

PRESENTATION TO FULL COUNCIL

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CHAPTER 1

Introduction

NEED FOR A **MASTERPLAN**

A Master Plan is:

The highest level statutory document prepared for use in directing, controlling and promoting sound and rational development and redevelopment of an area, with a view to achieving maximum economic, social and aesthetic benefits.

Other plans are:

- Local development plans
- Local subject plans
- Layout plans

WHAT LED TO THE PREPARATION OF THE MASTER PLAN?

- ① Statutory requirements – Part IV of the Regional, Town and Country Planning Act, Chapter 29:12.
- ② Call to Action – by the President of Zimbabwe.
- ③ Sustainable development goal– need to create sustainable cities.



COMPONENTS OF A MASTER PLAN

1. Report of Study

The RoS consists of:

- Report of Study write up
- Provisions of the Harare Combination Master Plan and Chitungwiza – Seke Concept Plan
- Identifies potential for development

2. Written Statement

The Written Statement is presented as a written document accompanied by maps and diagrams showing the selected land use zones and direction of growth for the area.

The map also identifies areas with potential for investment, areas for environmental preservation, proposal on provision of social and physical infrastructure.

JUSTIFICATION FOR THE MASTER PLAN

1.Challenges of per-urban development:

- Rapid, unplanned, ad-hoc, and incremental development on the peri-urban of Chitungwiza, and Harare.
- Illegal sale of state land by unauthorized people.
- There is rampant subdivision of communal land by both the traditional leadership and individuals giving rise to the “*gara wadya*” phenomenon.
- Development on ecologically sensitive areas.
- Revenue leakages.

JUSTIFICATION FOR THE MASTER PLAN

2. Inadequate provision of infrastructure.

3. Administrative problems.

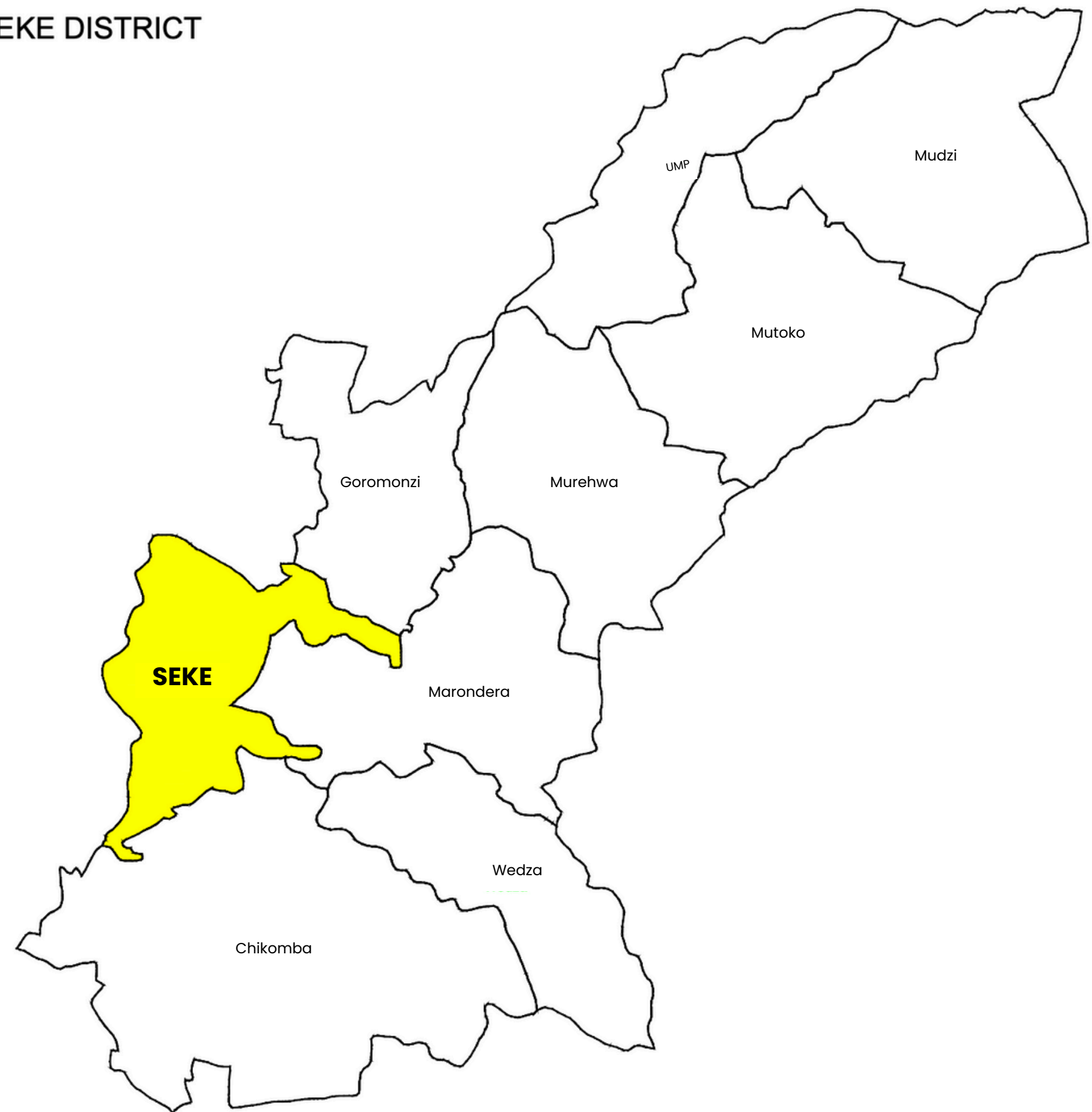
4. Village boundary disputes.

5. Rural industrialisation.

PROFILE OF **SEKE DISTRICT**

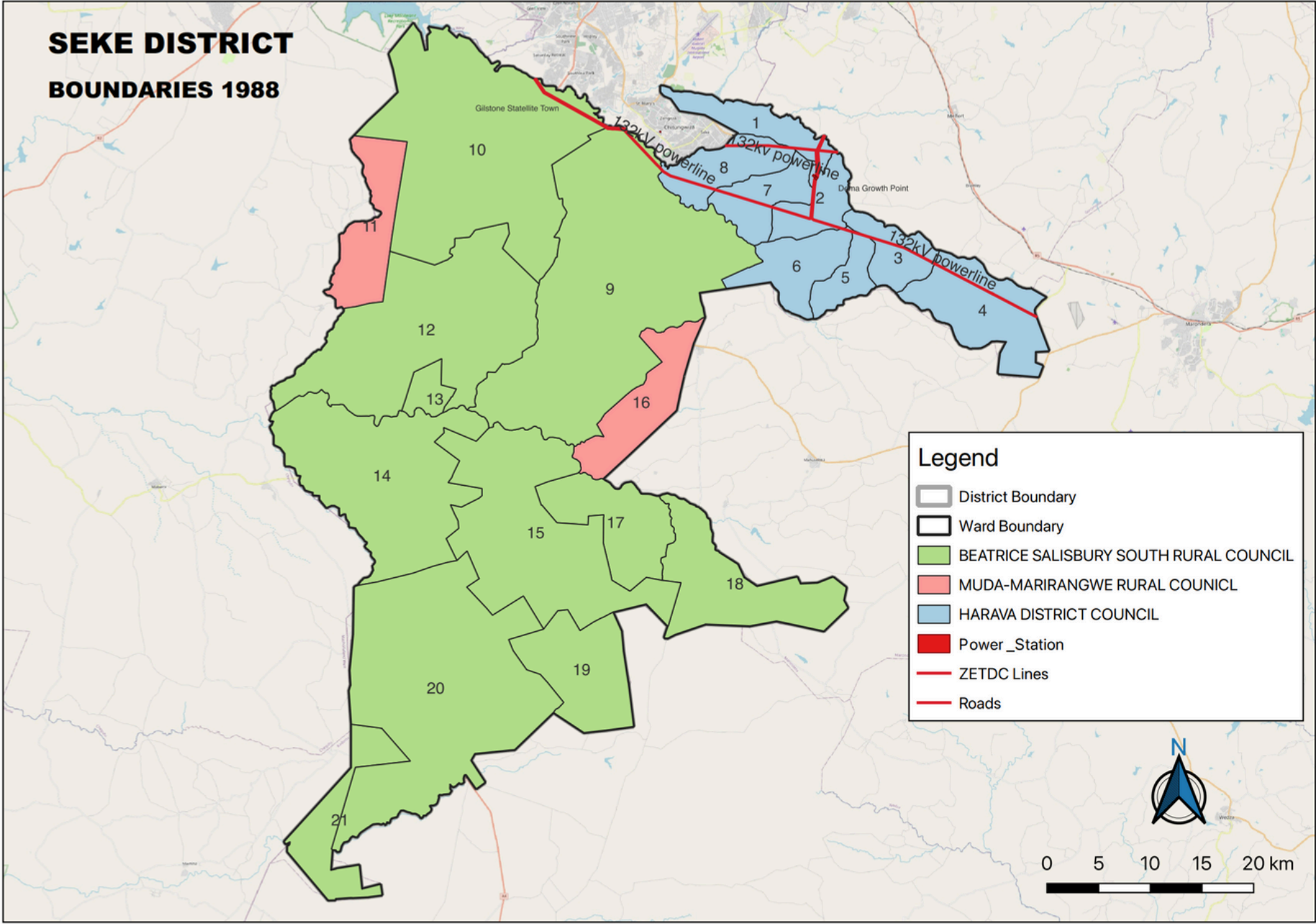
MASHONALAND EAST PROVINCE

SEKE DISTRICT



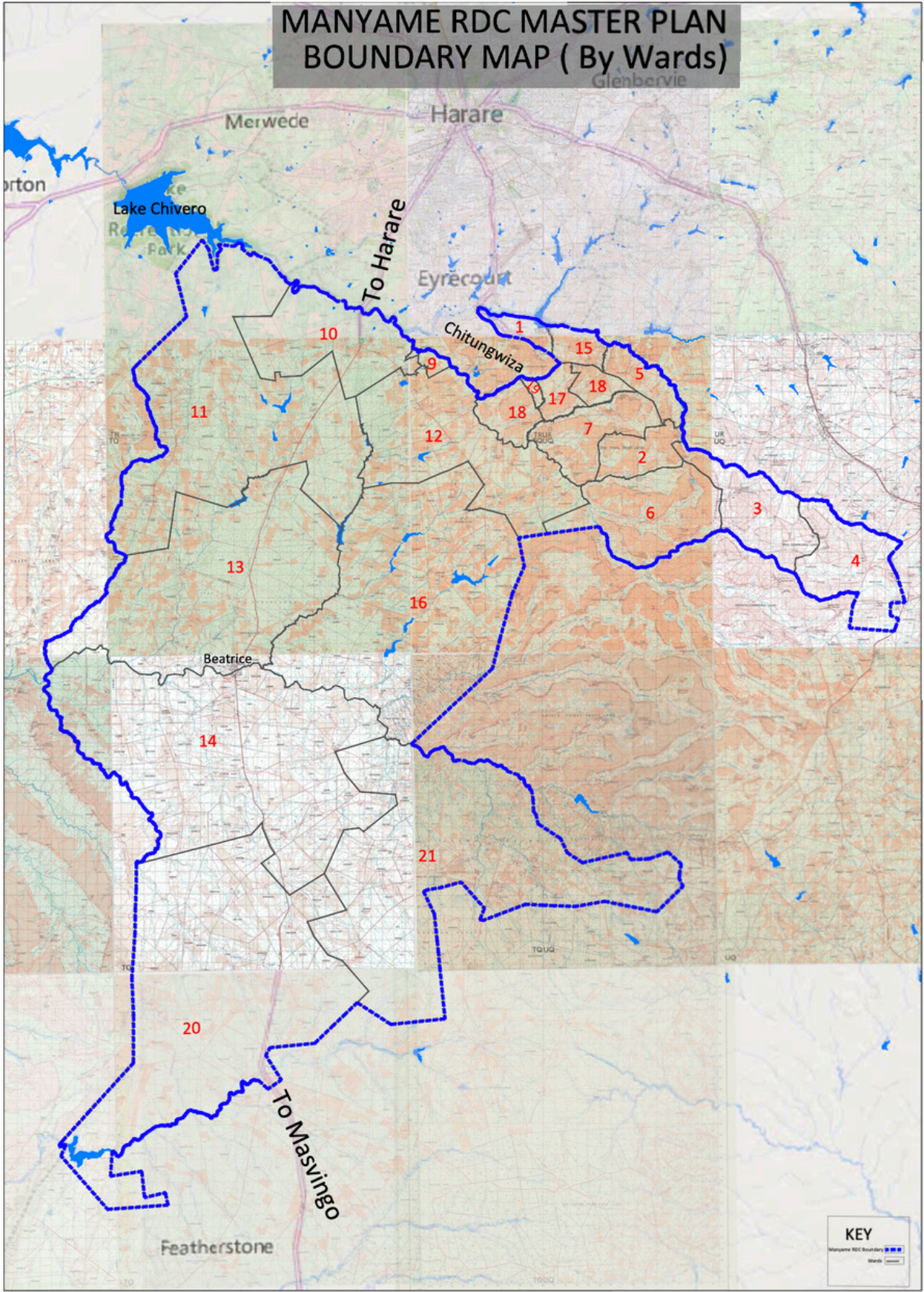
SEKE DISTRICT

OLD BOUNDARY



SEKE DISTRICT

NEW WARDS



SEKE DISTRICT

SUMMARY OF ISSUES

- Absence of a statutory, legally binding guiding spatial development framework.
- The district is experiencing rapid migration, resulting in densification both in the urban areas and the farming areas.
- Rapidly growing populations in Harare and Chitungwiza resulting in high demand for housing. This has resulted in urban sprawl with a spillover of development into Seke.
- Illegal selling of land by some traditional leaders resulting in settlements that do not have the necessary infrastructure

- Illegal subdivision in communal areas
- Gilston and Beatrice concept plans.
- Need to promote rural industrialisation
- Potential for tourism
- Promotion of agriculture

CHAPTER 2

Environment and Natural Resources

THE ENVIRONMENT AND NATURAL RESOURCES

**In order to attain a sustainable settlement status,
there is need to look at 3 aspects of a settlement:**

- need for urban development
- need environmental protection
- need for agricultural and mining activities





TOPOGRAPHY

1. Seke district lies in the Highveld with an altitude above 1200 m and is generally flat with rock outcrops and hills dotted here and there.
2. Drain is dendritic along the Manyame and Mupfure Rivers
3. Three major dams, Harava Dam, Prince Edward Dam, and Mamina Dam



CLIMATE

1. District is located in Natural Region II, in the middle of the north of the country.
2. Relatively high precipitation at 750 to 1000 mm/year, rainfall ranges from 750 to 1000 mm/year

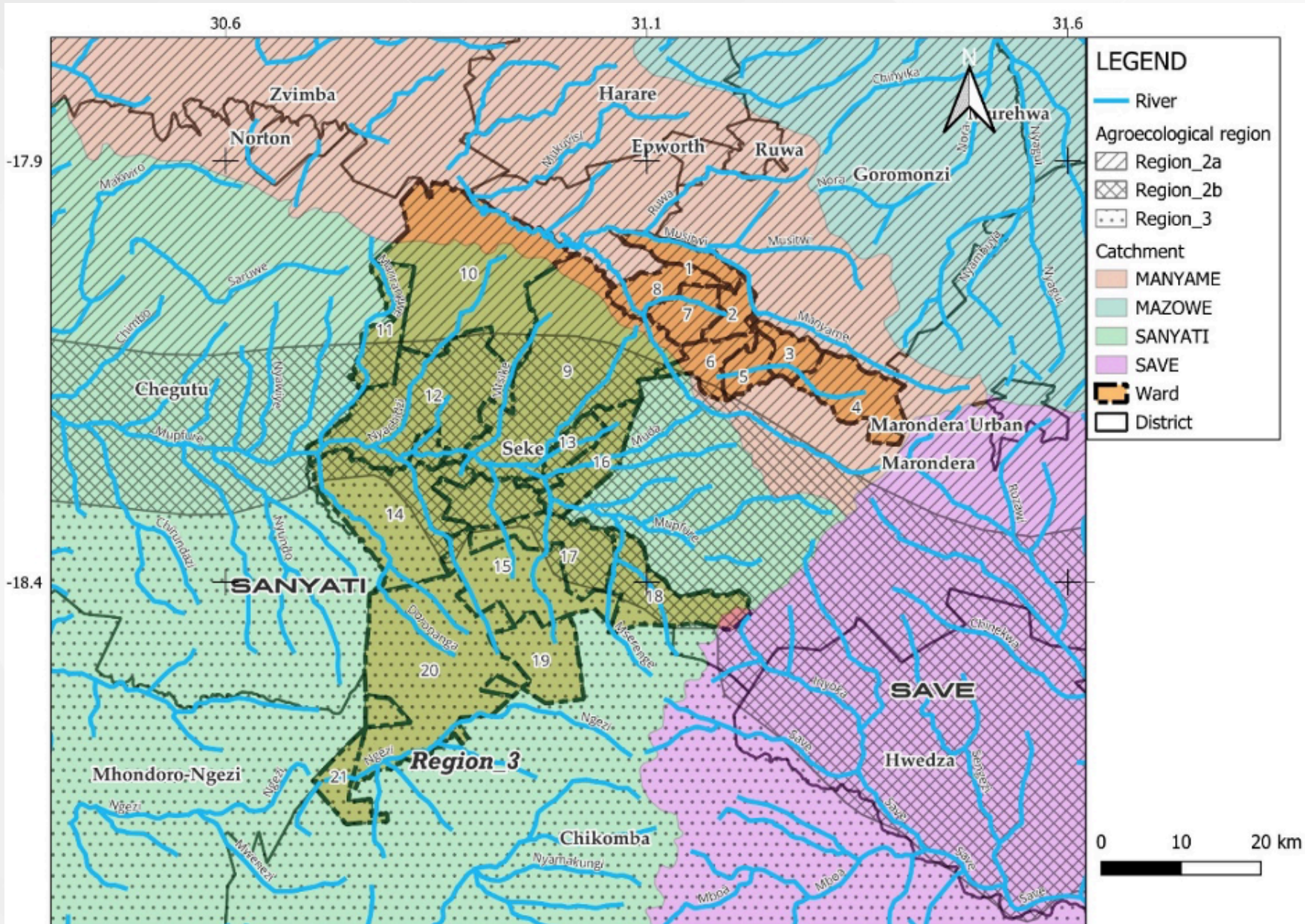
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HYDROGEOLOGY

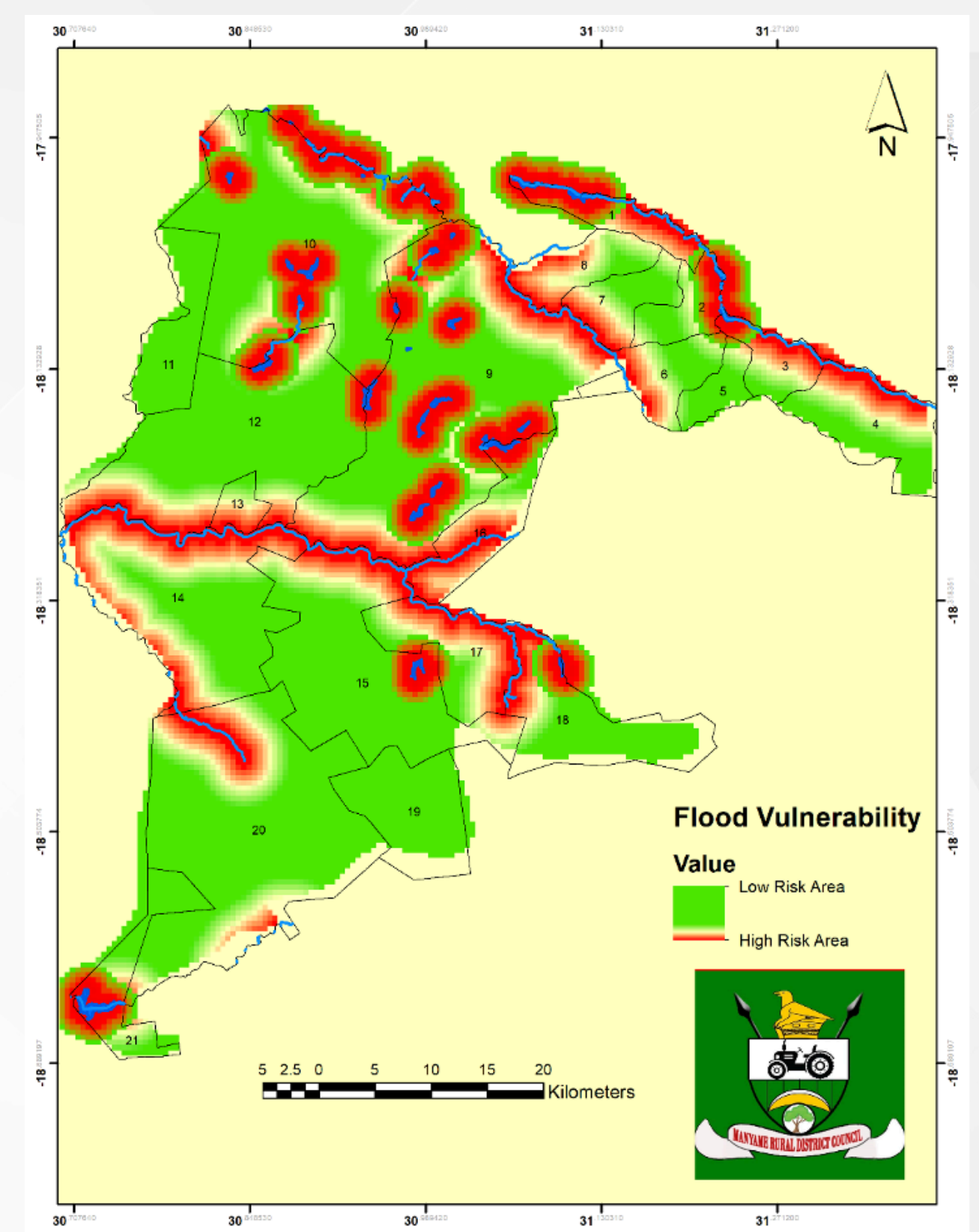
- Geological formations found in the district include the granitoid group (intrusive felsic igneous) of rocks (granites and gneisses of various ages).
- The upper catchment and parts of the mid-catchment have numerous dambos occurring within them.
- In communal areas, dambos have been subjected to heavy pressure from humans and livestock, and have been overgrazed, cropped and trampled.

HYDROLOGY



Map showing distribution of catchments and river systems in Seke District.

1. The district is set within the Upper Manyame and Sanyati catchment area.



1. Flooding vulnerability
2. The district is prone to flooding especially during the rainy season.
3. Illegal developments are not observing the set buffer zones around water bodies.

WATER QUALITY

- District has no major industrial activity that generates wastewater.
- Their assessment analysed for COD, BOD, heavy metal, total phosphorus and total nitrogen on the surface.



IMPACT OF HUMAN ACTIVITIES ON THE ENVIRONMENT

- Unplanned and illegal urban expansion has led to environmental degradation and loss of biodiversity.
- Solid waste management challenges as there are no developed facilities.



WASTE WATER MANAGEMENT

- This is an issue in the peri urban areas where blair toilets are being used on smaller stands
- Pollution of underground water because of inappropriate location of blair toilets.

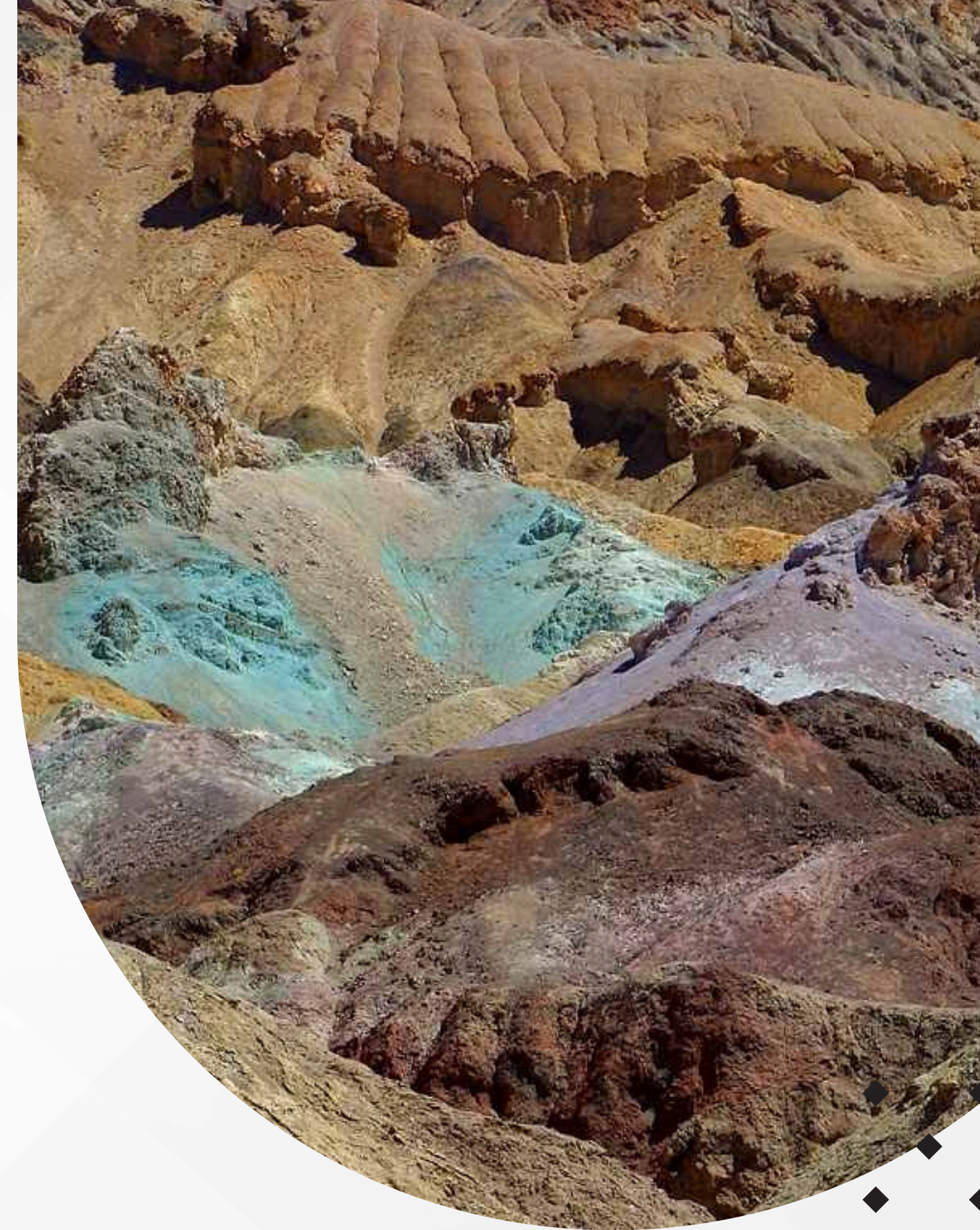


MINING

The district is endowed with some natural resources which includes minerals.

Common minerals are:

- gold
- lithium
- iron ore



ILLEGAL SAND ABSTRACTION

Issues arising are:

- Environmental degradation
- Unreclaimed barrow pits
- Lack of reclamation procedures after the mine closes
- Danger of drowning for both people and animals

NATURAL CULTURAL HERITAGE SITES

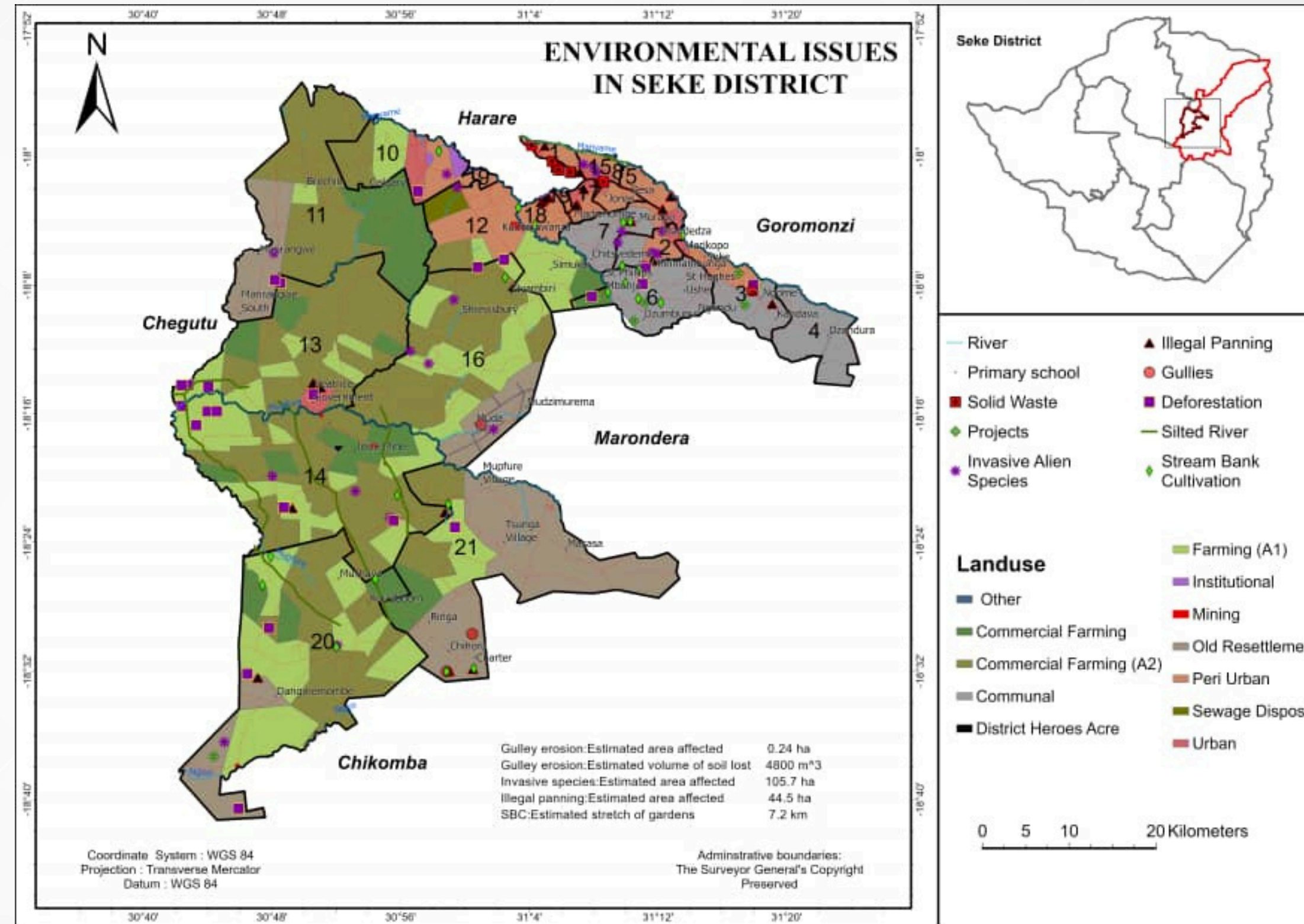
- The district is endowed with natural heritage sites.
- These include the **Chaminuka and Ngombe Shrines, Chinyahara Hills.**



CHAPTER 2

SUMMARY OF ISSUES

1. There are some sites of national interest.
2. The water resources in the district have potential to be developed for tourism purposes.
3. The full potential of tourism has not yet been exploited.



CHAPTER 3

District Economy

WHAT IS **DISTRICT LOCAL ECONOMY**

- It refers to the economic and social systems that are peculiar to the local community, in this case Seke District.
- There is need to strengthen the local economic capacity of the district, improve the investment climate, and increase the productivity and competitiveness of local businesses, entrepreneurs and workers
- The main economic activities in the district are:
 - Agriculture
 - Mining
 - Tourism
 - Formal employment
- Understanding the intricacies of our local economy will help us to think and act strategically
- Taking advantage of the local advantages in the changing and increasingly competitive market economy.

SEKE DISTRICT

LOCATIONAL ADVANTAGES

1. Close proximity to Harare and Chitungwiza, therefore experiences spill over benefits.
2. Located on two highways—Harare—Masvingo and Harare—Wedza Road.
3. Rich agricultural land.
4. Presence of dams that can be further developed to higher capacity.

Water Sources

Water Sources

Ward	Major dams in the ward	Major use
10	Lanack / Adino 1&2, Mashonda, Canterbury, <u>Chivero dam</u> , <u>Unadale</u> , Greenwood dam, <u>Elaton</u> , <u>lutherie (datmotre)</u>	Irrigation, livestock, Irrigation, livestock, Irrigation, livestock, Irrigation, livestock, Irrigation, livestock, fishing Irrigation, livestock, Irrigation, livestock, Irrigation, livestock, Irrigation, livestock,
11	Mas kirk (3 dams),	Irrigation, livestock,
12	Cavan	Irrigation, livestock,
14	<u>Samaita</u> ,	Irrigation, livestock,

SEKE DISTRICT

OTHER ADVANTAGES

- ① High literacy levels
- ② Hard working population

The main economic activities in the district are:

- Agriculture
- Mining
- Tourism
- Formal employment

AGRICULTURE

Agricultural Profile

- Agriculture plays a pivotal role in the food supply chain as well as adding economic value by creating employment, providing livelihoods, and ensuring food security.
- The district economy is anchored in agriculture, contributing about 65% of the district GDP, employing about 75% of the total workforce in the district
- Decent rainfall within agro ecological region 2b and 3
- Rich red and sandy type of soils that are good for cropping.



LAND TENURE IN SEKE

Land Use	Type of Tenure	Documentation
Urban	Private, State	Deeds and Lease
Peri-Urban	Private, State	Deeds, Lease, and Communal land Permits
Communal	State	Communal land Permits
A1 farms	State	Offer letters and Land Permits
A2 farms	State	Offer letters, leases, and Land Permits
Commercial Farms	Private and State	Deeds, lease, offer letter, and Land permits
Old resettlements	State	Offer letters and lease
African Purchase	Private	Deeds
BIPA	State	Deeds and MOU/MOA

LAND DISTRIBUTION BY FARMING SECTOR ONLY- EXCLUDING COMMUNAL AND OTHER USES

Sector	Commercial and Farming	Old Resettlement	A1	Small scale Farming <u>reasA</u>	A2 and peri -urban	Totals
Arable (ha)	23 189	24 731.28	38 873.52	7 530.39	38 521	132 845.19
Grazing (ha)	13 619	14 524.72	22 830.48	4 422.61	22 626	78 022.81
Totals (ha)	36 808	39 256	61 704.00	11 953.00	61 147	210 868.00

COMMERCIAL FARMING

- Commercial farms are generally characterised by:
 - large farms
 - developed irrigation capacity
 - high capital investment
 - most farmers employ are farm manager
- Most farmers grow crops like maize, tobacco, potatoes and wheat.



FARMING IN COMMUNAL AREAS

- Communal areas are those areas have remained predominantly rural in character, in terms economic activities carried out, type of dwelling units and general lack of reticulated infrastructure like water and sewerage.
- However the communal areas of Seke are unique in terms of the economic activities that are carried out.
- Residents are employing intensive agricultural production on their properties.



- Reliance on rain fed agriculture negatively affect agricultural yield
- Irrigation plays a critical role in Commercial farming
- There is a table showing irrigation schemes in the district



CROP MARKETS IN SEKE DISTRICT

Market	ward	source of commodity	availability	Commodity
<u>Guzha- Ward 1</u>	1			horticulture, cereals, oils seeds
West Minister ward	19			horticulture
Dema	2			horticulture,
Beatrice	13			horticulture,
<u>Alicedale</u>	15			Horticulture
<u>Marirangwe Dairy association.</u>	11			Milk

Source: MRDC

CROP MARKET CHALLENGES

- Unaffordable transport and input costs.
- Fluctuations in commodity market prices caused by middleman
- Unavailability of local markets for commodities and inputs need to increase more markets for produce

- Lack of commodity market information leading to poor prices as they out compete each other
- No GMB depot in the district so there is need for a GMB depot within the district to reduce transport costs
- Unreliable and delayed payments by GMB

LIVESTOCK FARMING

- Most farmers engage in cattle rearing at different levels of production.
- Increased cattle production 37 935 to 42 067 from 2016 to 2021 despite mortalities due to disease outbreaks
- Number of goats has increased as well by more than double from 10 372 in 2016 to 24 397 in 2021.
- The number of sheep has also increased from 2907 in 2016 to 5 334 in 2021.
- The number of indigenous chickens went down from 156 365 to 108 696 in 2021 due to increased broiler production



LIVESTOCK CHALLENGES

- Threat of disease
- Most common diseases in 2016 were:
 - Tick borne
 - Black leg
 - Round worm
 - Tape Worm
 - Liver Fluke
- Heart water disease and Theileriosis are the most common disease in the district, followed by Lumpy skin and Newcastle respectively

LIVESTOCK MARKETS

Live sales pens

Ward	Sale Pens	
	Functional	Dysfunctional
3		<u>Chakahwata</u>
10		<u>Marirangwe</u>
10		Golf Club
13	Beatrice Rural council- for stray livestock	
16		<u>Landos</u>
16		Muda
17		<u>Tsungu</u>

- There are currently no sale pens in the district except the Manyame Rural District council pen for stray livestock.
- As a result, farmers are resorting to abattoirs in: Ziko and Dema. (Kandava and Beatrice are still under construction). Some go as far as Mt Hampden, Koala abattoir, Harare and Chitungwiza Urban.

CHALLENGES IN LIVESTOCK PRODUCTION

- Tick borne diseases such as Theileriosis caused by inadequate dipping in some areas.
 - Inadequate water for livestock in the dry season.
 - Uncontrolled veld fires destroying grazing lands and stover
 - High cost of supplementary feeds. Livestock farmers to be educated on supplementary feed formulations and production.
- Shortage of maize for stock feed. Farmers to be encouraged to plant and reserve maize for stock feed.
 - Inadequate grazing land in communal areas. Farmers to keep cattle within grazing capacities of their lands.

PROPOSED AGRO-INDUSTRIAL CITY

LOKMAT TIMES

Technology from Nashik to Africa



Indian agri-tech helping Africa build long term sustainable best practices in agriculture

LOKMAT NEWS NETWORK

NASHIK, MAR 20

Recently, Operis Agrotechnologies, a Maharashtra based manufacturing and consulting company, has tied up with WEFAA: The World Economic Forum for Asia-Africa (WEFAA). WEFAA is an organization of Asian and African countries, and other world member business organisations operating and headquartered in India, with regional office in South Africa. Established

on May 26, 2022, the WEFAA has around hundred member companies from Asian and African nations. The tie up is specifically to promote bilateral trade, investment and technology transfer, facilitate business collaborations, nutrient projects, agricultural projects, joint ventures, marketing tie-ups and strategic alliances through a set of proactive business-oriented initiatives. This is based on the IDEAS (Indian Development and Economic Assistance Scheme) rolled out by the Ministry of Finance, Government of India. As a part of this initiative Operis AgroTechnologies has researched and helped WEFAA find around seven Indian partner companies in the innovative space of solar technologies, sugar industries, organic agri, agri-input In-

dustries and food processing technologies.

Tapiwa Mashenjere, Vice President, WEFAA, has been visiting these shortlisted since the last eight days and is keen to finalise projects valued at more than USD 100 million in the coming couple of months, as he invites the Indian team in the month of April 2024 to assess the Zimbabwean landscape and projects. "This is a huge success of Indian innovation and entrepreneurship," said Tapiwa Wele, at a press conference organised in the city to announce the same. Chairman of Operis AgroTechnologies Pvt Ltd, Ashish Wele, said, "We have opened doors for the Indian agri tech companies to get their rightful place on the global agri-scenario and capture a significant market share through their innovation by adapting to global quality practices." Operis AgroTechnologies in association with WEFAA has a long term plan of engagement to ensure success of this initiative and this will be an engagement rolled all over Maharashtra in various industry domains too. Operis Agrotechnologies Private Limited (OAPL), is a company with focus in the area of setting up hi-technology labs and projects in the area of bio-technology, organic inputs, agro sciences and technology partnerships. As of now four industries from Nashik district are shortlisted for this initiative.

CHAPTER 4

Demography

REGIONS

- Due to the delimitation process before the general elections of 2023, the ward boundaries changed.
- On the other hand, the census data available was based on old ward boundaries. Therefore, to mitigate the change the district was regionalized to analyze the population in smaller areas.
- Four regions were identified based on the land type:

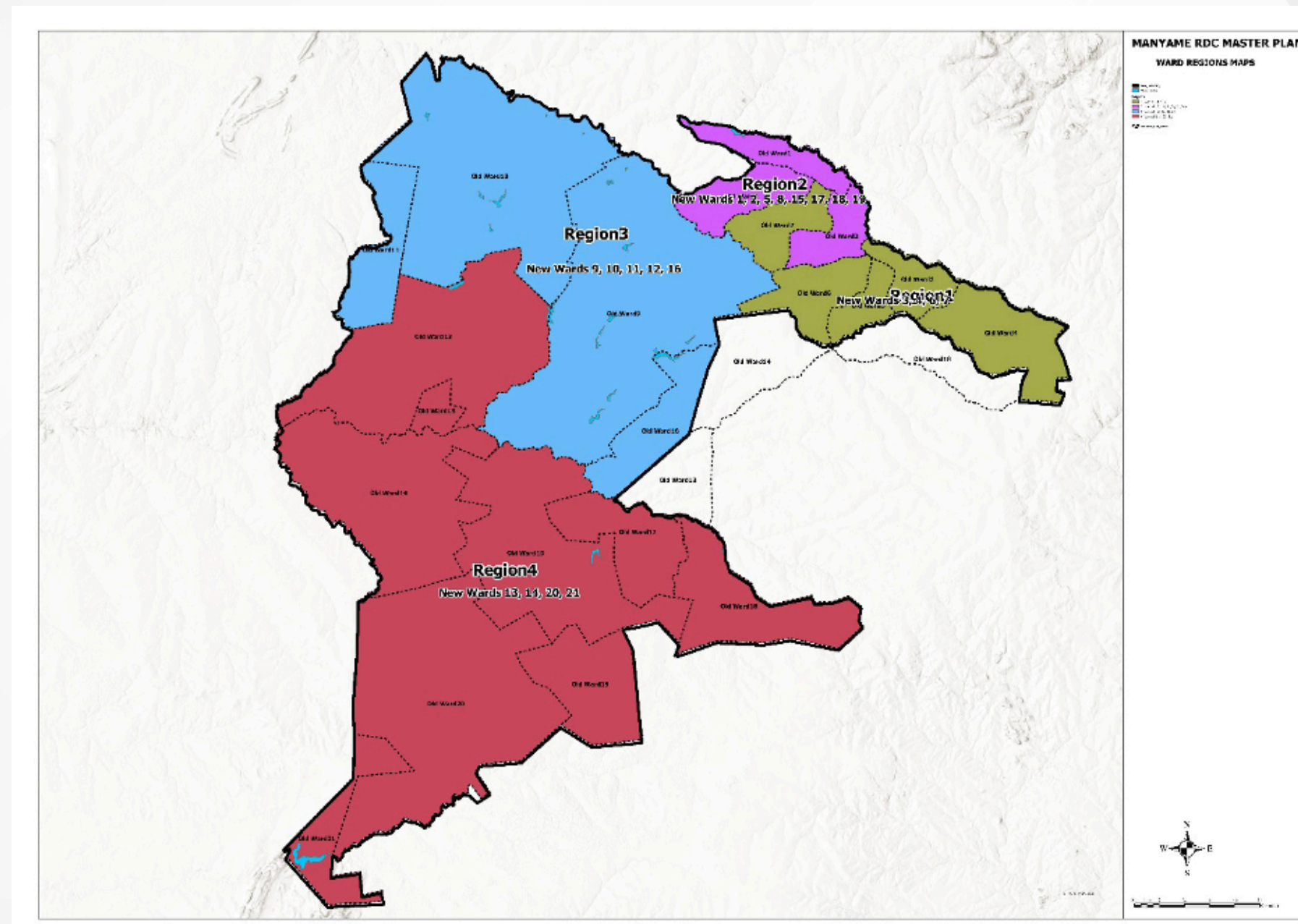


Figure 3-2: Map showing Regions

POPULATION GROWTH

- The population of the Seke District according to the 2022 census is 200,478, of which males and females were 97,569 (49%) and 102,907 (51%) respectively.
- The Seke district population constitutes 12% of the total Mashonaland East population.
- The Seke District had a moderate population of 76,923 in 2002.
- The population of the district has almost tripled from 76,923 to 200,478.

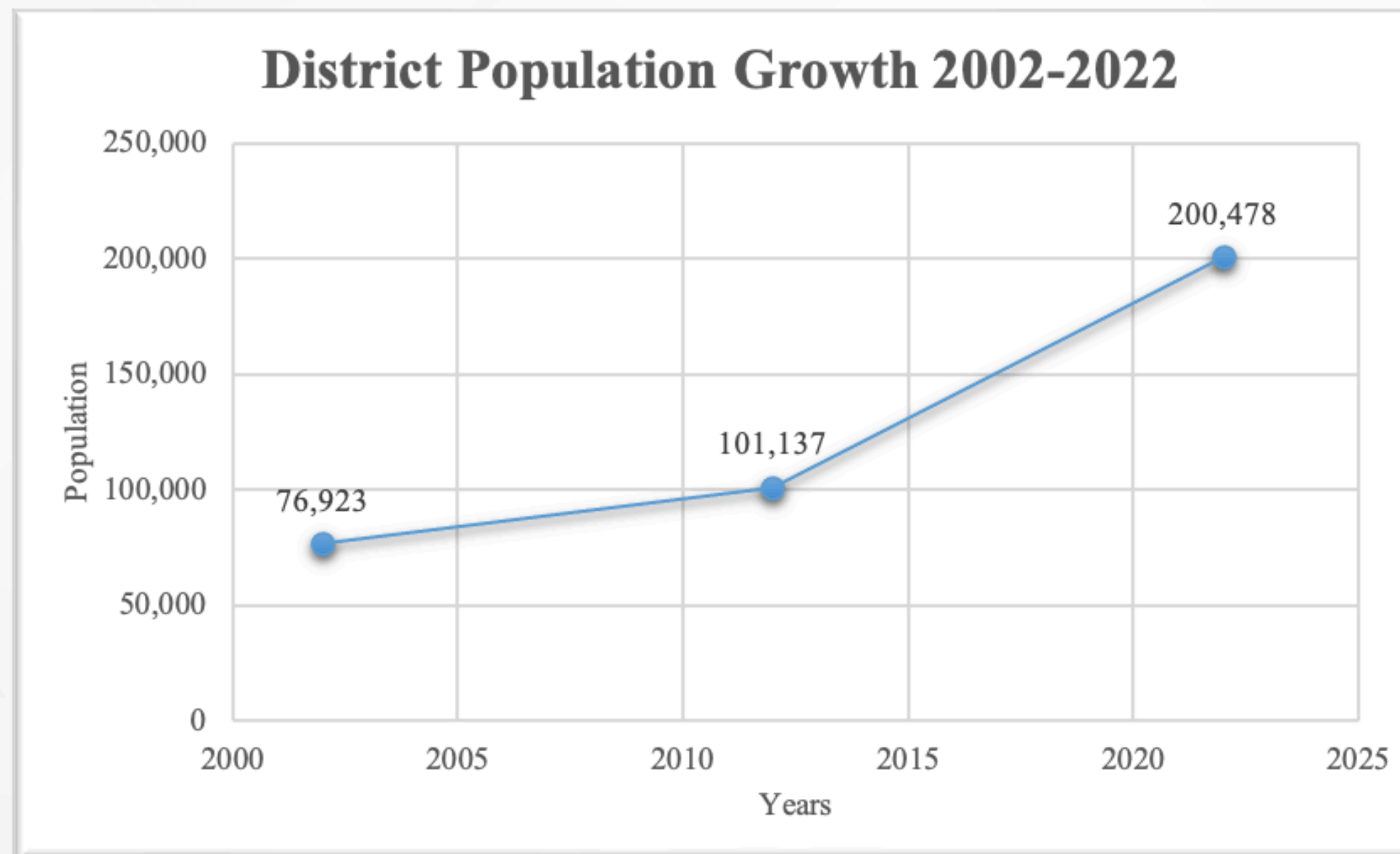


Figure 3-1: Growth rate of the Seke District from 2002-2022.

POPULATION GROWTH

- Further to population growth analysis, there was a need to zero in on some areas that had a quantum growth in population.
- These areas were termed Rapid Growth Areas such as: Ward 1, 2, 3, 8, 9 and 13.
- The Rapid Growth Areas appear to be outliers in terms of growth as they had huge increases in population over the decade.



POPULATION GROWTH IN RAPID GROWTH AREAS

- 1. Table 3-3 shows old Ward 8 which is now the Murisa Rural Center had the largest population growth of 324%, followed by old Ward 9 with 243%. Areas in this ward include Harare South - (Land Housing Trust) and six farms (Breamar, Longlands, Cawdor, Tanatlon, Edinburgh, Dunotor) amongst others.
 - a. These areas have been singled out because there have been ceased with sporadic illegal developments.
- 2. Ward 1 which is the Murisa Peri-Urban area experienced a rise in population of around 165% as a result of illegal settlements.
- 3. Ward 13 and Ward 2 Beatrice and Dema respectively experienced a sizable increase in population.

Table 3-3: Population Growth in Rapid Growth Areas

Area	Old Ward	Census 2012	Census 2022	Population Growth	% Growth
Murisa Peri-Urban	1	13,543	35,924	22,381	165%
Dema and Dema Peri -Urban	2	8,359	15,885	7,526	90%
Murisa Rural Service Center	8	10,696	45,395	34,699	324%
Peri-urban farms	9	8,964	30,767	21,803	243%
Beatrice	13	2,630	5,207	2,577	98%

POPULATION PROJECTION FOR RAPID GROWTH AREAS

Table 3-5: Population Projection for Rapid Growth Areas

Old Ward	2012	2022	2032	2042	2045
Ward 1	13,543	35,924	58,305	80,686	84,416
Ward 2	8,359	15,885	7,639	30,937	32,191
Ward 3	2,935	5,287	80,094	9,991	10,383
Ward 8	10,696	45,395	52,570	114,793	120,576
Ward 9	8,964	30,767	198,608	74,373	78,007
Ward 13	2,630	5,207	7,784	10,361	10,791
Total	47,127	138,465	405,000	321,141	336,364

SUMMARY OF ISSUES

- Rampant urban-to-rural migration.
 - Artificial, accelerated, and centered population growth.
 - Rampant invasion of communal land.
 - Emergence of ad-hoc urban nodes.
- Underutilisation of economic and industrial space.
 - Communal land has been commoditized (easy and affordable).
 - The majority of the youth are unemployed resulting in illicit activities.

CHAPTER 5

Housing

HOUSEHOLD GROWTH

- 1.The district experienced a global household increase of 113% as shown in *Table 4-3*.
- 2.Region 2 had the largest household growth of 218%, whilst Region 1 had the least household growth.
- 3.The growth in households may be attributed to rapid illegal developments and rampant sale of communal land within that region.

Table 4-3: Household Growth by Region

Region	Description	2012	2022	Growth	Growth Rate
1	Communal	22,292	27,131	4,839	22%
2	Murisa Peri urban	32,598	97,204	64,606	198%
3	Peri-urban farms	20,305	43,556	23,251	115%
4	Commercial Farms	25,942	32,587	6,645	26%

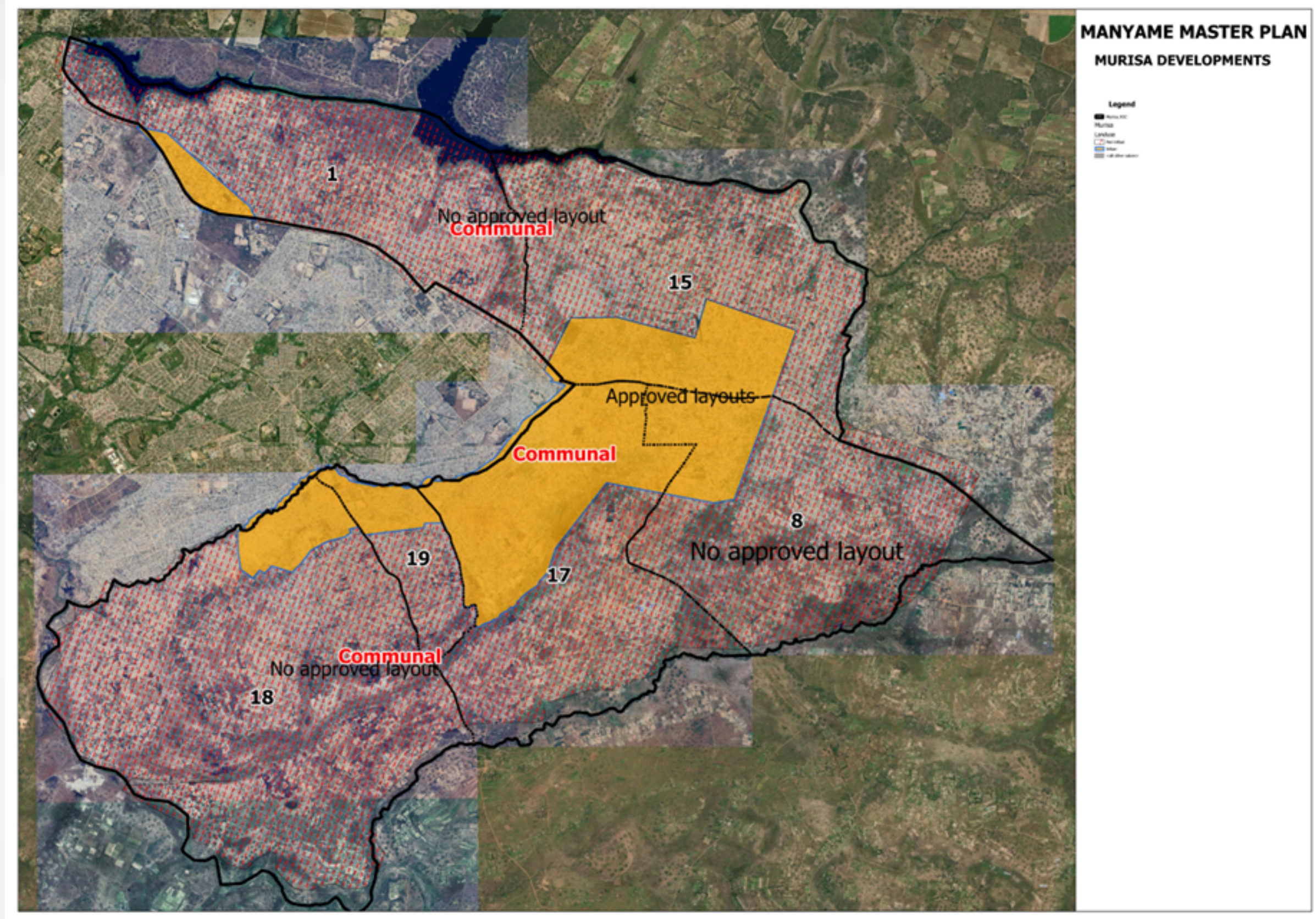
LAND TENURE

There are five main categories of land tenure systems namely:

- 1. Private
- 2.Public/state
- 3.Communal
- 4.Open access
- 5.Religious tenure (Bromley, 1992; Knawel, 2006; Payne et al., 2007; Adam,2015).

Table 4-4: Land tenure in Seke

Land Use	Type of Tenure	Documentation
Urban	Private, State	Deeds and Lease
Peri-Urban	Private, State	Deeds, Lease, and Communal land Permits
Communal	State	Communal land Permits
A1 farms	State	Offer letters and Land Permits
A2 farms	State	Offer letters, leases, and Land Permits
Commercial Farms	Private and State	Deeds, lease, offer letter, and Land permits
Old resettlements	State	Offer letters and lease
African Purchase	Private	Deeds
BIPA	State	Deeds and MOU/MOA



WHY ILLEGAL SETTLEMENTS ARE INCREASING

- Administration – Min of Lands, Min of LG, Chitungwiza and MRDC
 - Limited implementation of recommendations from Investigative Reports
 - Court judgements
 - Costly legal processes
- The delayed excision of land by the Ministry of Local Government
 - Garawadya
 - General belief in Regularisation
 - Inactive waiting list

CHAPTER 6

LAND USES

1. Peri-Urban
2. Communal Land
3. A1 Farms
4. A2 Farms
5. Former Resettlement Areas (African Purchase Areas).
6. Old Resettlement

URBAN CENTRES

Higher Order Centres

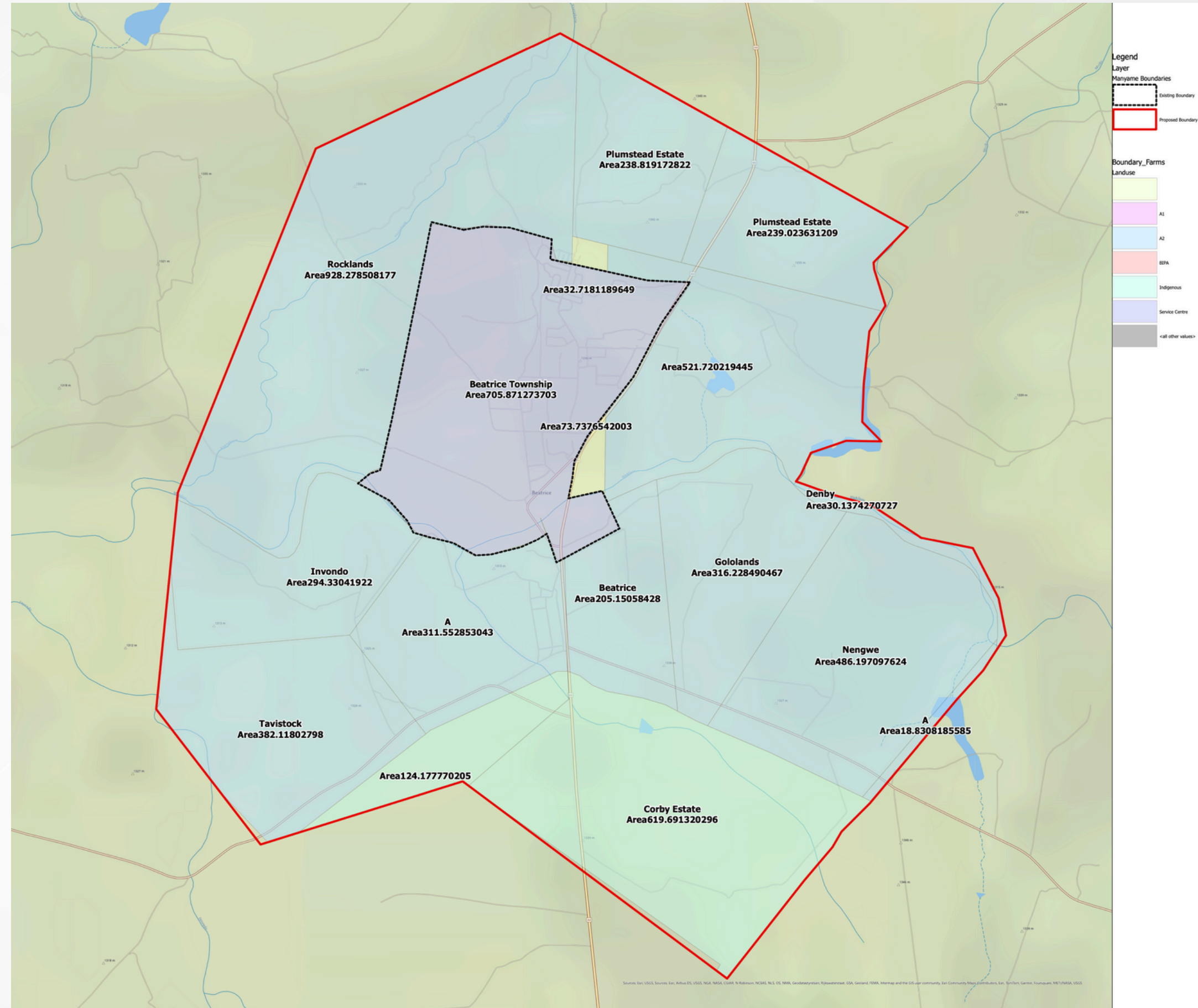
- Beatrice
- Dema
- Murisa
- Guzha

Lower Order Centres

- Charakupa
- Zhakata
- Masasa
- Marirangwe

BEATRICE

1. Sitting on..... hectares, which is almost fully allocated except a few insignificant portion.
2. Area of Beatrice including C and D of Central total area is.....
3. It has become apparent that there is need for additional land for urban expansion
4. The Ministry of Local Government identified land for future expansion for Beatrice.
5. Various urban expansion options will be discussed in the Written Statement



CHAPTER 7

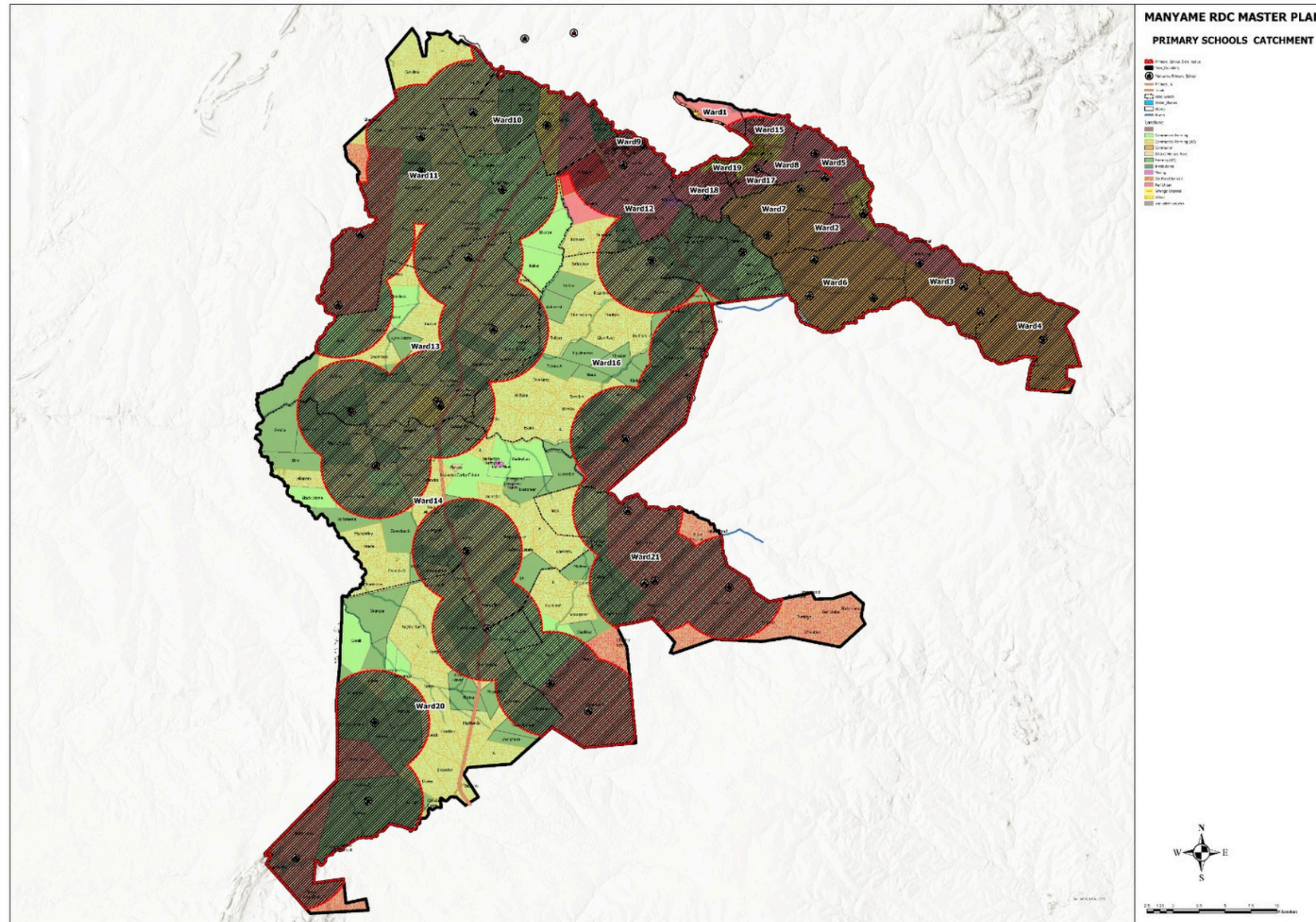
Social Infrastructure

EDUCATIONAL FACILITIES IN THE DISTRICT

- Govt primary school: 1
- Church schools: 2 primary and 1 secondary
- Council primary: 44
- Council sec: 18
- Total of 65 Private school, 48 are unregistered.



SCHOOLS DISTRIBUTION MAP



CHALLENGES IN EDUCATION DELIVERY

The major challenges in the delivery of education were found to be as follows:

- Shortage of schools
 - Shortage of teachers
 - Shortage of books and IT facilities
- Long distances to schools
 - Shortage on ambulances
 - Long distances

HEALTH FACILITIES IN SEKE DISTRICT

Name	Level	Owner
Kunaka	Hospital	Council
Charakupa	Clinic	Council
Mariramgwe	Clinic	Council
Muda	Clinic	Council
Makanyazingwa	Clinic	Council
Wheelerdale	Clinic	Council
Beatrice	Hospital	Government

CHALLENGES IN HEALTH SERVICES DELIVERY

The major challenges in the delivery of health services were found to be as follows:

- Critical shortage of health facilities, there are just low-level facilities in the district.
- Shortage of staff (nurses and doctors).
- Unavailability of drugs and other essentials
- Shortage on ambulances.
- Long distances.

POLICE STATIONS AND POLICE BASES

- Police stations: 1
- Police bases: 5
 - a.Ziko
 - b.Zengeza (chikwanha)
 - c.Harage -lands Road
 - d.Gilstone
 - e.Mupfure

COMMUNITY FACILITIES

All wards have **ward centers**.

1. Ward centers with a community hall:

- Ward 7
- Ward 11
- Ward 16

2. Ward centers with a shed:

- Ward 3
- Ward 15
- Ward 20

CEMETERY AND GRAVEYARDS

Urban Settlements

- Cemeteries are found in Beatrice, Dema, and Harare South.
- Murisa area has graveyards.

Communal Areas

- Villages have graveyards and family grave sites.

Agricultural Area

- A1 –common graveyards.
- A2 –farm graveyards.



SPORTS FACILITIES

Ward	Facility
3	Dema and Chakwizira
13	Beatrice Sports Center, Beatrice Country Club
14	Joice Mine Sports ground



INSTITUTIONS

Ward	Facility
12	Institution of Biomedical
20	Beatrice Rehabilitation Center
13	Beatrice Orphanage
8	Shamwari Mwasikana
3	Seke Rural Home-based Care



CHAPTER 8

Physical Infrastructure

WATER SUPPLY SITUATION

- District lies with the Upper Sanyati and Lower Manyame Catchment areas.
- Water supplies are critical for the identified urban areas.
- All water supplies are managed by ZINWA
- The treatment and distribution infrastructure is provided by the LA, ZINWA supplies the bulk water
- ZINWA collects all revenue realised from water supplies



WATER SUPPLIES

Table1: Areas of Responsibility For Water Supplies

Centre	Type of Supply/Source	Responsibility
Beatrice	Water reticulation	ZINWA, Manyame RDC
Chikwana	Water reticulation	Chitungwiza Town Council on behalf of Manyame RDC
Murisa	Boreholes, wells, dams	Individuals
Dema	Water reticulation for medium density, boreholes, wells, dams for high density	ZINWA, Manyame RDC for medium density, individuals for high density
Peri Urban and Rural	Rivers, boreholes, wells, dams	Individuals, private organisations, ManyameRDC, ZINWA

BEATRICE WATER SUPPLY SYSTEM

Water is supplied from Mupfure River for rest of Beatrice.

An Overview of the Beatrice Water Supply System



- The total design capacity for Beatrice Treatment Works is 50m³/h
- The estimated current total water production is 30m³/hr.

LAYOUT OF BWTW AS SEEN ON GOOGLE EARTH



- The low density suburb of Rocklands and part of the commercial area is supplied via a series of borehole.
- Water is pumped into storage tanks.
- Two 25m³ elevated steel tanks distribute water to the network through gravity.
- There is need to augment the supply of water as water quickly runs should pumping stops for some reason eg pump failure.



BEATRICE DOMESTIC CONSUMPTION

Domestic consumption is derived from historical demand data based on per capita consumption, the table below shows the consumption applied for the calculation of water demand.

Table1: Areas of Responsibility For Water Supplies

Description	Average Daily Unit Consumption (L/cap/day)
High Density	150
Medium Density	200
Low Density	250
Total	600

SANITATION

The peak Water demand for Beatrice has been estimated to be 2.57ML/Day against a supply of 1.22ML, broken down as follows:

- 1.730m³ from treatment works

- 2.504 from boreholes

Average daily water demand(ADWD) is 1.43ML (slightly more than current water supply).

There is opportunity to boost the treatment works to process the 50m³/hr design capacity against the 30m³ it is currently producing at.

SUMMARY OF DEMA WATER SUPPLY

Source	Capacity Pumped/Stored	Powered/ Material	Comment
Borehole – BH1	2m3/hr	Electricity	
Borehole – BH 2	2.2m3/hr	Electricity	
	4.2m3/hr		
Storage Tank 1	23m3	Steel tank	Elevated
Storage Tank 2	46m3	Concrete tank	Elevated
Storage Tank 3	23m3	Concrete tank	Elevated
Bulk Water Tank	140m3	Tent	On ground
	209m3		

- Rest of urban centres, commercial farms use boreholes.
- Communal use borehole, protected wells and river sources.

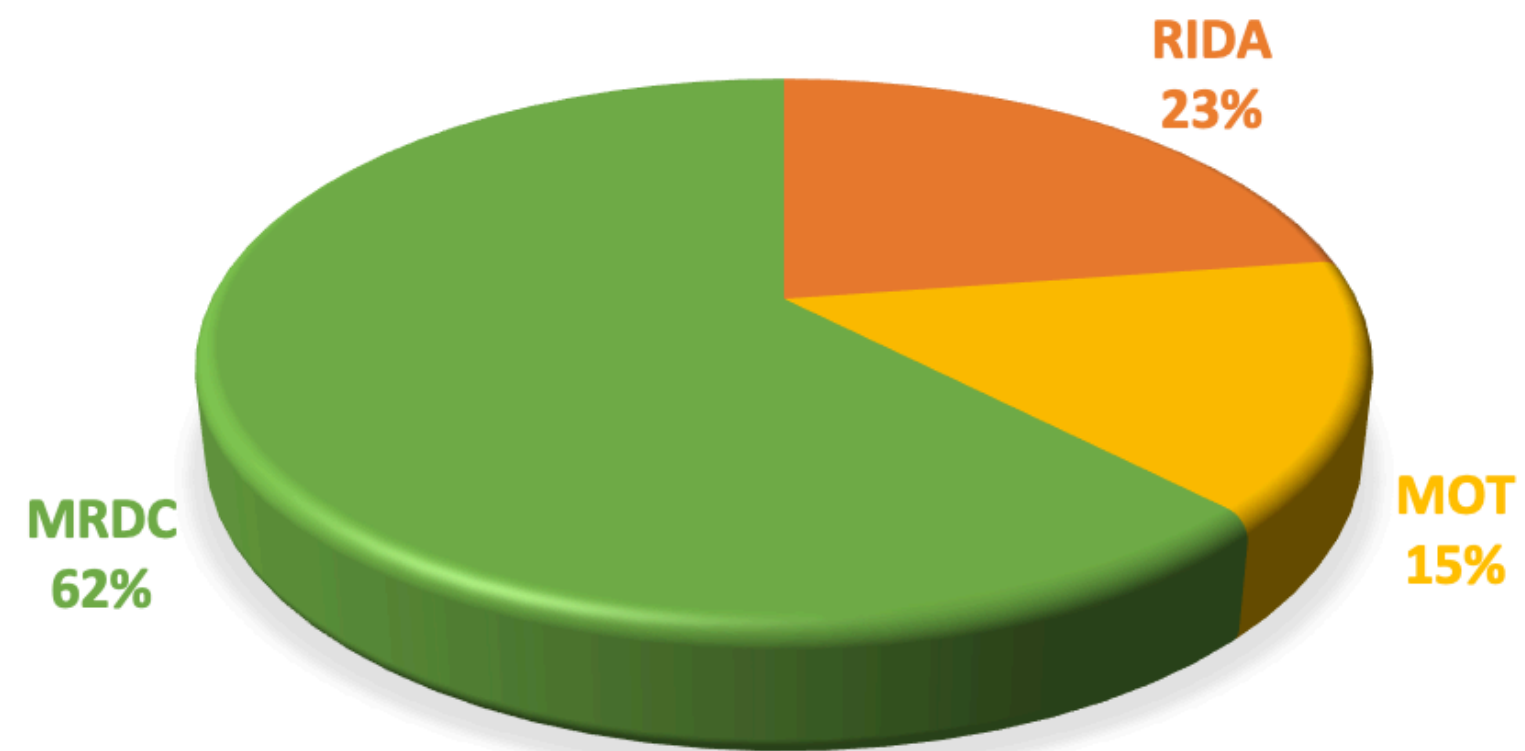
SANITATION

- There is reticulated sewerage system at Beatrice.
- Guzha pumps into Chitungwiza main outflow sewers.
- Peri-urban use a combination of systems, septic tanks and soak aways, improved sanitation facilities and pit latrines.
- Farms use private septic tanks and soak aways.
- Communal areas mainly use pit latrines.

ROAD INFRASTRUCTURE

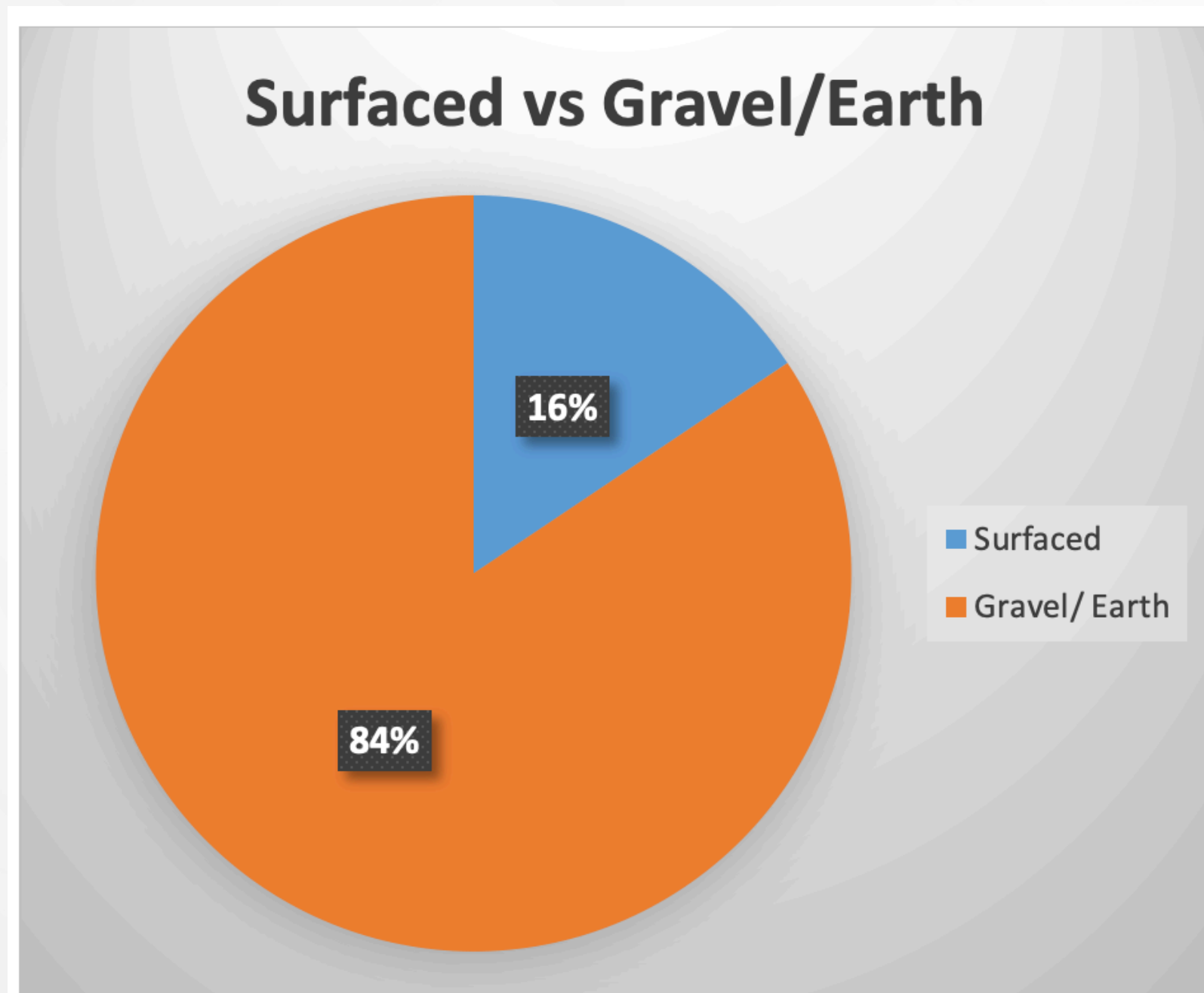
Road Authorities

AUTHORITY COVERAGE OF SEKE DISTRICT ROADS



ROAD INFRASTRUCTURE

Type of road surface



1. On average the roads are in an ok state but there is opportunity for improvement.
2. Smaller access roads to farms and villages greatly need attention.
3. Drainages for roads in most areas in the district, are grader cut v-shaped drains which are not concrete lined thereby rendering them temporary and not permanent.

TABLE 9: KEY ECONOMIC ROADS AND THEIR CONDITION

Road	Type	Condition	Remedial Action
Harare - Beitbridge	Surfaced	Excellent	none
Harare – Hwedza	Surfaced	Good	Rehabilitation - Restoring edges and pothole patching
Landos	Surfaced and Gravel	Fair	Rehabilitation - Restoring edges and pothole patching, Motorised grading on gravel sections
Mhondoro – Mubaira	Surfaced and Gravel	Fair	Rehabilitation - Restoring edges and pothole patching, Motorised grading on gravel sections
Skyline	Gravel	Fair	Rehabilitation – Motorised grading

SOLID WASTE MANAGEMENT

- Solid Management in the district is generally good as waste collection is being done frequently and consistently in urban centres.
- There is a dump site in each of the main urban centres that is Beatrice, Guzha, Murisa and Dema.
- There is room for improvement of waste disposal system.
- In rest of district there is individual systems comprising.



ENERGY

- 1.** In urban areas, the main source of energy is electricity.
- 2.** Some households have moved to solar energy for lighting and LPG for cooking.



MOBILE NETWORKS

1. Almost 90% of people have a mobile gadget.
2. Connectivity is a problem in some areas.
3. There is need to increase number of base stations.



CHAPTER 9

Institutional Framework

INSITUTIONAL FRAMEWORK

Vision

Socially and economically self-sufficient communities by 2025.

Mission

To provide an enabling environment for sustainable socio-economic empowerment and growth for our Communities.

Values

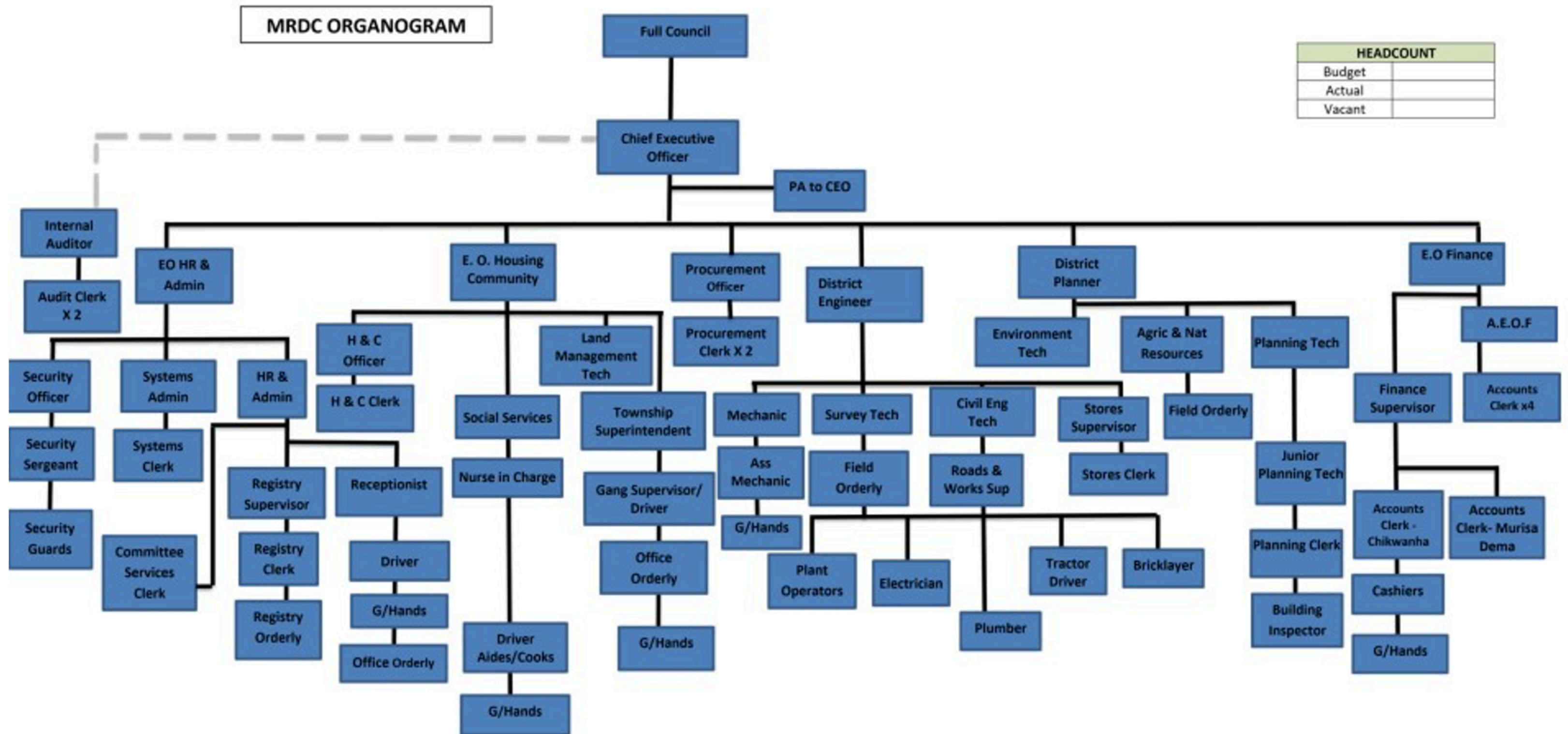
- **Team work:** co-ordination, co-operation and commitment
- **Accountability:** building trust through transparency
- **Client orientation:** serving with diligence and courtesy
- **Innovativeness:** dedication to divergence and creativity
- **Inclusivity:** inclusion of all groups of society without discrimination

- Infrastructure development and management
- Provision of health, education and social amenities
- Provision of potable water
- Provision of sustainable environmental management services
- Provision of sound land management services

- Promotion of Agriculture
- Revenue mobilization and generation
- Promotion of sound local governance
- Human capital management
- Local Economic Development



MRDC ORGANOGRAM



SWOT ANALYSIS

- STRENGTH
- Skilled human resources
- · Land availability
- · Influential councillors
- · Good public relations
- · Own service delivery equipment
- · Attractive business centres
- · Good road net work
- · Good financial management
- · Relevant by-laws
- · Harmonious working relationships with stakeholders
- · Good reputation
- Well established markets

- Promotion of Agriculture
- Revenue mobilization and generation
- Promotion of sound local governance
- Human capital management
- Local Economic Development

SWOT ANALYSIS

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WEAKNESS

- Weak enforcement of Council By-Laws. E.g. Council employees facing resistance from sand miners
- Inadequate financial resources
- Unattractive conditions of service
- Staff turnover
- Ageing equipment
- Centralised operations

OPPORTUNITIES

- Availability of water
- Proximity to Harare and Chitungwiza
- High demand for land.
- Investment opportunities
- Prospects of a wider revenue base
- A productive agriculture sector
- Availability of telecommunications networks and electricity
- Accessibility to government grants
- Rich agricultural soils in most areas (region 2)
- Abundance in natural resources e.g. perennial rivers

THREATS

- Micro Economic Challenges
- Natural disasters e.g. (Cyclone)
- Urban sprawl
- Decline in revenue base due to effects of pandemics (e.g. Covid-19)
- Non deterrent sentences for offenders
- Policy inconsistency
- Red tape in decision making e.g. change of use, by laws approvals, layout plans
- Lack of political will
- Dysfunctional settlements

PROGRESS REPORT

MANYAME RDC-SEKE DISTRICT MASTER PLAN

PROGRESS REPORT 1 21/03/2024

Item	Work done	Comments
1. Contract signing	Outstanding	Done. 100%
2. Initial stakeholder	2.1. Done at full council 2.2. Presented at RDDC	Done 100% Done 100%
3. Inception report	3.1. Presented 2 copies of Inception Reports	Done 100%
4. Secondary data collection	4.1. KIs –done by core team and the experts jointly and separately 4.2. Govt departments	4.1. We are on 90% 4.2. Local Authority, DSP, SG, Lands, <u>Agritex</u> , Education, housing, Youth, Women, MFA, etc 4.2. More information still coming through EMA partly and MINES not yet submitted
5. Primary data collection	5.1. We used <u>kotokcollect</u> tool box to do household surveys 5.2. We used <u>Avenza</u> tool for mapping 5.3. We deployed research assistants into the field. 5.4. Dynamic focus group 5.5. Smaller groups 5.6. Interviews with leaders 5.7. We used 2023 high resolution maps and images in hot spots like <u>Murisa</u> to show almost real time what's on the ground.	5.1. We are on 100 % 5.2. The tools were user friendly It was agreed by LA, DSP and Consultant that 2023 Google images may be sufficient without use of drone.

MANYAME RDC-SEKE DISTRICT MASTER PLAN

PROGRESS REPORT 1 21/03/2024

Item	Work done	Comments
6. Report of Study	6.1. We are working on the RoS that we will fill in as we get more information	6.1. We are on 90% 6.2. The final draft will be submitted to Planning Committee at Council on 30 April 2024
7. Written Statement	7.1. Pointers for written statement in place and drafting of proposals and policies underway.	7.1. We are on 20% 7.2. Some proposals, policies and strategies are already emerging and are being noted down from the data gathering stage and RoS.
8. Outstanding	8.1. Consultations with adjoining LAs	The Provincial Planning Officer is liaising with the PPO for Harare and Mash West for the meeting as they are 8 adjoining Councils
9. Next steps	9.1. Presentation of RoS to Council on 30 April 2024 9.2. Presentation of RoS to Full Council on 10 May 2024 9.3. Present final draft Ros and Draft Written Statement to Council management, DDC, Lands and DSPD 14/5/24 9.4. Stakeholders workshop on written statement and Proposals on 23-24/5/24 9.5. Presentation of Written Statement and Proposals for Adoption by Council on 30 May 2024. 9.6. Submission of draft Master Plan to Ministry 31/5/2024	

DISCUSSION TIME
WE VALUE YOUR INPUT



THANK YOU

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