

# **CHIREDDZI TOWN MASTER PLAN**



## **The Written Statement**

**Prepared By:**

**Mr Blessing Paul (Lead Planner) and Dr Andrew Chigudu & the Consulting Team**

**Prepared For: CHIREDDZI TOWN COUNCIL**

**Council Offices 69 Inyati Road**

**P.O. BOX 128 Chiredzi, Zimbabwe. Tel: (031) 2312417 \ 231 2375.**

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## **Introduction**

### **1. Background Information**

#### **1.1. The Need for the Master Plan Preparation**

This section addresses the urgent need for the creation of a Master Plan for Chiredzi Town. Over the years, the town has experienced significant changes and growth, necessitating structured planning and development. The absence of a Master Plan has hindered effective urban management and sustainable growth. The following specific developments need special mention as they have had a considerable impact on Chiredzi Town and underline the need for a Master Plan.

##### **1.1.1 Socio-Economic Developments and Changes**

Significant socio-economic changes and demands have necessitated a new approach to land use planning in Chiredzi, including:

- **Expansion of Sugar Industry:** Chiredzi's economy is heavily reliant on sugar production, with estates like Triangle and Hippo Valley driving both domestic and international markets.
- **Tourism Growth:** The presence of the Save Conservancy, Gonarezhou National Park, with Pamushana Resort attracting visitors and marketing the town internationally.
- **Population Growth:** Increased population has led to a heightened demand for housing, services, and infrastructure.
- **SME Sector Growth:** The sustained economic decline has resulted in a rise in small and medium enterprises (SMEs) as alternative employment and income sources.

##### **1.1.2 Expansion of the Town and Exhaustion of Land Reserved for Development**

The expansion of Chiredzi Town and the exhaustion of land reserved for development is a critical issue driven by substantial population growth. Population data for Chiredzi Town shows a steady increase at every 10-year interval since 2002. In 2002, the population was 25,849, which grew to 30,448 by 2012, reflecting an increase due to rural-to-urban migration and higher birth rates. By 2022, the population surged to 40,457, marking a substantial rise of 10,009 from 2012. This general trend suggests that the population will continue to grow, with projections for 2032 indicating a further increase.

Given that the current town boundary was established in 2001, all available land within these boundaries has been fully allocated and planned for various uses. This comprehensive planning has left no unplanned or vacant areas for further development. Addressing these issues is vital for guiding urban development efforts, including activities such as land banking. The Chiredzi Town Council now faces a critical stage as it struggles with the depletion of available land for development within its current boundaries.

Additionally, the need for boundary expansion is urgent because significant infrastructure and residential developments currently lie outside the town limits. Notably, the Shineplus low-density residential area, a major development planned by the town council, and the town's water works are both situated beyond the existing boundaries. This misalignment complicates urban planning and service delivery. With no open spaces left for expansion, the council must consider extending the town into the Chiredzi Rural District Council (RDC) area to accommodate future growth and development needs. Expanding the boundaries to incorporate these areas will streamline infrastructure management, ensure consistent service delivery, and provide sufficient space for future residential, commercial, and industrial development, thereby supporting sustainable urban growth.

### **1.1.3 Strategic Location of Chiredzi in the Provincial, National, and Regional Context:**

Chiredzi's strategic location within the Lowveld region of Masvingo province positions it at the heart of a diverse economic base. Key features include:

- **Agricultural Hub:** As a major town proximity to the major sugar production, Chiredzi plays a crucial role in the national economy.
- **Tourism Potential:** Proximity to natural attractions like Gonarezhou National Park and Save Conservancy enhances its tourism appeal.

### **1.2. The Chiredzi Master Plan Preparation and the Intention**

The Chiredzi Master Plan Review Report of Study was prepared in terms of Part IV of the Regional, Town and Country Planning Act Chapter 29:12 and the Master and Local Plans Regulations (No. 248 of 1977). The Master Plan will provide new spatial development thrust, guidelines, and proposals for the future development of the town.

### **1.2.1 Structure of the Written Statement**

**The Written Statement is in three parts:**

**Part I:** Sector Summary of Issues: This section covers issues derived from the Study, including physical characteristics, population, employment levels, education, land use, and infrastructure.

**Part II:** Goals and Objectives: This section identifies the goals and objectives to address the issues derived from the Study. It also identifies alternative development strategies and evaluates these against the goals and objectives.

**Part III:** Policies and Proposals: This section takes the selected development strategy and illustrates the policies and proposals within each sector for the planning period. It contains forecasts of population, land use requirements for the planning period, and the attendant infrastructure requirements. The Policies and Proposals provide the basis for guiding, directing, and controlling the growth of the town over the next 10 years.



**Part I:**

## **2 Sector Summary of Issues**

This section summarizes the sector issues as per the findings of the Report of Study (RoS) and will form the basis for subsequent proposals for Chiredzi town.

### **2.1 Global and Regional Urbanization Context**

Urbanization in Sub-Saharan Africa has distinct characteristics, primarily driven by high population growth and low economic development. These trends significantly influence urbanization in Chiredzi, Zimbabwe.

### **2.2 High Population Growth and Low Economic Development**

Like other cities in Sub-Saharan Africa, Chiredzi experiences rapid population growth with limited economic development. This phenomenon is exacerbated by the poor performance of the national economy, impacting Chiredzi's ability to develop economically alongside its growing population.

### **2.3 Physical Features, Land, and the Environment**

#### **2.3.1 Limited Land for Expansion in Current Planned Area**

The current planning area has exhausted all its available land, with every parcel fully allocated and planned for. Due to these constraints, identifying land beyond the current master plan boundary is crucial for future expansion. To accommodate the growing population and development needs, it is essential to expand into the Chiredzi Rural District Council (RDC) area. This expansion will provide the necessary space for residential, commercial, and industrial projects, ensuring sustainable growth and efficient urban planning. Incorporating land from Chiredzi RDC will also help streamline infrastructure development and service delivery, addressing the current limitations posed by the fully utilized planning area.

#### **2.3.2 Scope for Infill Development and Densification**

In Chiredzi, there are opportunities for infill development and densification, particularly in areas like Tshovani and Makondo.

### **2.3.3 Vegetation and Deforestation**

Chiredzi's vegetation is primarily dryland savanna, with dominant species such as acacia, mopane, and baobab trees. However, deforestation is a significant issue, driven by the need for firewood due to unreliable electricity supply. Sustainable management of these natural resources is essential to prevent further environmental degradation.

### **2.3.4 Threat of Invader and Non-native Vegetation Species**

The deforestation in Chiredzi creates a risk of invasive species taking over cleared areas. These species grow rapidly and can outcompete native flora, potentially altering the local ecosystem. Managing this threat involves controlling the spread of invasive species and promoting the reforestation of indigenous plants.

### **2.3.5 Urban Agriculture**

Urban agriculture is a vital survival strategy for many residents in Chiredzi. However, it needs to be managed to prevent environmental damage, especially in sensitive areas such as riverbanks and wetlands. Proper zoning and regulation of urban agriculture can balance food production with environmental conservation.

### **2.3.6 Pollution and Alternative Landfill Sites**

The current landfill site in Chiredzi poses environmental hazards, particularly the pollution of nearby rivers. Identifying and developing an alternative landfill site is crucial to mitigate this issue. Improved waste management practices are necessary to protect water quality and public health.

### **2.3.7 Tourism Potential**

Chiredzi has significant tourism potential due to its natural and man-made attractions, including Gonarezhou National Park, Malilangwe Wildlife Reserve, and sugar estates. To fully realize this potential, more investment is needed to develop tourism infrastructure and market Chiredzi as a destination. Sustainable tourism can create jobs, generate revenue, and improve the quality of life for residents.

## **2.4 Physical Geography and Environment**

### **2.4.1 Elevation**

Chiredzi's elevation is relatively low, making it prone to flooding. Urban planning must focus on flood-resilient infrastructure, such as elevated buildings and effective drainage systems. Preserving and restoring wetlands can also improve water quality and reduce flood risks.

### **2.4.2 Slope**

The area's slope influences land use and development suitability. Steeper slopes are less suitable for development due to stability issues and higher construction costs. Urban planners need to design appropriate stormwater management systems to handle runoff and prevent erosion.

### **2.4.3 Vegetation**

The vegetation in Chiredzi includes dryland savanna species, with significant mopane and baobab trees. The presence of these trees is important for local ecosystems and livelihoods, providing resources like firewood and traditional medicines. Sustainable management of these resources is essential to prevent overexploitation and environmental degradation.

### **2.4.4 Hydrology**

Chiredzi falls within the Runde Catchment zone, with major rivers like the Save, Runde, and Chiredzi providing water resources. However, these rivers are affected by pollution from agricultural runoff and deforestation. Protecting water quality and ensuring sustainable water use are critical for the town's future development.

### **2.4.5 Geology and Soils**

Chiredzi's geology includes parageneses and sedimentary rocks, with chromic luvisols providing good stability for construction. However, soil conservation practices are needed to prevent erosion and degradation during development activities. Understanding the geological and soil composition is vital for planning sustainable infrastructure and minimizing environmental impact.

## 2.5 Population and Employment Issues in Chiredzi

### 2.5.1 Population Growth and Structure

Chiredzi has experienced significant population growth, with a predominantly youthful and economically active population. This growth increases pressure on employment opportunities, housing, healthcare, education facilities, and public utilities. Provisions for industrial and residential land, as well as public buildings and utilities, are needed to accommodate this increase.

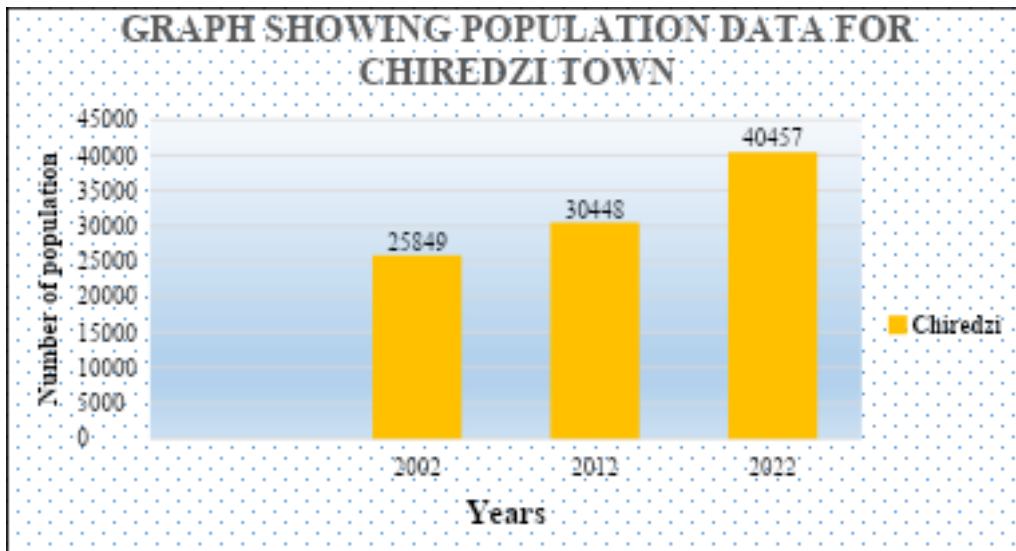
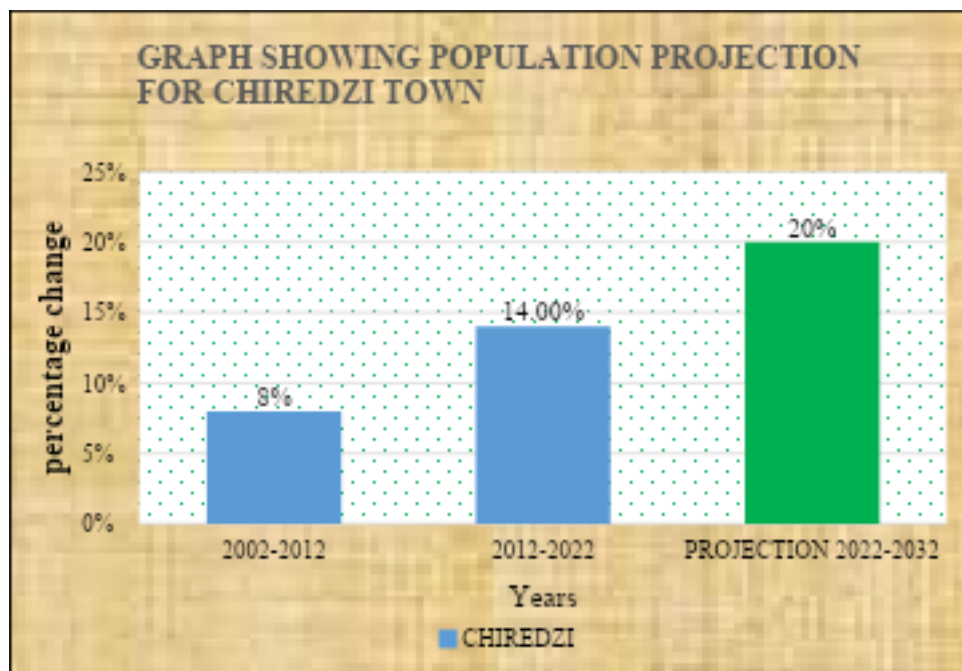


Figure 1: Population data at a 10-year interval for the study area



*Figure 2: Study area population projection for year 2032.*

## **2.5.2 Local Economy and Employment Issues**

Employment in Chiredzi has traditionally been centred in the CBD and industrial areas. However, due to economic challenges, many major companies have downsized or closed, leading to a shift towards the informal sector, which now employs 35% of the workforce.

## **2.6 Changing Structure of Chiredzi's Economy**

The dominance of the informal sector indicates a need to reassess Chiredzi's industrial structure to promote productivity. The current economy's focus on consumption and services is unsustainable.

## **2.7 Educational Infrastructure Needs**

Chiredzi's six primary and three secondary schools are operating at capacity. To meet the demands of the growing population, new schools and expansions of existing ones are necessary. Ensuring these schools are well-resourced is crucial for maintaining education quality.

## **2.8 Healthcare Infrastructure Needs**

Chiredzi's single public clinic and general hospital are inadequate for its growing population. New clinics and health centres are needed, along with an expansion of the general hospital to improve accessibility and capacity.

## **2.9 Infrastructure Planning and Investment**

Addressing infrastructure challenges requires comprehensive planning and investment. Collaboration with educational institutions, healthcare providers, and community stakeholders is essential. Long-term planning should anticipate future growth, ensuring adequate resources for the construction, expansion, and maintenance of schools and healthcare facilities.

## **2.10 Overview of Chiredzi's Economy**

Chiredzi's economy is anchored by the manufacturing and tourism sectors, which are pivotal for job creation, revenue generation, and economic diversification. Key economic activities include sugar processing, cotton production, beef production, and horticultural farming.

- Chiredzi is home to major sugar cane plantations, with processing facilities located in Hippo Valley and Triangle. These facilities do not only add value to agricultural produce but also create employment opportunities across the production chain.
- Besides sugar, Chiredzi's agricultural landscape includes cotton, small grains, and horticultural produce. Investment in modern processing facilities can enhance productivity and market competitiveness.
- The presence of several abattoirs, like Koala, support beef production and food security. These facilities play a crucial role in local economic activity and employment.
- Chiredzi boasts natural attractions like Gonarezhou National Park and the scenic Runde River, offering potential for ecotourism and safari experiences. There's a need for improved infrastructure and marketing to fully capitalise on this sector.

## **2.11 Employment Landscape**

Chiredzi's employment landscape is diverse, encompassing formal and informal sectors, with a significant reliance on agriculture and manufacturing.

- Major employers include Government and its parastatal, employing a substantial portion of the local workforce. These companies drive the local economy and provide stability.
- The informal sector, particularly vending and flea markets, is a significant source of self-employment. The Banana Market, for instance, serves as a hub for agricultural trade, supporting local farmers and traders.

The employment landscape faces challenges such as inadequate infrastructure, limited access to higher education, and a lack of diversified industries. The concentration of employment in a few sectors like sugar poses risks to economic stability.

There's potential to develop cluster industries and agro-processing hubs to diversify the economy. Supporting SMEs and formalising the informal sector can unlock economic potential and create sustainable employment opportunities.

**2.12 Challenges Facing the Tourism Sector**

The following issues inhibit the growth of the tourism sector in Chiredzi and need to be addressed to allow the sector to contribute meaningfully to the town's economy and employment generation:

- The lack of adequate financial resources hinders the development of the tourism sector. This results in a weak implementation capacity of policies and programs by both the town authorities and private players.
- There is a need to create and develop an improved intervention capacity of the public sector by appointing qualified staff to spearhead the development of the tourism industry in the region. Close interaction between the town authorities and service providers is also crucial.
- The aging infrastructure in Chiredzi affects the competitiveness of the tourism product offering. There is a need for investment in refurbishing and upgrading hotels, lodges, and other tourist facilities.
- Uninterrupted supply of utilities, such as water and electricity, is critical for the development of the tourism industry
- The image and positioning of Chiredzi as a tourism destination are unclear. Establishing a dedicated body to work closely with value chain players and regulatory authorities, such as ZTA and relevant ministries, is necessary to spearhead industry development.
- There is a weak level of partnership between the private and public sectors and communities, which constrains industry development. This should be integrated into future sector programs.

Strengths	Weaknesses
<ul style="list-style-type: none"> <li>● Hospitable local community</li> <li>● Potentially strong tourist destination</li> <li>● Relatively developed road infrastructure with access to major cities</li> <li>● Proximity to iconic national parks</li> </ul>	<ul style="list-style-type: none"> <li>● Lack of a clear tourism development plan</li> <li>● limited capacity of hotels and lodges and need of refurbishment</li> <li>● Environmental challenges, such as deforestation</li> </ul>

<ul style="list-style-type: none"> <li>● Potential for complementary facilities from nearby areas</li> </ul>	<ul style="list-style-type: none"> <li>● Limited destination marketing leading to an unknown product offering</li> <li>● Capital constraints due to liquidity challenges in Zimbabwe’s financial markets</li> <li>● Inadequate integration of tourism into the town’s development strategy</li> <li>● Relatively under-developed supporting infrastructure (e.g., restaurants, nightlife, tour operations)</li> </ul>
<p>Opportunities</p>	<p>Threats</p>
<ul style="list-style-type: none"> <li>● Under-utilized facilities that can attract tourists</li> <li>● Growing number of leisure and business travellers</li> <li>● Zimbabwe's economic recovery driven by mining, agriculture, and tourism sectors</li> <li>● Potential for strategic alliances with key local, regional, and international players</li> </ul>	<ul style="list-style-type: none"> <li>● Limited financial resources that may delay project rollout</li> <li>● Competition from other established destinations with better international coverage</li> <li>● Under-developed air transport links to the rest of the world</li> <li>● Energy supply issues, particularly with ZESA power outages</li> </ul>

### 2.13 Residential Areas in Chiredzi

Chiredzi's residential areas are categorized into high-density, medium-density, and low-density areas. Each type faces unique challenges that significantly impact residents' quality of life.

#### 2.13.1 High-Density Residential Areas

Characteristics:

- o Overcrowding



- o High crime rates, including theft, assault, and rape.
- o Dire living conditions and health risks due to overcrowding.
- o Some were originally designated as single men's quarters, now accommodating families.

### **2.13.2 Medium-Density Housing**

Characteristics:

- o Parcel sizes range from 400 to 600 square meters.
- o Provides space for essential amenities and outdoor areas.

### **2.13.3 Low-Density Residential Areas**

Characteristics:

- o Larger plots ranging from 800 to 2000 square meters.
- o Offers privacy and space for gardens and recreational activities.
- o Single-family homes with yards or gardens.

### **2.13.4 Majaradha Tshovani**

Majaradha Apartments

Characteristics:

- o Inadequate infrastructure, including water supply contingent on electricity availability.
- o Overcrowded housing units with health hazards.
- o Limited waste collection and sanitation services.
- o Social issues include prostitution and tensions over council regulations

## **2.14 Socio-Economic Conditions in Chiredzi**

- There is lack of recreational facilities and cultural events which worsens social issues such as drug abuse and prostitution, especially among young people.
- Issues like catch and release highlight systemic problems in law enforcement, perpetuating a cycle of crime.

- Economic hardships have led to residential properties being used for prostitution, posing safety concerns and destabilizing neighbourhoods.
- Economic hardships and educational resource deficiencies contribute to high dropout rates, depriving children of future opportunities.
- Socio-economic inequalities and law enforcement challenges contribute to property crimes in Chiredzi.
- Scarcity of formal jobs drives many into poverty, exacerbating social issues like crime and substance abuse.
- Informal trade provides income but lacks regulation and financial access, contributing to market instability and environmental issues.

### **2.15 Education**

- Inadequate council schools, hamper access to quality education, leading to overcrowded classrooms and substandard learning environments.
- Limited vocational training opportunities hinder skills development and employment prospects for young people.
- Absence of dedicated Early Childhood Development (ECD) centres.
- Lack of a cultural hub deprives residents of a platform for artistic expression and community events.

### **2.16 Health Services**

- Insufficient public healthcare facilities result in compromised medical services and overcrowding.
- Lack of public toilets and proper waste management lead to environmental and health hazards.
- Absence of sewer systems contributes to sanitation challenges and health risks.
- Potential in traditional healing practices, but lack of designated sites hinders formal practice.

### **2.17 Social Services**

- Chiredzi Christian Children's Village and Dr Auxilia Mngangwa Children's Home provide essential care for vulnerable children.

- Poor, elderly, and disabled individuals face barriers in accessing essential services and support.
- Lack of counselling, financial assistance, and social work support leaves many vulnerable individuals without necessary aid.
- High unemployment rates among disadvantaged groups perpetuate poverty and economic vulnerability.

## **2.18 Sports and Recreation and Entertainment**

- Absence of functional recreational facilities.
- Limited access to well-maintained parks and green spaces reduces opportunities for outdoor recreation and environmental benefits.
- Inadequate sports fields and recreational facilities hinder physical activity and community engagement.
- Lack of modern shopping malls and community halls diminishes local economy and resident satisfaction.

## **2.19 Commercial Development**

Commercial zones, including the Central Business District (CBD) and shopping centres in residential suburbs, serve as the primary economic hubs in Chiredzi. These areas host a diverse mix of businesses such as retail stores, restaurants, banks, and offices, driving economic activity and attracting both residents and visitors. The CBD acts as the focal point for trade and commerce, contributing significantly to the local economy.

There is a trend towards the conversion of residential properties into commercial uses, particularly in the CBD and along major thoroughfares, which requires further detailed study to establish the extent of this conversion. Suburban shopping centres also play a vital role, providing convenient access to essential goods and services for residents.

Improving the quality of existing and new buildings in the town centre is essential to enhance the aesthetic appeal and create a more vibrant urban environment. There is a need for stricter adherence to building quality standards and design guidelines, particularly in the southern end of the town centre which requires revitalisation.

## **2.20 Industrial Development**

Chiredzi's industrial sector, although diverse, faces significant challenges, particularly in terms of growth and formalisation. The town hosts key industrial players such as Marirangwe, Hippo Valley, Triangle, Delta Beverages, Koala Meats, and motor mechanics. Despite this, the industrial landscape is predominantly characterized by light industry, with limited progress and significant informal sector participation.

The industrial sector is constrained by the prevalence of informal operations, which hinder formalization and growth opportunities for businesses. Efforts are needed to create a conducive environment for industrial growth and promote sustainable practices.

## **2.21 Emerging Development Nodes**

In addition to the CBD, Chiredzi is exploring other development nodes such as the potential expansion into the Chiredzi Rural District Council (RDC) area. This expansion is crucial due to the depletion of available land within the current town boundaries. A strategic approach is necessary, including a comprehensive assessment of the surrounding landscape, considering natural features like rivers, and significant infrastructure such as railways, roads, and canals.

## **2.22 Water**

### Water Supply

#### Current Situation:

- o 92% of properties are connected to the water supply network, with the remaining relying on shallow wells.
- o Water is supplied intermittently, for 8 hours per day due to infrastructure limitations.
- o Pumping capacity is 10ML/d, against a demand of 15ML/d.

#### Challenges:

- o Decommissioning of the Chitsanga Reservoir has impacted water supply.
- o Water treatment plant is overwhelmed by increased demand.

## **2.23 Wastewater Treatment and Reticulation**

### Current Coverage:

- o 72% of properties are connected to the sewage network.
- o 27.4% of households use on-site sanitary facilities.

Challenges:

- o Significant challenges with sewer system bursts.
- o Lack of upgrades exacerbates sewer-related incidents.

## **2.24 Solid Waste**

- o Reliance on two refuse cars for waste collection.
- o Absence of a designated landfill.
- o Improper disposal practices, leading to environmental and health hazards.

Environmental Impact:

- o Inadequate dumpsites and waste disposal practices contribute to environmental degradation.
- o Failure to meet environmental standards incurs penalties and reflects neglect of environmental stewardship.

## **2.25 Energy and Power**

Electricity Supply:

- o ZETDC's funding historically from institutions like the World Bank or IMF has facilitated the networking process.
- o Emergence of land barons building their own power lines complicates and compromises electricity quality.

Infrastructure and Capacity:

- o Chiredzi ZETDC provided a 15MVA transporter to Hippo, but capacity remains insufficient.
- o Chiredzi consumes around 14 megawatts with primary electricity generated from May to December during Hippo's mill operations.
- o Severe load shedding despite energy contributions from Tongaat Hulett's.

- o Opportunity to harness solar energy to alleviate strain on the national grid.
- o Implementing biodigesters for renewable energy from sewage.

## **2.26 Transportation and Traffic Management**

Traffic Management:

- o Traffic congestion at old and new ranks.
- o Heavy trucks traversing residential and commercial areas.

Rail:

- o Dilapidated rail infrastructure with minimal operation for goods trains.
- o Passenger locomotives not operating due to poor state and low demand.

Road:

- o Persistent problems like potholes, erosion, and uneven surfaces.
- o Proliferation of illegal access roads.
- o Inadequate drainage systems worsening road conditions.
- o Absence of traffic signage and street names hindering navigation and safety.
- o Lack of adequate street lighting compromising public safety.

Air

- o Buffalo Range Airport: Buffalo Range Airport is an international airport serving the South-eastern Lowveld. It has the capacity for commercial, private, and general aviation traffic and provides access to significant tourist attractions and economic activities.
- o Airport Expansion: Plans for airport expansion include a new 4,000m runway and terminal building, requiring land relocation and adherence to aviation regulations.

## **2.27 Needs Assessment for Chiredzi Town**

- Road Infrastructure:
  - o Implement new major roads identified in the master plan.
  - o Repair potholes across the town.
  - o Upgrade public transport routes from gravel to paved roads.

- o Provide road markings and road signs, especially at speed humps.
- o Consider widening narrow streets to improve traffic flow.
- Public Transport Facilities:
  - o Construct paved and properly demarcated omnibus lay-by facilities.
  - o Provide sheds and toilet facilities at bus terminals.
  - o Install streetlights along commuter transport routes.
- Traffic Management:
  - o Repair or replace malfunctioning traffic lights and install new ones where needed.
- Msasa road need traffic lights, Warth road-traffic lights
- Specific Infrastructure Needs:
  - o Consider dualization of Inyati road.
  - o Establish a Road Port in the Town Centre.
- Safety Measures:
  - o Implement safety measures such as arrestor beds for run-away trucks down into the town.

## **2.28 Key Development Issues**

- a) Limited Land for Expansion.
- b) Housing Shortage and Growing Population
- c) Low Economic Growth and High Unemployment
- d) No Funds for Infrastructure
- e) Aging/No Infrastructure
- f) Inadequate Social Amenities
- g) Environmental Threats and Threats to Tourism Potential

**Part II:**

### **3. Goals, Objectives and Development Strategies**

#### **3.1 Goals, objective and strategies**

The goals and objectives are planned intentions to resolve the issues identified in the study. Whereas Goals focus on the broader sectorial issues, the Objectives focus on the means to achieve the Goals, they will be tested for appropriateness against alternative strategies to select a preferred development strategy. The following Goals and Objectives must be identified:

##### **3.1.1 Environmental Goal for Chiredzi Town**

To promote sustainable development that preserves the natural environment and heritage, ensuring a healthy and resilient community.

Objectives:

- a. Require environmental impact assessments for all development activities classified as Prescribed Activities under EMA to ensure that development projects consider environmental consequences and mitigations.
- b. Restrict development and deforestation on unsuitable land, particularly mountainous areas to preserve natural habitats, reduces erosion, and protects biodiversity.
- c. Develop tourism projects in an environmentally sustainable manner by enhancing tourism opportunities while conserving natural resources and cultural heritage.
- d. Encourage the adoption of alternative energy sources to reduce reliance on firewood to mitigate deforestation and improves air quality by reducing indoor and outdoor pollution.
- e. Minimise the cutting of indigenous trees during building construction thereby preserving local flora, maintaining ecosystem balance, and supporting biodiversity.
- f. Ensure proper sewage systems and waste disposal sites within the planning area to prevent water contamination, reduces public health risks, and promote clean environments.



- g. Prepare conservation plans for areas along the Chiredzi River, its tributaries, and wetlands to protect critical habitats, maintains water quality, and preserve open spaces.
- h. Regulate the size and appearance of buildings and preserve structures of historical and architectural significance.
- i. Eliminate invasive species like *Lantana camara* and discourage cultivation along road verges.

### **3.1.2 Population and Employment**

Goal: To foster sustainable urban development in Chiredzi Town through strategic planning, infrastructure development, and economic diversification, ensuring a balanced distribution of population and equitable access to employment opportunities.

Objectives:

- a. Develop transportation routes and infrastructure to connect residential areas with major employment centres such as Triangle and Hippo Valley.
- b. Improve public transportation systems, including railway connections, to facilitate easy commuting for the workforce.
- c. Support the growth of the informal sector and small businesses to create additional job opportunities.
- d. Provide incentives and support for the development of SMEs to enhance economic resilience and diversification.
- e. Develop tourism infrastructure and amenities to attract both domestic and international tourists.
- f. Provide appropriate workspaces and skills training for SMEs and Integrate SMEs into the planning process and support local innovations.
- g. Develop employment corridors that are accessible to both job markets and the working population.
- h. Plan for mixed-use developments to support live-work-play environments.

### **3.1.3 Land Use and Urban Expansion**

Goal: Ensure sustainable urban expansion and efficient land use.

Objectives:

- a. Identify and allocate 24 000 hectares of land for future development, including boundary extensions to incorporate high, medium, and low-density residential areas.
- b. Repossess undeveloped land from those failing to construct and reallocate to active developers.
- c. Demarcate and map wetlands to prevent illegal development.

### **3.1.4 Transport and Traffic**

Goal: Modernise and expand transport infrastructure to enhance public health, safety, service efficiency, and community engagement.

Objectives

- a) Improve infrastructure in transport ranks by surfacing areas with tar to reduce dust pollution, alleviate congestion, and improve sanitary conditions, thereby minimizing health risks and ensuring a cleaner environment.
- b) Implement modern amenities, such as toilets, CCTV systems and lighting, to enhance safety, security, and hygiene for users in transport and communal areas.
- c) Strengthen public health and sanitation by upgrading waste disposal facilities, addressing environmental impacts, and promoting clean and safe communal spaces to prevent disease outbreaks.
- d) Enhance traffic management and road safety by establishing clear road signage, designated pick-up points, and enforcing bylaws for storage bays and towing to improve navigation, regulate parking, and reduce congestion.
- e) Foster community engagement and public safety by collaborating with the Transporters Association and other stakeholders, enhancing visibility and security with lighting and monitoring systems, and encouraging community-based solutions to address infrastructure challenges.

### **3.1.5 Enhancing Heroes Acre for Tourism**

Goal: Preserve and enhance Heroes Acre as a historical and cultural landmark to promote tourism and community pride.

Objectives:

- a. Ensure the maintenance and preservation of Heroes Acre.
- b. Develop Heroes Acre as a tourist attraction to boost local tourism.
- c. Increase public awareness of the historical significance of Heroes Acre.

### **3.1.6 Healthcare**

Goal: Improve Access to Healthcare Facilities, Enhance Quality of Healthcare Services, Promote Health Equity.

Objectives:

- a. Ensure all wards have access to healthcare services within a reasonable distance.
- b. Prioritise the construction and operationalization of public health facilities in underserved areas.
- c. Upgrade existing healthcare infrastructure to provide comprehensive medical services.
- d. Increase the availability of medical supplies and trained healthcare personnel.
- e. Address disparities in healthcare access between different wards.
- f. Implement community health programs to improve public health awareness and preventive care.

Goal: Integrate Traditional and Modern Healthcare Practices:

Objectives:

- a. Identify and designate sites for traditional healers to practice, promoting the preservation and use of traditional healing knowledge in a regulated and safe manner.
- b. Foster collaboration between traditional healers and modern healthcare providers to offer complementary healthcare options to residents.
- c. Conduct research on the efficacy of traditional medicinal plants and healing methods to integrate them into the broader healthcare system.

### **3.1.7 Housing**

Goal: To address the housing needs of Chiredzi Town's burgeoning population through effective management and development of housing resources, with a focus on urban renewal for Majaradha.

Objectives:

- a) Increase the availability of affordable housing options to reduce the backlog and accommodate the growing population.
- b) Enhance the transparency and fairness of housing allocation processes.
- c) Upgrade infrastructure in existing and new residential areas to enhance the quality of life for residents, particularly in Majaradha.

### **3.1.8 Education**

Goal: Expand, improve and promote Educational Facilities.

Objectives:

- a. Increase the number of primary and secondary schools to accommodate the growing population.
- b. Ensure all wards have access to both primary and secondary education.
- c. Upgrade existing educational facilities and provide adequate resources.
- d. Implement teacher training programs to enhance the quality of teaching.
- e. Ensure all children, regardless of socio-economic status, have access to quality education.
- f. Provide support programs for underprivileged students.

Goal 2: Develop educational facilities that support local agricultural activities, cattle ranging, and tourism.

Objectives:

- a. Establish a university that offers specialized programs in agriculture, cattle ranging, and tourism.
- b. Provide vocational, polytechnic college and tertiary education facilities to meet the educational needs of Chiredzi residents.
- c. Enhance partnerships between educational institutions and local industries for practical training and research opportunities.

### **3.1.9 Rehabilitation and Community Services**

Goal: Develop Rehabilitation Facilities.

Objectives:

- a. Establish rehabilitation centres in all wards to support individuals with disabilities and those requiring physical or mental health rehabilitation.
- b. Create community centres that offer various social services and recreational activities.
- c. Promote community-based rehabilitation programs.
- d. Implement programs to reduce crime and enhance safety through community policing and public lighting improvements.

### **3.1.10 Industry Development**

Goal: To provide adequate and suitable serviced land for industrial purposes in Chiredzi.

Objectives:

- a) Promote industrial growth and position Chiredzi as a key economic hub.
- b) Ensure that SMEs (Small and Medium-sized Enterprises) have access to adequate space and necessary skills to operate effectively.
- c) Locate industrial estates strategically with respect to labour availability, housing, and communication routes (road and rail), ensuring compatibility with other land uses.
- d) Ensure that industrial estates are situated near power and water supplies, as well as sewage and waste disposal facilities.
- e) Allocate specific zones for different types of industries, including heavy, light, and service industries, as well as general and special industries.
- f) Increase investment in industrial development to provide adequate infrastructure and support services.

### **3.1.11 Tourism Development**

Goal: To position Chiredzi as a leading tourism destination in Zimbabwe, the region, and internationally.

Objectives:

- a) Partner with the tourism sector to promote Chiredzi as a tourism destination, leveraging its proximity to natural attractions.
- b) Protect the environment against pollution, over-development, and deforestation, ensuring sustainable tourism practices.
- c) Allocate appropriate land for tourism development, focusing on enhancing existing attractions and developing new ones.
- d) Provide a full range of recreational facilities, both passive and active, indoor and outdoor, to cater to tourists' diverse needs.
- e) Develop a coordinated tourism plan that emphasizes land use and transport systems to create a distinct identity and coordinated approach to planning and development.
- f) Permit the development of holiday homes and other tourist facilities, including cultural and health facilities.

### **3.1.12 Cemetery**

Goal: To ensure sustainable and dignified end-of-life practices in Chiredzi through the establishment of a new cemetery, addressing capacity issues and environmental concerns.

Objectives:

- a) Decommission the Melbourne Park Cemetery by addressing the logistical challenges and environmental impacts associated with the overcrowded Melbourne Park Cemetery.
- b) Identify and develop a new burial site on the southwest side of Chiredzi, away from residential areas, to accommodate future needs.
- c) Ensure the new site is accessible, well-maintained, and environmentally responsible.

### **3.1.13 Administration and Finance:**

Goal: To enhance financial stability and administrative efficiency in Chiredzi Town through strategic planning and sustainable revenue generation.

Objectives:

- a. Foster strategic partnerships with private sector entities and development partners to facilitate project implementation and resource mobilization.
- b. Maintain a surplus in the income and expenditure accounts by increasing revenue through improved property capture and controlling expenditure effectively.
- c. Ensure that all policies and proposals are realistic in terms of quality and quantity, aligning with the municipality's financial and operational capabilities.
- d. Phase development proposals to prioritize critical areas for implementation, ensuring efficient use of resources and timely project delivery.
- e. Ensure the availability of sufficient manpower within the council to administer and manage development proposals effectively.
- f. Establish a robust monitoring and reviewing system to provide flexibility in updating and altering the Chiredzi Master Plan in response to changing conditions and priorities.
- g. Promote coordinated development across all sectors in Chiredzi Town, identifying action areas that require further investigation and detailed planning.
- h. Improve property capture and revenue collection mechanisms to address challenges related to ratepayer compliance and efficiency.
- i. Implement financial reforms to enhance transparency, communication, and accountability within the municipality, attracting larger companies capable of contributing significant revenue streams.
- j. Review and align property valuations and rate structures to ensure fairness and equity, rebuilding trust with ratepayers and enhancing revenue generation for essential services.

### **3.1.14 Water Supply and Infrastructure**

Goal: Enhance and ensure equitable access to clean and reliable water supply through improved infrastructure, alternative solutions and sustainable water management practices.

Objectives:

- a. Improve water supply infrastructure in areas facing shortages, ensuring equitable access across all wards.
- b. Address localised water supply challenges in high-ground areas to provide reliable water services.

- c. Replace outdated pipes and expand water reticulation networks to reduce water shortages and improve distribution efficiency.
- d. Implement alternative water supply solutions, such as boreholes and solar-powered systems, to supplement existing infrastructure.
- e. Launch water conservation awareness campaigns and implement water-saving technologies to reduce water wastage and ensure sustainable water use.

### **3.1.15 Sewerage and Sanitation**

Goal: Modernise and expand sewerage and waste management systems to improve sanitation, protect the environment, and promote sustainable waste disposal practices.

Objectives:

- a. Upgrade sewerage systems to prevent frequent bursts and improve sanitation in residential and industrial areas.
- b. Construct new sewage treatment plants at the confluence of the Runde River and Chiredzi River, which is the lowest point in the area. This location will allow for efficient gravity-fed wastewater management. It is recommended to maintain a buffer distance of at least 200 meters from the river to mitigate environmental impacts.
- c. Expand sewerage infrastructure to cover newly developed areas and prevent illegal dumping and environmental degradation.
- d. Increase the frequency of refuse collection services to minimize illegal dumping and maintain cleanliness within the wards.
- e. Establish recycling programs and waste management initiatives to promote sustainable waste disposal practices.

### **3.1.16 Roads and Transportation**

#### **3.1.16.1 Road Infrastructure**

Goal: Enhance Road infrastructure and transportation services to improve accessibility, safety, and efficiency for all road users while supporting sustainable urban development.

Objectives:



- a. Upgrade gravel roads to tarred roads and maintain existing road networks to enhance accessibility and safety for commuters.
- b. Expand road networks to connect new settlements and improve access for refuse collection and emergency services.
- c. Introduce and improve public transportation services to provide affordable and efficient transport options for residents across all wards.
- d. Develop a dedicated bypass route for trucks to divert heavy traffic away from residential and commercial areas, reducing congestion and improving safety.
- e. Install comprehensive road signage in industrial areas, particularly near Koal Junction, to enhance navigation and safety for both commercial and personal vehicles.
- f. Implement traffic control lights with solar backup systems at key intersections to ensure continuous operation during power outages and improve traffic flow and safety.
- g. Install speed humps on roads in industrial areas and near schools to reduce vehicle speeds, enhancing the safety of pedestrians and school children.
- h. Upgrade bus stops and shelters to enhance commuter comfort and safety.

### **3.1.16.2 Public Lighting and Safety**

Goal: Increase public lighting and promote community safety.

Objectives:

- a. Install and maintain streetlights in poorly lit areas to improve visibility and enhance community safety, especially during night-time.
- b. Ensure all major roads and public spaces are adequately lit to deter crime and promote a safer environment for residents.
- c. Implement community policing programs and neighbourhood watch initiatives to reduce crime rates and ensure public safety.
- d. Collaborate with local authorities and community groups to address safety concerns and implement effective crime prevention strategies.

### **3.1.17 Entertainment and Recreational Facilities**

Goal: Develop recreational facilities and diversify entertainment options.

Objectives:

- a. Build community centres, playgrounds, and parks to provide recreational opportunities and promote community cohesion.
- b. Establish cultural centres and organize events to celebrate local heritage and foster community engagement.
- c. Expand entertainment facilities beyond bars to include theatres, sports complexes, and cultural events that cater to diverse interests and age groups.
- d. Support local artists and performers to showcase their talents and contribute to the cultural vibrancy of the community.

**3.1.18 Governance and Public Participation**

Goal: Improve governance, public relations, and community involvement in decision-making.

Objectives:

- a. Enhance public participation in council decision-making processes.
- b. Improve the council's public relations and communication strategies.
- c. Ensure transparency and accountability in council operations.



**Part 111:**

**4 Chiredzi Town Master Plan: Policies and Proposals**

**4.1 Land Use and Urban Expansion**

Policy: Implement an urban land use plan that includes the identified 24 000 hectares for development, incorporating high-density, medium-density, and low-density residential areas.

Proposals:

- a. Extend the town boundaries to include designated areas for residential development.
- b. Allocate specific areas for golf courses and hotels along the Runde and Chiredzi rivers.
- c. Establish a hotel and conference centre near the Ngundu-Tanganda Highway to attract tourists and business travellers.
- d. Develop shopping centres around each neighbourhood, ensuring they are within walking distance (500 meters) for residents.
- e. Create detailed maps of all wetlands within Chiredzi and implement awareness campaigns.

**4.2 Infrastructure and Public Services**

Policy: Modernize and expand transport ranks to improve public health, safety and service efficiency

Proposals:

- a. Tar the surfaces of existing ranks to mitigate dust pollution and health risks.
- b. Install modern amenities, including toilets and bath facilities, to improve sanitary conditions.
- c. Extend the new rank by 15 meters from Masa Road and expand the old rank towards the stream.
- d. Address the presence of Magwangwata plants and eliminate open defecation areas to prevent cholera outbreaks.
- e. Allocate an office stand for Transporters Association Services.

- f. Establish waste disposal and sanitation facilities in rank areas to prevent waterborne diseases.
- g. Develop clear road signs, designated pick-up points, and traffic control measures to improve flow and safety.
- h. Expand the Chigarapasi intersection to alleviate congestion during peak hours.
- i. Install CCTV monitors in rank areas and CBD to deter crime and improve accountability.
- j. Enhance collaboration with the Transporters Association and other stakeholders for effective implementation.

### **4.3 Housing**

#### **Policy:**

- a) Implement an electronic waiting list system to streamline the management of housing applications and enhance transparency and accountability in the allocation process.
- b) Establish an allocations committee to ensure equitable and fair allocation of housing stands based on established criteria and principles.
- c) Initiate an urban renewal program for Majaradha to improve living conditions, infrastructure, and community services.

#### **Proposals:**

- a) Continue to service residential stands to increase the housing supply.
- b) Engage with ZETDC's Regional Network Development Office to integrate electricity reticulation into the master planning process. Ensure that suburb layouts are designed to optimize solar energy capacity by maximising the number of north-facing roofs.
- c) Upgrade infrastructure in high-density residential areas, including roads, stormwater drainage, water supply, and sewerage systems, to improve living conditions and reduce health hazards.
- d) Implement an urban renewal program for Majaradha, focusing on:
  - Improve road infrastructure, stormwater drainage, and sewage management to reduce health and environmental risks.
  - Renovate and upgrade housing units to improve living standards and reduce overcrowding.

- Establish community facilities such as healthcare centres, schools, and recreational areas to enhance the quality of life.
  - Provide social services and support to residents, including access to clean water, waste management services, and electricity.
- e) Collaborate with financial institutions, such as Building Societies and Pension Funds, to facilitate access to housing finance for low-income groups. Explore options like rent-to-own schemes and employer-assisted housing initiatives to make housing more affordable and accessible.
- f) Establish a monitoring and evaluation framework to assess the effectiveness of housing development projects and ensure they meet the needs of residents. This includes regular reviews of the waiting list management system and allocations processes.

#### **4.4 Economic and Industrial Development**

Policy: Promote industrial growth and economic diversification by designating and developing land for cluster industries, innovation hubs, and informal trade zones, while providing incentives and infrastructure to support business development and value addition.

Proposals:

- a. Identify and zone land for industrial clusters to the Southeast.
- b. Develop innovation hubs and provide facilities for research and development around the central area of new boundary.
- c. Construct modern abattoirs and processing zones to enhance agricultural value chains in the southern area.
- d. Create designated trading zones for informal traders and build affordable market shelters to support informal businesses.

#### **4.5 Healthcare**

Policy: Expand and upgrade healthcare facilities to improve access to essential medical services and enhance the quality of healthcare across all wards.

Proposals:

## *CHIREDZI TOWN MASTER PLAN WRITTEN STATEMENT*

- a. Ward 1: Establish a government or council health facility to reduce reliance on private surgeries and pharmacies.

Ward 2: Construct a new clinic to provide essential healthcare services to the community.

Ward 4: Build a hospital or clinic to ensure residents have access to healthcare within the ward.

Ward 7: Establish a public health facility to reduce dependency on private surgeries and pharmacies.

Ward 8: Complete the construction and operationalise the public health institution to serve the community.

- b. Upgrade existing healthcare infrastructure

Ward 3: Enhance services at Chiredzi General Hospital and the ZRP clinic to better serve the population.

Ward 5: Improve healthcare services at the two private surgeries and three pharmacies to ensure comprehensive care.

### **4.6 Education**

Policy: Expand and improve educational infrastructure to ensure access to quality primary and secondary education for all children across the wards.

Proposals:

- a. Ward 1: Build additional primary and secondary schools to cater to the growing population.
- b. Ward 4: Establish educational facilities to provide access to schooling within the ward.
- c. Ward 6: Increase the number of primary and secondary schools to accommodate community needs.
- d. Ward 7: Build additional primary schools to ensure all children have access to education.

- e. Ward 8: Construct new schools to meet the educational needs of the expanding population.
- f. Upgrade Existing Schools
  - o Ward 2: Enhance infrastructure and resources at Hippo Valley School and other schools in the ward.
  - o Ward 3: Improve facilities at Shingai Primary School and the council crèche.
  - o Ward 5: Upgrade Melbourne and Christian College to support better educational outcomes.
  - o Ward 6: Enhance facilities at the existing primary school.

#### **4.7 Rehabilitation and Community Services**

Policy: Enhance community well-being and safety by establishing rehabilitation centres, developing community centres, and improving public lighting across all wards.

Proposals:

- a) Establish 2 rehabilitation centres in each ward to provide physical, mental, and social rehabilitation services.
- b) Develop 3 community centres that offer a variety of social services, recreational activities, and rehabilitation programs.
- c) Improve public lighting to reduce crime rates and enhance safety in Ward 1.
- d) Install public lighting infrastructure to improve safety and security in Ward 2.
- e) Ensure timely maintenance and payment for street lighting to enhance safety in Ward 5  
Increase the number of streetlights to improve safety at night in Ward 6.
- f) Enhance public lighting to reduce crime and ensure the safety of residents in Ward 7.

#### **4.8 Cemetery**

Policy: To responsibly manage end-of-life facilities by decommissioning overcrowded cemeteries and developing new burial sites that meet the community's needs while maintaining environmental sustainability and respect for the deceased.

Proposals:

- a) Due to overcrowding and various factors rendering its continued operation untenable, Melbourne Park Cemetery will be decommissioned. This includes addressing



maintenance challenges and environmental concerns such as potential groundwater contamination and habitat disruption.

- b) Implement a detailed plan to manage the transition from the old cemetery to the new site, ensuring minimal disruption and maintaining dignity for the deceased.
- c) A new cemetery will be established on the southwest side of Chiredzi, strategically chosen to be away from settlements to prevent any potential future overcrowding and environmental impacts.

#### **4.9 Enhancing Heroes Acre for Tourism**

Policy: Implement regular maintenance and preservation efforts at Heroes Acre.

Proposals:

- a. Allocate dedicated funds for the upkeep and restoration of Heroes Acre.
- b. Conduct periodic assessments to identify and address any preservation needs.
- c. Establish a dedicated team responsible for the maintenance and management of Heroes Acre.
- d. Improve infrastructure around Heroes Acre, including access roads, parking facilities, and visitor amenities.
- e. Create informative displays and signage detailing the historical significance of Heroes Acre.
- f. Organize guided tours and educational programs to attract visitors and promote historical education.

#### **4.10 Governance and Public Participation**

Policy: Enhance community engagement and transparency through regular public consultations, effective communication strategies, and continuous monitoring of council services to keep residents informed and involved in decision-making processes.

Proposals:

- a. Organize quarterly town hall meetings and public forums.
- b. Create online platforms for community feedback and participation.

- c. Launch a monthly newsletter highlighting council activities and developments.
- d. Use social media and local radio to keep residents informed and engaged.
- e. Implement continuous monitoring and auditing of council services and publish progress reports.

Policy: To establish and capacitate a Spatial Planning Department in Chiredzi to effectively manage and control urban development, ensuring sustainable growth and orderly land use planning.

Proposals:

- a. Create a dedicated Spatial Planning Department within the Chiredzi Town Council to oversee and coordinate all aspects of urban planning and development control.
- b. Ensure the department has a clear mandate, including the development of local plans, zoning regulations, and the enforcement of planning standards.

#### **4.11 Infrastructure Upgrades and Expansion**

Policy: Upgrade and diversify water supply systems to ensure reliable access to clean water by enhancing existing infrastructure and developing alternative water sources for sustainable management of water resources.

Proposals:

- a. Replace and extend water pipelines to ensure efficient distribution to all areas, including new residential developments.
- b. The new water treatment plant will be strategically located at the confluence of the Chiredzi River and the canal, on the northern side of the boundary. This site is selected as the highest point, allowing for water to flow by gravity. The main waterline, consisting of 600mm pipes, will run parallel to the canal.
- c. Install additional solar-powered boreholes near high-density residential areas, schools, hospitals, and community centres, to provide supplementary.
- d. Implement rainwater harvesting systems in both residential and commercial buildings.
- e. Explore the feasibility of building small dams or reservoirs to capture and store rainwater for dry periods.

#### 4.12 Establishment of a University

Policy: Develop a university that aligns with the regions agricultural and tourism activities.

Proposals:

- a. Identify and secure land for the establishment of the university.
- b. Develop academic programs focusing on agriculture, cattle ranging, and tourism to support local industries.
- c. Foster partnerships between the university and local agricultural, cattle ranging, and tourism sectors for research and practical training opportunities.
- d. Develop scholarship programs and financial aid options to support local students in pursuing higher education.
- e. Facilitate joint research projects between the university and local businesses to drive innovation and development.

#### 4.13 Road

Item Description	Coverage (km)	Actions	Timeline
Gravelled Roads	33	Upgrade to tarred roads to improve durability and reduce maintenance costs. Prioritise main routes and high-traffic areas.	Short-term (1-3 years)
Unserviced Roads	80.37	Initiate road servicing projects, starting with grading and graveling. Plan for future upgrades to tarred roads based on usage and strategic importance.	Medium-term (3-5 years)
Tarred Roads	43.46	Conduct regular maintenance and resurfacing to extend the lifespan of existing tarred roads. Implement drainage improvements to prevent water damage.	Ongoing

Total	156.83	Develop a comprehensive road network plan. Secure funding through government budgets, donor agencies, and public-private partnerships. Engage community in planning and monitoring progress.	Long-term (5-10 years)
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#### **4.14 Statutory Plans**

After the Master Plan has been approved, it is proposed that the following Local Plans be prepared to give detail to the broad proposals in this Master Plan. This does not mean that development should not proceed in the absence of these Local Development Plans.

#### **4.15 Local Development Plans for Chiredzi Town**

##### **Town Centre Local Development Plan (LP 1)**

- Objective: Enhance the commercial and cultural vibrancy of Chiredzi's central business district.
- Components:
  - Investigate under-utilized and vacant land for commercial development.
  - Encourage new commercial developments to fully utilize floor area factors and height restrictions.
  - Guide CBD expansion.
  - Improve traffic circulation by eliminating heavy vehicle traffic.
  - Preserve buildings with architectural or historical significance.
  - Implement zoning and building guidelines for a consolidated and attractive town centre.

##### **Banana Market and Bus Terminus Local Development Plan (LP 2)**

- Objective: Improve organization, functionality, and infrastructure at the Banana Market and Bus Terminus areas.
- Components:
  - Re-plan bus terminus areas to provide more space and order for SMEs.

- o Upgrade infrastructure and facilities to support market activities.
- o Enhance traffic circulation and road intersections around these areas.
- o Provide recreational facilities to meet the needs of the community.

### **Majaradha Redevelopment Local Development Plan (LP 3)**

- Objective: Redevelop the Majaradha area to improve living conditions and infrastructure.
- Components:
  - o Replace old and dilapidated structures with modern housing complexes.
  - o Plan for infill development on vacant land to prevent illegal structures.
  - o Improve and upgrade infrastructural facilities including water, sanitation, and electricity.
  - o Enhance traffic circulation and road intersections.
  - o Provide recreational facilities and open spaces for residents.

### **Local Plans for Each Sector Covered by the New Boundary (LP 4)**

- Objective: Plan for sustainable development and infrastructure provision in newly expanded areas of Chiredzi.
- Components:
  - o Integrate new developments with existing nodes to create well-planned and coordinated development.
  - o Provide framework for bulk infrastructure provision including water, sewage, electricity, and waste management.
  - o Design and develop new shopping complexes and amenities.
  - o Preserve the environment and develop tourism facilities where applicable.

## **4.16 Implementation Phasing and Timeline**

Given the 15-year master plan timeline, the implementation of these local development plans should be phased as follows:

### **❖ Implementation of Priority Projects Development Phase 1 (2025 – 2030)**

The following development projects are programmed for implementation during the priority projects development phase:

- o Preparation of detailed layouts.
- o Rehabilitation of the bus terminus.
- o The rationalisation of roads in the existing built-up areas, using existing gravel roads to develop secondary and tertiary collector roads. The exercise will entail the tarring of these roads and the provision of stormwater drainage.
- o Upgrading of water infrastructure.
- o Upgrading and connecting of sewer infrastructure.
- o Provision of a new cemetery site.
- o Construction of primary schools in the new built-up areas.
- o Construction of secondary schools in the new built-up areas.
- o Construction of clinics.
- o Roads upgrading.
- o Encouraging Subdivisions.
- o Gazetting of the new boundary for the town.

**❖ Implementation of Phase 2 Developments (2030 – 2035)**

The following projects are planned for implementation.

- o Preparation of detailed layouts.
- o Construction of a new Sanitary Landfill.
- o Surveying, demarcation and servicing of the new development areas.
- o Demarcation and servicing of new industrial area.
- o Construction of primary schools in the new built-up areas.
- o Construction of secondary schools in the new built-up areas.
- o Construction of clinics.
- o Roads upgrading.

**❖ Implementation of Phase 3 Developments (2035 – 2040)**

The following projects are programmed for implementation.

- o Preparation of detailed layouts.
- o Surveying, demarcation and servicing of the new development areas.
- o Construction of clinics.

- o Construction of Primary Schools
- o Construction of Secondary Schools.
- o Roads upgrading.
- o The development of Local Centres and other Activity Nodes.

#### **4.17 Implementation Strategies and Mechanisms**

Formulating effective development control strategies to ensure that the plan proposals are effectively implemented.

Strengthening technical and administrative capacities of Chiredzi Town Council and Central Government departments as well as parastatals that will be involved in the implementation of the Master Plan. This calls for improvements in personnel capacities both technically and administratively.

Coordination and harnessing of resources of all stakeholders to foster co-operation to ensure the smooth implementation of the development proposals. This will involve Central Government Departments, Chiredzi Town Council, Donor agencies, NGOs and the private sector.

Ensuring that the private sector sees itself as partners with the public sector in the development process. It is expected that the private sector plays a key and leading role in the implementation of the development proposals e.g. re-development of the CBD and mixed-use development zones and provisions of other social infrastructure such as Hospitals, Clinics, Day Care Centres and Schools.

Improve community level participation in the development of the town through improvements in operations of the local level structures. A close working relationship with Civic Society Organisations will improve the overall oversight not obviate the supervisory and advisory roles of public officers in the plan implementation process.

#### **4.18 Financial Strategy**

The lack of financial resources to implement development proposals is one of the main constraints in the implementation of Master Plan proposals.

Existing and possible sources of funding for the implementation of plan proposals include:

- a) Budget provisions for capital projects.

- b) Grants/Technical Assistance; Bilateral Cooperation Programmes.
- c) Loans – African Development Bank, World Bank, Commercial Banks e.g. First Capital Bank, ZB Bank, CBZ, Infrastructural Development Bank of Zimbabwe, National Building Society, Pension funds and insurance companies.
- d) Own Funds – Council revenue and private sector investments.

#### **4.19 Monitoring and Review Mechanisms**

- Monitoring plan implementation involves measuring the extent to which the implementation of plan proposals in meeting the set goals and objectives of the plan.
- The monitoring exercise should be the responsibility of all the implementing institutions and the residents of Chiredzi.
- The monitoring of the performance of Chiredzi Town Master Plan area should be a management tool for providing information to departments to assist in decision making and check on the plan's performance.
- Plan Implementation Tools: In the form of land use zoning plans, land use activity regulations, policies and standards which are specifically formulated to address settlement peculiarities.
- Master Plan Implementation and Coordination: For effective coordination of the various stakeholders which have a stake in plan implementation.

#### **4.20 Incorporations**

It is envisaged that this process will be gradual in line with the current constitutional provisions. The Chiredzi Town Council, with the assistance of the Ministry of Lands and the Ministry of Local Government, will enter into agreements with relevant stakeholders to address the following issues:

- All planning in the areas covered in the Master Plan will be supervised by Chiredzi Town Council under agreed terms and conditions.
- Servicing will be conducted to meet the standards required and expected by Chiredzi Town Council.
- The Town Council will provide bulk infrastructure services under terms and conditions agreed by all parties.
- There is a commitment by all parties to ensure that once the time for incorporation is due, it will be executed expeditiously.



## **5. Conclusion**

The policies and proposals have been derived from a systematic sectorial analysis of all activities in Chiredzi. The issues identified in the study are significant and require solutions through pragmatic policies and proposals. The key issues addressed include:

- Shortage of land for urban expansion and development.
- Integration of development nodes into a well-coordinated urban system in Chiredzi.
- Necessary infrastructure to support the development.
- Policies and proposals to address critical issues in Chiredzi, such as unemployment, SME support, financing, retailing and industrial development, tourism, and environmental conservation.