cover taken by crops or used for agricultural purposes.

Map 5.2: Agriculture/ Crop cover



5.1.1 Natural Farming Region for Marondera Rural District

Marondera District has only two Natural Farming Regions, region II a (2a) and region II b (2b). Wards in natural region 2a are wards 1, 3, 4, 5, 6, 7, 8, 10, 18, 19, 21 and 23 while wards 2, 9, 11, 12, 13, 14, 15, 16, 17, 20, and 22 are in natural region 2b.

Table 5.1: Average rainfall and farming regions by ward

Ward	Size of ward (km²)	Average rainfall (mm)	Natural farming region
1	215.05	750	2a
2	149.92	750	2b
3	272.87	750	2a
4	223.63	750	2a
5	382.44	750	2a
6	242.28	565.5	2a
7	216.64	405	2a
8	231.64	405	2a
9	101.93	405	2b
10	114.95	586	2a
11	118.50	450	2b
12	84.64	405	2b
13	50.65	405	2b
14	82.53	410	2b
15	71.21	415	2b
16	69.69	415	2b
17	65.99	408	2b
18	67.32	413	2a
19	50.02	429	2a
20	58.91	586	2b
21	206.84	600	2a
22	167.87	590	2b
23	176.30	750	2a

Source: Study findings 2024

1.1.2 Farming activities

The district's farming activities are mainly livestock production (beef cattle, dairy, goats, sheep and poultry), farming crops (wheat, maize, soya beans, ground nuts, tobacco and sorghum) and horticulture products (roses, macadamia nuts, blueberries and vegetables). Vegetables are mainly in the form of leafy vegetables and tomatoes.

1.1.2.1 Livestock production

i. Beef cattle

The herd size in the district stands at 69 280 beef cattle, majority of which is in the communal areas, with LSCFA, A2 and A1 sectors almost equally sharing 90 % of the remainder, and lowest in the SSCFA.

ii. Dairy

The dairy herd is not big and stands at 2 615. This enterprise is found mainly in the LSCFA and A2 farming sectors. And a few head in the CA sector (most probably hard Mashona type).

iii. Goats

Goats are mostly found in the communal sector whose herd size stands at just above 22 200, with the rest of the sectors almost equally contributing the remainder, being slightly higher in the A and A1 sectors.

iv. Sheep

There is not much sheep production with the total district herd standing at only 2 929 head, and found mainly in the LSCFA, A2 and A1 sectors.

v. Poultry

There is significant poultry farming with the district total herd standing at 340 784. A2 and CA sectors stand highest with slightly above 100 000 head. The CA herd is mainly free range road runner type of chicken production. The A1 sector has around 60 000head, LSCFA at around 35 000 head and lowest in the ORA sector with about 8 000 head.

Table 5.2 gives the type of livestock production in the district, the totals herds, total sales over a year and the potential sales of livestock over a year for the district.

Table 5.2: District's total livestock production, actual and potential sales

Livestock	Total herds	Sales (over 1yr)	Potential output
Beef cattle	69 268	4 718	21 943
Dairy cattle	2 615	142	220
Goats	42 053	1 943	2 279
Sheep	2 929	146	649
Poultry	34 078	18 920	65 613
Totals	150 994	25 869	90 704

Source: Study findings 2024

Livestock output is low if the figures are anything to go by and the disparity could be because of the difficulty in recording all livestock transaction, as the marketing process involves a lot of stakeholders. Cattle ranching for beef production is serious business in a number of A2 farms especially in wards 1 to 4 and 23.

5.1.2.2 Farming crops

The major crops produced are maize, at a total area of 18 500 hectares, wheat at 3 283Ha, soya beans at 320Ha and groundnuts at 350+ hectares. These figure appear to be lower than expected and there may be reasons for low production levels. Tobacco production has a significant area under the crop. The district total stands around 5 800 hectares. The main sectors producing the crop are A2, LSCFA and A1 in that order in terms of area under the crop. There is not much sorghum production with the district total area at around 39 hectares.

Table 5.3 gives a summary of figures for the types of farming crops in the district, the total area covered by each crop in hectares. The table also gives the total figures for farming crops delivered to the GMB in tonnage as well as the potential tonnage for each crop that could be produced by the district.

Table 5.3: District's farming crops, hectares and tonnage

Farming crop	Total area (Ha)	Total tonnage (delivered to GMB)	Potential tonnage output
Wheat	3 238	242	5 848
Maize	18 476	549	7 765
Soya beans	320	0	0
Ground nuts	354.5	25	0
Tobacco	5 807.1	920	8 341
Sorghum	39.5	68	0
Totals	28 235.1	1 804	21 954

Source: Study findings 2024

Crops output is low if the figures are anything to go by. The disparity could be because of the difficulty in recording all marketing transaction, as the marketing process involves a lot of stakeholders.

5.1.2.3 Horticulture produce

Roses stand at 140 hectares in the LSCFA. There are 185 hectares of Macadamia nuts in the A2 sector. Blueberries stand at 253 hectares in the A1 sector. Leaf vegetables and tomatoes, are found mainly in communal areas of Chihota, and A1 resettlement areas. The wetlands areas of wards 10 to 18 are all under horticultural activities.

Table 5.4: District's horticulture produce, area covered, total and potential output

Horticulture produce	Total area (Ha)	Total (delivered to GMB)	Potential output
Roses	140	-	-
Macadamia nuts	185	-	-
Blueberries	253	-	-
Vegetables	233	-	-
Totals	811	3 763	4 075

Source: Study findings 2024

The figures for horticulture, and tobacco show what could be a correct reflection of the situation on the ground. Deliveries to GMB appear to be low though and this could be attributed to payment delays by the parastatal.

5.1.3 Summary of farming activities in the district

The total livestock herd of 150 943 includes cattle for beef and dairy, goats and sheep, while the total hectare for crops of 28 235 Ha is made up of wheat, maize, soya beans, ground nuts, tobacco and sorghum. The total hectares for horticulture produce which comprise if roses, macadamia nuts, blue berries and vegetables is 1 075 Ha.

Table 5.5: Summary of farming activities in the district

Livestock (herd)	Crops (Ha)	Horticulture (Ha)
150 943	28 235.1	1 075

Source: Study findings 2024

5.1.4 Limitations to agricultural productivity

A number of issues were reported in various districts that are limiting agricultural productivity in the district. These are;

5.1.4.1 Availability of water irrigation infrastructure

Major limitations in almost all the wards are availability of water and lack of markets. On farms with irrigation, the infrastructure requires rehabilitation, or replacement and sinking boreholes to exploit groundwater resources.

5.1.4.2 Availability of storage facilities

Agricultural produce either as fresh or in other forms requires purpose made storage facilities. More than 85% of the district's farmers require storage facilities for their produce. Clearly provision of storage facilities has to be strategically linked to marketing of the produce. Only LSCFA and a few A2 farmers have storage facilities while majority do not have. This is true throughout the district. Most communal farmers and those in A1 resettlements have traditional (indigenous) granaries, and a few have improved structures.

5.1.4.3 Land Tenure issues

Issues of land tenure have a bearing on productivity. Farmers are failing to get access to credit facilities because they do not have collateral. More serious investment in farming is possible where

farmers have more confidence on tenure issues and issuance of 99 year leases could be part of the solution. On the other hand, Large Scale (Large Scale Commercial Farming Area) and A2 farmers have offer letters, while some are into joint venture agreements with investors. Sadly, banks are currently not accepting these as collateral when the farmers apply for loans.

A1, SSCFA (Small Scale Commercial Farming Area) and ORA (Old Resettlement Area) farmers have no proper documentation acceptable at banks as collateral for loan applications. Similarly, farmers in communal lands have no tenure documents and cannot sign contracts with financial institutions for loans.

5.1.4.4 Other issues affecting agricultural productivity

- i. Climate change effects- this feature is the main threat to agricultural productivity.
- ii. Power cuts are reducing the potential yields that a farmer could get after a production season.
- iii. Sporadic land disputes among farmers are sometimes a hindrance to production with more time spent at courts of law and Lands offices seeking arbitration.
- iv. Poor soils, very few farmers are sending soil samples for a complete soil analysis test and they usually end up applying less, or more nutrients to the soil without checking on soil pH.
- v. Pests & diseases have played a significant role in reducing production because the appropriate chemicals are either banned or the acceptable and recommended ones are not available in local outlets and have to be sourced from outside the country.
- vi. Farmers cited high input costs which have drastically reduced the potential output of farming operations and resultantly reducing the productivity.
- vii. Viable markets availability is also a real challenge. Local markets are characterised by low returns and many a time, farmers make losses. Export markets are difficult to access and have stringent measures to curb the presence of crop chemicals in residuals in foodstuffs.
- viii. Late payment by the Grain Marketing Board (GMB) for grain delivered making it difficult for farmers to go back to the land or service loans and pay for other pertinent costs (ZINWA and ZESA bills).
- ix. Farmers also have a challenge that when they deliver to GMB where they incur heavy exchange rate losses.

5.2 HUMAN SETTLEMENTS

The structure and performance of a centre are critical in the study of settlements in Zimbabwe. The subsequent outline is an attempt to capture the characteristics of the low to medium settlements found in rural Marondera and Zimbabwe at large. The national settlement hierarchy starts from the business centre as the lowest level followed by the rural service centre and district service centre as the largest.

5.2.1 Business Centres

Business centres are the lowest level in the hierarchy of settlements comprising basically of some very few shops, four to five on average. It is normally the very local entrepreneurs who own these shops. They offer the daily convenience goods like sugar, milk, tea, and bread. Business centres are found, in terms of situation, by the roadside. They offer recess service to bus travelers. Within this category we have the following business centres within Marondera District; Ten Miles, Madamombe, Border Church, Chiwanzamarara, Dhirihori, Chakadini, Tafadzwa, Dimbe, Igava, Zhanje, Ruunze, Sadza, Lustleigh, Ruware, Masikana, Oxford, Chitandara, Manyonga, Marondera, Majongwe, Mere, Muchakata, Chimbwanda, St Peters, Gondo, Manyaira, Chivizhe, Mhizha, St James, Kupara, Gukuta, Samuriwo, Mukumba, Nhowe, Die Roots, Chirenje, Mupazviriwo, Marembo and Maringari Business centres. Next and higher than business centres are the rural service centres.

5.2.2 Rural Service Centres (RSC)

Rural Service Centres (RSC) were designed to integrate the functions of the lower order settlements (consolidated planned village and business centres). As a rule of thumb, each service centre thrives on a threshold support of 10 000 people "...none of whom may travel more than 20km to the nearest service centre" (GoZ, 1991:3). The rural service centre operates as the headquarters of the WADCO, in most cases. It is the focal point for localized facilities such as secondary school, primary health care, ward development centres, local markets, village units, etc.

RSC are also centres of rural infrastructure development for instance, roads, water supplies, and telephones, to name these three. They are concentrated at the RSC but linked to the surrounding hinterland. RSC, in addition, is the collection and distribution point of agricultural commodities and inputs. Nevertheless, the existence of a rural service centres is "...unlikely to have any significant impact on areas outside their immediate hinterlands" (ibid.). Of late, RSC have become attractive for housing development. Their importance, however, should not be understated given how they bring relief to the local populations in terms of the distance coverage they have to undertake in order to get services. Within this category we have the following centres within

Marondera District, Landos, Chirefu, Ten Miles, Calne and Mudzimurema Rural Service Centres. The next higher-level institution is the district service centre in the hierarchy.

5.2.3 District Service Centres (DSC)/Growth point

District Service Centres (DSC)/Growth Point offer similar but higher level services compared to those provided for by RSC. They function as district administrative capitals, coordinating and integrating the services available at the lower order centres in the district. Additional services and infrastructure are available in proportion to the requirements of the whole district: – district hospital, administration offices, police station, and information centres.

To curb rural-urban migration district service centres harbor some small-scale industries, in addition to agro-processing industrial units. The centres are meant for the expansion of the economic base of the district. Within this category we have the following centres within Marondera District, Mahusekwa Growth Point and Dhirihori DSC.

The settlement pattern in the district can be divided into rural and urban although it is essential a peri-urban area which will mean that its character will be closely related to its proximity to Marondera urban. The four major land use categories in the planning area are Large Scale Commercial Farming Areas (LSCFA) including Residential Agricultural Areas (RAA) (Communal Lands (CL) (32, 40%) Small Scale Commercial Farming Areas (SSCFA) (1, 02%) and Urban Areas (UA). Land tenure in the planning area is characterized by freehold, communal and state ownership.

The main development nodes in the planning area are Mahusekwa Growth Point and Landos Rural Service Centre both in Chihota communal lands. There is potential to increase the proportions of urban, small-scale farms, residential/agricultural and resettlement land in the planning area at the expense of LSCFA's and to introduce more equitable land tenure and other land use innovations such as horticulture, game farming and holiday homes, given the scenario outlined in item ii above.

In order to accommodate a greater variety of land uses as stated above it is necessary to provide a more versatile policy that guides subdivisions whilst simultaneously does not threaten agricultural viability of agricultural entities. The threat posed to landowners in the peri-urban areas is the urban development, because of the inadequacy of land as a whole, needs to be addressed through resettlement or land reorganization.

5.3 FORESTRY

Marondera district has a forestry area dominated by Eucalyptus and indigenous Msasa trees. The latter is for commercial purposes. The forestry area covers less than 1% of the district's area.

5.4 SOCIAL AND EDUCATIONAL FACILITIES

Social facilities which include primary health care centres, clinics and hospitals, and various educational facilities (primary schools, secondary schools, universities and a vocational training centre) take a significant portion of the district's land. This land use is spread throughout the district's wards with each ward having at least fifteen hectares for these uses

5.5 MINING

The current significant mining in the district is for quarrying, lithium and gold mining are still at exploration stages.

5.6 SUMMARY OF ISSUES

1. Agriculture is the predominant land use in the district taking place in LSCFA, SSCFA, communal and resettlement areas.
2. Agriculture is practiced on both small and large scale commercial, main produce being maize crop and tobacco as well as livestock production being cattle and other small livestock such as goats, sheep and poultry.
3. There is considerable number of issues that limit maximum productivity in the district which include irrigation infrastructure, storage facilities, land tenure, climate change, pests and diseases, sporadic land dispute, availability of viable markets, poor soils, high costs of inputs and the effects of currency variations.
4. The four major land use categories under agriculture in the planning area are Large Scale Commercial Farming Areas including Residential Agricultural Areas, Communal Lands, Small Scale Commercial Farming Areas
5. The main settlement nodes in the planning area are Mahusekwa Growth Point, Chirefu RSC, Ten Miles, Mudzimurema, Dhirihori and Landos rural service centre.

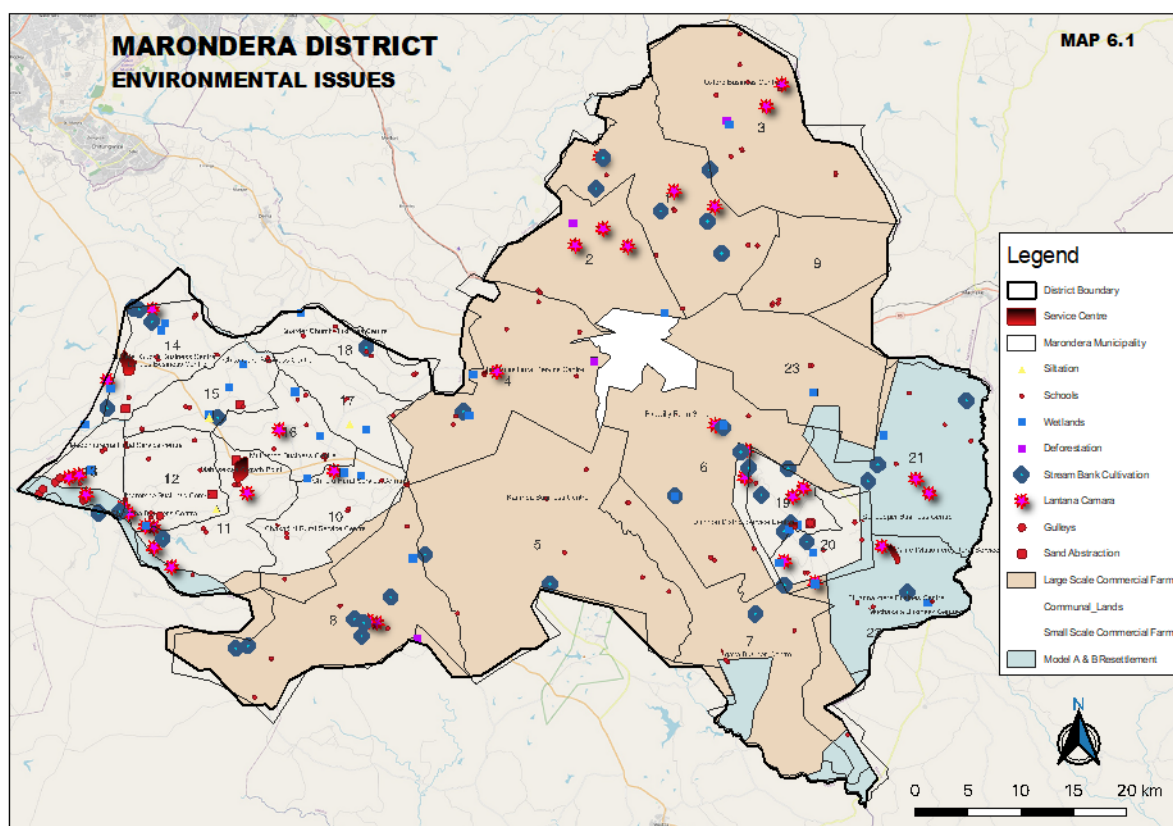
CHAPTER SIX: ENVIRONMENT AND TOURISM

6.0 ENVIRONMENTAL ISSUES IN THE DISTRICT

Marondera District, driven by increasing population density and increase in agricultural activities, faces several interconnected environmental challenges. Rising human activity exerts pressure on the environment, leading to various concerning issues. It is important to take note that the district is a main water source of many major rivers are the main water sources for both domestic and agricultural use within the district and beyond.

Environmental issues in the district are in the form of pollution being water, air and land; soil erosion; sand abstraction; solid waste management; wetlands management; stream bank cultivation, deforestation, veld fires, loss of biodiversity and siltation, as shown in Figure 6.1. Much of the information on environmental issues in the district was extracted from the report by EMA 'State of the environment report for Marondera District' produced in 2017 and 2002 as well as from data gathered during surveys.

Figure 6.1: Environmental issues in the district



Source: EMA 2017

6.1 POLLUTION

The district like most districts in the province, suffers from water, air and land pollution. Pollution is a major issue of concern that needs to be addressed by the relevant authorities.

6.1.1 Water pollution

Untreated sewage, agricultural runoff, and industrial waste pollute water bodies like Rufaro Dam and its tributaries, jeopardizing water quality and posing health risks.

6.1.2 Air pollution

Burning of waste, dust from unpaved roads, and vehicle emissions contribute to air pollution, impacting public health and respiratory systems.

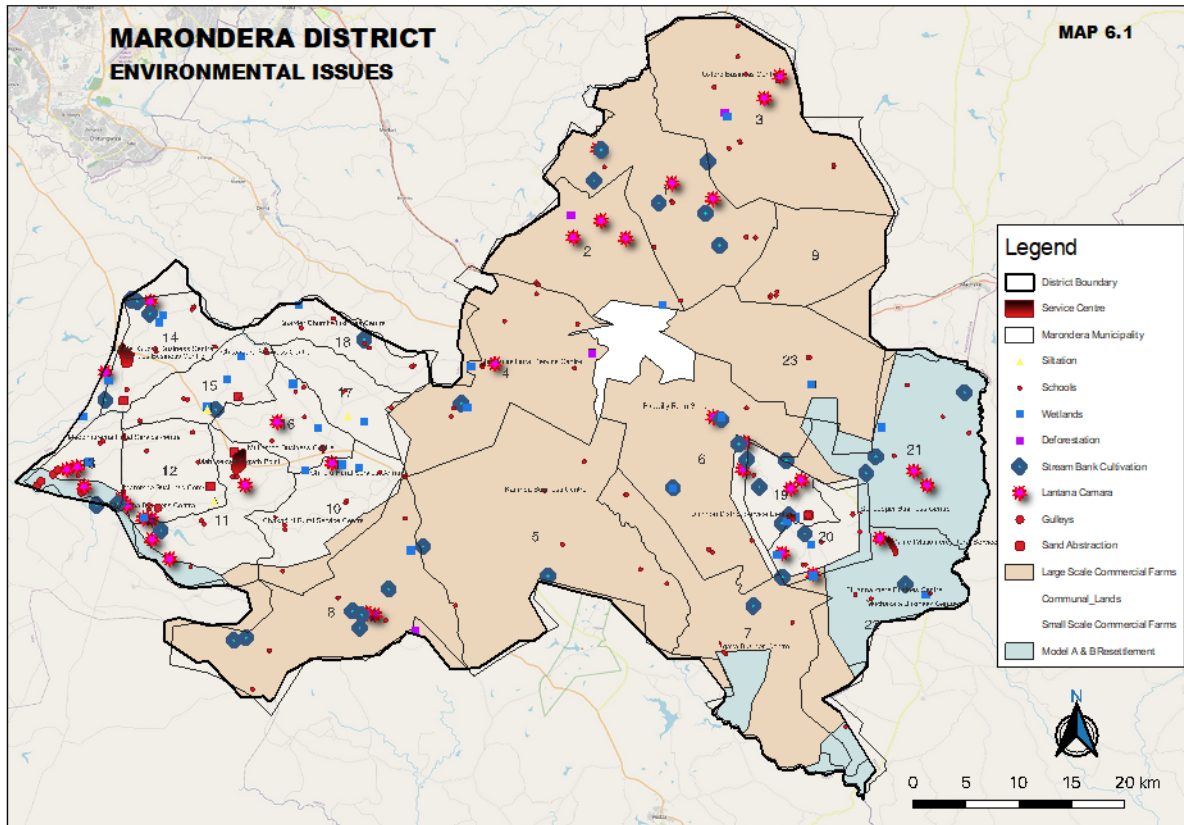
6.1.3 Land pollution

Improper solid waste disposal and agricultural use of fertilizers and pesticides contaminate the land, harming soil health and ecosystems.

6.2 SOIL EROSION

Most parts of the district are susceptible to soil erosion. The major drivers for gully erosion were cattle tracks runoff and road culverts. A total of 15 gullies affecting approximately 15.2ha were identified. Gully erosion resulted in loss of approximately 2 557.6m³ of soil. The average dimensions for the gullies were; depth 1.3m, width 2.9m and length 268.6m. Generally, the most affected are wards 3, 4, 27, 8, 11, 13, 19 and 20 shown in Figure 6.2.

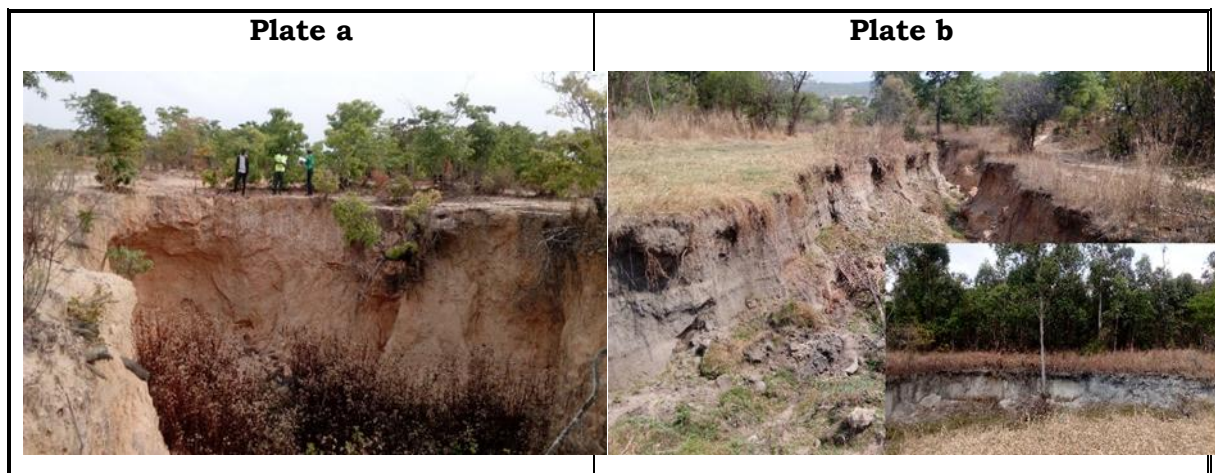
Figure 6.2: Distribution of gullies



Source: EMA 2017 and Study findings 2024

Access roads were the main infrastructure threatened. There were no significant efforts by communities and development partners to rehabilitate gullies. Plates 1 and 2 show two of the worst gullies in wards 19 and 20. Communities need to embark on gully reclamation projects with support from EMA and development partners to prevent further land degradation due to gully erosion.

Plate 6.1: Gullies in wards 19 and 20



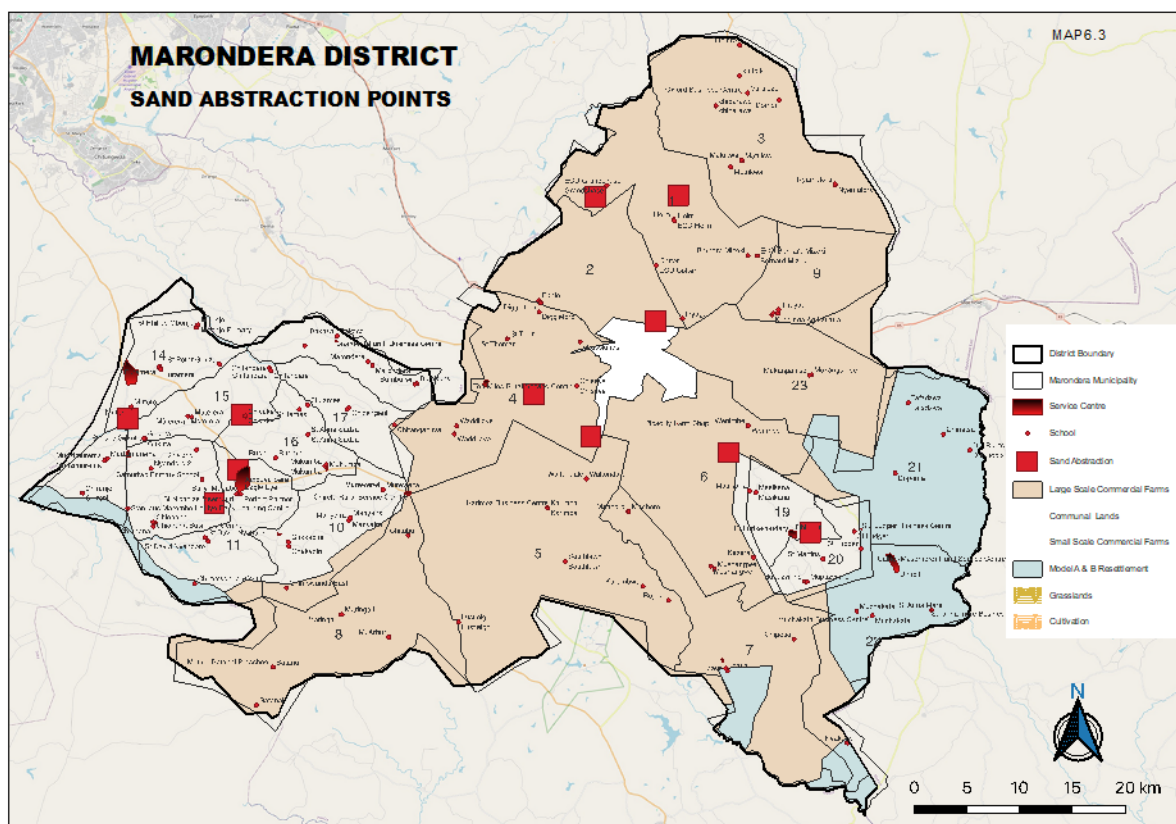
Source: EMA 2017

Plate a: Muzavazi gully in Muzavazi village, ward 19. The gully's average depth was 6m, width was 12m and total length was 150m. The gully was threatening a road which approximately 20m from the gully. Plate b: Mareverwa gully identified in ward 20. The gully was caused by water runoff and had an average depth of 3.5 m, width of 10m and total length of 200m. The insert show a eucalyptus plantation being slowly 'engulfed' by the gully. (Photos by Bowora E, 10.10.17)

6.3 SAND ABSTRACTION

The extraction of sand and clay is one of the major drivers of land degradation in Zimbabwe's urban, semi urban, rural service centres as well as growth points. Sand abstraction for housing construction is one of the most prevalent activity in Marondera. The most affected areas were identified in and around Marondera town as well in Mahusekwa Growth Point. Figure 6.3 shows the areas affected by sand abstraction. A total of 13 sand abstraction points covering approximately 9.6 ha were observed. The activity threatens road infrastructure, riverine ecosystems with siltation and the abandoned pits are life threatening to humans and livestock.

Figure 6.3: Spatial distribution of sand abstraction points in Marondera



Source: EMA 2017/ Study findings 2024

6.4 SOLID WASTE MANAGEMENT

Poor solid waste management in Marondera Municipality is a result of inefficient collection of waste by local authorities. The local authority rely on one refuse compactor and tractor which are not sufficient for refuse collection. Inefficient refuse collection results in accumulation of illegal dumps in open spaces. Although the dumps are sometimes cleared by the local authority, they keep on mushrooming again due to sporadic collection. Areas worst affected by illegal dumping are Cherutombo, Nyameni, Rusike and Dombotombo. Marondera Municipality has no registered landfill and currently disposing refuse at an open dump – Hunyani.

It must be noted that the local authority was once assisted by EMA who sourced funding for an EIA and design for the landfill which were done by Arup. Sprout Africa was supposed to fund the construction of the landfill but the deal fell through after there were conflicts over the identified land after it emerged that it was owned by Marondera RDC and the Municipality had encroached into the RDC's land. The land issue has not yet been resolved with the Municipality citing among other things lack of land to develop the landfill.

Marondera RDC has however done a commendable job in waste management at Mahusekwa growth point although other small business centres such as Ten Miles require attention. Waste collection is taking place at Mahusekwa for both commercial and residential areas. A total of 30 branded bins were put in place by the RDC at Mahusekwa growth Point. The local authority has employed waste pickers at the growth point. Waste collection is done at both the commercial and residential areas once every week. Waste collection is affected by inadequate refuse truck since the council only has one truck which is also used for other purposes. Plates 15 and 16 show the changing solid waste status for Mahusekwa.

Unlike Marondera Municipality who are dumping their waste, Marondera RDC established a landfill for Mahusekwa in September 2016. They have plans for sewer reticulation system for Mahusekwa and identified a site for the sewer ponds. The landfill is fenced and has two wells for leachate monitoring. The council has plans to start waste collection at Landos growth Point as well. Two by-laws on refuse collection, food and hygiene were gazetted for the local authority.

6.5 WETLANDS MANAGEMENT

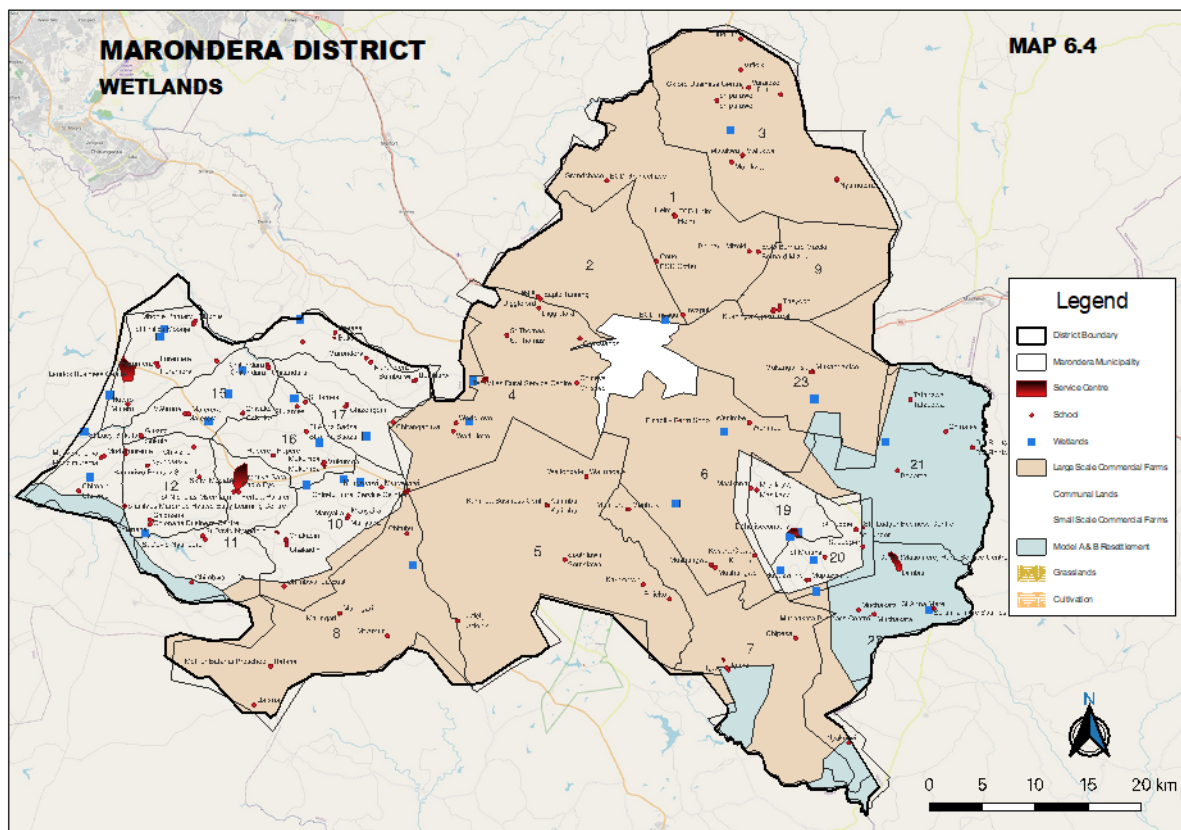
Wetlands in Marondera district are drying up as a result of over exploitation through agricultural activities that also involve the use of engine pumps. The viability of horticulture exacerbate wetland cultivation particularly in the Chihota area where gardening is a major source of livelihood. The other major driver of wetlands degradation is unrestricted access to wetlands by livestock to graze. A total of 43 wetlands covering 295.05 ha were identified in wards 4,

10, 14, 15, 17 and 20. Agricultural activities and sand abstraction, particularly around peri-urban areas, encroach upon Marondera's crucial wetlands. This expansion, observed in areas like Labour of Longlands, Rufaro of Longlands, Elmswood, and Shinaree, this has led to:

- Loss of biodiversity: Wetlands host unique animal and plant life, whose habitat diminishes with encroachment.
- Reduced water quality: Wetlands filter and purify water, and their degradation compromises water quality.
- Increased flood risk: Wetlands naturally absorb floodwaters, and their loss intensifies flooding dangers.

Approximately 61% of the assessed wetlands in the district were moderately degraded, 36% were severe and 3% were stable. The spatial distribution of wetlands is shown in Figure 6.4.

Figure 6.4: Distribution of wetlands in Marondera



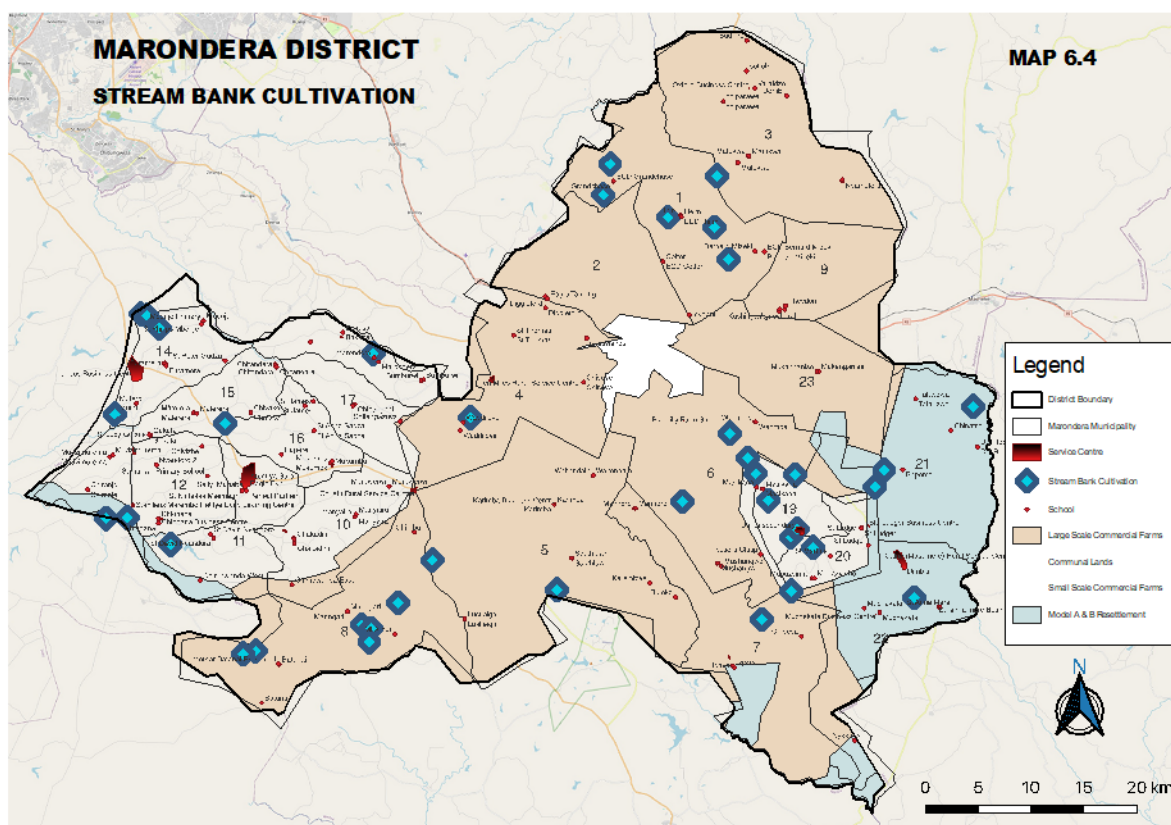
Source: EMA 2017/ Study findings 2024

6.6 STREAM BANK CULTIVATION

Marondera district is dominated by horticultural activities and most of the activities are concentrated along rivers and streams. The major driver for stream bank cultivation are lack of water pumping equipment (for communal farmers), availability of irrigation water in rivers, streams and dams during the dry months of the year as well the need to supplement household income through horticultural activities.

The assessment revealed that communal and A1 farmers were mainly involved in stream bank cultivation. Stream bank cultivation affected a cumulative stretch of approximately 44.3km of water courses. It was prevalent in wards 8, 9, 19, 20 and 21, Figure 6.5. Approximately 89% of the gardens and fields were between distances of 0 – 10 m from water sources whilst 11% were between 11-20m. Nyagombore, Nyarushese, Chivake and Chinatsa Rivers were the most affected water bodies with an estimated cumulative length of 15km being affected.

Figure 6.5: Stream bank cultivation



Source: EMA 2017/ Study findings 2024

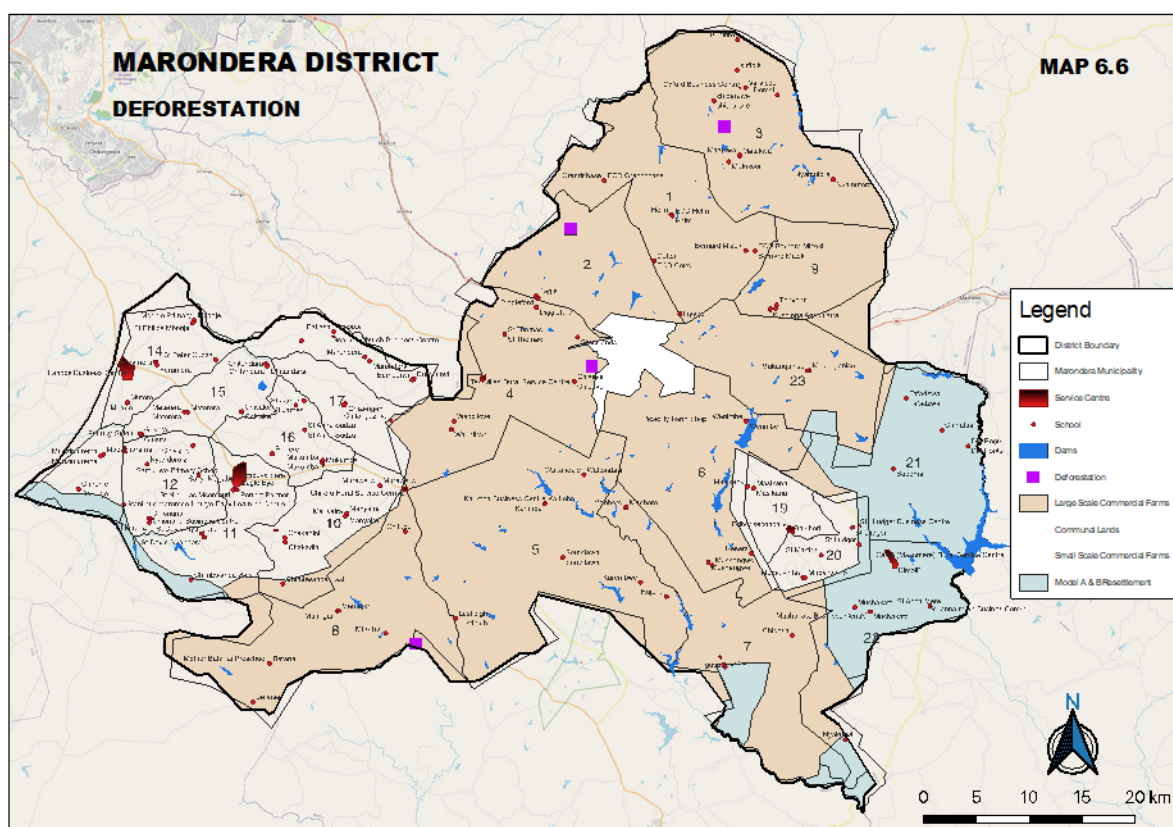
The gardens are contributing to deforestation as they were fenced with brushwood and tomatoes were trellised by wooded poles. Since some of the stream bank cultivation activities are commercial in A1 farming areas, there

is excessive use of pesticides posing threat of pollution to the river systems. There is excessive use of water pumps along the rivers and this affects downstream flows. Although unquantifiable, stream bank is contributing to siltation of water bodies.

6.7 DEFORESTATION

Deforestation is mainly attributed to the rising demand for firewood for tobacco curing in resettlement areas, land clearing in resettlement areas, use of firewood as alternative energy source by residents from non-electrified residential suburbs, curing of farm bricks around urban centres and fire wood vending. Firewood dealers from Chitungwiza are blamed for working in cahoots with people from resettlement areas and transport firewood to Chikwanha Shopping Centre at night using trucks for sale. A total of 10 ha were affected by deforestation mainly in Rakata 2 village (ward 3), Nyamwera farm (ward 2), Madziva village (ward 5) and in Marondera town. Figure 6.6 show the areas affected by deforestation.

Figure 6.6: Deforestation map for Marondera

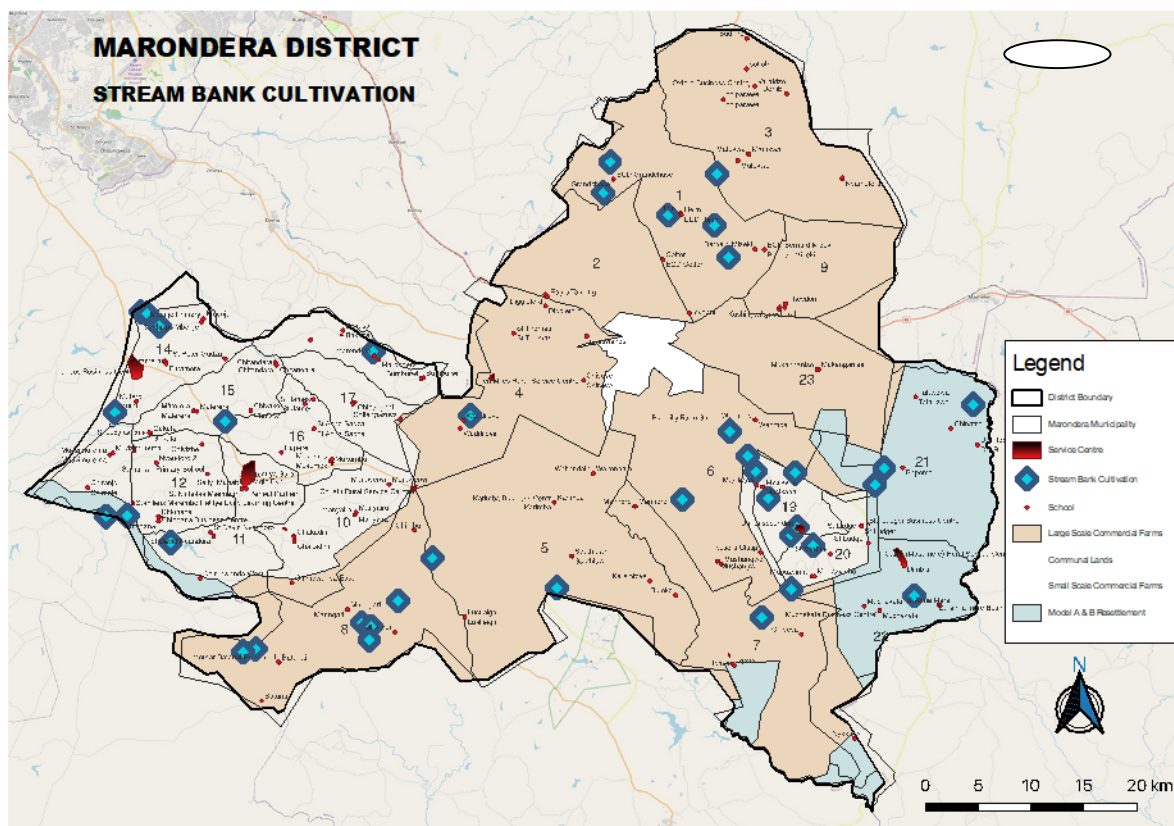


Source: EMA 2017/ Study findings 2024

6.8 STREAM BANK CULTIVATION

The gardens are contributing to deforestation as they were fenced with brushwood and tomatoes were trellised by wooded poles. Since some of the stream bank cultivation activities are commercial in A1 farming areas, there is excessive use of pesticides posing threat of pollution to the river systems. There is excessive use of water pumps along the rivers and this affects downstream flows. Although unquantifiable, stream bank is contributing to siltation of water bodies. Figure 6.7 shows the extent of stream bank cultivation in the district.

Figure 6.7: Stream bank cultivation in Marondera District



Source: EMA 2017/ Study findings 2024

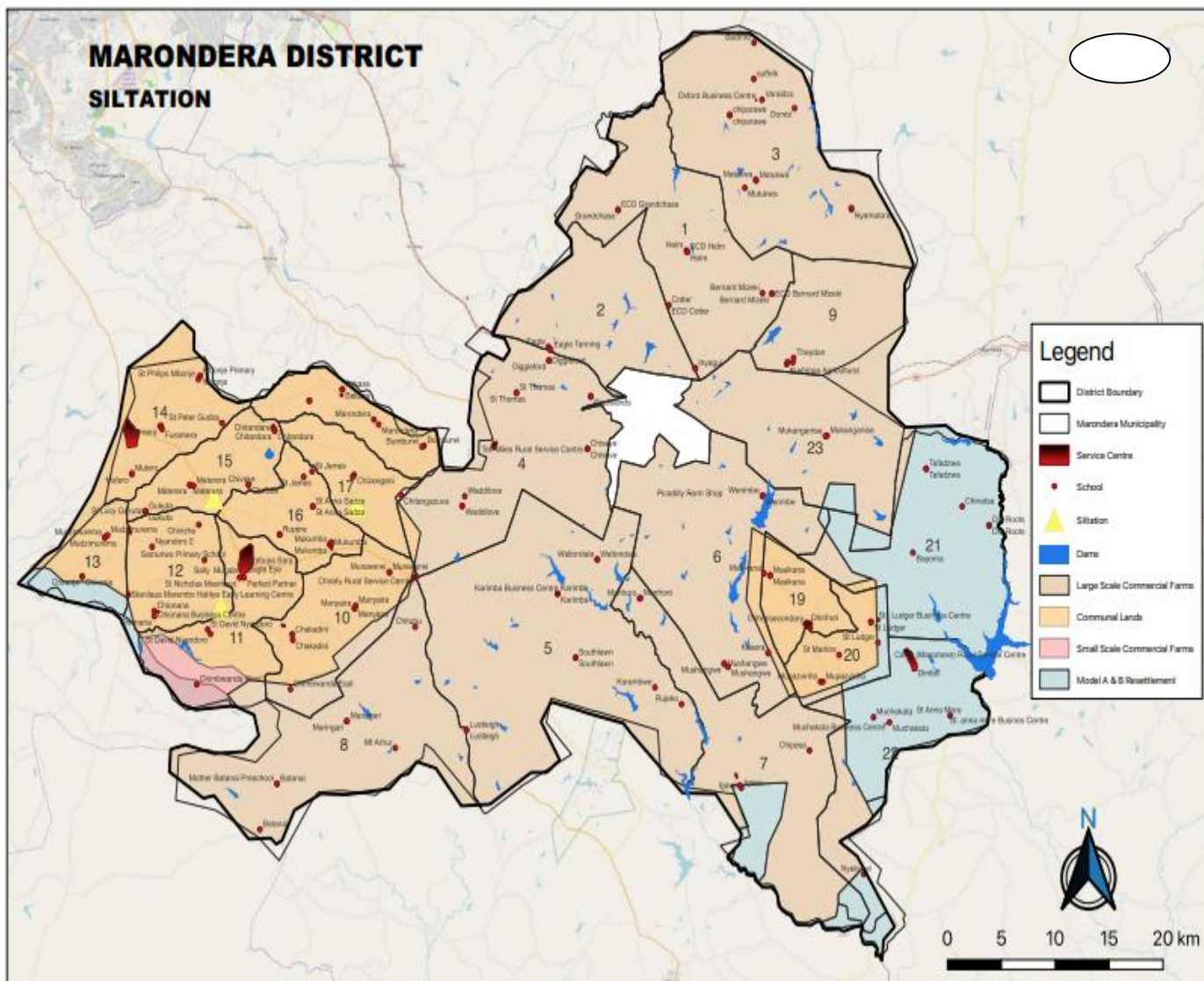
6.9 SILTATION

Siltation is mainly caused by poor land use practices which mainly result in soil erosion and affect water bodies. The main causes of siltation in the district are stream bank cultivation and poor farming practises in arable lands when farmers fail to construct contours. Although it is not a serious issue in the district, there is potential for it to affect more water bodies if current unsustainable land use practices are maintained. According to the

assessment only three water bodies in wards 11, 15 and 17 were affected with moderate to severe siltation. The affected wards are shown in Figure 6.8.

A cumulative 17.2km stretch of rivers was affected. The identified rivers were Chibide, Chivake and Nyamangura. All the affected rivers were in communal areas. Chibide had the longest stretch of 15km affected by moderate siltation. There is need to address stream bank cultivation as discussed under section on stream bank.

Figure 6.8: Siltation map for Marondera

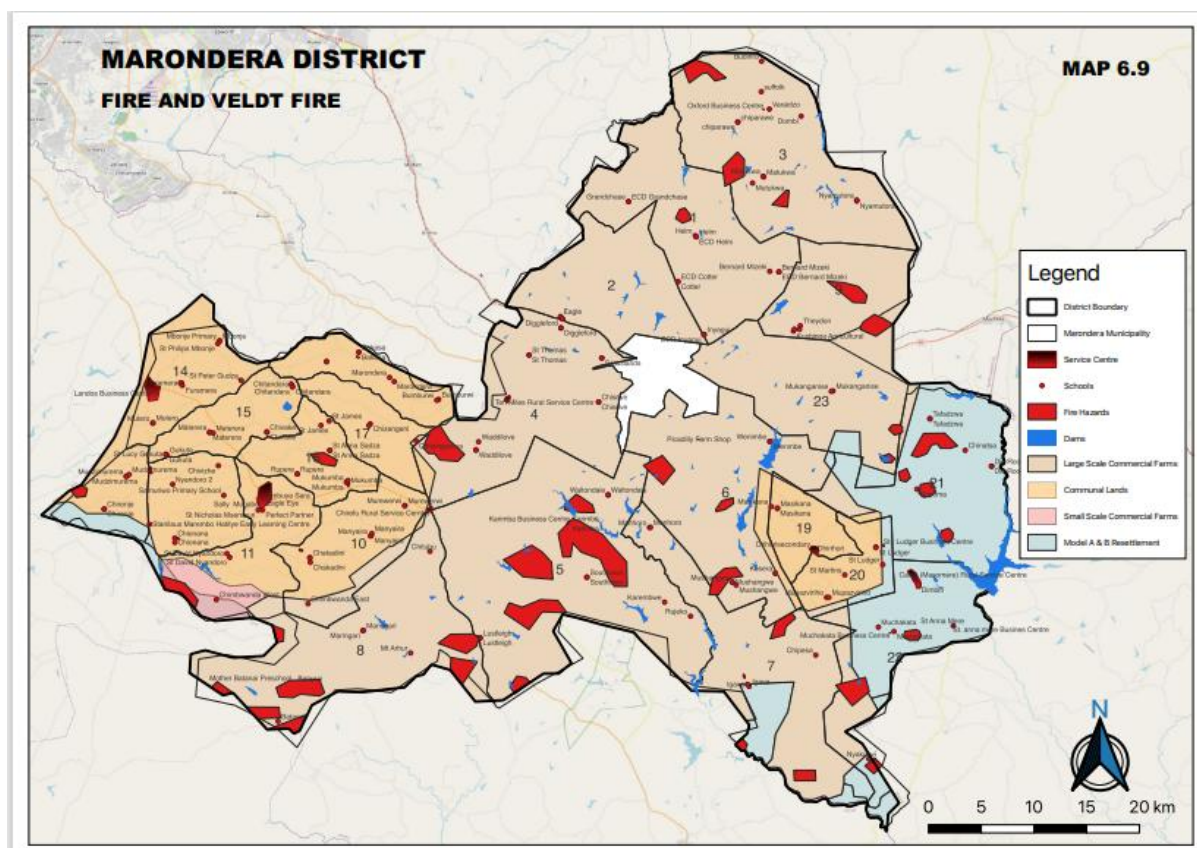


Source: EMA 2017

6.10 VELD FIRES

Veld fires is also a major environmental issue of concern in the district, and is experienced in almost all the wards. The estimated area burnt in 2022 was at 11 568.65 hectares, 3.39% of the total area in the district. Wards 5 has the largest area burnt from veld fires, followed by ward 8. Figure 6.9 shows the distribution of veld fires across the district.

Figure 6.9: Veld fires in the district



Source: EMA 2022/ Study findings 2024

6.11: TOURISM

The potential for tourism and tourist type facilitates in the planning area is enormous. The district offers a variety of natural attractions such as rock painting, natural flora and fauna for people within and beyond. Tourist attractions and places in the district include: Goshu game Park, Bernard Mizeki Shrine, Tsindi Ruins, Muchekeranwa and Kushinga Pekelala Dams which were recently commissioned.

Despite the availability these tourist attractions in the area, there is a lack of awareness and many potential tourists remain unaware of Marondera's offerings, necessitating effective marketing and promotion. The district remains largely overlooked as compared to other districts in terms of tourism.

Additionally, limited accessibility which is a result of poor infrastructure and inadequate transportation options hinder reaching some of these attractions in the district as these provide an investment gap that in facilities, amenities and tourism infrastructure restricts growth and development.

5.12 SUMMARY OF ISSUES

1. Marondera district is a catchment area for number of Zimbabwe's major rivers which include Manyame, Nyagui, Save and Mupfure. As such the district is environmentally delicate and should be handled as such.
2. Major environmental issues affecting the district are pollution being water, air and land; soil erosion; sand abstraction; solid waste management; wetlands management; stream bank cultivation, deforestation, veld fires, loss of biodiversity and siltation.
3. The limited access to electricity is a critical issue in Marondera RDC, impacting the environment, hindering economic growth and poverty reduction efforts in the planning area.
4. The rapid urbanization and rising energy demands have pushed many communities to rely heavily on firewood and charcoal for cooking, tobacco curing, and heating. This dependence has severe environmental consequences, contributing to environmental degradation.
5. Inadequate infrastructure, limited resources and a lack of public awareness hamper effective solid waste management in the district.
6. Unsanitary practices raise the risk of environmental pollution and pose potential public health hazards.
7. There are number of tourist attractions in the area which are Bernard Mizeki Shrine, Tsindi Ruins and Muchekeranwa Dam.
8. There is a lack of awareness of the tourist attraction areas in the district which necessitates effective marketing and promotion of these areas.

CHAPTER SEVEN: SOCIAL SERVICES AND FACILITIES

7.0 INTRODUCTION

The provision of social facilities in an area is frequently used as a measure of the wellbeing of a particular locality. Social services are mainly in the form of schools and colleges, clinics and hospitals, shops and shopping centres, leisure and recreation areas and facilities, law, security and order and social security services.

7.1 EDUCATIONAL FACILITIES

Marondera district has 92 primary schools all with ECD classes and 30 secondary schools, 8 of them with Advanced level. There is one Vocational Centre in Ward 5. The district boasts of established Universities (MUST and Women's University in Africa with upcoming universities that are Methodist University and Anglican University in Ward 14. Table 7.1 shows the types and total number of educational facilities in the district.

Table 7.1: Educational facilities in the district

Type of facility	Total
ECD	92
Primary schools	92
Secondary	30
Vocational training centres	1
Universities – established	2
Upcoming universities	2

Source: Study findings 2024

There is better access to schools in the communal areas when compared to commercial farming areas in the planning area. It was also observed that there are no libraries or any other social amenities to compliment these educational institutes. There is a generalized need to improve physical facilities at schools such as teachers' accommodation, upgrade and construct new schools.

The standard of primary schools in the LSCFA's is below par and needs to be addressed. The lack of permanency for most farm workers households affects their view and appreciation of education. There is a need to increase technical/vocational education institutions in the planning area. Figure 7.1 shows the distribution of ECD centres and primary schools across the district.

Figure 7.1 Primary School and ECD Distribution

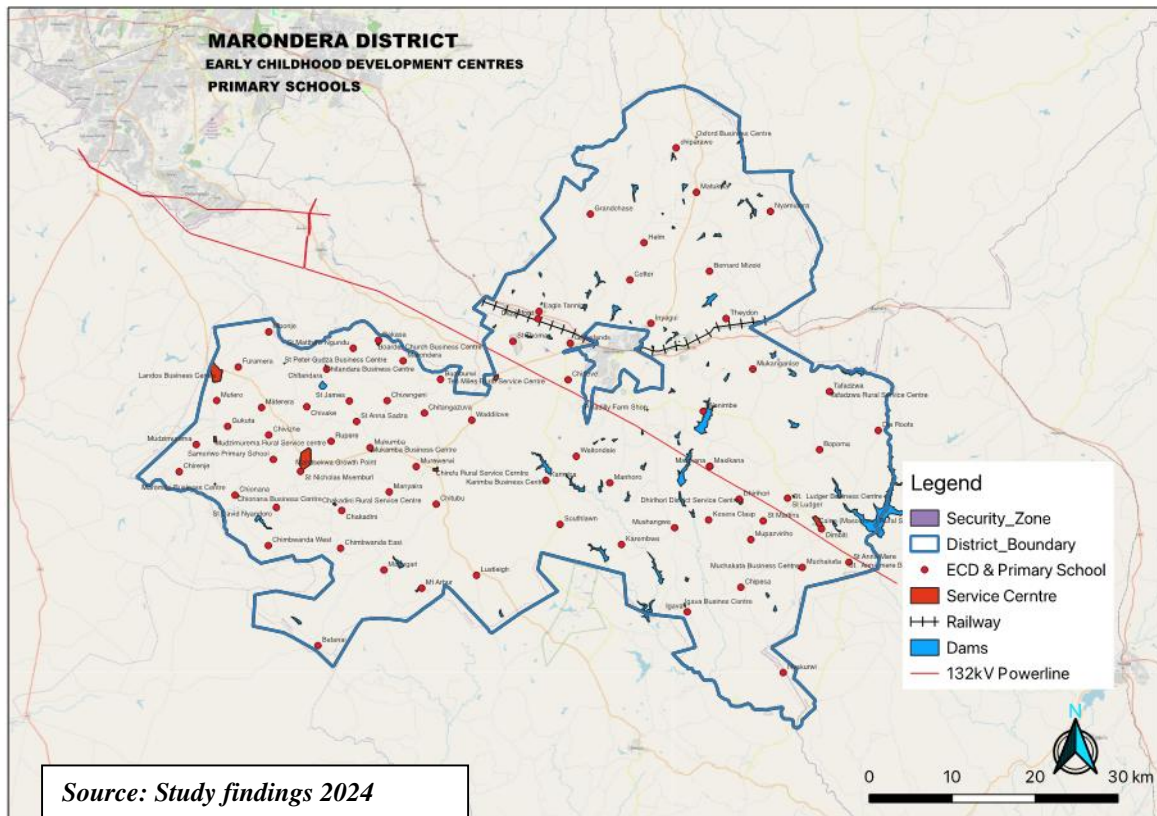
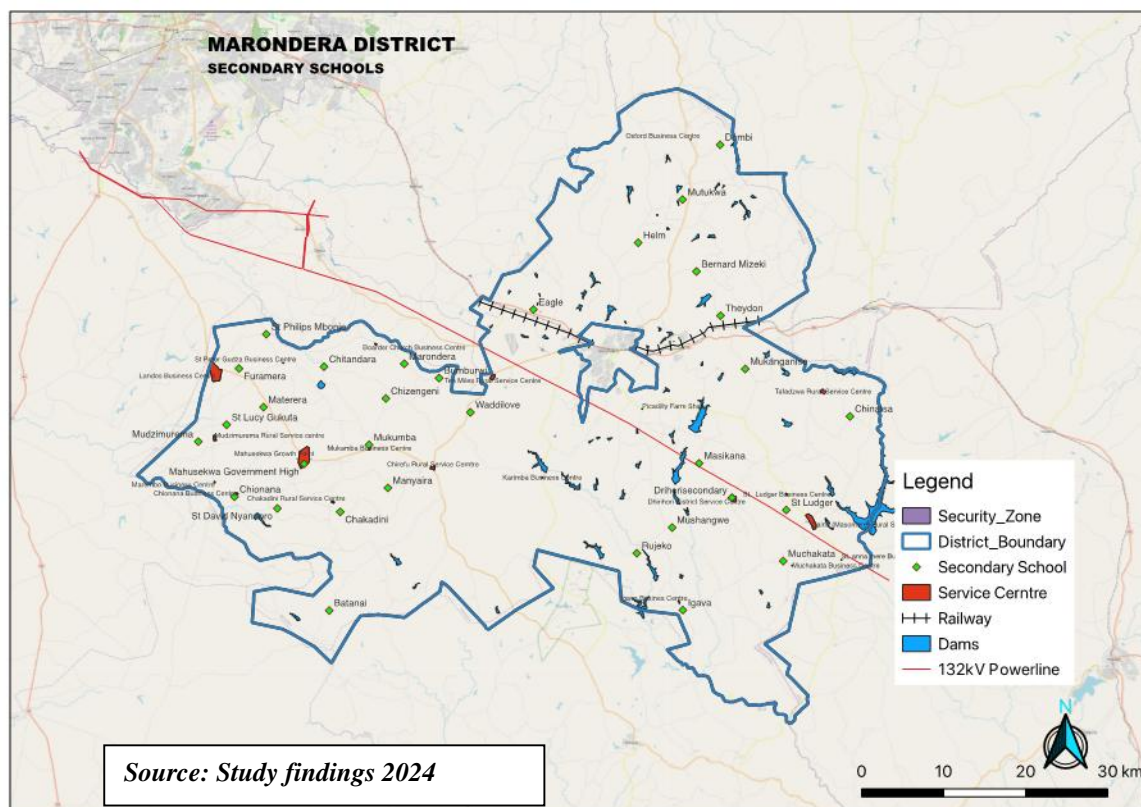


Figure 7.2 Secondary School distribution of secondary schools across the district.

Figure 7.2: Secondary School distribution



7.2 HEALTH FACILITIES

The District has 20 health facilities which are made up of private and public hospitals and clinics. Marondera District has one hospital namely Mahusekwa District Hospital which serves the entire rural district council area. The district hospital offers services such as family planning, maternity and child health, laboratory services, x-ray services and operations. There are other health facilities in the planning area being 10 council clinics and government clinics. The various clinics dotted in the district provide service which includes family planning, maternity and child health. The district has 397 health workers.

Whilst the standards guiding the provision of health facilities have largely been observed and implemented by the Ministry of Health and MRDC, the district's medical facilities are not conveniently spread out throughout the geographical area of the district with some households having to travel up to 10km to access a clinic. Ward 9 is particularly disadvantaged with the majority of households having to travel up to 15km to the nearest health centre facility.

The location of the district hospital is far from being good given the way the road network infrastructure links it to the geographical area; for example, households in ward 17 have to board/disembark at least three public

transport vehicles to access the district hospital. Table 7.2 shows the types of health facilities starting from the biggest, the name, and authority responsible for management of the health centre as well as the number of people that centre serves.

Table 7.2: Health facilities in the district

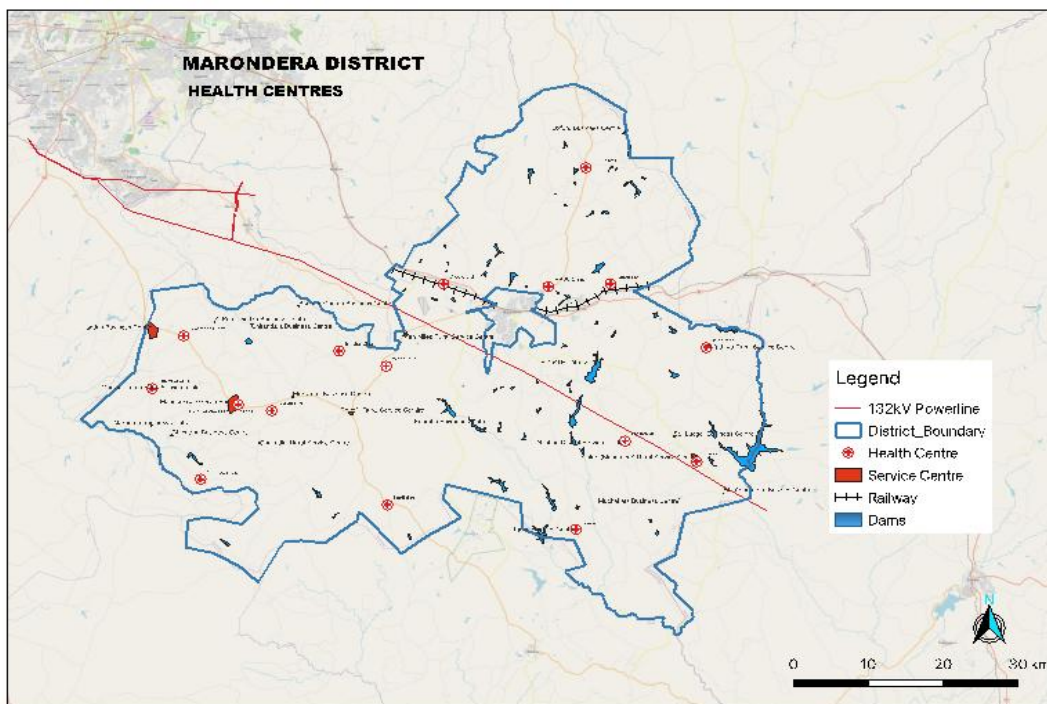
Health institution	Name	Responsible Authority	Catchment population
Provincial hospital (1)	Marondera	Government	158 584
District hospital (1)	Mahusekwa	Government	22 407
Rural health centres (6)	Wenimbe	Government	5 544
	Border Church	Government	7 143
	Chimbwanda	Government	1 872
	Dimbiti	Government	6 257
	Mudzimurema	Government	16 304
	Marondera Rural	Marondera RDC	7 729
Clinics (10)	Igava	Marondera RDC	6 120
	Nyembanzvere	Marondera RDC	7 542
	Lustleigh	Marondera RDC	8 645
	Dhirihori	Marondera RDC	7 014
	Chiparawe	Marondera RDC	7 095
	Dombotombo	Marondera Municipality	32 774
	Nyameni	Marondera Municipality	21 254
	Kushinga Phikelela	Min of Education	12 194
	Prisons	Min of Home Affairs	930
	ZRP Camp	Min of Home Affairs	1 028
Other facilities (2)	Waddilove institute	Waddilove Mission	4 663
	Rakodzi private	Mitchel and Mitchel	5 321

Source: Study findings 2024

Information from table 7.2 shows that there is one provincial hospital in the planning area. There is need for another referral hospital in areas like Dhirihori to cater for areas around Svosve communal lands and surrounding farms. Health facilities are particularly inadequate for resettlement areas. To improve health care in the district, there are mobile clinics servicing the area and a number of existing farm houses left by communal farmers are being

renovated in to clinics. Figure 7.3 shows the distribution of health centres across the district.

Figure 7.3 Health centres distribution



Source: Study findings 2024

7.3 COMMERCIAL SERVICES AND FACILITIES

The district has a total of 45 commercial centres classified as Growth Point/ District Service Centre being the largest commercial centre, followed by Rural Service Centres as the second largest and Business Centres as the smallest. Wards in the former large scale commercial farming areas are poorly provided with commercial centres. Table 7.3 shows a list of centres found around the district and the functions that they offer.

Table 7.3: Commercial centres in the district

Type of Centre	Name	Number
District Service Centre (DSC)	Mahusekwa	1
Functions	Has all functions of a Rural Service Centre plus the following: Local Authority	

	District Administrator's office Grain Marketing Board Post office, Banks, Hotels	
Rural Service Centre (RSC)	Landos, Calne, Mudzimurema	
Functions	Bus terminus, market, petrol fuel station, bottle store, general dealer, beer hall	3
Business Centre (BC)	Chirefu, Ten Miles, Madamombe, Dhirihori, Border Church, Chiwanzamira, Chakadini, Tafadzwa, Igava, Manyonga, Majongwe, Mere, St Peters, Manyaira, Mhizha, Kupara, Zhanje, Ruunze, Chop-Chop, Sadza, Lustleigh, Ruware, Mupazviriwo, Masikana, Oxford, Marembo, Maringari, Chitandara, Marondera, Muchakata, Chimbwanda, Gondo, Chivizhe, St James, Gukuta, Samuriwo, Mukumba, Nhowe, Die Roots, Chirenje	
Functions	Five or more general dealers to serve a small population usually located where the centre is accessible.	41
Total		45

Source: Study findings 2024

7.4 LEISURE AND RECREATION FACILITIES

There are quite a number of leisure and recreational facilities in the district that are accessible to both the local residents and those from outside. These include the Goshu Game Park and Mbizi Game Park which offer leisure and recreational services to the populace but these basically enjoyed more by residents from other areas due to lack of promotion of the facilities for inert district tourism.

The Eldorado Private Game Sanctuary falls within the province but is not readily accessible since it is a private sanctuary. Muchekeranwa Dam is another upcoming recreational area offering boating and rowing services in addition to fishing. There is also Imire Game Park, a wildlife sanctuary that offers encounters with African wildlife, historical cultural sites, and unique accommodation options.

Bernard Mizeki Shrine is a religious pilgrimage site that attracts numerous devotees seeking spiritual renewal and traditional ceremonies. Tsindi Ruins - these ancient stone structures remain shrouded in mystery, offering a glimpse into Zimbabwe's pre-colonial past. Dams within the district, namely Muchekeranwa and Kushinga Pikelala Dams which were recently commissioned dams presents a scenic backdrop and opportunities for water-

7.6 SOCIAL WELFARE AND SECURITY

Social welfare system is a scheme for providing financial aid to individual or families in need in the society. In Marondera District, social welfare

department is mainly funded by the government and guarantees access to essential goods and services to vulnerable people, such as the old and those with disabilities. The department targets all children in the district who are 17 years and under and promote social-economic security and enhance individual, social potential for poverty reduction and societal development. There are 38 350 beneficiaries in the district, that is 27% of the total population.

There are also other social welfare organisations in the district namely BEAM, ZIMVAC, Department of Social Welfare, Ministry of Women Affairs. Amongst the social welfare responsibilities are food and nutrition, child marriage campaigns, assistive devices to people with disabilities, sexual abuse cases and HIV and HIV related issues. There is trend towards the development of community-based organisations at the village level. The major lifting factor is the development of financial and managerial capabilities within communities.

7.8 SUMMARY OF ISSUES

1. The district has 92 primary schools all with ECD classes and 30 secondary schools, 8 of them with Advanced level, one Vocational Centre and 2 universities. There is however, no libraries or any other social amenities to compliment these educational institutes.
2. There is better access to schools in the communal areas when compared to commercial farming areas in the planning area.
3. There is need to improve physical facilities at schools such as teachers' accommodation, student furniture, stationery, schools upgrade and construct new schools.
4. The district has 20 health facilities which are made up of private and public hospitals and clinics. However, people in some wards are located far from these health centres where they have to travel long distances to access medical attention.
5. The majority of the community in the planning area have access to better sanitary facilities. To improve the quality of health services in the planning area, it is crucial to re-consider staff complements, improve physical infrastructure and availability of drugs.
6. The district has a total of 45 commercial centres classified as Growth Point or DSC, RSC and Business Centres.

7. Wards in the former large scale commercial farming areas are poorly provided with commercial centres.
8. Currently the communal area is represented by the traditional leaders (chiefs and headmen) and resettlement areas are represented by councillors and village chairpersons.
9. In terms of maintaining law and order, the headmen and chiefs handle minor cases for law breaking and civil suits at community courts. There is need for additional police posts in the district as security is compromised in so many areas.

CHAPTER EIGHT: INFRASTRUCTURE PROVISION AND DEVELOPMENT

8.0 INTRODUCTION

The provision of good infrastructure is a prerequisite for promotion of economic development and sustenance of economic activities. Infrastructure includes all essential systems and facilities that allow the smooth flow of the economy's day to day activities and enhance people's standards of living. It includes basic facilities such as roads, water supply, electricity and telecommunications. This chapter looks into the provision and quality of the hard infrastructure within the district.

8.1 WATER INFRASTRUCTURE

Water is a basic necessity for human life for drinking, making human meals, bathing and all hygienic needs. Agriculture requires water especially for crop irrigation and livestock purposes. Water infrastructure is thus a prerequisite for the sustenance of human life and economic development of geographic space. For the purposes of this MP water infrastructure is divided into two; that for human uses in development controlled centres (growth point, rural service centres and business centres) and rural households; and that for agricultural purposes including livestock.

8.1.1 Water supply for domestic use and in development controlled centres

The main source of water for Mahusekwa District Service Centre (DSC) is Mahusekwa dam on the western side of the Mahusekwa DS centre. Mahusekwa Dam is also the source of water for a number of business centres in the district. The management of the Mahusekwa Water Treatment Plant is a responsibility of Zimbabwe National Water Authority (ZINWA).

The district also gets supplies from 282 boreholes distributed throughout the ward areas. Boreholes supply approximately 60% of the district's water consumption. Boreholes are not evenly distributed among wards with some wards having only five compared to twenty-eight in some wards. The rate of breakdowns is alarming. Despite being installed during the period 2018-2020 the boreholes were not fully operational until 2023 and are giving a yield of 2 Mℓ/day and a maximum of 4 Mℓ/day.

Zimbabwe National Water Authority (ZINWA) is also responsible for the maintenance and operation of all the water supply facilities. There is a proposal to augment supply to Mahusekwa District through the construction of new dam at Muda in the medium term (5-10years) and new pipeline from Muda Water Treatment Plant. These proposal remains active with an

anticipated design capacity of Mℓ/day for the initial 1200mm diameter pipeline, and Mℓ/day for the second stage mm diameter pipeline. It remains a critical project to ensure water supply security. It is envisaged that the supply will have a new receiving raw water reservoir and treatment works at close to Mahusekwa Centre. Mahusekwa Dam currently supplies Mahusekwa Growth Point, Mudzimurema business centre and Landos Rural service centre.

8.1.2 Water for agricultural purposes

In the circumstances of unreliable rainfall and climate change, irrigation infrastructure is increasingly becoming necessary for productive crop cultivation and livestock rearing. Wards 10 to 18 in the Chihota communal areas are particularly vulnerable. It is time ZINWA plans and implements a number of irrigation projects. Ward 17 has a number of functional weirs for livestock use and this too can be duplicated in other wards. Table 8.1 gives a list of the existing irrigation infrastructure and the proposed rehabilitation works for the year 2024.

8.2 WATER SOURCES, SUPPLIES AND DEMAND

It is estimated that the water reticulation network at Mahusekwa is 3.81km. The ZINWA department is responsible for the planning, design and administration of water infrastructure for the district. The general planning of water was found to be of good competency and well planned as confirmed by previous studies. However, the infrastructure in some cases has its design life come to an end whilst in some cases rehabilitation and upgrade efforts have been made

Sewage and drainage systems (sewage disposal, methods) wastewater treatment ponds are widely used in Mahusekwa District Service Centre (home Industrials & shops), old high density called Urere are serviced by a sewerage system which was designed to flow to a common wastewater treatment pond. According to MRDC, areas such as Mahusekwa hospital and the whole area of low-density phases 1, 2 and 3 use septic tanks and soak ways for sewerage disposal. Marondera Rural District Council must identify a new waste treatment site and set up the waste stabilization ponds which are cheap to set up and maintain as they do not function with electricity.

8.3 SANITATION

In the District households use pit latrines for disposal of human wastes, and in Mahusekwa DSC households use septic tanks and in some locations mostly high density and industrial areas households use sewer ponds. Improved sanitation can reduce the spread of diseases like diarrhoea. Access to sanitation facilities is still low in the district with only 48% of the households have proper facilities for disposal of human waste, those with functional hand washing stations were estimated to be about 1.3%. Marondera RDC has however identified a site for sewer ponds at Mahusekwa in efforts to manage solid waste disposal in the planning area.

Table 8.1: Marondera district A1 Farmers irrigation rehabilitation plan 2024

PROJECT	SECTOR	WATER SOURCE	POTENTIAL	FUNCTIONAL (HA)	REHAB (HA)	REHABILITATION REQUIREMENTS	ESTIMATED COST(USD)
Arcadia	A1	Alexandra Dam	20		20	pump	10 000
Alexandra	A1	Alexandra Dam	65	15	50	infield materials	20 000
Belventol	Communal	Dam	80	40	40	pump	10 000
Muchekeranwa	A1	Causeway Dam	232	30	202	7 x pivots	3 350 000
Chimbwanda	Communal	Dam	24	12	12	pump, laterals	50 000
Chipesa	A1	Safari Canal	0	0	0	pump, laterals	50 000
Gresham	A1	Safari Canal	120	20	100	pump, spray line, transformer	600 000
Idabi	A1	Idabi Farm Dam	50	0	0	pump, spray line, transformer	250 000
Igudu 1	A1	Farm Dam	36	0	0	infield material, main line repair	180 000
Igudu 2	A1	Igudu Dam	200	145	55	spray line	275 000
Mount Arthur	A1	Mt Arthur Dam	50	25	25	mainline, pump	125 000
Mushangwe	A1	Safari Canal	80	0	0	transformer, spray line, pump	400 000
Nyandoro	Communal	Farm Dam	36	18	18	transformer, infield materials	90 000
Pondrosa	A1	Pondrosa Farm Dam	40	20	20	transformer	100 000
Pressmenan	A1	Wenimbi River	40	0	0	transformer, pump,	200 000

Rakata	A1	Rakata Farm Dam	40	0	0	pump, transformer, spray line	200 000
Taomba	A1	Safari Canal	60	54	6	pump	10 000
Utikyik	A1	Ruzawi Tributery	80	0	0	pump, transformer, spray line	400 000
Vrede	A1	Farm Dam	50	20	30	spray line, pump	60 000
Waddilove Extension	Communal	Boreholes /River	176	88	88	spray line	20 000
Wenimbi Lot 23	A1	Nyagombori River	80	40	40	pump	15 000
Igudu 1	A1	Farm Dam	36	0	36	infield materials, repair of delivery line	70 000
Bonchance	A1	Farm Dam	120	0		transformer,	50 000
Dorset	A1	Farm Dam	20	0	0	pump, spray line, transformer	100 000
Nyagambe	A1	Dam	60	20	40	spray line, pump	80 000
Suffolk	A1	Boreholes	80	7	63	sprayline,9 x submersible pumps	315 000
Sussex	A1	Weir	50	30	20	infield materials	30 000
Bothas Rust, Lily pot	A1	Farm Dam	50	0	0	transformer, spray line, pump	250 000
Rapture	A1	Farm Dam	200	180	120	spray line, pump	400 000
Balahai	A1	Farm Dam	50	30	20	spray line, pump	100 000
Ruwari	A1	Farm Dam	120	0	0	spray line, pump	500 000
Ndemera	A1	Farm Dam	20	0	0	transformer, pump	100 000
Lot 1 of Irene	A1	Safari dam	15	0	0	transformer, spray line, pump	125 000
Rocklands	A1	River	8	4	4	spray line	20 000

Water head	A1	Dam	50	0	0	pivot, pump	250 000
Springvale	A1	Dam	60	0	0	pump, mainline extension	200 000
Nyamakaira A	A1	Weir	36	36	36	drag hose spray line	90 000
Nyamakaira B	A1	Weir	25	0	25	transformer	50 000
Machiki	A1	Dam	100	60	40	2 x centre pivots, pump	200 000
Chipikiri	A1	Dam	120	0	0	50ha centre pivot, pump	600 000
Esparance	A1	Dam	80	0	0	pump, transformer, spray line	400 000
Peter block	A1	Dam	40	5	35	pump, transformer, spray line	175 000

Source: Study findings 2024

8.4 TRANSPORTATION INFRASTRUCTURE

Marondera District has a good road network, linking it to key areas in the country and region through the Mutare-Harare road which connects Zimbabwe and Mozambique, while the Wedza-Harare and Murehwa-Marondera roads provide access to other Zimbabwean economic hubs. There is one major regional corridor road which pass through Marondera namely Harare-Mutare highway (R2). The road runs north-east- from Murehwa District with connections to Harare through the district to Goromonzi District. The road also links Harare to Manicaland Province through Rusape and Mutare to Mozambique. The study findings revealed that there is a basis for relooking at the road network radiating to Mahusekwa as the district service centre. This is because a lot of wards do not have a direct access to Mahusekwa. The lack of direct roads to the DSC is a result of bridges that have been destroyed and in some cases the absence of bridges themselves.

There are three road authorities in the district and these are, Ministry of Transport and Infrastructural Development, Rural Infrastructure Development Agency (RIDA) and Marondera (RDC). RIDA has area road units in scattered around the district. These are designed for ease of response and maintenance. The state roads and council roads are maintained by Ministry of Transport and Council respectively. The council has very limited capacity in its road unit relying on casual labour and a few functional equipment for road construction and maintenance. The situation is worsened by limited funding from ZINARA. The Zimbabwe National Road Authority is currently funding the construction of council roads and has also provided a motorized grader for construction and maintenance.

8.4.1 Rail infrastructure

There is the Harare-Mutare railway line which passes through the District in a central position. If the rail infrastructure and train functionality can be improved in the area, mobility for the people would also improve and be much more affordable as well as improved safety.

8.4.2 Telecommunications infrastructure

Telecommunication infrastructure generally refers to a combination of telecommunications equipment, transmission lines, networks and works. The district is serviced by three major mobile telecommunication networks namely Net One, Econet and Telecel. Broadband networks and systems are also present in the district. It is important to note that some wards are better connected or serviced as compared to others in terms of network signals. Wireless Fidelity (WiFi) services are available in the district although only a few households have access to internet connectivity due to various reasons.

8.5 ELECTRICITY INFRASTRUCTURE

The study established that only a few households outside Mahusekwa Growth Point have access electricity supplied by ZESA. Deforestation will be impossible to reduce without affordable alternative sources of power. It is however important to note that the Zimbabwe Rural Electrification Fund (ZREF), a state entity under the Ministry of Energy and Power Development of Zimbabwe, established through an act of parliament (Rural Electrification Fund Act Chapter 13:20 (REF), is responsible for supplying modern energy services to rural communities in the district.

ZREF is aimed at the empowerment of rural communities in Zimbabwe through harnessing of energy sources to ensure that all the people have access to adequate, reliable, least-cost and environmentally sustainable energy services. Its vision is to achieve universal access to modern energy services by rural communities by 2030. Table 8.2 shows the total of institutions that have been electrified using the grid extension as at February 2024.

Table 8.2: Institutions electrified using grid extension

Institution	Total
Primary Schools	62
Secondary Schools	19
Rural Health Centres	4
Government Extension Offices	1
Chieftainships	6
Business centres/ RSC	11
Small Scale Farms	54
Villages	26
Others	20
Total institutions electrified	220

Source: ZREF 2024

A total of 62 primary schools have been connected to the main grid, amongst these are Bernard Mizeki, Bopoma, Chinganai, Chipesa, Dhirihori, Furamera, Helm, Igava, Manyaira, Masikana and Chimbwanda West Primary Schools. A total of 19 secondary schools have been electrified to date, amongst them being Muchakata, Mudzimurema, Manyaira, Masikana, Chinatsa and Chitandara. Rural Health Centres electrified to date are Lustleigh, Nyembanzvere, Chimbwanda West and Chakadini Rural Hospital Centre, making them a total of 4 health facilities.

Only 1 government extension office has been electrified to date, that is, St Mathews Ngundu AREX. Chieftainships electrified to date are Chief Svosve, Chief Mudzimurema, Chief Samuriwo, Chief Nenguwo, Chief Nyandoro and Chief Svosve waGahadzikwa, making them a total of 6. Eleven business centres and rural service centres that have been electrified. These include Boarder Church, Chakadini, Dhirihori and Mudzimuirema amongst the eleven centres. A total of 54 small scale farms and 26 villages have also been electrified. Other institutions include Chiweshe poultry, Econet Dhirihori base station, Musi dairy, Bowa irrigation and the African Apostolic Church (Materera).

8.6 URBAN INFRASTRUCTURE AT COMMERCIAL CENTRES

Some established commercial centres in the district such as Mahusekwa Growth Point, Landos RSC and other numerous Business Centres lack urban infrastructure such as water, sewer, source of power and navigable roads. Navigable access roads at the development controlled centres in the district will invariably make communal areas attractive for urban housing and this will result in the unplanned and potentially disastrous development of urban housing in communal areas which is already being observed in Chihota communal lands.

8.7 SUMMARY OF ISSUES

1. Marondera is accessible by a transnational highway leading to Mozambique which is highly subscribed by cargo, passenger and courier transport. There is a basis for relooking at the road network radiating to Mahusekwa which is the district service centre.
2. There is a need to consider a national road link from Simon Mazorodze highway (upgrading the Charter Strip Road) to Landos, Mahusekwa, Chirefu to Marondera –Mutare highway, then north to join Nyamapanda Road either at Cross or Musami junction points.
3. The main source of water for Mahusekwa District Service Centre (DSC) is Mahusekwa dam on the western side of the Mahusekwa DS centre and is adequate for its purposes for the next ten years
4. The ZINWA department is responsible for the planning, design and administration of water infrastructure for the district. It is also responsible for the maintenance and operation of all the water supply facilities.
5. Boreholes are the main water source for the district and thus their maintenance is critical

6. Urban infrastructure such as water, sewer, ZESA electricity, and access roads has to be adequate at all development controlled centres in the district in order to prevent unplanned urban housing development in communal areas
7. Infrastructure for irrigation (dams, weirs and pipes) and livestock production need investing into in a number wards in the district
8. Access to sanitation facilities is still low in the district as most households use pit latrines for disposal of human wastes.
9. There are three road authorities in the district and these are, Ministry of Transport and Infrastructural Development, Rural Infrastructure Development Agency (RIDA) and Marondera (RDC).
10. The district is serviced by three major mobile telecommunication networks namely Net One, Econet and Telecel, with the presence of other services such as broad band networks.
11. A total of 220 institutions in the district have been electrified using the grid extension in February 2024. Amongst the institutions are primary schools, secondary schools, rural health centres, government extension offices, chieftainships, business centres, small scale farms and villages.
12. Some of the established business centres, growth points and rural service centres in the district suffer from lack of infrastructure provision that is, portable water, proper sewerage disposal mechanism, clean source of power and accessible roads.

CHAPTER NINE: ADMINISTRATION AND FINANCE

9.0 INTRODUCTION

Marondera Rural District Council is a rural Local Authority established in terms of the Rural District Council's (RDC) Act, (Chapter 29:13) 1988. It was proclaimed in 1992 by the President of Zimbabwe in terms of Proclamation 10 of 1992, published in Statutory Instrument 349 of 1992. This chapter looks into the administrative issues of Marondera District which is under the jurisdiction of Marondera Rural District Council as established in 1993 under the RDC Act.

9.1 ADMINISTRATIVE INFORMATION

Marondera Rural District Council is sub-national entity established under the Rural District Councils Act [Chapter 29:13] of Zimbabwe. It administers a rural district located 73km south east of the capital Harare, along the Harare-Mutare highway and it spans over 428 916 hectares or 4 740km². Its offices are located at 108 along Murehwa Road in Marondera. Bounding Local Authorities are Rusape RDC to the east, Wedza RDC to the south, Manyame RDC to the south-west, Ruwa Town Council, part of Goromonzi to the north-west and Murehwa RDC to the north. Marondera Rural District Council is a non-profit making local authority organisation which operates under the Ministry of Local Government, Rural and Urban Development. It aims at providing efficient and effective service delivery to its citizens.

9.1.1 Mission, Vision and Values

The MRDC mission, vision and values as articulated in its five year plans are as follows;

MISSION

- ❖ To deliver socioeconomic services to the people of Marondera Rural District

Vision

- An empowered community with high living standards by 2030.

Values

- a. Transparency-** We are open to scrutiny
- b. Responsiveness** -We are committed to serve our clients promptly and proactively
- c. Accountability** - We take responsibility for our actions

d. Integrity -We adhere to moral principles of honesty and fairness

e. Teamwork- We build upon common focus and unity of purpose.

9.1.2 Key result areas

National Key Result Areas that MRDC is contributing to are:

1. Provision of improved infrastructure and services
2. Environment and climate protection
3. Sustainable national resources utilisation
4. Digitally enabled economy
5. Public service delivery
6. Delivery of affordable and quality settlements in urban and rural areas
7. Public health and well being
8. Innovation and knowledge driven economy
9. Youth, sports and culture promotion and development

9.1.3 Council structure

The Council is led by the Council Chair and a vice-chair together with 23 councillors representing the 23 wards in the district. It is headed by a Chief Executive Officer (Mr T. Gundo) and is made up of five departments that work in harmony towards the achievement of its mandate and strategy. Each department has its core values, functions, missions and visions and when it is consolidated it forms the Council's mission statement. All the departments report to the CEO. There are five departments within Council, who all report to the CEO. The five departments are Roads and Works, Planning and Environment, Finance, Audit and Human Resources, Social Services and Administration.

9.1.4 Overall functions of MRDC

1. Provision of civil protection services/ disaster and emergency management
2. Infrastructure development, maintenance and rehabilitation
3. Provision of portable water, sanitation and hygiene
4. Provision of health, education, housing and social amenities
5. Revenue mobilization and generation
6. Environmental management
7. Development control and spatial planning

9.1.5 Duties and responsibilities of the DRC

The RDC has a number of duties and responsibilities, these include but not limited to the following;

- i. Policy making, which in council is done through committees which are derived from the departments of the council and the full council. The committees are chaired by elected councillors and heads of departments form part of the committee. These committees sit every month to deliberate reports from respective departments, thereafter full council convenes to deliberate issues from the committees and up with resolutions which are then implemented in council.
- ii. Creating planned settlements that is creating layouts with necessary land use –residential, commercial, industry (light and service), schools, churches, health facilities, recreation, relevant infrastructure (water supply, sewerage disposal).
- iii. Development of the district, this include management of existing business centres/production hubs and nodes; Developing established service centres into growth points; Identification and allocation of land for various land uses (housing, social facilities, economic development, industry, etc); and Driving and improve economic development and performance in the district
- iv. Service delivery that is housing, social amenities, waste management
- v. Preparation of statutory and forward plans in the form of Strategic plan -5 year plan, Annual plans, District plans, Master and Local Plans
- vi. Management of finance and its administration
- vii. Environmental planning and management that is protection of the built and natural environment
- viii. Provision of social services that is schools, health facilities, recreation, churches and cemeteries among other services.
- ix. Infrastructure development that is roads, dams, waste disposal, water supply, telecommunication etc.
- x. Development control that is, monitoring and controlling spatial land uses in the planning area as well as enforcement of laws.

9.1.6 Existing Acts and statutes to guide and control development

The Local Authority has no Master Plan to guide, monitor and control development in its area. It relies on The RTCP Act, Approved layouts and By-laws. Approved layouts are: Chirefu - prepared in 2004 and amended in 2007 and waiting for approval by the head office; Landos,

prepared and approved in 2005; Ten Miles, prepared in 2011 and Mahusekwa DSC. There are 13 by-laws gazetted for the district and 47 await approval.

9.2 CHALLENGES FACED BY THE LOCAL AUTHORITY

MRDC as a Local Authority, faces a number of challenges that affect its ability to effectively execute on its statutory mandate on service delivery and smooth functioning. Amongst the challenges are:

9.2.1 Financial challenges and constraints

There is limited and in other cases lack of funding for capital projects such as infrastructural development, maintenance, upgrading and resuscitation. There is 300 hectares of land that has been set aside for a power plant but no capital is available. There is also an urgent need to construct the Murehwa Road and the Bridge Road as the old roads are becoming expensive to maintain. Financial challenges are also contributed insufficient and late disbursements of ZINARA and devolution funds. The prevailing economic environment characterised by high currency volatility and exchange rate losses, rising inflation, change in currency and generally economic instability affects the council negatively

9.2.2 Service delivery & location of offices (DDC & MRDC)

The study established that the Local Authority is struggling to deliver services efficiently to the residents. The limited service delivery is attributed to a number of issues which include increase in population, housing- backlog and high demand; waste management, water supply and road maintenance. Poor service delivery by council is also a factor of financial constraints, sub-optimal performing organizational structure, insufficient human resources, and limited human resource capacitation.

The DDC and various government offices at district level are located in Marondera Municipal area and not at Mahusekwa the District Service Centre. This certainly has a negative effect on Mahusekwa being attractive as the district service centre and its growth. The current location of the MRDC head office is not centrally located and is not readily accessible especially for the Chihota communal area. The Chihota community is of the opinion that service delivery to there are is being negatively affected by the inaccessible location of MRDC head office. They believe the head office should be located at Mahusekwa the DSC. Ideally, roads in the district should clearly radiate to Mahusekwa DSC. MRDC should consider having functional sub-offices at various other RSC to improve on service delivery.

9.2.3 Human resources

The current human resource base up in council is less than optimal to deliver its duties and responsibilities efficiently as witnessed by a sub-optimal performing organizational structure. There are a number of vacant posts that need to be filled up by experts such as business management experts, surveyors, social scientists, GIS, and Town Planners amongst others. At the moment, council is limited to attract, hire or employ these experts due to the unattractive environment created by a generally poorly performing economy. Because there is no significant business attraction and no resource base, it appears Mahusekwa is facing difficulties in providing requisite services to the expected level. Marondera municipality, the provincial capital is taking the lime light.

9.2.4 Environmental challenges

The Council faces rampant destruction of the environmental in the form of pollution being water, air and land; soil erosion; sand abstraction and sand poaching; over grazing; solid waste management; wetlands management; stream bank cultivation, deforestation, veld fires, loss of biodiversity and siltation. All these issues are witnessed in most of the wards in the planning area. A huge contributing factor to environmental degradation is peri-urban developments which has resulted in sand poaching and illegal sand abstraction.

The detrimental effects that can be seen are un-reclaimable gullies as people are extracting aggregates and brick moulding for construction. The destruction of the environment is causing negative effects on the national infrastructure that is, oil the pipe line that passes through the district, the railway line, trunk roads and in dams and other water sources. Rufaro dam is now regarded as a sewer pond instead of it being a water source due to unethical environmental practices.

The environment is critical to the development of the district and hence the serious need to preserve it. Environmental preservation can be achieved through working with counterparts in the planning area such as Marondera Municipality, identification of sites for sand extraction and other construction aggregates and having a Memorandum of Understanding. There is need to implement and enforce these strategies to preserve and conserve the environment.

9.2.5 Effects of population increase

Over the years, the district has witnessed an increase in population. The increase in population has been exacerbated by an influx of people particularly in the year 2000 due to resettlement which created A1 and A2 farms in wards 1-8. The population increase in population led to the creation of new wards, 21 and 23 and it also increased demand for land for various uses (housing, schools, service centres, commercial, agriculture) across all wards in the district. The scenario consequently led to an increase in demand for social services. Unfortunately, the land reform and resettlement programs failed to plan and provide for land for the subsequent social services needed. At the moment, there is no land available for social facilities and no one is willing to provide or give in land because it is communally owned.

There is a mismatch between population growth versus service delivery, infrastructure and service provision. The increase in population has given birth to other challenges such as uncontrolled development, unregulated land uses, emergence of illegal settlements, unplanned settlements with no or inadequate supporting services and illegal activities related to these.

9.2.6 Housing demand and conflict with Marondera Municipality

The study established that a number of pieces of land falling within MRDC (Elmswood, Shinaree of Longlands, and Labor of Longlands) have been planned and developed for housing by Marondera Municipality and the Department of Spatial Planning and Development without the consent or agreement with MRDC. This has certainly created a disharmonious relationship between the two local authorities. MRDC is certainly the aggrieved party and going forward MRDC's legal rights should be protected to prevent undue loss of revenue to its coffers. The study also established that there is a lack of consensus or MOU on the finance and administration of funds/ revenue generated from services provided and land planned by the Municipality which falls within the RDC. These conflicts are attributed to the expansion of the Municipality into the RDC area

9.2.7 Conflict over land allocation procedures and management

The district's communal areas are experiencing unplanned and unsanctioned urban housing development. It has been observed that urban housing development is happening in ward areas that are within up to 10km radius from Mahusekwa Growth Point (wards 10, 15 and 16), villages close to Landas RSC, Chirefu BC and wards bordering Seke

District (wards 13 and 14). There is clearly a conflict between the RDC and the Traditional leaders on allocating and management of communal land in the district. The conflict is in decision making, laws and regulations, power possession on land over its use, allocation procedure and the governing laws and regulations. The study findings established that the obtaining legislation that is the RDC Act, Traditional Leader's Act, and Communal Land Act, are explicit in providing for allocation of communal land.

Practically, the allocation of communal land to urban housing is being done by communal land settlers and village heads, popularly known as "*Sabhuku deals*". Instead of the VIDCO recommending allocation to WADCO and the RDC, the allocations begins and ends at village head level. VIDCO and WADCO seem not to be involved in the process. On the other hand, the village heads firmly believe it is their duty to allocate communal land while Council focuses on land within Growth Points, Rural Service Centres and business centres. The traditional leaders are not interested in considering the provisions of the relevant statutory Acts on land allocation. Resultantly, the RDC has no updated land registers from village heads. The scenario, if unchecked will certainly result in invasion of communal areas by urban housing especially in ward areas identified above.

9.2.8 Parallel planning

The district lacks a comprehensive plan that governs, controls and monitor spatial land use planning, such as a Master Plan to cover the district or Local Development Plans to cover certain specific areas. The absence of such plans has seen the district suffering from parallel planning and interference from government departments such as ZINWA, AGRITEX, and Ministry of Lands. These departments produce and implement their plans and policies which are not in sync with the Council's plans and policies.

There is need of clarity on the roles and duties of each organisation and the procedures they should follow when developing and implementing plans in the district. There is also need for consultations between departments and consolidation and updating of plans to avoid piecemeal planning and conflict of interest.

9.2.9 Institutional challenges

The council also suffers from institutional challenges which hinders it in carrying out its functions efficiently. The institutional challenges include and are not limited to high rate of obsolescence of ICT infrastructure and systems failure, resistance to change to new systems, changes in Council priorities, and storing system of

documents, and information and a lack of digitalized systems. Other challenges related to institutional functionality are limited compliance by rate payers.

9.3 SWOT ANALYSIS ON MRDC

The SWOT analysis considers the status quo as a predicate to determine how the council will leverage its core competencies and the yet untapped opportunities for growth whilst overcoming perceived internal and external conditions that threaten the efficiency and viability of council operations. Table 9.1 gives a SWOT analysis.

Table 9.1: SWOT analysis table

STRENGTHS	WEAKNESSES
<ul style="list-style-type: none"> • Abundant land bank (area of jurisdiction) • Availability of institutional offer letter for Dormervale Farm • Viable income generating project at Dormervale farm – 700ha • Broad Revenue Base • Up to date audited accounts • Availability of ICT support • Competent staff 	<ul style="list-style-type: none"> • Inadequate equipment • Demotivated staff • Inadequate tools of trade • Gender imbalance • Aging infrastructure – council properties
OPPORTUNITIES	THREATS
<ul style="list-style-type: none"> • Proximity to the capital city as well as the provincial capital • Aerodrome/airport • Stable political environment • Availability of natural resources – perennial dams, vegetation and highly productive agricultural land • Institutions of Higher and Tertiary education MUASt, Kushinga Phikelela for collaborations in research, innovation and skills exchange • Availability of minerals (granite) • Partnership with development partners • Tourism and recreational opportunity – Tsindi Ruins, Wenimbi Dam, Muchekeranwa Dam 	<ul style="list-style-type: none"> • Skills flight • Inconsistence in the disbursement of government grants • Natural disasters e.g droughts • Change in government policies • Illegal settlements in communal areas • Climate change • Unstable economic environment • Pandemics and epidemics (such as Covid-19)

Source: MRDC 2020-2025 Annual Report

9.4 CLIENT NEEDS/PROBLEMS ANALYSIS

MRDC exist for the sole purpose of delivering services to its client and stakeholders in a sustainable manner. In order to provide relevant services to the district, the council conducted a stakeholder consultation and the needs and expectation of both clients and stakeholders of MRDC are listed in the Table 9.2.

Table 9.2: Client Needs/Problems Analysis

DIRECT CLIENTS	NEEDS/PROBLEMS	EXTENT (MAGNITUDE/SERIOUSNESS)
1. Farmers	<u>Needs</u> -Trafficable roads -Residential stands -Health facilities -Capacity building on environmental conservation	-60% of farmers in communal areas -20% -20% deficiency in communal farming areas -All farmers require regular capacity building
2. Business Community	<u>Needs</u> -Trafficable roads -Refuse collection -Public lighting -Business stands -Public Sanitary facilities <u>Problems</u> -Illegal traders	-70% -60% (Tenmiles, Masomere, Chirefu) -80 % (All centres save for Mahusekwa) -80% (High demand in Landos, Mahusekwa, Tenmiles, Chirefu, Igava) -100%(All business centres) -All business centres are facing challenges of illegal vendors who trade in shop verandas and entrance points
3. Residents	<u>Needs</u> -Trafficable roads -Public Lighting -Portable water -Residential stands -Sewer Reticulation -Systems -Refuse collection -Schools -Clinics -Environmental conservation education <u>Problems</u> -Extensive sand poaching, tree cutting, stone crushing, illegal mining and veld fires	-All residential areas -All residential areas -5 residential rural service centres -Most rural areas need portable water -500 currently on waiting list -High Demand (Mahusekwa, Landos, Chirefu, Masomera, Tenmiles, Chiwanzamarara, Border Church) -All residential areas in business centres -7/8 Rural Service Centres -3 Peri Urban residential centres -Mostly in resettlement areas -Mostly in resettlement areas -All communities -Most prevalent in peri-urban communities
4. Land Developers	<u>Needs</u> Technical services	-All developers allocated land prior to policy review

5. Schools	<u>Needs</u> -Portable water -Staff houses -Administrative services -Trafficable roads	-80% (schools draw water from communities) -80% (schools are using farm houses for staff accommodation) -All Council schools -Most schools especially those in resettlement areas
6. Religious Groups	<u>Needs</u> -Institutional stands -Portable water	- 70% - 70%
7. Small Scale Traders	<u>Needs</u> -Market stalls -Permits -Public toilets -Protection from illegal traders	- All business service centres - All traders - All centres - All traders in all business centres
8. Employees	<u>Needs</u> -Capacity development -Tools of trade -Competitive remuneration -Corporate ware and PPEs	- All staff members (continuous) - All - Continuous reviews
9. Potential Investors	<u>Needs</u> -Information -Investment opportunities	- All - All
10. Departments	<u>Needs</u> -Tools of trade (laptops, service vehicles) -Cooperation within department -Adequate budgetary support -Adequate human resource	- All - All - All - Most departments who are short-staffed

Source: MRDC 2020-2025 Annual Report

9.5 FINANCE

The sources of revenue or income for Marondera RDC are land development levy, development levy (from communal and resettlement households), rents, business licences, permits, penalties and forfeitures, grants, transfers from government and other government agencies, donations, income generating projects, service charges, sales, estate (stand sales, endowment and lease rent), fees, interests (on overdue accounts, bank deposits and investments)

and disposal of assets. The council has potential to increase income streams from PPP and private sector investments.

Revenue inflows from land sales and land leases can greatly increase if the local authority improves on planning capacity and service delivery in its development controlled centres. Development account – (an account established in terms of Section 66 of the RTCP Act to which moneys are paid) when a development permit is issued in terms of an existing statutory plans. The development account is opened and maintained by the Finance Director of the RDC.

9.6 LINKAGES BETWEEN MARONDERA MUNICIPALITY AND MRDC

Marondera Municipality is bordered on all sides by Marondera RDC and the functional linkages and relationships between the two Local authorities cannot be ignored. The linkages are in the form of land uses, commercial services, social amenities, roads and telecommunication networks as well as other issues relating to environmental causes and effects.

9.6.1 Social and Commercial linkages

Marondera Municipality houses various government departments at district level including the DDC. It is also the provincial capital thus it houses various central government provincial heads. These offices serve MRDC. Marondera Municipality has various high level commercial facilities which are accessed by a large population of MRDC. Marondera Municipality also provides a ready market for various agricultural products from MRDC.

9.6.2 Infrastructure linkages

A lot of infrastructure is shared between the two Local Authorities, in the form of water and sewer reticulation and supply, road and rail infrastructure, transport and communication. Houses in MRDC are connected to infrastructure services located in Marondera Municipality. The Harare-Mutare highway road passes through both Local Authorities, linking them together and connecting them to other areas.

9.6.3 Demand for land for housing

Housing demand within Marondera Municipality has now spilled over into MRDC area since the mid-2000. Marondera Municipality has run out housing land and has a huge housing backlog estimated at plus 40 000 as of March 2024. Going forward MRDC should have housing development zoned in Marondera peri-urban to exploit advantages to be accrued from urban development within the MRDC area. MRDC must position itself for urban development either by itself or with some

MOU with Marondera Municipality consider to move to human settlements.

9.6.4 Demand for land for housing

The district is facing a lot of peri-urban development spilling over from Marondera Municipality, mainly housing development. A lot of environmental degradation has taken place as the Municipality expands into the Rural District Council boundaries. The environmental degradation is in the form of sand poaching and illegal sand abstraction for construction. Another environmental issue of concern is waste management whereby the Municipality dumps its waste as it cites the unavailability of land to develop the landfill.

9.7 SUMMARY OF ISSUES

1. Marondera Rural District Council is a rural Local Authority established in terms of the Rural District Council's (RDC) Act, (Chapter 29:13) 1988. It was proclaimed in 1992 by the President of Zimbabwe in terms of Proclamation 10 of 1992, published in Statutory Instrument 349 of 1992.
2. Marondera Rural District Council is sub-national entity established under the Rural District Councils Act [Chapter 29:13] of Zimbabwe and administers a rural district.
3. MRDC is a non-profit making local authority organisation which operates under the Ministry of Local Government, Rural and Urban Development with the aim at providing efficient and effective service delivery to its citizens.
4. The Council is led by a Council chair and headed by a Chief Executive Officer. It is made up of five departments namely Roads and Works; Planning and Environment; Finance; Audit and Human Resources, Social Services and Administration.
5. Overall functions of MRDC are Provision of civil protection services/ disaster and emergency management; Infrastructure development, maintenance and rehabilitation; Provision of portable water, sanitation and hygiene; Provision of health, education, housing and social amenities; Revenue mobilization and generation; Environmental management; and Development control and spatial planning.
6. Amongst the duties and responsibilities of the Local authority are Policy making; Service delivery, Provision of social services, Development of the district, Infrastructure development, Creation of planned settlements, and Control of development within its jurisdiction.

7. Existing Acts and statutes that guide and control spatial development in the district are the RTCP Act, By-Laws and layout plans.
8. Challenges faced by the RDC include financial constraints, prevailing economic conditions, service delivery, environmental management, effects of population increase, conflict with sister Local Authority, parallel planning and institutional challenges.
9. Marondera RDC's financial streams are largely from rates, development levies, land sales, leasing of land, business licences, land taxes, devolution funding, mineral royalties, development partners financing and few income earning activities.
10. A number of linkages exist between Marondera Municipality and Marondera RDC because MRDC borders the Municipality to all sides. They share infrastructures, social services, commercial services as well as transport and communication services.

CHAPTER TEN: OPPORTUNITIES AND CONSTRAINTS

10.0 INTRODUCTION

This chapter will look into opportunities and constraints that are in the district. These have been identified and derived from issues discussed in the Report of Study

10.1 OPPORTUNITIES

- Road linkages
- Water resource – water bodies
- Climatic conditions
- Existing infrastructure (power supply, national roads, telecommunication,
- Agro-economy district- special economic zone
- Youthful population
- Development opportunities
 - Topography
 - Tourism
 - Industry
 - Location ;proximity to the Marondera Municipality , Harare, and Chitungwiza markets
 - Climate
 - Employment
 - Population
 - Infrastructure

10.2 CONSTRAINTS

- Disjointed planning
- Parallel planning across the district
- Land use disputes/ conflicts
- Inadequate funding for the Local Authority
- Environmental degradation
- Lack of capital to inject in developments projects
- Lack of marketing the opportunities in the district
- Conflict of interests over land
- Effects of the general poor economic performance
- Poor infrastructure especially roads
- Development constraints
 - Water supply
 - Sewerage supply and systems
 - Depressed power supply

END OF REPORT OF STUDY

PART II: WRITTEN STATEMENT

CHAPTER ELEVEN: SUMMARY OF ISSUES

11.0 INTRODUCTION

This chapter gives a summary of issues as they were identified and put down in Part One of the Master Plan, that is, the Report of study. The issues have been summarized and are specific to:- Climate and physical features, Population and employment, Land use analysis, Agriculture, Environment and Tourism, Social services and facilities, Infrastructure provision and development, Finance and Administration.

11.1 SUMMARY OF ISSUES ON CLIMATE AND PHYSICAL FEATURES

1. The average temperature varies in the range of 15^o C and 20^o C. The summer season is from November to March and winter season is from April to August.
2. Maximum temperatures in summer range between 22^oC and 26^oC while in winter they range between 16^oC and 20^oC and the minimum winter average temperatures are around 8^oC.
3. The district falls under agro-ecological regions 2a and 2b which receive average rain ranges from 700mm to 1050mm per annum.
4. Most of the area ranges from 1372.5m to 1681.94m in the district with Theydon Kopje being the highest point of 1717.15m and on Marondera watershed altitude being around 1681.945m.
5. Marondera lies on the watershed of most of the country's rivers that drain into Mazowe, Save, Manyame and Sanyati catchments.
6. The major soil type is sandy loam which is derived from granite sandstone and the dominant vegetation type is Savanna woodland with Msasa tree being the majority tree type.

11.2 SUMMARY OF ISSUES ON POPULATION AND EMPLOYMENT

1. Marondera Rural District has a population size of 136 173 and of this population, 68 169 (50.06%) are males and 68 004 (49.94%) are females. The district has a total of 37 361 households with a household size of 3.6.
2. Ward 6 has the highest population of 11 801, followed by wards 5, 3 and 2. The least populated wards are wards 13, 19 and 18 respectively.

3. The migration patterns in the district points to the need for employment creation in the district as the district is losing the youthful population to other countries in search of better opportunities.
4. The district's literacy rate stands at 95.7% and is slightly higher than the provincial's literacy rate which stands at 94.5%.
5. Agriculture and the forestry industries employ the majority of the people in the district, followed by retail trade: sale and repair of motor vehicles and motor cycles, followed by manufacturing and construction industries. Retailing is another booming activity in Mahusekwa Growth Point and other growth points dotted around the district.
6. Agriculture (in the form of horticulture, livestock production, cash crop production and cereal production) is a major source of income for the district, employing many residents and contributing to the local economy.
7. The district's unemployment level is at 11.6% and of this percentage, 40.4% are males and 59.6% are females. Females dominate the economically inactive population in the district.
8. Households without access to internet at home (59.1%) are much higher as compared to household with access to internet in the district.
9. The district disability prevalence level rate in children aged 5-17 is 0.5%. There are 39 males and 43 females with Albinism in the district.
10. The majority of the households are occupied by owners though there may be need to ascertain if there is a considerable number of people with freehold tenure as compared to those without.
11. Most households in the district use clean fuels for lighting and the main source of energy for cooking is firewood, while a few households use clean energy such as electricity, LP gas and alcohol/ethanol.
12. The majority of the households rely on protected wells or springs for drinking and general use water which is mainly collected outside of their premises.
13. Most families in the district have access to a type of toilet system, the most used facility being a pit latrine with slab, followed by improved ventilated pit latrine, flush to septic tanks.

14. Solid waste disposal in the majority of households is mainly disposed through burning, informal disposal, composting and marginally formal disposal in urbanised settlements.

11.3 SUMMARY OF ISSUES ON LAND USE AND AGRICULTURE ANALYSIS

1. Agriculture is the predominant land use in the district taking place in LSCFA, SSCFA, communal and resettlement areas.
2. Agriculture is practiced on both small and large scale commercial, main produce being maize crop, tobacco, peas and wheat as well as livestock production being cattle and other small livestock such as goats, sheep and poultry.
3. There is scope for increasing agricultural production both livestock and crops as the district has the suitable land with water, and suitable climate.
4. It is apparent that the current livestock production is mainly less intensive and it can be intensified.
5. Horticultural production has better returns and requires less hectareage, there is a case for its increase in the district.
6. There is considerable number of issues that limit maximum productivity in the district which include lack of capacity, irrigation infrastructure, storage facilities, land tenure factors, climate change, pests and diseases, sporadic land dispute, availability of viable markets, poor soils, high costs of inputs and the effects of currency variations.
7. The four major land use categories under agriculture in the planning area are Large Scale Commercial Farming Areas including Residential Agricultural Areas, Communal Lands, Small Scale Commercial Farming Areas.
8. The main settlement nodes in the planning area are Mahusekwa Growth Point, Chirefu RSC, Ten Miles, Mudzimurema, Dhirihori, Masomera/ Calne, Igava and Landos rural service centre.

11.4 SUMMARY OF ISSUES ON ENVIRONMENT AND TOURISM

1. Marondera district is a catchment area for number of Zimbabwe's major rivers which include Manyame, Nyagui, Save and Mupfure. As such the district is environmentally delicate and should be handled as such.
2. Major environmental issues affecting the district are pollution being water, air and land; soil erosion; sand abstraction; solid waste management; wetlands management; stream bank cultivation, deforestation, veld fires, loss of biodiversity and siltation.
3. The limited access to electricity is a critical issue in Marondera RDC, impacting the environment, hindering economic growth and poverty reduction efforts in the planning area.
4. The rapid urbanization and rising energy demands have pushed many communities to rely heavily on firewood and charcoal for cooking, tobacco curing, and heating. This dependence has severe environmental consequences, contributing to environmental degradation.
5. Inadequate infrastructure, limited resources and a lack of public awareness hamper effective solid waste management in the district.
6. Unsanitary practices raise the risk of environmental pollution and pose potential public health hazards.
7. There are number of tourist attractions in the area which include Bernard Mizeki Shrine, Tsindi Ruins, Eldorado, Gosho Park, Wenimbi Dam and Muchekeranwa Dam.
8. There is a lack of awareness of the tourist attraction areas in the district which necessitates effective marketing and promotion of these areas. Additionally, the district lacks investment in the areas of accommodation and conference facilities.
9. It is also important to note that there is an aerodrome in the planning area and its presence can be of significance in promoting tourism within the district.

11.5 SUMMARY OF ISSUES ON SOCIAL SERVICES AND FACILITIES

1. The district has over 92 schools which comprises of primary schools all with ECD classes and 30 secondary schools, 8 of them with Advanced level, Vocational Centres (Mountview and Kushinga and 2 universities. There is however, no libraries or any

other social amenities to compliment these educational institutes.

2. MUASt, Women's University, ZOU are also coming on board including the Anglican University, Methodist University.
3. There is better access to schools in the communal areas when compared to commercial and resettlement farming areas in the planning area.
4. There is need to improve physical facilities at schools such as teachers' accommodation, student furniture, stationery, schools upgrade and construct new schools.
5. The district has 20 health facilities which are made up of private and public hospitals and clinics. However, people in some wards are located far from these health centres where they have to travel long distances to access medical attention especially in Ward.
6. The majority of the community in the planning area have access to better sanitary facilities. To improve the quality of health services in the planning area, it is crucial to re-consider staff complements, improve physical infrastructure and availability of drugs.
7. The district has a total of 45 commercial centres classified as Growth Point or District Service Centre, Rural Service Centre and Business Centres.
8. Vocational training centres, Village Business Units facilities, Rural Small Scale Manufacturing facilities (home industries), Agricultural industrial Parks are all necessary in the district's Wards, at RSC, and the Growth Point.
9. Wards in the former large scale commercial farming areas are poorly provided with commercial centres, schools and health facilities.
10. Currently the communal area is represented by the traditional leaders (chiefs and headmen) and resettlement areas are represented by councillors and village chairpersons. All wards have councillors and chiefs.
11. In terms of maintaining law and order, the headmen and chiefs handle minor cases for law breaking and civil suits at community courts. There is need for a magistrate court and additional police posts in the district as security is compromised in so many areas.

11.6 SUMMARY OF ISSUES ON INFRASTRUCTURE PROVISION AND DEVELOPMENT

1. Marondera is accessible by a transnational highway leading to Mozambique which is highly subscribed by cargo, passenger and courier transport. There is a basis for relooking at the road

network radiating to Mahusekwa which is the district service centre.

2. There is a need to consider a national road link from Simon Mazorodze highway (upgrading the Charter Strip Road) to Landos, Mahusekwa, and Chirefu to Marondera –Mutare highway, then north to join Nyamapanda Road at Musami junction point.
3. The main source of water for Mahusekwa District Service Centre (DSC) is Mahusekwa dam on the western side of the Mahusekwa DS centre and is adequate for its purposes for the next ten years.
4. ZINWA is responsible for the planning, design and administration of water infrastructure for the district. It is also responsible for the maintenance and operation of all the water supply facilities.
5. Boreholes are the main water source for the district and thus their maintenance is critical.
6. Urban infrastructure such as water, sewer, ZESA electricity, and access roads has to be adequate at all development-controlled centres in the district in order to prevent unplanned urban housing development in communal areas. Ten Miles RSC is particularly suitable for urban land uses and planning for infrastructure is necessary.
7. Infrastructure for irrigation (dams, weirs and pipes) and livestock production needs investing into in a number wards in the district and abundant dams being underutilised.
8. Access to sanitation facilities is still low in the district as most households use pit latrines for disposal of human wastes.
9. There are three road authorities in the district and these are, Ministry of Transport and Infrastructural Development, Rural Infrastructure Development Agency (RIDA) and Marondera (RDC).
10. The district is serviced by three major mobile telecommunication networks namely Net One, Econet and Telecel, with the presence of other services such as broad band networks.
11. A total of 220 institutions in the district have been electrified using the grid extension in February 2024. Amongst the institutions are primary schools, secondary schools, rural health centres, government extension offices, chieftainships, business centres, small scale farms and villages.
12. Some of the established business centres, growth points and rural service centres in the district suffer from lack of

infrastructure provision that is, portable water, proper sewerage disposal mechanism, clean source of power and accessible roads.

11.7 SUMMARY OF ISSUES ON ADMINISTRATION AND FINANCE

1. Marondera Rural District Council is a rural Local Authority established in terms of the Rural District Council's (RDC) Act, (Chapter 29:13) 1988. It was proclaimed in 1992 by the President of Zimbabwe in terms of Proclamation 10 of 1992, published in Statutory Instrument 349 of 1992.
2. Marondera Rural District Council is sub-national entity established under the Rural District Councils Act [Chapter 29:13] of Zimbabwe and administers a rural district.
3. MRDC is a non-profit making local authority organisation which operates under the Ministry of Local Government, Rural and Urban Development with the aim at providing efficient and effective service delivery to its citizens.
4. The Council is headed by the Council Chairperson and a committee. The organisation is led by a Chief Executive Officer and is made up of five departments namely Roads and Works; Planning and Environment; Finance; Audit and Human Resources, Social Services and Administration.
5. Overall functions of MRDC are Provision of civil protection services/ disaster and emergency management; Infrastructure development, maintenance and rehabilitation; Provision of portable water, sanitation and hygiene; Provision of health, education, housing and social amenities; Revenue mobilization and generation; Environmental management; and Development control and spatial planning.
6. Amongst the duties and responsibilities of the Local authority are Policy making; Service delivery, Provision of social services, Development of the district, Infrastructure development, Creation of planned settlements, and Control of development within its jurisdiction.
7. Existing Acts and statutes that guide and control spatial development in the district are the RTCP Act, By-Laws and layout plans.
8. Central government services to MRDC residents are offered by various central government ministries at district level coordinated by the District Development Coordinator (DDC). A government complex which should have ideally been located at Mahusekwa,

the DSC, is not available. Marondera Municipality houses the various government offices both at District and Provincial levels. This is not the desired case.

9. Challenges faced by the RDC include financial constraints, prevailing economic conditions, service delivery, environmental management, effects of population increase, planning conflict with sister Local Authority, parallel planning and institutional challenges.
10. Marondera RDC's financial streams are largely from rates, development levies, land sales, leasing of land, business licences, land taxes, devolution funding, mineral royalties, development partners financing and few income earning activities.
11. MRDC can significantly increase its revenue from land development, endowment fees, licencing fees and rates.
12. A number of linkages exist between Marondera Municipality and Marondera RDC because MRDC borders the Municipality to all sides. They share infrastructures, social services, commercial services as well as transport and communication services.
13. The current administration challenges between MRDC and Marondera Municipality over developments on Elmswood, Atherston Park etc, must be resolved on the basis that MRDC is the local authority for these pieces of land. If necessary Marondera Municipality can only be roped in through an MOU which recognises this and does not disadvantage MRDC in its legal administrative obligations over these pieces of lands.

CHAPTER TWELVE: GOALS AND OBJECTIVES

12.0 INTRODUCTION

Goals and objectives are planning intentions to resolve the issues identified in the Report of Study. Goals point the way to which planning activity should be directed, focusing on the broader sector issues. The objectives are specific quantifiable intentions to achieve the goals. They also serve as the basis for creating policy and evaluating performance. The goals and objectives have been identified for each thematic area or issues and are as follows;

12.1 POPULATION GOAL

TO PLAN FOR THE POPULATION NEEDS OF THE PEOPLE IN THE PLANNING AREA AGAINST POPULATION GROWTH.

Objectives

- a) To plan and provide for more social facilities for the youthful population and match the anticipated population growth.
- b) To plan and provide for orphanage homes and the aged and elderly people's homes in the area.
- c) To control and monitor rapid urbanisation due to population increase and high demand for agricultural and residential land uses.

12.2 EMPLOYMENT GOAL

TO PROMOTE THE CREATION OF A MORE CONDUCTIVE ENVIRONMENT FOR ECONOMIC INVESTMENT AND SUSTAINABLE ECONOMIC ACTIVITIES WHICH CREATE EMPLOYMENT OPPORTUNITIES TO ALLEVIATE POVERTY AND REDUCE UNEMPLOYMENT IN THE PLANNING AREA.

Objectives

- a) To encourage the establishment of more small to medium enterprises related to the agricultural and educational sectors by proactively providing suitable land for these developments.
- b) To promote the growth of small-scale industries.
- c) To encourage the expansion of existing industries.
- d) To ensure that major places of employment are accessible to residential and communal areas.

- e) To review the by-laws to promote and accommodate the needs of the informal sector enterprises.
- f) To implement the central government policies on Village Business Units
- g) To promote the establishment of vocational training centres throughout the district

12.3 ENVIRONMENTAL GOAL

TO ENCOURAGE THE PRESERVATION, CONSERVATION AND ENHANCEMENT OF THE NATURAL AND BUILT ENVIRONMENT OF THE ENVIRONMENTALLY SENSITIVE DISTRICT.

Objectives

- a) To promote development that will sustain and preserve the natural environment.
- b) To encourage harmonious development of the built environment and the conservation of buildings and places of historical significance.
- c) To promote the practice of farming activities that preserve the environment.
- d) To encourage reclamation of gullies affected by sand extraction and bring them to productive uses such as recreational spaces.
- e) To ensure that all future developments comply with environmental standards and regulations.
- f) To encourage the implementation of afforestation projects with the assistance of the Forestry Commission to replenish and maintain the forestry zone and counter the negative effects of deforestation.
- g) To encourage REA to connect more households and facilities to power in order to minimize deforestation in the district.

12.4 TOURISM GOAL

TO INCREASE ON AWARENESS, PROMOTION AND INVESTMENT IN TOURISM IN THE DISTRICT.

Objectives

- a) To improve on the accessibility of and facilities on existing tourist attraction centres.

- b) To set aside land for the development of hotels and conference centres in the district.
- c) To promote the marketing of existing tourist attraction sites and centres.
- d) To improve the facilities on existing tourist attraction sites.

12.5 LAND USE GOAL

TO ENSURE MAXIMUM UTILIZATION OF AVAILABLE LAND WITHIN THE PLANNING BOUNDARY FOR DIFFERENT LAND USES IN A HARMONIOUS AND SUSTAINABLE MANNER.

Objectives

- a) To use the available land in Marondera Rural District for all land uses, that is, agricultural, industrial, residential, commercial, recreational, social infrastructure uses and infrastructural development.
- b) To minimise conflicts between different land uses in the planning area.
- c) To create well planned, conveniently located and organised settlements within the district area.
- d) To control and monitor urban housing development encroaching into the communal lands of the district area.
- e) To ensure the integration of land uses and development of public infrastructure in the planning process.
- f) To encourage the subdivision and change of use of land in the peri-urban settlements nodes in order to meet current and future demand for urban land uses especially housing.
- g) To provide for land use zones to be used in attracting future land use developments.
- h) To enforce development control measures that will ensure all existing and future developments in the planning area are in line with Town Planning standards and regulations.
- i) To promote peri-urban developments with proper services and infrastructure.

12.6 ECONOMIC GOAL

TO PROMOTE, AND STRENGTHEN A DIVERSIFIED AND SUSTAINABLE ECONOMIC BASE FOR MARONDERA RURAL DISTRICT.

Objectives

- a) To provide suitable, adequate, fully serviced land to drive economic development.
- b) To zone specific land for different economic activities (agriculture, industry, social infrastructure, tourism).

12.7 AGRICULTURAL GOAL

TO SIGNIFICANTLY INCREASE AGRICULTURAL PRODUCTIVITY FOR NATIONAL FOOD SECURITY AND EXPORT PURPOSES WHILST USING ENVIRONMENTALLY FRIENDLY AND SUSTAINABLE METHODS.

Objectives

- a) To promote the increase of the intensity of use of agricultural land especially in LSCFA and A2 farming areas.
- b) To promote the subdivision of LSCF and A2 to increase intensity of use of land.
- c) To promote the increase of horticultural production and improve on storage and marketing of agricultural products.
- d) To re-invest on infrastructure for livestock farming in a number of wards (weirs, small dams).
- e) To support farm viability and increase the overall contribution of agriculture to the economy of the district.
- f) To empower local communities to grow their own food to improve on food security and also as a source of livelihood.

12.8 SOCIAL FACILITIES GOAL

TO ENSURE THE PROVISION OF ADEQUATE SOCIAL FACILITIES IN THE PLANNING AREA WHICH ARE CONVENIENTLY LOCATED FOR THE BENEFIT OF THE LOCAL COMMUNITY.

Objectives

- a) To provide for more education and health facilities in resettlement areas, LSCFA and communal areas in light of the district's population growth rate.

- b) To promote the development of the district as a ‘University/Educational District’.
- c) To provide more recreational facilities and encourage the development of community based projects and activities.
- d) To provide for a referral hospital in areas like Dhirihori to cater for areas around Svosve communal lands and surrounding farms.
- e) To establish more vocational training centres in the district.
- f) To establish more police posts and improve on other security facilities.
- g) To ensure that all community facilities are physically, socially and economically accessible to the physically challenged and elderly people.
- h) To improve existing community facilities in the wards such as dip tanks, halls and sports grounds.

12.9 INFRASTRUCTURE PROVISION AND DEVELOPMENT GOAL

TO UPGRADE AND PROVIDE AN EFFICIENT, INTEGRATED AND COORDINATED INFRASTRUCTURE NETWORK THAT IS COMPATIBLE WITH EXISTING AND PROPOSED DEVELOPMENT IN THE DISTRICT.

Objectives

- a) To integrate and match land uses and infrastructure provision and development.
- b) To upgrade existing infrastructure especially regarding the road network, irrigation facilities, water provision and smart/ clean energy (ZESA).
- c) To encourage the reconstruction of a number of inter-district and intra-district roads within the district such as old Murehwa Road and Bridge Road.
- d) To encourage the re-investment on various irrigation facilities.
- e) To construct more dams especially in communal lands.
- f) To promote the construction/upgrading of roads radiating to Mahusekwa and constructing of direct roads that lead to the DSC especially from wards 10,14,15,17, and 18.
- g) To encourage the construction of sewage treatment ponds at Mahusekwa Growth Point.

- h) To encourage the extension from Landos RSC and the dualization of Landos strip Road through Mahusekwa, Chirefu RSC, Ten Miles, bypassing Marondera Municipality, to link to old Murehwa Road.
- i) To improve on the maintenance of boreholes in the planning area.
- j) To provide for urban infrastructure (water, sewer, energy ZESA power and access roads) at all development-controlled centres in the district.
- k) To encourage REA to continue to implement the rural electrification of rural households.

12.10 MINING GOAL

TO PROMOTE THE EXPLOITATION OF ALL AVAILABLE MINERALS IN THE DISTRICT THROUGH MINING AND VALUE ADDITION TO MINING PRODUCTS IN AN ENVIRONMENTALLY SENSITIVE AND SUSTAINABLE MANNER TO IMPROVE THE QUALITY OF HUMAN LIFE IN THE DISTRICT.

Objectives

- a) To promote the mining of all minerals available in the district.
- b) To ensure that all mining activities take cognisance of the sensitive environment.
- c) To create employment opportunities for the people in the district through mining.
- d) To promote the establishment of relevant upstream and downstream mining activities and ancillary land use zones in the district.
- e) To reduce the negative impacts of mining to surrounding areas.

12.11 FINANCE GOAL

TO PROMOTE THE IMPROVEMENT OF COUNCIL'S FINANCIAL CAPACITY TO ENABLE COUNCIL TO DELIVER ON ITS MANDATE.

Objectives

- a) To enable Council's income and expenditure account have a sustainable surplus.
- b) To promote service delivery by the local authority in order to encourage district residents to pay rates, taxes etc

- c) To directly and indirectly encourage MRDC residents to pay for their obligations to council.
- d) To allow phasing of development proposals over a 5-10 year period to allow for areas of priority to be realized.
- e) To specifically promote urban development in peri-urban land so as to increase council revenue from land sales, development levy, endowment fees, and rates.

12.12 ADMINISTRATION GOAL

TO SYNCH THE MISSION STATEMENT, VISION, VALUES OF MRDC & DDC WITH THE NATIONAL AGENDA OF SERVICE DELIVERY AND IMPROVING THE STANDARDS OF LIVING FOR THE PEOPLE IN THE DISTRICT.

Objectives

- a) To encourage the RDC to capacitate itself to meet the current challenges on service delivery, and urban management.
- b) To encourage the RDC to optimally improve on its human resource base and organizational structure.
- c) To encourage the resolution of conflict over land allocation in communal areas.
- d) To encourage the formulation and adoption of a MOU with Marondera Municipality to solve issues around land administrative issues and infrastructural provision, finance and administration.
- e) To create a framework which guides coordinated and harmonious administrative relationships between MRDC and Marondera Municipality.
- f) To encourage the decentralization/relocation of DDC functions from Marondera Municipality location to Mahusekwa, the DSC
- g) To develop a monitoring and review tool that will allow MRDC to update, alter and amend the Master Plan as conditions arise.
- h) To encourage MRDC to set up its head office or, functional sub-offices at Mahusekwa being the DSC or the CEO and his core team being available at Mahusekwa at given days of the week. Various other RSC need functional sub-offices in order to improve on service delivery.

- i) To encourage on consultations between several departments in land use planning and updating of plans to avoid piecemeal planning and conflict of interest.

CHAPTER THIRTEEN: POLICIES AND PROPOSALS

13.0 INTRODUCTION

Policies and proposals explain how the goals and objectives stated in the previous chapter will be achieved. The policies and proposals are by no means a straight-jacket scenario but rather are guidelines which have to be adapted to suite various subsisting factors. Pragmatism in their implementation is thus key. These policies and proposals whilst being derived from, give detailed substance to the summary of issues, goals and objectives of the Written Statement.

A policy is a principle to guide decisions and achieve rational outcomes. Policies provide solutions to anticipated challenges, realize opportunities or overcome previous deficiency or malfunction. It is a statement of intent and is implemented as a procedure or protocol. Policies can assist in both subjective and objective decision making. The planning policies and proposals made here will transform some of the goals and objectives made earlier into attainable action through implementation.

A proposal may be viewed as a specific activity, detailed in time and place, which is measurable and has an associated, explicit cost. The implementation of these proposals will lead to the attainment of the goals and objectives of the Master Plan.

13.1 POPULATION AND EMPLOYMENT

13.1.1 Policies

1. To set aside land in convenient locations for employment generating activities, specifically for the establishment of enterprise centres and small scale industries and village business units.
2. MRDC to permit home-based enterprises within residential areas subject to certain operating conditions to minimize any negative impacts on the adjacent residential stands, so as to alleviate the current high levels of unemployment in the planning area.

3. Encourage the diversification of the basic agriculture economy in the district by attracting related processing and manufacturing industries.
4. Rural Service Centers to have small scale industrial parks for cottage industries.

13.1.2 Proposals

1. To create employment corridors where it is technically feasible.
2. Expansion of Rural Service Centres such as Ten Miles, Bonongwe, Oxford, Calne and Chirefu.
3. Incorporate the provisions of Statutory Instrument 216 of 1994 and other Council and national policies on employment creation.
4. Zone land for agricultural marketing centers within the growth point, at RSCs or at any accessible points to major market areas

13.2 ENVIRONMENT

13.2.1 Policies

1. To control stream bank cultivation, unauthorized sand extraction, brick making and indiscriminate cutting of trees.
2. To ensure that an Environmental Impact Assessment report is submitted to the Local Authority, at applicant's cost, for any proposed development which is likely to have adverse impact on the environment as guided by Section 27 of the RTCP Act, 1996, and EMA regulations.
3. EMA district data on the environment to always guide land use activities

13.2.2 Proposals

1. Identify areas of cooperation with the Marondera Municipality and EMA e.g. by-laws formulation to preserve vulnerable land, solid and liquid waste management, deforestation.
2. Identify suitable areas for sand extraction for building purposes.
3. Adopt a curing process and promotion of plantations by the local authority especially in resettlements areas

4. There is need to acquire refuse solid waste management machinery and equipment.
5. There is need to consider having an MOU between MRDC and Marondera Municipality to have collective effort in managing environmental degradation especially from sand extractions as well as in solid waste management.

13.3 TOURISM

13.3.1 Policies

1. To list and preserve historic and architectural buildings and sites in the district.
2. To promote development and sustainability of tourism facilities within the district.

13.3.2 Proposals

1. Identify suitable land for hotel and conference center, such as at Wenimbi Dam. The sixty-hectare MRDC head office land is suitable for subdivision to provide for a Hotel and Conference Center, so is land at Tsindi. MUASt also has provisions on Cloverhill for this facility.
2. The land servitude at Muchekeranwa Dam is only 50m wide and is hardly adequate for a hotel facility though it can be used for other tourism and recreational activities.
3. Establish lodges near Tsindi ruins and near Wenimbi Dam.
4. Build lodges along major routes like the Mahusekwa to Marondera route.
5. Encourage agricultural tourism through activities such as boat canoeing.
6. Introduce eco-tourism at Mahusekwa Dam.
7. Facilitate for Gosho Game Park to get wildlife and boost its existence.

13.4 LAND USES

13.4.1 Policies

1. To promote optimal utilization of land in order to improve productivity, convenience and amenities whilst preserving the physical environment.
2. Development within the planning boundary shall be guided by the provisions of the Regional, Town and Country Planning Act (Chapter 29:12) and the Rural District Council's Act of 1988.
3. Future development within the Master Plan Boundary should be in accordance with the planning intentions and zoning provisions of the Master Plan and supportive lower tier plans such as local plans and layout plans
4. The control of development shall be guided by the Proposals map attached and Table in Appendix 4 except when superseded by the provisions of the Local Plan.
5. The MRDC shall prepare Local Development Plans for different areas within the Planning boundary which will guide, control and monitor development in the district for areas including Mahusekwa, Chirefu, Calne and Ten Miles. Ten Miles requires particular attention because it is strategically located and should be upgraded to a growth point in terms of the Finance Act.
6. Development of various land uses such as housing, industry, trade and commerce shall be encouraged by the preparation of layout plans at all RSC including at Oxford business center.
7. The overall planning intention for the Master Plan is to make full and efficient use of existing infrastructural services by promoting rational zoning, mix of land uses and encouraging increased densities of development.
8. Development of urban housing in communal areas shall only be on RSCs and the district's growth point (haphazard housing development shall strictly be prohibited).
9. Upgrading of Lustleigh to a rural service centre is appropriate as it is the gateway to Wedza District.

13.4.2 Proposals

1. To encourage and permit subdivision of land especially in LSCFA and A2 farming areas.
2. To promote provision of fully serviced residential stands at affordable prices within Marondera Municipal peri-urban, Mahusekwa and all RSCs.
3. Layout plans providing for high density housing development should be prepared for Mahusekwa, Landos, Masomera/Calne, Dhirihori, Oxford, Chirefu and Ten Miles. A suitable site for a RSC central for ward 9 has to be identified and planned for.
4. To identify areas for afforestation throughout the district.

13.5 SOCIAL FACILITIES

13.5.1 Policies

1. Promote recreational activities and develop recreational facilities in the district.
2. Plan and provide facilities for the aging population and the orphans in the district.
3. Plan, provide and develop more educational amenities from ECD Centres, Primary and Secondary Schools as well as Tertiary facilities.
4. Develop all sites set aside for social facilities in the district with the requisite infrastructure and services such as water, sewer, electricity, roads and telecoms.

13.5.2 Proposals

1. To identify land for the establishment of recreational parks, public grounds, swimming pools and cemeteries.
2. To identify land for the establishment of safe house for all gender, old people's house and orphanages.
3. To acquire land for the establishment of vocational training centres across the district.

4. Educational facilities- need of accommodation and water supply for tertiary institutions, student cities, at Masomera.
5. Encourage the building and development of more primary schools and ECD Centres especially in resettlement areas and Chimbwanda west area.
6. Allow for the establishment of ECD centres across the district in residential areas where it is feasible.
7. All existing secondary schools to have Advanced Level facilities.
8. To facilitate establishment of health facilities throughout the district as per the Ministry of Health provision standards. The proposals Map attached indicates sites for establishment of new health facilities with requisite basic infrastructure across the district.
9. Mahusekwa DSC needs various central government facilities, in fact, a government complex has to be built. The Registrar General's office is also required urgently on this DSC.

13.6 INFRASTRUCTURE

3.6.1 Policies

1. To promote coordinated and integrated provision of infrastructure throughout the district as guided in the district master plan.
2. To promote development of infrastructure which facilitates accessibility, health, convenience, order and general economic development in the district.

13.6.2 Proposals

1. To provide water infrastructure- all rural service centers and health facilities need reticulated water infrastructure.
2. To put solar powered boreholes for domestic use in communal areas per village.
3. To encourage MRDC to plan and implement water treatment facilities and sewer ponds at Mahusekwa and Landos, other RSCs would then follow.

4. Telecommunication infrastructure- to improve areas with communication challenges particularly Mahusekwa, Landos and Ten Miles.
5. To prepare layout plans which provide for land for banking facilities and Government Complex at the growth point and major RSCs. Layout plans for RSCs which provide for further decentralization of central government facilities such as land for registry office at Masomere RSC)
6. To promote roads rehabilitation throughout the district by Ministry of Transport, RIDA and MRDC on their respective roads; such as the Charter Road, Old Murehwa Road, Wedza Road, Bridge Road, Goromonzi Road through ward 1 and several other intra-district roads.
7. Preparation of a Subject Infrastructure Plan on Roads radiating to Mahusekwa especially from wards 10,14,15,17 and 18.
8. The district should identify land for solar energy production and promote the creation of solar farms around the planning area.
9. There is need to increase the petro-zim line servitude from the current 50metres to 100metres.
10. There is need to construct a double carriage way from Landos.
11. Resuscitate the rail transport system and rehabilitation of the rail infrastructure in the area to improve the movement of goods and people.

13.7 AGRICULTURE

13.7.1 Policies

1. To promote sustainable intensive use of land throughout the district and encourage subdivision of land in LSCFA and A2 resettlement areas.
2. To promote all agricultural activities within the district and promote establishment of supportive agricultural chain activities on production, storage and marketing.
3. To encourage a sustainable balance between food security and export oriented horticultural agricultural activities.

4. To promote optimal utilization of all agricultural land in the district.
5. To specifically promote development of sustainable irrigation systems throughout the district area.
6. To promote agricultural industrial parks and marketing centers development in the district.
7. To foster and compliment the implementation of the “RURAL DEVELOPMENT CONCEPT” which is a Presidential policy initiative also known as the PRESIDENTIAL RURAL DEVELOPMENT PROGRAMME.

13.7.2 Proposals

1. To facilitate the current horticultural farming activities of roses, macadamia nuts, blueberries, and vegetables with the necessary production, storage and marketing infrastructure.
2. To increase the hectarage area of horticultural use from the current 811 hectares to about 1500 hectares.
3. To facilitate the increase of current livestock/ cattle rearing activities from the estimated 150 000 to 230 000.
4. To facilitate the reduction of the current hectarage under cattle rearing by promoting more intensive methods of cattle rearing.
5. Increasing the crop cultivation hectarage from the current 28 000 to around 38 000 hectares (land from cattle rearing and underutilized areas).
6. To re-invest in a number of dis-functional irrigation facilities in the district especially those in A1 resettlement areas which have a potential of 2600 hectares of irrigation land compared to the current functional 794 hectares.
7. ZINWA to implement the long- prepared plans to construct the dam along Mupfure River to benefit Chihota southwestern communal area.
8. Plan and implement the construction of large agricultural produce markets at Ten Miles RSC and Landos RSC. These facilities are meant to cater for the Chitungwiza/Harare huge horticultural produce markets.

9. To engage partners in the provision of storage, processing and marketing of various facilities for horticultural produce at appropriate points throughout the district.
10. Implement fishery facilities as guided by the RURAL DEVELOPMENT CONCEPT.
11. Promotion of agro-residential intensive farming can be promoted to increase food security and source of livelihood in the district.

13.8 MINING

13.8.1 Policies

1. To encourage and facilitate the establishment of mining activities in an environmentally sustainable and viable manner.
2. To integrate mining activities and other economic activities in the district in order to foster win- win situations.

13.8.2 Proposals

1. To indicate existing and potential mining areas in our land use plans and provide for ancillary facilities where possible.
2. To sensitize mining entities to employ district residents whenever possible in order to increase employment levels in the district.
3. To promote and provide land for the establishment of upstream and downstream mining activities and ancillary land use activities.

13.9 FINANCE

13.9.1 Policies

1. To encourage MRDC to exercise without exception, financial prudence, in all its decisions and activities on expenditure and revenue matters.
2. That all council regulations and procedures regarding revenue and expenditure be religiously followed.

13.9.2 Proposals

1. Council formulates some innovative but legal and acceptable ways of revenue collection.
2. Council prioritizes expenditure which brings returns over social expenditure which brings no financial return but at the same time being sensitive to residents' social needs.
3. To specifically promote urban development in peri-urban land so as to increase council revenue from land sales, development levy, endowment fees and rates.
4. Council to be more transparent and accountable to the residents and to generally get buy-ins on its activities from residents.
5. The Marondera peri-urban land specifically identified for urban housing development for MRDC include Lot 15A of Rakodzi, Remainder of Rakodzi (portion of Hunyani land), Alpha-Omega, Cotter Farm, Roughlands, Rufaro, Shinarre, Waltondale, Progress, Labor, Mitengo, Elmswood, Arthestone and a number of residential agricultural plots along Rakodzi Road. These pieces of estates cover over 5 000 hectares of land. Further land will be provided by way of allowing residential developments on agricultural land through the Special Consent application procedure to the RDC.
6. Council to have an MOU with Marondera Municipality on solid waste management issues.

13.10 ADMINISTRATION

13.10.1 Policies

1. To promote effective and efficient general management of all council activities on delivery of council's mandate.
2. To promote and ensure consistency on policy implementation by council.
3. To promote accountability and transparency in all council activities.

4. To create, maintain in a sustainable manner, responsive organizational structures and systems which facilitate performance by council to residents' needs and aspirations.

13.10.2 Proposals

1. Council to employ requisite qualified personnel in the Engineering/Works and Planning Departments in order to, among other things, be able to manage urban development at all settlements nodes, within Marondera peri-urban, and manage water provision to these areas away from ZINWA limitations.
2. Council to capacitate itself in terms of personnel and machinery/equipment/tools in its various Departments to enable itself to meet current and future challenges on service delivery.
3. Council to prepare a proactive framework for engagement with Marondera Municipality on possible water and sewer infrastructure provision on urban development within MRDC peri-urban land.
4. Council to set up commensurate sub-offices at various RSCs and Mahusekwa DSC. Relocation to Mahusekwa of the Head office or the CEO and his core team to be available at the DSC on specified days of the week are options.
5. MRDC to encourage the decentralization/relocation of DDC and his team to Mahusekwa from Marondera Municipality.

13.11 DISTRICT'S ECONOMY

13.11.1 Policies

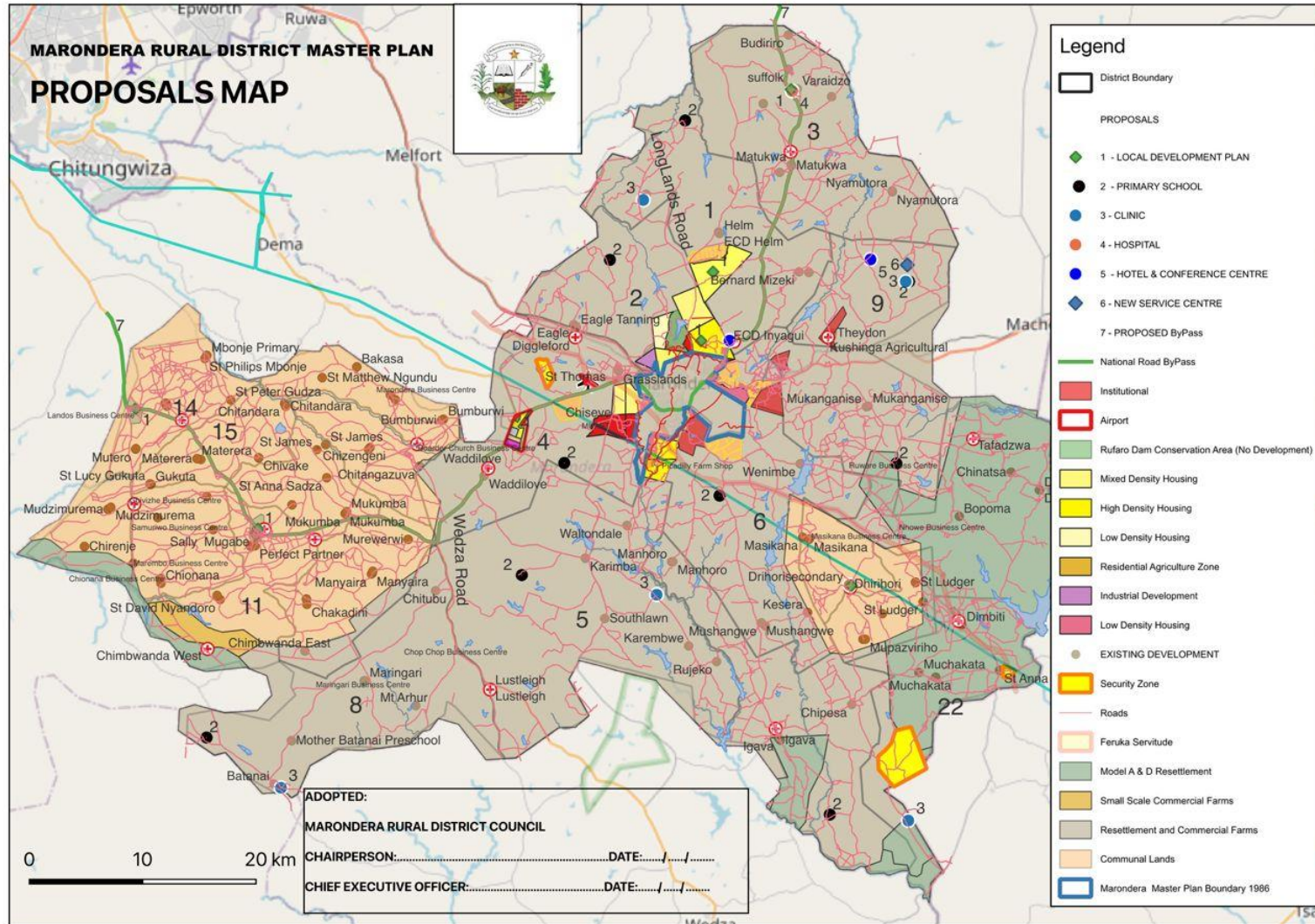
1. To promote sustainable general economic growth and diversity throughout the district area by formulating attractive and competitive policies particular to the district which encourage economic activity.
2. To have clear investment guidelines which promote greater economic activity as opposed to development regulatory frameworks which are more of control than facilitatory to economic activities.

3. To develop and maintain a sustainable service delivery capacity which will provide a basis for financial revenue base for MRDC.
4. To effectively market the district's investment opportunities and to create agricultural markets for agricultural produce as agriculture is the main economic activity.

13.11.2 Proposals

1. To provide suitable, adequate fully serviced land for various economic activities in the district, particularly small to medium enterprises.
2. To promote rural industrialization of the rural economies across the district through creation of home industries (carpentry, welding etc) to reduce the effect of rural to urban migration in search of employment opportunities.
3. To avail to potential investors and the district's residents' clear investment opportunities within the district as provided for in the Master Plan, various Local Development Plans, layout plans and other council documents.
4. To have a facilitatory, responsive and competent team which expeditiously assesses and recommends development applications to the local authority/council committee for decision making.
5. The above said team can be structured to be a business development unit which will also have the general role of recommending to MRDC the formulation, adoption and implementation of decisions on matters of business nature.
6. Consider to upgrade Oxford to a Rural Service Centre.

Proposals Map for Marondera RDC



LIST OF APPENDICES

APPENDIX 1: MARONDERA RURAL DISTRICT MASTER PLAN

Definitions

In this Rural Master Plan, except where the context otherwise requires or it is otherwise expressly provided, the following words and expressions have the respective meanings hereby assigned to them-

"Amenities" means those qualities and conditions in a neighbourhood which contribute to the pleasantness, harmony and coherence of the environment and to its better enjoyment for any permitted uses;

"Building Use Group" means the group of building uses set out in Appendix 2 of this Rural Master Plan within which a proposed use of land or building falls;

"The Local Authority" or "the Authority" means the Marondera Rural District Council;

"Zone" means a portion of the area shown on the Proposals Plan by distinctive colouring, hatching or edging or in some other distinctive manner for the purpose of indicating the restrictions imposed by this Rural Master Plan on the erection and use of buildings or the use of land;

"Rural Industrialisation" means the development of an industry on a farm for which the raw materials are produced on that farm

APPENDIX 2: LAND AND BUILDING USE GROUPS

GROUP A – DETACHED DWELLING HOUSES

A dwelling house is a building designed for human habitation (other than Flats, or Residential

Buildings) and used as a residence for a single family (as defined by the Local Planning Authority), together with such outbuildings as are ordinarily used therewith. This category shall comprise detached dwellings and semidetached dwellings.

NOTE - A dwelling unit over a shop shall be considered to fall within Group A2 - Flats and Attached dwellings.

GROUP A1 - CLUSTER HOUSING

Cluster housing are multiple dwellings and ancillary building ordinarily used therewith, designed for and used exclusively by a single family in each unit, on one stand under a single title with one access and egress point.

GROUP A2 - ATTACHED AND SEMI-DETACHED DWELLING HOUSES

An attached dwelling house is a dwelling unit designed for and used exclusively by a single family in a building comprising two or more dwelling units in which the units are separated from one another vertically, and may include such buildings as are ordinarily used therewith. This group includes:

- Semi-detached Houses
- Terraced Houses
- Town Houses
- Garden Apartments
- Maisonettes
- Duplexes

GROUP A3 – FLATS

A block of flats is a building of two or more storeys in height (other than a Residential Building or Hotel) which comprises of several similar suites of rooms or apartments stacked alongside and above one another, together with such outbuildings as are ordinarily used therewith. Each suite or apartment is designed for human habitation by a single family (as defined by the Local Planning Authority). This group includes:-

- A dwelling unit over a shop
- A dwelling unit above ground floor level in multi-storey buildings designed for use by a single person or a caretaker.

Flats normally share access to upper floors by means of a common staircase, lifts or balconies.

GROUP B - RESIDENTIAL BUILDINGS

A residential building is a building (other than a Detached or Attached Dwelling House, Flat, Residential School or College providing residential accommodation and may include such outbuildings as are ordinarily used therewith. This group shall include:

- Residential Hotels (Unlicensed)
- Private Hotels (Unlicensed)
- Residential Clubs (Unlicensed)
- Boarding Houses
- Guest Houses
- Hostels
- Old Age Homes.

GROUP B1- RESIDENTIAL BUILDINGS (LICENSED)

A Residential Building (Licensed) is a building or establishment (other than a detached or attached Dwelling, House, Flat, Residential School or College) designed for or containing provisions for human habitation, lodging and boarding facilities, food and other amenities, as well as the authorised retail sale of wine, malt, spirits and other intoxicating liquors for consumption on the premises.

This group shall include:-

- Commercial Hotels (Licensed)
- Private Hotels (Licensed)
- Residential Clubs (Licensed)

NOTE -Activities and functions such as Discotheques, Dancing, Live bands and shows, Cabaret shows and the like are permitted without special consent of the Local Planning Authority, provided that the Authority's opinion, they are considered to be ancillary to the predominant use and are unobtrusive.

GROUP B2 - RESIDENTIAL BUILDINGS (INSTITUTIONAL)

A Residential Building (Institutional) is a building other than a Dwelling House, Flats, Residential School or College or Residential Building (Licensed) designed for or containing provisions for human habitation and providing a

specialised professional service to the public together with such outbuildings as are ordinarily used therewith.

This group shall include:

- Clinic (Residential)
- Maternity Home
- Convalescent Home
- Hospital (other than mental).
- Convent
- Nursing Home
- Sanatorium

GROUP C – SCHOOLS AND RESIDENTIAL COLLEGES

This group comprises a building or buildings designed for, or containing provision for the teaching of academic curricula or specialised training in technical and practical courses as well as the provision of extramural and sporting facilities. This group comprises residential and non-residential schools for children and residential colleges for adults. It shall include:

- Secondary School
- Primary School
- Residential College
- Technical Institute (residential)
- Adult Residential College
- Non-formal Post School Educational Institutions(residential)
- University Buildings (residential)

NOTE:

- (i) Non-residential colleges for adults are included in Use Group J- Places of Assembly.
- (ii) This group shall not include any of the above-mentioned activities which, in the opinion of the Local Planning Authority, may be considered potentially obtrusive, and/or detrimental to the area.
- (iii) Particularly in the case of Trade and Technical Institutions it is recognised that light machinery in the form of pedestal drills, electric hand drills, small lathes, welding units, cutting torches, grinding wheels etc. will be used. However, the number of each of these in relation to the number of pupils permitted shall be such that, in the opinion of the Local Planning Authority, they be for instruction and demonstration purposes only, and shall be contained as a condition within any development permit granted.
- (iv) The number of pupils and the scale of operations permitted shall be at the discretion of the Local Planning Authority.

GROUP C1 - CRECHES

Day Nurseries and Crèches are institutions which operate all day and whose essential function is the care, in and out of doors, of very young children. Nursery Schools are institutions which impart some informal educational training to somewhat older children, mostly indoors, and operate normally only during the morning hours. Grounds required for extramural and sporting facilities are minimal in relation to Group D (Schools and Residential Colleges).

This group shall include:

- Day-care Centre
- Crèche
- Day Nursery
- Nursery School.

GROUP D - SHOPS

A shop is a building or portion of a building (other than a hotel, garage or petrol filling station) designed for, or used for the primary purpose of conducting: -

(a) Retail trade by the sale of produce or manufactured articles, e.g.

- Department Store
- Supermarket
- Dispensary
- Other Specialised Store or Shop.

(b) The business of providing a specialised service such as:-

- Hairdresser and Barber
- Massage Parlour and Beauty Salon
- Photographic Studio
- Duplicator
- Herbalist
- Auction Room (not Auction Yard or Retail Storage Yard)
- Commercial lending or exchange library
- An office for the sale of tickets
- A reception depot for dry cleaners, dyers, shoe repairers, etc.
- Launderette with coin operated machines
- Travel agency
- Estate agent
- Watch maker and Repairs

- Jewellery engraver.

This group shall NOT include:

- i. A building or portion of a building used for the purpose of carrying on a cleansing or dyeing business, other than reception depot.
- ii. Premises for the sale of domestic pets- i.e. pet shop.
- iii. Premises for the grooming of domestic pets e.g. poodle parlour, etc.
- iv. Premises in respect of which a licence has been issued under the Liquor or Casino Act, to sell liquor for consumption on the premises.
- v. A yard used for the purpose of conducting retail sales as in the case of.-
 - Car Sales Yard
 - Furniture Sale Yard
 - Auction Yard
 - Scrap Sales Yard
 - Building Materials Sales Yard
 - Open Market for fresh farm produce - retail or wholesale.

NOTE - A Workshop on the same premises as, and which in the opinion of the Local Planning Authority, is considered to be incidental or ancillary to the predominant use, being the conduct of a retail business, may be included in this group. However, if the scale, nature or intensity of these workshop operations is considered such that it is obtrusive and/or constitutes the predominant use, it shall be classified under an industrial Use Groups.

GROUP D1- FARM STORES

A farm store is a shop which is intended primarily to cater for the day to day needs and convenience of farm workers and their families accommodated on the farm and which is sited accordingly.

GROUP E - OFFICES

An office is a building or portion of a building where business transactions are conducted by administrative and clerical means, involving the manipulation, recording and filing of paperwork and other information. As distinct from shops, they do not deal in the direct sale of goods by retail, but provide a specialised and/or professional service of sorts, which may be conducted for direct or indirect commercial gain. This group shall include:-

- Agency (Clearing and Forwarding; Employment; Manufacturing Representative, etc).

- Finance Institution (Bank, Building Society, Insurance Company, Hire Purchase Company, etc).
- Professional Consultant (Attorney, Advocate, Auditor, Accountant, Architect, Planner, Engineer, Business Consultant, etc).
- Association, Bureau and Institute (Welfare, Political, Religious, Recreational, Commercial, Professional, etc.).

GROUP E1- CORPORATE OFFICES

A special office building is a building or a portion of a building designed in a landscaped setting where business transactions are conducted by administrative and clerical means, involving the manipulation, recording and filing of paperwork and other information or where the administration of companies where other office activities associated with it or any of its subsidiaries may be carried out. Two or more companies may be contained in a single building.

A special office complex may contain such ancillary uses as telecommunications and computer facilities, conference and dining facilities, directors' suites, as well as residential accommodation and recreational opportunities for the organisation.

GROUP E2- SURGERIES AND MEDICAL CHAMBERS

A building or portion of a building where a specialised and/or professional medical service is provided by members of the medical or dental profession or any other similar profession or calling, for the purpose of administering to persons who are suffering from some mental or physical disability or illness.

This group shall include consulting rooms, surgeries and medical laboratories used by: -

- General Practitioners
- Psychiatrists
- Radiologists
- Chiropractors
- Osteopaths
- Dentists
- Gynaecologists
- Optometrists
- Homeopaths
- Non-residential Clinics (Public and Private)
- Other Medical and Dental Specialists.

This group shall NOT include:

- Veterinary Surgeries
- Residential Clinics, Public and Private

GROUP F- INSTITUTIONS

This group comprises all land and building uses of an institutional nature which do not fall within one or other of the aforementioned categories because of their potentially detrimental impact on the amenity of the area and/or public safety.

This group shall include:

- Hospitals(mental)
- Institution
- Institution (mental)
- Reformatory

GROUP G- WHOLESALE WAREHOUSE

A wholesale warehouse is a building designed for the purpose of carrying on business of a wholesale nature i.e. the selling of goods in large quantities, especially for retail by others. No goods are displayed other than incidentally to the wholesale business.

GROUP H - STORAGE WAREHOUSE

The use of land or buildings) thereon designed for the purposes of storing goods where no business is transacted other than incidentally to such storage or for the storage of anything which is not likely to cause injury to the amenities of the area.

This group includes:

- Storage Warehouse or Yard
- Builders or Contractors' Yard
- Local Authority or Central Government Depot
- Furniture Repository
- Transit Warehouse
- Grain Silo
- Timber Yard

GROUP I - PUBLIC BUILDINGS

A public building is a building (other than Place of Assembly) designed for or used for the primary purpose of accommodating essential public-service activities as provided by Central Government, Local Government of Quasi-Government.

This group shall include:

- Central Government Office
- Chapel
- Court (law)
- Fire Station
- Labour Exchange
- Museum
- Police Station
- Provincial Government Office
- Public Library
- Welfare Centre.
- Church
- Community Centre
- Court (Police)
- Health Centre
- Local Government Office
- Petrol Rationing Office
- Post Office (including Post Office)
- Savings Bank)
- Public Hall (e.g. City Hall)
- Quasi-Government Office

GROUP J - PLACES OF ASSEMBLY

A Place of Assembly is a building or portion of a building (other than Public Building and Places of Public Worship) used by members of the community for social, recreational, cultural or health purposes. It si also includes buildings or portions of buildings which impart specialised private training and tuition to adult individuals or groups of adults on various subjects, courses and activities. These institutions generally do not require grounds for extramural and sporting facilities, and shall not permit boarding and other accommodation facilities.

This group shall include:

- Amusement Hall and Arcade
- Auditorium
- Bowling Alley
- Cinema
- Dance Hall
- Gymnasium
- Lottery Hall
- Music Hall
- Skating Rink

- Squash Racquets Court (Public)
- Art Gallery
- Billiard Saloon (unlicensed)
- Church Hall
- Concert Hall
- Exhibition Hall
- Lecture Hall
- Meeting House
- Public Hall
- Social Centre (Public)
- Theatre.

It shall further include the following Adult Colleges (Non-residential):

- Art Studio
- Bible College
- Modelling Studio
- Music Studio
- Dancing Studio
- Gymnastics Training Centre
- Music Academy
- Adult Literacy Course
- Secretarial and Business Schools and College
- Religious Instruction Centre
- Transcendental Meditation and Yoga
- School
- Commercial College
- Other private specialised training and academic institutions.

NOTE: This group shall NOT include any of the above-mentioned activities which, in the opinion of the Local Planning Authority, may be considered potentially obtrusive and/or detrimental to the area. The number of pupils and scale of operations permitted shall be at the discretion of the Local Planning Authority.

If in the opinion of the Local Planning Authority, the nature and scale of these aforementioned activities (in terms of their size, the number of people they attract and the traffic they generate) is considered to be detrimental to the amenities of the area, then that use shall be classified under Group H - Special Places of Assembly.

GROUP J1 - SPECIAL PLACES OF ASSEMBLY

These are buildings and/or areas (other than a Public Building and Places of Assembly) used by members of the community for social, recreational or cultural purposes. The nature and scale of these activities in terms of their nature and the numbers of people they attract and the traffic they generate are far greater than those in Group J (Places of Assembly).

This group shall include:

- Athletic Ground
- Football Ground
- Racecourse or Race track
- Sports Club
- Drive-in Cinema
- Fun Fair and Luna Park
- Sports Ground and Playing Field
- Stadium

GROUP K – PLACES OF PUBLIC WORSHIP

This group includes: -

- Cathedral
- Church
- Mosque
- Sunday school
- Chapel
- Citadel
- Oratory
- Synagogue
- Temple

GROUP L – LIGHT INDUSTRIAL BUILDINGS

A light industry is a building and/or area (other than Service, General or Special Industry or a Repair Garage and Petrol Filling Station), in which the industrial operations are geared solely towards the light manufacturing, altering, repairing and finishing off of various articles.

This group shall include: -

- Scotch Cart Maker
- Small-scale Metal Worker
- Small-scale Carpentry and Cabinet Maker
- Sharpening of various articles (eg. Saws, Shears, Lawnmowers, hedge cutters etc.).
- Bakery (See also Group L1 - service industry)
- Mil (Grain of Flour)

- Pottery Maker
- Plumber
- Small-scale Machine Repairs (e.g. Pumps, Starter-motors, Generators and Fuel Injectors)
- Sculpturing and Carving (Ivory, Soapstone, Wood, etc.).
- Manufacture and Engraving of Jewellery
- Sorting, assembling or packing of an article.

NOTE - The industrial process, the type and amount of machinery used, the number of persons employed, and the amount of vehicular traffic generated shall not, in the opinion of the Local Planning Authority, be considered excessively detrimental such that it is likely to cause injury to, or prejudicially affect the amenity of the locality due to the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or for any other reason.

- Light Industrial buildings may include such offices and retail outlets as are necessary for the disposal of such goods as are repaired or serviced on the premises, as well as other similar goods for which the appropriate trading licence has been issued.
- If at any time, in the opinion of the Local Planning Authority, the nature and scale of operations have grown or expanded to the extent that it is considered to be excessively obtrusive and likely to cause injury to the amenities of the area, it shall be reclassified under Groups S3 or O.
- All above statements may be contained as conditions within any development permit issued.

GROUP L1- SERVICE INDUSTRIAL BUILDINGS

A Service Industry is a building and/or area (other than a Light, General or Special Industry or Petrol Filling and Service Station) in which the industrial operations (involving repairing, servicing, cleaning and general maintenance), are conducted for the express purpose of rendering services directly concerned with the day-to-day domestic needs of the community and general public.

This group shall include: -

- Electrical and Domestic Appliance Repairs
- Minor Mechanical Repairs (excluding motor vehicles of any kind)
- T.V, Radio and Hi-Fi repairs
- Small Machine Repairs (Stoves, refrigerators, washing machines, floor polishers, sewing machines, etc.

- Key Cutting and Modifying (excluding the sharpening of various articles)
- Shoe Repairs (i.e. Cobbler)
- Tailors and Dressmakers
- Leather craft
- Cycle Repairs
- Confectionary and/or Small Bakery

NOTE -The industrial process, the type and amount of machinery used, the number of persons employed, and the amount of vehicular traffic generated shall not, in the opinion of the Local Planning Authority, be detrimental to the amenity of the area due to the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or for any other reason.

- The number of machines directly utilized in the industrial process which are constantly in use and the number of workers constantly employed thereon, shall not exceed S, unless, at the discretion of the Local Planning Authority. An application for a special permit in excess of 5 machines and employees may be permitted, subject to the satisfaction of the Inspector of Factories.
- Service Industrial buildings may include such offices and retail outlets as are necessary for the disposal of such goods as are repaired or serviced on the premises, as well as other similar goods for which the appropriate trading licence has been issued.
- These buildings may include residential accommodation for one employee, for security purposes only.
- If at any time, in the opinion of the Local Planning Authority, the nature and scale of operations have grown or expanded to the extent that it is considered obtrusive and detrimental to the amenities of the area, it shall be reclassified under Groups L or M.
- All above statements may be contained as conditions within any development permit issued.

GROUP M - INDUSTRIAL BUILDINGS

A general industry is a building and/or area other than Service, Light or Special Industry or Petrol Filling and Service Station, in which any or a combination of the following activities are carried on:-

- i) The making on any article or part of any article;

- ii) The altering, repairing, renovating, ornamenting, painting, spraying, panel beating, polishing, finishing, cleaning, treating, dyeing, washing or breaking up of vehicles or parts thereof;
- iii) The adaptation for sale or use of any article;
- iv) The sorting, assembling, or packing (including washing or filing bottles or other containers) of any articles;
- v) The painting, spraying, panel beating, construction, reconstruction, assembling, repairing or breaking up of vehicles or parts thereof,
- vi) Printing by letterpress, lithography, photogravure or similar process, including any activity associated with the printing industry, but excluding a newspaper office (See Group N);
- vii) The production and storage of gas in a holder of more than 140 cubic metres storage capacity;
- viii) The freezing, chilling or storage in cold storage of any articles;
- ix) The slaughtering of livestock;
- x) The generation of electricity through Solar Farms,

save where the activity carried on is not in the opinion of the Local Planning Authority, considered to be obtrusive, and in only incidental to the permitted predominant use.

NOTE

- The industrial process, the type and amount of machinery used, the number of persons employed, and the amount of vehicular traffic generated may detrimental and obtrusive but, in the opinion of the Local Planning Authority, not toxic or injurious in terms of the health and safety of the surrounding area due to the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or for any other reason.
- General Industrial buildings may include such offices and retail outlets as are necessary for the disposal of such goods as are repaired or serviced on the premises.
- These buildings may include residential accommodation for security personnel only.

GROUP M1- SPECIAL INDUSTRIAL BUILDINGS

A special industrial is a building and/or area (other than Service, Light or General Industrial or Petrol Filling and Service Station) in which the works and processes, in the opinion of the Local Planning Authority, are considered to be detrimental and potentially injurious to the health, safety and amenity of the surrounding area.

This group shall include: -

- (a) Any building designed for or used for one or more of the following works or processes: -
- i) Brick kilns, line kilns, coke ovens, salt glazing works, sintering of sulphur bearing materials, distilling, refining or blending of oils, stone crushing or screening plants for the preparation of road surface materials.
 - ii) Smelting of ores and minerals, calcining, puddling and rolling of iron and other metals, reheating, annealing, hardening, forging, converting and carbonizing iron and other materials, galvanising, recovery of metal from scrap, pickling or dissolution of metal in acid, chromium plating.
 - iii) Works for the production of, or which employ cellulose lacquers, cyanogen or its components, hot pitch or bitumen, pyridine, liquid or gaseous sulphur dioxide, sulphur chlorides, calcium carbide, etc.
 - iv) Works for the production of amyl acetate, aromatic esters, butyric acid, caramel, enamelled wire, glass, hexamine, iodoform, lampblack, B-naphthol, resin products (other than synthetic resin powders), salicylic acid, sulphonated organic compounds, ultramarine, zine chloride, zine oxide, paint and varnish manufacture (excluding works at which only milling and blending are practised), production of rubber from scrap etc.
- (b) Any building or area designed for or used for the purpose of carrying on any of the following industries, businesses or trades, viz:-
- Animal Charcoal Manufacturer
 - Blood Albumen Maker
 - Blood Boiler
 - Blood Drier
 - Bone Boiler or Steamer
 - Bone Burner
 - Bone Grinder
 - Breeder of Maggots from Putrescible Animal Mater
 - Candle Maker
 - Catgut Manufacturer
 - Chemical Laboratory (which may be potentially toxic and dangerous)
 - Chiterling or Nettlings Boiler
 - Dealer in Blood, Skins, Hides or Butchers Waste
 - Dealer in Rags and/or Bones (including receiving, storing, sorting or manipulating rags in,

- or likely to become, in an offensive condition, or any bones, rabbit-skins, fat or putrescible
- animal products of a like nature)
- Experimental Laboratory (which may be potentially toxic or dangerous
- Fat melter or Fat Extractor
- Fellmonger
- Fish Curer (not carried on by a fishmonger as subsidiary to his retail store or business
- Fish Oil Manufacturer
- Fish Skin Dresser or Scraper
- Glue Maker
- Gut Scraper or Gut Cleaner
- Leather Dresser
- Manufacturer of Meal for feeding poultry, dogs, cattle or other animals, from and fish,
- blood, bone, fat or animal offal, (either in any offensive condition or subjected to any
- process causing noxious or injurious effluvia)
- Manufacturer of manure from bones, fish, fish offal, blood, spent hops, beans or other putrescible animal or vegetable matter.
- Manufacturer of any form of explosives or potentially explosive materials
- Parchment Maker
- Skin Tanner (drying, curing, etc)
- Soap Boiler and Manufacturer
- Tallow Melter or Refiner
- Trip Boiler or Cleaner.

NOTE: -Many of the works and processes mentioned above may be injurious on planning and health grounds only where the size and intensity of the works and the methods employed give rise to excessive noise, vibration, smell, smoke, fumes, vapour, steam, soot, ash, dust, gaseous or other effluent. Where the Local Planning Authority is satisfied that these conditions do not exist, or will be prevented by the installation of suitable equipment, it shall regard the building and/or area as a General Industry and not as a Special Industry.

- These buildings may include residential accommodation or overnight restrooms for security personnel only.

GROUP N – SURFACE MINERAL WORKINGS

This group shall include:

- Brickfields
- Quarry, Limestone
- Quarry, Sand, Gravel or Stone.

Surface Workings for the extraction of sand, gravel, limestone clay and stone and any buildings which are incidental thereto.

GROUP P - AGRICULTURAL BUILDINGS

The following types of buildings are agricultural buildings: -

Buildings incidental to the use of horticulture, fruit growing, seed growing, dairy farming, the breeding and keeping of livestock (including any creature kept for the production of food, wool, skins or fur, or for the purpose of its use in farming of land), the use of land as grazing land, meadow land, osier land, market gardens, and nursery grounds, and the use of land for woodlands where the use is ancillary to the farming of land for other agricultural purposes, and "agriculture" shall be construed accordingly.

This group includes: -

- Agricultural Building
- Market Garden
- Mill, Grain or Flour,
- Nursery, Horticultural.

GROUP R- PETROL FILLING AND SERVICE STATIONS

This group shall include one or more of the following use and activities: -

A retail place of business designed primarily for the purpose of fuelling motor vehicles with petroleum or other fuel and includes:

- (i) Any pump or other apparatus on the property used in connection with the fuelling of motor vehicles.
- (ii) Any building used for the retail of other petroleum products, motor vehicle spare parts, accessories, tyre and tubes.
- (iii) Any building used for the lubricating or polishing of motor vehicles.
- (iv) Any building used for the servicing and minor repair of motor vehicles.
 - spray painting, panel beating, engine removal and dismantling.
 - engine tune-ups for racing and competition vehicles, tyre re-treading or remoulding
 - clutch and/or gearbox replacement and repairs when removal of an engine is necessary

- automatic transmission repairs, and an auto exhaust workshop
 - the manufacture and machining or motor vehicle parts (see Group S3 – General Industry)
 - the assembly of new motor vehicles; (See Group S3 - General Industry).
- (v) Kiosk - small building or portion of a building used for the retail sale of a limited range of goods within Class 9. This use shall be considered as ancillary or incidental to the predominant use being a repair garage and/or petrol filling station.

The final range of items permitted to be sold from such a kiosk shall be at the discretion of the Local Planning Authority, but shall be associated with the motor trade and/or in the interests of at the convenience of the motoring public.

NOTE – The items specifically excluded from this group are to be included in Use Groups L, L1, M dependent on the nature and extent of such work, buildings and machinery used or to be used in connection therewith.

GROUP S – SURFACE CARPARK

A surface car park is an area that has been set aside and surfaced for the parking of vehicles.

Trucks are not ordinarily allowed entry into such an area.

GROUP SI – LORRY PARKING LOT AND REST-HOUSE (TRUCK-INN)

A lorry parking lot and rest house is an area set aside and surfaced to the satisfaction of the local authority together with an assortment of buildings that are ancillary to the servicing of vehicles and their drivers.

GROUP T - NEWSPAPER OFFICES

A newspaper office is a building in which newspaper printing presses are operated and in which such other activities are carried out as are normally and directly associated with the printing and publishing of newspapers printed and published by that office, and includes premises in the same building or in a building on a stand adjoining the stand on which such an office is situated, wherein is carried on the trade of Photo-Process Engraving wholly or substantially as and activity associated with the production of such newspapers as are printed and published by such newspaper office

NOTE -Notwithstanding the remaining provisions of this Master Plan a Newspaper Office shall not be deemed to fall within any building Use Group other than Use Group R.

GROUP U - PARKING GARAGES

A Parking Garage is a building designed and used for the purpose of providing accommodation for the parking of motor vehicles other than for purposes of exhibit, sale or repair such vehicles and may include:

- (a) Use of the ground floor or alternatively but not additionally, the first floor of such buildings for shops, offices and any other permitted use within that zone.
- (b) The development of offices as a facade to the building, provided that, in the opinion of the Local Planning Authority, they are considered to be ancillary to the predominant use being a parking garage.
- (c) Facilities which, in the opinion of the Local Planning Authority will serve the vehicles parked within the building, and which are ancillary to the predominant use being a Parking Garage:
 - (i) Fuelling and lubricating of motor vehicles;
 - (ii) Washing and polishing of motor vehicles, and;
 - (iii) A parcels reception depot;
- (d) Restroom, waiting rooms and public conveniences;
- (e) Use of the building for public parking and/or reserved private parking,
- (f) Public passenger transport facilities, provided that in no case shall the floor area used for the purposes indicated in (a), (b) and (c) above exceed twenty per centum of the total floor area of such a building.

GROUP Y- FUNERAL PARLOUR

Funeral Parlour is a building wherein arrangements for burial or cremation of bodies of deceased persons for burial or cremation and may include:

- (i) facilities for the keeping of the bodies of deceased persons;
- (ii) a chapel;
- (iii) a viewing room;
- (iv) a coffin showroom;

- (v) an administrative office for the arrangement of supply of floral tributes;
- (vi) such administrative offices and toilet facilities as are ordinarily necessary for the day-to-day operation of the funeral parlour.

GROUP W - SPECIAL BUILDINGS AND USES

This group comprises all land and building uses which do not fall within one or other of any of the other Use Groups A- V.

These uses shall all have a "special consideration" requirement although in many instances the Local Planning Authority may prohibit a particular use for reasons of, incompatibility with the nature, character and use of the area; detrimental to the amenity of the area, safety and health; or undesirable for any other reason.

This group shall include: -

- Boarding Kennel
- Bus Garage
- Cemetery
- Drive in Restaurant
- Film Studio
- Night Club
- Open market (Retail or Wholesale)
- Botanical Garden
- Bus Terminus
- Crematorium
- Electricity Substation
- Monument
- Observatory
- Parking Lot (public or private, covered or uncovered)
- Prison (Gaol)
- Pumping Station
- Riding School
- Surface Car Park
- Telephone Exchange
- Transformer Station
- Waterworks
- Public Toilet
- Railway Station
- Sewerage works
- Taxi Operators
- Television Building
- Veterinary Clinic

- Zoological Garden

GROUP X- GAME PARK

This group comprises both land and buildings that are reserved for the keeping of animals in their natural wild state with facilities for rest and recreation of the public.

This group shall not include: -

- Zoological Garden
- Social Club
- Sports Club

GROUP Y – ENVIRONMENTAL RESIDENTIAL

Environmental Residential homes are a new concept in the development of peri-urban homes.

The idea explores the positive relationship by landowners, homeowners, environmentalists and local authorities to come to grips with the complexities of developing environmentally sustainable homes in valuable agriculturally un-utilisable environmentally fragile situations. It is rooted in the desire by people to locate themselves in areas adjacent to cities to take advantage of the amenities offered by both rural and urban areas.

A maximum number of 5 subdivisions may be allowed in areas where agriculture may not be possible, on farms within Zone A7 Area of Scenic Beauty where the subdivisions will be no smaller than 2.5 ha and no larger than 5ha.

The style, materials and setting of all building development will be carefully considered to ensure that units are hidden from each other as well as blend in with the natural environment. Natural materials should be used as much as possible.

GROUP Z - HORTICULTURE

Horticulture is the intensive production of fruit, flowers and vegetables. Production is generally all year round with buildings used for the production, administration, grading, packaging and dispatch of the produce.

APPENDIX 3: CLASSIFICATION OF USE ZONES

ZONE 1 - AGRICULTURAL

1A Agricultural Residential

1B Communal Farming

1C Commercial and Resettlement Farming

ZONE 2 - RESIDENTIAL

2A Low Density Residential

2B High Density Residential

2C Mixed Density Residential

ZONE 3 - SCARED AREAS AND AREAS OF SCENIC BEAUTY

APPENDIX 4: ZONES, LAND AND BUILDING USE GROUPS SCHEDULE

LAND AND BUILDING USE GROUPS		ZONE/SUB-ZONES			
		1A AGRICULTURAL RESIDENTIAL	1B COMMUNAL FARMING	1C COMMERCIAL AND RESETTLEMENT FARMING	3 AREA OF SCENIC BEAUTY
A	Detached Dwelling Houses	P	P	P	P
A1	Cluster Housing	SC	X	X	X
A2	Attached and Semi-Detached Dwelling Houses	SC	P	SC	X
A3	Flats	X	X	X	X
B	Residential Buildings	SC	SC	SC	SC
B1	Residential Buildings (Licenced)	SC	SC	SC	SC
B2	Residential Building (Institutional)	SC	SC	SC	SC
C	Schools And Residential Colleges	SC	SC	SC	SC
C1	Crèche	SC	SC	SC	SC
D	Shops	SC	SC	SC	SC
D1	Farm Stores	SC	X	P	X
E	Offices (Ancillary)	P	X	P	P
E1	Corporate Offices	X	X	X	X
E2	Surgeries And Medical Chambers	SC	SC	SC	X
F	Institutions	SC	SC	SC	X
G	Wholesale Warehouse	X	SC	SC	X
H	Storage Warehouse	X	P	P	X
I	Public Buildings	SC	SC	SC	SC
J	Places of assembly	SC	SC	SC	SC
J1	Special places of assembly	X	SC	SC	SC
K	Place of public worship	SC	SC	SC	X
L	Light industrial buildings	SC	SC	SC	X
L1	Service industrial buildings	SC	SC	SC	X
M	Industrial buildings	X	X	SC	X
M1	Special industrial buildings	SC	SC	SC	X
M	Surface mineral workings	SC	SC	SC	X
P	Agricultural buildings	P	P	P	X
R	Petrol filling and service station	X	X	SC	X
S	Surface car park	X	X	X	SC
S1	Lorry parking lot and rest house	X	SC	SC	X
T	Newspaper offices	X	X	X	X
U	Parking garage	X	X	X	X
V	Funeral parlour	SC	SC	SC	X
W	Special building and uses	P	SC	SC	SC
X	Game Park	X	SC	SC	SC
Y	Environmental Residential	X	X	X	SC
Z	Horticulture	SC	SC	SC	SC

Where:

P- Permitted

X- Prohibited

SC- Special Consent

NOTE: All Local Development Plans will propose separate development control tables for their specific plan areas.