



CHIREDDZI TOWN COUNCIL

MASTER PLAN (2025-2040)

Executive Summary

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Prepared For: **CHIREDDZI TOWN COUNCIL**

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1. Introduction and Background

Chiredzi Town Council is a pivotal local authority in Chiredzi District, Masvingo Province, Zimbabwe. This report outlines the Chiredzi Town Council Master Plan, developed in alignment with Zimbabwe's Vision 2030 and the national call for improved service delivery and modernization of local authorities. The master plan aims to guide the growth and development of Chiredzi Town over the next 15 years, addressing key challenges and leveraging opportunities for sustainable urban development.

2. Report of Study

The Report of Study provides a comprehensive situational analysis of Chiredzi Town Council, encompassing the planning boundary of the council area and extending to adjacent districts. The study employed qualitative and quantitative research methods to assess biophysical, socio-cultural, and economic conditions. It identified critical planning issues, including infrastructure deficiencies, environmental challenges, and opportunities in water security and tourism.

2.1 Planning Boundary

The planning boundary for Chiredzi Town Council includes the administrative limits of the town and extends to Chiredzi Rural District Council. This boundary was essential in assessing the broader impact of development and ensuring comprehensive planning strategies.

2.2 Data Collection Methodology

Data collection utilised a combination of methodologies, including stakeholder interviews, focus groups, and site visits. Quantitative data on demographics, land use, and infrastructure were complemented by qualitative insights into community needs and aspirations. This approach provided a holistic understanding of current conditions and future development prospects.

2.3 Major Issues from the Study

Chiredzi Town faces several critical development challenges and infrastructure needs. These include limited land for expansion, which hinders the creation of new housing, commercial, and industrial spaces, leading to overcrowding and informal settlements. The town also grapples with a housing shortage amidst a growing population, contributing to strained social services. Economic growth is stymied by high unemployment and limited economic opportunities, exacerbating poverty and social issues. Moreover, inadequate funds for infrastructure maintenance result in deteriorating roads, unreliable water and sanitation services, and an aging infrastructure that compromises service delivery. Insufficient social amenities such as healthcare and educational facilities further detract from residents' quality of life. Environmental threats like degradation also pose risks to local tourism potential and economic diversification efforts.

3. The Written Statement

The Written Statement outlines the goals, objectives, policies, and development proposals for Chiredzi Town Council. It is informed by the findings of the Report of Study and aims to address current challenges while leveraging opportunities for sustainable development. Goals include improving infrastructure, enhancing service delivery, promoting economic diversification, and preserving cultural heritage.

3.1 Goals and Objectives

The master plan sets out specific goals and objectives to guide the development of Chiredzi Town Council:

- Upgrade and expand road networks, water supply, sanitation, and energy infrastructure to support economic growth and improve residents' quality of life.
- Upgrade and expand hospital, clinics, primary, secondary and tertiary institutions to support economic growth and improve residents' quality of life.
- Ensure universal access to healthcare, education, and public services, enhancing social equity and community well-being.
- Promote tourism, agriculture, and heavy industries to create jobs and stimulate local economic growth.
- Protect natural resources, mitigate environmental risks, and promote sustainable land use practices.

3.2 Policies and Proposals

The Master Plan for Chiredzi Town Council addresses a range of critical development challenges and infrastructure needs across the town. Key policies and proposals have been crafted to tackle issues such as the shortage of land for urban expansion and the integration of development nodes into a well-coordinated urban system. For instance, the plan advocates for implementing an urban land use plan that includes designated areas for high-density, medium-density, and low-density residential development, encompassing approximately 24,000 hectares. This includes initiatives like extending town boundaries and establishing

Infrastructure and public services are also central to the Master Plan's proposals, with policies designed to modernize transport ranks, improve public health and sanitation, and enhance traffic management and safety. This includes specific measures like upgrading existing ranks with modern amenities and solar-powered lighting, as well as expanding and restructuring ranks to improve efficiency and community safety. Housing development is another critical focus, with proposals to establish electronic waiting list systems for fair housing allocations and to initiate urban renewal programs in areas like Majaradha to improve living conditions and community services. Additionally, the plan addresses economic development by allocating land for industrial clusters and providing incentives for businesses, along with establishing innovation hubs and processing zones to promote local value addition and industry growth.

The Master Plan also emphasizes the importance of community engagement and governance transparency, with policies promoting regular public consultations and feedback sessions to involve residents in decision-making. It outlines a comprehensive public relations strategy to keep residents informed about council activities and developments, utilizing platforms such as monthly newsletters and social media updates. The plan sets clear timelines and implementation phases for its proposals, aiming for short-term improvements in infrastructure and services, followed by medium and long-term goals to complete projects and evaluate their impact. Overall, the Master Plan for Chiredzi Town Council represents a

strategic framework for sustainable growth, aiming to address current challenges while preparing for future urban development needs.

4. Conclusion

In conclusion, the Chiredzi Town Council Master Plan provides a strategic framework for sustainable urban development, addressing current challenges and leveraging opportunities for growth. By implementing the proposed policies and initiatives, Chiredzi Town Council aims to enhance its resilience, improve residents' quality of life, and contribute to Zimbabwe's Vision 2030 objectives.