

The Sakubva Local Development Plan (SLDP) is progressing following a recent inception meeting at Sakubva Beit Hall in Mutare. In accordance with the Regional Town and Country Planning Act [Chapter 29:12] and the Mutare Master Plan, the authorities have prioritised Sakubva for urban renewal. Under section 17 of the Act, planning officials are preparing the SLDP to guide orderly development and redevelopment. The plan will provide an evidence-based and legally compliant framework for land-use management, housing renewal, infrastructure upgrading and local economic development in the suburb.

A tripartite partnership comprising the City of Mutare, Manicaland State University of Applied Sciences (MSUAS) and the Development Governance Institute (DGI) is implementing the project. The partnership is supporting the City of Mutare in guiding development in Sakubva as part of a housing and community services transformation programme initiated in July 2025.

DGI is leading project coordination, research, analysis, drafting and quality assurance. MSUAS is providing technical support to strengthen alignment with other transformation program components, while the City of Mutare is providing technical oversight and stakeholder mobilisation.

Field teams are gathering data across the suburb through household surveys, transect walks and focus group discussions with different demographic groups. These activities enable residents and other stakeholders to assess current conditions and identify the changes they want the SLDP to address.

According to DGI's lead consultant, Dr Kudzai Chatiza, the Regional Town and Country Planning Act [Chapter 29:12] requires community engagement in the planning process. He explained that planners are gathering evidence directly from residents because the city cannot lawfully make proposals without consulting its citizens. He urged everyone with an interest in Sakubva to share their views on the area's past and present conditions and its future.

As the project advances, the City of Mutare is inviting individuals and organisations to submit written suggestions and spatial data to the Town Clerk at the Civic Centre. The first phase of submissions will be accepted until 30 September 2026 to allow preparation of the Report of Study, an output that details planning issues for the area.