



GOKWE SOUTH RURAL DISTRICT COUNCIL MASTER PLAN (2024 – 2039)

WRITTEN STATEMENT

PROJECT INFORMATION

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TABLE OF CONTENTS

ABBREVIATIONS

EMA	Environmental Management Agency
GSRDC	Gokwe South Rural District Council
IKS	Indigenous Knowledge Systems
RDCs	Rural District Councils
RTCPA	Regional Town and Country Planning Act (Chapter 29:12)
TOR	Terms of Reference
ZPWMA	Zimbabwe Parks and Wildlife Management Authority

Draft

INTRODUCTION

1. Background Information

1.1. The Need for the Master Plan

Gokwe South Rural District Council (GSRDC) lacks an operational master plan. An effort to develop a Master plan for GSRDC in 1993, only resulted in the production of a report of study before the process was aborted. Currently, development in the district is not governed by any operational Master plan. Yet, over the years, Gokwe South has experienced diverse and complex challenges and opportunities that impact people's livelihoods, health, socio-economic and well-being. In this vein, GSRDC has been mandated to prepare a Master Plan by June 2024. The preparation of this district master plan is informed by the Presidential Decree, "No Compromise to Service Delivery" - which mandated all local authorities to have operational master plans by June 2024. Specifically, His Excellency President Emmerson Mnangagwa reiterated that **'Development and abiding by a Master Plan is key to the sound management of every Local Authority. It enables the local authority to develop to its full potential.'** Therefore, this master plan for GSRDC is prepared under this Presidential Decree.

1.2. Statutory Basis

The preparation process for the Master Plan dubbed the *fast track legally compliant spatial master plan preparation process*, is being conducted following Part IV of the Regional Town and Country Planning Act (Chapter 29:12) (RTCPA), along with the Regional, Town, and Country Planning (Master and Local Plans) Regulations of 1977, as outlined in the statutory instrument. Figure 1 is a flowchart for Master plan and local plan preparation as guided by Part IV of RTCPA Sections 13-21 and RGN 248 (Master and Local Plans) Regulations.

Following the guidelines from the RTCPA and the Terms of Reference (TOR) provided by GSRDC, the Master Plan consists of two major documents – the Report of Study and the Written Statement. Specifically, the Report of Study set the tone for key issues affecting the development of GSRDC and forms the basis for the written statement. The Report of Study considered the current service delivery levels needs of Gokwe South community. The aspects included the following:

- Environmental issues,
- District's land ownership and use,
- Population Dynamics,
- Human settlements and housing issues,
- Socio-economic issues,

- The district's social services and infrastructure including transport, water,
- Finance and governance issues.

1.3. Structure of the Written Statement

In conformity with the legislation mentioned above, this plan presents broad policies and proposals of a strategic nature that will guide socio-economic development of GSRDC. In outlining these guidelines, the plan does not deal with matters of detail such as the detailed designs of a proposed dam or irrigation project or road construction.

The Written Statement is divided into three sections:

Section 1 presents the introductory parts of the master plan. It links this Written Statement to the Report of Study by presenting summaries and descriptions of the major issues emerging from the Report of Study. The summary focuses on the major problems, constraints and opportunities for development informed by the Report of Study, including the physical characteristics, population, employment levels, education, land use and infrastructure.

Section 2 focuses on the goals and objectives related to the issues coming from the Report of Study.

Section 3 This section identifies the policies and strategies that can be used to drive the development and planning initiatives to enhance the viability of the planning area by maximising the opportunities and minimising challenges and threats.

SECTION 1: SUMMARY OF THE KEY FINDINGS

2.1. Global issues and trends in rural areas

Rural areas are dynamic spaces characterised by multiple opportunities and challenges. Globally, it has been projected that the number of people residing in rural areas will remain almost the same between 2015 and 2030. The proportion of the world population residing in rural areas will decrease from 45 percent to around 32 percent between 2018 and 2050 respectively. While the global population is now predominantly urban, Africa and Asia are still predominantly rural – accommodating approximately 90 percent of the world’s rural population.

While multiple problems characterise rural areas in Africa, they provide many opportunities including the following:

- Abundant flora and fauna can support livelihoods and foraging among the rural communities.
- Wildlife that forms a basis for wildlife tourism.
- Scenic landmarks ranging from springs, cultural sites, waterfalls, mountain ranges and caves are economic bases for tourism and can support the local economies.
- Large population that has rich Indigenous Knowledge Systems (IKS) that are fundamental in advancing socio-economic development considering the challenges associated with Western science.

Rural areas in Africa are characterised by the following challenges that indicate the left behindness of the rural spaces.

- A significant percentage of the population in Africa lives in unserved or underserved areas with limited ICT services. This is evident from the lack of internet services and mobile phone coverage in most rural areas across the continent.
- Limited access due to poor road networks greatly compromises the possibility of conveying resources and manpower (Ogunkola, 2020). The poor roads are associated with disconnection from markets thereby some farmers fail to take their produce to markets resulting in a decrease in profits and an increase in food wastage.
- Shortage of healthcare practitioners, especially specialists is prevalent and compromise negatively affects healthcare delivery.

- Healthcare facilities are poor and limited, affecting basic primary healthcare provision.
- Water and sanitation is a major challenge where approximately 55 percent of the rural population has access to improved water and 25 percent has access to sanitation facilities in Africa. These deficiencies are associated with many deaths and water-borne diseases that could be avoided.
- Energy is a critical problem that rural Africa grapples with because most rural areas lack electric supply. Rural communities are thus left to rely on fossil fuels which causes multiple environmental and health challenges hence the need to improve energy resources.
- Lack of industrial development leaves many individuals unemployed or engaging in subsistence farming and other low-paying non-farm activities such as hunting and mining.

A. POPULATION GROWTH AND MIGRATION

It was established that:

- i. From the 2022 census, the population of Gokwe South District was 317 554 accommodated in 70 264 households – showing an average of 4.51 people per household.
- ii. The population from the 2022 census shows an increase from 305 982 and 275 917 in 2012 and 2002 respectively highlighting a 0.38% annual population change between 2012 and 2022.
- iii. The population is largely composed of females representing 52.2% of the total population while 47.8% are males.
- iv. Owing to high levels of unemployment and the bulging youthful population, most young men resort to sand and gravel extraction, artisanal mining, brick-making and selling commercially.

B. PHYSICAL FEATURES AND LAND COVERAGE

It was established that:

- i. GSRDC is experiencing rapid soil erosion that is degrading the value and utility of agricultural land.

- ii. The major concerns to land environmental degradation in the district are: gully erosion, dust generation, compaction, trafficability when wet and subsurface pollution.
- iii. In uncultivated areas, soil loss is retarded by good grass cover, especially in Mapfungautsi and Chirisa areas.
- iv. Dust generation is likely to be problematic when soils are dry and trafficability is extremely difficult when the soils are wet.
- v. Most of the trees within the project site are a regrowth suggesting the area at one time had been cleared
- vi. A total of 10 grass and 4 herb plant species were identified in the project area . None of the grass and herb species in the project area are red listed, endangered or endemic species.
- vii. Gokwe South district is located in Zambezi Basin within the Sanyati Hydrological Catchment. The lower parts of the district experience flash floods, this is in area of Wards; 6, 9, 22, 8, 10, 11, 12, 23, 33, 24 and 25 partly due to backwater effects when the downstream Munyati drainage records high storage.

C. LAND USE AND LAND OWNERSHIP

The following key issues emerged from the study:

- i. **Land Utilization Diversity:** Gokwe South District has a diverse range of land uses including communal farming, forestry, wildlife reserves, and small-scale commercial farming. The study revealed that each land use has its own set of challenges and opportunities.
- ii. **Communal Land Challenges:** The majority of the district's land falls under communal agricultural use, leading to high population densities in some areas and varying agricultural potential due to different climatic conditions. Overpopulation and overgrazing in certain areas have led to soil erosion, reduced livestock production, and siltation of water bodies.
- iii. **Limited Irrigation Infrastructure:** The district faces limitations in irrigation infrastructure, with few medium to large-scale dams and only a handful of irrigation schemes. This inadequacy affects agricultural productivity and sustainability, particularly in communal farming areas.
- iv. **Land Use Conflicts:** Conflicts arise between different land uses, such as communal farming and wildlife conservation, especially in areas adjacent to game reserves. This

conflict highlights the need for careful planning and coordination to ensure sustainable land management in Gokwe South.

- v. **Infrastructure Deficiencies:** The reliance on unreliable water supply in the farm areas highlight the need for improved water infrastructure, including the construction of more perennial dams to support agriculture and livestock production.
- vi. **Wildlife Management:** Balancing the demands of a growing population with the need for wildlife conservation presents a significant challenge. Sustainable management practices are required to mitigate conflicts and ensure the long-term viability of both agricultural and wildlife activities.

D. PROTECTED AREAS AND FORESTS

Summary of key issues

- i. **Importance of Protected Areas and Forests:** Protected areas like Chirisa along with Mafungautsi Forest, are crucial for maintaining biodiversity, preserving ecosystems, and promoting sustainable development in Gokwe South District. They provide habitat for wildlife, contribute to climate resilience, and offer opportunities for ecotourism and cultural activities.
- ii. **Threats to Conservation:** Despite their ecological significance, these protected areas and forests face threats such as illegal logging, poaching, habitat degradation, veld fires, invasive species, and unplanned settlements. These threats undermine biodiversity conservation efforts and compromise the ecological integrity of these areas.
- iii. **Policy and Regulatory Framework:** The institutional framework for natural resource management involves various stakeholders including Rural District Councils (RDCs), Forestry Commission, Environmental Management Agency (EMA), Zimbabwe Parks and Wildlife Management Authority (ZPWMA), traditional leaders, and relevant government ministries. However, there are challenges related to enforcement and coordination among these entities.
- iv. **Community Engagement and Participation:** Community involvement is essential for effective conservation and sustainable management of natural resources. Traditional leaders play a significant role in governance, while community-based initiatives like volunteer resource monitors and community-based forest management schemes can enhance stewardship and promote sustainable use of resources.
- v. **Opportunities for Conservation:** There are opportunities for collaborative governance, participatory decision-making, and the adoption of innovative

technologies like Geographic Information Systems (GIS) and remote sensing in forest management. Community-based Forest management and carbon credit schemes offer potential avenues for generating revenue and promoting sustainable livelihoods.

E. GRAZING AREAS AND PASTURES

Summary of key issues

- i. **Importance of Grazing Sites and Pastures:** Grazing sites and pastures are essential for livestock farming, which is a primary source of livelihood for many communities in Gokwe South. However, increasing population pressure, land fragmentation, and competing land uses pose challenges to traditional grazing practices and land tenure arrangements.
- ii. **Challenges to Sustainable Management:** Environmental stressors such as climate change, prolonged droughts, erratic rainfall patterns, and veld fires threaten the health and productivity of grazing sites and pastures. These challenges exacerbate food and water scarcity for livestock, compromising rural livelihoods.
- iii. **Land Tenure and Access Issues:** Conflicts over land ownership and access rights arise due to traditional land tenure systems and government regulations. Competing interests between indigenous communities and external stakeholders further exacerbate tensions over grazing sites and pastures.
- iv. **Need for Effective Governance and Policies:** Effective governance mechanisms and supportive policies are essential for addressing land utilization issues related to grazing sites and pastures. Strengthening land tenure security, promoting community-based natural resource management initiatives, and implementing sustainable land-use practices are crucial steps towards mitigating conflicts and improving ecosystem resilience.

F. ECONOMIC ZONES AND INDUSTRIAL SITES

Summary of key issues

- i. **Economic Zones and Industrial Sites Potential:** Gokwe South has the potential to develop robust economic zones and industrial sites, building on the potential of manufacturing, processing, and agricultural industries in the District. However, inadequate infrastructure, including road networks, electricity, and water supply, poses challenges to industrial development in the region.
- ii. **Commerce and Retail:** Gokwe centre serves as the administrative and commercial hub in the District, offering a wide range of commercial services and utilities. However, limited

access to markets and retail outlets hinders economic activities, particularly for small-scale farmers and entrepreneurs.

- iii. **Market Access Challenges:** Inadequate transportation infrastructure and poor market linkages constrain market access and reduce opportunities for income generation in Gokwe South. Enhancing market access through improved transportation networks, market infrastructure, and supportive policies is essential for stimulating economic growth and improving livelihoods.

G. LAND DEVELOPMENT POTENTIAL

Summary of key issues

- i. **Land Development Potential:** Gokwe South has significant potential for land development, including human settlement and tourism. However, various factors such as soil quality, irrigation suitability, erosion hazards, and accessibility need to be carefully considered to harness this potential effectively.
- ii. **Variability in Land Zones:** The district comprises diverse land zones with varying degrees of suitability for different purposes. Some zones have limited agricultural potential but may be suitable for grazing, forestry, or tourism, while others offer opportunities for small-scale irrigation or dryland crop production.
- iii. **Infrastructure and Accessibility:** Accessibility and infrastructure vary across land zones, with some areas facing challenges such as poor road networks, limited water supply, and inadequate transportation infrastructure. These factors can constrain development and economic activities in certain areas.
- iv. **Erosion and Soil Management:** Erosion hazards are prevalent in several land zones, posing risks to soil fertility and agricultural productivity. Effective soil management practices and erosion control measures are essential to mitigate these risks and sustainably utilize land resources.
- v. **Irrigation Potential:** Some land zones show potential for irrigation development, which could enhance agricultural productivity and food security in the region. However, water availability, soil suitability, and infrastructure constraints need to be addressed to realize this potential fully.

H. POTENTIAL FOR HUMAN SETTLEMENT DEVELOPMENT

Summary of key issues

- i. **Population Growth and Migration:** Gokwe South experiences population growth due to natural increase and migration, leading to increased demand for settlement land and infrastructure.
- ii. **Role of Service Centers:** District and rural service centers serve as hubs for economic activities and social services, providing essential goods and services to rural populations. However, they also face challenges in terms of inadequate infrastructure and high demand for service provision.
- iii. **Spatial Distribution of Settlements:** Settlement patterns are influenced by economic opportunities, employment prospects, and access to basic services. Proximity to agricultural areas, markets, education, and healthcare facilities drives the spatial distribution of human settlements.
- iv. **Challenges of Unplanned Settlement Expansion:** Unplanned urban expansion and informal settlements and the centres pose challenges to sustainable development, requiring effective land-use planning and management strategies.

I. POTENTIAL FOR TOURISM DEVELOPMENT

Summary of key issues

- i. **Tourism Potential:** Gokwe South has significant potential for tourism development due to its rich natural landscapes, cultural heritage, and diverse ecosystems. Opportunities exist for eco-tourism, adventure tourism, and cultural tourism experiences.
- ii. **Attractions:** The region boasts attractions such as rivers, waterfalls, rock formations, and historical sites, which can attract nature enthusiasts, adventure seekers, and cultural tourists. Sites like Chirisa Safari Area, Sikombela and Nyaradza Detention Camps, Dzvoriitsvo Falls, and Sengwa Gorge hold cultural and natural significance.
- iii. **Infrastructure and Environmental Concerns:** Infrastructural limitations and environmental concerns, including deforestation and degradation of sacred sites, pose challenges to realizing the full tourism potential of Gokwe South.

J. EDUCATION

Summary of key issues

- i. **Historical Context:** Prior to independence, Gokwe South had limited educational facilities, with few primary schools and no secondary schools. The post-independence period saw

significant improvements, but challenges persist in terms of infrastructure, staffing, and resource availability.

- ii. **Infrastructure and Resource Challenges:** Many schools in Gokwe South lack basic infrastructure such as classrooms, teachers' houses, and sanitation facilities. Additionally, access to water and electricity is inadequate in a majority of schools, affecting both teaching and learning.
- iii. **Staffing Shortages:** There is a shortage of over 6000 teachers in Gokwe South, leading to high pupil-to-teacher ratios and compromised quality of education. Recruitment practices, including the lack of consideration for local origins, contribute to high turnover rates among teachers.
- iv. **Distance to Schools:** Students, especially in rural areas, face long distances to travel to school, often walking more than 20 km. This distance contributes to challenges such as early pregnancies, drug abuse, and early marriages, particularly among vulnerable students.
- v. **Financial Constraints:** Many parents struggle to pay school fees, resulting in inconsistent levy payments and limited resources for infrastructure development. Government programs like BEAM and CAMFED aim to support vulnerable students, but delays in disbursements and inflationary challenges affect their effectiveness.

K. HEALTH

Summary of key issues

- i. **Healthcare Infrastructure:** While significant progress has been made since 1980, Gokwe South District still faces challenges with healthcare infrastructure. There is a shortage of clinics, and existing facilities often lack essential services and supporting infrastructure. Accessibility to healthcare is hindered by poor roads and physical barriers, especially during the rainy season.
- ii. **Staffing Shortages:** Shortages of qualified healthcare personnel, including clinical officers and nurses, affect the quality and availability of healthcare services. Establishment norms for clinics need to be revisited to address population growth and ensure adequate staffing levels.
- iii. **Medical Supplies and Equipment:** Many clinics face shortages of essential medical supplies and equipment, hindering their ability to provide quality care. Medications for common ailments are often in short supply, impacting patient treatment outcomes.
- iv. **Communication and Technology:** Communication infrastructure, including internet access and computerization, is lacking in many healthcare facilities. Improving access to

technology and training healthcare workers in computer studies can enhance data management and communication within the healthcare system.

- v. **Maternal and Child Health:** Maternal and child health services face challenges such as maternal deaths, home births, and limited access to institutional deliveries. Strengthening maternal healthcare services, including education and access to healthcare facilities, is crucial to improving maternal and child health outcomes.
- vi. **Alcohol and Drug Abuse:** Alcohol and drug abuse present health challenges in the district, requiring collaborative efforts from stakeholders to address the root causes and provide interventions, including awareness campaigns and support services.
- vii. **Water and Sanitation:** Access to clean water and sanitation facilities is limited in many parts of the district, posing health risks to the population. Urgent attention is needed to improve water sources, sanitation infrastructure, and hygiene practices to prevent waterborne diseases and improve overall health outcomes.

L. CULTURE AND HERITAGE

Summary of key issues

- i. **Rich Cultural Heritage:** Gokwe South is blessed with a diverse and vibrant cultural heritage, encompassing traditional practices, historical landmarks, festivals, and events that reflect the region's unique identity and history.
- ii. **Preservation and Promotion:** Preserving and promoting Gokwe South's cultural heritage is crucial for maintaining community cohesion, fostering pride, and attracting visitors interested in immersive cultural experiences.
- iii. **Traditional Practices and Rituals:** Indigenous communities in Gokwe South have rich traditions, including music, dance, storytelling, and spiritual rituals, which are integral to the region's cultural fabric and values.
- iv. **Historical Landmarks:** The region boasts numerous historical sites, such as ancient ruins and colonial-era buildings, which serve as repositories of collective memory and narratives of resilience, resistance, and cultural exchange.
- v. **Cultural Festivals and Events:** Gokwe South hosts a vibrant calendar of cultural festivals and events throughout the year, providing opportunities for communities to commemorate shared traditions, exchange cultural knowledge, and celebrate diversity.
- vi. **Heritage Trails and Interpretive Centers:** Establishing heritage trails, interpretive centers, and cultural museums can help interpret and contextualize Gokwe South's cultural heritage, offering insights into its history, art, folklore, and material culture.

- vii. **Cultural Tourism Initiatives:** Leveraging Gokwe South's cultural assets for tourism development can create economic opportunities, enhance community livelihoods, and promote cross-cultural exchange through initiatives such as guided tours, cultural homestays, and craft markets.

M. ECONOMY, LIVELIHOOD ACTIVITIES AND SOCIAL WELFARE

Summary of key issues

- i. **Economic Diversity:** While agriculture remains a major economic activity, Gokwe South District has a relatively diversified economy, including timber exploitation, mining, wildlife utilization, and tourism. However, challenges such as unregulated timber exploitation and limited infrastructure hinder sustainable livelihoods and economic growth.
- ii. **Agricultural Dependency and Challenges:** Agriculture is the primary economic driver, with crops like maize, sunflower, groundnuts, millet, and cotton being crucial. However, issues such as low off-take rates for cattle, inadequate irrigation, and market regulations affecting cotton prices pose significant challenges to farmers' livelihoods in the district.
- iii. **Alternative Livelihood Activities:** High unemployment rates lead many young men to engage in sand and gravel extraction, artisanal mining, brick-making, and commercial firewood sales. While these activities provide income, they may not be sustainable or regulated, leading to environmental degradation in Gokwe South.
- iv. **Construction Materials and Timber Exploitation:** The district has significant deposits of construction materials like river sand and basalt, along with stands of indigenous hardwood for timber exploitation. However, unregulated exploitation and lack of oversight pose sustainability concerns.
- v. **Social Welfare and Food Security Programs:** Government programs such as drought relief and social cash transfers aim to alleviate poverty and food insecurity in the District. However, challenges like erratic payments and bureaucratic hurdles limit their effectiveness.
- vi. **Support Services for Vulnerable Groups:** Various programs in the District support vulnerable groups such as disabled individuals and school children, providing assistance for education, medical needs, and livelihood projects. However, gaps in service delivery and accessibility hinder their impact.
- vii. **Challenges in Addressing Social Issues:** Issues like drug abuse and sexual abuse, especially against children, pose significant challenges to community well-being. Lack of

rehabilitation centres for drug abusers and gaps in laws addressing sexual abuse contribute to these challenges.

N. INFRASTRUCTURE AND SERVICES

The following are the summarised findings:

- i. Water infrastructure such as boreholes and dams are scarce, therefore water for domestic use and livestock is a challenge.
- ii. There is a shortage of social services infrastructure like schools, clinics and accommodation for the government staff.
- iii. There is poor communication infrastructure is few and outdated (2G,3G) which makes internet and communication difficult in the district.
- iv. Road infrastructure is dilapidated and untrafficable, most of the areas in the district are not accessible such as Charama, Mangidhi, Musala etc.
- v. Limited foreign and domestic investment (District Economic Development plan, 2022-2025). The deterioration in infrastructure is evidenced by a lack of road equipment, and poor service delivery at various institutions such as the Ministry of Transport, RIDA and GSRDC.
- vi. There is shortage of finance to rehabilitate the district roads since money coming from PSIP and ZINARA is insufficient to cater for the whole district.

O. ADMINISTRATIVE AND FINANCE

Summary of findings

- i. Slow disbursements from the central government
- ii. No income was received from income generating projects
- iii. Effects of inflation affecting cash and cash equivalents
- iv. Absence of loans for boosting Capital expenditure
- v. Audit department overwhelmed by assignments, currently busy with auditing of schools and clinics
- vi. The audit department is currently understaffed with 3 staff members

SECTION II: GOALS, OBJECTIVES AND DEVELOPMENT STRATEGIES

3.1. Goals, Objectives and strategies

The goals and objectives are planned intentions to resolve the issues identified in the study. Whereas Goals focus on the broader sectorial issues, the Objectives focus on the means to achieve the Goals, they will be tested for appropriateness against alternative strategies to select a preferred development strategy. The following Goals and Objectives have to be identified:

3.1.1. Population Goal

To regulate the population distribution within the plan area with anticipated average economic opportunities and growth during the plan period.

Objectives

- i. Make available centres matched to population densities for the provision of birth control facilities on demand.
- ii. The master plan should introduce measures to raise standards of living, provide a spatial environment conducive to the creation of more employment places.

3.1.2. Environmental Goal

To promote sustainable development that conserves the natural environment

Objectives

- i. Ensure that all major developments are subjected to environmental impact assessments before implementation as this will help to curb the damage on the natural environment,
- ii. Ecologically-sensitive areas not suitable for development, especially the Chirisa forests are restricted against development and deforestation,
- iii. Promote the use of alternative energy sources to curb deforestation through the use of firewood,
- iv. Ensuring that there are properly commissioned waste disposal sites through preparation of plans for dumping sites that do not pollute the environment, especially wetlands and streams,
- v. Ensure land considered unsuitable for development, especially the Chirisa forest is restricted against development and deforestation.

3.1.3. Commercial Facilities Goal

To ensure that there are diversified and competitive commercial outlets to cater for the everyday needs of the households in Gokwe South District.

Objectives

- i. Provide a balanced supply and hierarchy of commercial outlets commensurate with population densities throughout GSRDC. This will include the provision of corner shops easily accessible to the residents within a walkable distance from their homes.
- ii. Identify areas for the development of new commercial outlets to supplement existing ones in cases where a considerable size of the population has to travel long distances for shopping purposes.
- iii. Encourage diversity through the provision of a wide variety of specialised commercial services including large retailers, chain stores, banks and agro-supply stores.
- iv. Identify sites throughout the planning area in close proximity to markets and community gardens that can be used for the wholesale of farm produce particularly fresh vegetables, fruits, eggs and poultry.
- v. Advising developers on the full development potential of any stand to encourage the realisation of the full floor area potential.
- vi. Provide stimulating, congenial, attractive and safe surroundings by encouraging innovative ideas and high-standard designs in architecture and finishing of buildings that should be climate proof and aesthetical pleasing.

3.1.4. Industry and Employment Goal

To provide suitable and adequately serviced land for industrial purposes, especially focusing on agro-processing and extractive industries.

Objectives

- i. Set aside advantageously located large tracts of land consistent with explorable existing services and infrastructure (such as roads, water and electricity) for industrial development.
- ii. Ensure that the proposed industrial areas are strategically located in respect of labour, housing, roads and are compatible with other land uses.
- iii. Introduce a range of planning development incentives likely to attract industries to establish in GSRDC.

- iv. Encourage the full exploitation of the existing potential for agro-processing industries which would be critical for beneficiation.
- v. Develop industries which have major raw material inputs locally available and which have usable by-products in associated industries. For example, cotton processing and abattoirs.
- vi. Develop an industrial park premised on the ideals of 4IR and clean energy production that will not negatively impact the environment and cause greenhouse gas emissions and eventually exacerbate climate change
- vii. Ensure that gendered and inclusive SMEs are catered for and sites and skills for their operations are provided for with a special emphasis on youth and women

3.1.5. Tourism Goal

To promote the vibrancy and recognition of the tourism sector in GSRDC.

Objectives

- i. Set aside suitable scenic land for tourism development.
- ii. Permit the development of holiday homes, guest houses, cultural centres, motels and other forms of tourism facilities including health and recreational facilities.
- iii. Protect the tourist attractions in GSRDC including sacred sites, forests such as Chirisa and Mapfungautsi Forests, wildlife conservation and several other scenic places.
- iv. Ensure coordinated planning for tourism between GSRDC and other stakeholders in the tourism sector.
- v. Develop a coordinated tourism development plan that will guide the coordinated and strategic development of the tourism sector in GSRDC.
- vi. Prioritise and consider environmental protection and cultural norms and values when developing the tourism plans for the planning area.

3.1.6. Infrastructure Development Goal

To ensure there is robust, efficient, economic and coordinated infrastructure network that enhances the liveability of the district and levels it up.

Objectives

- i. Provide new roads to new areas, encourage completion of roads linking already developed areas, and prioritise rehabilitating existing roads.

- ii. Provide an adequate and efficient electricity, post and telecommunications network that would help to eradicate the digital and connectivity divide inherent in GSRDC.
- iii. Prioritise the provision of water distribution systems and building new water reservoirs on critical areas to boost water supply in the district.
- iv. Ensure the availability of adequate and efficient public transport services to cater for the mobility needs of the residents in the district
- v. Provide adequate and suitable land for refuse disposal and cemeteries considering the densification of settlements in some wards making it difficult for some residents to have gravesides on their plots
- vi. Provide dip tanks in some wards to cater for the needs of those into livestock production.
- vii. Invest in developing irrigation infrastructure, including constructing medium to large-scale dams, to support agricultural production and mitigate water scarcity challenges.

3.1.7. Social Services Goal

To ensure that there are adequate social services that help to level up the planning areas and spur the liveability and aspirations of the community

Objectives

- i. Provision of hierarchical health and school facilities following population thresholds to include boarding schools, vocational training centres and college of agriculture, clinics and a referral hospital.
- ii. Provide for more equitable distribution of health and educational facilities.
- iii. Provision of social work and counselling services to address issues of GBV, HIV-AIDS and child abuse.
- iv. Provide evenly and equitably distributed recreational facilities that cater to the needs of the youth and especially recognizing the gender dynamics.

3.1.8. Agriculture and Food Security Goal

To ensure the vibrancy of the agricultural sector and strengthening the food system for achieving food security in the district.

Objectives

- i. Provide support to farmers to enhance their agricultural production

- ii. Establishment of agricultural hubs and training centres to capacitate farmers with sustainable agricultural practices
- iii.

3.1.9 Land Use and Development Goal

To ensure optimal and rational use of developable land and avoid conflicts among land uses

Objectives

- i. Harmonise the diverse land use activities in GSRDC to sustain the land needs of the communities.
- ii. Allocate designated grazing sites for livestock
- iii. Provide suitable land for agricultural production, especially community gardens.
- iv. Provide a transparent, inclusive and sustainable land governance system with clear rules and responsibilities for the different authorities, including traditional leaders and GSRDC.
- v. Establish a land conflict resolution tribunal to mediate land conflicts.
- vi. Intensify the use of the land on the corridor with Gokwe Urban to tap into the urban benefits and also enhance the development of coordinated land use activities.
- vii. Regularise land use activities in designated areas to create harmonious development and recognising the land of socio-cultural significance including graves.

3.1.10. Housing and Human Settlement Goal

Provide a human settlement framework that encourages the development of sustainable, resilient and inclusive communities.

Objectives

- i. Provide convenient, safe and self-contained villages with easy access to major transport corridors and other complementary land uses.
- ii. Encourage densification and intensification of use where technically feasible especially in areas close to Gokwe Town.
- iii. Government to assist in the development of housing for key sectors, including clinics and schools to help in the retention of skilled professionals in the district.
- iv. Establish agri-villages

- v. Set aside planned self-sustaining transient and temporary settlements for homeless migrants or displaced people to avoid the emergence of illegal settlements and encroachment into forests and nature reserves.

3.1.11. Administration and Finance Goal

To provide flexible strategy development which will enable the implementation of proposals within the financial, technical and personal constraints of council.

Objectives

- i. Ensure GRDC enters into strategic partnerships in project implementation.
- ii. Income and expenditure accounts maintain a surplus by increasing revenue and controlling expenditure.
- iii. Ensure that policies and proposals are realistic in quality and quantity to be implemented.
- iv. Ensure that the development proposals can be administered by sufficient manpower of the RDC.
- v. Ensure there is coordinated development of all sectors in GSRDC and identify action area requiring further investigation and detailed planning.

3.2. Alternative Development Strategies

Development Strategies will be informed by the priority areas identified to spur development in GSRDC. The following strategies are considered.

3.2.1. Food Security

Initiatives aimed at improving the lives of the impoverished by reducing food prices and ensuring access to a nutritious diet are top priorities in GSRDC. This will involve targeting the basic food basket towards different food groups, strategically identified to meet the required nutritional needs of rural communities. Efforts will be made to enhance food production, distribution, and accessibility, thereby bolstering food security in the region.

3.2.2. Agricultural Value Chains

Special emphasis should be placed on developing robust agricultural value chains to promote economic growth and sustainability. This includes proposing the establishment of Farming

Production Support Units (FPSUs) and identifying specialized commodities per Agricultural Hub, along with addressing the requisite Agri processing value chain needs. By enhancing agricultural productivity and value addition, the master plan aims to unlock the full potential of the agricultural sector and stimulate economic development.

3.2.3. Sustainable Livelihoods

The master plan prioritizes initiatives aimed at improving livelihoods and reducing poverty by identifying existing access to services and social amenities. Poverty pockets will be identified, and potential focus areas for economic opportunities will be proposed. Special attention will be given to exploring economic sectors beyond agriculture, uncovering possible job opportunities and value chains that can contribute to sustainable livelihoods and socio-economic development.

3.2.4. Urban-Rural Linkages

Recognizing the importance of bridging the gap between urban and rural areas, the master plan will focus on revitalizing and creating economic opportunities for rural communities, particularly the most vulnerable segments of the population. Efforts will be directed toward fostering synergistic relationships between urban centers and rural areas, ensuring equitable access to resources, infrastructure, and economic opportunities.

3.2.5. Disaster Management

The master plan will include a comprehensive assessment of various agricultural-related disaster data sets, with a particular emphasis on potential risks such as frost, hail occurrence, fires, droughts, and flooding. Strategies and interventions will be proposed to enhance disaster preparedness, mitigation, and response mechanisms, ensuring resilience and safeguarding agricultural livelihoods against adverse events.

3.2.6. Commodity Regions

Identification of existing commodities within the area or region will be complemented by an exploration of potential new commodities that can be sustainably cultivated or produced. By identifying and harnessing the region's comparative advantages and market opportunities, the master plan aims to promote diversification, competitiveness, and resilience in the agricultural sector, contributing to overall economic growth and development.

SECTION III: PLANNING PROPOSALS AND IMPLEMENTATION

4.1. Policies and Proposals: An Overview

Policies and proposals have been generated using the goals and objectives of the Master Plan as guidelines. Policies refer to actions required to address issues in the respective sectors to solve anticipated problems, realise opportunities, or rectify the inadequacy during the planning period. On the other hand, proposals are specific projects which are time and space specific with measurable deliverables implemented to achieve goals and objectives of the Master Plan.

4.2. LAND AND ENVIRONMENT

4.2.1.1 Environmental Policies

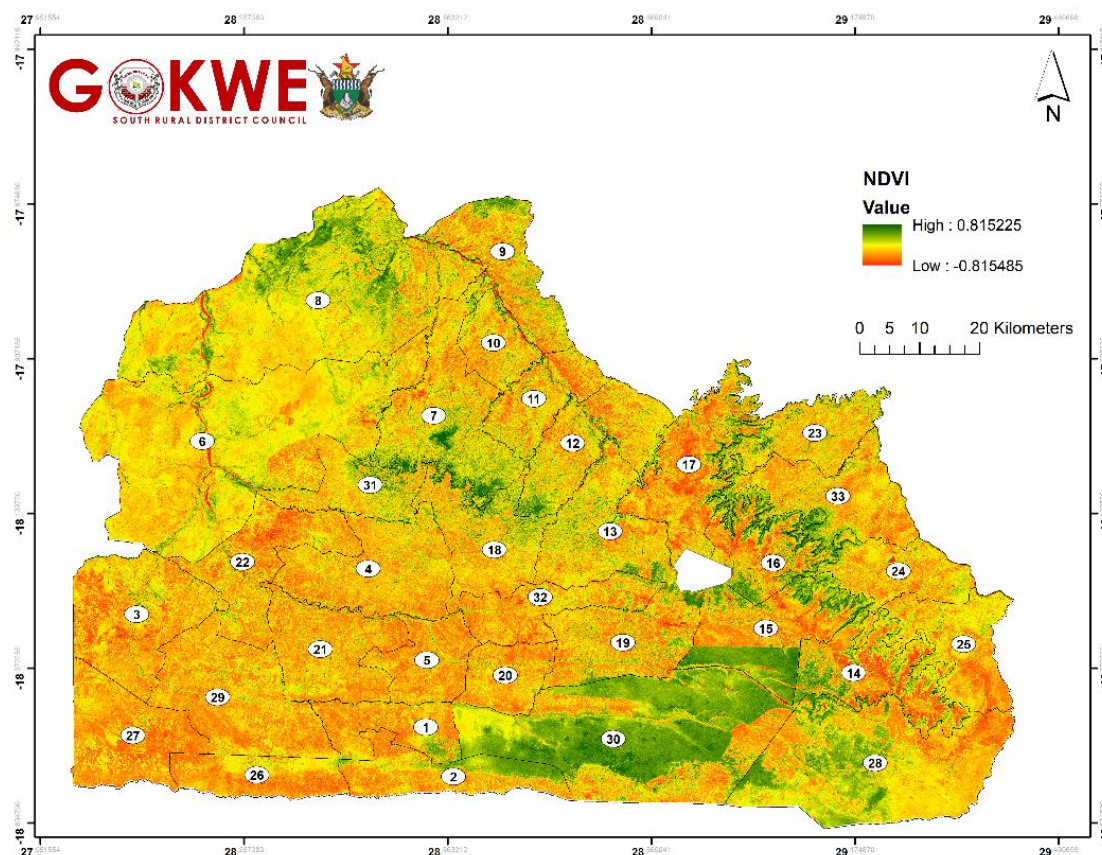
The GSRDC in conjunction with relevant government agencies and other stakeholders should ensure that the natural environment, forests and wildlife are preserved with specific reference to Chirisa and Mapfungautsi forest. Therefore, the following policies are submitted:

- Sustainable farming practises such as agroforestry, contour ploughing, crop rotation and cover cropping that are environmentally friendly should be employed across the district
- The district should enforce regulations and laws that promote maintenance of ecological integrity of wetlands and avail resources to environmental sub committees to manage wetlands
- Promote sustainable land use systems in line with principles of climate smart agriculture and strengthen the capacity to identify and promote adoption of improved seed and crop varieties that are tolerant to climate related stresses.
- Promote community gardens as an alternative measure to streambank cultivation
- The RDC must put in place a by-law that directs the reclamation process of mining areas

4.2.1.2. Environmental Proposals

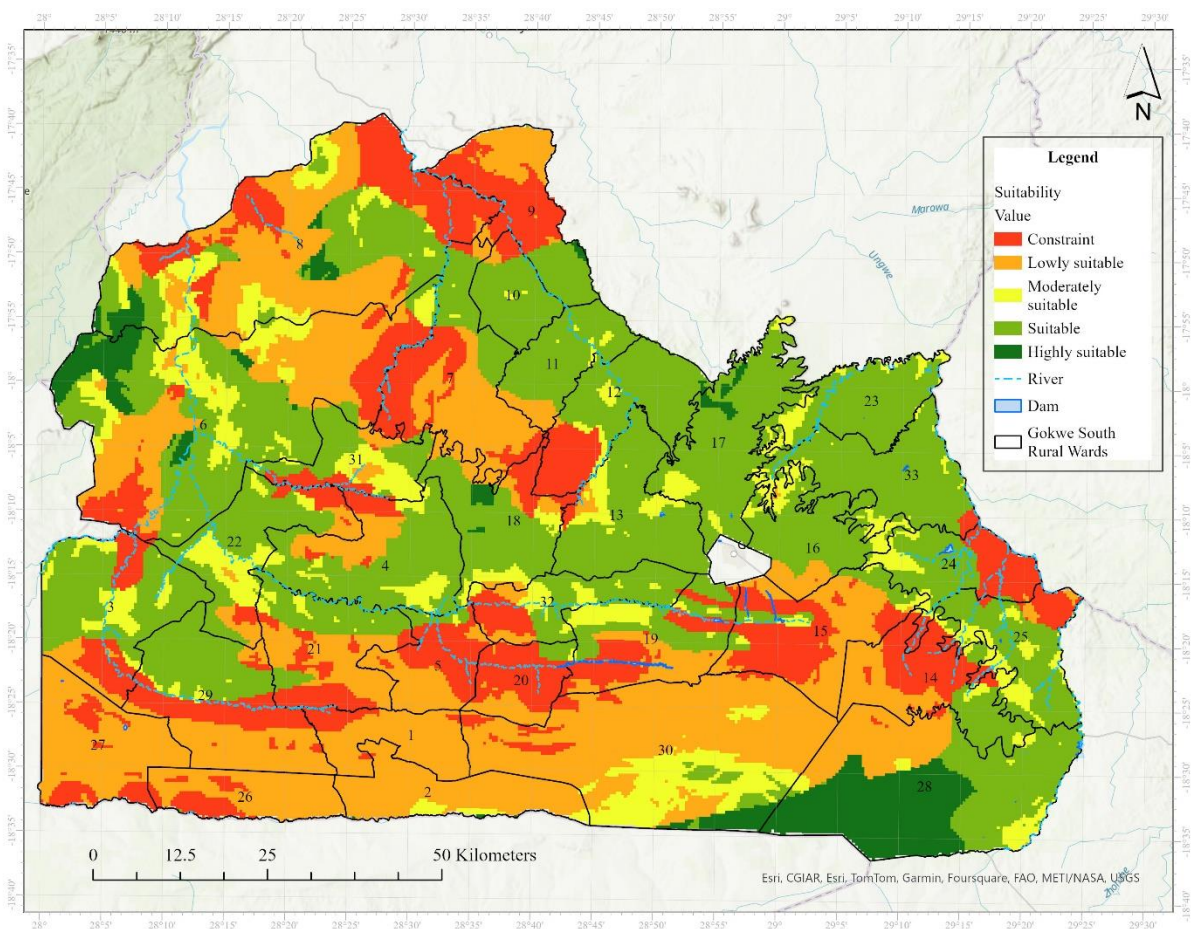
- Villagers practising streambank cultivation along Sesami, Sengwa, Lutope, Manyoni and other smaller streams should be stopped. A 30m buffer to be observed
- Afforestation in wards 4,5,21,29,27,26,3,22, part of 25 and part of 24 as shown by Figure 1.

Figure 1: Vegetation cover map



Landfill area to be reserved for potential waste disposal and treatment in the district. The spatial multi-criteria evaluation (SMCE) results in figure 2 shows land suitability for landfill location. The values range from 0 to 1, where 0 is not suitable and 1 is highly suitable. The map was produced as a result of the rules that were entered into the expert system. The areas in red should not be considered for locating the landfill whilst the yellowish to green areas can be considered.

Figure 2: Suitable landfill site selection for Gokwe South RDC



4.2.2. GRAZING AREAS AND PASTURES

4.2.2.1 Policies for Grazing areas and pastures

- a) **Strengthen Land Tenure Security:** Enhance land tenure security for local communities through clear legal frameworks and participatory land-use planning processes. This will help mitigate conflicts over land ownership and access rights.
- b) **Promote Sustainable Land Use Practices:** Encourage sustainable land management practices, including rotational grazing, pasture improvement, and fire management strategies, to enhance the resilience of grazing sites and pastures to environmental stressors.
- c) **Invest in Climate Change Adaptation:** Allocate resources for climate change adaptation strategies, such as water conservation measures, drought-resistant pasture species, and early warning systems for extreme weather events. This will help mitigate the impacts of climate change on livestock farming.

- d) **Facilitate Community-Based Natural Resource Management:** Empower local communities to manage grazing sites and pastures through community-based natural resource management initiatives. Provide training, technical support, and capacity-building opportunities to enhance community stewardship of natural resources.
- e) **Raise Awareness and Build Capacity:** Conduct awareness campaigns and training initiatives on sustainable land management practices, fire prevention, and climate change adaptation strategies. Build the capacity of local stakeholders, including farmers, traditional leaders, and government officials, to effectively manage grazing sites and pastures.
- f) **Promote Collaboration and Partnership:** Foster collaboration among government agencies, NGOs, community-based organizations, and private sector actors to leverage resources, expertise, and networks for sustainable land management initiatives. Establish platforms for dialogue and knowledge sharing to promote collaborative governance of grazing sites and pastures.

4.2.2.2. Proposals for Grazing land and pastures

- The area occupied of the Cheza -Kuwirirana grazing area should be incised by the local authority and the unoccupied area be reserved as a grazing area. A clear boundary has to be demarcated to cordon off the grazing area
- Land use planning exercises should be done in the district so that uses of land are spelt out

4.2.3. LAND USE AND OWNERSHIP

Policies

- (a) The land which this master plan will dwell in is governed by the Rural District Councils Act (Chapter 29:13), Regional and Country planning Act (Chapter 29:12), Traditional leaders Act (Chapter 29:17), Communal lands Act (Chapter 20:04)
- (b) Council should initiate measures to regulate peri urban areas so that current developments are contained.
- (c) Council together with other relevant government ministries should protect and preserve the natural environments, forests and wildlife areas such as Mapfungautsi and Chirisa to curb deforestation and conserve wetlands

Proposals

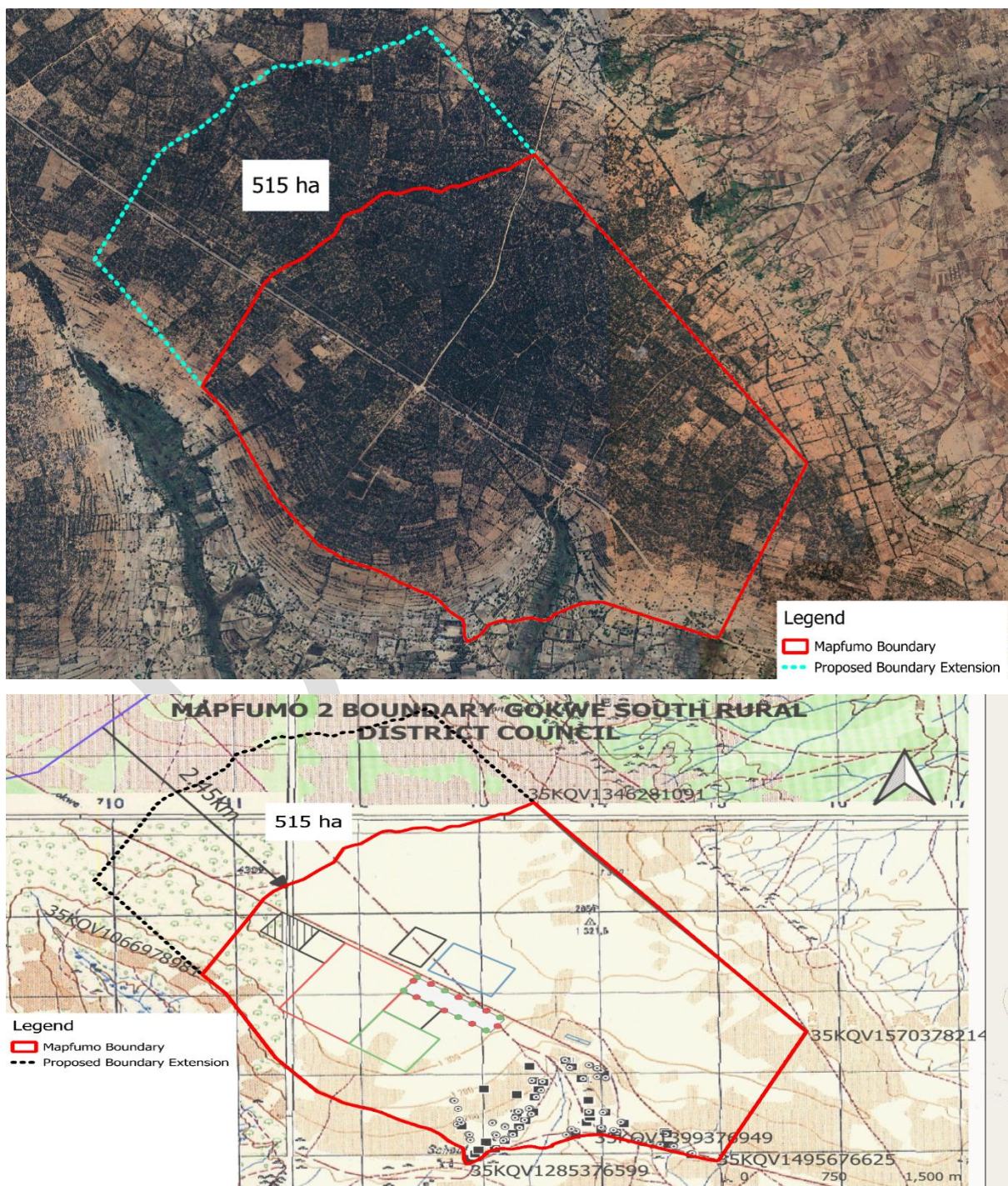
- a) **Mapfungautsi forest**

The boundary remains as is and the forest should be respected as it is an integral part of the ecosystem acting as the catchment of major rivers such as Sengwa, Lutope, Ngondoma and Mbumbusi.

b) Corridor development

The extension of Mapfumo 2 boundary to incorporate offshoots of urban like developments in the corridor. This is shown in Figure 3.

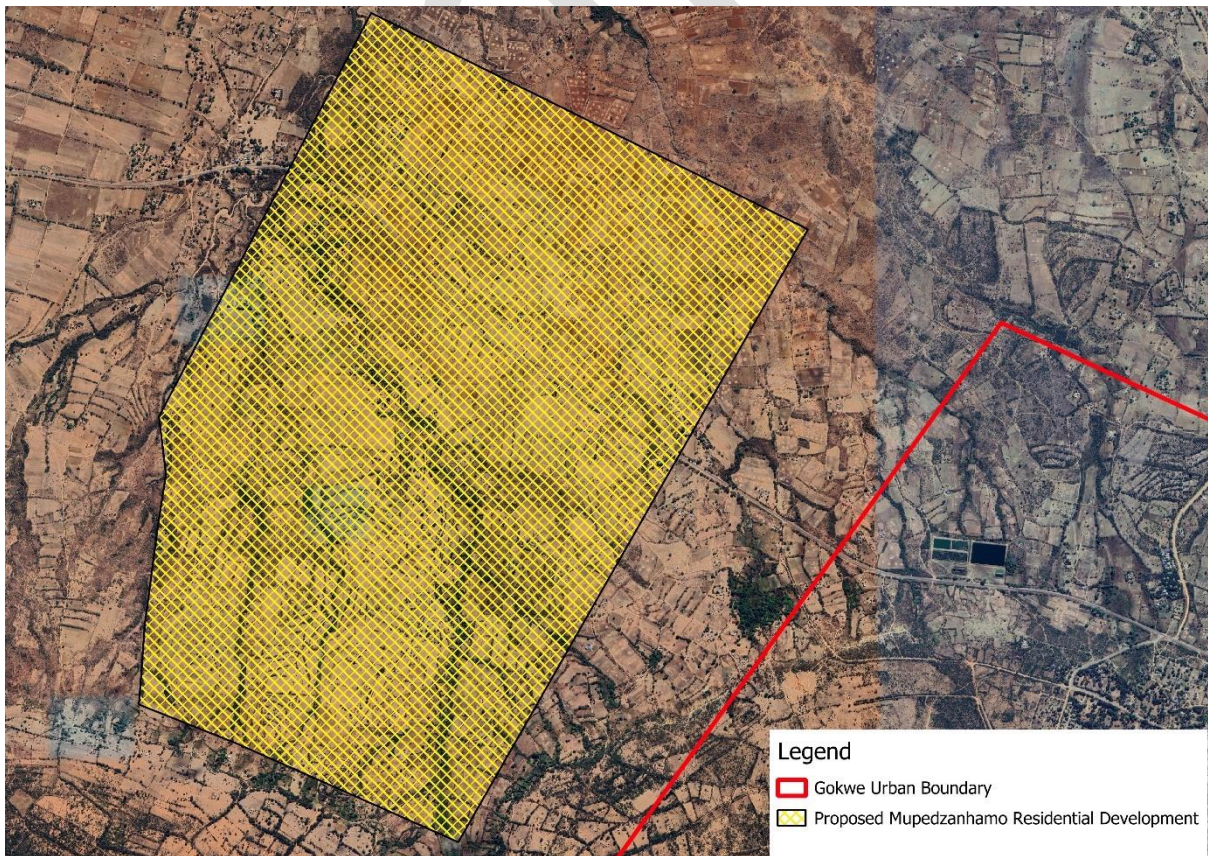
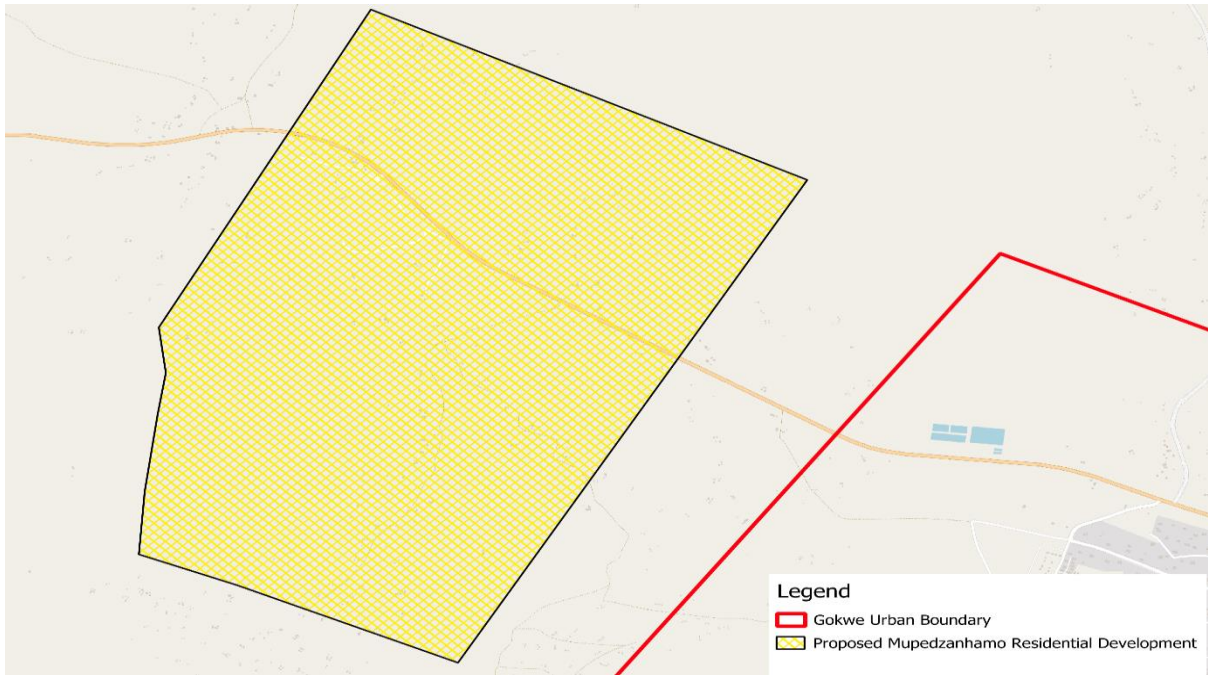
Figure 3: Extended Mapfumo boundary



c) Housing Development

- Creation of mixed-use development in peri urban areas around Gokwe Centre with specific reference to the area from Mupedzanhamo to Chemumvuri as shown in Figure 4:

Figure 4



d) Chirisa Buffer

Create a 2km buffer between Chirisa Safari and human settlements so as to reduce human-animal conflict.

e) Chemagora area

Chemagora to remain a small-scale farming area. The Ministry of Lands allocations to be adhered to

Mining area

The planning for wards 28, 25, 24, 23 and 33 to be spared for mining operations, and the area has potential to grow into large scale mining, in particular, Masoro area. These mining operations should be registered and contribute levies to the Council.

Communal area

Policies

- a) **Sustainable Resource Management:** Implement sustainable land management practices such as contour ridges to address issues of soil erosion, overgrazing, and land degradation, thereby preserving natural resources for future generations.
- b) **Enhanced Wildlife Conservation:** Strengthen wildlife management efforts in areas adjacent to game reserves to minimize conflicts and promote coexistence between human activities and wildlife habitats.
- c) **Capacity Building:** Provide training and capacity-building initiatives to local communities and stakeholders on sustainable land management practices, irrigation techniques, and wildlife conservation strategies.
- d) **Strengthen Law Enforcement:** Enhance efforts to combat illegal activities such as logging, poaching, and veld fires through increased patrols, surveillance, and collaboration with law enforcement agencies.
- e) **Promote Community Involvement:** Facilitate meaningful participation of local communities in conservation decision-making processes, including the establishment of community-based forest management schemes and the engagement of traditional leaders as custodians of natural resources.

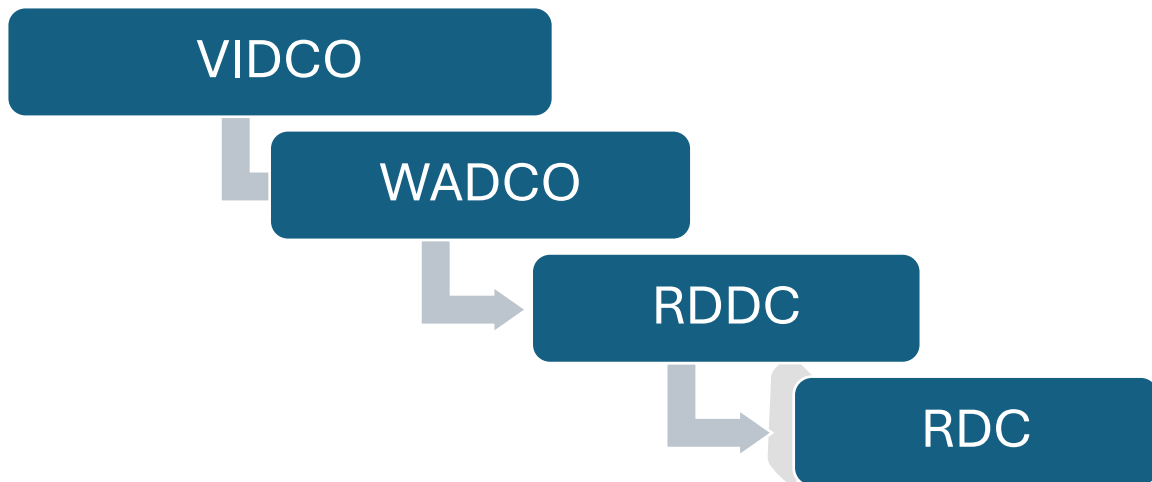
- f) **Implement Sustainable Land Use Practices:** Encourage sustainable land management practices to mitigate threats such as habitat degradation, soil erosion, and unplanned settlements. This includes promoting agroforestry, fire management strategies, and land-use planning initiatives.
- g) **Enhance Ecotourism Opportunities:** Invest in ecotourism infrastructure and capacity-building initiatives to capitalize on the potential of protected areas for wildlife viewing, birdwatching, and wilderness experiences. This can generate revenue for conservation efforts and support local economies.
- h) **Utilize Innovative Technologies:** Harness the potential of GIS and remote sensing technologies for monitoring forest cover changes, detecting threats, and informing conservation planning and decision-making processes.
- i) **Build Partnerships and Collaboration:** Foster collaboration among stakeholders including government agencies, NGOs, community-based organizations, and private sector actors to leverage resources, expertise, and networks for effective conservation and sustainable development initiatives.

Proposals

Land parcellisation in Communal areas to seize unless in instances where all stakeholders agree and the following allocation matrix is to be employed as derived from the roles and responsibilities of various players stipulated in the following acts:

1. Traditional leaders Act
2. Rural Council's Act
3. Communal Lands Act

Figure 5: Allocation matrix



4.3. Infrastructure

Policies and proposals should prioritise repairs and maintenance of current infrastructure assets in order to reduce costly rehabilitation programmes as well as ensure such infrastructure continue to provide reliable services.

4.3.2.1. Water and sanitation

Policies

- Provision of sanitation services and hygiene education to achieve low open defaecation levels
- Significant quantities of stored water (damming) is required to meet agricultural and non-agricultural requirements.

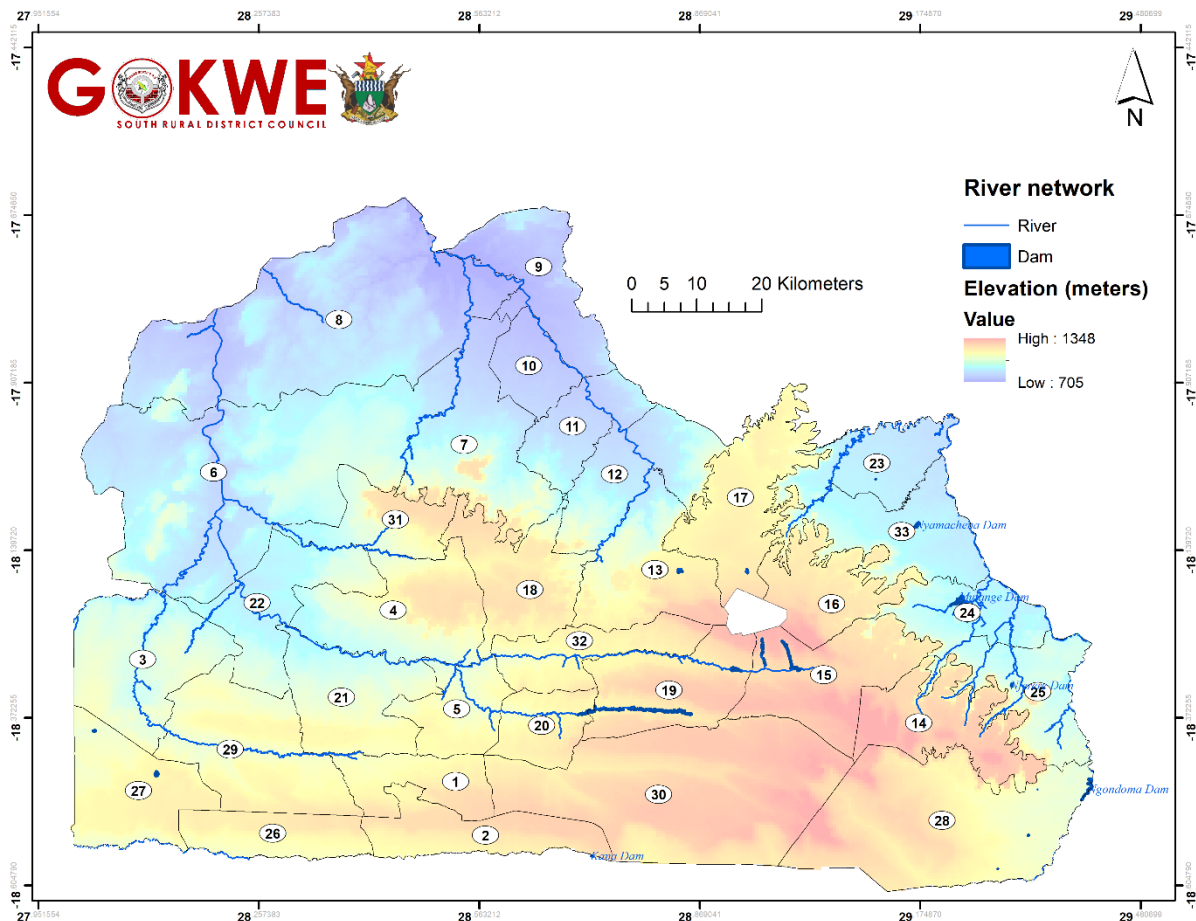
Proposals

Due to the shortage and high demand for water in the district, the following proposals are put forward:

- a) Boreholes should be dug in each village and a double casing should be used since the Kalahari soils are not stable.
- b) Weir dams should be constructed, refurbished and resuscitated (where necessary).

- c) The Huchu water system should be upgraded and solarized so that more tanks are added in ward 7 and 8 where water table is above 200 metres.
- d) Irrigation schemes should be established and those that were neglected be resuscitated to cushion the district against adverse natural occurrences. There is need for resuscitation of abandoned irrigation schemes and scooping of weir dams such as Sengwa irrigation scheme, Muchazani dam Ward 13, Ganye dam Ward 13, Gandiwa dam Ward 13, Masuka dam Ward 7, Kasikiti dam Ward 14, Mapfumo dam Ward 15, Denherenzou dam Ward 31, Machecheni dam Ward 31, Gwetsanga dam Ward 29, Maheremendi dam Ward 33 and Nyamacheni dam Ward 33.
- e) Modernise and resuscitate current and future community gardens by solarising and providing support infrastructure. These community gardens are Kamhororo Ward 10, Matesanwa Ward 10, Gwave Ward 10, Dhurura Ward 9, Tawuya Ward 8, Sesame Ward 8, Nemaura Ward 6, Boterekwa Ward 6.
- f) Wards 16,15,14,19,30 and part of ward 1 have higher values of underground water as depicted in figure 6. These wards should be prioritised for horticultural agriculture to support the district.

Figure 6: Underground water status



4.3.2.2. Communication

Policy

- Modernisation of communication network and upgrading infrastructure backbone in the district

Proposals

Communication in the district is a challenge both in its extent and functionality, therefore the following proposals are put forward:

- a) As the world moves towards faster technologies, there is a need for a comprehensive network modernization to improve service quality and expand coverage to meet customer demands and stay aligned with global trends. This is made possible following the government’s allocation of spectrum within the 700 MHZ frequency band through the Postal and Telecommunication Regulatory Authority of Zimbabwe (POTRAZ) which will extend the reach of existing base stations to underserved areas. This entails

the revamp of 2g and 3G technologies to long-term evolution (LTE) which offers high capacity and faster download and upload speeds.

- b) Optic fibre is a priority for the whole district and boosters to be installed in those wards with poor communication such as ward 33,24,17,3, 21,7, 10,21,5,6,31,24,30

4.3.2.3. Roads

Policies

- Improve the accessibility and trafficability of the district.
- Prioritise on routine maintenance on roads than periodic which requires more capital
- Asset and maintenance register and transport policy to safeguard current equipment and assets

Proposals

To improve the accessibility and trafficability of the district's social services and amenities, the following proposals are summarized below:

ID	Proposed road upgrade	Task	Ranking
1	Kwekwe- Gokwe- Sengwa	Need rehabilitation, especially on Tare and Mutimutema bridges	
2	Kwekwe -Gokwe	Need to be resurfaced	
3	Muzvezve- Sikombela	Calls for rehabilitation	
4	Sanyati – Kuwirirana-Nemangwe	Need rehabilitation, sesame bridge to be quickly attended to	
5	Empress- Masoro Copper Queen	Needs gravelling and proper drainage	
6	Gokwe – Mateta- Manoti	Gravelling and rehabilitation	
7	Lutope- Kana	Rehabilitation and construction of Lukugwe bridge	
8	Gokwe – Nkayi	Rehabilitation and upgrade of Mbumbuzi bridge	
9	Gokwe – Chodha	Need reconstruction because of 'plastic' soils	

Road No	Road Name	Proposed	Priority	Ranking
C101	Gwehava-Sai- Choto	106 km	Need rehabilitation, Mlalazi-Dera (12km) urgent rehab due to cotton black soils, 5 km stretch from Chipanangare-sengwa bridge needs urgent reconstruction	1
C82102	Charama Plateau	43 km	Opening of road and new works	6
C82103	Zireza-Huchu-Masakadza	51 km	Need structures and gravelling	4
C82104	Lutope- Manoti	17 km	Needs rehabilitation	2
C82105	Manoti-Mbungu	45 Km	20km needs rehabilitation due to Kalahari soils	3
C82106	Western boundary road	78 km	Reconstruction, needs/;;; road opening, new works	9
C82109	Gwanyika plateau	59 km	Need regravelling and reconstruction at Mamvura area	5

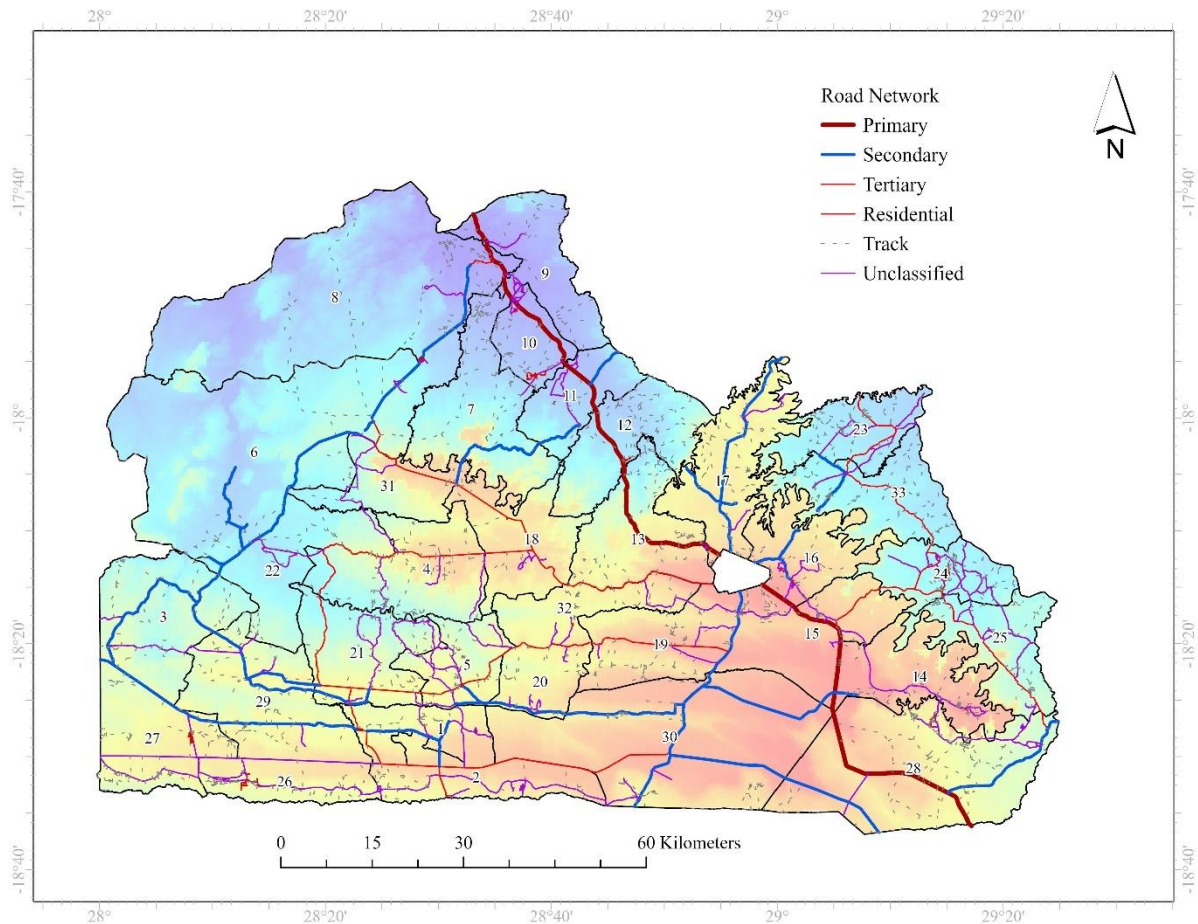
C82110	Njelele- Masoro	17 km	Needs rehabilitation, steep terrain caused by Mapfungautsi plateau	13
C82123	Dzvuke - Manoti	24 km	Earth road, need opening	11
C82125	Masuka- Defe- Mutimutema	42 km	Need reconstruction	8
C82127	Somdaka - Mutange	27 km	Earth road	10
C82128	Nyaradza- Kana turn off	40 km	Regravelling	15
SA101	Sikombela road	29 km	Earth roads	14
SA103	Gwababe Turn off	18 km	Formation and Need gravelling	12
C82106	Magedhe- Mawundura	24 km	Earth road	9
C82107	Choto-Mbungu Road	58 km	Gravelling and opening of 10 km	7

New works roads and most earthroads in the district should be given priority so that district services are accessible.

Table 1: New Road Works

Gokwe -Nyarupakwe	C82108	27 km
Sungwiza- Mutimutema	C82119	44 km
Gababe- Nyaje	C82122	28 km
Dzvuke-Manoti	C82123	25 km
Manyoni-Sasame Mission	C82126	28 km
Gwanyika Plateau Link Road	SA102	5 km
Magedhe-Maundura(Western Boundary)	C82106	54 km

Figure 7 shows the proposed new and extended roads in blue (secondary roads)



4.3.2.4. Dip tanks

Policies

As per the government policy, livestock census per each dip tank should not exceed a maximum of 1500.

Proposals

The following proposals are put forward:

- a) For the district to control and contain tick borne diseases, there is need to revamp the dipping infrastructure as well as improving the actual dipping itself. This can happen if improvements of the following important aspect of the dipping infrastructure are considered:
- b) There is need to construct new dip tanks to either augment the existing ones or replace them completely. This is so because the dip tanks are very old and some have cracks – which are difficult to mend, hence constructing a new structure altogether would be helpful for example Nyaje dip tank and Chiwurayi dip tank

- c) The dipping tanks need to be modernized such as provision of solarized water reticulation system for easy filling up of the dip tanks and holding dipping sessions. Constructing a dip tank with no water source close by, is nothing less of a perennial punishment to livestock farmers who have to endure the tedious and cumbersome process of carting water from far away sources to the dip tank.
- d) Modernisation of dipping infrastructure may also mean putting spray races instead of the plunge pool and this can make dipping a whole lot better for livestock farmers.
- e) Most of the proposed dip tanks in the district should be assessed and sited so that travelling distances to the nearest dip tank is lessened. The proposed dip tanks are summarised in Table 2:

Makanyiso dip tank	Ward 13
Chiwurayi dip tank	
Chikova Nyongora dip tank	Ward 9
Chikwamba dip tank	Ward 7
Mambanya dip tank	Ward 8
Muzvaramhaka dip tank	Ward 21
Dip tank at Tank 1	Ward 7
Chomungoma dip tank	Ward 31
James dip tank	Ward 22
Between Kana 1 & Ndarira 2	Ward 22
Between Mapiwa & Ndarira dip tanks	Ward 2
Ngondoma dip tank	Ward 30
Machengere dip tank	Ward 28
Tavaena dip tank	Ward 19
Mugavha dip tank	Ward 18
Dangarembizi dip tank	Ward 4

4.4. Social Services and livelihood support

4.4.1. Education

Policies

Education is a fundamental right of every child and access to quality education is crucial for their holistic development and ensuring the sustainable development of the district. Therefore, the district should aim to fulfil the mandate of the government to have schools at stipulated distances, that is:

(a) primary school – 6 km

(b) secondary schools- 8 km

(c) ECD centres – 3 km

In order to achieve this, the Council must enter into public private partnerships with stakeholders.

Proposals

- The district with the help of traditional leaders should have an enforcement mechanism on parents to pay levies as they contribute immensely to the infrastructure needed at schools. In the same token, NGOs and charity organisations should also join hands with the government and help in the development of infrastructure in schools, provide enough resources to allow proper learning and also build more secondary schools in the district.
- All those secondary schools that offers affordable and sustainable boarding facilities should be upgraded to become registered boarding schools so as to accommodate more students in the district and such schools are Mateta secondary, Rujeko High, Nemangwe high, Manyoni High, Ganye High, Hovano High and Dzivarengamwa.
- ECD centres with the help of the Council, should be established in various areas of the district where distances exceed the maximum distance threshold of 3 km
- GSRDC has to conduct a comprehensive assessment of the school's infrastructure in the district considering factors such as classroom conditions, sanitation facilities, electricity, furniture and safety measures and a prioritized plan for infrastructure improvement based on the assessment is to be developed considering the unique needs of each school and the budget available.
- To increase the literacy rate and lessen distances travelled, the following proposals are put forward:

Table 1: Proposed schools in Gokwe South- Those that were assessed, passed and pegged

Name of school	Ward
Kumbula primary	5
Mushavhi Primary	27
Ndandulo Primary	26
Dhumu primary	26
Chehanga secondary	21
Guyu Secondary	12
Nemangwe primary	11
Chivanganye Primary	8
Nemaringa Primary	8
Masvisvi Primary	8
Gundura Primary	6
Charama Secondary	6
Tachi Secondary	26
Mateta Secondary	19
Ndhlalambi Secondary	19
Kumbula Primary	5
Ndandulo Primary	26
Musala Secondary	27

Proposed schools in Gokwe South - Proposed Not Pegged

Name of School	Ward
St Cathbert Secondary School	24
Manoti primary	1
Towerlight Secondary	31
Madome Primary	30
Simbe Secondary school	16
Qubekani secondary school	17
Chivanganye Primay School	8
Chitave Primary School	31
Katura Primary	16
Mangisi Secondary school	31
Nemaringa primary	8
Masvisvi primary	8
Hatineti primary	13

4.4.1.2. Rural Health Centres

Policies

The upscaling of health facilities access in the district is the integral part of the development matrix. The World Health Organization has set 8 km as the maximum people should have to walk to a clinic or hospital. The increase in population, financial accessibility coupled with the distances travelled to access a Rural health facility , there is need for more clinics in the district.

The master plan seeks a holistic, all stakeholders approach including NGOs, Community, Council, Government and private sectors in the provision of rural Health centres.

Proposals

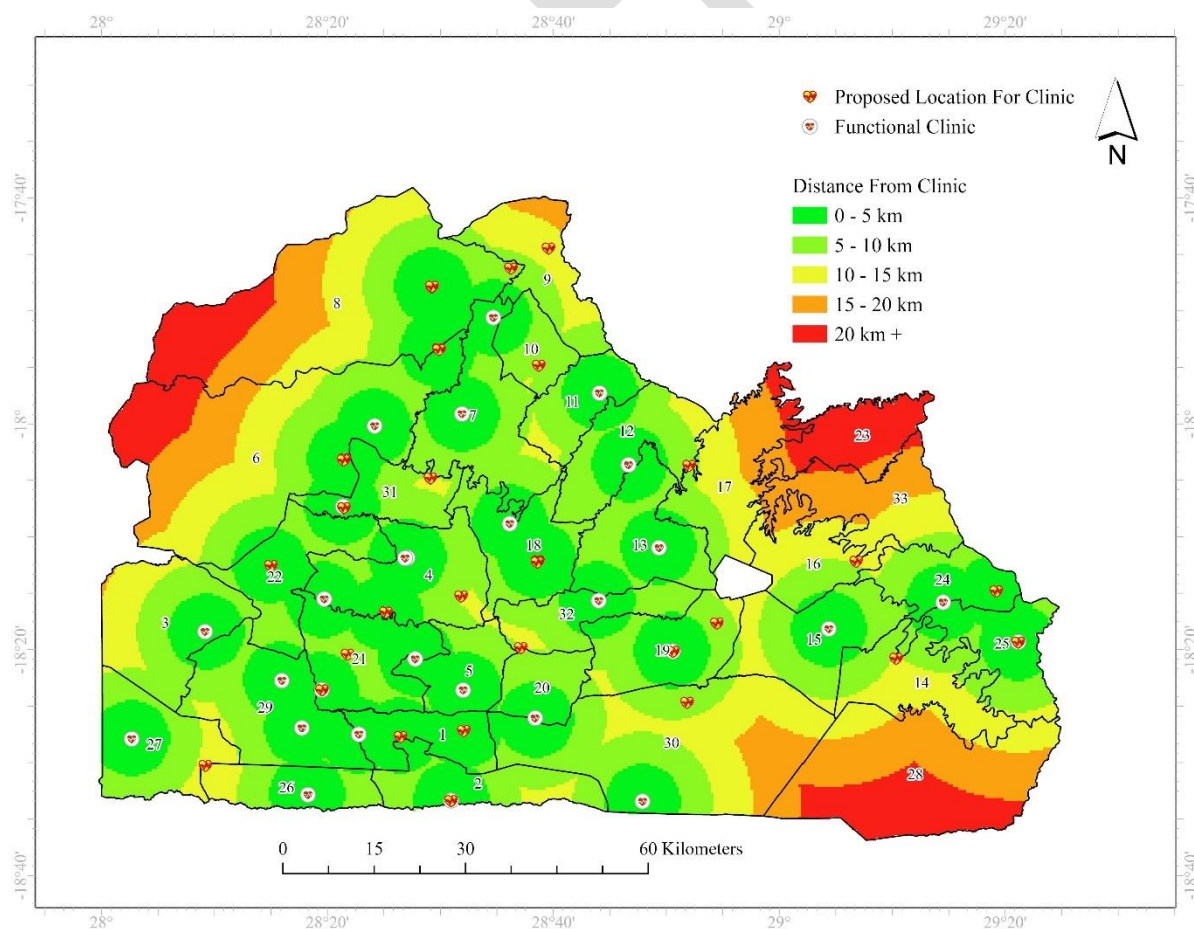
- The district should strengthen maternal healthcare services through education, outreach programs, and improved access to institutional deliveries. Provide training of clinical officers ('mini doctors') to be deployed to Rural health Service centres.
- GRDC should collaborate with other stakeholders in the district to implement awareness campaigns and support services for alcohol and drug abuse prevention and treatment. Address underlying social and economic factors contributing to substance abuse.
- There is need to relook on the establishments and take into cognisance the size of the facility for example Musita, Sesame and Manoti clinics.
- District Village health workers should be trained and capacitated and mobile clinics should be introduced in the district.
- The proposals and yet to be proposed clinics should be taken aboard to increase the accessibility of the Rural Health Services, these are shown in Table

Table 2: Proposed RHCs in the District

Clinic	Ward	Status	Stage
Ndandulo	26	Pegged/Assessed	Not yet constructed
Choto	21	Pegged/Assessed	Under construction
Charama Cross	18	Pegged/ Assessed	Under construction
Muchirinji	4	Not yet assessed	Nothing yet
Kombo	31	Not yet assessed	Nothing yet
Mutimutema	8	Pegged/assessed	Built, foundation level
Dopota	8	Pegged 2014	Nothing on ground
Dzvuke	1	Pegged/Assessed	Nothing yet
Zimbodza	6	Pegged/Assessed	Built, roof level
Kaguta	7	Not yet pegged	Nothing yet
Kufa	9	Not yet pegged	Nothing yet
Bengwe	10	Pegged/Assessed	Nothing yet
Sidhinga	13	Not yet pegged	Nothing yet
Village 13	15	Not yet pegged	Nothing yet
Gwehava	19	Pegged/Assessed	Resource mobilisation
Nyaradza	19	Pegged/Assessed	Built, no staff houses, no borehole
Mateta 1	19	Pegged/Assessed	Resource mobilisation
Muchirinji	22	Pegged/Assessed	Nothing yet
Ngwenya	25	Pegged/assessed	Under construction

Ndavambi	25	Pegged/Assessed	Built, no staff houses
Mwambani	27	Pegged/Assessed	Built, no staff houses, no borehole
Chemowa	28	Pegged/Assessed	Nothing yet
Chidoma	28	Council motion	Nothing yet
Lukukwe	29	Pegged/Assessed	Built, no staff houses, no borehole
Ngondoma	30	Not yet pegged	Nothing yet
Mapiwa	30	Not yet pegged	Nothing
Mutodza	31	Not yet pegged	Nothing
Nyamacheni	33	Pegged/Assessed	Built, roof blown, no borehole
St Hills	1	Pegged/Assessed	Built, no borehole, no staff houses
Tachi	2	Pegged/Assessed	Under construction, slab level
Gadziramwanda	21	Pegged/Assessed	Under construction
Manyena			

Figure 8: District proposal clinics



Police Bases

Proposals

The Master Plan proposes that in all wards with high crime rate to be established a police base and these wards are Ward 14 at Gomoguru, Ward 2 at Nyaje BC, Ward 7 at Huchu Tank 3, Ward 2 at Tachi police base.

Cemetery sites

Proposal

It is proposed that wards with high density, all Rural Service Centres should reserve sites for graveyards as the sites are in short supply in many urban centres.

Apart from the afore mentioned areas, the common system of graveyards at each and every homestead to prevail.

4.4.1.3. Livelihoods and social welfare

Policy

The Council, the Ministry of Social Services and other stakeholders to identify special needs group i.e, the hunger stricken, the poor and people with disabilities in the district for help.

The land for various projects is identified and developed to help the socially disadvantaged group.

Proposals

- a) **Regulatory Oversight:** Strengthen regulations and oversight mechanisms for economic activities such as timber exploitation, mining, and construction material extraction to ensure sustainability and prevent environmental degradation.
- b) **Livelihood Diversification:** Promote sustainable alternative livelihood activities and vocational training programs to reduce dependency on agriculture and address unemployment. Ensure regulation and oversight to prevent environmental damage and exploitation.
- c) **Enhanced Social Welfare Programs:** Streamline social welfare programs to improve efficiency and accessibility, addressing challenges such as erratic payments and

bureaucratic hurdles. Increase awareness and outreach efforts to ensure vulnerable groups can access support services effectively.

- d) **Legal Reforms:** Review and revise laws related to social issues such as drug abuse and sexual abuse to close loopholes and strengthen protection measures for victims. Establish rehabilitation centers for drug abusers and enhance law enforcement efforts to address sexual abuse effectively.

Crop production and Livestock rearing

Policy

Agriculture being the backbone of the district, affects every facet of the district be it economic growth, education, health, industries, therefore should be taken seriously and the following proposals are made:

Proposals

- Pricing for cotton should be given priority and the market should be liberalised to allow competitors and farmers are to be given loans so that they will have an obligation to pay
- Introduction of value addition and beneficiation of cotton by establishing ginneries, textile industries to promote economic growth in the district
- The district has to improve on farming methods and innovation such as early ploughing, practice apiculture (Mapfungautsi and Chirisa forest), horticulture (in community gardens and ward 15, 16, 13 and 19 – where water is available), goat production and barrage ponds for fish.
- The district should assess ward 7, 8 and 6 (which was initially a red zone) for reclassification because the area has already been resettled.
- Resuscitation of irrigation schemes in the district
- The district should promote marketing cooperatives (commodity associations) which can create bargain power (in associations, one is forced to abide by the laws and statutes of the body)
- Maximisation utilisation of resources should be applied in the district eg where there is enough water, priorities the establishment of snutrition garden, CBs, and any other service that allows maximum utilisation of the resource.
- The district should promote mobile markets in each ward
- Issuing of settlement permits which are bankable

4.6. ECONOMIC ZONES AND INDUSTRIAL SITES

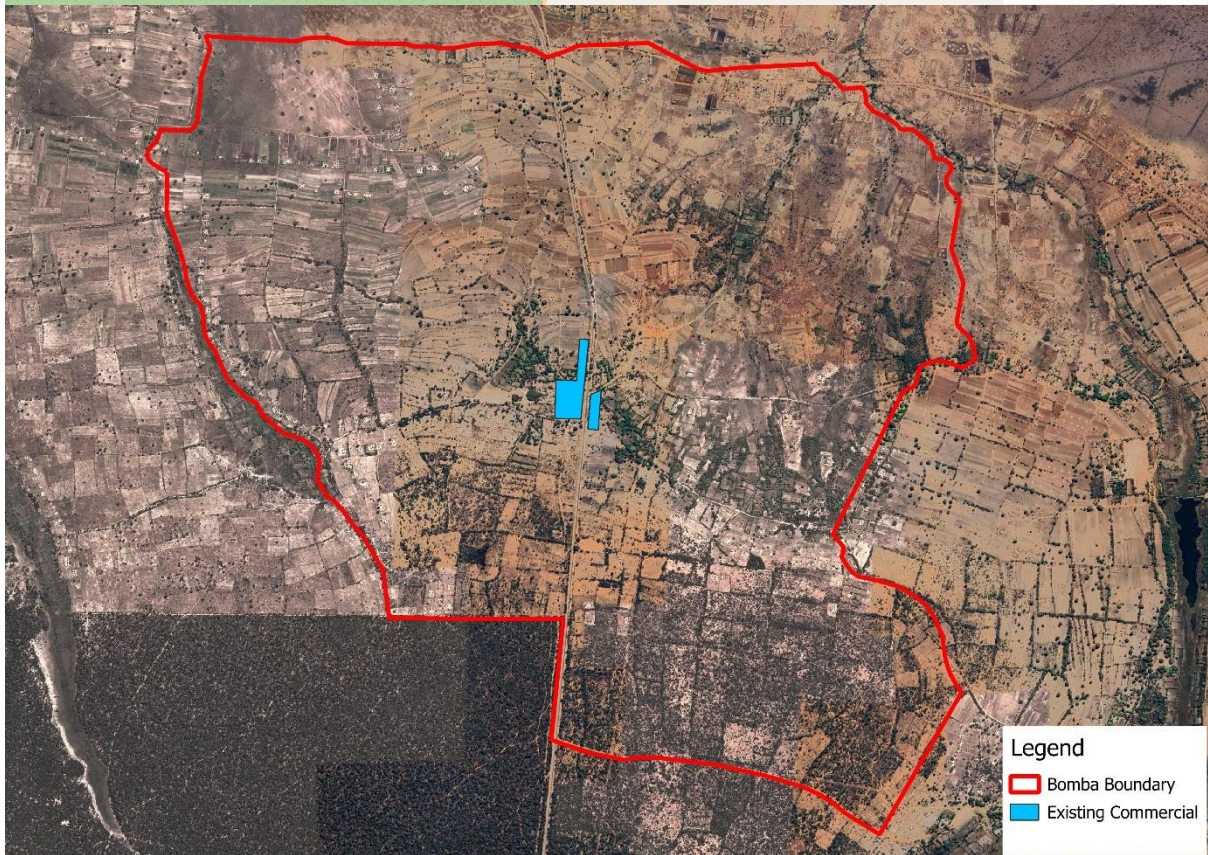
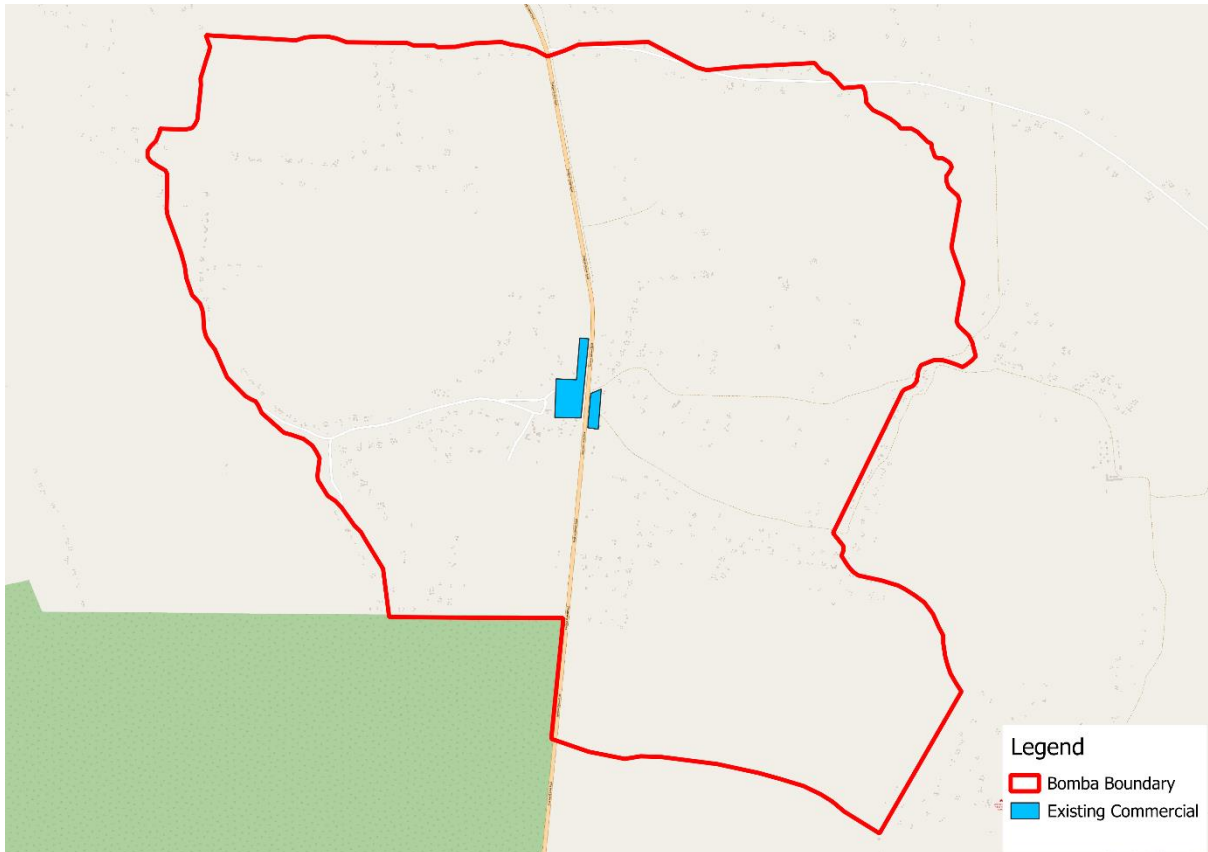
Policies

- a) **Investment in Infrastructure:** The district should invest in infrastructure development, including road networks, electricity, and water supply, to support industrial growth and economic development in Gokwe South. Improve access to markets and retail outlets through the construction and rehabilitation of transportation infrastructure.
- b) **Promote Entrepreneurship and SME Development:** Implement supportive policies to promote entrepreneurship such as workstations for women and youths, mobile markets and attract investment in key sectors such as agribusiness, manufacturing, and renewable energy.
- c) **Strategic Planning and Coordination:** Develop strategic plans and coordination mechanisms to guide the development of economic zones and industrial sites in Gokwe South. Foster collaboration among government agencies, private sector stakeholders, and development partners to leverage resources and expertise for sustainable economic development.
- d) **Capacity Building and Technical Assistance:** Provide capacity-building programs and technical assistance to local stakeholders, including entrepreneurs, government officials, and community leaders, to enhance their skills and knowledge in business development, market access, and infrastructure management.

Proposals

The following proposals are put forward:

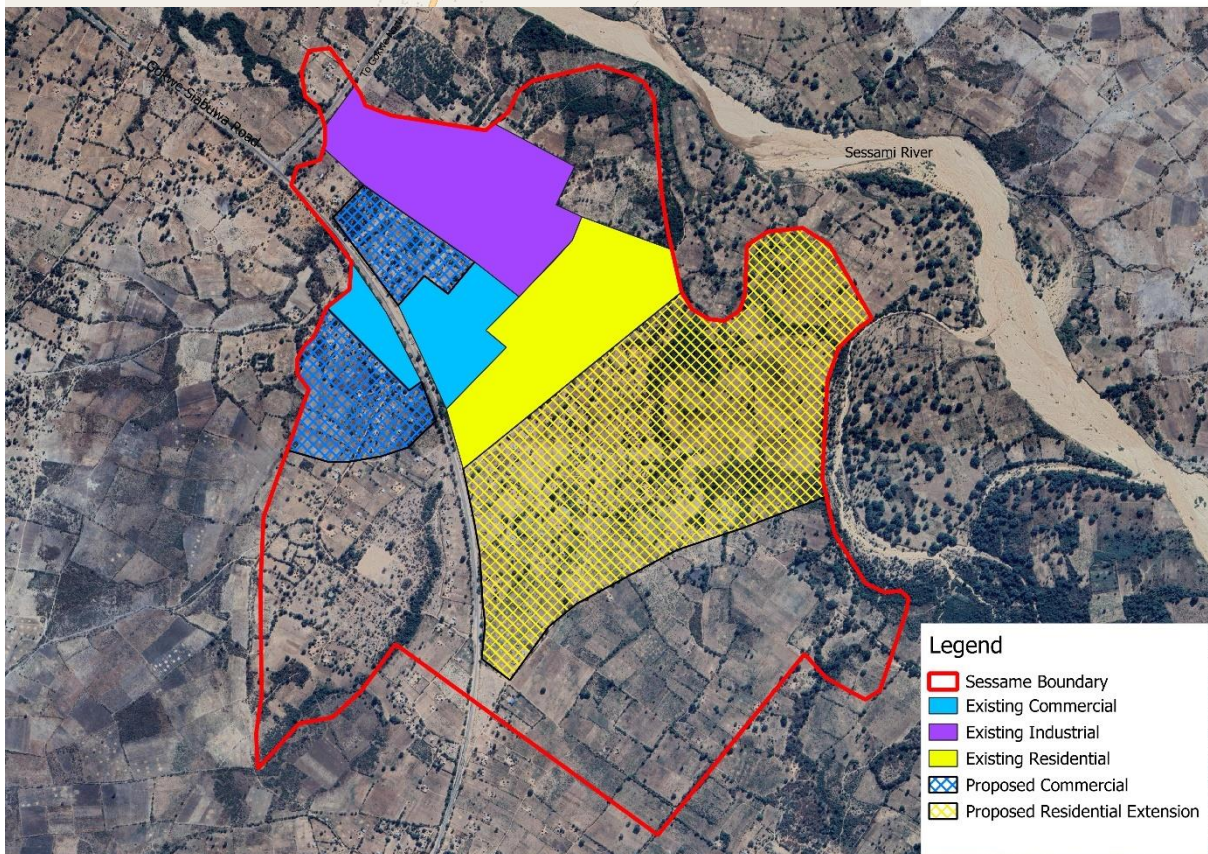
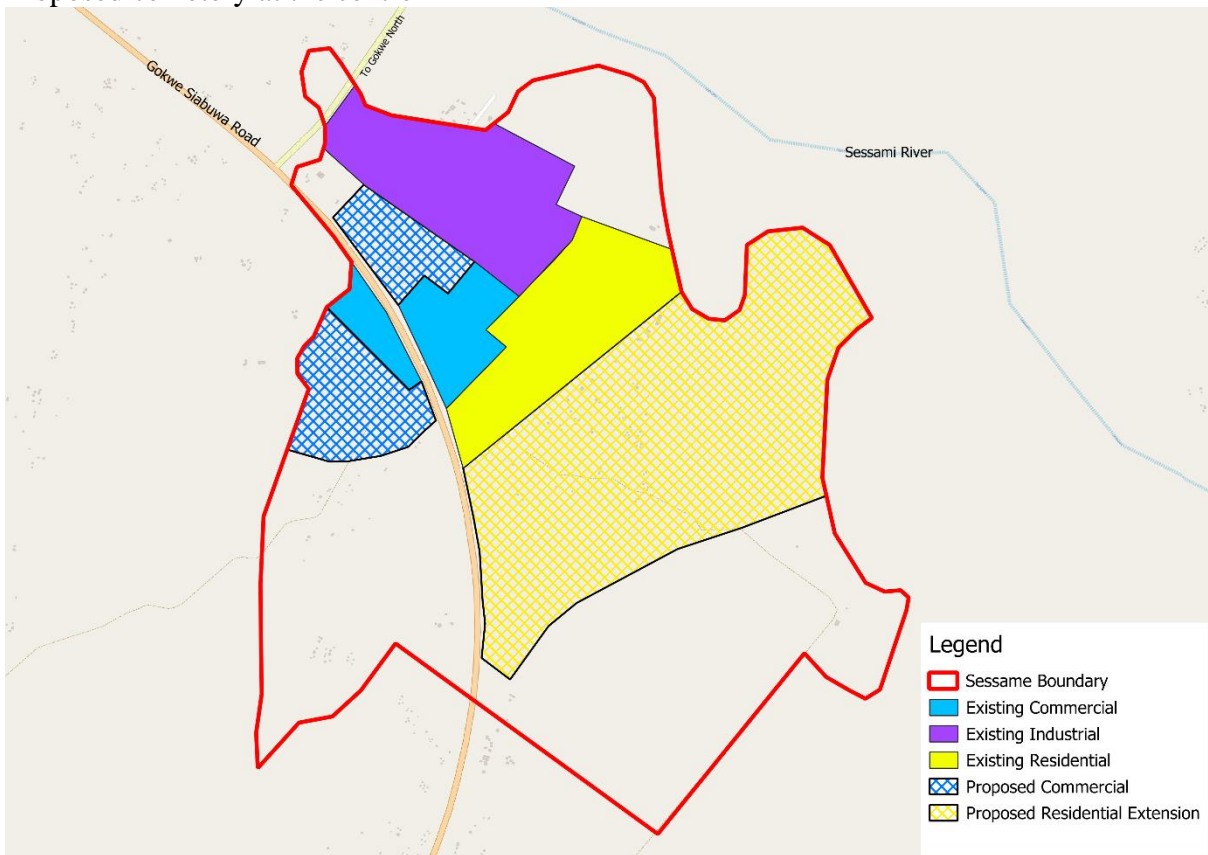
- a. Upgrading of rural service centres to district service centres and these centres are Sesame, Bomba and Manoti
- b. Extent boundaries to for expansion and future developments of the mentioned rural service centres
 - i. **Bomba**
Proposed as the horticultural zone (smart city concept) for the district and this is shown in figure 9:



ii. Sesame
Proposed as an agro processing zone for the GSRDC

Proposed extension of the medium density residential and, reserve land for industries and future commercial zone.

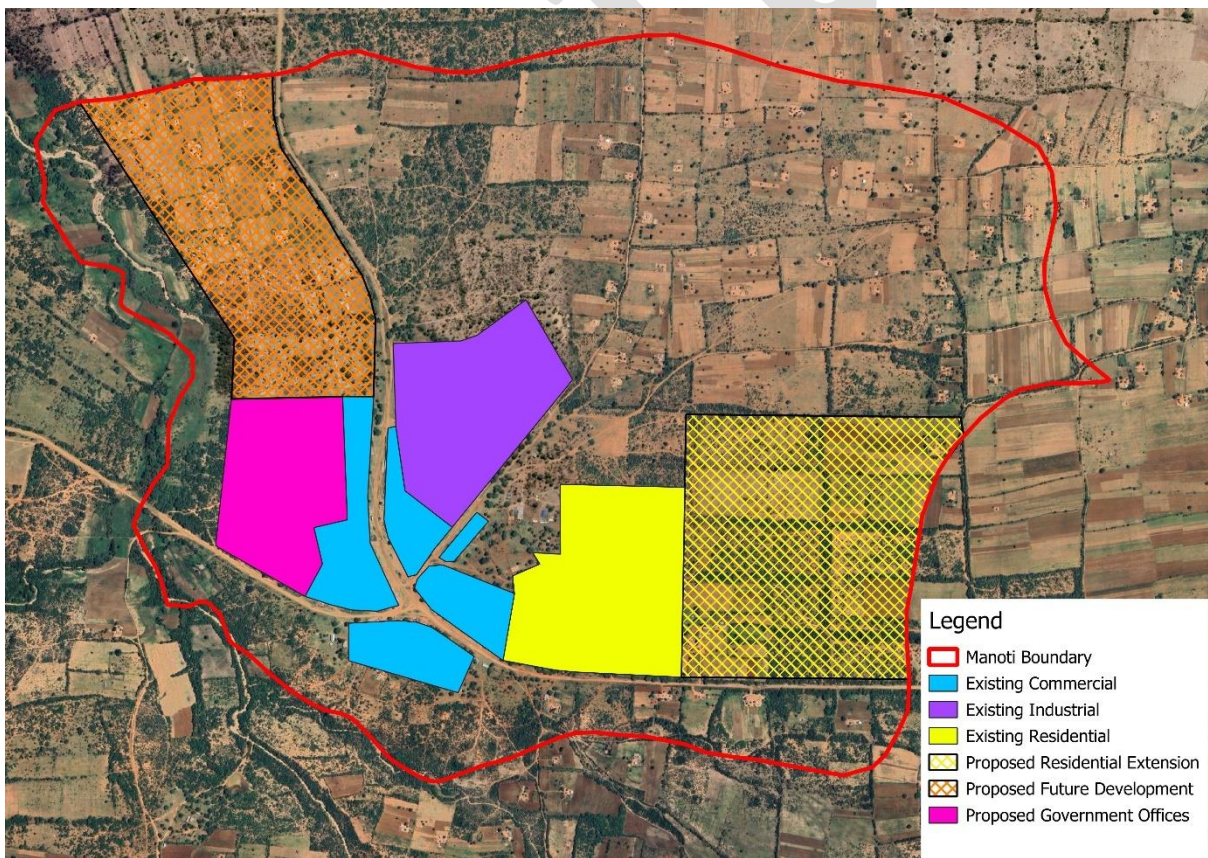
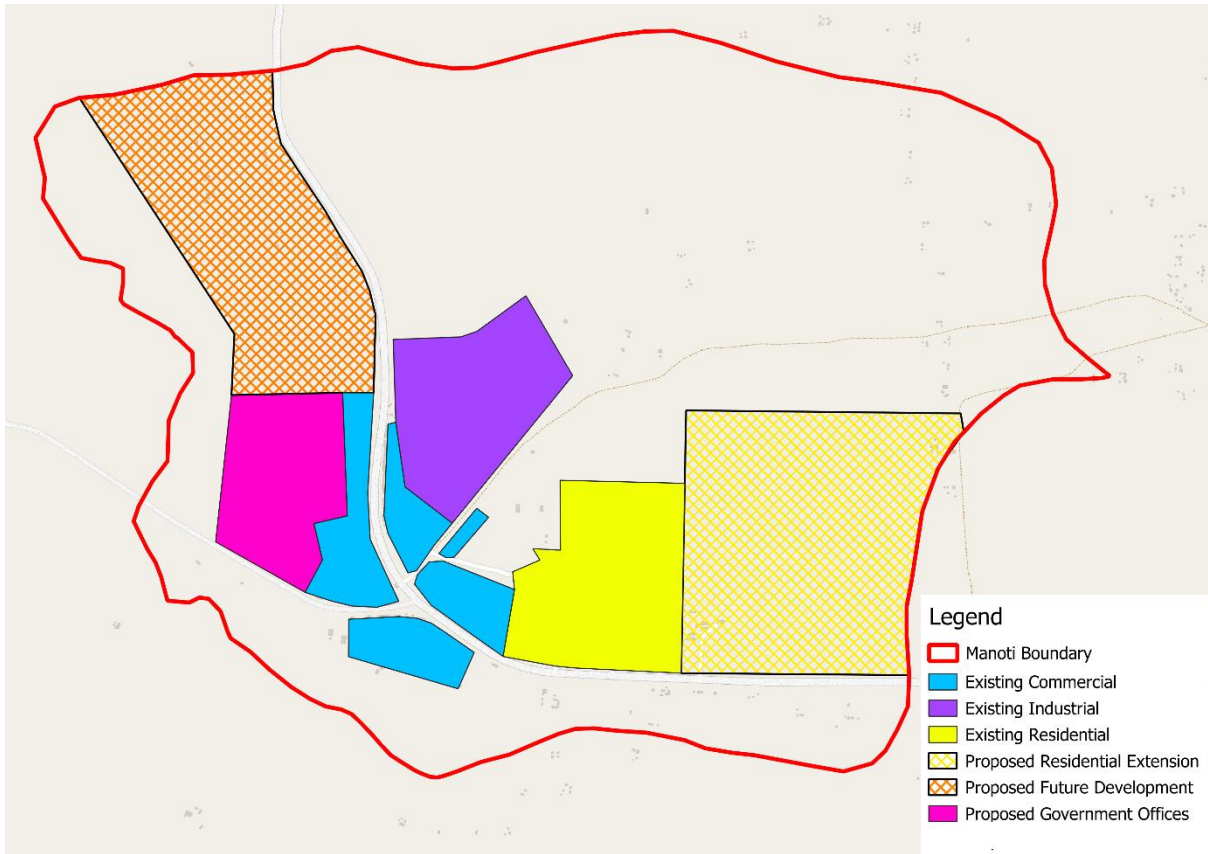
Proposed cemetery at the centre



iii. Manoti

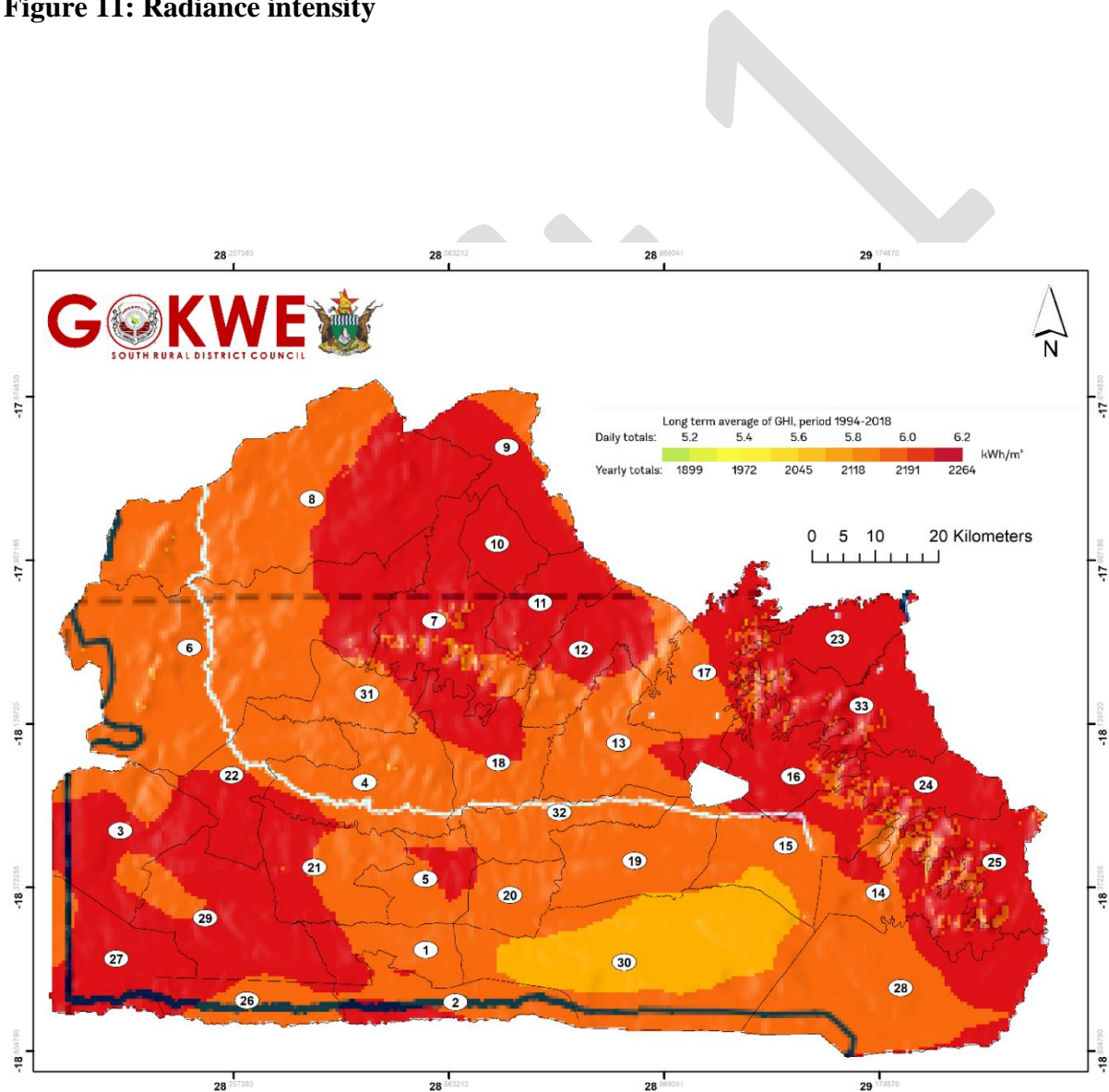
Manoti Rural Service centre should be upgraded to District Service Centre because of interlinkages which exists in that it links Gokwe South with Matabeleland that is Nkayi and Lupane. The water supply can be upgraded to accommodate new developments that are due east of the centre. There is enough land for expansion.

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- c. The district should assess all illegal business centres in the district as this contributes to loss of revenue
- d. The district should regularly inspect the business centres and enforcement and prohibition orders should be applied to people who occupies the centre's boundary
- e. Invest on solar projects on those wards with high radiance such as ward 25,24,16,33,23,12,11,10,7,9,29,27,3 and 22 as shown by figure 3

Figure 11: Radiance intensity



4.9. Tourism Development

Policies

- a) **Infrastructure Development:** Invest in infrastructure development, including roads, accommodation facilities, and visitor amenities, to improve accessibility and enhance the visitor experience.
- b) **Sustainable Tourism Practices:** Promote sustainable tourism practices to minimize environmental impact, conserve natural resources, and preserve cultural heritage sites. Implement measures to mitigate deforestation, protect sacred sites, and promote responsible visitor behavior.
- c) **Marketing and Promotion:** Strengthen marketing efforts to raise awareness of Gokwe South as a tourism destination. Develop marketing campaigns targeting domestic and international tourists, highlighting the region's unique attractions and experiences.
- d) **Collaborative Partnerships:** Foster collaborative partnerships between government agencies, private sector actors, local communities, and civil society organizations to support tourism development initiatives. Engage local communities in tourism planning and decision-making processes to ensure inclusivity and equitable distribution of benefits.
- e) **Capacity Building:** Provide training and capacity-building programs for tourism stakeholders, including tour guides, hospitality staff, and community members, to enhance service quality, visitor satisfaction, and destination management.

Proposals

- The district should reserve land for chalets
- Gazetting and vigorous marketing of Dzvovitsvo and Sengwa gorge so that they can be recognized nationally, regionally and internationally.

4.10. CULTURE AND HERITAGE

Policies

- a) **Heritage Preservation:** Develop strategies and policies for the preservation and safeguarding of Gokwe South's cultural heritage, including the protection of historical sites, documentation of traditional practices, and promotion of cultural education programs.
- b) **Community Engagement:** Involve local communities in cultural preservation efforts through participatory planning, capacity building, and community-led initiatives to ensure the sustainability and authenticity of cultural heritage initiatives.
- c) **Tourism Development:** Invest in infrastructure and capacity building for cultural tourism initiatives, including the development of heritage trails, interpretive centers, and cultural tourism packages that highlight Gokwe South's unique cultural identity and attractions.
- d) **Education and Awareness:** Promote cultural awareness and appreciation among residents and visitors through educational programs, cultural events, and interpretive materials that highlight the significance of Gokwe South's cultural heritage.
- e) **Partnerships and Collaboration:** Foster partnerships and collaboration between government agencies, cultural institutions, local communities, and tourism stakeholders to leverage resources, expertise, and networks for the sustainable development and promotion of Gokwe South's cultural heritage.

Proposals

- There is need for documentation of the war and detention events of Sikombela and Nyaradza so that the nation appreciates the history of the liberation struggle.
-

4.5. FINANCE AND AUDIT

INCOME GENERATING PROJECTS

In order to boost finances for operations we recommend that the council must expand its income generating projects.

1. EXISTING
 - a. Borehole drilling rig – A very good initiative by the council. The council can increase its fleet of rigs to increase coverage.
2. PROPOSED INCOME GENERATING PROJECTS
 - a) Mining joint ventures. The council can get into joint ventures in order to embark on capital intensive mining projects. The council may ride on existing government relationships with foreign investors to venture into mining
 - b) Improve forestry management to generate sales from hard wood sales. The council is already endowed with natural forests that can be harvested and generate cash inflows. The same forests can be leased out to private entities and get income from lease rentals
 - c) Formalise and levy small scale miners from – Work with central government to formalize artisanal miners and levy them.
 - d) Seriously consider cattle ranching and goat rearing for commercial purposes. Gokwe South RDC has areas which are good for cattle ranching and goat rearing. The council can actually be a popular supplier of goats in the whole of Zimbabwe. Usual there is shortage of goats in Harare markets during the Islamic Ramadan month.

The income generating commercial projects can turn around the council's fortunes and make it able to finance recurring expenditure.

LOAN FINANCE

Gokwe can RDC can borrow funds from local financial institutions to finance capital projects. This has to done especially when terms and conditions are favourable. Authority must be sought from the central government for Gokwe South RDC to get this funding.

REVAMP REVENUE COLLECTION EFFORTS

1. Enhance ERP Solution - Current systems must enable clients or rate payers to enquire their balances on their mobile phones. Given the fact our district is very big rate payers must be able to process payments from their mobile phones from wherever they are.
2. Councilors: The RDC can take advantage of councilors and traditional leaders in its revenue collection efforts. These can be made council's agents and a small commission can be paid to them for collecting debts. We have seen such arrangements in central government where Zimra has agents that collect revenue on its behalf.

INTERNAL AUDIT FUNCTION

The internal audit function especially where the government is injecting funds through developments. Currently the audit department has two permanent employees and one attaché. The department is seriously understaffed given their plan of work.

When we interviewed the internal audit, they said they are overwhelmed with auditing of schools and clinics. This means that they may have little time to review council transactions and process. Relationships with council's audit committee must continue to be strengthened to increase independence of the audit function.

The Zimbabwe Inter-Governmental Fiscal Transfer System Manual approved by Cabinet in May 2024 states that any unutilized devolution funds will be rolled over to the following financial year. The manual outlines stricter financial controls, where devolution funds will be deposited into a dedicated ring-fenced bank account requiring up to six signatories and monthly audits by a designated senior official.

With this arrangement coming into play, we recommend that the internal audit function be resourced and strengthened.

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