



# RUSAPE TOWN COUNCIL

## RUSAPE MASTER PLAN DRAFT REPORT OF STUDY



The Rusape Master Plan Report of Study has been prepared in terms of Part IV of the Regional Town and Country Planning Act [Chapter 29:12] Revised Edition of 1996 as read together with the Regional, Town and Country Planning Act Master and Local Plans Regulations [RGN No. 248 of 1977].

Certified that this is a true copy of the Rusape Master Plan Report of Study as approved by the Rusape Town Council at its..... Ordinary Council Meeting held on the .....**2024, Minute Item No.....**

Signed:

..... Town Secretary

..... Date

..... Council Chairman

..... Date

## **SYNOPSIS**

Rusape Town Council in 2017 resolved to review the 1996 Rusape Master Plan. The process started with the study of the planning area in terms of Section 13 of the Regional, Town and Country Planning Act [Chapter 29:12]. The production of the Draft Report of the Study followed, and subsequently, the Written Statement. The draft documents were submitted to the Department of Spatial Planning and Development Manicaland Province in January 2018. However, the process stalled before concluding on the requisite approval processes.

Following the President's Call to Action in November 2023, Rusape Town Council resumed work to finalize its Master Plan. The process resumed by validation of the Study findings of 2017 leading to revision of the Report of Study and Written Statement. The planning proposals have been developed on the basis of the revised Report of Study and aligned with the current Government Vision and development policies as follows:

Vision 2030 - Vision 2030 contains cross-cutting development themes that cover support towards Micro, Small, and Medium Enterprises, Youth Development, Gender Equality, and Women Empowerment, as well as the development of Sports, Recreation, Arts, and Culture. The vision places the thrust on creating self-sufficient economies, land utilization, and infrastructure as a key development pillar. It also envisages a modern, efficient, reliable, well-developed infrastructure that will be an enabler that catalyzes Zimbabwe's economic transformation.

The National Development Strategy 1 (NDS1) - This strategy relates the quality of infrastructure in an economy as a measure of the quality of life of its citizens. Efficient infrastructure delivery is key in the realization of National priorities and overall socio-economic development.

National Climate Policy [2017] - The Zimbabwe National Climate Policy strategy provides a framework for a comprehensive and strategic approach to aspects of adaptation, mitigation, technology, financing, public education, and awareness. The Master Plan in line with this policy addressed Natural Systems, Climate change and Physical and Socio-Economic Infrastructure.

The Devolution and Decentralization Policy [2020] - The Devolution and Decentralization Policy (2020), enshrined in the Zimbabwean Constitution Section 264(1) states that wherever appropriate, Governmental powers and responsibilities must be devolved to Provincial, Metropolitan Councils and Local Authorities that are competent to carry out those responsibilities efficiently and effectively.

The National Tourism Master Plan - This Plan encourages development of an inclusive, robust and vibrant Tourism Economy. The development strategy set forth by the NTMP is spatially transcribed in a structure based on strictly interrelated elements of gateways and corridors via the national transport system which is strategically earmarked for in-country circulation of tourists; and here translated to detailed Tourism Development Zones (TDZ).

# TABLE OF CONTENTS

CHAPTER 1: INTRODUCTION AND BACKGROUND .....	9
1.1 Introduction.....	9
1.2 Structure of The Master Plan Document.....	9
1.3 The Report of Study.....	9
1.3 Written Statement & Plan Proposals Map .....	10
1.4 National Policies and Legal Frameworks affecting Development Planning.....	10
1.4.1 VISION 2030.....	10
1.4.2 NATIONAL DEVELOPMENT STRATEGY 1 (2021 – 2025).....	11
1.4.3 NATIONAL TOURISM MASTER PLAN (NTMP).....	11
1.4.4 ZIMBABWE NATIONAL INDUSTRIAL DEVELOPMENT POLICY (2019-2023).....	11
1.4.5 DEVOLUTION AND DECENTRALISATION POLICY (2020) .....	12
1.4.6 NATIONAL CLIMATE POLICY (2017) .....	12
1.4.7 MINING POLICY (MINES AND MINERALS ACT CHAPTER 21:05).....	12
1.5 EXISTING PLANNING PROVISIONS IN THE PLANNING AREA .....	12
1.5.1. Rusape Town Master Plan (1996).....	12
1.5.2 Achievements and Failures of the Existing Rusape Master Plan.....	13
1.5.2.2 Failures.....	13
CHAPTER 2: NATIONAL AND REGIONAL CONTEXT .....	14
2.1 Introduction.....	14
2.2 The Master Plan Study Boundary .....	15
2.3 National Spatial Context .....	17
2.4 Regional Spatial Context .....	17
2.5 Local Spatial Context.....	17
CHAPTER 3: METHODOLOGY .....	18
3.1 Introduction.....	18
3.2 Objectives of The Master Plan.....	18
3.3.0 Methodology .....	18
3.3.1 The following techniques were employed in data collection.....	18
3.3.1.1 Workshops and meetings .....	19
3.3.2 Site visits and land use analysis .....	19
3.3.3 Traffic and Transportation Survey.....	19
3.3.4 District Ward and Stakeholder Focus Group Discussions .....	19
3.3.5 Secondary Data Collection and Review.....	19
3.3.8 Key stakeholder engagements, consultations and interviews;.....	20
3.3.9 Informal Discussions.....	21
3.4 Data Management and Analysis .....	21
CHAPTER 4: PHYSICAL CHARACTERISTICS .....	22
4.0 Introduction.....	22

4.1.1. Climate.....	22
4.1.1.1 Climate trends in the Master Plan Area between 1979 - 2023.....	24
4.1.2 Geology and soils.....	25
4.1.3 Vegetation.....	27
4.1.3.1 Miombo Woodland with <i>Brachystegia glaucescens</i> .....	27
4.1.3.2 Miombo woodland with <i>Brachystegia spiciformis</i> .....	27
4.1.3.3 Wooded grassland.....	27
4.1.3.4 Cultivated Areas.....	27
4.1.3.5 Eucalyptus Plantation.....	27
4.1.4 Threats to Vegetation and Bio-diversity.....	27
4.1.5 Topography and Hydrology.....	28
4.1.5 Wetlands.....	28
CHAPTER 5: LAND USE AND LAND OWNERSHIP.....	30
4 Introduction.....	30
5.1 Land Utilization in the Master Plan Area.....	30
5.2 Potentially Developable Land.....	32
5.3. Periphery Developments under Makoni Rural District Council (MRDC).....	32
5.3.1. Lesapi Falls.....	32
5.3.1. Alloa Farm.....	32
5.3.2. Cornucopia.....	32
5.3. Potential for Tourism.....	33
CHAPTER 6: POPULATION.....	34
6.0 Introduction.....	34
6.1 POPULATION TRENDS IN THE PLANNING AREA.....	35
6.2 POPULATION DISTRIBUTION PER WARD.....	39
CHAPTER 7: SOCIO-CULTURAL AND ECONOMIC ACTIVITIES.....	40
7.1.1 HOUSING.....	40
7.2 EDUCATION.....	43
7.2.1 Distribution of Schools (Public& Private).....	47
7.3 HEALTH.....	48
7.3.4 Places of Treatment.....	50
7.4 Cultural and Heritage.....	51
7.5 Livelihood Activities.....	51
7.5.1. Commercial Activities.....	51
7.5.2. Industrial Activities.....	52
7.5.3 Agricultural Activities.....	53
7.5.4 Community and recreation Facilities.....	53
CHAPTER 8: ECONOMIC INFRASTRUCTURE.....	56
8.0 Introduction.....	56

8.1. Transport .....	59
8.1.1 Transport Infrastructure - Rusape Town Centre .....	59
8.2 Water .....	61
8.3 Sewer and Solid Waste Disposal .....	61
8.4. Housing, Sewer and Water Infrastructure Analysis for Rusape Master Plan Area.....	62
8.4. Source of Drinking Water Rusape Master Plan Communal and Resettlement Areas.....	63
8.4 Communication.....	63
8.4 Energy .....	64
CHAPTER 9: ENVIRONMENTAL ISSUES .....	65
9.1 Agriculture .....	65
9.2 Solid Waste Disposal .....	65
9.3 Housing Development .....	65
CHAPTER 10: ADMINISTRATION AND FINANCE.....	67
10.1 Governance .....	67
10.2 Financial streams for the Master Plan.....	68
10.2.1 Sources of Finance .....	68
10.2.2. Income and Expenditure Trends .....	70
CHAPTER 11: SUMMARY OF KEY ISSUES .....	75
11.1 Physical characteristics and land coverage .....	75
11.2 Population .....	75
11.3 Socio-Cultural and Economic activities.....	75
11.4 Economic Infrastructure.....	76
11.5 Environmental issues .....	77

## LIST OF FIGURES

Figure 1: Rusape Master Plan Boundary .....	16
Figure 2: Rusape Master Plan Area Climate Graph.....	23
Figure 3: Cloud Cover .....	23
Figure 4: Rusape Master Plan Area Wind Rose.....	24
Figure 5: Temperature Trends in the Master Plan Area over 40 Years .....	24
Figure 6: Rusape Master Plan Area Rock Profile .....	26
Figure 7: Rusape Master Plan Hydrological Profile .....	29
Figure 8: Rusape Master Plan Area Land Use Map.....	31
Figure 9: Population Size for 1982 to 2022 censuses .....	34
Figure 10: Population Distribution in Manicaland Province .....	34
Figure 11: Migration of Household Head.....	36
Figure 12: Reasons for Migration to Rusape .....	36
Figure 13: Distribution of Child-Headed and Adult-Headed Households: Manicaland.....	37
Figure 14: Occupation of Household head by Area.....	37
Figure 15: Employment Status of Household members .....	38
Figure 16: Present condition of House.....	41
Figure 17: Dilapidated Areas in the Master Plan Area .....	42
Figure 18: Distribution of Public Education, Health and Community facilities.....	46
Figure 19: Distribution of Primary Schools (Public & Private).....	47
Figure 20: Adequacy of Community & Recreational facilities by experience .....	54
Figure 21: Planning Area's Infrastructure Map .....	57
Figure 22: National Transport Plan Showing Existing and Planned Transport Corridors.....	59
Figure 23: Rusape Town Centre Transport Infrastructure Map.....	60
Figure 24: Ablution facilities in the planning area.....	62
Figure 25: Water Supply and Ablution Facilities .....	62
Figure 26: Extract of Rusape Town Council Organogram .....	67
Figure 27: Rusape Town Council sources of Finance .....	68
Figure 28: Rusape Town Council's Expenditure Distribution.....	68
Figure 29: Rusape Town Council Composition of General expenses .....	70
Figure 30: Rusape Town Council Revenue Trends .....	70
Figure 31: Rusape Town Council Expenditure Trends.....	71
Figure 32: Rusape Town Council General Expenses Trends.....	72

## LIST OF TABLES

Table 1: Rusape Master Plan Wetlands .....	28
Table 2: Land Composition .....	30
Table 3: Rusape Key Demography Indicators .....	35
Table 4: Employment Sector & Tenure of land relationship .....	38
Table 5: Distribution by Ward & Gender .....	39
Table 6: Distribution of residential stands .....	40
Table 7: Rusape District Key Demography .....	43
Table 8: List of schools in the planning area .....	44
Table 9: Planned facilities within the planning area .....	48
Table 10: List of Registered Health Service Providers/Institutions.....	49
Table 11: Places of Treatment .....	50
Table 12: Commercial Stands in the planning area .....	51
Table 13: Industrial sites in the planning area .....	52
Table 14: Community and Recreational facilities in the planning area .....	54
Table 15: Distribution of churches.....	55
Table 16: Rusape Water Works Capacity Analysis .....	61
Table 17: New investments within the planning area .....	73
Table 18: Investment opportunities in the planning area .....	74



## **CHAPTER 1: INTRODUCTION AND BACKGROUND**

### **1.1 Introduction**

Local Authorities are obligated to undertake strategic and forward planning for areas falling under their jurisdiction in terms of **Part IV of the Regional, Town and Country Planning Act (Chapter 29:12) of 1996**. In preparation of plans there is need to follow the outlined steps in Part IV of the act and to comply with all statutory requirements for plan preparation, adoption, approval, gazetting and implementation and review. Part IV of the Act as read with the RGN 248 of 77 gives statutory provision for the plan form and content as well as the procedure for plan preparation and approval.

All local authorities have the obligation to undertake strategic forward planning of areas falling under their jurisdiction in terms of the RTCP Act. However, where a local planning Authority fails to comply, Section 70 of the RTCP Act gives the Minister powers to direct a local planning authority to prepare a master or local plan that the minister deems necessary.

The Government of Zimbabwe in November 2023 came up with a 2030 vision for Zimbabwe to be an Upper Middle-income economy. Whilst an Upper Middle-income economy is defined by the income per capita, the quality-of-service provision by Local Authorities should be in line with a standard Upper Middle-income economy. On this foundation, His Excellency The President of the Republic of Zimbabwe Dr. Cde Emmerson D Mnangagwa on the 3<sup>rd</sup> of November 2023 officially launched the Blueprint on “A call to Action – No Compromise to Service delivery: First Stage of Interventions to Modernise the Operations of Local Authorities towards a 2030 Vision.” The Blueprint prepared by the Ministry of Local Government and Public Works states that all local authorities must have “Operative Master Plans by 30 June 2024 and are now obliged to adhere to a stipulated minimum threshold of service delivery before approval of the 2024 Budgets.”

### **1.2 Structure of The Master Plan Document**

A Master Plan is a strategic plan to guide the long-term development and growth of an area. It is a document that creates a vision for a place, imagining the possibilities for change and rejuvenation. Importantly, a Master Plan sets urban objectives that balance the various space, land use, landscape and infrastructural needs of the area, with a concern for responsible, sustainable and compatible growth.

It constitutes of two reports being the Report of study and the written statement accompanied by a planning proposals map.

#### **1.2.1. The Report of Study**

Section 13 of the RTCP Act stipulates that “A local planning authority shall—

- a) before preparing any master plan or local plan, undertake a study of the planning area and, to the extent it considers necessary, of any neighbouring area, examining such matters as it considers may be likely to affect the development or redevelopment of the area or the planning of its development or redevelopment; and
- b) before altering or replacing any master plan or local plan, undertake, if it thinks fit, a fresh study of the planning area or any part thereof or of a neighbouring area, examining the matters referred to in paragraph (a); and

- c) keep under review all matters examined in terms of paragraph (a) or (b). (2) When examining or reviewing in terms of subsection (1) any matters relating to a neighbouring area, the local planning authority shall consult with any regional planning council, local planning authority or local authority which has jurisdiction in that area concerning those matters.”

The matters arising from this study are presented in a report of study. This report contains a description of the methods used in the collection, collation and evaluation of data in sufficient detail to demonstrate the validity of the study as a basis for the preparation of the Master Plan. Appropriate maps and diagrams will be prepared to assist in clarifying the various information contained in the report of study.

The Rusape Master Plan report of study has covered the following critical issues and aspects:

- a) National policies and Legal frameworks affecting Development Planning;
- b) The planning area in relation to the National and regional context;
- c) Physical features and Land Coverage;
- d) Land use and Land Ownership;
- e) Population Issues;
- f) Socio-cultural and economic activities (Housing; Education, Health, Sports and Recreation, cultural and heritage as well as Livelihood Activities);
- g) Economic infrastructure issues (Traffic & Transportation, Sewerage Disposal, Water and sanitation; Energy etc.);
- h) The Methodology for the Master Plan preparation;
- i) Environmental issues;
- j) Administration and Finance (Governance, Financial streams for the Master Plan as well as management of existing business centres/production hubs & Nodes);

The report of study ends by summarizing the key issues arising from the study. This will then inform the formulation of future planning proposals for the Written Statement.

### **1.2.2. Written Statement & Plan Proposals Map**

The Rusape master plan Written Statement is accompanied by a planning proposals map. The written statement consists of three parts. Part 1 presents the summary of the findings of the Report of study, Part 2 sets out the goals and objectives and Part 3 presents policies and proposals. The proposals and policies are illustrated on the accompanying proposals map showing specific references to the text in the written statement.

The preparation of the Rusape Master Plan document was guided by the following governing development legislation and national development policies.

## **1.3. National Policies and Legal Frameworks affecting Development Planning**

### **1.3.1. VISION 2030**

The Government of Zimbabwe came up with a new development vision called Vision 2030 in 2017. Vision 2030 contains cross-cutting development themes that covers support towards

Micro, Small and Medium Enterprises, Youth Development, Gender Equality and Women Empowerment, as well as the development of Sports, Recreation, Arts and Culture.

The vision places the thrust on creating self-sufficient economies, land utilization and infrastructure as a key development pillar. It also envisages a modern, efficient, reliable, well-developed infrastructure which will be an enabler that catalyzes Zimbabwe's economic transformation. In line with this vision, the Rusape Master Plan should encompass Vision 2030 in formulation of its development proposals.

### **1.3.2. NATIONAL DEVELOPMENT STRATEGY 1 (2021 – 2025)**

The National Development Strategy 1 (NDS1) relates the quality of infrastructure in an economy as a measure of the quality of life of its citizens. Efficient infrastructure delivery is key in the realization of National priorities and overall socio-economic development.

On the premises of NDS1, the Master plan ought to guarantee reliable power supply, expansion of road and rail network capacities. The Rusape Master Plan must carry through the focus of NDS1 in prioritizing provision of infrastructure and housing stands with the requisite social amenities to address the housing backlog.

### **1.3.3. NATIONAL TOURISM MASTER PLAN (NTMP)**

This Master Plan encourages development of an inclusive, robust and vibrant Tourism Economy. The development strategy set forth by the NTMP is spatially transcribed in a structure based on strictly interrelated elements of gateways, the point of access to the country; the corridors, portions of national transport systems strategically earmarked for in-country circulation of tourists; and here translated to detailed **Tourism Development Zones (TDZ)** implementation strategy, strategically identified in a number of areas around the country.

The Rusape master plan should recognize tourist development zones within its environs and in Manicaland.

### **1.3.4. ZIMBABWE NATIONAL INDUSTRIAL DEVELOPMENT POLICY (2019-2023)**

This policy was promulgated to facilitate and promote the development of sustainable, innovative, inclusive and globally competitive industrial and commercial enterprises for improved consumer welfare and economic growth. The key anchors of this policy are;

- a) Agro-Based Industrialization
- b) Industrial Parks and Innovation hubs
- c) Green Industry Initiative
- d) Industrial Cluster Initiatives;
- e) Entrepreneurship and Micro, Small and Medium Enterprises (MSMEs)
- f) Rural Industry Development
- g) Gender and Youth Mainstreaming in Industrial Development

The Rusape Master Plan must draw direction from the above in providing for economic activities in the planning area for livelihoods and employment opportunities in the planning area.

### **1.3.5. DEVOLUTION AND DECENTRALISATION POLICY (2020)**

This policy is enshrined and derived in the Zimbabwean Constitution Section 264(1) which states that wherever appropriate, Governmental powers and responsibilities must be devolved to Provincial, Metropolitan Councils and Local Authorities which are competent to carry out those responsibilities efficiently and effectively

It is a requirement that Local Authorities exercising devolved powers should take into account National Development Plans in crafting their own Local Development Plans. The Rusape master Plan will be the main development policy document to guide and control the future development of the area.

### **1.3.6. NATIONAL CLIMATE POLICY (2017)**

The Zimbabwe National Climate Policy strategy provides a framework for a comprehensive and strategic approach on aspects of adaptation, mitigation, technology, financing, public education and awareness. The Rusape Master Plan in line with this policy should address the following:

- a) **Natural Systems** - Climate change issues associated with air pollution, change in land use, forestry and biodiversity as well as natural ecosystems;
- b) **Economic Sectors:** Climate change issues associated with agriculture and food security, industry and commerce, mining, tourism, and energy.
- c) **Physical and Socio-Economic Infrastructure:** Climate change issues associated with energy, transport, social infrastructure (human settlements) and waste management

### **1.3.7. MINING POLICY (MINES AND MINERALS ACT CHAPTER 21:05)**

Section 179 of the Mine and minerals act gives a land owner less rights than the miner's rights. Where two competing rights exist, one of a miner and another land use rights are subordinate or should accede to the miner's rights. All other land uses can only exercise their rights if such exercise does not interfere with the mining activities. The master plan should identify existing mines and mining claims to avoid siting of other uses on areas where mining activities are to avoid conflict.

## **1.4. STATUTORY PLANNING PROVISIONS IN THE MASTER PLAN AREA**

### **1.4.1. Rusape Town Master Plan (1996)**

This Master Plan was done in 1996 and the objectives were follows;

- a) Creation of different density residential developments that can all be sewered by gravity thereby ensuring Rusape develops at a greater density than one dwelling as to 4,000 square metres;
- b) The development of low, medium and High-Density residential areas could provide for approximately a further 27,822 (a total of 45,655 people) people in the Master Plan with room for expansion;

- c) The establishment of a single community through the social integration of Tsanzaguru and Rusape;
- d) The “proposed new industrial areas that ensure the continued viability of rail serviced land. This provision was to provide job opportunities in close proximity to residential areas and enable the centre to develop in line with the whole Master Plan area;
- e) The provisions of corner shops, commercial centres and suburban shopping centres in future layout designs will make available commercial facilities in all residential areas at affordable distances;
- f) Major requirements such as sewerage schemes be undertaken as far as possible on a cost benefit basis whereby those benefitting from the improvements including Government meet their share of the costs;
- g) Development of the Master Plan area requires a concerted and determined effort from both Public and Private Sectors.

#### **1.4.2. Achievements and Failures of the Existing Rusape Master Plan**

##### **1.4.2.1. Achievements**

- a) Creation of different density residential developments and densification of stands from Low density stand sizes of 4,000 in 1996 to current average stand sizes of 1,000 square metres;
- b) The creation of corner stores and commercial centres within residential areas compared to in 1996 when all shops activities were concentrated in Rusape town centre;

##### **1.4.2.2. Failures**

- a) Failure to implement planned for sewer reticulation systems to all housing units. An example to date houses 300 square metre stands in Tsanzaguru are not connected to reticulated sewer system;
- b) Failure to achieve the targeted 4,000 residential stands. Currently the housing waiting list has blown to 6,971;
- c) Tsanzaguru and Rusape urban still remain divided despite the plans to integrate them;
- d) The plans to upgrade and expand the Rusape Town Centre as the main commercial hub for the Master Plan area resulted in the deterioration of other Suburban Shopping Commercial Centres;
- e) Council Service provision relating to water, sewer and refuse collection are not being done on a cost recovery basis as anticipated in the 1996 Master Plan;
- f) The 1996 master Plan intentions to limit people going to the Town Centre for commercial goods and services by providing corner shops and suburban shopping centres has not being successful;

## **CHAPTER 2: NATIONAL AND REGIONAL CONTEXT**

### **2.1 Introduction**

Rusape Master Plan Study area is located along Harare-Mutare National Road. The settlement derives its name from the Rusape river (“the river which never stops flowing’ in Shona) which flows from the North Eastern to the South Western bounds of the Study Area. Rusape Area is located at the centre of Makoni District, Manicaland Province and it is surrounded by commercial farms, communal lands and resettlement areas in an important agricultural region<sup>1</sup>.

### **2.2 Historical and Background of Rusape**

Founded in 1894 as a British South Africa Company administration post, Rusape is the district centre of Makoni District, Manicaland Province. The town is located approximately 170 km Southeast of Harare along the main road between Harare and Mutare at UTM Coordinates, - 18.52785, 32.12843. The settlement derives its name from the Rusape river (“the river which never stops flowing’ in Shona) which flows through the outskirts of town. Surrounded by communal lands and resettlement areas as well as large-scale commercial farming areas, Rusape is the centre of an important agricultural region<sup>2</sup>.

Historically, people came to Rusape and worked in shops, in general industrial employment or in domestic service. During the 1940s/50s, Rusape was a centre for the surrounding rural areas. Major employers included:

- Farmers’ Co-op: A shopping centre for farm inputs (now Farm and City), opened in 1951 and was a large employer at the time.
- GibCan: now called Dees Company, a vegetable and fruit canning company near the river was another big employer from the 1960s onwards.
- National Foods: located just to the West of railway line and close to Farmers’ Co-op, was also a substantial employer,

Farm Work and Domestic service also provided reliable employment. The booming informal trading which visibly exists all over town is a recent phenomenon. In the 1950s there were only a few stores. Independence in 1980 brought a number of changes, Africans were permitted to do business in town without their employer’s approval as had previously been necessary. Fruit and vegetable vending started in the early 1980s when vendors were selling their goods off the ground. The stalls in the bus terminus were built by the Rusape Town Council in 1986.

This historical description of the town’s employment structure and role as an agricultural service and processing centre for the surrounding commercial farm regions has remained largely true to date. However, in view of the Government of Zimbabwe’s vision 2030, there is need for a Spatial Planning Policy document to drive the development of the settlement towards industrialization, modernization and ultimately, to achieve world class status by 2030.

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<sup>1</sup> (Andersson, 2002)

<sup>2</sup> (Andersson, 2002)

### 2.3 The Master Plan Study Boundary

The Rusape Master Plan Study Boundary covers an area of about 34.17km<sup>2</sup> in extent. This area comprises of Rusape Town and commercial farms, resettlement areas and communal land under Makoni Rural District Council the land under the administration of Rusape Town Council is shown in red in figure 1:

The Master Plan Boundary encompasses the following areas as defined by coordinates and physical features in a clockwise direction:

**Starting Point:** The boundary begins at the intersection of Rusape River and Lion's Head Farm boundary, located at UTM Coordinates -18.46, 32.16 in the north,

**Lion's Head Estate:** From the starting point, the boundary extends to the following coordinates: -18.46, 32.16; -18.46, 32.17 and -18.48, 32.19,

**Inyamastitza Estate:** Continuing south east, the boundary reaches coordinates -18.48, 32.19, which marks the boundary of Inyamastitza Estate. The boundary then proceeds up to the intersection of Inyamastitza Estate with Inyanga Road,

**Granite Flat Estate:** From Inyanga Road, the boundary extends to coordinates -18.57, 32.20, comprising Granite Flat Estate. It continues southward to coordinate -18.63, 32.17 within Granite Flat Estate,

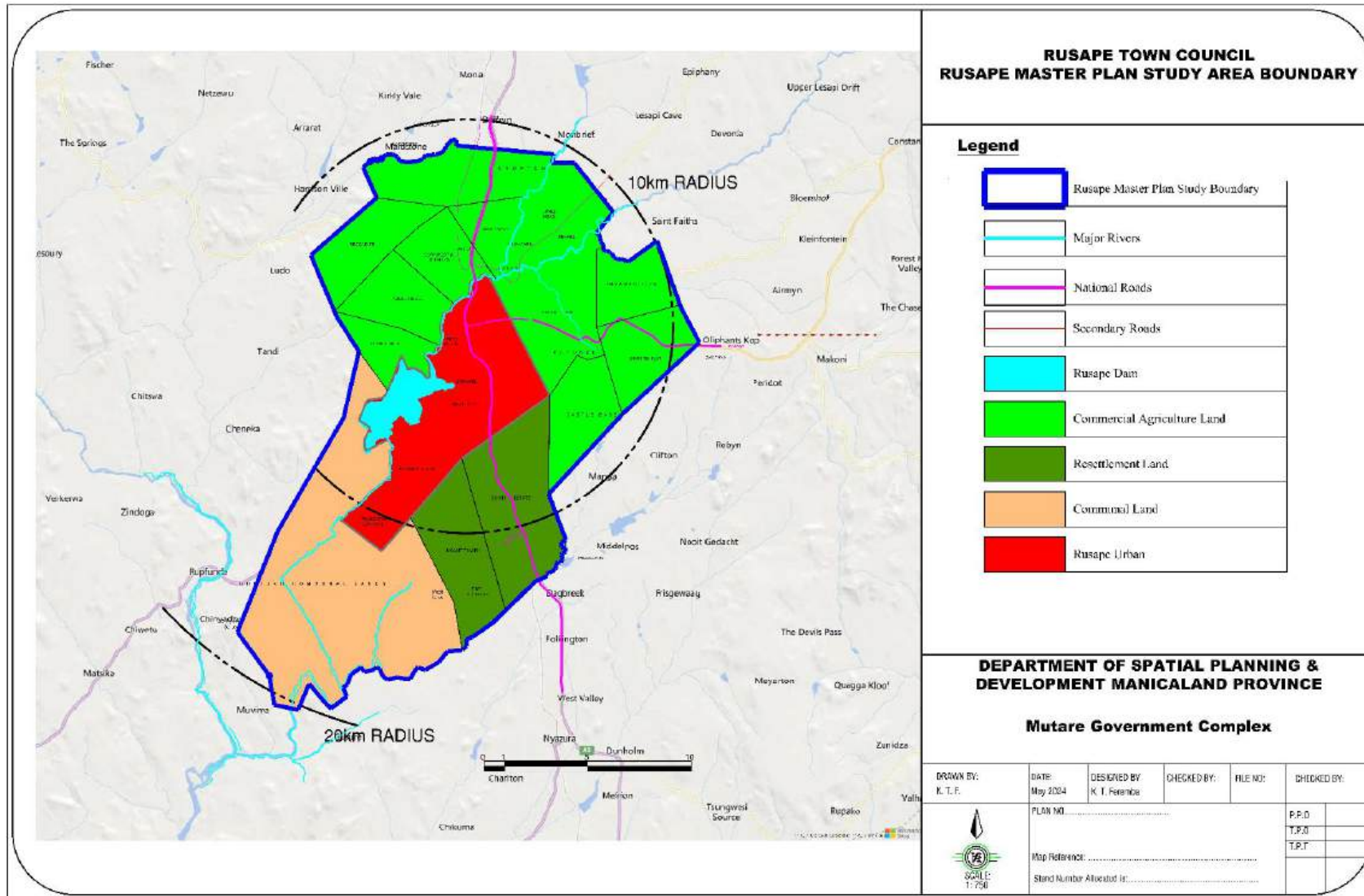
**South Eastern Boundary:** The south-eastern boundary is demarcated by Nyamapembere River, leading to its confluence with Rusape River at the southern tip of the planning area,

**Western Bounds:** The western bounds cut through Chiduku Communal Lands and are defined by the following coordinates: -18.69, 32.05; -18.70, 32.05; -18.70, 32.04; -18.69, 32.03 and -18.67, 32.02,

**Lesapi Falls Estate and Sable Range Estate:** Continuing north, the boundary covers Lesapi Falls Estate and Sable Range Estate, marked by the following coordinates: -18.62, 32.04; -18.57, 32.07; -18.53, 32.06 and -18.50, 32.05, and

**Northern Bounds:** The northern bounds of the Master Plan Area comprise Cornucopia and Alloa Estates, demarcated by Mezi and Matinhidza Rivers.

Figure 1: Rusape Master Plan Boundary





## **2.4 National Spatial Context**

The Master Plan Study Area is strategically located along the Beira Corridor comprising of the Harare–Mutare National Road and railway network that goes all the way to Beira in Mozambique. The Feruka-Msasa fuel pipeline also passes through the Master Plan area. There are other main national roads which links the planning area with the rest of Manicaland province and other provinces such as Masvingo, Mashonaland East. The planning area also connects to the tourist areas of Nyanga, the Eastern Highlands and Chimanimani. The Master Plan Area, therefore; is a strategic national gateway to regional ports and National Tourism Zones.

## **2.5 Regional Spatial Context**

In Manicaland Province, the Rusape Master Plan Area has the second largest urban settlement after the City of Mutare. The province has seven administrative districts, namely; Buhera, Chimanimani, Chipinge, Makoni, Mutare, Mutasa, and Nyanga. Rusape is the administrative centre for two other districts being Nyanga and Buhera, providing the only General Hospital for these Districts. The bulk of the commercial farms in the master plan area produce tobacco that is of national and regional benefit in terms of products supply, income gains across value chains, economic multiplier effects and employment creation at district, provincial and national levels.

## **2.6 Local Spatial Context**

Rusape Master Plan Area is the administrative centre for Makoni District where government offices are located. The two Local Planning Authorities in the Master Plan Area are Rusape Town Council and Makoni Rural District Council. The Administrative Offices for these two local authorities are in Rusape Town.

## **CHAPTER 3: METHODOLOGY**

### **3.1 Introduction**

The techniques, approaches and research methods employed to collect data in the study of the planning area as stipulated in **Section 13 of the Regional, Town and Country Planning Act (Chapter 29:12) of 1996** were premised on the mandatory consultations. According to **Section 13(1) of the RTCP Act (Chapter 29:12) of 1996**, the local planning authority must before undertaking Master Plan preparation ensure adequate consultation on the matters to be included in the plan.

### **3.2 Objectives of the Master Plan**

Current Master Plan has served its purpose and is no longer adequate or appropriate to direct sustainable development;

- a) A plan is needed which will make provision for adequate, appropriate and environmentally sustainable infrastructure;
- b) A plan is needed that will resolve land requirements for current and future developments;
- c) A Plan is needed which will equip Rusape Town Council to manage future developments;
- d) A plan is needed that will help to coordinate public and private sector in achieving sustainable development;
- e) A plan is required for controlling development and ensuring quality urban design according to the overall Vision of Rusape;

#### **3.3.0 Methodology**

The methodology adopted was based on the following principles:

- a) The need to engender a **participatory approach** so that the final proposals are planned with and for all stakeholders;
- b) The need to ensure that the plan preparation process promotes **sustainable development** through capacity building and derivation of shared vision;
- c) The need to adhere to generally agreed upon scientific norms in research and policy formulation.

#### **3.3.1 The following techniques were employed in data collection**

- a) Workshops and meetings;
- b) Questionnaires covering socio-economic data;
- c) Site services and land use analysis;
- d) Traffic and transportation surveys;
- e) District Ward and Stakeholder Focus Group discussions (FDGs);
- f) Secondary data collection and review (making use of already published/official data);
- g) Geographic Information systems;
- h) Data management and Analysis systems;
- i) Key informant interviews;
- j) Informal discussions

### **3.3.1.1 Workshops and meetings**

A project initialisation meeting was held at Rusape Town Council main office boardroom on the 15<sup>th</sup> of April 2024 with RTC technical team were invited and attended so that the project could be explained to them in detail. A technical stakeholders' workshop and meeting was held from the 23<sup>rd</sup> of May, 2024 to the 24<sup>th</sup> of May 2024 at Rusape Town Council Offices in order to review the study findings, validate the Draft Report of Study and to obtain input from technical stakeholders.

### **3.3.1 Questionnaires covering socio-economic data**

Information on Socio-cultural and Economic Conditions was gathered from surveys conducted by the Survey team. The data was also supplemented by a variety of specialised and ad-hock surveys and studies. Information on socio-economic issues was compiled from questioners administered during the social and economic survey for the planning area.

During the social and economic survey, a total of 1000 questionnaires were administered with 916 responses received at a response rate of 91.6%. The respondents were selected using the stratified random sampling method within all suburbs within the planning area as well as Rusape CBD.

### **3.3.2 Site visits and land use analysis**

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

### **3.3.3 Traffic and Transportation Survey**

Traffic counts were conducted along the primary traffic corridors within the Master Plan Area. The data collection points were strategically positioned at three key locations: From Harare, before Rusape CBD along the Harare-Mutare Highway, after Rusape CBD and at St Faiths Mission turnoff along the Rusape- Nyanga road.

The traffic counts were carried out hourly, from 08:00hrs to 18:00hrs, on two distinct days - one weekday and one weekend day. This approach ensured a comprehensive understanding of the traffic patterns on both typical working days and weekends.

### **3.3.4 District Ward and Stakeholder Focus Group Discussions**

The discussions were attended by selected representatives of residents, women/men, youth, special interest groups and religious groups to elicit expert opinion on various socio-economic, planning and environmental data.

### **3.3.5 Secondary Data Collection and Review**

Primary data was obtained from a number of government departments and institutions as elaborated below:

- a) Background information on the town was obtained from the operative Rusape Master Plan of 1996.
- b) The information on finance, housing waiting list, property database, distribution of schools, health facilities as well as sports and recreation facilities was obtained from the Rusape Town Council records;

- c) Information on land ownership was obtained from District Administrator's office at Chingaira building;
- d) Information on mining claims was requested from the Ministry of Mines and Mining Development Cadastre office.
- e) Information on population composition and employment trends and figures was obtained from the central statistical office ZIMSTATS
- f) All information on mapping was obtained from the Surveyor general's office;
- g) Minerals Map and Other information was obtained from the geological survey department and the national herbarium

### 3.3.7 Geographic Information systems

- a) **Energy and Infrastructure** - Information on existing as well as planned economic infrastructure was obtained from Rusape Town Council Engineering and Town Planning Department. The available information included GIS (AutoCAD Shape files) files for sewer, water mains, trunk mains, electricity, gravel roads, urban roads, stands and culvert pipes;
- b) **Land Utilisation and Potential Developable land**- The numerous abovementioned shape files when incorporated into one map coupled with land ownership information obtained from the District Administrator's Office provided a basis to study the land utilisation and potential developable land within the planning area;
- c) **Agriculture and Irrigation** - Rusape Town Council's engineering and Town Planning department also has GIS (AutoCAD Shape files) files for all farms within the planning area which informed the Survey team of the agricultural land within the planning area.
- d) **Water Allocation** - Information pertaining to water allocation was requested from the Zimbabwe National Water Authority (ZINWA) vis-à-vis the existing water mains infrastructure information obtained from Rusape Town Council;
- e) **Assessment of the Biophysical Environment** - Information pertaining to climate and weather was obtained from the Meteorological Services Department in Belvedere Harare as well as existing information online. Geology and Soils maps as well as Topographic and relief maps were obtained from the surveyor general's office to determine as well as evaluate geology and soils as well as vegetation within the planning area respectively. Hydrology and drainage information was based on the run off data from ZINWA.

### 3.3.8 Key stakeholder engagements, consultations and interviews;

In understanding of the planning and development problems affecting the planning area and the future planning needs, a number of formal and informal discussions with representatives of various organisations;

- i. Various Rusape Town Council Departments;
- ii. Ministry of Health and Child Care;
- iii. Ministry of Home Affairs and Cultural Heritage;
- iv. Ministry of Industry and Commerce;
- v. Ministry of land, agriculture, Fisheries and Rural Development;
- vi. Ministry of National Housing and Social Amenities;

- vii. Ministry of Sports, Recreation, Arts and Culture;
- viii. Ministry of Local Government and Public Works;
- ix. Ministry of Environment, Climate and Wildlife;
- x. Ministry of Energy and Power Development;
- xi. Ministry of Tourism and Hospitality Industry;
- xii. Ministry of Primary and Secondary Education;
- xiii. Ministry of Higher and Tertiary Education;
- xiv. Ministry of Transport and Infrastructure Development;
- xv. Ministry of Youth Empowerment and Development and Vocational Training;
- xvi. Ministry of Information Communication Technology and Courier Services;
- xvii. Ministry of Mines and Mining Development
- xviii. Makoni Rural District Council (MRDC)
- xix. Zimbabwe National Statistics Agency (ZIMSTATS)
- xx. National Railways of Zimbabwe (NRZ);
- xxi. Zimbabwe National Water Authority;
- xxii. Chief Makoni
- xxiii. Forestry Commission;

### **3.3.9 Informal Discussions**

To increase the spread of the study and by extension its accuracy, a number of informal discussions were undertaken. These included discussions with vendors within the planning area, citizens at social gatherings and shopkeepers manning different commercial properties in the planning area.

### **3.4 Data Management and Analysis**

The Primary and Secondary Data collected was analysed using Statistical Package for Social Sciences (SPSS), Microsoft Excel qualitative data analysis, QGIS Software and qualitative interpretation. A report of Study which gives an account of the findings of the investigations was then prepared. Information summaries are also given in the report through other illustrative materials such as maps, tables, graphs and pictures.

## **CHAPTER 4: PHYSICAL CHARACTERISTICS**

### **4.0 Introduction**

Globally, Zimbabwe is party to the Convention on Biological Diversity (CBD), having signed the convention in June 1992 and ratified it in November 1994. It is party to other global multilateral environmental agreements – the Cartagena Protocol on Biosafety (ratification May 2005); Nagoya Protocol on Access and Benefit Sharing (accession November 2017); Convention on International Trade in Endangered Species of Wild Flora and Fauna (CITES, accession 1981); Convention on the Conservation of Migratory Species of Wild Animals (a party since 2012); International Treaty on Plant Genetic Resources for Food and Agriculture (ratification 2005); International Plant Protection Convention (2002); Basel Convention on the Control of Transboundary Movements of Hazardous Wastes and their Disposal (accession March 2012); Rotterdam Convention on the Prior Informed Consent Procedure for Certain Hazardous Chemicals and Pesticides in International Trade (accession March 2012); United Nations Framework Convention on Climate Change (ratification 1992); and UN Convention to Combat Desertification (ratification September 1997).

In addition to ensuring that the above cited multi-lateral conventions and treaties are engendered by the Rusape Master Plan, the policy document must also provide implementation measures to achieve the 2030 Agenda for Sustainable Development and ultimately the Sustainable Development Goals. Such measures will increase access to reliable and renewable energy (SDG 7.1 and 7.2); enhance sustainable management of natural resources (SDG 12.2); strengthen resilience and adaptation to disasters (SDG 13.1); ensure the conservation, restoration and sustainable use of ecosystems and services (SDG 15.1); and reduce habitat degradation, halt biodiversity loss and preventing extinctions (SDG 15.9).

#### **4.1.1. Climate**

Generally, the Rusape Master Plan Area experiences tropical climate with dry cool winters and hot wet summers. Key climate aspects, as recorded during the last 30 years are illustrated below:

**Figure 2: Rusape Master Plan Area Climate Graph**

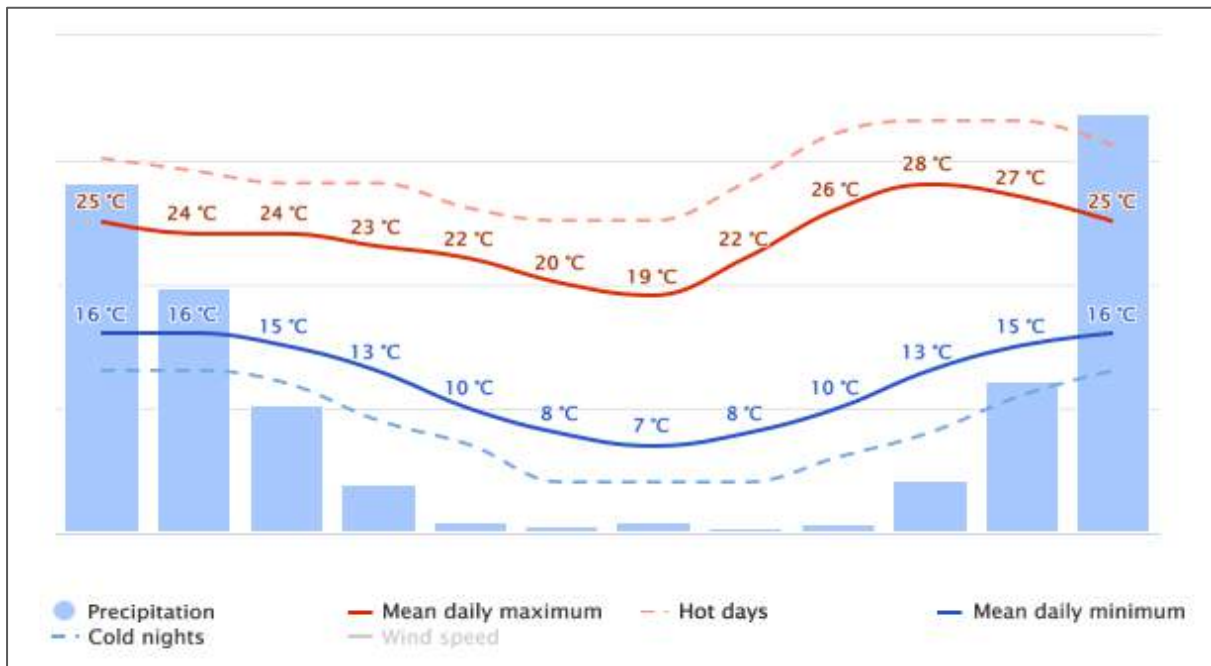
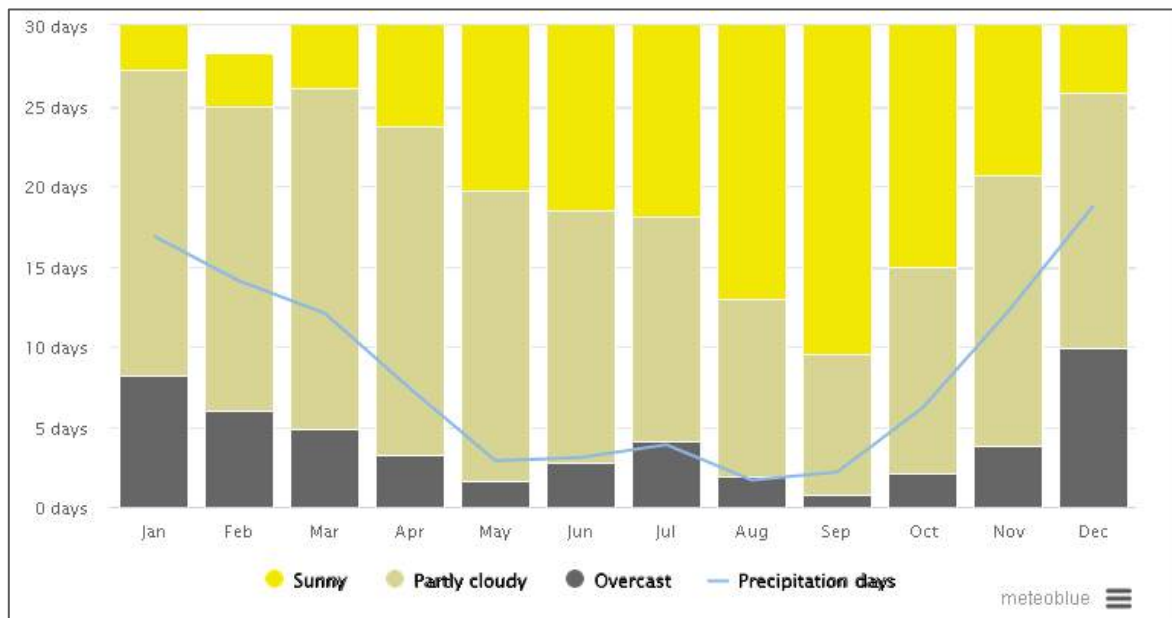


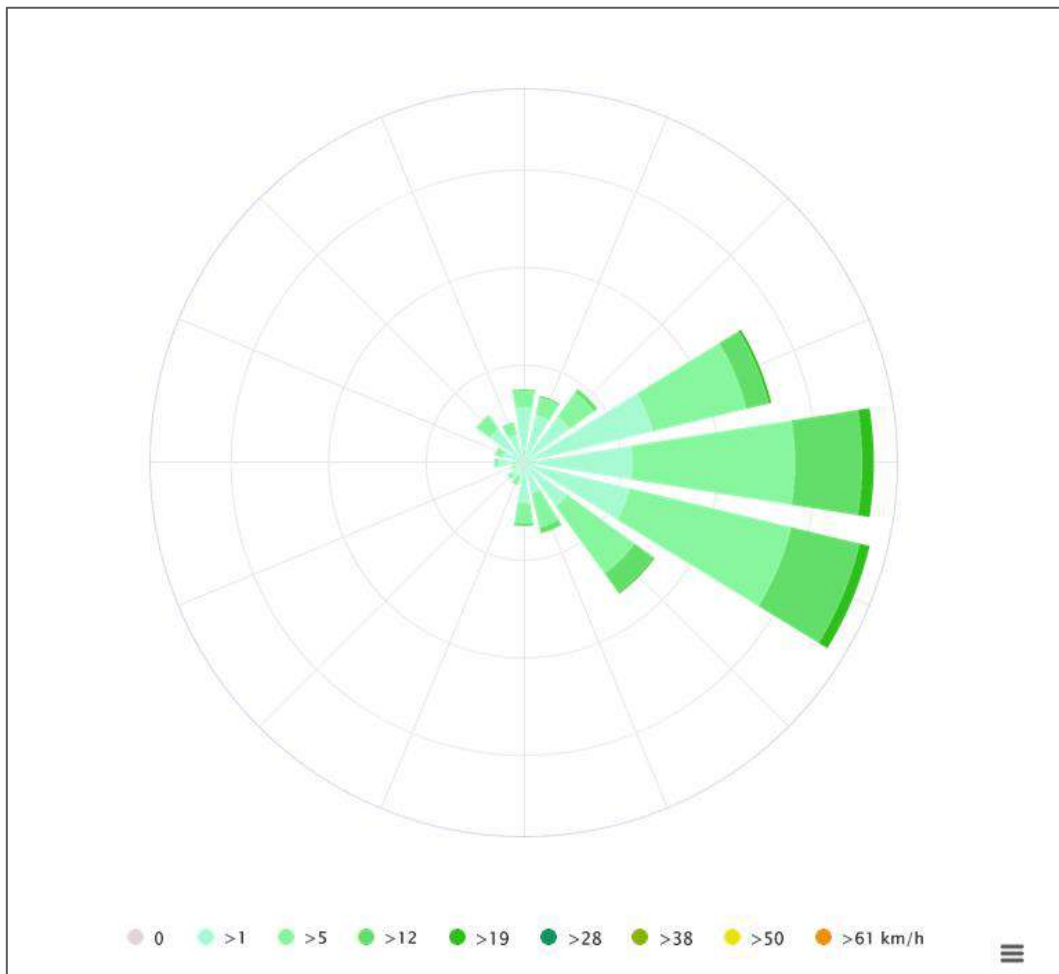
Figure 3 shows the monthly number of sunny, partly cloudy, overcast and precipitation days. Days with less than 20% cloud cover are considered as sunny, with 20-80% cloud cover as partly cloudy and with more than 80% as overcast.

**Figure 3: Cloud Cover**



The wind rose for Rusape Master Plan Area in figure 4, shows prevalent cardinal direction of wind movement in the Master Plan Area. Generally, wind blows from South-East (SE) to North-West (NE). Wind direction is a key consideration for land-use zoning during the formulation of policies and plan proposals for the master plan area.

**Figure 4: Rusape Master Plan Area Wind Rose**



**4.1.1.1 Climate trends in the Master Plan Area between 1979 - 2023**

The trend has been increasing air temperatures and extreme weather events such as heat waves, droughts, floods and storms in the Master Plan Area. This is illustrated in figures 5 below:

**Figure 5: Temperature Trends in the Master Plan Area over 40 Years**



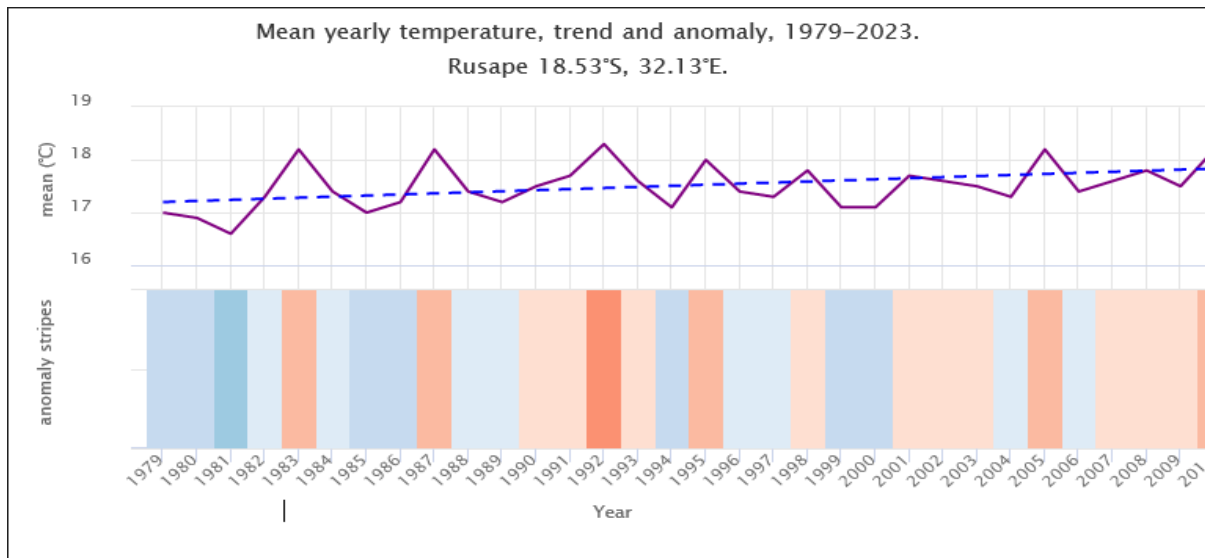


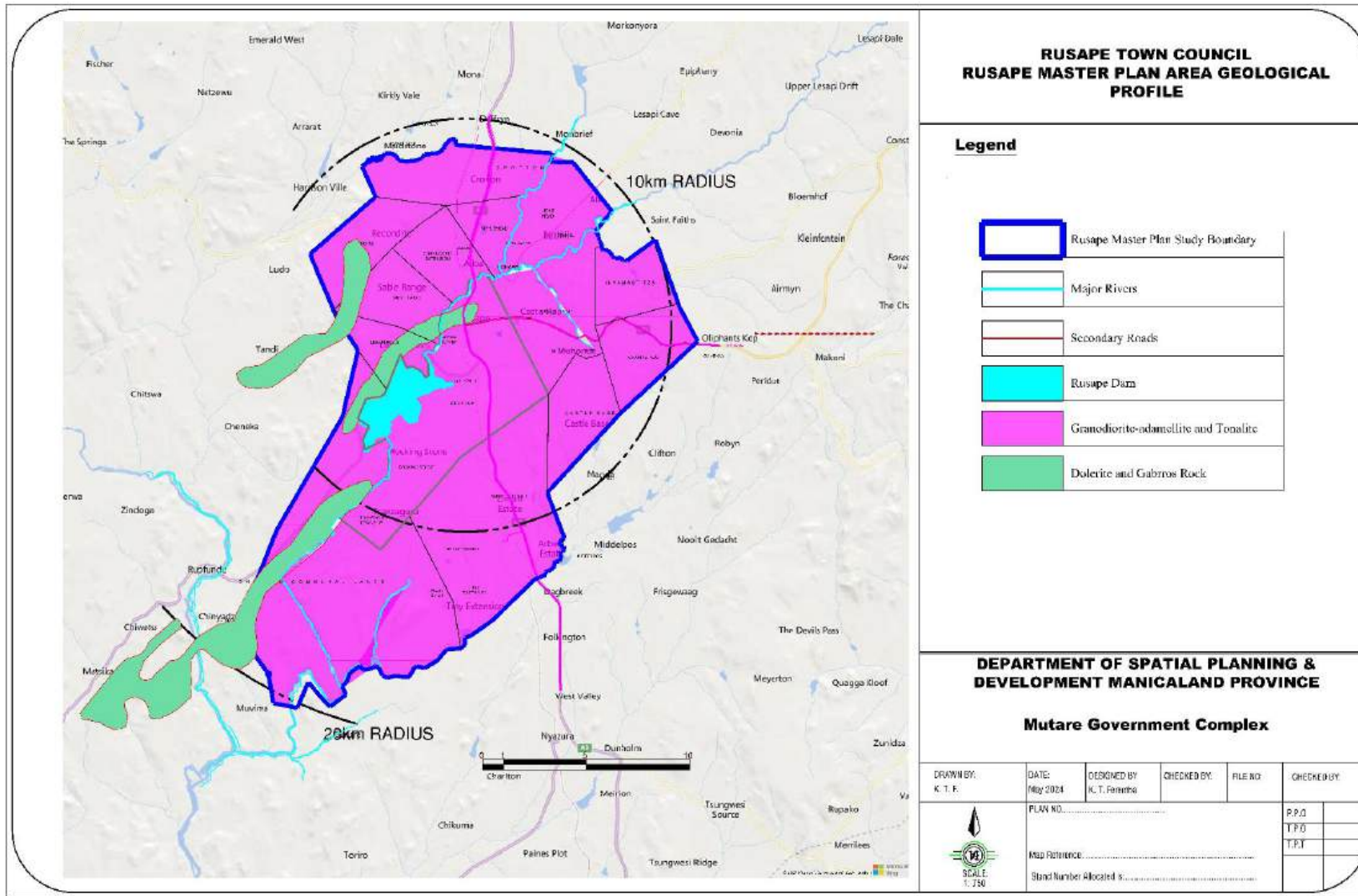
Figure 5 shows the temperature trend for every month since 1979 and up to 2023. The red months were warmer and blue months were colder than normal. Generally, the temperature has been gradually rising in the area since 1979 and this is consistent with global climate models which indicate that most of southern Africa, including Zimbabwe, will experience temperatures 2 °C to 4 °C higher than the 1961-1990 baseline in the coming decades, while the onset of rains will be less dependable and droughts and floods will be more frequent and severe.

The impacts of climate change observed in the Master Plan Area will affect development and food security.

#### 4.1.2 Geology and soils

The overall Zimbabwe geological map shows that two rock types are dominant in the Rusape Master Plan Area. These are Dolerite and Gabrros rock deposits which has a mineral deposit potential to yield Nickel, Copper, Titanium and Black Granite. The second rock type is granodiorite-adamellite and tonalite. This has a mineral potential deposit of fluorite and uranium. The spatial distribution of the above rock types in the Master Plan Area is illustrated in figure 6 according to the Zimbabwe Geological map colour codes: -

Figure 6: Rusape Master Plan Area Rock Profile



### 4.1.3 Vegetation

There are five (5) main vegetation types in the Rusape Master Plan Area as described below:

#### 4.1.3.1 Miombo Woodland with *Brachystegia glaucescens*

This covers most of the hilly areas in Chiduku Communal Area. This vegetation species includes *Brachystegia glaucescens* and *Julbernardia globiflora*, *Kirkia acuminata*, *Androstachys johnsonii*, *Combretum apiculatum*, *Psydrax livida* and *Gardenia volkensii*.



#### 4.1.3.2 Miombo woodland with *Brachystegia spiciformis*

These are big trees found along the Harare-Mutare Road.



#### 4.1.3.3 Wooded grassland

The wooded grassland is commonly found in resettlement areas and on previously cultivated land on commercial farms. These species include *Combretum zeyheri*, *Diplorhynchus condylocarpon*, *Bolusanthes speciosa*, *Acacia nilotica*, *Lippia javanica*, *Peltophorum africanum* and *Gymnosporia senegalensis*. This type of vegetation is highly flammable during the dry season and it poses a high risk of veld fire occurrence in the planning area.

#### 4.1.3.4 Cultivated Areas

Cultivation along the highway is being practiced by both small- and large-scale farmers with maize and tobacco fields clearly identified. Species also found within the vicinity of these cultivated land areas include *Bidens pilosa*, *Bothriochloa insculpta*.

#### 4.1.3.5 Eucalyptus Plantation

The Eucalyptus plantations are found in Tsanzaguru. Other species associated with these plantations include *globiflora*, *Bobgunia madagascariensis*, *Burkea Africana*, *Albizia amara*, *Securidaca longepedunculata* and *Terminalia sericea*.

### 4.1.4 Threats to Vegetation and Bio-diversity

The threats to biodiversity in the Master Plan Area include agricultural expansion, infrastructural development, and encroachment by settlements, and over-reliance on wood energy, pollution, invasive alien species and climate change.

#### 4.1.5 Topography and Hydrology

The Rusape Master Plan Area lies within the Save Catchment Area which is one of Zimbabwe’s seven river systems for water resources planning and management. For each river system a catchment council is responsible for planning and managing water resources including the production of a catchment outline plan, considering and granting applications for water allocations. The Save Catchment Area, shared between Zimbabwe and Mozambique, contains strategic largescale commercial areas, and densely populated rural areas. It is dominated by three (3) large dams, Osborne, Rusape and Ruti Dams, which are managed by the Zimbabwe National Water Authority.

Two major rivers, Rusape and Macheke influence the topology and drainage characteristics of the area. Smaller tributary rivers are Chitora, Mvurachena, Mhanda, Nyamapembere, Nyamuguri and Nyamasvitsi. The largest water body in the Rusape Master Plan Area is the Rusape Dam. All river systems in the Master Plan Area drain from the northern bounds of the area and towards the southern bounds as illustrated by the hydrological map below.

#### 4.1.5 Wetlands

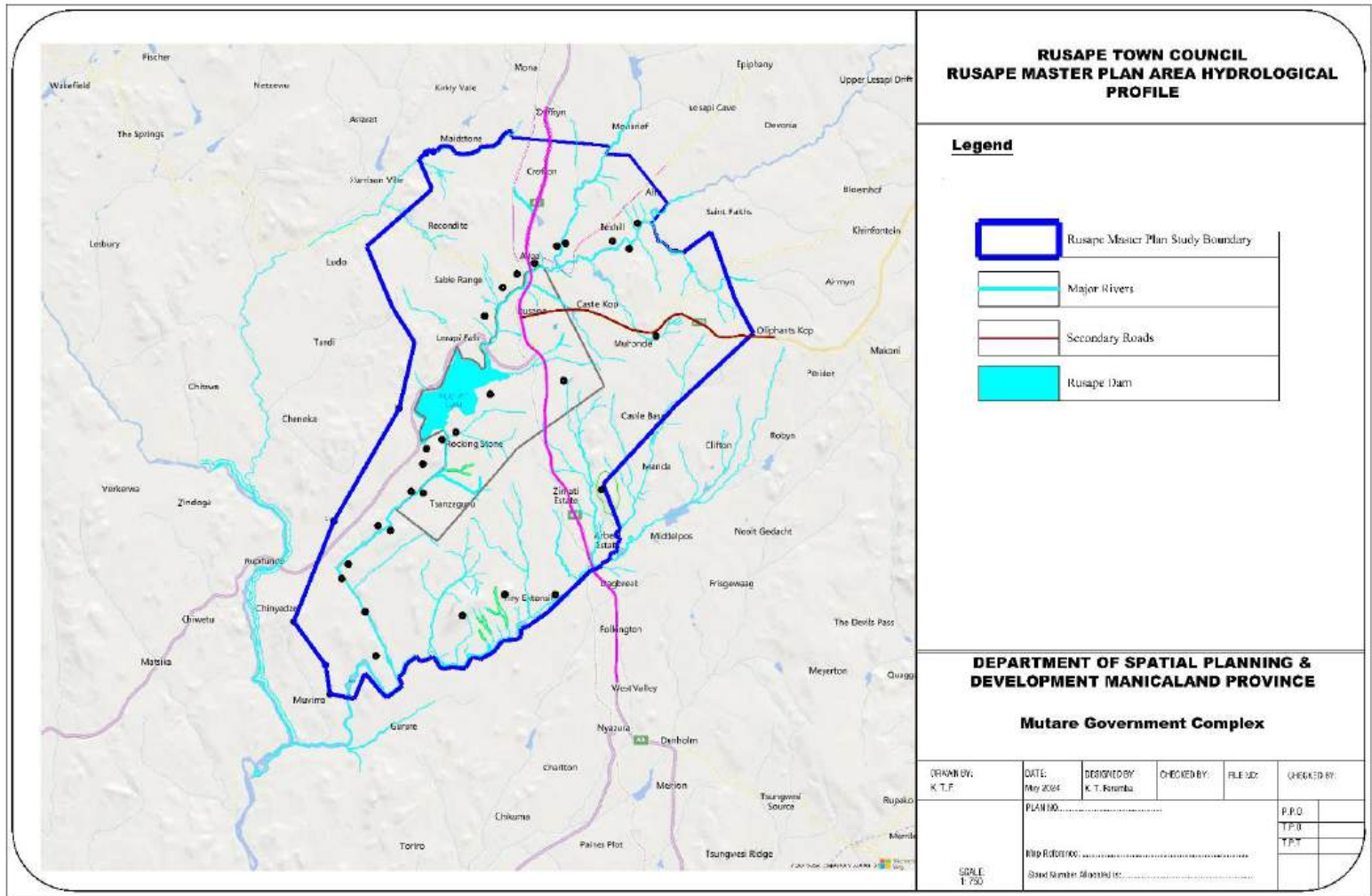
Three wetlands in the Master Plan Area have been invaded by urban developments. These wetlands are given in the Table 1 below:

**Table 1: Rusape Master Plan Wetlands**

<i>Name of wetland</i>	<i>Description</i>	<i>Suburb location</i>	<i>Number of housing units</i>	<i>Name of developer</i>	<i>Proposed mitigation</i>
<i>Magamba</i>	Perennial wetla ND with grasses	Magamba, Rusape	5	Rusape town	5 Housing stands to be relocated
<i>Mabvazuwa</i>	Semi-permanent wetland	Mabvazuwa, Rusape	55	Rusape town	Stands to be relocated
<i>Tsanzaguru</i>	2.3 km Waterway wetland	Tsanzaguru	0	Rusape town council	Wetland area to be demarcated

**Source: Environmental Management Agency 2024**

Figure 7: Rusape Master Plan Hydrological Profile



## CHAPTER 5: LAND USE AND LAND OWNERSHIP

### 4 Introduction

Land in the Master Plan Area is under private and public ownership. Land under MRDC administration is in three distinct ownership categories. Commercial Farms leased out by the Ministry of Lands and Resettlement under the 99-year lease programme together with resettlement areas consisting of A2 farms. Rusape urban comprises of privately owned properties, local authority and state land. Communal land is under the administration of local headmen and chiefs. The table below shows the land under MRDC within the Rusape Master Plan Study Area Boundary.

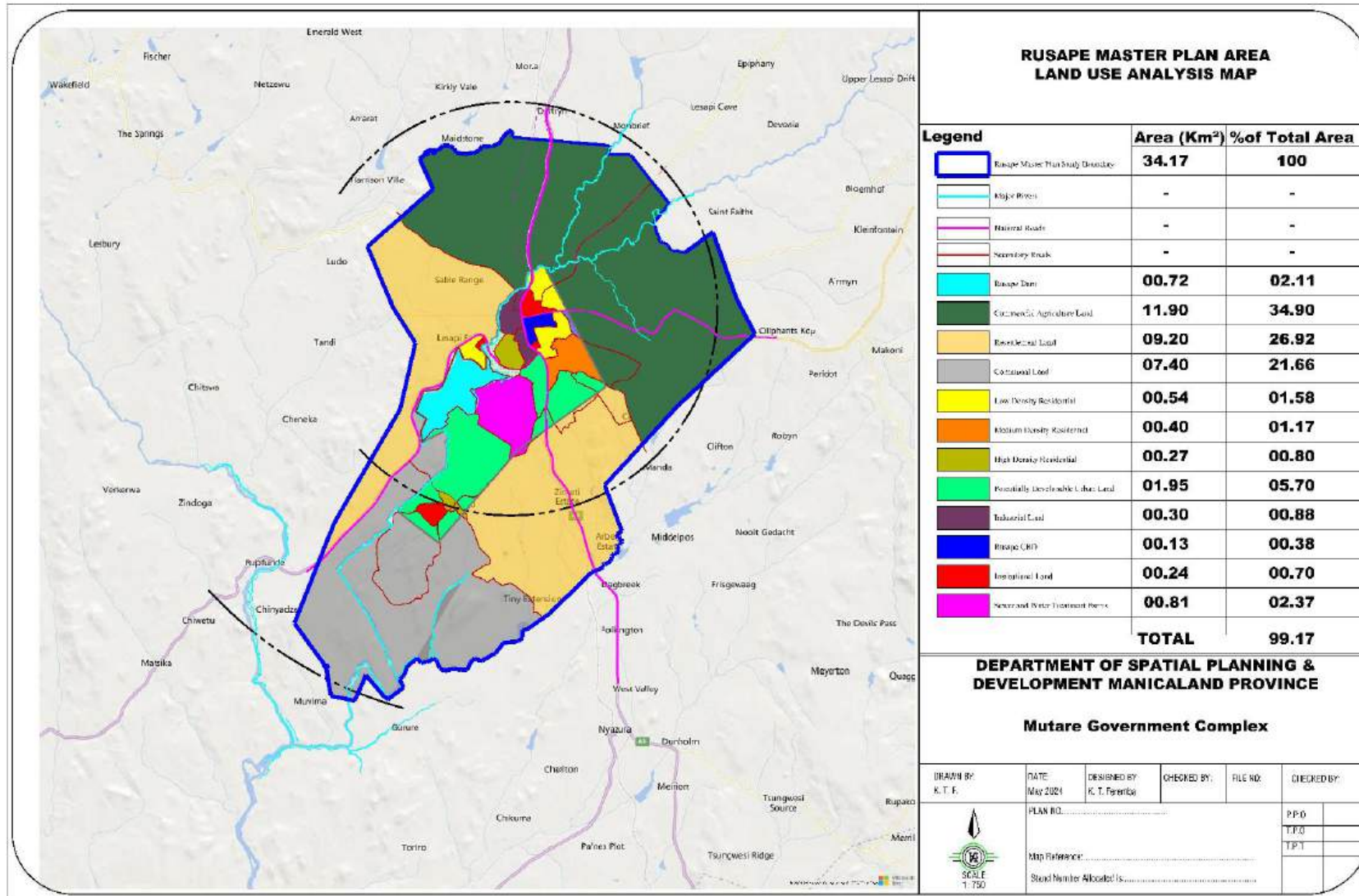
**Table 2: Land Composition**

COMMERCIAL FARMS	RESETTLEMENT AREAS	COMMUNAL AREAS
Lesapi Falls	Zimati Estate	Chiduku Communal Land
Sable Range	Mount Tikwiri	
Recondite	Tiny Extension	
Alpha		
Cornucopia		
Bata		
Gamma		
Alloa		
Ripplemead		
New Haven		
Lion's Head		
Bexhill		
Alley		
Inyamastitza		
Castle Kop		
Muhonde		
Granite Flat		
Castle Base		

### 5.1 Land Utilization in the Master Plan Area

The current Rusape Master Plan Area land utilization composition is shown in the figure below: -

Figure 8: Rusape Master Plan Area Land Use Map



As depicted in the land analysis Map above, Rusape Urban has eight (8) land use categories. Residential suburbs are divided into three zones, namely; low density residential zones located to the north and east of the current Rusape Town centre. Low density residential zones comprise 1.58% of the Total Rusape Master Plan Area. Medium density suburbs located to the south and east of the current town centre comprise 1.17%, while high density zones located due south and west comprise only 0.80%.

Industrial and institutional zones are located at the centre of the Master Plan Area comprising of 0.38% of total land while the industrial zone and institutional land comprise 0.88% and 0.70% respectively. The remainder of the Rusape Master Plan constitutes of Commercial Agricultural Farms which constitute 34.90% of the Master Plan Area, and resettlement and communal areas constituting 26.92% and 21.66% of the total land respectively.

## **5.2 Potentially Developable Land**

A total of 1.95km<sup>2</sup> of land within the current Rusape Town boundaries and constituting 05.70% of the total Rusape Master Plan Area is currently undeveloped. This land, comprising of a Portion of Rocking Stone Farm is located due south of the current Rusape C.B.D.

The land, is located downstream of Rusape River and is of lower elevation to the existing Council Sewer Treatment Plant meaning that alternative sewer disposal systems have to be considered before development.

## **5.3. Periphery Developments under Makoni Rural District Council (MRDC)**

### **5.3.1. Lesapi Falls**

Lesapi Falls in terms of the approved subdivision layout is for mixed density residential development.

### **5.3.1. Alloa Farm**

Alloa Farm in terms of the approved subdivision layout is for low density residential housing development.

### **5.3.2. Cornucopia**

At Cornucopia Farm under the Roman Catholic Church there is a proposal for the development of educational institutions, including a Primary School, Secondary Schools and Tertiary Training Centre.



### **5.3. Potential for Tourism**

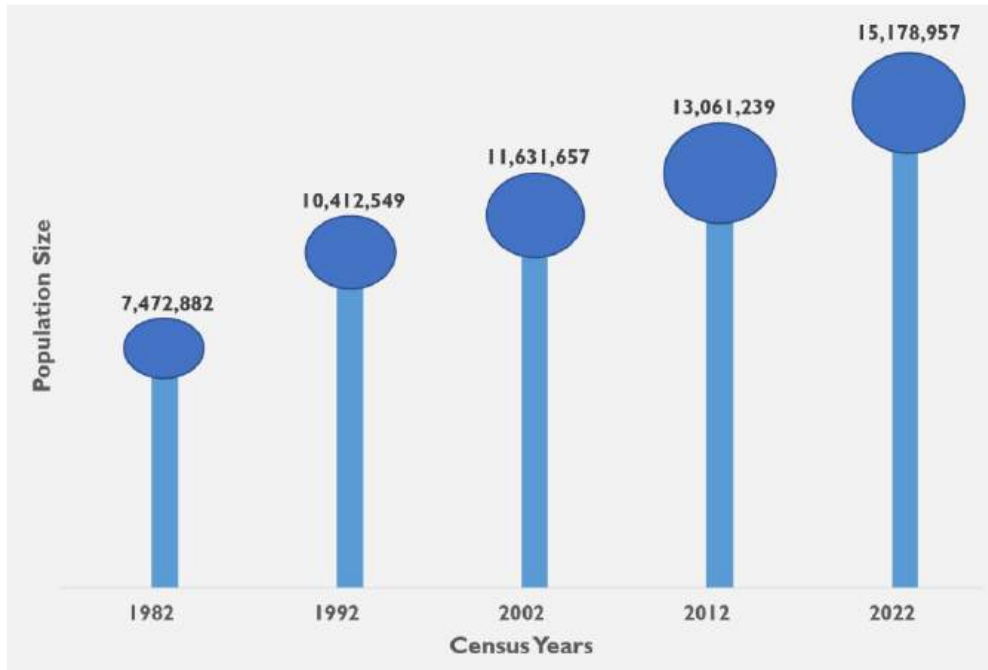
Rusape Dam and Mt Tikwiri are the main natural and scenic tourist attractions in the Master plan area. However, Rusape is advantageously located as the gateway to the Eastern Highlands Tourism Development Zone (TDZ). The TDZ has a scenic hinterland with a wide variety of tourist attractions which include mountains, forests, waterfalls, tea estates and forestry plantations. Tourism activities in the area include; scenic drives, mountain climbing, horse riding, cycling, trout fishing, soft adventure along the Pungwe River and Mtarazi Falls, golfing and cultural tours.<sup>3</sup> There is, therefore, huge potential in the Rusape Master Plan area for the provision of rest, accommodation and ancillary amenity facilities to support the Eastern Highlands TDZ.

## CHAPTER 6: POPULATION

### 6.0 Introduction

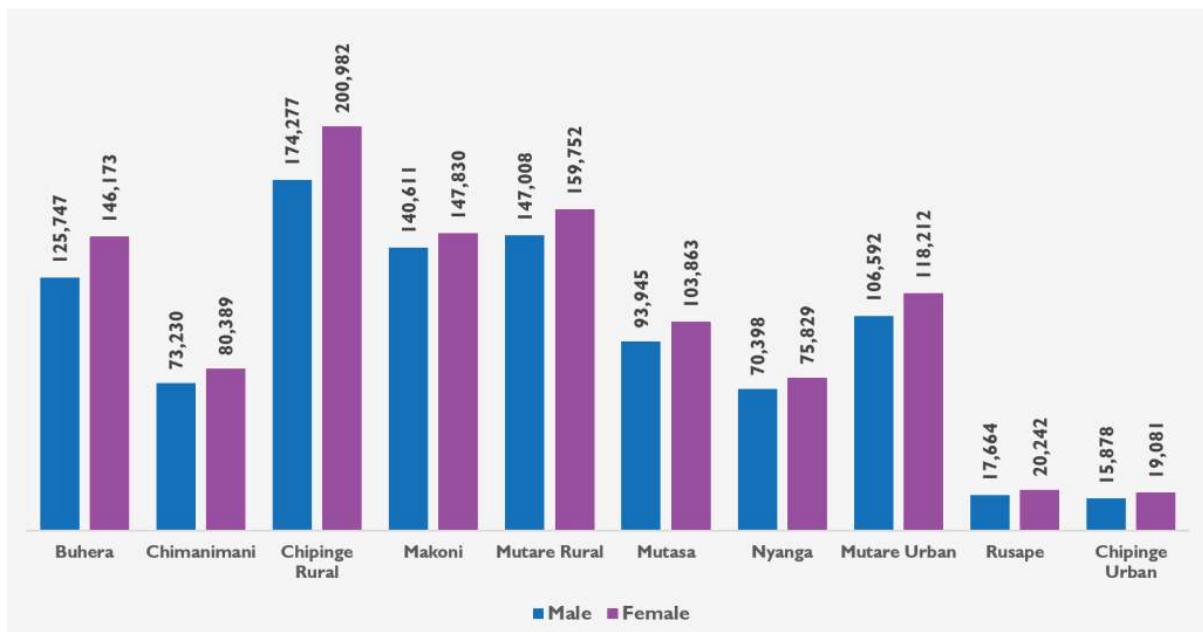
According to the Zimbabwe National census, the population size of Zimbabwe as at 20th April 2022 was **15,178,957**.

Figure 9: Population Size for 1982 to 2022 censuses



### 6.0.1 Distribution of Manicaland Province's population by sex and District

Figure 10: Population Distribution in Manicaland Province



## 6.1 POPULATION TRENDS IN THE PLANNING AREA

### 6.1.1 Rusape Social Demographic Characteristics

Table 3: Rusape Key Demography Indicators

**TABLE 3: RUSAPE KEY DEMOGRAPHY INDICATORS**

<i>SELECTED INDICATOR</i>	<b>VALUE</b>
<b>DEMOGRAPHY</b>	
<i>Total Population</i>	37,906
<i>Proportion of Child population (%)</i>	42.9
<i>Proportion of Youth age 15-24 (%)</i>	20.6
<i>Proportion of Children below 5 years (%)</i>	11.9
<i>Proportion of women in Child bearing age of 15-49 (%)</i>	30.3
<i>Proportion of Urban (%)</i>	100
<i>Average Household Size</i>	3.6
<i>Proportion of Primary School Age population 6-12 (%)</i>	17.5
<i>Proportion of Lower Secondary School age population 13-16 (%)</i>	8.8
<i>Proportion of Population 5-9 (%)</i>	12.5
<i>Proportion of population 10-14 (%)</i>	12.8
<i>Proportion of population 15-19 (%)</i>	11.2
<i>Proportion of Population 20-24 (%)</i>	9.4
<i>Proportion of Emigrants (%)</i>	3.9
<b>Source: ZIMSTATS 2022 Population Census</b>	

Table 3 above indicates that the Master Plan area intercensal population increased from 31,080 in 2012 to 37,906 in the just concluded 2022 census, an intercensal growth rate of just under 22%. If this growth rate persists to the next census, Rusape's population is anticipated to reach 46,245 by 2032.

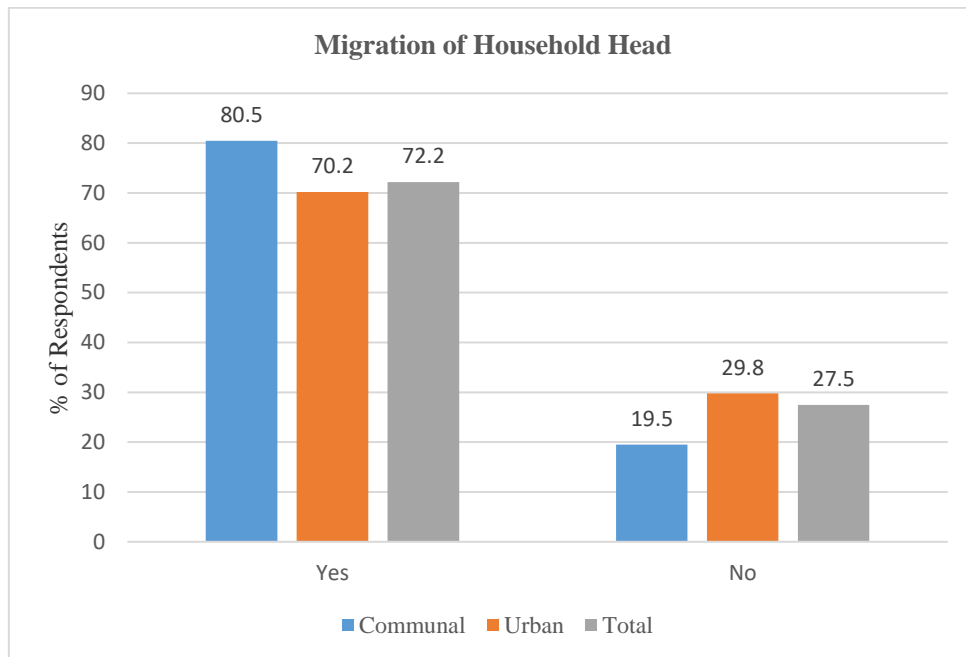
42.9% of master plan populace is made up of child population of under 15 Years that is further split as 12.5% in the 5-9 age group, 12.2% in the 10 – 14 age group and 11.9% of the child population group (14 years and under) being below 5 years of age. 17.5% of the master plan population are in the primary school age population of 6 to 12 years and 8.8% being in the lower secondary school age population of 13 to 16 years.

The youth age group of 15 -24 years of age makes up 20.6% of master plan population split as 11.2% in the 15-19 age group and 9.4% in the 20-24 age group. 30.3% of the women in master plan area are in the Child bearing age between 15 to 49 years.

3.9% of the population left the master plan area and Zimbabwe for foreign countries.

### 6.1.2 Migration

Figure 11: Migration of Household Head



The study results shown on Figure 11 above indicates that the majority of the planning area populace being 72.2% resided in the planning area since birth with 27.8% having migrated to the planning area after birth.

Figure 12: Reasons for Migration to Rusape

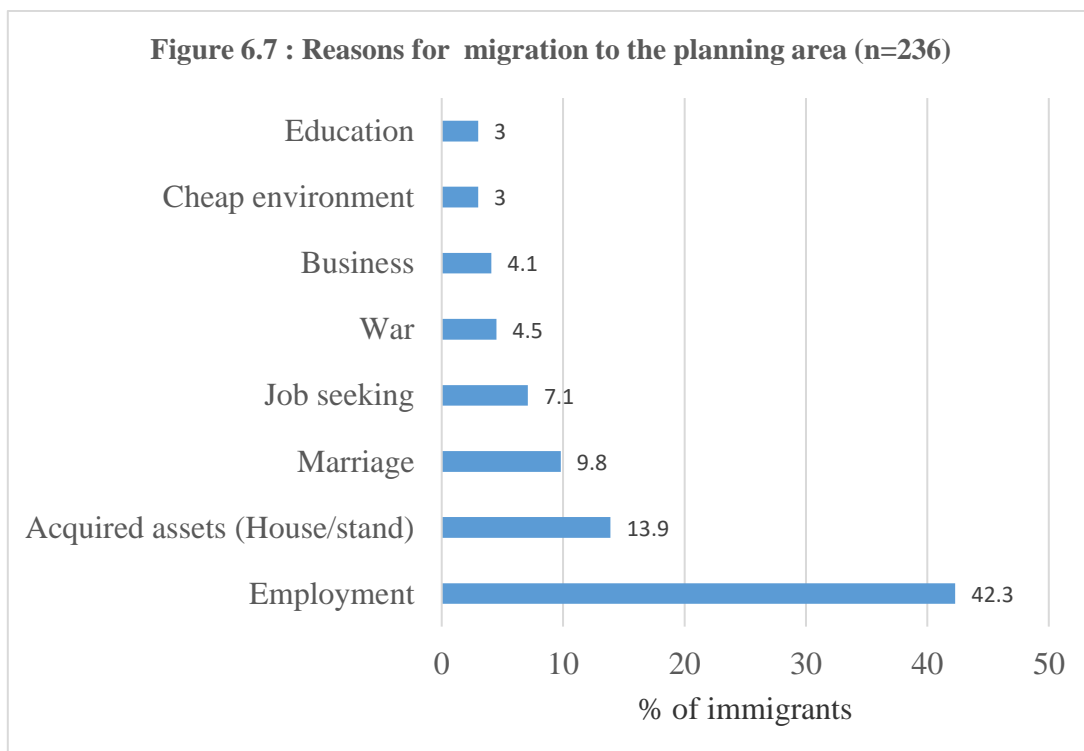
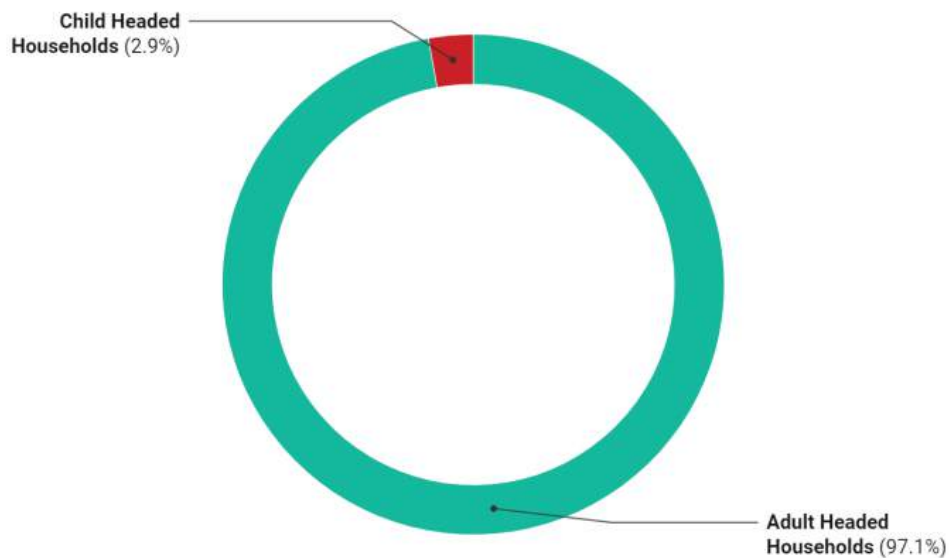


Figure 12 summarises the major reasons cited by respondents for migrating to the planning area. Leading causes of migration were employment (42.3%), acquired assets (13.9%), marriage (9.8%) and job seeking (7.1%). Other reasons were war of liberation (4.5%), business (4.1%), cheap and friendly environment (3%) as well as education (3%).

### 6.1.3 Household Headship

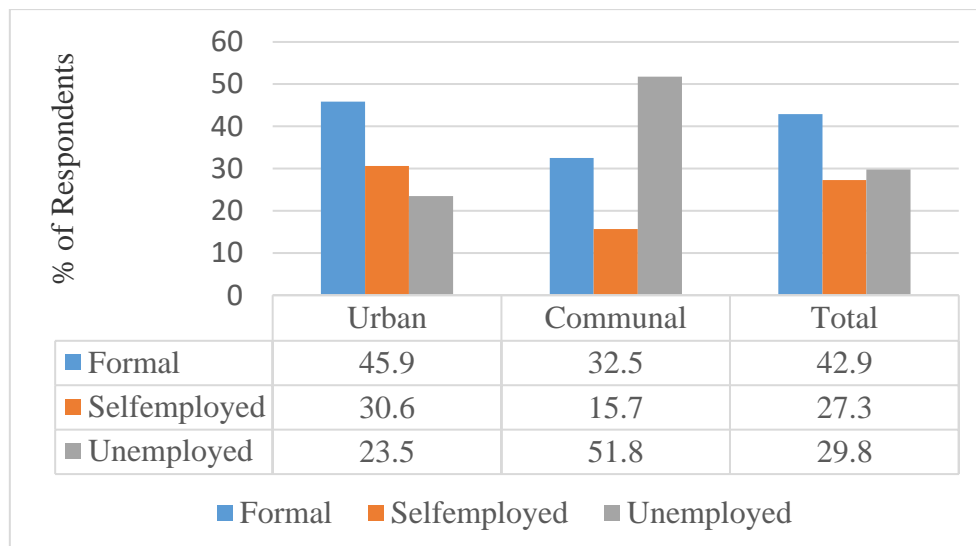
Figure 13 below indicates that an alarming 2.9% of the households in the whole of Manicaland province were headed by children with 97.1% of households rightfully headed by adults.

Figure 13: Distribution of Child-Headed and Adult-Headed Households: Manicaland



### 6.1.4 Employment Information

Figure 14: Occupation of Household head by Area



Based on the study, Figure 14 above indicates the nature of employment of the household heads in the planning area. 42.9% of the respondents were formally employed with 27.3% self-employed and the remaining 29.8% unemployed. The rate of unemployment is higher in

communal areas at 51.8% of respondents compared to just 23.5% in the Rusape Urban area. Self-employment opportunities by large diminish in the communal areas with just 15.7% of respondents who reside in communal areas within the planning area being self-employed against 30.6% in Rusape Urban.

#### 6.1.4.2 Employment Status of household members

Figure 15: Employment Status of Household members

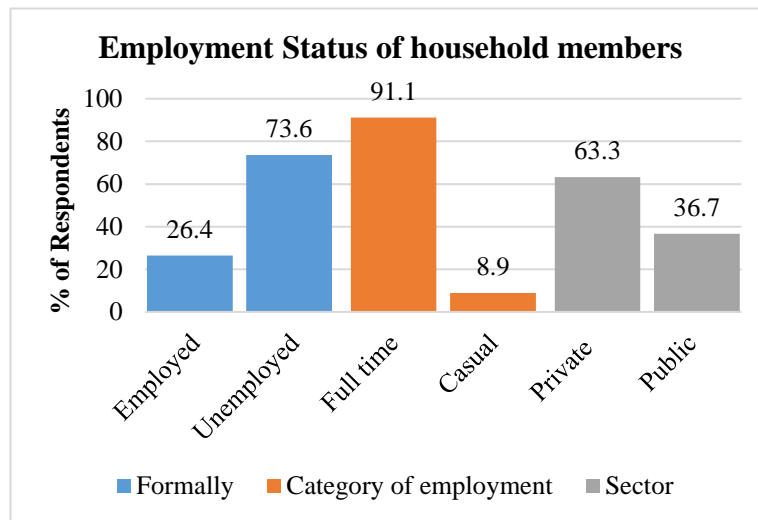


Figure 15 is a summary of employment data in planning area based on socio economic study of the planning area. The Figure shows that from a total of 2,868 household members, 756 are formally employed representing 26.4% of all sampled household members. Of the 756 employed members, 91.1% were on fulltime employment while the remaining 8.9% are casual workers. When asked to indicate in which sector they worked in, 63.3% are in the private sector and 36.7% are in the public sector.

#### 6.1.4.3 Relationship between Employment Sector and Tenure of land

Table 4: Employment Sector & Tenure of land relationship

SECTOR	TENURE OF LAND				TOTAL
	FREEHOLD	LEASEHOLD	DON'T KNOW	OTHER	
<i>Private</i>	56.3%	17.1%	25.1%	1.5%	64.8%
<i>Public</i>	29.6%	42.6%	25.9%	1.9%	35.2%
<i>Total</i>	46.9%	26.1%	25.4%	1.6%	100.0%

Table 4 above illustrates the relationship between employment sector and ownership/tenure of land which has a bearing on household demand. Findings show that 46.9% of the respondents hold land under freehold title while 26.1% is on leasehold agreements. 56.3% of land owners who freehold interests in the parcel of land they occupy are employed in the private sector with just 29.6% being employed in the public sector. In the converse 42.6% of respondents employed in the public sector occupy their dwellings on leasehold terms compared to just 17.1% of respondents employed in the private sector.

## 6.2 POPULATION DISTRIBUTION PER WARD

### 6.1.2 DISTRIBUTION BY WARD AND GENDER

Table 5: Distribution by Ward & Gender

Rusape District			
	Population		
	Male	Female	Total
Ward 01	1,792	2,098	3,890
Ward 02	662	750	1,412
Ward 03	617	734	1,351
Ward 04	1,442	1,583	3,025
Ward 05	1,043	1,274	2,317
Ward 06	3,224	3,784	7,008
Ward 07	330	407	737
Ward 08	2,514	2,880	5,394
Ward 09	3,766	4,400	8,166
Ward 10	2,278	2,328	4,606
<b>Total</b>	<b>17,668</b>	<b>20,238</b>	<b>37,906</b>

Source: ZIMSTATS 2024

All the 10 wards in the planning area have more female population compared to male population. Ward 9 constitutes 21.54% of the planning area population followed by wards 6, 8, 10 and 1 constituting 18.49%, 14.23%, 12.15% and 10.26% respectively. By comparison wards 4, 5, 2, 3 and 7 amount to 7.98%, 6.11%, 3.73%, 3.56% and a just 1.94% of the planning area Population as a whole respectively.

## CHAPTER 7: SOCIO-CULTURAL AND ECONOMIC ACTIVITIES

### 7.1.1 HOUSING

Housing is an essential part of the foundation required by individuals for them to participate fully in the community, this is according to the United Nations Conference on Human Settlements (UNCHS, 2000).

The current housing waiting list as at 17 April 2024 stands at a combined total of 6,971 split as **2,418** for high density stands, **2,425** for **medium density** stands and **2,128** for **low density** stands.

Currently residential suburbs within the planning area have a combined total of **12,892 residential stands** distributed as shown in Table 6 below.

**Table 6: Distribution of residential stands**

<i>LOCATION</i>	<i>DENSITY</i>	<i>NUMBER OF STANDS</i>
<i>VENGERE</i>	High Density	3,750
<i>MAGAMBA</i>	Medium Density	1,214
<i>TSANZAGURU</i>	High Density	2,536
<i>MABVAZUVA</i>	Medium Density	1,233
<i>SILVERBOW</i>	Low Density	303
<i>CROCODILE</i>	Low Density	334
<i>CASTLEBASE</i>	Low Density	381
<i>RIDGEMONT</i>	Medium Density	2,750
<i>RUSAPE CBD</i>	Low Density	391

**Source: Rusape Town Council 2024**

### 7.1.2 Condition of Houses

In terms of rating the current repair state of the housing stock within the planning area, 45.9% of the respondents alluded to their dwellings being in a fair condition, 37.6% felt the housing dwellings they occupy were in good condition and the remaining 16.6% of respondents indicating that the residential dwelling they occupy are in a dilapidated and poor condition from years of neglect as well as poor to non-existent repair and maintenance policy



**Figure 16: Present condition of House**

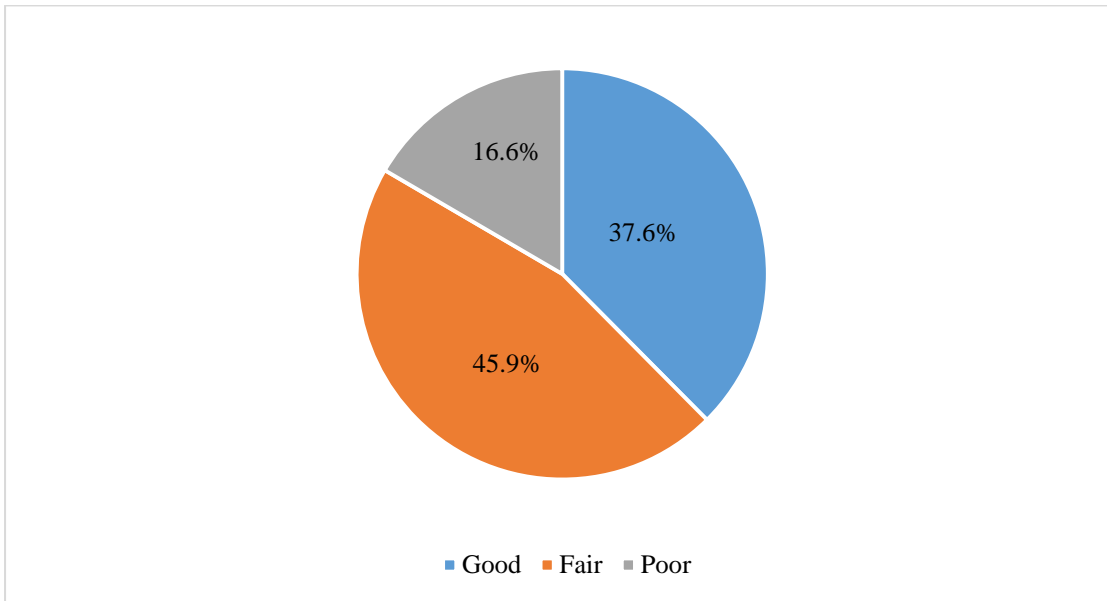
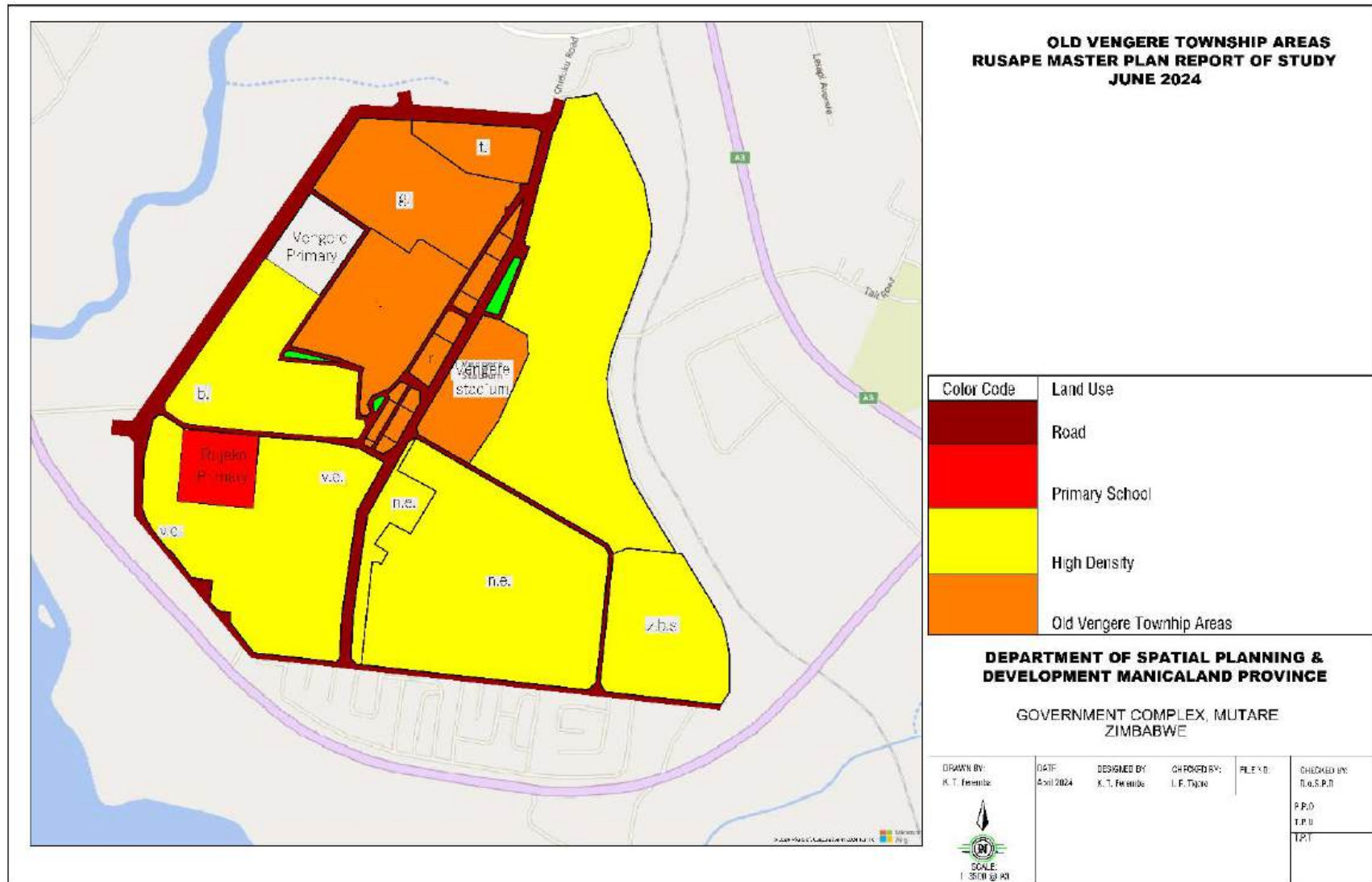


Plate 1 below shows a sample of residential dwellings in Vengere being the B and R sections (figure 17 below) which are dilapidated and show evidence of years of neglect and lack of repair and maintenance. These dwellings are dilapidated ancient in architectural design and the costs for their refurbishment will match and/or exceed the cost of constructing a modern substitute based on a modern architectural design.

**Plate 1: Sample of dilapidated houses in Vengere Old Township**



Figure 17: Dilapidated Areas in the Master Plan Area



## 7.2 EDUCATION

Social Development Goals number 4 set in 2015 aims *‘to ensure inclusive and equitable quality education and promote lifelong learning opportunities for all by the year 2030.’*

In the planning area there is a shortage of schools with public schools having very high enrolments culminating in high teacher to pupil ratios of up to 90 students per teacher in one classroom against the recommended teacher to pupil ratio of 1:40.

The above scenario has given rise to the proliferation of unregistered “schools” operating in unsanctioned places which the Ministry officials alluded to not being able to pursue their shutdown because of the shortage of sanctioned schools.

Table 7 below shows the key education demography.

**Table 7: Rusape District Key Demography**

<b>TABLE 7: RUSAPE KEY DEMOGRAPHY</b>	<b>INDICATORS</b>
<b>SELECTED INDICATOR</b>	<b>VALUE</b>
<b>EDUCATION</b>	
<b>Early Childhood Education (ECE) Net Attendance Ratio, 4-5</b>	69.5
<b>Primary Net Attendance Ratio 6-12</b>	89.1
<b>Secondary Net Attendance Ratio 13-16</b>	74.7
<b>Proportion of 6-16 Out of School</b>	8.9
<b>Proportion of 10-14 Never Been to School</b>	0.4
<b>Youth School attendance 15-19 (%)</b>	61.7
<b>Youth literacy 15-24 (%)</b>	98.6
<b>Source: ZIMSTATS 2024</b>	

Table 7 above shows that 69.5% of the Early childhood Education (ECE) age group of 4 and 5 years are attending an ECD education facility i.e. 30.5% have reached ECE age group but not attending any ECD institutions or crèches.

Net Primary school attendance for the 6-12 age group is 89.1% and a net secondary school attendance for the 13-16 years age group is 74.7%. This alludes to non-attendance ratio of 10.9% and 25.3% respectively. A worrying 8.9% of students in the 6 to 16 years age group i.e. from primary up to secondary education is not going to school. Of the youth school attendance group of 15-19 years, only 61.7% are attending to educational infrastructure within the planning area i.e. a worrying 38.3% of the aforementioned youth school attending group are lying idle.

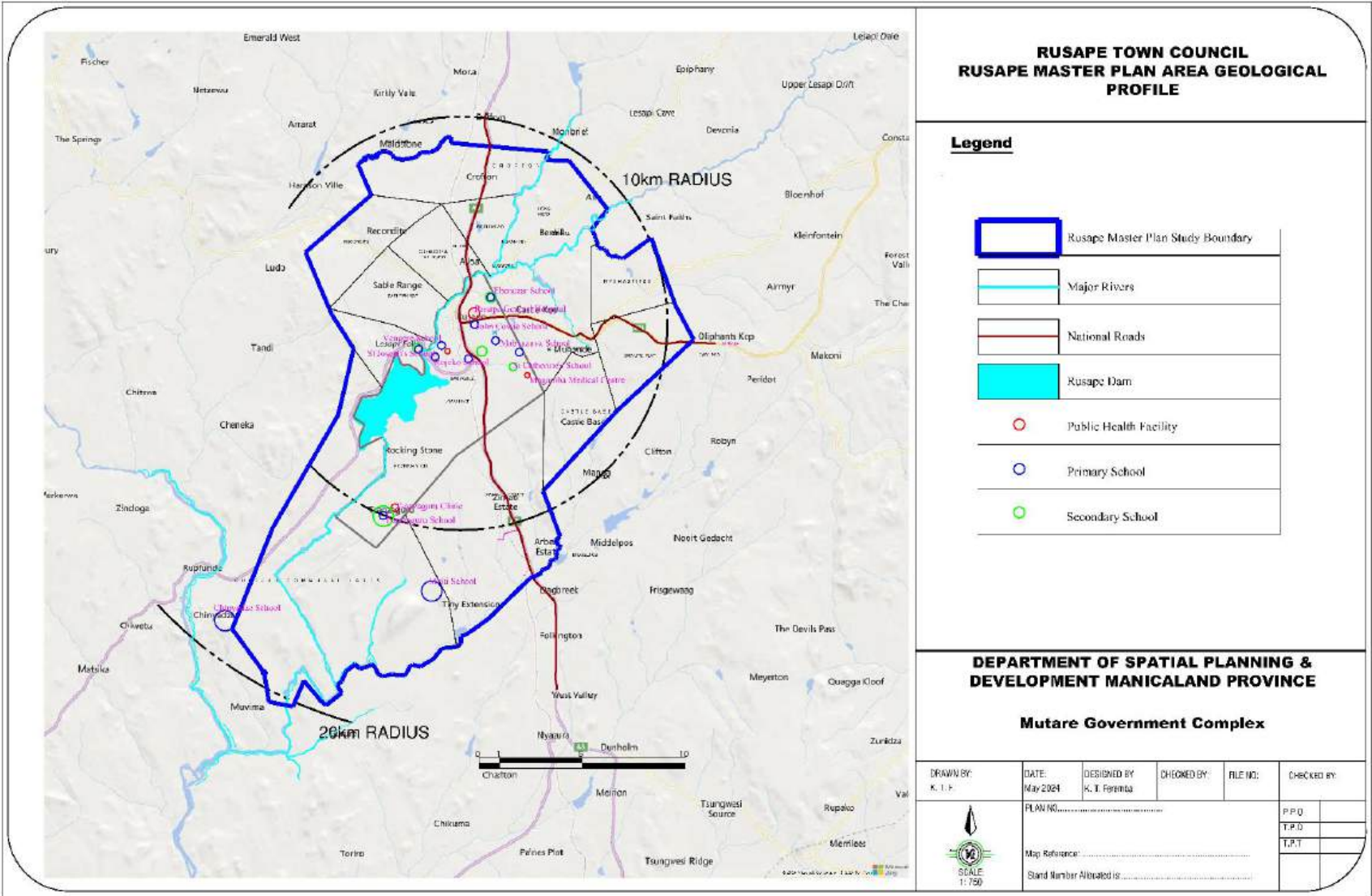
**Table 8: List of schools in the planning area**

<b>NAME OF SCHOOL</b>	<b>LOCATION</b>	<b>OWNERSHIP</b>	<b>ENROLMENT</b>
<i>Destiny College (secondary)</i>	Chingaira	Private	N/A
<i>Aggape Primary</i>		Private	58
<i>Futures Secondary</i>	Patel Plot	Private	104
<i>Future Primary</i>	Patel Plot	Private	128
<i>Highveld Primary School</i>	Rifle Range	Private	N/A
<i>St Catherine Girls College</i>	Magamba Drive	Private	N/A
<i>Ebenezer Senior School</i>	Silverbow	Private	37
<i>Ebenezer Primary School</i>	Silverbow	Private	42
<i>Watermark</i>	Magamba Extension Area	Private	N/A
<i>Christ College High</i>	Patel Industries	Private	N/A
<i>Oxford College {Three Hills College}</i>	Chingaira Street Rusape CBD	Private	N/A
<i>Vista Vision College</i>	Dumukwa Tour Mabvazuva	Private	N/A
<i>Davewell Institution</i>	55 Hebert Chitepo Street	Private	N/A
<i>Herentals Private College</i>	Chingaira Street	Private	N/A
<i>Brainstorm School</i>	Chingaira Street	Private	104
<i>Rujeko Primary School</i>	Vengere	Council	1,570
<i>Mabvazuva Primary School</i>	Mabvazuva	Council	1,857
<i>Sanzaguru Primary School</i>	Tsanzaguru	Council	1,685
<i>Tsanzaguru Secondary School</i>	Tsanzaguru	Council	850
<i>Vengere High School</i>	Chingaira Street	Government	1,446
<i>Vengere Primary School</i>	Vengere	Government	2,006
<i>John Cowie Primary</i>	CBD	Government	1,549
<i>St Joseph's Primary</i>	Hwedza Road	Catholic	2,228
<i>St Joseph's Secondary</i>	Hwedza Road	Catholic	840

Source: Rusape Town Council 2024

The study noted inadequate educational facilities in the planning area both primary and secondary school facilities. The pressure on the schools which are predominantly located in Rusape urban is increased by the fact that the same institutions service children from rural, communal and resettlement areas. This by extension results in students from the periphery of the planning area having to travel long distances to access education facilities.

Figure 18: Distribution of Public Education, Health and Community facilities



### 7.2.1 Distribution of Schools (Public & Private)

Figure 19: Distribution of Primary Schools (Public & Private)

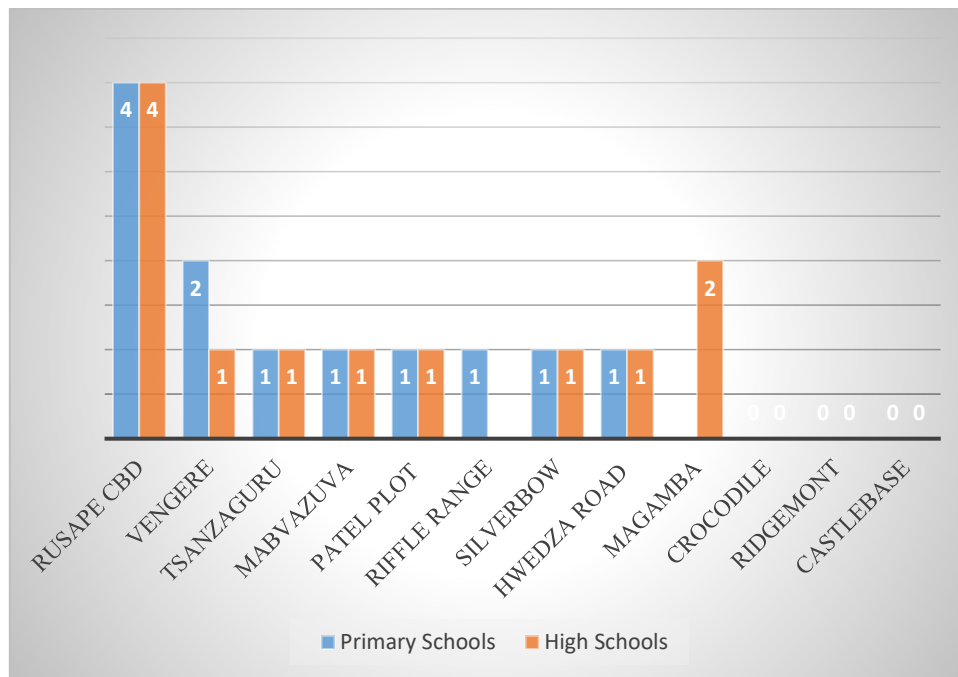


Figure 19 above shows that of the 12 primary schools within the planning area, 4 are located within Rusape town centre, 2 in Vengere and 1 school each in Tsanzaguru, Mabvazuva, Patel Plot, Rifle range, Silver Bow and Tapson Zngondi Farm along Hwedza Road. There are no primary schools in Magamba, Crocodile, Ridgemont, Castle base as well as the rural, communal and resettlement areas within the planning area.

Figure 19 also shows that of the 12 secondary & high schools within the planning area, 4 are located within Rusape town centre, 2 in Magamba and 1 school each in Tsanzaguru, Mabvazuva, Patel Plot, Vengere, Silver Bow and Tapson Zngondi Farm along Hwedza Road. There are no secondary/high schools in Rifle range, Crocodile, Ridgemont, Castle base as well as the rural, communal and resettlement areas within the planning area.

There are only 5 public primary schools within the planning area with 2 in Vengere and a school apiece in Tsanzaguru, Rusape town centre and Mabvazuva. There are only 2 public secondary and/or High schools in the planning area with one in Tsanzaguru and another in Vengere.

Whilst a huge gap illustrated above exists, it is imperative to note that the study established there is provision for additional educational facilities within the planning area that are yet to be developed. Such facilities are listed in Table 9 below:

**Table 9: Planned facilities within the planning area**

	NAME OF DEVELOPMENT	PROPOSED PLANNED AND PROVISIONED FOR FACILITIES
1	<i>Lesapi Falls</i>	a) 3 X Primary Schools; b) 2 X Secondary Schools; c) 1 X Commercial Mall/Centre; d) 1 X Solar Farm/ Plant; e) 1 X Medical Centre
2	<i>Alloa Farm</i>	a) 1 X Primary School
3	<i>Cornucopia</i>	a) 1 X Primary School; b) 1 X Secondary School; c) 1 X Tertiary College

### 7.3 HEALTH

The Master Plan intends to provide decent health facilities that promote healthy living in the planning area in line with one of the Sustainable development goals number 3 of 2015 which states that, *there is need to ensure healthy lives and promote well-being for all at all ages by 2030.*

The Ministry of Health and Child Care pointed out quite a number of challenges faced in the planning area. Makoni District has a total of 60 health institution and clinics but all such centres do not have doctors and patients are referred to Rusape General Hospital. Mabvazuva clinic is not registered but operating. As such it is providing all other services save for maternity services.

Rusape general hospital despite being a general hospital does not have specialist and all the patients from Makoni are referred to Mutare General Hospital and Parirenyatwa Hospital in Harare when their cases become complex for Rusape General Hospital. Whilst, Rusape and Mutare general hospitals rank the same on the hierarchy of hospitals, Mutare General Hospital provides specialist services which are not available at Rusape General Hospital.

There are 3 public clinics within the planning area being Vengere Clinic, Mabvazuva Clinic and Tsanzaguru Clinic.

The Ministry also alluded to the fact that patients are travelling long distances way above the recommended 5 kilometres for basic services such as BP, sugar and HIV testing/checks. The Ministry forwarded a recommendation for the establishment of communal health centres to offer the basic services that do not require Doctors and specialists within a 2-kilometre radius.

The Planning area has 14 health institutions where people go to seek medical assistance. Split as Rusape General Hospital, Three (3) public clinics and 10 private clinics and surgeries. There are also Nine (9) pharmacies within the planning area. Tables 10 provides information about the health facilities in the Planning Area



**Table 10: List of Registered Health Service Providers/Institutions**

	<b>NAME</b>	<b>CATEGORY</b>	<b>LOCATION</b>
1	<i>Rusape General Hospital</i>	Public	CBD
2	<i>Mabvazuva Clinic</i>	Public	Mabvazuva
3	<i>Vengere Clinic</i>	Public	Vengere
4	<i>Tsanzaguru</i>	Public	Tsanzaguru
5	<i>Up Town Surgery</i>	Private	CBD
6	<i>Tariro Medical Centre</i>	Private	CBD
7	<i>Magamba Medical Centre</i>	Private	Magamba
8	<i>Tsanzaguru Surgery</i>	Private	Tsanzaguru
9	<i>City Clinic</i>	Private	CBD
10	<i>New Life Medical Centre</i>	Private	CBD
11	<i>Matsai Surgery</i>	Private	CBD
12	<i>Danford Surgery (Kennedy Court)</i>	Private	CBD
13	<i>Optical Opticians</i>	Private	CBD
14	<i>PSMAS/PSMI</i>	Private	CBD
15	<i>Life Care *3</i>	Pharmacy	CBD
16	<i>Mabvazuva</i>	Pharmacy	Mabvazuva
17	<i>Tsanzaguru</i>	Pharmacy	Tsanzaguru
18	<i>Friends Pharmacy</i>	Pharmacy	Vengere
19	<i>Home Town</i>	Pharmacy	CBD
20	<i>Green's View</i>	Pharmacy	CBD
21	<i>Freeway</i>	Pharmacy	CBD
22	<i>Opposite OK</i>	Pharmacy	CBD
23	<i>Next to Discovery Bar</i>	Pharmacy	CBD

Source: Rusape Town Council 2024

Table 10 indicates that there are 14 medical facilities being Hospitals, clinic, private surgeries in the planning area. 9 of these facilities are located within Rusape CBD with 2 in Tsanzaguru and 1 facility apiece in Mabvazuva, Vengere and Magamba suburbs. There are no health facilities in Patel plot, Riffle range, Silver bow, Crocodile, Ridgemont, Tapson Zngondi Farm along Hwedza Road, Castle base as well as the rural, communal and resettlement communities within the planning area

There are only 4 public medical facilities within the planning area with 1 facility each in Rusape CBD, Mabvazuva, Tsanzaguru and Vengere. There are no other public health facilities within the planning area.

**7.3.4 Places of Treatment**

**Table 11: Places of Treatment**

			Healthcare centre				Total
			Hospital	Clinic	Emergency	Private Surgeries	
Area	Communal	Count	86	119	2	2	209
	Town	Count	297	329	52	43	721
Total		Count	383	448	54	45	930

Table 11 shows the preferred health care centre visited by respondents. The majority of respondents amounting to 48.17% visit any of the 3 public clinics whilst 41.18% of respondents visit Rusape General Hospital. Only a meagre portion of respondents amounting to 10.65% visit Private Medical centres split as 6.35% visiting emergency centres and 5.29% visiting Private surgeries.

Based on the study undertaken, the reported waiting periods among respondents from public health institutions being Rusape General Hospital and the 3 public clinics were a very meagre portion of respondents amounting to a combined 19% of the respondents reported getting attention in less than 1 hour. 27.5% of respondents reported a waiting period of between 1 to 3 hours. Of the remaining portion of respondents, 47.8% of the respondents pointed out they spend between 3 to 6 hours before being attended to at the aforementioned public health facilities and a point of concern is the 5.7% of respondents who reported waiting for more than 6 hours before being attended to. There however is no evidence of relationship between income and waiting time except for those households whose incomes were above US\$600.00 where no one reported waiting for more than 3 hours. This could be that they mainly depend on private medical facilities for their health needs.

## 7.4 Cultural and Heritage

In discussion with representatives of Chief Makoni, Manda and Zimati Mountains as well as Rusape Dam are sacred features that ought to be preserved.

## 7.5 Livelihood Activities

### 7.5.1. Commercial Activities

Commercial developments within the planning area are largely concentrated in Rusape CBD. The study observed that Rusape's economy base is now dominated by the retail industry. This retail industry in this scenario refers to selling goods and items imported from Harare and Mutare locally as well as Mozambique. There is little evidence of goods on sale being manufactured locally. Whilst agriculture remains evident in the planning area especially in the farms, changes in.

**Table 12: Commercial Stands in the planning area**

<i>LOCATION</i>	<i>DENSITY</i>	<i>NUMBER OF STANDS</i>
<i>VENGERE</i>	High Density	67
<i>MAGAMBA</i>	Medium Density	45
<i>TSANZAGURU</i>	High Density	36
<i>MABVAZUVA</i>	Medium Density	28
<i>SILVERBOW</i>	Low Density	0
<i>CROCODILE</i>	Low Density	8
<i>CASTLEBASE</i>	Low Density	0
<i>RIDGEMONT</i>	Medium Density	92
<i>RUSAPE CBD</i>	Low Density	350

**Source: Rusape Town Council 2024**

Table 12 shows that Silverbow and Castlebase have no provisions for commercial stands whatsoever. It also shows the dominance of Rusape CBD over the whole planning area with 350 commercial stands compared to just 276 commercial stands for all other neighbourhoods and suburbs in the planning area.

Rusape CBD is now dominated by Micro, Small and Medium enterprises and there is a huge appetite for businesses to operate in Rusape CBD compared to the corner and suburban shops within the numerous residential suburbs within the planning area. This is mainly as a result of the catchment area of the suburban shops not being adequate for one to operate a viable business.

The distance of most if not all neighbourhoods within the planning area also encourages rather than deter the populace from travelling to Rusape CBD for their shopping needs resulting in the majority of the populace conducting their shopping in Rusape CBD with the suburban shopping centres reduced to centres for bottle stores and butcheries.

**7.5.2. Industrial Activities**

The Zimbabwe National Industrial Development Policy was promulgated to facilitate and promote the development of sustainable, innovative, inclusive and globally competitive industrial and commercial enterprises for improved consumer welfare and economic growth. This is to be achieved by large through agro-based industries as in the case of the Planning area.

Rusape has a well-developed service industrial base but no major industrial undertaking is currently taking place. According to the operative Master Plan, there was optimism and positive indicators for the growth of industrial development hence there was need to make available sites for rail served industries. Unfortunately, the optimism of the operative Master Plan has been replaced by the sad reality emanating from more than two (2) decades of decline in industrial activities. A visit and drive through the industrial area in Rusape CBD indicates that Large industrial buildings and rail infrastructure lie as white elephants and years of no industrial activity has led to further ruin and dilapidation.

The study showed that Rusape main industrial area is dominated by agro-processing firms whose capacities have been largely impacted by a decline in agricultural activity and by extension low yield which in this case represents the inputs to the abovementioned industries. There is a strong backward between agricultural activity in the planning area and the performance of the existing agro-based industrial facilities.

There has been an emergence of Micro, small to medium enterprises within the planning area and it is this sector that seems to survive and offer employment opportunities currently. This has resulted in the setting up of a SME industrial area adjacent to the BC area notwithstanding the lack of infrastructure to support the populace operating there.

**Table 13: Industrial sites in the planning area**

<i>LOCATION</i>	<i>LIGHT INDUSTRIAL</i>	<i>HEAVY INDUSTRIAL</i>
<i>VENGERE</i>	87	0
<i>PATELS PLOT</i>	0	93
<i>TSANZAGURU</i>	4	1
<i>RIDGEMONT</i>	400	0
<i>DELTA INDUSTRY</i>	94	0

**Source: Rusape Town Council 2024**

### **7.5.3 Agricultural Activities**

Rusape Master Plan Area is one of the six tobacco markets outside of the Capital, Harare. The other five are Karoi, Mvurwi, Chinhoyi, Bindura and Marondera. During the tobacco marketing season, six contractor floors —Voedsel International Tobacco, Tobacco Sales Floor (TSF), Premier Tobacco Auction Floor (PTAF), AtlasAgri, SubSahara and Leafyard are usually licenced by the Tobacco Industry and Marketing Board (TIMB) to operate selling points in Rusape. This has resulted in cross-economy benefits for the local retail sector, banking sector and both large-scale commercial farmers and smallholder farmers through employment and income generation. With tobacco being a seasonal earner, there is a need to create opportunities for tobacco processing industries within Rusape to limit the externalisation of both income and employment opportunities.

The study revealed that Rusape's economy is historically based on the backward linkages between the agricultural activity in the farms and the agro-processing industrial infrastructure within the planning area. Agriculture was dominated by maize and tobacco farming and this remains the status quo.

Agricultural production, however, is now a ghost of its form in the past due to several reasons such as:

- i. Residential stands development has been undertaken at the expense of agriculture. Land parcels making up the peri-urban area have been invaded by residential developments hence reducing the proportion of land within the planning area reserved for agricultural activities;
- ii. The land reform and resettlement policy allocated land indigenous populace. However, in some instances, individuals awarded offer letters for use of agricultural land could not use the land productively. This has had a very negative impact on the agricultural productivity of the planning area;
- iii. Climate change is affecting productivity in an agricultural economy largely dependent on seasonal rainfall with minimum mechanisation and modernisation.

### **7.5.4 Community and Recreation Facilities**

Table 14 shows the available community and recreational facilities as well as their distribution within the planning area. Worryingly there are only 4 open spaces and/or parks in the whole planning area with 2 in the CBD and the remaining 2 in Vengere. This coupled with the invasion of the aforementioned parks by other land uses shows a great oversight within the populace of the planning area as well as the Local Authority on the importance of green spaces in urban areas. New housing developments are totally overlooking open spaces in a bid to maximise on income related to the sale of total number of stands incorporated in the development layout.

**Table 14: Community and Recreational facilities in the planning area**

<i>FILIO</i>	DESCRIPTION	LOCATION
<b>SPORTING FACILITIES</b>		
<i>1</i>	Vengere Stadium	VENGERE
<i>2</i>	All Weather Sporting Facility	VENGERE
<i>3</i>	Makoni Country Club	MABVAZUVA
<i>4</i>	Swimming Bath	CBD
<b>CEMETERIES</b>		
<i>1</i>	Silverbow Cemetery	SILVERBOW
<i>2</i>	Tsanzaguru Cemetery	TSANZAGURU
<i>3</i>	Gopal Cemetery (Decommissioned)	CBD

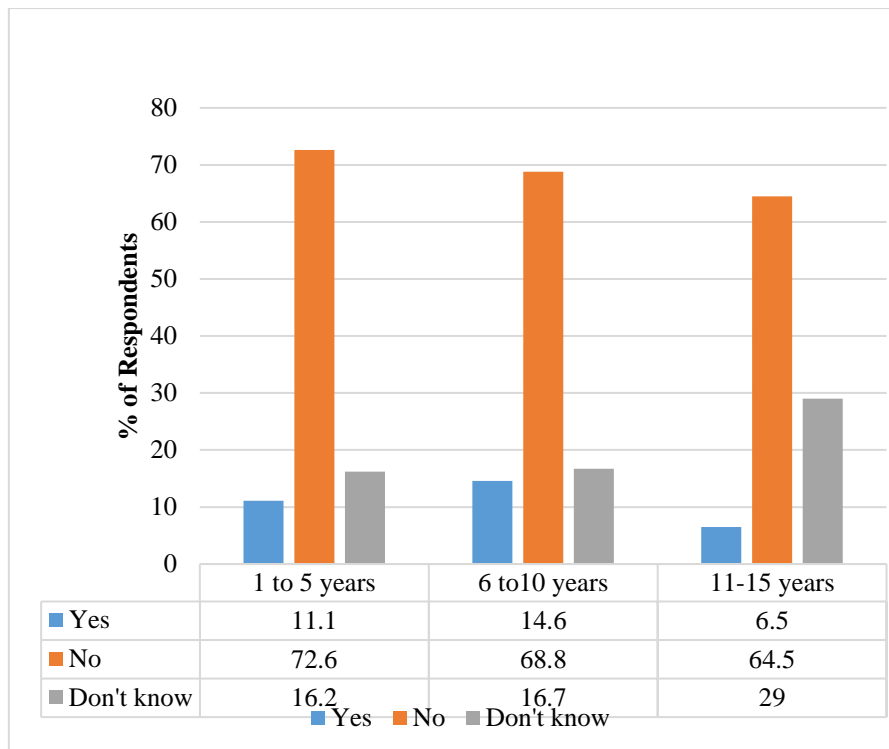
**Source: Rusape Town Council 2024**

There are only 4 sporting facilities within the planning area with two (2) in Vengere, one (1) in the town centre and a country club in Mabvazuva. Majority of suburbs in the planning area do not have access to a sports, recreation and community facility.

There are also 3 cemeteries in the planning area. However, Gopal cemetery within the Rusape town centre has been decommissioned and even the cemeteries in Tsanzaguru and Silverbow are reaching their capacities and will most likely be decommissioned in the shortterm. There is need to identify additional cemetery sites within the planning area.

Recreational and community facilities within the planning area are inadequate. The study pointed out to dull social life in Rusape was dull as there is just one stadium and not even a single functioning swimming pool resulting in the idle youths resorting to drug abuse and criminal activities.

**Figure 20: Adequacy of Community & Recreational facilities by experience**



The study findings indicate that the planning area does not provide enough sporting and recreational facilities for its populace especially those of school-going age to support their capacity development. There are no sporting academies to support the development of talented sporting children to develop and enhance their talents. The study also showed that the siting of churches within residential suburbs are making them a nuisance.

The study also established that whilst churches have been provided for in the planning area, distribution remains skewed towards a selected group of churches. The study also pointed that the siting of churches within residential suburbs are making them a nuisance. Table 16 Below shows the registered churches, their ownership as well as distribution within the planning area.

**Table 15: Distribution of churches**

ZONE CODE	CHURCH CODE	NAME OF CHURCH
13	444000	Apostolic Faith Mission (AFM)
14	294300	Apostolic Faith Mission (AFM)
14	358000	Apostolic Faith Mission (AFM)
27	171900	Seventh Day Adventist (SDA)
27	089000	Roman Catholic Church
27	301600	United Church of Christ in Zimbabwe
27	156800	Kingdom Hall of Jehova’s Witness
27	301900	Dutch Reformed Church (RCZ)
27	140500	Church of Christ
27	000600	Methodist

27	000300	Church of Central Africa Presbyterian
27	121000	ZAOGA
27	000200	Anglican
27	001000	Apostolic Faith Mission (AFM)
27	120900	Islamic Society
27	302100	Unity of African Apostolic Church
27	382000	Zviratidzo Zvevapostori
27	339000	Apostolic Faith Mission (AFM)
27	339100	ZION
28	024300	Methodist
13	155900	Methodist
18	129600	Methodist
27	375300	Methodist Revival
28	009600	Methodist
28	128800	Methodist
28	071100	Methodist
14	294400	Evangelical Anglican
26	033600	Anglican
28	077900	Anglican
28	072300	Salvation Army
28	180200	Salvation Army
13	006700	Dutch Reformed Church (RCZ)
26	301900	Dutch Reformed Church (RCZ)
28	061500	Dutch Reformed Church (RCZ)

## CHAPTER 8: ECONOMIC INFRASTRUCTURE

### 8.0 Introduction

Urban development, backed by infrastructure provision is one of the main thrusts of the Zimbabwe National Development Strategy 1 (nds1) (2021 – 2025). NDS1 emphasizes the provision of quality and efficient infrastructure as an important driver in the realization of National Priorities and overall socio-economic development. The Rusape Master Plan, therefore, must focus on the following infrastructure clusters as important indicators and drivers of economic development in the Rusape Master Plan Study Area:

Road Transport Infrastructure and Services – the development of feeder roads into communities is a way of developing underdeveloped remote areas in the Master Plan Area. Expansion of network capacities in areas that are most important for access to markets and services by rural communities and business activities must be considered.



Rail Transport infrastructure and services - A good railway network is key to the growth of domestic, regional, and international trade. A good railway network also eases the burden on the road networks as well as reducing the costs of transportation of goods and services. The Rusape Master Plan has to explore opportunities for reviving and utilizing the existing railway infrastructure in the Master Plan Area.

Energy and Power Supply - The availability of reliable power supply is a basic requirement for all Zimbabwean citizens. The Rusape Master Plan has to explore options for alternative, reliable and sustainable power sources.

Water Supply - The population throughout the Rusape Master Plan Study Areas must have access to secure potable drinking water source increases. The target is to increase access to potable water from 77.3% to at least 90% by 2025 and water storage capacity from the current  $15.423 \times 10^6$  (to the power 6) mega litres to  $16.979 \times 10^6$  (to the power 6) mega litres by 2025.

Figure 21 below depicts the current infrastructure Map for the planning area

**Figure 21: Planning Area's Infrastructure Map**

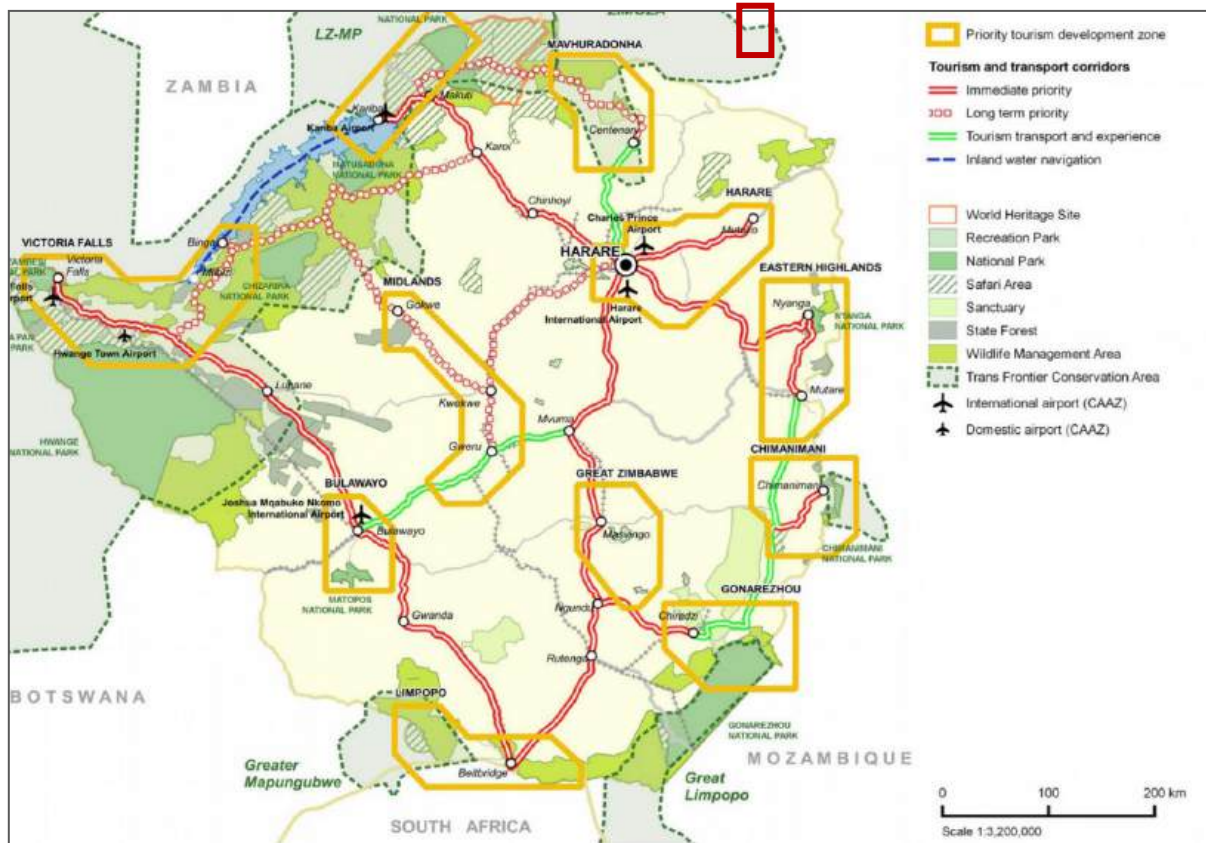


## 8.1. Transport

The central core of transport infrastructure for development in the Rusape Master Plan Area is the road network backed by railway systems that go all the way to Beira in Mozambique. This gateway to Beira through Forbes Border Post provides an important infrastructural resource to potentially boost the economy of the Master Plan Area.

While the trunk road infrastructure was improved with the rehabilitation of the Harare-to-Mutare road, the internal road system connecting Rusape Master Plan Area still requires rehabilitation. Similarly, the National Railway of Zimbabwe has services in Rusape but has suffered due to lack of investment, use of antiquated fuel-powered engines, and old wagons. The figure below shows the Master Plan Area (Red) in relation to the national transport plan and key tourism development zones.

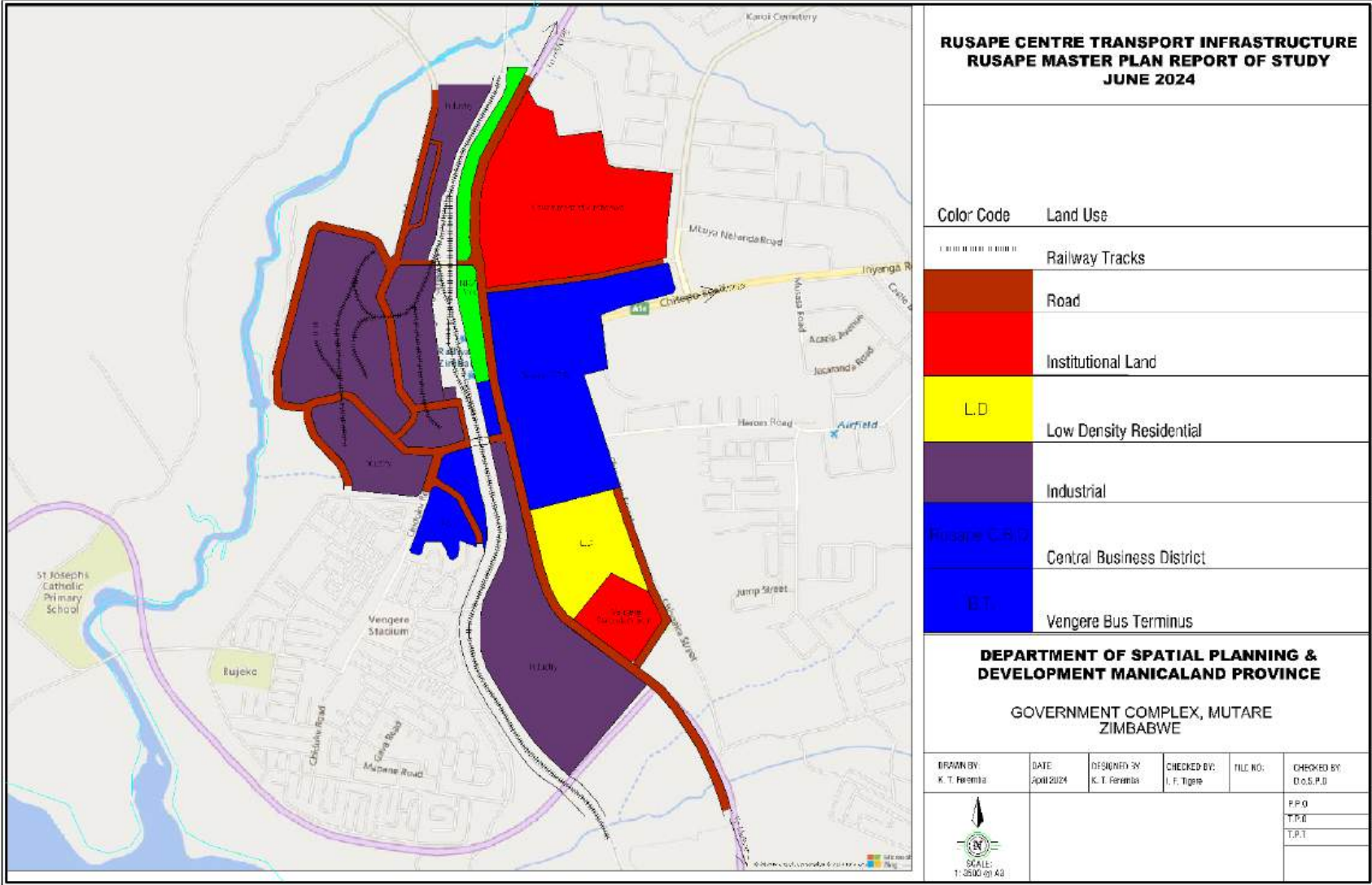
Figure 22: National Transport Plan Showing Existing and Planned Transport Corridors



### 8.1.1 Transport Infrastructure - Rusape Town Centre

The Town Centre at the core of the Rusape Master Plan Area has a well-developed transportation network including road and rail. National roads connecting to Nyanga, Mutare, Mutasa and Buhera districts all connect at Rusape Town Centre. The National Railways of Zimbabwe has a local tracks system providing services to the small industrial area adjacent to Rusape Central Business District (CBD). The Boat Club, located adjacent to Rusape Dam provides water transportation as a domestic tourist service from jetties at the lake. This transportation infrastructure is vital for the future expansion of the Town Centre and revitalization of economic development for the general Rusape Master Plan Area. Transportation infrastructure within Rusape Town Centre is illustrated by the figure below: -

Figure 23: Rusape Town Centre Transport Infrastructure Map



## 8.2 Water

The area has two water treatment plants, the Town Waterworks and the Jack Needham Waterworks. There are five storage reservoirs totalling 15,000 m<sup>3</sup> water storage capacity. Storage was designed to provide 48 hours supply to the town. However, with supply less than 80% of design capacity, water is insufficient to fill the reservoirs and is pumped direct to the system. The Master Plan Area's water demand is 8,16 ML/d. Current water supply is at 6.4ML/d, meaning that Rusape has a shortage of 1.76ML/d.

**Table 16: Rusape Water Works Capacity Analysis**

		<b>Town Works</b>	<b>Jack Needham Works</b>	<b>Totals</b>
<b>1</b>	Raw Water Source	Rusape River downstream of Rusape Dam	Rusape Dam	
<b>2</b>	Type	Rapid Sand Filter	Rapid Sand Filter	
<b>3</b>	Design Capacity: Town Engineer Est. Team Estimate	288 m <sup>3</sup> /h (6.9 ML/d) 170 m <sup>3</sup> /h (4.1 ML/d)	250 m <sup>3</sup> /h (6 ML/d) 265 m <sup>3</sup> /h (6.3 ML/d)	12.9 ML/d 10.4 ML/d
<b>4</b>	Current Op. Cap.	144 m <sup>3</sup> /h (3.5ML/d)	200 m <sup>3</sup> /h (4.8 ML/d)	9.3 ML/d
<b>5</b>	Estimated Losses	30%	30%	
<b>6</b>	Av Monthly Supply	65.9 m <sup>3</sup> /hr (2.2 ML/d)	124.9 m <sup>3</sup> /hr (4.2 ML/d)	6.4 ML/d
<b>7</b>	Est. need (Council)	3.16 ML/d (at 150 l/c/d)	5 ML/d (at 150 l/c/d)	8.16 ML/d
<b>8</b>	Shortfall in Supply	0.96 ml/d	0.80 ml/d	1.76 ML/d
<b>9</b>	Quantity Constraints	Spare parts and replacement pumps/motors	Spare parts and replacement pumps/motors	See 4.2 & 4.3, Recommendations and Annex 1
<b>10</b>	Quality Constraints	Chemicals	Chemicals	See 4.2 & 4.3 Recommendations and Annex 1

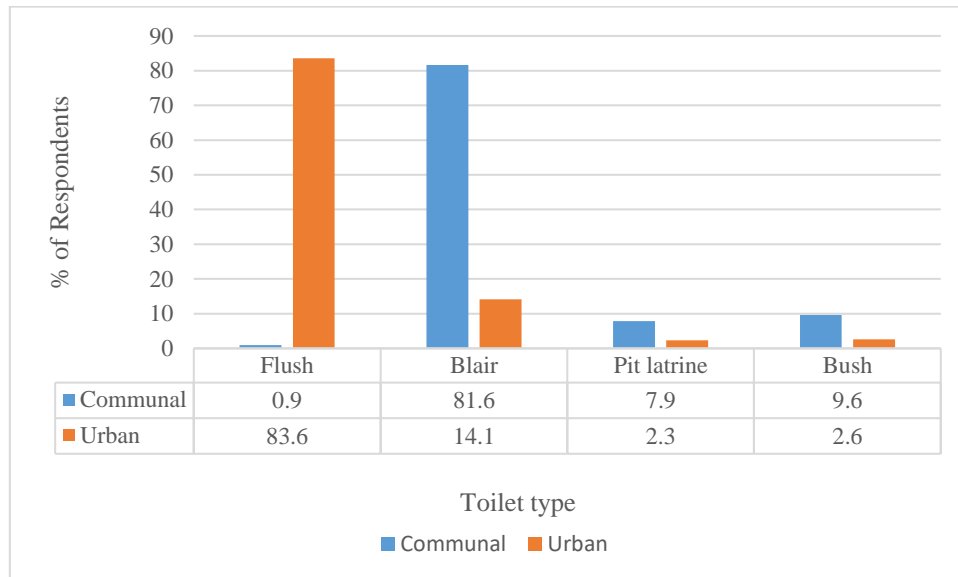
## 8.3 Sewer and Solid Waste Disposal

In Rusape Town Centre, sewerage system is largely a gravity system. It drains to the sewage pumping station adjacent to the Rusape Dam from where it is lifted by pumps to a series of 9 oxidation ponds comprising 3 anaerobic ponds, 2 facultative ponds and 2 maturation ponds. Communal areas and resettlement areas in the Master Plan Study area rely more on Blair toilets and pit latrines as established by the study and outlined in sections below: -

#### 8.4. Housing, Sewer and Water Infrastructure Analysis for Rusape Master Plan Area

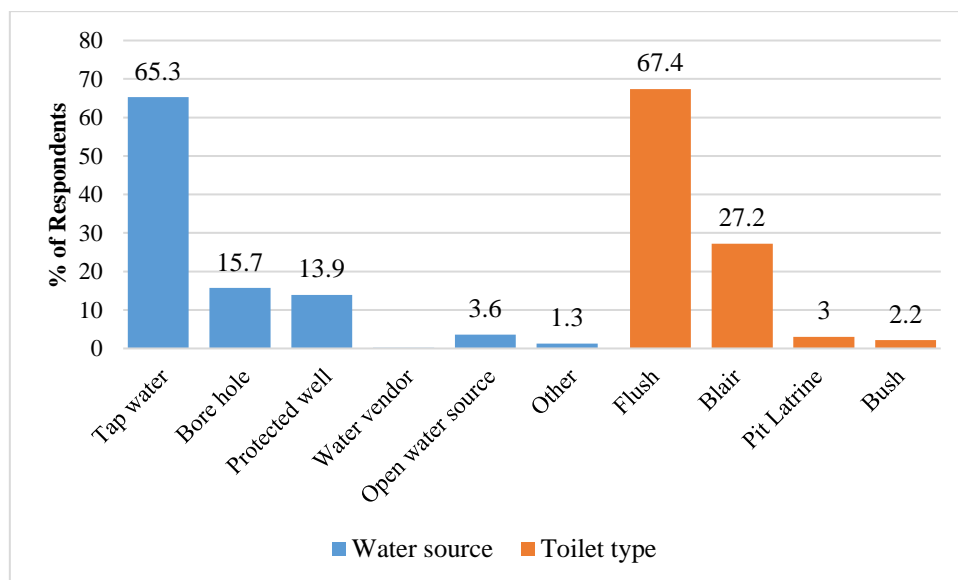
Figure 24 below illustrates that 83.6% of the urban households used flush toilet system while 81.6% of the communal households used Blair toilets. In communal areas there are no adequate sanitisation and ablution facilities.

Figure 24: Ablution facilities in the planning area



Below is a summary of the water supply and ablution facilities available at household level in the Rusape Master Plan Area. The majority, 65.3% of the households had access to tap water. A significant number of households used borehole water and protected wells for water supplies (15.7%). Only 3.6% of the households used open water sources and the remaining 1.3% used other unspecified sources of water. 27.2% of the households used Blair toilets, whilst a combined 5.2% used either bush or other unspecified ablution facilities.

Figure 25: Water Supply and Ablution Facilities



#### 8.4. Source of Drinking Water Rusape Master Plan Communal and Resettlement Areas

The table below shows the various drinking water sources and the distance (in metres) travelled by household members to get to the source. On the average households with access to taped water obtained the water a distance of 0.1 metres. On average borehole water could be obtained at a distance of 0.34 Km minimum distance and maximum distance 5Kms. Protected wells were on average 0.612 km away from households and maximum 5kms. Open water sources were on average 0.74kms away, minimum distance (0.03kms) and maximum (2 km).

Source of Drinking Water	N	Minimum	Maximum	Mean	Std. Deviation
Tap water	55	.00	.60	.1004	.16474
Bore hole	61	.00	5.00	.3362	.90023
Protected well	63	.01	5.00	.6117	1.18785
Water vendor	2	.20	3.00	1.6000	1.97990
Open water source	28	.03	2.00	.7436	.76966
Other	11	.04	1.00	.5764	.34314

#### 8.4 Communication

Mobile phones are the primary form of communication in the Rusape Master Plan Area. 79 percent of households now have access to the Internet in the urban areas, however, broadband coverage is still patchy in the Study Area's rural communities. The table below shows the various means of communication used according to different socio-demographic groups. Post as a means of communications has lost ground as only 3.2% of the people use this system. Very few people in Rusape have embraced the use of emails as only those 8.1% of those who have worked for a period ranging from 6 years to 20 years are using this communication facility.

		Response				
		Mobile phone	Fixed phone	Post	Email	Other
Area	Communal	98.8%	0.6%	0.6%	0.0%	
	Urban	99.1%	0.8%	0.0%	0.1%	

The table below is a summary of the sources of information people in Rusape used. The majority, 64.6% of urban households in Rusape, got information mainly from television while 66.8% of those in the communal lands, relied on radio.

Sources of Information		Response					
		Television	Radio	Post	Internet	Print media	Other
Area	Communal	9.2%	66.8%	0.0%	2.2%	7.6%	14.1%
	Urban	64.6%	12.6%	0.6%	7.0%	11.0%	4.3%

#### 8.4 Energy

Electricity supply for the Master Plan Area is through the Zimbabwe Electricity Supply Company (ZESA) national grid. There are no independent power producers (IPPs) in the Rusape Master Plan Area. The table below is summary of energy sources used in the Rusape Master Plan Study Area. The table shows that 63.7% of households in urban areas utilise electricity as a source of energy whereas the majority, 91.4% of the communal households used firewood. A higher prevalent use of solar energy was noted in the communal areas with 3% of households utilising this source of energy compared to only 1% of urban households. This suggests that communal area residents are embracing the use of renewable than their counterparts in the urban areas.

	Electricity	Gas	Paraffin	Charcoal	Firewood	Solar
Communal	4.1%	0.5%	1.0%	0.0%	91.4%	3.0%
Urban	63.7%	7.2%	1.6%	0.3%	26.2%	1.0%



## **CHAPTER 9: ENVIRONMENTAL ISSUES**

### **9.1 Agriculture**

Urban agriculture remains prevalent in the planning area notwithstanding that majority of the pieces of land residents used for the purpose of urban agriculture being taken up by other land uses. As a result, the populace has resorted to undertaking urban agriculture in areas around water bodies reserved as buffers. This has resulted to massive erosion in such areas culminating in siltation of the water bodies thereby reducing the carrying capacity of Rusape River.

### **9.2 Solid Waste Disposal**



**Plate 2 Sample of Land Fill in Tsanzaguru**

Plate 9.1 above shows the state of the current land fill site operated by Rusape Town Council near Tsanzaguru. The amount of waste dumped in the open is being washed away when it rains and finds its way to Rusape river. During the site visit, there were also young children scavenging for “treasures” with no shoes or protection thereby exposing them to diseases on top of the environmental challenges being posed. There is need for the Local Planning Authority through the Master Plan document to promote alternative methods of waste disposal.

### **9.3 Housing Development**



**Plate 3: Evidence of Brick moulding activities at the Landfill**

Plate 9.2 above shows evidence of brick moulding activities undertaken in and around the landfill area and also the damage the activity is exerting on the environment. The expansion of the area taken up by the residential function within the planning area has resulted in an increase in demand of building material including brick. This has led to enterprising youth undertaking brick moulding as a livelihood activity. However, this has been done in an unprofessional manner resulting in creation of huge pits and trenches that are a hazard to humans and animals

as well as rendering the subject pieces of land unusable and/or expensive to adopt for alternative developments.

The brick kilns operated in brick moulding are also fired by firewood and this has led to massive deforestation and carbon dioxide emissions leading to further as well as indirect effects on the ecosystem and climate.

New residential developments have predominantly earth roads with no storm water drainage. This has resulted in the top soil of the earth roads being washed away during the rainy season with the washed away top soil making its way to the water bodies resulting in lower carrying capacities of the water bodies within the planning area.

#### **9.4 Climate Change**

Climate change has detectably influenced several of the variables that contribute to floods i.e. rainfall. The planet has warmed by 1.9 degrees since pre industrial revolution era and a warmer atmosphere holds and subsequently dumps more water. This has led to the prevalence of Intense tropical cyclones like Cyclone Idai which made landfall in Zimbabwe on 15 March 2019 culminating in the country experiencing floods and sustained heavy rains which left a trail of destruction including shelter, lives and livelihoods mostly in Manicaland and Masvingo provinces.

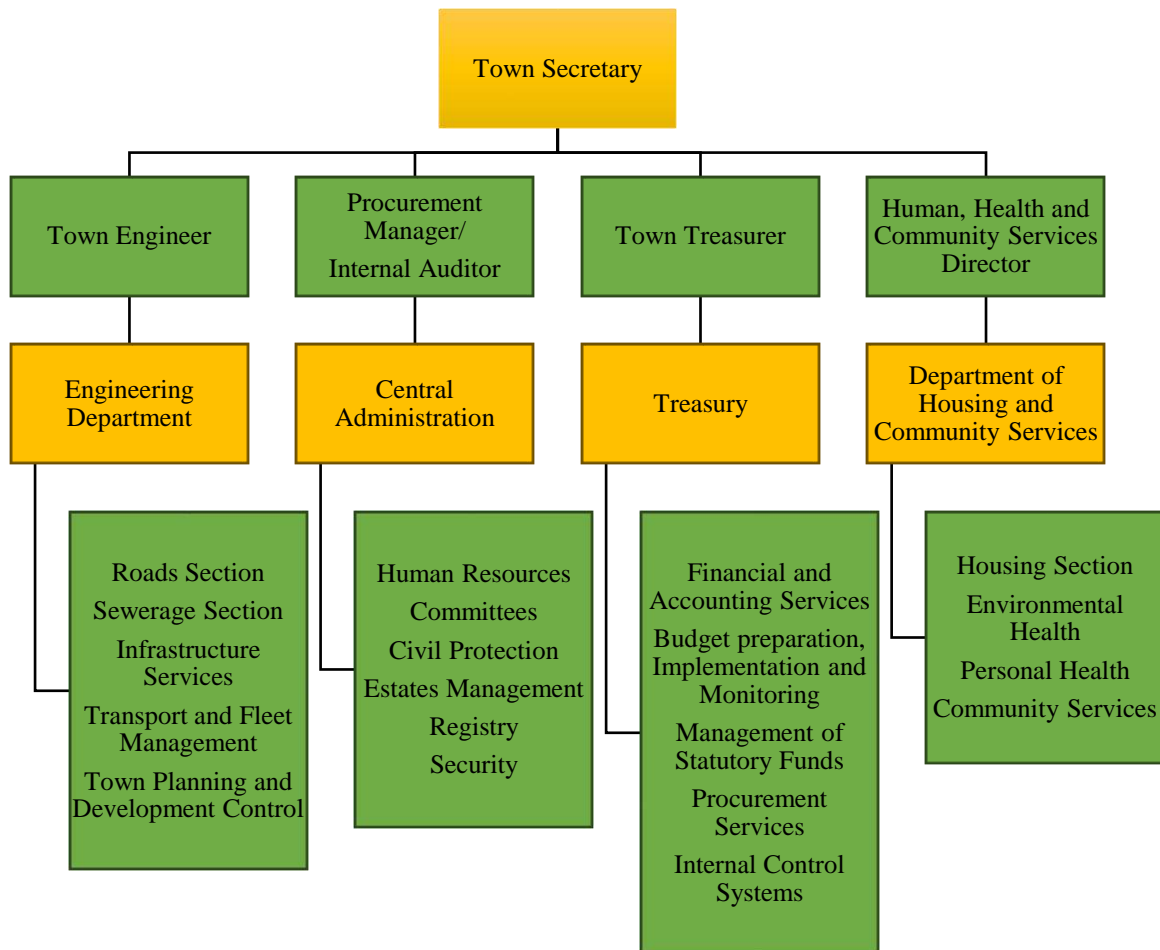
Whilst the planning area was not directly affected, the probability of it being affected in the near future within the plan period as temperatures continue to get warmer is high. There is need for any forward planning instrument which the Master Plan is to address the causes of Climate Change and Global warming as well as identify disaster resilience zones to shelter and/or evacuate the populace should a natural disaster occur.

## CHAPTER 10: ADMINISTRATION AND FINANCE

### 10.1 Governance

The Rusape Town Council is established under the Urban Councils Act [Chapter 29:15], is responsible for the effective delivery of services in the town. The Council operations are run by four main departments as shown on the organogram below, and each department is led by a head who reports directly to the Town Secretary.

Figure 26: Extract of Rusape Town Council Organogram



## 10.2 Financial streams for the Master Plan

### 10.2.1 Sources of Finance

Figure 27 shows the different classes of Rusape Town Council revenue sources as well as the proportion of each class in relation to the total revenue of the local authority based on the latest December 2022 audited Financial Statements. Water sales, Sewer connection and refuse collection contributes 49.10% of the Town Council’s total revenue base followed by rendering services and Fees, Licencing & other charges at 15.97% and 12.71% respectively. Land unit Tax and Grants from Government as well as ZINARA signify 9.12% and 6.72% of the RTC total revenue base respectively. Revenue from health charges and hiring of council’s assets (Equipment and Buildings) is a paltry 0.64% and 0.27% of the total revenue correspondingly. The alarming fact deduced from the aforementioned figure is there is no income being derived from sales from projects i.e. Rusape Town Council is not undertaking any projects.

Figure 27: Rusape Town Council sources of Finance

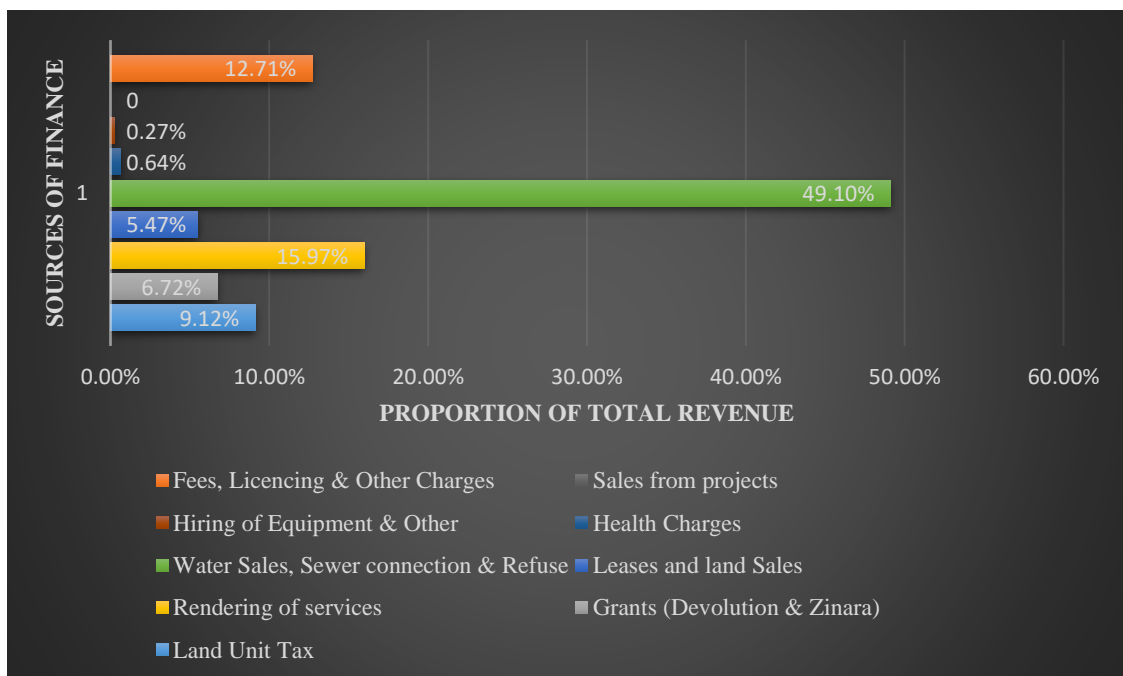


Figure 28: Rusape Town Council’s Expenditure Distribution

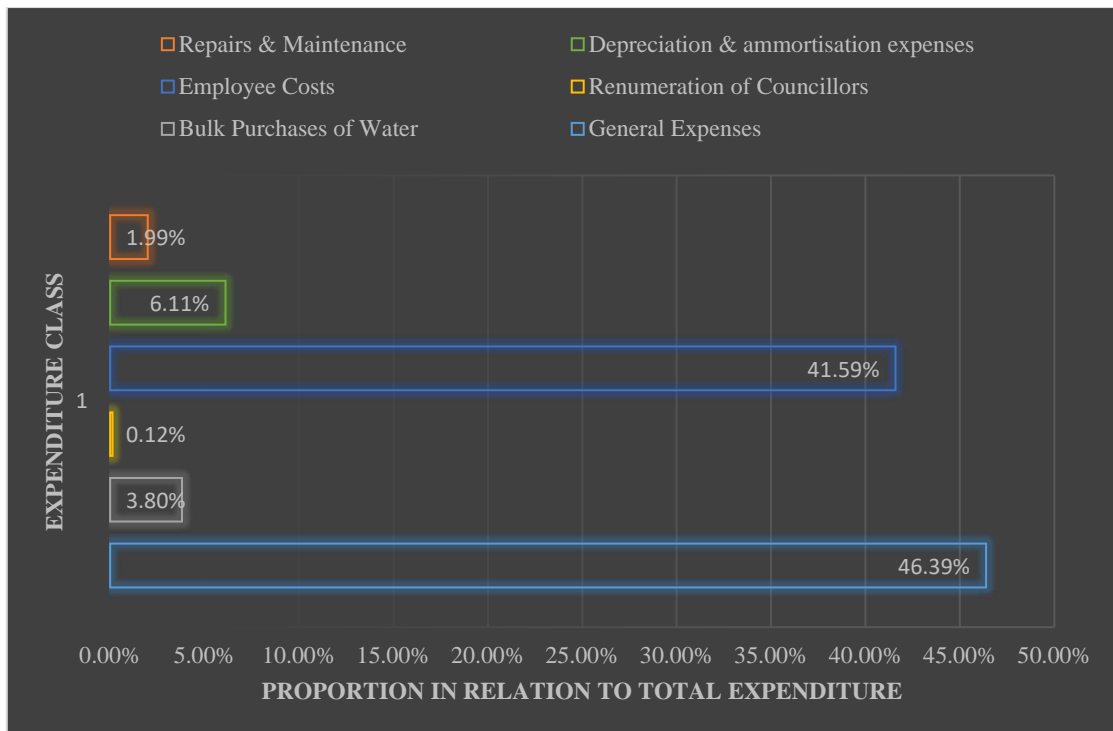
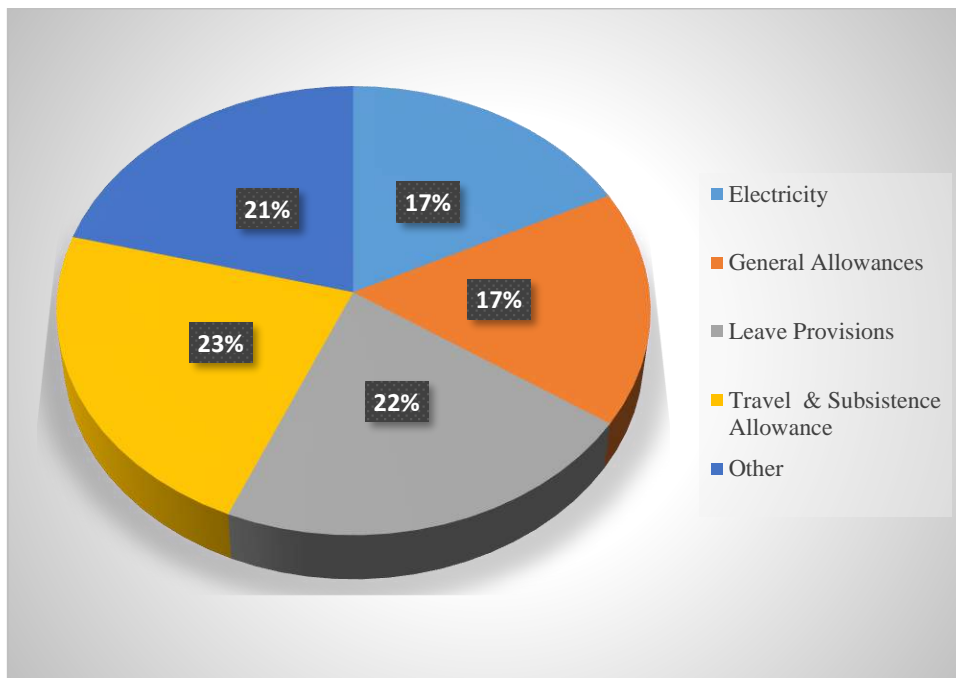


Figure 28 indicates the main components and/or drivers of Rusape Town Council’s expenditure based on the latest audited financial statement of Rusape Town Council as at 31 December 2022. General expenses and employee costs are the major drivers of the local authority’s expenditure at a combined proportion of 87.98% of Total expenditure split as 46.39% for General Expenses and 41.59% for employee costs. Depreciation & amortisation expenses is attributed to 6.11% of the total expenditure followed by Bulk water purchases at a paltry 3.80%. Repair and maintenance costs were at 1.99% of the total expenditure with only remuneration for councillors being lower at 0.12%.

To further understand the expenditure of the town council, the study further looked into what constitutes general expenses as the highest driver of the local authority’s expenditure. Based on figure 29 below, the majority of the general expenses being 62% is attributed to an extension of employee costs with travel and subsistence allowances the highest at 23% followed by leave provisions at 22% and general allowances at 17% of the total general expenses. 17% of general expenses was for electricity and the remaining 21% for all other remaining Rusape Town Council expenditure.

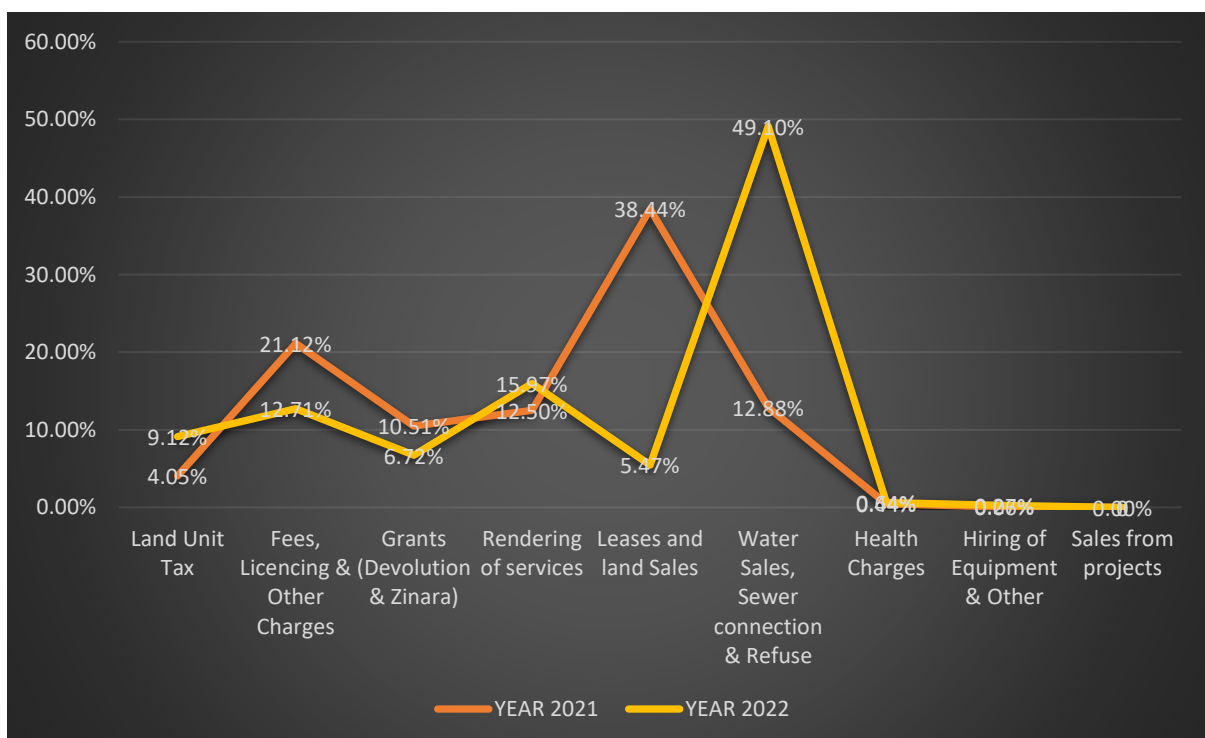
**Figure 29: Rusape Town Council Composition of General expenses**



**10.2.2. Income and Expenditure Trends**

Figures 30 and 31 represent the general income and expenditure trends established from the most recent Rusape Town Council’s audited financial statements as at 31 December 2021 and 31 December 2022. Thus analysis will better inform the study on the opportunities and constraints presented by the Rusape Town council financial position.

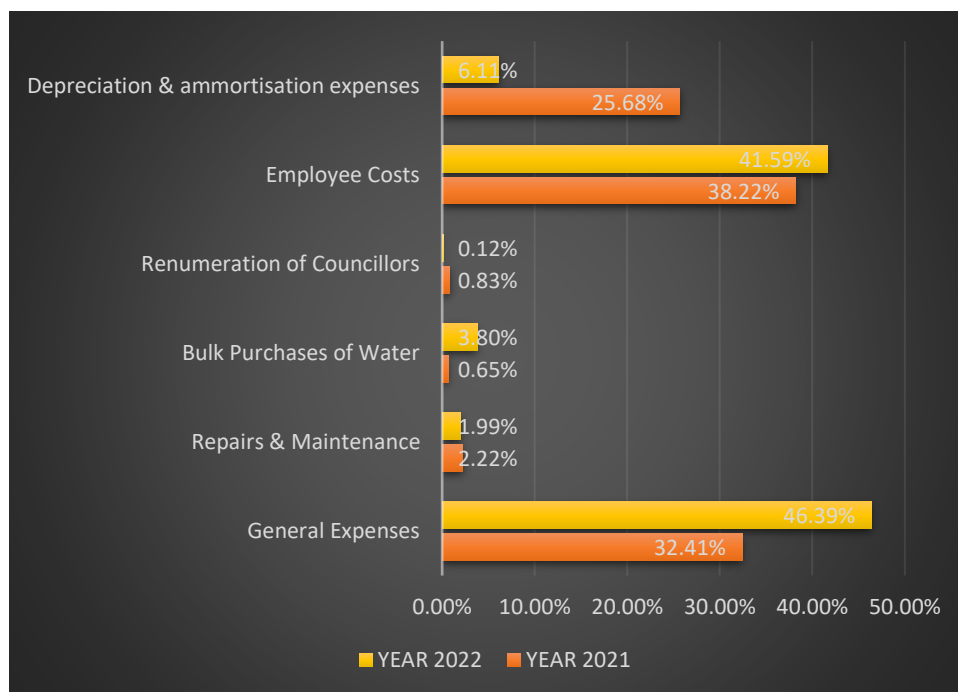
**Figure 30: Rusape Town Council Revenue Trends**



The biggest year on year movement in the Rusape Town Council’s classes of revenue is observed in water sales, sewer connection & refuse which ballooned from 12.88% in 2021 to 49.10% in 2022, followed by leases and land sales which dropped from 38.44% of the Town Council’s expenditure in 2021 to 5.47% in 2022. The total contribution in terms of percentage for Grants from the Central Government and ZINARA also decreased from 10.51% in 2021 to 6.72% in 2022. Fees, licencing and other charges dropped from 21.12% in 2021 to 12.71% in 2022 whilst there were increases in Land unit tax and rendering of services. Land unit tax increased from 4.05% in 2021 to 9.12% in 2022 whilst rendering of services increased from 12.50% to 15.97% respectively. Hiring of council assets (Equipment and Other) remained more or less the same at 0.27% compared to 0.06% in 2021 whilst the same can be said for sales from projects which was 0% for both years.

Figure 31 shifts the focus from revenue to expenditure with the aforementioned figure indicating year on year movements in the major drivers of the Local Authority’s expenditure. The figure indicates a huge jump in general expenses from 32.41% in 2021 to 46.39% in 2022. An even bigger movement is observed in depreciation and amortisation expenses which dropped from a paltry 25.68% in 2021 to a paltry 6.11% of the total revenue in 2022. Employee costs were more or less the same at 41.59% in 2022 from 38.22% in 2021 just as Repair & maintenance costs which stood at 1.99% in 2022 from 2.22% in 2021. Bulk purchases of water increased from 0.65% in 2021 to 3.80% in 2022. Remuneration of councillors attributed 0.12% in 2022 a drop from 0.83% in 2021.

**Figure 31: Rusape Town Council Expenditure Trends**



**Figure 32: Rusape Town Council General Expenses Trends**

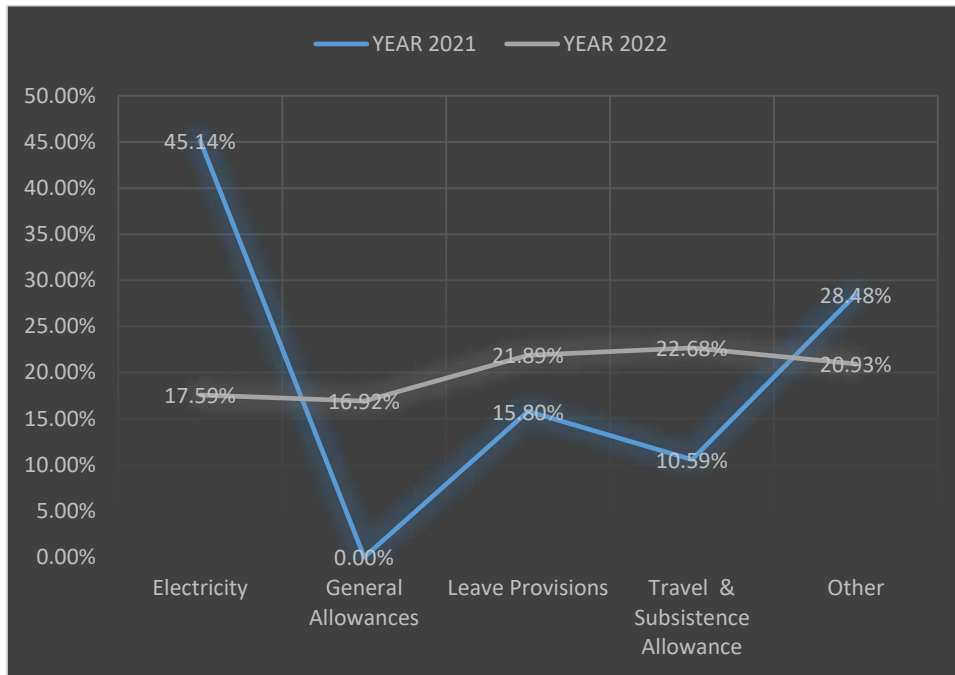


Figure 32 indicates the trends for major costs drivers constituting general expenses. Electricity bills observed a huge drop from 45.14% of the general expenses in 2021 to 17.59% in 2022. The same can be said for all other expenses grouped together which decreased from 28.48% in 2021 to 20.93% in 2022.

Interestingly yet alarming is the fact that costs drivers aligned to employee costs being general allowances, leave provisions as well as travel and subsistence allowances all increased from 2021 to 2022 with the biggest movement seen in general allowances which were non-existent in 2021 but constituted 16.92% of General expenses a year later in 2022. Travel and subsistence allowances increased from 10.59% in 2021 to 22.68% in 2022 whilst leave provisions increased from 15.80% in 2021 to 21.89% in 2022.



### 10.3 Investment Initiative

With only six years remaining for Local Authority to achieve its vision of becoming “A modern city providing world class services by 2030, purposeful steps are being undertaken to grow the urban settlement in size and density through attracting public/private investments as well as provision of services within the planning area. Table 17 below shows the new investments secured within the planning area:

**Table 17: New investments within the planning area**

	<b>NEW INVESTORS (2021 -2024)</b>	<b>AREA OF INVESTMENT</b>	<b>TOTAL AMOUNT TO BE INVESTED IN US\$</b>
<b>1.</b>	OK Zimbabwe (Private) Limited	Retail (Commercial Mall)	US\$20,000,000.00
<b>2.</b>	Voedse Tobacco	Industrial (Tobacco Auction Centre)	US\$20,000,000.00
<b>3.</b>	Delta Beverages	Industrial (Brewery Plant)	US\$30,000,000.00
<b>4.</b>	Raven Energy	Energy	US\$ 500,000.00
<b>5.</b>	Rivercome Energy	Energy	US\$ 700,000.00
<b>6.</b>	Bhola Hardware	Commercial Retail	US\$ 500,000.00
<b>7.</b>	Premier Medical Aid Society	Health	US\$10,000,000.00
<b>8.</b>	Dr. Kumbirai	Health (Private Hospital)	US\$ 250,000.00
<b>9.</b>	Dr. W Mutindori	Health (Private Hospital)	US\$ 200,000.00
<b>10.</b>	Mamvura Trust	Commercial	US\$ 350,000.00
<b>11.</b>	Zuva Service Station	Energy (Fuel Station)	US\$ 250,000.00
<b>12.</b>	DA Motors	Energy (Fuel Station)	US\$ 500,000.00

**Table 18: Investment opportunities in the planning area**

<b>AREA OF INVESTMENT</b>	<b>LOCATION</b>	<b>LAND SIZE IN HECTARES</b>	<b>PROPOSED INVESTMENT MODEL</b>
<b>Urban Renewal/Regeneration</b>	CBD and Vengere Township	100	Joint venture/ Outright purchase
<b>Development of shopping malls</b>	Rusape Township	20	Outright Purchase
<b>Development of Golf Estates</b>	Rusape Town Golf course	20	Joint Venture/ Lease
<b>Development of Residential Flats</b>	Tsanzaguru and Vengere	100	Outright purchase
<b>Hotels, Chalets, Camping and Boating services</b>	Areas around Rusape Dam	200	Joint Venture/ Lease

#### **10.4. Directives of the Call to Action – No Compromise to Service Delivery**

##### **10.4.1. Revenue collection and distribution**

Due to a number of factors, the box of revenue collection is lower than it is supposed to be. This seriously compromises the ability of Local Authorities to deliver service.

##### **10.4.2. Leasing and selling of land by Local Authorities in Servitudes**

Leases are issued by for temporary occupation, yet, and sooner or later, they are converted to permanency with full title.

##### **10.4.3. Compliance with applicable laws**

Due processes to abide by applicable laws and policy guidelines which include:

Local Authorities Private Public Partnerships (PPPs)

Financial Reporting and Governance in Local Authorities

Estates Account not observing the provisions of the law in this regard.

Inspection of buildings by Local Authorities

Development and Implementation of Master Plans

##### **10.4.4. Local Authority Business Interests through Special Purpose Vehicles**

Where income generating streams have been outsourced, Local Authorities should, at budgeting time, come up with timelines and frameworks for the outsourced revenue stream to be fully owned and operated by Local Authorities so that full value accrues to the residents.

##### **10.4.5. Valuation of Properties for rating purposes.**

Lacking resulting in selling land and levying rates at below market levels.

## **CHAPTER 11: SUMMARY OF KEY ISSUES**

The major issues identified in the Report of Study and which the written statement will address are in broad terms as follows:

### **11.1 Physical characteristics and land coverage**

- a) Climatic conditions in the planning area are conducive for agriculture and other activities with adequate water sources to fulfil the demands of the various land uses namely irrigation, industrial and domestic purposes;
- b) Dolerite and Gabrros rock deposits dominate in the Master Plan Area and have a mineral deposit potential to yield Nickel, Copper, Titanium and Black Granite;
- c) In the existing Rusape Town, there is about 1.95km<sup>2</sup> of undeveloped land downstream of Rusape River.
- d) The bulk of the land about 16.6km<sup>2</sup> being 48.58% of the total area in the Master Plan boundary is made up of resettlement and communal areas. Commercial farms cover 11.9km<sup>2</sup> being 34.9%;
- e) Rusape Dam and Mt Tikwiri are the main natural tourism attractions in the Master plan area;
- f) Rusape is advantageously located as the gateway to the Eastern Highlands Tourism Development Zone (TDZ);

### **11.2 Population**

- a) The 2022 census put population for the planning area at 37,906;
- b) Average household size of 3.6;
- c) 42.9% of the population is in the child population group;
- d) 20.6% in the youth group (15 to 24 years of age);
- e) The population is predominantly female with 53.59% against 46.61% being males;
- f) 30.3% of the female population is in the child bearing age of 15 to 49 years;

### **11.3 Socio-Cultural and Economic activities**

- a) Housing waiting list stands at a combined total of 6,971 (2,418 high density, 2,425 medium density and 2,128 low density stands);
- b) In Vengere the oldest High density residential township, the housing and other infrastructure are in a dilapidated state;
- c) There are inadequate educational facilities and no tertiary education facilities especially vocational training in the planning area;
- d) Education facilities are concentrated in and around the Rusape Town;
- e) There are only 3 Primary and 3 Secondary Schools in the communal areas and school going children in the communal areas travel long distances to school;
- f) There are inadequate health facilities;
- g) Rusape General Hospital serves the whole of Makoni District;
- h) There are 3 public clinics within the planning area being Vengere, Mabvazuva and Tsanzaguru;
- i) Vengere and Tsanzaguru are the only clinics that offers maternity services;

- j) People are travelling very long distances to access health services;
- k) In the Master Plan area, Rusape River and Dam; Manda Mountain; Zimati Mountain are deemed to be sacred sites;
- l) Commercial developments within the planning area are largely concentrated in Rusape Town Centre;
- m) The study observed that the retail industry is the dominant significant contributor to the economic base of the planning area;
- n) The existing industrial infrastructure (Large industrial buildings and rail infrastructure) is not performing to full capacity due to various economic challenges;
- o) Rusape main industrial area is dominated by agro-processing firms whose capacities have been largely impacted by a decline in agricultural activity;
- p) Small industrial enterprises are located in Vengere. The main activities being steel fabrication and carpentry;
- q) Majority of people in the formal employment are in the civil service;
- r) Informal sector activities are the main source of livelihoods;
- s) Agriculture is the main contributor to the economic base dependent the backward linkages between the agricultural activity in the farms and the agro-processing industrial infrastructure;
- t) There is a Decline in agricultural activity due to climate change and global warming as well as low agricultural land utilisation in resettlement and communal areas.

#### **11.4 Economic Infrastructure**

- a) The current water infrastructure is inadequate;
- b) The area has two water treatment plants, the Town Waterworks and the Jack Needham Waterworks;
- c) There are five storage reservoirs totalling 15,000 m<sup>3</sup> water storage capacity. Storage was designed to provide 48 hours supply to the town;
- d) The Master Plan Area's water demand is 8,16 Ml/d. Current water supply is at 6.4Ml/d, meaning that Rusape has a shortage of 1.76Ml/d; \
- e) Roads in the new suburbs are predominantly earth roads with no storm water drainage;
- f) There is inadequate sewer infrastructure with some high density stands relying on septic tanks;
- g) In Rusape Urban, sewerage system is largely a gravity system. It drains to the sewage pumping station adjacent to the Rusape Dam from where it is lifted by pumps to a series of 9 oxidation ponds comprising 3 anaerobic ponds, 2 facultative ponds and 2 maturation ponds;
- h) Communal areas and resettlement areas in the Master Plan Study area rely more on Blair toilets and pit latrines;
- i) High density stands averaging 300 square metres using septic tanks due to lack of sewer infrastructure;
- j) Power supply and infrastructure in the planning area is inadequate. There is an over reliance on the ZESA main grid in the urban areas and use of unsustainable energy sources in the rural, resettlement and communal areas;

- k) There are no independent power producers (IPPs) in the Rusape Master Plan Area;
- l) Inadequate electricity infrastructure in rural, resettlement and communal areas;
- m) The current solid waste disposal site is inadequate to meet the needs of the planning area.
- n) There are inadequate community, sports and recreation facilities;

### **11.5 Environmental issues**

- a) Waste at the current solid waste dump site is washed into Rusape river;
- b) There is evidence of massive soil erosion in the river banks due to urban agriculture resulting in siltation of water bodies and reduced carrying capacities of Rivers;
- c) There is massive leaching in the water bodies within the planning area as a result of fertilisers from agricultural fields along the river banks being washed into the water bodies;
- d) The brick kilns operated in brick moulding are fired by firewood and this has led to massive deforestation and carbon dioxide emissions leading to further as well as indirect effects on the ecosystem and climate;
- e) The use of septic tanks on high density residential stands has resulted in contaminated ground water supply;
- f) The planning area is within the Manicaland Province which is susceptible to sustained floods and heavy rains associated with climate change and Global warming.