



ZAKA RURAL DISTRICT MASTER PLAN 2024

Inception Report

Submitted to

Zaka Rural District Council

By

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June 2024



Executive Summary

Zaka Rural District Council, like other local authorities in Zimbabwe, does not have a master plan to guide the land use, infrastructure and the physical, economic and social transformation of the district. This leads to problems like unplanned development (urban sprawl) disrupting the environment, traffic congestion due to inadequate transportation system, and creating settlements that lack access to essential services like healthcare and education.

The Blue Print on “A call to Action” was officially launched by His Excellency President Emmerson Mnangagwa to Modernize the Operations of Local Authorities towards a 2030 Vision for Zimbabwe to be an Upper Middle-income economy. The first stage of interventions being, “No Compromise to Service delivery.” It is in accordance to this background that Zaka Rural District Council recognizes the need of a master plan to have a physical planning document and spatial layout to use in order to achieve acceptable service delivery levels and observe all applicable laws, being in a state to develop a road map towards a 2030 vision status. This document, therefore sets a direction for development and provide a legal framework to manage it effectively.

The Zaka District Master Plan will be created following established procedures. The Regional, Town and Country Planning Act (Chapter 29:12), and its associated regulations outline the content and steps involved in developing a master plan.

The process starts with a report that explains the reasons for the plan, including the issues it aims to address, its scope, and how it will be developed. Public participation is crucial. Through consultations, the master plan will become a comprehensive document that coordinates the overall development of the district across various themes, shaping a more prosperous and sustainable future for Zaka.



1.0 Introduction

Master Plans are vital tools that provide a long-term overview for communities to guide their growth and or redevelopment. However, local authorities in Zimbabwe, like Zaka District Council, lack functioning plans, relying on outdated documents. This leads to problems like unplanned development disrupting the environment and creating settlements without essential services. Additionally, outdated plans make it difficult to deliver services effectively resulting in rural communities that are unable to sustain basic services such as public transportation, housing, health and educational facilities.

By creating a Zaka District Master Plan, there is a chance to shape the district's future and development path for the next 10-20 years. Whilst recognizing the ever-changing social, economic, and technological landscape, having a clear vision for Zaka is essential. This Master Plan will be a roadmap, guiding collective efforts towards a prosperous and sustainable future for all residents.

1.1 Background and Description of Zaka District

1.1. Location and Geography:

Zaka District is one of the seven districts in Masvingo Province. The name of the district was derived from kwo-ka-zaka meaning to where it is going down, hence low country. It lies in the heart of Masvingo; sharing its borders with Bikita to the East, Chiredzi to the South, and Masvingo to the West. The district enjoys a significant competitive advantage due to its well-connected road network. The Chiredzi Lothian road, a vital artery linking Harare and Chiredzi, traverses the district. Additionally, the Chinorumba road provide convenient access to Nyika and Mutare. This strategic location presents immense opportunities for trade and development.

The district has a total population of 198,889 spread across 46,206 households (Zimstats ,2022). The district has a total land area of 308, 620 hectares and thirty-four (34) administrative wards which lie in agro-ecological Region III, IV and V. The district has four chiefs, Chief Bota, Chief Ndanga, Chief Nhema and Chief Nyakunhuwa and ten headmen who also have numerous village heads. There are five (5) main service centres in the district namely, Ndanga,



Gumbo, Zaka, Jerera and Chivamba, situated in Wards 3, 4, 19 and 28 respectively. Zaka is divided into three constituencies (Zaka Central, South and North). These constituencies encompass a variety of land uses, including large and small-scale commercial areas, established resettlement areas, and traditional communal lands.

1.1.1 Location Map for Zaka District

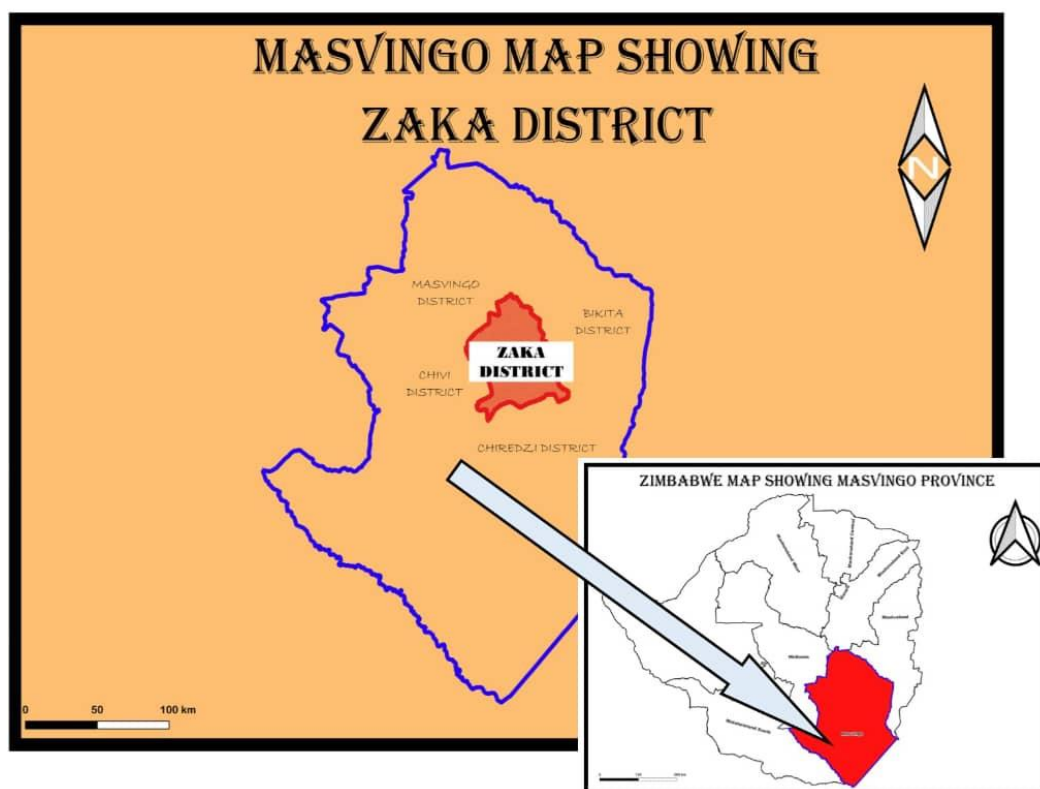


Figure 1: Location Map of Zaka District in relation to Masvingo Province in Zimbabwe.
Source (ZEC,2022)



1.1.2. Zaka District Wards

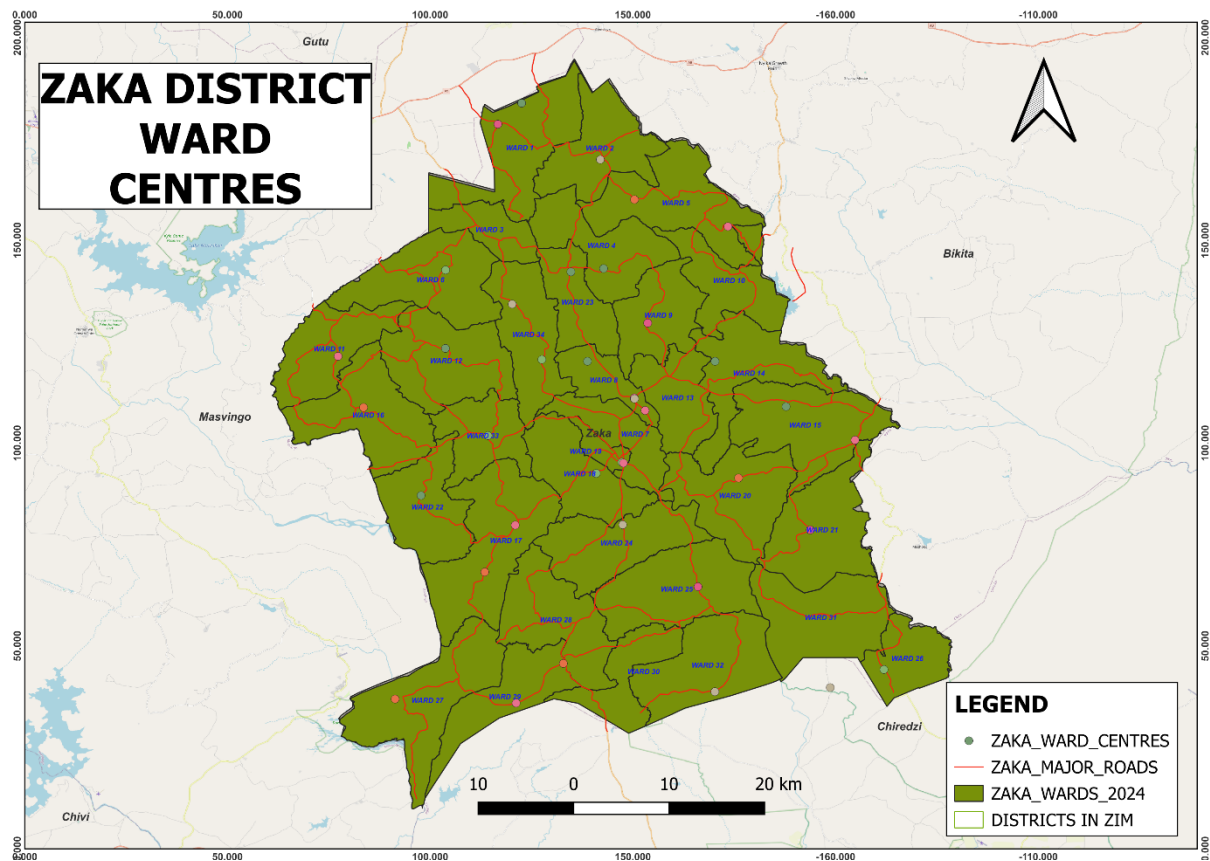


Figure2: Zaka District Wards. Source (ZEC, 2022)

1.1.3 Zaka Rural District Map

Figure 3: Zaka Rural District map



1.2 Spatial Planning Considerations:

Zaka District currently lacks a unified spatial development plan. While individual development-controlled centres have localized plans (layouts for growth points, rural service centres, and business centres), these efforts haven't been integrated into a cohesive strategy. Similarly, government policies for public health, education, agriculture, and land resettlement have been implemented by different agencies, potentially leading to a disjointed approach to the district's development. Considering spatial planning, will help to analyse different demands, conflicts and opportunities, based on analytical findings, to identify concepts, solutions and strategies for planning and design implementation in a forward-looking manner.

1.3 Master Plan Explained

A master plan is a document that outlines a long-term vision for the development of a particular area, like a city, town, or district. It is essentially a roadmap that guides decision-making about how that place will grow and thrive over a set period, often 10 to 20 years. It is a method for defining clear strategies for the physical, economic and social transformation of places.

1.3.1.Key characteristics of a master plan:

- It considers various aspects of development, including land use, transportation, infrastructure, housing, economic development, and environmental protection.
- Ideally, the master plan is created with input from residents, businesses, and other stakeholders to ensure it reflects their needs and aspirations.
- It sets clear goals and objectives for the future and identifies strategies to achieve them.
- It provides a framework for implementing specific development projects and programs.
- A master plan should be adaptable to changing circumstances and emerging needs.

1.3.2. Benefits of a Master Plan:

- By guiding development in a cohesive way, a master plan can prevent sprawl and ensure efficient use of resources.
- A clear vision for the future can make an area more attractive to businesses and investors.



- By addressing issues like transportation, housing, and infrastructure, a master plan can enhance the overall quality of life for residents.
- A well-crafted master plan can consider environmental factors and promote sustainable development practices.

1.3.3. The need for a Master plan for Zaka Rural District Council

The absence of a master plan for Zaka District currently leads to a domino effect of problems. Uncoordinated development efforts create inefficiencies and missed opportunities and continued conflicts of interests. The absence of a unified development plan hinders its full potential. Short-sighted decisions harm the environment and strain existing infrastructure. Without a clear vision for the future, attracting investment and ensuring equitable outcomes for all residents becomes more difficult.

A Master Plan for Zaka Rural District Council would be transformative. It would act as a blueprint, ensuring all development initiatives: public health, education, agriculture, and land management. This comprehensive strategy would propel Zaka Rural District Council to develop its own standard operating procedures and system to ensure achievement of all the provisions of the law and minimum service delivery levels in sync with an Upper Middle class -income economy towards a 2030 vision status.

1.3. 3 The plan will therefore;

- Analyse the existing landscape and settlements.
- Demonstrate development practices that abide by applicable laws and policy guidelines.
- Propose practical policies and proposals for developing, redeveloping, and improving various land uses, including communal, resettlement, and service centres.
- Propose renewal programs and modernization of the Zaka District in consideration of the Smart City Concept.
- Consider social, economic, and environmental requirements both within Zaka District and neighbouring districts.



- Integrate the latest global trends, addressing issues like climate change, natural disasters, and health challenges.
- By creating a Master Plan, Zaka can create a future that is well-planned, adaptable, sustainable, resilient and beneficial for everyone.

1.4 Zaka Master Plan: Setting Our Sights on the Future

This section outlines the guiding principles and goals for the ZRDC Master Plan:

1.4.1 Aim of the Master Plan

To transform Zaka Rural District into a thriving community that fosters both human well-being and a healthy environment, attracting investment and driving sustainable economic growth through a comprehensive Spatial Master Plan.

1.4.2 Objectives of the Master Plan

- Uncover and address current and future socio-economic and environmental challenges within the district.
- Guide development prioritizing health, safety, order, convenience, and overall community welfare.
- Promote economic progress by encouraging resource efficiency and attracting investment for development activities in the coming years.
- Enhance environmental sustainability by safeguarding the environment while preserving rural and urban amenities.
- Improve connectivity through upgrading transport and communication networks throughout the district.
- Empower residents by generating employment opportunities and providing infrastructure to support the district's spatial growth.

1.5 Specific Objectives

- i. To formulate strategies to stimulate per capita income growth for the district.



- ii. To identify land for rural and urban expansion, financing for physical infrastructure and general welfare of the rural population.
- iii. To propose future land use structures in the district.
- iv. To ensure efficiency and co-ordination in land use, environmental conservation and preservation, resource use and timely infrastructure provision.
- v. To adhere to provisions of Part IV of the Regional, Town and Country Planning (RTCP) Act (Chapter 29:12), as read in conjunction with the Regional, Town and Country Planning (Master and Local Plans) Regulations, 1977.
- vi. To incorporate roles of Central Government, Non-governmental Organizations (NGOs), Local Authorities (LAs) and Civil Society Organizations (CSOs).
- vii. To link the Master Plan with lower tier statutory plans.

1.5 Understanding the Scope

To ensure the Master Plan adheres to the regulations outlined in Part IV of the Regional, Town and Country Planning Act (Chapter 29:12) and the Regional, Town and Country Planning (Master and Local Plans) Regulations, 1977 (SI 248 of 1977), we will undertake the following crucial activities:

1.5.1 Comprehensive Baseline Assessment:

We will conduct a thorough evaluation of Zaka District's current state, including:

- Existing infrastructure (roads, water, sanitation, etc.)
- Land use patterns (residential, commercial, agricultural)
- Transportation systems (roads, public transport)
- Natural resources (water, soil, vegetation)
- Socio-economic characteristics (population demographics, economic activity)

1.5.2 Review of Existing Plans and Policies:

We will meticulously analyse past and present planning frameworks relevant to Zaka, such as:



- Urban Master Plans (if applicable)
- Rural Master Plans
- Local Plans
- Town Planning Schemes (if applicable)
- Regional Plans
- District Development Plans

1.5.2 Engaging Stakeholders:

To ensure a truly representative plan, we will actively engage stakeholders through various methods such as:

- Workshops
- Public consultations
- Interviews

These interactions will gather valuable local perspectives and ensure the Master Plan reflects the needs and aspirations of the Zaka community.

1.5.3 Collaborative Vision Building:

Working hand-in-hand with Zaka Rural District Council, we will develop a clear vision statement and establish overarching goals for the Master Plan.

1.5.4 Land Use and Development Strategies:

Considering factors like population growth, economic development, environmental protection, and social equity, we will formulate land use and zoning strategies to guide controlled development within Zaka.

1.5.5 Infrastructure Development Framework:

This plan will establish a framework for the development of essential infrastructure, including:



- Transportation networks (roads, public transport)
- Water supply and sanitation systems
- Reliable energy access
- Information and Communication Technologies (ICT) infrastructure

1.5.6. Environmental and Cultural Stewardship:

We will design strategies to safeguard and enhance Zaka's natural resources, cultural heritage, and open spaces for the benefit of present and future generations.

To prepare all the required documentation, mapping and diagrams as may be required by the Zaka Rural District Council. In particular the following shall be mandatory:

- Inception Report
- The Report of Study
- The Written Statement
- The report of Study and the written statement will be accompanied by the relevant thematic maps and development proposal maps.
- GIS maps and Shape files for all related maps and study details.

1.6 The Legislative Framework

The legal framework governing the preparation, implementation and operations of development plans includes Acts of Parliament, Statutory Instruments, Government policy documents and Ministerial directives:



Policies And Development Plans	Acts
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<ul style="list-style-type: none"> • <i>Vision 2030 currently implemented through NDS1 (2021-2025) and NDS2 (2026-2030)</i> • <i>Provincial Economic Development Plan (2023 Draft)</i> • <i>Human Settlements Policy (2020)</i> • <i>Zimbabwe National Industrial Development Policy (2019-2023)</i> • <i>Devolution and Decentralization Policy (2019)</i> • <i>National Climate Policy (2017)</i> • <i>Policies related to land and agriculture.</i> • <i>Mining Policy</i> • <i>Transport Policy</i> • <i>Ministerial Directives</i> 	<ul style="list-style-type: none"> • Constitution of Zimbabwe 2013; • Regional, Town and Country Planning Act (Chapter 29:12), and Master and Local Plan Regulations • Rural Districts Councils Act (29:13); • Communal Lands Act (20:04); • Environmental Management Act (20:27); • Mines and Minerals Act (21:05); • Water Act (20:24); • ZINWA Act (20:25); • Parks and Wildlife Act (20:14); • Traditional Leaders Act (Chapter 29:17); • National Museums and Monuments Act of Zimbabwe • Urban Councils Act [Chapter 29:15]; • Forest Act (Chapter 19:05); • Land Surveyors Act (Chapter 27:06); and • Land Acquisition Act (Chapter 20:10)
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Table 1: *Legal framework governing the preparation, implementation and operations of development plans.*

1.6.1 Best Planning Practices

Smart City Concept, Sustainable City Concept, Compact City Concept, Responsive City among many other concepts.

1.6.2 Legal Procedure

The preparation of the Zaka District Master Plan will be done in terms of Part IV of the Regional, Town and Country Planning Act, Chapter 29:12 (herein after referred to as the ACT)



as read with the Master and Local Plans Regulation (No. 248) of 1977 (herein after referred to as the Regulations)

Part IV of the RTCP Act (Chapter 29: 12) outlines the Master Plan preparation process as follows;

- The Master Plan Preparation Authority will carry out a Study of the Master Plan Area In terms of Section 13.
- According to Section 14, The Master Plan Preparation Authority will prepare a Draft Master Plan.
- Section 14(3) and Section 15(1) direct that the Master Plan Preparation Authority shall consult all ministries, statutory authorities and local authorities affected by the provisions of the Draft Master Plan.
- Section 15(2) provides that the Master Plan Preparation Authority shall adopt the Draft Master Plan.
- According to Section 15(2), the Master Plan Preparation Authority shall place the Draft Master Plan on Public Exhibition.
- The Master Plan Preparation Authority shall submit the Draft Master Plan, Report of Study, and Report of Objections and Representations received to Minister, in accordance with Section 16(1).
- The Minister shall refer the Draft Master Plan to office of The Director of Spatial Planning and Development, or Chief Director of Spatial Planning and Development for comments and recommendations on the submission.
- According to Section 16(2), the Minister may return Draft Master Plan to the Master Plan Preparation Authority for more information.
- The Minister shall consider the Draft Master Plan and may refer objections to the Administrative Court for determination, or may cause a local enquiry to be held on any matter contained in the Draft Master Plan as per Section 16(3).
- Section 16(4) provides that the Minister may; Approve the Master Plan, or Approve the Master Plan subject to modifications, or Reject the Master Plan
- The approved Master Plan shall be placed on Public Deposit for six (6) weeks.



1.7 Pre-Planning Activities

Various meetings were conducted and proved to be valuable, providing the team with insights into the critical issues facing the district from the perspectives of various stakeholders. This information was crucial for informing the development of the Master Plan. The master Plan preparation process recognizes the importance of stakeholder engagement. The team met with various individuals and groups to gain a comprehensive understanding of the district's challenges. These meetings included:

- A meeting with the Zaka RDC council management on 22 and 23 March 2024.
- A meeting with a representative from the Provincial Planning Officer on the 2nd April 2024, to gather information on district-related issues.
- A sensitization meeting with members of the Rural District Development Committee, Councillors and Traditional Leaders on the 3rd of April 2024.

1.8 Key Issues to Be Addressed By the Master Plan

1.8.0 Health

The district is currently facing limitations in its health infrastructure, which adds to the challenges related to various health concerns in the district. These limitations are summarized as follows:

- Limited Capacity:** Many of the existing clinics and hospitals in the district are under-equipped and lack sufficient resources to meet the healthcare needs of the population. This includes a shortage of beds, medical equipment, and qualified healthcare personnel. The limited capacity of these health institutions can hinder the provision of adequate healthcare services and impact the quality of care provided.
- Uneven Distribution:** Healthcare facilities in the district may be concentrated in service centres, leaving remote communities with limited access to essential healthcare services. This uneven distribution of healthcare facilities can create barriers for individuals living in remote areas, making it difficult for them to access timely and appropriate healthcare when needed.



- c. **Limited-Service Range:** The types of services offered by healthcare facilities in Zaka District may be restricted. Some facilities may lack specialists or the necessary equipment for advanced diagnostics and treatment. This limited-service range can result in patients having to travel long distances or seek healthcare outside the district to receive specialized care, which can be both inconvenient and costly.

These challenges in the current health infrastructure of Zaka District contribute to the high prevalence of communicable and non-communicable diseases, as well as issues related to maternal and child health and mental health. The impact of these health concerns is significant, leading to increased mortality rates, reduced productivity, and economic strain on families and communities.

1.8.1 Food Security and Agriculture

The Master Plan prioritizes food security and farm viability. Nutritious, home-grown food is the bedrock of individual and community well-being, the foundation for a thriving district, and a driver of provincial development. Agriculture, particularly subsistence farming, is a major source of income and a cornerstone of the local economy. By supporting farm viability and embracing sustainable practices, we can strengthen Zaka's economic outlook and empower local communities to become not just food secure, but potentially active participants in agricultural industries. This master plan arrives at a pivotal moment, coinciding with the current national agricultural revolution (land resettlement, Pfumvudza/Intwasa etc).

1.8.2 Environmental and Sustainability Issues:

Zaka District, driven by increasing population density, faces several interconnected environmental challenges. Rising human activity exerts pressure on the environment, leading to various concerning issues:

i. Pollution:

- Water: agricultural runoff from streambank cultivation, industrial effluent pollutes water bodies like Siya, Nyatare, Manjirenji, Bangala dams and their tributaries, jeopardizing water quality and posing health risks.



- Air: Burning of waste, smoke from sugarcane mills and pre-harvest cane fires from Mkwesine estates from Chiredzi Rural District, dust from unpaved roads, and vehicle emissions contribute to air pollution, impacting public health and respiratory systems.
- Land: The absence of designated dumpsites or landfills leads to uncontrolled waste disposal, polluting the soil and surrounding environment. This contamination can have detrimental effects on human health, water quality, and overall ecosystem health.

ii. Solid Waste Management:

Inadequate infrastructure, limited resources, and a lack of public awareness hamper effective solid waste management. Unsanitary practices raise the risk of environmental pollution and pose potential public health hazards.

iii. Wetland Management:

Agricultural activities and sand abstraction, particularly around service centres such as Jerera District Service Centre, Gumbo and Benzi service centre, encroach upon Zaka's crucial wetlands and this is causing the following complexities:

- Loss of biodiversity: As human activity and development expand; they encroach upon wetland areas. This directly reduces the available habitat for the diverse species that rely on these ecosystems for survival. Animals lose critical breeding grounds, food sources, and shelter, leading to population decline and potential extinction.
- Reduced water quality: wetlands play a vital role in maintaining clean water supplies. They act as natural filters, removing pollutants and impurities before water flows into rivers, streams, and ultimately, the sources we rely on for drinking water and irrigation. However, the degradation of these wetlands due to factors like encroachment and pollution poses a significant threat to water quality.
- Increased flood risk: wetlands play a critical role in mitigating flood risks. These natural sponges act as giant floodplains, absorbing excess water during heavy rains and slowly releasing it over time. However, the degradation of wetlands due to encroachment and other factors significantly increases the risk of flooding.



iv. Cemetery Management

Zaka District's rising population creates a pressing demand for new and expanded cemeteries. Securing appropriate land for these facilities presents a complex challenge for the district and finding suitable land requires careful planning that takes into account the environmental and social impacts where there is minimum disruption to ecosystems and natural resources. Community needs and concerns regarding noise, traffic, and aesthetics also need to be considered while paying attention to cultural and religious values, beliefs and traditions.

v. Energy and the environment

Limited access to electricity presents a significant challenge, impacting both residents' well-being and the environment. Rapid urbanization and increasing energy demands have unfortunately pushed many communities to rely heavily on firewood for cooking and heating.

1.9 Housing and the Invasion of Communal Land for Urban Development in Zaka District:

The district is experiencing rapid urbanization, leading to a concerning trend: the rise of informal settlements on communal land. More and more people are building homes in areas that have not been officially designated or planned for residential development. This unplanned growth, often driven by a combination of factors, poses significant challenges for the district and below is some of the key drivers:

- **Land scarcity and demand for housing:** As established planned centres expand, access to affordable land within their boundaries decreases. Individuals seeking land for housing turn to readily available, albeit often undesignated, communal areas.
- **Exploitation by traditional leaders and land barons:** The issue is compounded by the exploitation of vulnerable residents. Some individuals, including those within traditional leadership and operating outside the law, capitalize on the situation by selling off portions of protected communal lands and development-controlled centres like Jerera and Musiso. This profiteering exacerbates the existing challenges.



- **Policy and legal conflicts:** Different Acts of Parliament, such as the Communal Lands Act, Traditional Leaders Act, Regional Town and Country Planning Act, and Rural District Councils Act, have overlapping jurisdictions and sometimes contradictory provisions. This lack of clarity creates confusion and facilitates exploitation. These result in:
- **Environmental degradation:** Unplanned settlements strain resources, leading to deforestation, increased waste generation, and potential water, air and land pollution.
- **Social conflicts:** Disputes arise between newcomers and established communities, jeopardizing social cohesion and stability.
- **Infrastructure strain:** Existing infrastructure such as schools, clinics, water and sewer services in communal areas, often limited, struggles to cope with the influx of people, leading to service delivery challenges.
- **Lack of basic amenities:** Residents in these informal settlements often lack access to essential services like clean water, sanitation, and healthcare.

1.10 Water and Sewer Infrastructure Deficiency

The scarcity of water and sewer infrastructure poses a significant obstacle to development and progress in Zaka District. Particularly in peri-urban areas such as Jerera, the lack of proper water supply and sewage systems hinders growth and development in the district

- ZRDC does not have its own water supply network. Instead, this responsibility falls under ZINWA (Zimbabwe National Water Authority) for centres like Jerera, Zaka offices, Musiso etc. Unfortunately, this deficiency directly impacts the well-being of the local population.
- Peri-urban areas rely heavily on ZRDC for water supply. However, the existing infrastructure provided by the ZRDC is inadequate, leading to challenges in meeting the needs of the growing population.
- ZRDC does not have off site infrastructure for sewer reticulation. These infrastructure gaps are crucial for sustainable development and improving the quality of life for residents in Zaka District. Collaborative efforts between local authorities and relevant



agencies are essential to overcome these obstacles and ensure access to essential services.

1.11 Growth and Expansion Needs And Economic Development

Zaka District's key centres like Jerera, Gumbo, Ndanga, Benzi, Veza, Chivamba etc face a major obstacle: they are running out of space to grow and are unable to expand due to limitations. These centres struggle to keep up with the increasing demand for housing and businesses. This landlocked situation hinders their potential to thrive and prosper.

1.12 Tourism

While the District boasts a wealth of tourist attractions and promising sites for sustainable tourism development, it remains largely overlooked compared to other regions. This underdevelopment stems from a lack of awareness, accessibility, and investment. Manjirenji, Bangala and Siya: These dams present a scenic backdrop and opportunities for water-based activities like fishing and boating. Despite these, there is a Lack of Awareness and many potential tourists remain unaware of Zaka's offerings, necessitating effective marketing and promotion for example the sacred mountain Mware in Veza area has got map of Africa.

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.

1.13 Transport and Communication Networks (Connectivity and Linkages)

Zaka District, enjoys several advantages due to its strategic location. However, like any other districts, some of its wards face connectivity challenges that impact its residents and overall development. Below are the issues and how they are affecting the people living in areas under the jurisdiction of Zaka RDC:



1.13.1 Public transportation

Zaka District's journey to progress is being choked by a failing transportation system. Inadequate road networks, outdated vehicles, a lack of proper bus terminals, and limited storage facilities create significant hurdles for moving people and goods around the district.

This breakdown extends to the public bus system, leaving communities isolated. Residents are now forced to rely on smaller, less reliable alternatives like shared minibuses and unregulated taxis ("mushika shika"). These alternatives, while offering some mobility, come at a cost: increased risk of accidents.

Zaka's crippled transportation system has severe consequences for everyday life. Residents face a daily battle to access essential services and opportunities. Getting to work, school, healthcare, or even the market becomes a struggle. This limits their ability to participate in economic and social activities. Missed appointments, lost wages, and a reduced quality of life are just some of the harsh realities residents face due to unreliable transportation.

1.13.2 Planning for the Future

As the district develops and grows, transport needs will also evolve. Without proper planning, congestion and inefficiencies may arise. As a result, traffic accidents, congestion, longer commutes, and inadequate infrastructure will become more common.

1.14 Mining

While Zaka boasts potential for mining, its limited resources and lack of significant investment are impacting livelihoods in several ways: As a result, there are few opportunities available in the sector, limiting income potential for residents through direct and indirect jobs for the youths, rural communities and the informal sector. The district faces stagnant economic growth, reduced revenue and limited investments which has led to the underutilization of resources such as granite, quartzite, gold, diamond, and lithium that the district offers.



The presence of illegal mining activities in Zaka District poses a significant obstacle to the development of the district. These activities have a demonstrably negative impact on the district's environment, society, and economy.

1.14.1 Environmental Damage

Unregulated mining practices often lead to deforestation, soil erosion, and water pollution. This disrupts ecosystems and reduces the land's long-term productivity. Additionally, mining operations can release harmful pollutants into the air and water, posing health risks for nearby communities.

1.14.2 Social and Economic Disruption

Illegal mining can create social unrest due to unsafe working conditions and potential injuries for miners. Furthermore, it can lead to disputes over land use and resource access, causing tension within communities. The government also loses potential tax revenue from the mining sector due to these illegal activities.

1.15 Education

Zaka District struggles with a significant disparity in education. Quality education is harder to access in rural areas compared to urban centres. Furthermore, transportation limitations and weak infrastructure in remote locations, where vulnerable groups like girls, children with disabilities, and orphans reside, create additional barriers to learning.

Even when education is available in rural areas, the quality and relevance often fall short. The curriculum may not align with local needs or future job market demands. This is particularly concerning in communal and commercial farming areas, which lack institutions offering essential skills training in STEM (Science, Technology, Engineering, and Math), agriculture, entrepreneurship, and vocational trades. The disconnection between higher education and local businesses further hinders the district's development. This lack of integration stifles opportunities for human capital development, poverty reduction, and inclusive growth.



1.16 Vulnerable Groups

1.16.1 Women

Most women in the district are struggling with awareness of Women rights. Lack of District level Handcraft centres and training centres. Lack of access, control and ownership of resources. Gender based violence among many others.

1.16.2 People with Disabilities

Poverty and discrimination due to social and cultural norms, accessing education, health and employment among other things. Social stigma and discrimination, technological gaps, transportation challenges, accessibility of public places due to unsupportive designs, communication issues as well as limited access to information.

1.16.3 Youths and Youths with Disabilities

The Youth play an important role in promoting development. The Youths in Zaka District struggle with lack of meaningful engagement in decision making processes, lack of sport, cultural, creative and recreation facilities. There are no Vocational Training Centres in the district. Lack of meaningful projects due to funding issues. Social exclusion, Lack of access to resources, unfair distribution of resources, Shortage of sexual protective clothing, Unemployment, drug abuse among many other issues.

1.16.4 Young Children

Most common issues centre on violation of children's rights. Most parents and guardians are unaware of children's rights. Some are reluctant and take them for granted.

1.17 Religion, Culture and Heritage

Religion greatly influences how cultures evolve in various societies. This impact is particularly evident as individuals strive to merge diverse religious beliefs with their Zimbabwean cultural heritage. Like many regions, Zaka district must find ways to harmonize different faiths. One complex aspect involves Christianity, especially within groups like the apostolic churches, whose practices sometimes conflict with traditional African beliefs.



Here, Christianity intertwines with African spiritual traditions, showcasing the nation's rich cultural tapestry. However, maintaining peaceful coexistence proves challenging, particularly concerning the apostolic churches, which adhere to distinct rituals and concepts that challenge traditional African beliefs.

Despite these hurdles, Zaka's inhabitants persist in navigating this blend of cultures and religions. They endeavour to uphold their Zimbabwean identity while honoring the religious beliefs of all. Through open dialogue, mutual respect, and the preservation of cultural customs, the people of Zaka strive for greater understanding and harmony among diverse religious practices

1.18 Security

Security is a significant worry, with various crimes such as theft, livestock theft, public altercations, drug abuse, rape, and murder being prevalent. The limited number of police stations and substations across the district struggle to serve the extensive constituency, resulting in delayed assistance for residents. Moreover, the neighborhood watch operates on a voluntary basis and is compensated through commissions, adding further complexity to the security situation.

2.0 Methodological Approach and Deliverables

The following section outlines the major activities methodologies, tools, duration and the expected outcomes in the planning process.



2.1 Data Collection Plan

Report of Survey/Study

Ser	Work/Activity	Responsibility	Timelines	Remarks
1.0	INTRODUCTION			- Literature Review - Preliminary write-ups
1.1	General Background			
1.2	Information			
1.3	Statutory Provisions			
1.4	Need and Justification for the Plan			
1.5	Scope, Functions and Underlying Principles			
1.6	Report Structure The Planning Preparation Process			
2.0	GEOGRAPHIC AND CONTEXTUAL SETTING			- Designing Survey Tools - Field Surveys - Preliminary write-ups -Drawings
2.1	Geographic Location and			
2.2	Size and Boundaries			
2.3	The Planning Area in			
2.4	Regional and National Contexts Regional Context Regional Functions, Linkages and Impacts			
3.0	THE PHYSICAL ENVIRONMENT			- Designing Survey Tools - Field Surveys - Preliminary write-ups
3.1	Physiography			
3.2	Hydrology and			
3.3	Hydrogeology			
3.4	Geology			
3.5	Soils			



3.6	Climate			
3.7	Vegetation			
3.8	Wildlife			
3.9	Natural, Areas of scenic			
3.1	beauty, cultural and			
0	Historical Features			
3.1	Natural Resources Base and			
1	Inventory			
3.1	Natural Resources utilization			
2	and conservation practices			
3.1	Mineral Exploitation			
3	Natural Hazards and Risk			
3.1	Physical and Environmental			
	Constraints/Opportunities			
	and Impacts of Development			
	on the Physical Environment			
	Environmental and			
	Ecological Zoning of the			
	Planning Area			
4.0	LAND TENURE AND			
	EXISTING LAND USES			
4.1	Land Policies and Guidelines			
4.2	Land Tenure System			
4.3	Settlement Form and			
4.4	Structure			
4.5	Land Use Disposition,			
4.6	Activities and Practices			
4.7	Special Consent Applications			
	and their Implications			
	Applications for Land and			
	Land Allocations			
	Land Use Issues, Challenges			
	and Development			
	Opportunities			

- Designing Survey Tools
- Field Surveys
- Preliminary write-ups



5.0	DEMOGRAPHIC CHARACTERISTICS AND ECONOMIC PROFILE			<ul style="list-style-type: none"> - Designing Survey Tools - Field Surveys - Preliminary write-ups
5.1	National Population Policies			
5.2	and Guidelines			
5.3	Population Growth Trends and Migration			
5.4	Population Composition,			
5.5	Structure and Characteristics			
5.6	for Development			
5.7	Population Distribution and Densities			
5.8	Economic Structure and Base Economic activities, economic growth patterns and economic indicators			
	Economic viability			
	Assessment of the Planning Area			
	Population and Economic Issues, Challenges and Development Opportunities			
6.0	HOUSING			Designing Survey Tools
6.1	Housing Policy			<ul style="list-style-type: none"> - Field Surveys - Preliminary write-ups
6.1	Institutional Framework for			
6.2	Housing Delivery			
6.3	Housing Stock and Demand			
6.4	Housing Characteristics			
6.5	Household Characteristics			
6.6	Quality and Standards of Residential neighbourhoods			
	Housing Issues, Challenges and Development Opportunities			



7.0	EDUCATIONAL FACILITIES			- Designing Survey Tools
7.1	Education Policy			- Field Surveys
7.2	Pre-Primary Education			- Preliminary write-ups
7.3	Primary Education			
7.4	Secondary Education			
7.5	Tertiary Education			
7.6	Education Facilities Issues, Challenges and Development Opportunities			
8.0	HEALTH FACILITIES			
8.1	National Health Policy			- Designing Survey Tools
8.2	Institutional Frameworks for			- Field Surveys
8.3	Health Care Delivery			- Preliminary write-ups
8.3	Existing Health Facilities			
8.4	Health Status in Zaka District			
8.5	Environmental Health			
	Health Issues, Challenges and Development Opportunities			
9.0	SOCIAL AND COMMUNITY FACILITIES			- Designing Survey Tools
9.1	Policies and Guidelines on			- Field Surveys
9.2	Social and Community			- Preliminary write-ups
9.3	Facilities			
9.4	Central and Local			
9.5	Government Offices			
9.6	Postal Services			
9.7	Zimbabwe Republic Police			
9.8	Zimbabwe Prison			
9.9	Service/Zimbabwe National Army			
	Recreational Facilities			
	Places of Worship			
	Cemeteries			



	Social and Community Facilities Issues, Challenges and Development Opportunities			
10.0	INFRASTRUCTURE SERVICES			<ul style="list-style-type: none"> - Designing Survey Tools - Field Surveys - Preliminary write-ups
10.1	Current Policies on the supply and delivery of Infrastructure Systems			
10.2	Water Supply and Demand Sanitation System			
10.1	Transportation System			
10.1	Electricity Power Supply			
10.2	Telecommunications			
10.2	Infrastructure Systems Issues, Challenges and Development Opportunities			
10.3				
10.4				
10.5				
11.0	ENVIRONMENTAL AUDITS OF KEY PHYSICAL DEVELOPMENTS AND STATE OF THE ENVIRONMENT			<ul style="list-style-type: none"> - Designing Survey Tools - Field Surveys - Preliminary write-ups
11.1	Aims and Objectives			
11.1	Environmental settings of key existing developments			
11.2	Environmental Elements impacted by existing key developments and environmental practices			



11.4	Environmental Impact Assessment Profile Environmental Status and Conclusion			
12.0	IDENTIFIED PLANNING ISSUES, CONSTRAINTS AND DEVELOPMENT OPPORTUNITIES			<ul style="list-style-type: none"> - Designing Survey Tools - Field Surveys - Preliminary write-ups
12.1	Planning Issues and Constraints			
12.2	Population Growth Projections			
12.3	Future Land Requirements			
12.3	Conceptual Spatial Growth Scenarios			
12.3	Evaluation of Spatial Growth Scenarios			
12.3	Preferred Spatial Growth Scenario			
12.3	Preferred Spatial Growth Scenario			
13.0	STUDIO WORK			<ul style="list-style-type: none"> - Map reviews - Drawings - Presentations
13.1	GIS Mapping			
13.1	CAD and mapping			
13.2	Cadastral surveying			
13.2	3Ds Impressions			
13.3	Final Drawings and Production			

2.2 General Research and Desktop Study

Research will be carried out in order to align the ultimate master plan proposals with local and global development trends and goals which include Sustainable Development Goals.



2.3 Strategic Environmental Action Plan

An environmentalist will be part of the planning team and his main responsibility will be coming up with a Strategic Environmental Action Plan for Zaka RDC.

2.3.0 Proposed Work Plan

ACTIVITY	WEEK															
	1 (2-5 April)	2 8-12 April	3 15-19 April	4 22-29 April	5 2-5 May	6	7	8	9	10	11	12	13	14	15	16
Entry level and Inception Report																
Socio-economic studies/ baseline surveys																
Data Analysis																
Proposals formulation draft Master plan																
Proposals map 1 st draft																



Presentation of draft to stakeholders & LA																	
Feedback																	
Second Draft																	
Publicity																	
Submission to Minister																	
Feedback																	
Final draft & Submission																	
ACTIVITY	WEEK																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Base mapping																	
Socio-economic studies/ baseline surveys																	
Data Analysis																	
Proposals formulation draft Master plan																	
Proposals map 1 st draft																	
Presentation of draft to stakeholders & LA																	
Feedback																	
Second Draft																	
Publicity																	
Submission to Minister																	
Feedback																	



Final draft & Submission																			
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2.4 Project Team & Responsibility

The project team will be as illustrated in the table below.

	Team Member	Position	Responsibility
1	Ms Harry P	Lead Planner	Facilitation of the Master Plan Preparation
2	Mr Muchingami L	Research Analyst	Examining and validating the accuracy of data to ensure that it produces meaningful information.
3	Mr Marange P	GIS expert	Spatial mapping Developing and maintaining GIS databases Analysing geo spatial data Reviewing data for accuracy
4	Mr Machinjike N	Lead Researcher	Leading the research process, Researching, collecting, analysing and interpreting data. Draft report writing
5	Mrs Mapuranga H	Researcher	Researching, collecting, analysing and interpreting data. Draft report writing
7	Mr Mutupo C	Spatial Planner	Land use planning Designing and drawing land use maps
8	Mr Mufanebadza	GIS Technician	Utilises GIS tools to gather data Spatial mapping



			Analysing software and network requirements to determine design feasibility. Modifying existing GIS systems and adapting new hardware and technology to support program performance
9	Mr Gwanyanya P	Economist	Identifying economic problems and offer potential solutions
10	Mr Muswizu M	Environmentalist	Identifying environmental problems and offer solutions
11	TBA	Civil Engineer	Infrastructure planning
12	TBA	Enumerators	Data collection: Household and Socio-economic Surveys, Traffic Counts

2.5 Tools Equipment And Software

Item	System, software & tools	Ownership
1	QGIS software	Open Source
2	ArcGIS	To be purchased
3	Autocad software	Open Source
4	Archichad	Open Source
5	Sketch up	Open Source
6	SPSS	Open Source
7	Google earth	Open Source
8	Ms Office	Open Source
9	UAV	Own
10	Data Collection tablets	To be purchased
11	Dictaphone	purchased



12	Hand held GPS	Own
13	Kobo toolbox	To be purchased
14	Avenza Maps	To be purchased

2.6 Conclusion