

# **MUNICIPALITY OF CHEGUTU**

## **CHEGUTU MASTER PLAN**

### **WRITTEN STATEMENT**



**PREPARED FOR**

**CHEGUTU MUNICIPALITY**

**REGIONAL, TOWN AND COUNTRY PLANNING ACT 1996**

**CHEGUTU MASTER PLAN**

Certified that this is the true copy of the approved Chegutu Master plan

Approved.....

Operative.....

Town Clerk..... Date.....

Mayor..... Date.....

Director of Physical Planning..... Date.....

**MUNICIPALITY OF CHEGUTU**

**THIS MASTER PLAN HAS BEEN PREPARED ON BEHALF OF CHEGUTU  
MUNICIPALITY BY:**

**Arup Zimbabwe (Private) Limited**  
First Floor Block 5 Arundel Office Park Norfolk Road  
Mount Pleasant.  
Harare  
Zimbabwe  
[arup.com](http://arup.com)

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# CHAPTER ONE

## 1.0 INTRODUCTION AND SUMMARY OF ISSUES

### 1.1 Introduction

The Master Plan (MP) is the key strategic urban planning document for the Municipality of Chegutu. It is closely linked to the Municipality of Chegutu Strategic Plan. The Master Plan (hereafter referred to as the Master Plan) was prepared so as to provide an overall strategic urban planning framework to guide the development of Chegutu Municipality and its peri-urban environs over the next twenty years.

The Master Plan was prepared in terms of the provisions of Part IV of the Regional, Town and Country Planning Act (Revised 1996), Chapter 29:12 as read with the Regional, Town and Country Planning (Master and Local Plans) regulations, 1977.

This Master Plan was developed together with the community through stakeholder consultation workshops, direct observations and represents the culmination of many participatory and consultation steps. The input from the Chegutu community is acknowledged as a critical component in the content and design of the Master Plan.

In preparing the Master Plan significant attention and consideration has also been given to relevant state, provincial and local plans, policies and strategies, including a comprehensive review of all national policies as well as numerous long standing municipal policies.

From its establishment as an urban settlement in 1902, Chegutu Town has operated without an approved statutory plan to guide and control development save for an incomplete town planning scheme (Hartley Development Plan) prepared in 1974. Although the 1974 Hartley Development Plan is used as a basic land-use zoning guide, it is not comprehensive enough to provide clear guidelines for future urban growth of the Town and has largely been implemented. The Plan is no longer appropriate or responsive to present development needs of the Municipality. Several attempts to update the planning framework for the municipality were made between 1980 and 1996 but all ended at the draft stage.

In response to the urgent development pressures and the changing social, economic and political environment it has become urgent and paramount to prepare a statutory development framework to assist the Municipality in responding the changing needs of the community in Chegutu. The Master Plan will attempt to be innovative, flexible and practical in addressing the following key issues:

- The need to address the underutilization of both industrial and commercial land in the town.
- The need for increased investment to take advantage of opportunities created by increased mining and agricultural production in the hinterland.
- The need to accommodate a growing population.
- The need to diversify the local economy.
- Strategies for addressing inadequate infrastructure provision (e.g. water supply) for the Town.
- The growing unemployment in the town

The general provisions within the Master Plan aim to encourage increased intensity in and around activity centres, transport nodes and along transport corridors in order to provide a greater housing choice, improve employment and encourage sustainable transport options. The Master Plan will enable the Municipality to accommodate the expected growth in population without wholesale change to the suburban areas that characterize the Municipality. The Master Plan presents a framework of land uses and activities as follows:

- Identifies the primary areas for detailed local planning. These areas will be designated Strategic Development Areas in the Master Plan.
- Provides strategic goals for issues such as housing, business and industry, open space and recreation, transport, infrastructure and environment.
- Shows the intent for the long term development of all parts of the Municipality providing more certainty and stability for residents and investors,
- Provides a stable plan to give confidence to major infrastructure investment.



## 1.2 Vision and Planning Principles

### 1.2.1 Vision

The Municipality of Chegutu occupies a central location and has a rich and diverse mining and agricultural hinterland that has led to it being a place where people choose to live because of the strategic location, diversity of culture, opportunities for education, employment and recreation facilities to enhance their lifestyle. The Master Plan aims to capitalize on the advantages of a strategic location and conducive investment environment that has emerged to provide opportunities to cater for a growing population, increasing employment opportunities and ensuring the potential for a whole of life cycle within the Municipality, taking into account the social, cultural, economic and environmental aspects that the community sees as important to contributing to a high quality of life in the Municipality of Chegutu. The Municipality's vision is:

*To become a prosperous, sustainable, habitable and attractive municipality by 2030.*

- In planning terms this means the Municipality seeks:
- to create a safe, sustainable and attractive urban settlement where the consequences of our actions for future generations are taken into account;
- to ensure that natural and built facilities are, where practicable, accessible to everyone,
- to generate a sense of place, belonging and community spirit;
- To ensure that all voices are heard through the creation of opportunities to participate in decisions that affect the lives of our community.

The Master Plan will champion the vision for the Municipality of Chegutu over the next 20 years and beyond and in particular:

- Establishes a strategic land use and development framework that manages the impact of projected growth;
- Provides strategic objectives for the diversity of land uses and housing types which will establish the social and economic sustainability of the municipality;
- Establishes clarity and context for plans, strategies and decisions;

- Provides a consistent basis for planning strategies, implementation policies, policy development and governance for factors such as housing, business and industry, open space and recreation, transport, infrastructure and environment;
- Identifies a broad framework that defines the intent for land uses and activities over the medium to longer term, in order to establish a context for implementation, management and governance in conjunction with local planning schemes, local planning policies, strategies, structure plans and guidelines which may be required to facilitate and guide the development of a broad range of land uses, infrastructure and activities (including capital works).
- Complements and strengthens the links between the Municipality, the Rural District Council, Provincial Council and central government.

### **1.2.2 Planning objectives**

The four key themes of the Municipality of Chegutu Strategic Plan are:

- Social and Cultural,
- Economic,
- Environmental and
- Governance.

#### ***1.2.2.1 Social and cultural***

That citizens in Chegutu lead a safe, healthy, active life with opportunities to participate in social and cultural activities

- Provide safe, affordable and effective transport modes available for all sectors of the community.
- To protect and promote places of cultural heritage significance within the Municipality including significant sites, buildings, structures, trees and landscape elements.
- Support housing choice and variety in neighbourhoods to match changing household needs with community identity and high levels of amenity.

- To maintain, increase and improve where required the quantity, quality, amenity and accessibility of local open space in accordance with recognised planning standards.

### *1.2.2.2 Economic*

To have a strong, vibrant, diversified and sustainable local economy with a range of business and employment opportunities.

- To ensure access to different levels and types of retail and commercial activity and employment opportunities to promote a more liveable Municipality.
- To provide a transport system that will contribute to the quality of life and economic development of the Municipality of Chegutu with minimum adverse effects on residents and the natural environment.
- To ensure that appropriate utilities are provided on time and in a sustainable manner to suit the Municipality's growing needs.
- To protect and promote appropriate tourism opportunities within the Municipality having regard to amenity and the environment.
- Enhance and maintain a business friendly environment.
- Have vibrant and diverse commercial centres that meet local needs.
- Promote industrial development within the Municipality

### *1.2.2.3 Environmental*

To meet high standards of compliance and have a healthy and sustainable local environment that makes a positive contribution towards the broader environment

- To ensure that the natural environmental values of the Municipality are protected and conserved for existing and future generations
- Contribute to the maintenance and enhancement of biodiversity for the preservation of our natural flora and fauna.
- Use natural resources sustainably to reduce our ecological footprint.
- Provide a sustainable built urban environment.

#### 1.2.2.4 Governance

To create an environment for excellence in governance and continuous improvement.

- To provide a clear vision in Planning and Development for the Municipality to enable more coordinated forward planning and works.
- Effective development of strategic directions and deployment of strategies.
- Visible leadership throughout the organization and in the community

To facilitate continuity between the Strategic Plan and the Master Plan these themes have been followed through in the Master Plan.

### 1.3. Structure of the Written Statement

The written statement identifies broad policies and proposals to guide the future development of Chegutu and does not deal with matters of detail such as design and alignment of roads, etc. according to the Act (mentioned above); the written statement is divided into three main sections, namely:

**Part I:** Which provides a link to the Background Study by identifying the main issues affecting the planning area (opportunities and constraints for development). This section of the document also looks at the strategies for the future development of Chegutu as well as an analysis of land available for development.

**Part II:** Focuses on the goals, objectives, policies and proposals of the Master Plan. Goals and objectives are planning intentions to resolve the issues identified in the Study. Goals point the way to which planning activity should be directed, while the objectives are specific intentions to achieve the goals.

The policies and proposals are derived from and give detailed substance to the summary of issues and goals and objectives of the Written Statement.

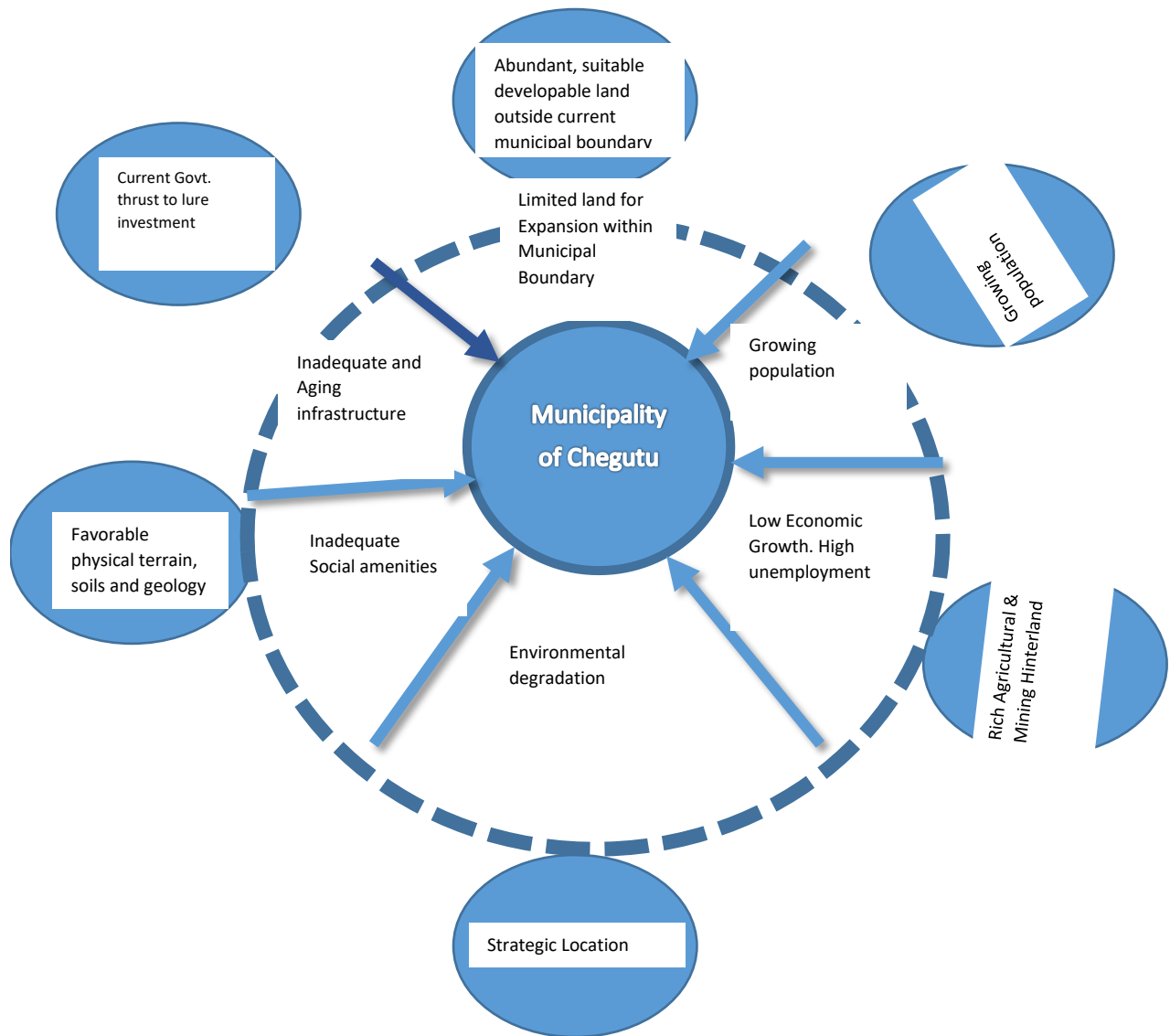
Proposals have been numbered with letters and digits and correspond with letters and digits which have been spatially indicated on the Proposals Map (Map No 5). The control of development is to be guided by the Table in Appendix 1, except as when superseded by the provisions of Local Development Plans.

**Part III:** Plan implementation procedures and areas requiring priority action are dealt with under this section. Implementation of the Master Plan takes account of the sources of finance and the time frame required.

## 1.4 Background Analysis and Summary of Issues in the Report of Study

As depicted on figure 1, the report of study has identified the following issues,

Figure 1: Consolidated Challenges and Opportunities for Chegutu



*Table 1:TABLE OF SUMMARY OF ISSUES*

<b>ISSUES</b>
<p><b>CHAPTER 1-BACKGROUND</b></p> <p>Need for an overall strategic planning framework to guide development in Chegutu</p> <p>There is no statutory planning framework for Chegutu</p>
<p><b>CHAPTER 2- LAND USE AND LAND OWNERSHIP</b></p> <p>*86.3% of land undeveloped in Chegutu consisting of land zoned but not developed and banked for future expansion</p> <p>*Vacant land is currently being used for urban agriculture</p> <p>* Need for more land for Town Centre expansion</p> <p>* The land ownership pattern in Chegutu is heavily skewed in favour of the Municipality (residential) followed by the private sector (commercial).</p> <p>* Inadequate land for the plan period within present Municipal boundaries.</p>
<p><b>CHAPTER 3- ENVIRONMENTAL ISSUES</b></p> <p>*The lack of an effective and adequate solid waste management programme has resulted in neighbourhood that are polluted and are health hazards.</p> <p>* Urban agriculture is leading to the depreciation of vegetation cover ultimately resulting in siltation of water sources.</p> <p>Overloading of sewerage ponds results in offensive smells and encourages the breeding of pathogens and disease carrying insects.</p>
<p><b>CHAPTER 4- POPULATION AND EMPLOYMENT</b></p> <p>*High population growth rate (9.7%) between 1990 and 1996 due to BHP. High in-migration levels. Population recorded to be at 66 258 as at 2022.</p> <p>* Structural shift in employment from manufacturing to service sector.</p> <p>* Unemployment is generally high at 21.7% which is higher than the 1982 figure of 8.2%.</p>
<p><b>CHAPTER 5- RESIDENTIAL DEVELOPMENT</b></p> <p>*40% of Chegutu’s residents are lodgers.</p> <p>* The rate of housing provision for the 1990-1995 periods is 613 units per year.</p> <p>* The housing waiting list stands at 4968 increasing at a rate of 50 applicants per month.</p>

\* Severe overcrowding poor housing conditions in single quarters housing are characteristic of Chegutu and Pfupajena high density suburbs.

#### **CHAPTER 6- COMMERCIAL DEVELOPMENT**

\*No clearly defined commercial strategy for the Town Centre.

\* Intensive commercial activities shifting away from Queen Street to Charles Street.

\* High level of light industrial activities in the Town Centre is undesirable.

\* Retain residential uses (especially flats) in the Town Centre.

#### **CHAPTER 7- INDUSTRIAL DEVELOPMENT**

\*Wholesale and depots are the most dominant industrial uses in Chegutu

\*there has been no significant industrial investment in the town.

\* Small scale and informal sector is now a major source of employment but lacks facilities to operate from.

#### **CHAPTER 8- SOCIAL SERVICES**

\*The number and distribution of social services and community facilities is not consistent with the population of Chegutu.

\* The General Hospital is small and failing to cope with visiting patients.

\* Undersupply and underutilization of public open spaces such as parks, swimming bath and community halls.

#### **CHAPTER 9- INFRASTRUCTURE**

\*There is vehicular conflict at Chakari Road-rail crossing.

\* There is a proposed road by pass (for the Harare Bulawayo road) that diverts traffic outside the CBD

\* The existing long distance bus terminus along Station Street is temporary as it is located on the proposed road by pass.

\*The existing regional bus termini (Chegutu Bus Termini) is constrained in terms of future expansion.

\* Raw water provision to Railway weir is unreliable.

\* High loss of water from Poole dam of 60% is undesirable.

\* Water reticulation network and condition is not known.

\* Existing sewerage treatment works produce effluent of substandard quality.

\* Site of the existing sewage works not ideal.



- \* Postal service increasingly becoming inadequate due to population increase.
- \* Present and future electricity requirements are adequate.

## 1.3 FORECASTS OF ACTIVITIES AND ANALYSIS OF LAND AVAILABLE FOR DEVELOPMENT IN PLAN AREA

### 1.3.1 Urban Land Use Suitability Analysis

The background study provided an overview of the land inventory carried out in the plan area, taking into account the constraining factors and the suitability of the land for urban development. Generally, the area does not have any major topographical constraints except a small ridge area to the south of the proposed Hintonville suburb. The geology and soils in Chegutu Town also permit development without any major constraints on the foundations and porosity of the soils is good except for vleis areas along the river system. This also renders the sewerability of the land much easier.

Table 2: LAND AVAILABILITY AND CONSTRAINING FACTORS: CHEGUTU TOWN

Land Parcel (No. And Description)	Land Available (HA)	Sewerable	Soil Constraint	Environmentally Sensitive
<u>1 Land Available for Development</u>				
Area A: Kaguvi (Umvovo) West of Pfupajena High Density Suburb	125	YES	NO	Gravel pits
<u>Area B:</u> Chinengundu (ZMDC) Ext bound by the Municipal Boundary to the east, Hippo Pools to the west, Mupfure River to the north including the Dodhill area.	326	YES	NO	Yes Proximity to river
<u>Area C:</u> Hintonville Cattle Trail Road, extension of the existing low density suburb	163	YES	NO	NO
<u>Area D:</u> Hintonville extension immediately south of the main Chegutu-Kadoma Road	562.5	YES	NO	Yes. The ridge.
<u>Area E:</u> Mhondoro Road, an extension of Riffle Range.	198.2	YES	NO	Yes. Stream.
<u>Area F:</u> Chakari Road, Industrial Ext	235	YES	NO	No

<u>Area G:</u> Lambourne Farm	714	YES	NO	Yes, quarry pits & stream
<u>Area H:</u> Umvovo Farm	779	YES	NO	Yes. Stream
<u>Area J:</u> Risboro A and Small Holdings	1552	NO	NO	Yes. Stream.
TOTAL	4 654.7			

**Table 2:** Provides a summary of the land assessment exercise. Factors which are either likely to constraint or offer opportunity for future use identified include: sewerability (and topography), soils (good or poor) for construction purposes and environmentally sensitive areas.

### 1.3.2 Land Available For Development

Map No.2 shows the land parcels available for development in the short to medium term and these are described below as follows:-

#### 1 Area A: Kaguvi (Umvovo)

This comprises a total of approximately 125 hectares and does not include phases 1 and 2 of Kaguvi infill (+100 hectares) which are already committed to the west of the existing Pfupajena high density suburbs. This area stretches from Chakari Road to the Hippo Pools Road. There is already an existing sewerage disposal system (ponds) which makes it relatively easier to connect, although this may need to be upgraded to cope with the proposed future development. Although there exists numerous gravel pits, these can also be reclaimed to make way for housing.

#### 2 Area B: Chinengundu (ZMDC) Extension

This area is a logical extension of the existing Chinengundu high density suburb. The area which comprises a total of 326 hectares is constrained in terms of development by the existence of old sewerage ponds. However, development is possible if these are decommissioned. The ponds are also smelly and pose a health hazard.

Further expansion of the area is also restricted by the Mupfure River which needs to be protected against siltation. This area is part of the Harare Road Service industrial site and Dodhill nursery.

#### 3 Area C: Hintonville, Cattle Trail Road

This area is easily developable as it is a logical extension of the existing low density suburb, separated by the Cattle Trail Road. A residential layout for the site has been prepared and approved and comprises a total of 163 hectares of land, accommodating a total of 581 stands and 108 flats. The residential stands, which range from 1500m<sup>2</sup> to 2800m<sup>2</sup> further densified as the area is easily sewerable.

#### **4 Area D: Hintonville Extension**

The site is located immediately to south of the main Chegutu-Kadoma Road on a total of 526.5 hectares of land. The main constraining factor is a ridge to the south of the area, although this can provide an opportunity for the development of other recreational pursuits.

#### **5 Area E: Mhondoro Road Riffle Range Extension**

This can be considered as an extension of the Rifle Range low density residential development. The land area comprises a total of 198.2 hectares, bisected by the Mhondoro Road. There is however a stream that runs in the north-east to south-west direction which needs to be preserved in terms of future development.

#### **6 Area F: Chakari Road Industrial Extension**

The area comprises a total of 235 hectares of land stretching southwards from Chakari Road to the municipal boundary and adjacent the Big Orange fruit industry. The area adjacent David Whitehead Textiles can be earmarked for Warehousing, Storage, Special and General Industry, while the Chakari Road site can be reserved for service industry. Some service industrial concerns are already operating to the west of the Cotton Company of Zimbabwe, where there is an approved layout plan.

#### **7 Area G: Lambourne Farm**

This area is bound by Mupfure River to north, Eastbourne to the east, Harare-Bulawayo Road to the south and Chegutu town to the west. The area, comprising of 714Ha, is easily sewerable and will be a natural extension of the Riffle Range residential area (see Map 5b).

## 8 Area H: Umvovo Farm

This area lies to the north west of Kaguvi high density area and comprises of 998 Ha. The area is generally sewerable although the ridge and few streams can be a constraint on some parts of the farm. This area will serve as a natural extension to the expanding Kaguvi suburb (see Map 5b).

## Area J: Risboro A

This area lies immediately south of the southern municipal boundary and it includes Risboro A, Plots 1, 2, 3, 4 as well as The Orchard and Anchor comprising a total of 1 552ha. The area will provide a natural extension to the existing Hintonville low-density residential area (see Map 5b).

### 1.3.3 Analysis of Future Land Requirements

Future land requirements for Chegutu are demand driven based on projected population growth rates over the next 20 years and the existing backlog in shelter units, translated into high and low densities of development.

#### 1 Housing Requirements

Table 3 details housing demand and land requirements as well as the existing population in Chegutu Town in 1996 in comparison with the existing household stock. A household size of 4.2 people per household is used based on the 1996 Household Survey in Chegutu. Assuming that single occupancy units are ideal the consequent total shortfall units are shown, i.e. the present shortage before extrapolating demand into the future. Using an average high density stand area of 200m<sup>2</sup> and a low density stand area of 2000m<sup>2</sup> the total area required up to the year 2011 is 193 Ha respectively.

*Table 3: EXISTING AND ESTIMATED HOUSING DEMAND, 1996-2011*

<b>HOUSING REQUIREMENTS BASED ON POPULATION</b>	<b>HIGH DENSITY (86%)</b>	<b>LOW DENSITY (14%)</b>	<b>TOTAL</b>
1996 Households	8826	1437	10263

Existing Housing Stock	6800	1120	8000
Current shortfall in units	1946	317	2263
2002			
Households	15 567	2534	18101
Existing Housing Stock	6741	1097	7838
50% 1996 shortfall	973	159	1132
<b>SUB TOTAL</b>	<b>7714</b>	<b>1256</b>	<b>8970</b>
2011			
Households	14 592	2376	16 968
Existing Housing Stock	975	158	1133
50% 1996 shortfall	973	159	1132
<b>SUB TOTAL</b>	<b>1948</b>	<b>317</b>	<b>2265</b>
1996-2011			
TOTAL HOUSES			
TO BE CONSTRUCTED	9662	1573	11235
TOTAL LAND REQUIRED (HA)			
(GROSS DENSITY)	193	315	508

Source: 1996 Household Survey

Incorporation of Lambourne, Risboro A, Ameva, Ameva Extension, New March, Headley Estate Rogate Estate, Bosbury and Umvovo Farms into the Master Plan boundaries is anticipated to fulfil the future land requirements of Chegutu Town for the next 20 years and beyond.

## 2 Industrial and Commercial Demand

Industrial and commercial growth has been depressed for a long time in Chegutu despite the Town`s location in a rich mineral and agricultural hinterland. The dominant industries are David Whitehead Textiles and the Cotton Company of Zimbabwe and in the latter case, a related sister company, Cargill has recently established. With the advent of the BHP Minerals at Makwiro development activities increased mainly in the housing and social service sectors, with fewer small scale industries setting up shop to take advantage of the opportunities created by BHP. Significant growth has been in the informal business sector spurred largely by a lack of alternative sources of employment. The 1991/1992 drought also severely affected industrial and commercial development in the Town and between 1991 and 1995 only an average of 1.4 building plans was approved per year. Approximately 110 industrial stands have been lying vacant since 1994.

The future for industrial for industrial land is therefore difficult to pin down in Chegutu. This also varies accordingly to the assumed types of industries (stand sizes) and the anticipated economic growth of the Town. Growth trends in Chegutu are pointing towards the small scale light/service industries such as light engineering, vehicle repairs, brick moulding, depots (storage and distribution), electronics, etc which do not take up larger stands (average stand size is 2500m<sup>2</sup>).

Using the average annual land sales over the past 5 years and assuming a moderate rate of economic growth over the plan period, an estimate of future demand for industrial land has been made, as shown in Table 4 below.

**Table 4: LAND REQUIREMENTS FOR INDUSTRIAL AND COMMERCIAL USES, 1997-2012**

<b>INDUSTRY</b>	<b>COMMERCIAL</b>
Light/Service Average of 2 stands per annum @ 2500m <sup>2</sup> over 15 years =8-10 Hectares.	Town Centre =33 vacant stands *Suburban commercial Low density =1.05 Ha
<u>Warehousing, storage, special and general industry</u> Average of 11 stands per annum @ 14000m <sup>2</sup> over 15 years =21-35 hectares.	High density =5.0 Ha

*\*based on layout prepared by DPP and includes Home Industries and market places.*

Commercial developments, including the demand for office space is linked to the industry and purchasing power of the population (which has not been very strong in Chegutu). The retail sector has been dominated by the major chains such as Edgars, Topics, TM and OK Supermarkets, while the office sector has been depressed over the past years.

The office trend has been in the Government Sector with some of its agencies establishing in Chegutu. However, these have occupied buildings originally built for retailing. It is anticipated

that once these Government activities are established there may be a need for a larger complex to house the offices under one roof, depending on the government`s priorities.

A total of 33 vacant stands already exist in the Town Centre which can accommodate future commercial developments over the plan period, in addition to some under-utilised stands which can be developed to their optimum level.

# PART II

## 1.4 ALTERNATIVE DEVELOPMENT STRATEGIES

### CHEGUTU URBAN DEVELOPMENT AND GROWTH STRATEGY

#### 1.4.1 Introduction

The development strategies establishes a framework for the development of the Municipality. It is derived from the strategic goals of the Master Plan, the population, economy, land-use and transportation and mobility strategies. The need to promote social inclusion, sustainable economic development, and access to sustainable transport are central to the strategy. A number of alternative development scenarios were considered for the Municipality as part of the evaluation of alternative strategies for the Master Plan

While there is sufficient land for future development of Chegutu within the proposed master plan boundary, a strategy for directing future growth need to be mapped out in a way that provides for the different spatial allocations of land uses and resources. Land banking will be encouraged as a ‘safety’ measure and as a continuous process dependent on the growth rate of the town.

The core development strategy selected is based on the parcels of land available for urban development. The strategy acknowledges the need for densification of land uses where under-development exists and optimally utilising existing public infrastructure.

**The alternative development strategies are shown on Map No. 1, 2 and 3**

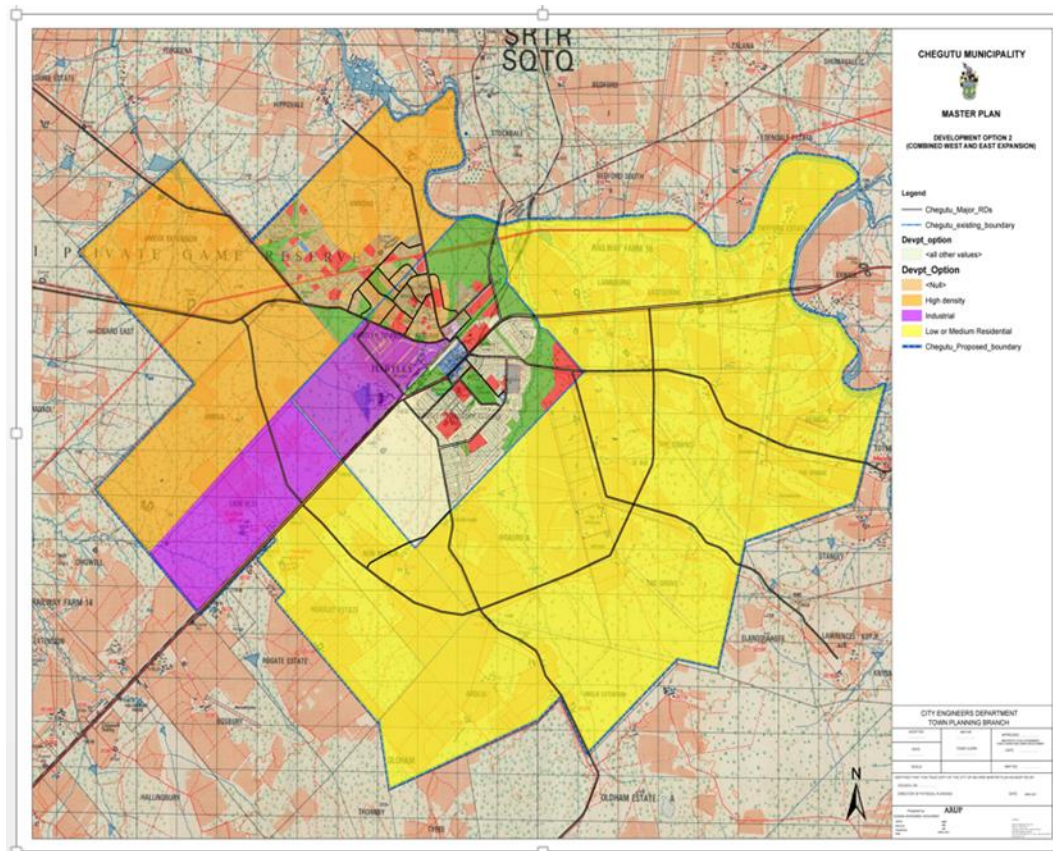
#### 1.4.2 Alternative One: Dispersed Strategy (Please refer to Map 1).

This strategy is based on past spatial trends which will determine the future growth of Chegutu. This trend is that Chegutu will continue to expand in a northerly and southerly direction away from the centre. The strategy is a status quo approach to development.

Under this strategy Chegutu will continue to expand north-westwards (following the Chakari Road) towards Umvovo and south eastwards (following Mhondoro road) the east and the Concession Road to the west physically separated by the main railway line.



*Map 1 showing the dispersed development strategy*



However, dispersed strategy does not make the best use of available land for future urban development and it fails to recognise the need to maximise the utilisation of infrastructure and interdependence of the various economic and social spheres of influence in the town.

While all the areas can be sewered relatively easy, urban sprawl will tend to increase the costs of infrastructure provision and in the long term, residential areas will tend to be located further and further away from employment zones, increasing the journey to work time.

In summary, dispersed strategy is economically unsound and in the long term the burden of servicing the area will be unwarranted and unsuitable.

### **1.4.3 Alternative 2: Consolidated Development Strategy (Please refer to Map No. 2)**

This strategy builds on the main shortcomings of the spreading development away from the central core. The basic tenet of consolidation is there exists opportunities for integrated mixed

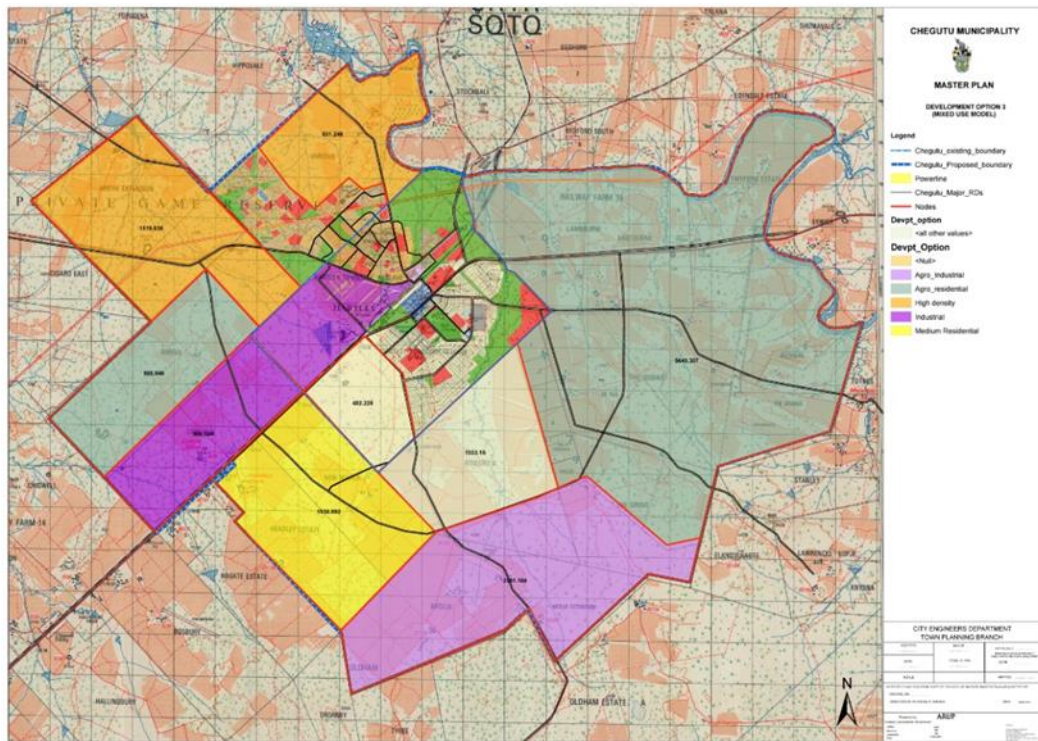
development aimed at the intensive utilisation of land within the plan area. Available land can therefore be provided for a mix of housing densities, employment zones, commercial areas and recreational zones in an integrated manner.

This strategy involves development centered on key activity nodes identified in the Study; namely:

- (a) The current municipal area
- (b) Agro Business Nodes (Olivine Area and Citrus production nodes);
- (c) The nascent university and
- (d) The existence of productive farms with immense potential for agribusiness and value addition

Suitable sites for this approach are the proposed Hintonville suburb, the Town Centre and areas identified as A, B, D and E on Map 2. These areas can be linked to one another by means of an efficient road network-achieving the objective of integrating land use activities and infrastructure.

*Map 2 showing the Consolidated Development Strategy*



Integrated nodes will minimise the travel time to work, maximise the use of available land to achieve the goal of economically sustainable infrastructure provision-all focused on the Town Centre. Large stands in the industrial areas and the Town Centre, which are currently under-utilised, can be further densified under this strategy. Consolidation also ensures that economic activities complement rather than compete.

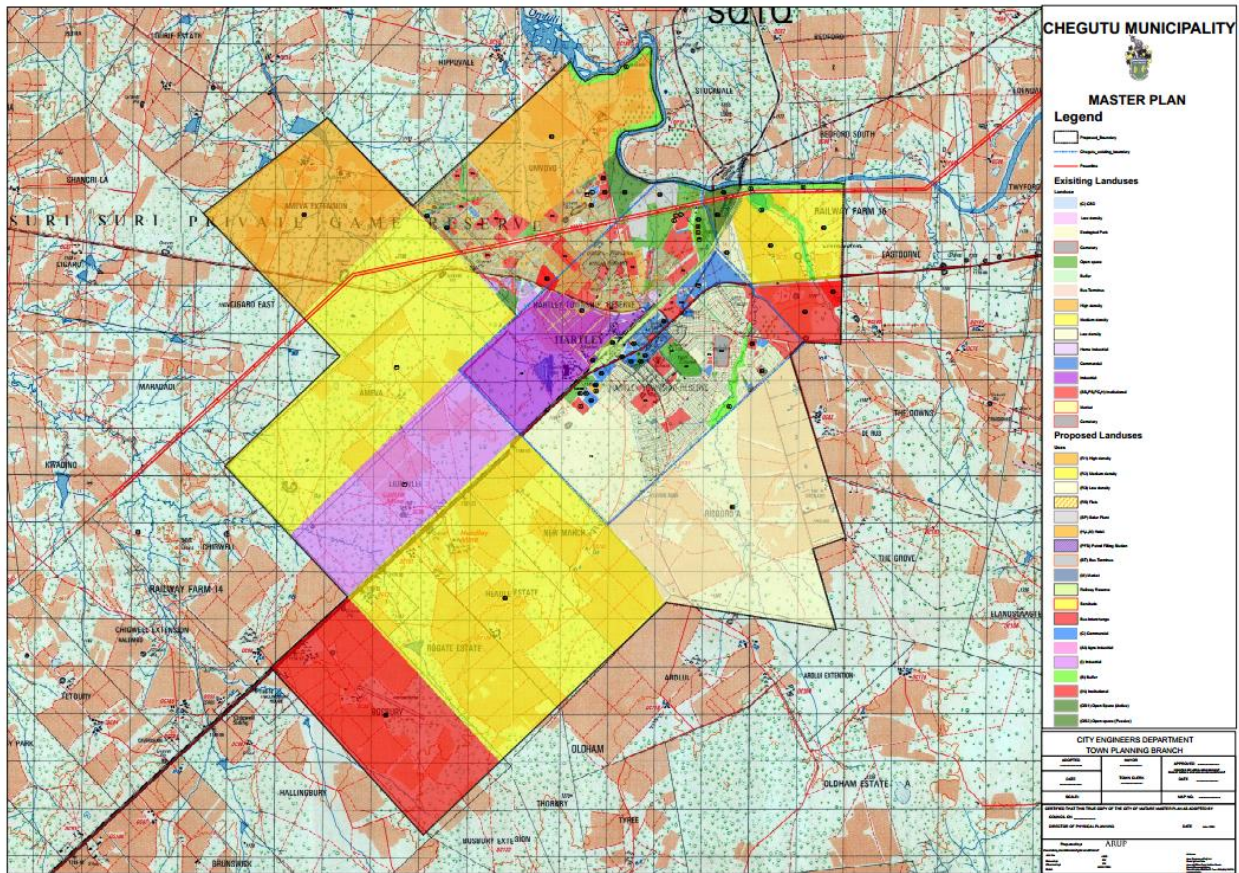
In essence, the strategy entails:

- (a) westward expansion of High Density Residential development,
- (b) Retention of much of the agricultural land which is productive in the Eastern, Northern sections of the area,
- (c) Establishment of an Agro Industrial Area/Complex in the eastern section of the area and along Bulawayo Road,
- (d) Limited residential (Medium Density and Low Density) to the south

### 1.4.4 Alternative 3: Compact (Core) Development Strategy

This strategy is based on a combination of past spatial development/ expansion trend of Chegutu and new growth trajectory promoted by development need, existing transport networks and desired economic growth.

*Map 3 showing the Consolidated Development Strategy*



The core development strategy advocates for a compact town, which while expanding ensures that land is being used optimally and intensively through land use mix, density mix, vertical expansion, and urban regeneration. The strategy involves development centered on key activity nodes and areas presenting an opportunity for growth potential namely:

1. Current municipal boundary nodes (Town centre and related nodes)
2. Land adjacent to the Chegutu town with growth potential
3. Risboro Farm

4. The University
5. Productive farms with immense potential for agribusiness

The compact town, that integrated nodes will minimise the travel time to work, maximise the use of available land to achieve the goal of economically sustainable infrastructure provision-all focused on the Town Centre. Large stands in the industrial areas and the Town Centre, which are currently under-utilised, can be further densified under this strategy. Consolidation also ensures that economic activities complement rather than compete

In essence, the strategy entails:

- a. Optimal outward expansion of the city boundaries (shrinking the study boundary to come up with the proposed municipal boundary).
- b. Retention of agricultural land which is productive in the east section of Chegutu
- c. Establishment of agro industrial areas along the Harare Bulawayo road to the west of the town centre
- d. Residential development on the outskirts of the proposed boundary

#### **1.4.5 Evaluation of Alternative Strategies**

The three strategies, Consolidation Dispersal and Compact have been evaluated for advantages and disadvantages to the town and its residents.

In order to provide a rational basis for the selection of the preferred strategy, the town planning technique of a Goal Achievement Matrix was used. The results of the selection process using the matrix are shown in Table 5. The basis for the selection process is a subjective judgement made by a multi-disciplinary group on how the alternative strategy will meet each goal's intentions. The judgement is guided by a scoring of either positively or negatively achieving a series of agreed upon but unweighed Plan goals. In the evaluation, the compact strategy was accorded the highest number of points (9), the consolidation strategy was accorded the highest number of points (8) in comparison to the Dispersed Strategy, which scored (4). In the Compact strategy, the goals will all be satisfied through the integrated and co-ordinated approach to development. The strategy will

have the effect of providing an economically efficient network of urban development that will be appropriate to the population and stimulate growth.

*Table 5: GOALS ACHIEVEMENT MATRIX*

	<b>DISPERSAL STRATEGY</b>	<b>CONSOLIDATION STRATEGY</b>	<b>COMPACT STRATEGY</b>
LAND GOAL	-	X	X
ENVIRONMENTAL	X	-	X
POPULATION &	-	X	X
EMPLOYMENT	X	X	X
COMMERCIAL	X	X	X
HOUSING	-	X	X
INDUSTRIAL	X	X	X
SOCIAL SERVICES	-	X	X
INFRASTRUCTURE	-	X	X
ADMIN & FINANCE			
<b>TOTAL</b>	<b>4</b>	<b>8</b>	<b>9</b>

### **Scoring System**

X: Positive achievement

-: Negative Achievement

#### **1.4.6 Justification of the Alternative 3: Compact Development Strategy**

While the study boundary was dispersed, the proposed boundary was shifted inwards basing on determinants such as land demand, development strategy and general availability of land for urban expansion. The land assembly that led to the final proposed Chegutu boundary resulted from land that is readily available for urban development. Land available for urban expansion consisted of farms which were gazetted for urban development which are Risboro, Umvovo and Lamboune Farm and neighboring farms owners who were willing to be incorporated into the Municipal boundary such as Ameva and Lion Vlei among other farms.

The development strategy also determined the amount of land required for urban expansion. The development strategy consisted of land use mix (residential and non-residential uses), economic development, public transport provision, good quality environments and services and high quality urban design determined the final proposed boundary. The land that is incorporated in the final boundary is sufficient to provide the much needed services for Chegutu Municipality during the master plan implementation period. Land that was included in the planning boundary but excluded from the proposed Chegutu Municipal boundary is mainly active agricultural land and active mining claims which makes it untenable to expand urban development into such areas.

The proposed strategy has been evaluated to bring out the pros and cons. The Goal Achievement Matrix was used to come up with a rational basis for selecting the proposed strategy.

**Table 6: COMPACT DEVELOPMENT STRATEGY EVALUATION**

Variable	Justification	Positive Achievement
Land Goal	<ul style="list-style-type: none"> <li>- Ensures that council has sufficient land for its current and future need</li> </ul> <p>This enables Chegutu municipality to meet its spatial/ land needs even beyond the 20 year planning period without necessitating a further boundary shift</p>	✓
Environmental	<ul style="list-style-type: none"> <li>- Optimal urban expansion retains vast tracks of land in the urban hinterland that will act as a greenbelt/ buffer.</li> <li>- Environmental stewardship to be upheld on the development of land for urban uses</li> </ul>	✓
Employment/ economy	<ul style="list-style-type: none"> <li>- Retains sufficient land for agricultural productivity outside</li> </ul>	✓

	boundary while creating the much needed employment on all land incorporated into the municipal boundary	
Commercial	- Urban regeneration improves space utilization within the CBD while promoting business and investment within Chegutu	✓
Housing delivery and social services	- Sufficient land is being provided for current and future housing and social service needs. This enables Chegutu to achieve its housing delivery goals in line with Vision 2030 and the Agenda 2030	✓
Industrial	- Chegutu sits strategically as an industrial hub due to its proximity to highly productive agricultural and mining areas.	✓
Infrastructure	- The development strategy rides on existing infrastructure, thereby enabling more uses to rely on existing infrastructure such as the transport networks.	✓
Admin and finance	- Financial sustainability of the local authority is at the center of this strategy. Strategic land banking is	✓



	made possible by the proposed development strategy	
		<b>100%</b>

**2.0 GOALS, OBJECTIVES, POLICIES AND PROPOSALS**

This section of the Written Statement outlines the goals, objectives, policies and proposals which will guide the future growth of Chegutu over the next 15 years.

Goals and Objectives are planning intentions to resolve the issues identified in the Study. Goals point the way to which planning activity should be directed, while the objectives are specific quantifiable intentions to achieve the goals. The policies and proposals are derived from and give detailed substance to the summary of issues and goals and objectives.

A **policy** is an action, general in nature, which is required to solve an anticipated problem, realise an opportunity or overcome a previous deficiency or malfunction.

A **Proposal** is a specified activity, detailed in time and place, which is measurable and has an associated explicit cost. The implementation of a proposal will lead to an attainment of goals and objectives of the Master plan during the time period (i.e. to the year 2012).

Proposals have been numbered with letters and digits and correspond with letters and digits which have been spatially indicated on the **Proposals Plans (Map Nos. 5 and 5a)**. Boundaries of the land-use zones, reservations, and alignments of the proposed roads are indicated on the map although they are not rigidly fixed by the Master Plan. Exact alignment and boundaries are to be determined in subsequent layouts and Local Plans which will be statutorily prepared in the future.

The control of development is to guide by the Table in Appendix 1, except as and when superseded by the provisions of Local Development Plans.

## **2.1 LAND AND ENVIRONMENT**

### **2.1.1 GOALS AND OBJECTIVES**

#### **Goal (A)**

**TO ENSURE THE OPTIMUM AND EFFICIENT USE OF LAND WITHIN THE PLAN AREA.**

#### Objectives:

- a) To rationalise and minimise conflicts between different land uses in the plan area.
- b) To encourage the densification of stands, particularly in the low density areas for a more efficient use of urban land and infrastructure.
- c) To speed up the process of land delivery for urban development purposes by either the public or private sector.
- d) To ensure that the Municipality adopts a land banking policy as a strategy for future development.
- e) The Municipality should facilitate private sector participation in the development of the town.

#### **Goal B**

**TO ENCOURAGE THE PRESERVATION, CONSERVATION AND ENHANCEMENT OF THE NATURAL AND BUILT ENVIRONMENT OF THE PLAN AREA**

#### Objectives

- a) To ensure that all future development is sensitive to and compatible with its immediate environment.
- b) To encourage the harmonious development of the built environment with special reference to the aesthetic appeal of the town centre and the conservation of buildings.
- c) To put in place mechanisms for the informal sector's participation in development processes as part of an environment strategy.

- d) To encourage the implementation of afforestation projects with the assistance of the Forestry Commission to encounter the adverse effects of deforestation or land degradation.
- e) To ensure that public streams and the Mupfure River are free from cultivation and any incompatible development through the creation of conservation zones.
- f) To allow urban agricultural activities at the discretion of Council based on demand as well as proximity of such land to the intended beneficiaries.

### **2.1.2 POLICIES**

- a) The proposals relate to land within the proposed Municipal Boundary within which development is subject to the provisions of the Urban Council's Act (Chapter 214) and the Regional, Town and Country Planning Act (RTCP Act).

Future development within the Master Plan boundary should be in accordance with the planning intentions and zoning provisions of the Plan. In particular, industrial uses should be encouraged within the Plan boundary through favourable concessions and incentives to be determined by the Municipality.

- b) Municipality of Chegutu will continue maintaining the amount of urban land available for development within the town and where possible land deficit will be met by incorporation of more land through Master Plan review and incorporation of land from surrounding farms.
- c) The optimum and efficient use of the existing infrastructural services is a policy to be pursued by the local authority and should be achieved by promoting rational zoning and a mix of land uses and encouraging increased densities particularly in areas south of the main railway line and in the industrial sites.
- d) No development shall be permitted within 100m of Mupfure River and 30m for other streams (conservation zones).
- e) Urban agricultural activities shall be encouraged through co-operatives and shall be environmentally friendly.
- f) The municipality should promulgate by-laws that promote the preservation of the vegetation, control stream bank cultivation and indiscriminate cutting down of trees.

### 2.1.3 PROPOSALS

(See Land use Proposals Plan Map No 4)

- a) A Local Development Plan (LP 1) is to be prepared for the Chegutu Town centre (Commercial Corridor) covering the area bound by
  - i. the railwayline servitude to the north east,
  - ii. Chegutu current boundary to the East, north of Harare Bulawayo Road
  - iii. Queen Street to Henry Hartley Road
  - iv. Kennedy Street to the South and
  - v. To the point of intersection of Concession and Harare Bulawayo Road
  - vi.

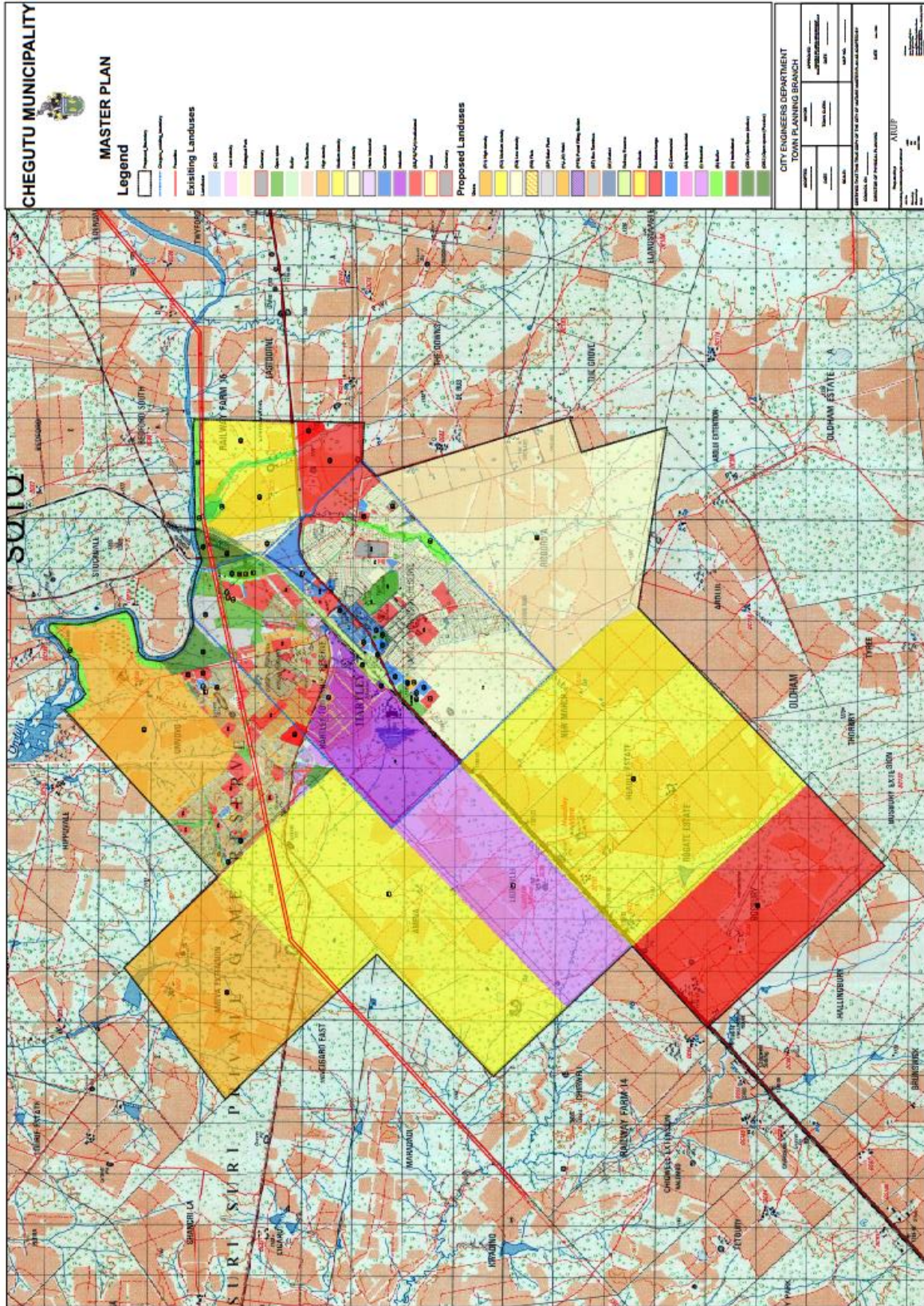
The preparation of the Local Plan 1 has immediate priority and shall seek to address issues pertaining to the Town Centre identified in The Study.

- vii. Where it is technically feasible (i.e. easily sewerable), permit greater densities of development particularly in Kaguvi and the industrial sites. A mixed development approach must be encouraged wherever possible in all residential layouts and housing types to maximise the use of the available land for development.

Areas that that are not sewerable should continue using on-site individual or common septic tank.

- viii. The land immediately north of Kaguvi (i.e. Umvovo and Ameva Extension Farm) and immediately east of Riffle Range (i.e. Lambourne Farm) which are easily sewerable as well as land immediately south of the Hintonville (i.e. Risboro A and adjacent small holdings) and land to the west (Lion Vlei, New March, Headley Estate, Rogate and Bosbury have been incorporated into the Master Plan boundary and are earmarked for future development.

Map No 4: Land Use Proposals Map



## **2.2 POPULATION AND EMPLOYMENT**

### **2.2.1 GOALS AND OBJECTIVES**

#### **GOAL**

#### **TO ENCOURAGE A MORE EQUITABLE DISTRIBUTION OF POPULATION WITHIN RESIDENTIAL AREAS AND EMPLOYMENT ZONES**

#### **Objectives**

- a) To ensure that major places of employment are accessible to residential areas and communication routes.
- b) To encourage the use of homes for income generating projects in order to accommodate the need of informal sector enterprises and in accordance with Statutory Instrument 216 of 1994.
- c) To identify sites in residential areas for the establishment of home industry zones in strategic areas for the informal sector enterprises.

### **2.2.2 POLICIES**

- a) Set aside land in convenient locations for the establishment of micro and small scale industries.
- b) Home industries shall only be permitted in accordance with the provisions of the Regional, Town and Country Planning (Use Groups) regulations 1994, Statutory Instrument 216 of 1994 promulgated by the Minister of Local Government.

However, the local authority shall put in place certain operating conditions to minimise any negative impacts on adjacent residential stands.

- c) Embark on a campaign to lure investors into Chegutu Town by offering attractive incentives.

### 2.2.3 PROPOSALS

- a) It is proposed that enterprises zones be established in Pfupajena/Kaguvi high Density suburbs in the form of an Unrestricted entrepreneurial zone.

This is in addition to the existing one which mainly caters for Chegutu and Chinengundu high density suburbs, located between Hippo Pools Road and Chakari Road. All stands in this enclosure have taken up.

The two zones (Chegutu and Pfupajena/Kaguvi) will provide an enclosure in which various small and informal entrepreneurs can operate without infringing on Municipal by-laws and amenities.

- b) (i) Redevelop and expand the existing home industry area adjacent the Chegutu suburban Shopping Centre in order to reduce overcrowding and accommodate more people.

(ii) Establish modern convenience stores, informal business sector trading sites on all proposed bus interchange stations/ termini to be established in Chegutu. Specific focus to be on intercity bus interchange station to be established along the existing Harare – Bulawayo road, existing regional bus termini on Chegutu Township and the proposed regional bus termini along Chakari road.

(iii) Upgrade the existing regional bus termini (at Chegutu township) to incorporate a small informal business market offering good and services demanded by locals and rural residents from neighbouring rural areas. Simple structures must be erected to provide shelter for this sector and make the area more attractive.

(iv) Provide and develop a site along Chakari road for the main informal sector market and a regional bus termini station. Prefab steel shades must be erected in a manner to categorize the traders into classes basing on their products and services. The main target market for this site shall be all residential areas on the north of the CBD and rural residents who rely on Chegutu for good and services.

(iii) Develop/ Relocate the old crafts centre along the main Harare Road with a view to accommodate the informal business sector.



## 2.3 COMMERCIAL DEVELOPMENT

### 2.3.1 GOALS AND OBJECTIVES

#### GOAL

**TO FACILITATE THE GROWTH OF A COMPACT AND EFFICIENT TOWN CENTRE, AS WELL AS SUBURBAN COMMERCIAL CENTRES WHICH OFFER AN ADEQUATE RANGE OF GOODS AND SERVICES TO RESIDENTS**

#### Objectives

- a) To maintain and strengthen the role of the Town Centre as the primary retail centre in the Municipality
- b) To encourage a more vibrant and environmentally attractive townscape in the town centre through improved buildings, facades, street furniture and entertainment facilities.
- c) To encourage denser development and redevelopment in the town centre to realise permitted building bulk factors, heights and improve utilisation.
- d) To encourage diversity and modern shopping facilities (e.g. malls, arcades, etc) in any future expansion of the town centre.
- e) To upgrade the existing industrial use along Station Street to high value commercial corridor that provides a unique frontage to the proposed Harare Bulawayo by pass.
- f) To encourage development of flats in order to bring more life and activities in the town centre.
- g) To provide *corner shops* easily accessible to the pedestrian populations in residential suburbs and encourage the growth of suburban shopping centres.

### 2.3.2 POLICIES

Commercial development in the town centre has occurred largely on an ad hoc basis and with no clearly defined strategy. The town centre is also under-utilised from a bulk factor coverage point of view resulting in under-utilised infrastructure and available space.

- a) Review development control standards to encourage intensification of use in the Central Business District (CBD).
- b) Each new residential area must provide for accessible suburban shopping centre and corner shops within detailed layout plans.
- c) The implications of current shift of commercial activities from the main Queen Street to other sections of the town centre need to be investigated. A more specific commercial development strategy is imperative. Therefore, a more detailed Local Plan is needed to provide direction of commercial growth in Chegutu and assess the market conditions, urban design, and traffic planning aspects of the Town Centre as well as recreation and entertainment facilities.

### 2.3.3 PROPOSAL

a. A hierarchy of shopping facilities is proposed as follows:-

- (i) The Town Centre which is subject to the preparation of a Local Plan (LP 1) and which should be treated as a matter of priority.
- (ii) District Shopping Centre offering higher order goods and services, namely Chinengundu Extension, Kaguvi Phases II and III and Hintonville. Development of the Shopping Centres shall be guided by the following standards:-

\* One shopping Centre, serving an area of a maximum radius of 800m; and

\* Site area of 0.2-0.3 hectares per 1000 population served.

\* Corner shops shall be provided in each residential area on designated locations. The shop shall serve a maximum radius of 400m on a site of approximately 600m<sup>2</sup>.

b. The Town Centre Local Plan (LP1) shall cover an area bound by the railway line servitude to the north east, Chegutu current boundary to the East, north of Harare Bulawayo Road, Queen Street to Henry Hartley Road, Kennedy Street to the South and to the point of intersection of Concession and Harare Bulawayo Road

## 2.4 HOUSING

### 2.4.1 GOALS AND OBJECTIVES

#### **GOALS**

**TO PROVIDE ADEQUATE LAND AND SUITABLE CONDITIONS FOR ALL RESIDENTS TO HAVE SHELTER.**

#### **Objectives**

- a) To make available sufficient serviced land for private and public high, medium and low density housing including potential infill areas.
- b) To provide convenient, safe, and self-contained neighbourhoods with easy access to major transport corridors and other land uses.
- c) To provide conditions for greater public sector involvement (housing co-operatives, public/private sector partnerships, employers and private developers) in housing delivery for all income groups.
- d) To ensure that affordable and appropriate housing with a wide tenure choice is made available to the target groups especially the low income group.
- e) To determine the possibilities of upgrading and regenerating blighted areas and poor houses in the old high density areas.
- f) To promote high standards of design, energy efficiency, estate layout and landscaping in all new housing developments;
- g) To protect and, where necessary, enhance the amenities and the environment of existing residential areas

### 2.4.2 POLICIES

#### **Overall Strategy**

Chegutu Town, like most urban centres in Zimbabwe, is facing a problem of increasing over crowdedness, proliferation of backyard shacks and deteriorating housing conditions. The residential strategy advocates the timely release of appropriately zoned and serviced land by the local authority for all income groups. However, emphasis in housing provision should be on the

low income groups, who constitute almost 90% of the population in Chegutu. The middle and high income groups do not have major affordability problems, although Council must take measures to avoid the ‘downgrading’ of low cost housing projects, through the provision of adequate land for the high income groups.

There is also a need for the upgrading and improvement of environmental health of a number of existing low cost housing areas, in particular, Chegutu high density suburbs (areas known as J, K, L, M, N, R, S, T, V and Z Sections) through widespread regeneration driven by community participation and provision of basic infrastructure by the Municipality.

- a) The servicing of Kaguvi (Umvovo) high density area, Hintonville and sections of Riffle Range low density suburbs must be completed as a matter of priority.
- b) The Municipality should continue the timely release of serviced or unserviced land onto the market to ensure that adequate land is always available for residential development.
- c) Public/private sector partnerships, involving companies (large and small), financial institutions (building societies), housing co-operatives, individuals, MNHSA and the Municipality should be fostered to enable the servicing of land and construction of houses. Presently, the public sector role in housing delivery is shifting towards a more facilitative role, in the face of diminishing financial resources of the National Housing Fund.
- d) Sections of the low density suburb should be earmarked for densification to maximise the utilisation of infrastructure services, in particular, areas west of the proposed Hintonville and other older areas, south of the town Centre.
- e) There should be a mix of residential densities with the majority being high density and other spread between medium and low density. Sites for flats should also be designated in the high density areas in all future layout plans.
- f) The municipality should reduce the current housing backlog through allocating two thirds and a third of the stands it services annually to high density and low density residential development respectively.

**Table 6: RESIDENTIAL LAND DELIVERY TRENDS**

<b>PERIOD</b>	<b>NUMBER &amp; RESIDENTIAL TYPE</b>	<b>LOCATION</b>	<b>LAND REQUIRED (HA)</b>
1996-7	645 high density 104 low density	Kaguvi infill Riffle Range	19.35 20.80
1997-8	645 high density 104 low density	Kaguvi Phase II Riffle Range	19.35 20.80
1998-9	645 high density 104 low density	Kaguvi Phase II Hintonville	19.35 20.80
1999-2000	645 high density 104 low density	Kaguvi Phase III Hintonville	19.35 20.80
2000-2001	645 high density 104 low density	Kaguvi Phase III Hintonville	19.35 20.80
2001-2002	645 high density 104 low density	Kaguvi Phase III Hintonville	19.35 20.80
2002-2003	645 high density 104 low density	Chinengundu Extension Hintonville	19.35 20.80
2003-2004	645 high density 104 low density	Chinengundu Extension Southend	19.35 20.80
2004-2005	645 high density 104 low density	Chinengundu Extension Southend	19.35 20.80
2005-2006	645 high density 104 low density	Chinengundu Extension Southend	19.35 20.80
2006-2007	645 high density 104 low density	Chinengundu Extension Hintonville Extension	19.35 20.80
2007-2008	645 high density 104 low density	Chinengundu Extension Hintonville Extension	19.35 20.80
2008-2009	645 high density 104 low density	Chinengundu Extension Hintonville Extension	19.35 20.80
2009-2010	645 high density 104 low density	Chinengundu Extension Hintonville Extension	19.35 20.80
2010-2011	645 high density 104 low density	Chinengundu Extension Hintonville Extension	19.35 20.80

**Source:** Existing housing and population projections.

### **2.4.3 PROPOSALS**

#### **(a) Zone R1- High Density Residential**

The zone includes areas to be developed for high density residential purposes, as follows:-

- i. The area commonly known as Umvovo (now Kaguvi) North West of the existing Pfupajena high density suburb, comprising a total of approximately 125 hectares will be developed.

Kaguvi Phase III along Chakari Road, south of Phases II (2000 stands)

Umvovo farm, North West of Kaguvi, comprising of 998 ha has been incorporated and earmarked for future high density residential development. Chinengundu Extension, being an area bound between the Hippo Pools road and Chinhoyi Road of approximately 326 hectares. 5000 high density units could be serviced on a phased basis.

- ii. The redevelopment and upgrading of some sections of Chegutu high density suburb also be accorded high priority. A Local Plan (LP2) is to be prepared with the objective of improving the physical environment and services in the area. These sections have been identified as J, K, L, M, N, R, S, T, V and Z.

#### **(b) Zone R2- Low and Medium Density Residential**

- i. The area identified as Hintonville Extension, south of the main Chegutu-Kadoma Road, is proposed for medium (500m<sup>2</sup> -1000m<sup>2</sup>) and low density housing (2000m<sup>2</sup>), comprising a total of 526 hectares.
- ii. The proposed Hintonville suburb will be further densified to incorporate medium density stands. This area comprises a total of 163 hectares and already has an approved layout plan.
- iii. Another section on the south west corner of the Municipal area, along Seigneury Road, comprising 198 hectares is designated for medium/low density housing.

- iv. Lambourne Farm, west of Riffle Range comprising 714 ha has been incorporated and earmarked for medium density residential development (coloured Yellow)).
- v. Risboro A and adjacent small holdings in the south and comprising 1552 ha have been incorporated and earmarked for future low density residential development (coloured yellow ).

**(c) Zone R3: Attached Residential/Flats**

The need to encourage higher densities of residential development for reasons of economy and amenity and widening choice in housing means that each new residential layout plan (for high, medium/low density development) is to provide up to 15% of the site for walk-up flats (2-3 storeys).

## **2.5 INDUSTRY**

### **2.5.1 GOALS AND OBJECTIVES**

#### **GOAL**

**TO ENSURE A DIVERSIFIED AND SUSTAINABLE ECONOMIC AND INDUSTRIAL BASE FOR THE TOWN**

#### **Objectives**

- a) To provide adequate and suitable serviced land for industrial purposes.
- b) To actively encourage industrial growth and promote Chegutu as a major industrial node.
- c) To ensure that industrial areas are suitably located with respect to labour, housing and communication routes
- d) To encourage Municipal staff to be positive and encouraging in the dealings with industrialists.
- e) To allocate specific zones of different industries (heavy, light and small enterprises).
- f) To accommodate the informal sector in the industrial estates and encourage them to make use of available Government Credit Schemes established in favour of this sector.

### 2.5.2 POLICIES

- a) The future industrial strategy must emphasize opportunities provided by its location within a rich mining and agricultural hinterland and in particular the need for industries based on processing of the available raw materials.
- b) Emphasis of industrial growth in the Town must be placed on other non-agricultural activities, such as manufacturing.
- c) A mix of industrial stand sizes should be provided to accommodate different types of industrial concerns. Generally, stands sizes should be smaller rather than too large to avoid incidences of underutilisation of land and infrastructure.
- d) There is need to establish an industrial Development Committee comprising officials from the Municipality and private sector (e.g. CZI) with a mandate to promote linkages between the formal (large) and informal (small) scale industries and to promote a diversified industrial base in the Town.
- e) Encourage industries operating in the peri-urban areas of Chegutu to re-locate in the Town through favourable incentives such as tax exemptions. Mining must also be encouraged to invest in industrial activities within the Municipality boundary.
- f) Ensure that adequate serviced land is always available and that a pre-determined area of industrial land is serviced every year. The Municipality should continuously monitor the take up of land and that this is developed within a given period of time, not for speculation.

### 2.5.3 PROPOSALS

- a) Set up an Industrial Development Committee as matter of priority to spearhead promotion of Chegutu as a major industrial base and to work out appropriate incentives for luring investors into the Town and also facilitate the development of the informal business sector.
- b) Extend the existing industrial area along Chakari Road for Warehousing, General, Storage and other special uses ().
- c) Establish small scale enterprises and service industrial zones at Suburban Shopping Centres, to stimulate the development of this sector. The Municipality must provide and or facilitate the provision of the necessary requisite facilities- off site common services (e.g. public toilets, standpipes and electricity take-off points) to cluster type of stands. In addition, development control requirements with respect to minimum plinth sizes and conventional building by-laws



requirements will be relaxed in those zones in order to minimize costs of entire manufacturing activities by the small scale enterprises (Proposal IZ2).

## **2.6 SOCIAL SERVICES**

### **2.6.1 GOALS AND OBJECTIVES**

#### **GOAL**

#### **TO PROVIDE ADEQUATE AND EASILY ACCESSIBLE SOCIAL SERVICES FOR ALL RESIDENTS**

##### Objective

- a) To provide a sufficient basic education (primary and secondary) and supporting tertiary facilities such as Vocational Training Centres in Chegutu.
- b) To provide a greater number of educational and health facilities within the Plan Area, that resonates with the population growth rate and distribution.
- c) To provide more recreational facilities and encourage the development of community based projects and activities.
- d) To establish models to ensure that recreational and community facilities are self-sustainable and well maintained.
- e) To encourage the provision of social and community welfare facilities such as retirement homes.
- f) To ensure that all community facilities are accessible to all residents taking into account the disadvantaged groups of the Town.

### **2.6.2 POLICIES**

#### **(1) EDUCATIONAL POLICIES**

- a) The number and distribution of educational facilities in Chegutu is not consistent with the population of the Town. In line with Government of Zimbabwe (GOZ) policy, each residential area should ideally have educational facilities allocated as:
  - (i) One primary school per 500 housing units

- (ii) One secondary school per 1500 houses or for every two to three primary schools.
  - (iii) Two pre-schools for every primary school provided, with additional preschools being provided as and when need is realised
- b) A reservation has to be made for at least one vocational training centre to cater for secondary and high school leavers at a site convenient to residents of Chegutu.
  - c) A strategy has to be formulated to promote Chegutu as town with a tertiary institution (university) whose sphere of influences extend beyond national borders due to its strategic location.

## **(2) EDUCATIONAL PROPOSALS**

- a) Ensure that schools are constructed on all vacant/ undeveloped educational facilities (Stands 26077, 25183, 28975, 29010, 31821 and 31368) in established/ existing residential areas.
- b) Ensure that the provision of educational (schools) precedes the development of residential homes in all development to be planned in the Plan area
- c) Collaboration between the Municipality, Government, the private sector, NGOs and churches in establishment of educational facilities within Chegutu.
- d) With an estimated housing units of +/- 15000, a cumulative total of 30 primary schools is needed. This should be supported by 10 secondary schools using the guideline of 3 to 5 feeder primary schools for one secondary school. Current establishment stands at 09 primary schools and 3 secondary schools leaving a deficit of 19 primary schools and 7 secondary schools

## **(3) HEALTH FACILITIES**

The main policy for the health sector is to achieve the goal of 'Health for All', thus permitting the population of the plan area to lead a socially and economically productive life.

## **(4) PROPOSALS**

### **a) Chegutu General Hospital (H1)**

In situ redevelopment of the hospital can result in an increase in facilities for out-patients. This is the responsibility of the GOZ.

**b) Clinics (H2)**

Basing on the Layout design manual standard that 1 clinic should be established for every 10000 people, it is estimated that 7 clinics are currently needed in Chegutu and more should be constructed over the plan period to cope with the anticipated population growth of the Town. Three (3) in Kaguvi, two (2) in Chinengundu Extension and two (2) in the low density areas especially in Riffle Range. These will be provided by the Municipality and the private sector. Further to that, the local authority should encourage the provision of suitably sized health care facilities located close to communities serving a sufficient catchment and accessible by public transport.

**c) Other medical facilities**

The role of the private sector should be recognized and promoted to ensure that there is diversity of medical services within the Plan area.

**(5) SOCIAL WELFARE AND COMMUNITY FACILITIES POLICIES**

- a) There is serious shortage of social welfare facilities for the destitute, displaced, orphaned and handicapped as well as community facilities such as halls, beer halls, public parks and churches despite current efforts by the Municipality to provide land for construction of such services. . The Municipality has recently allocated land to the Council for the Disabled People of Zimbabwe for the establishment of a vocational training centre and boarding facilities.

The present police facilities are also inadequate for the growing town. There is a need for a Police Station in the high density suburbs.

- b) In order to redress the inadequacies in the provision of social welfare and community facilities, the Municipality must continue, as a matter of policy, to partner with charitable and non-profit making organisations for the establishment of these facilities, where the local authority provides land and the partners construct the required facilities. Sufficient community facilities must be provided on the basis of the following guidelines:-

- i. At least 1 community hall per Ward
- ii. 1 police post for every neighbourhood

## **(6) PROPOSALS**

- a) Provide Old Age clinic at Chegutu and Kaguvi High Density Suburbs.
- b) Provide a multi-purpose centre for the destitute, orphaned and disabled in Chinengundu.
- c) Provide a fully-fledged police station in Pfupajena to replace the existing police post operating from a four-roomed house.
- d) Provide two reporting centres in the Town Centre and Chegutu high density suburb.
- e) Ensure that sites are identified for police posts in all new residential areas.

## **(7) RECREATIONAL POLICIES**

The Municipality must redress the current shortage of recreational facilities in Chegutu, particularly in the high density suburbs. Allocation of funding for the recreational facilities should also be increased to ensure that policy objectives are met. Maintenance of existing and future recreational facilities should be key priority of the Municipality.

Sufficient open space and recreational facilities must be provided on the basis of the following guidelines:-

- i. A stadium, a park for passive recreation and swimming pool for every 10 000 dwelling units.
- ii. 5% of planning area to be zoned as open spaces
- iii. A library for every 6000 dwelling units.
- iv. A beer hall for every 2500 dwelling units.

## **(8) PROPOSALS**

- a) All future residential layout plans must incorporate open spaces and playgrounds. These areas should also be equipped with requisite facilities to ensure full utilisation.
- b) Provide community centres in Pfupajena, Kaguvi, Chinengundu and Hintonville Suburbs.
- c) Provide the existing open space area at Town House with the necessary facilities/ equipment to ensure full utilisation (OS1).

- d) Establish a supporting commercial facility at the town centre swimming bath and recreational park to support the revitalization of the town centre swimming bath and recreational park. The establishment should be self-sustained with the commercial use supporting the recreational uses.

## **(9) CEMETERY**

### **Policy**

There is one operational cemetery in Chegutu located in Riffle Range, a low density area. The Municipality needs to expand existing facilities and provide new cemetery sites in anticipation of future population growth and the need to segregate burial sites by social status.

### **Proposal**

- a. Maintain the existing cemetery in the low density area as a burial site for high income earners (CEM 1).
- b. Establish a new cemetery site that will cater for the low income and special interest groups. This site shall be sited after a comprehensive feasibility study of areas available for development.

## **2.7 INFRASTRUCTURE**

### **2.7.1 GOALS AND OBJECTIVES**

#### **GOAL**

**TO PROVIDE AN EFFICIENT, ECONOMIC AND CORDINATED INFRASTRUCTURE BASE IN THE PLAN AREA.**

#### **Objectives**

- a) To provide measures that minimise traffic conflicts along the major roads of the Town.
- b) To rehabilitate all the priority roads presently in a poor state, particularly residential local/access roads and service roads and Chakari road and Hippo Pools Road.
- c) To encourage the relocation of the long distance bus terminus currently situated in a road reserve area.
- d) To investigate ways and means and the timing for the abstraction, purification and supply of water from the Clifton Dam and proposed Mhondoro B dam to the Plan Area and incorporating the new service into the existing system.
- e) To consider upgrading and decommissioning the sewage ponds located in the vicinity of Pfupajena/ Chinengundu residential area.
- f) To carry out all the capital works required under the World Bank Urban II Project during the Plan period.
- g) To provide additional water and sewerage treatment works and related distribution and storage facilities for the anticipated growth of the Town.
- h) To carry out study for recording the location and effective sizes of the existing water reticulation system, water supply system losses and improve accountability to supplied water.
- i) To provide an adequate and efficient posts and telecommunications network.
- j) To consider recycling of solid and liquid waste as a way of enhancing and conserving the natural environment.

## **2.7.2 POLICIES**

### **1. WATER**

All existing and new developments should be provided with sufficient reticulated purified water through the reconstruction of a combined pumping and gravity main at the Poole and Clifton Dam sites, east of Chegutu.

- (a) Ensure adequate water treatment facilities over the plan period.
- (b) A comprehensive study of the water reticulation system in Chegutu is required to record the location and effective sizes of the pipes as a matter of priority. The study will assist in planning Chegutu`s water demand requirements and leakages/pipe bursts within the water system.
- (c) Increase the ground water storage capacity in Chegutu.

### **2. SEWAGE TREATMENT**

- a) There is need to consider the feasibility of rehabilitation or decommissioning of the STW in the light of the natural northward expansion of the high density suburbs.
- b) All future low and medium density (500m<sup>2</sup>-1000m<sup>2</sup>) stands should be connected to water borne reticulated sewerage system, in particular to cater for the south eastward expansion of the Town.
- c) Resources permitting the Municipality shall endeavour to recycle effluent as a way of boosting water supplies.

### **3. SOLID WASTE DISPOSAL**

- a) Provide more vehicles and rubbish bins, particularly in the high density areas, in order to improve on refuse collection.
- b) Resources permitting the Municipality shall strive to recycle waste as a way of generating revenue.

#### **4. ROADS AND TRAFFIC**

- a) A road maintenance programme for all primary and commercial developments should be provided with good quality bitumen surfaced feeder roads from the main and national roads.
- b) Provide adequate public transport facilities suitable for a mix of transport modes in the light of expansion and growth of the Town.
- c) Ensure the segregation of the vehicular and railway traffic in the Town.
- d) The long distance bus terminus along Station Street is occupying a road reserve and is increasingly becoming inadequate and congested. Consider the relocation of the bus terminus to a suitable site.
- e) Consider re-routing all heavy vehicles and buses from the town centre.
- f) Upgrade the existing regional bus termini (at Chegutu Township).

#### **5. POSTS AND TELECOMMUNICATIONS AND ELECTRICITY SUPPLY**

- a) Present and future electricity requirements for Chegutu are adequate and ZESA is currently improving the reticulation system in the light of new developments at Kaguvi high density suburb and the light industrial area.
- b) Existing postal services are increasingly becoming inadequate, which necessitates the provision of additional facilities to cope with demand.

#### **6. RAILWAYS**

The existing rail facilities have sufficient capacity to cope with the present and future demand. However, in the event that business opportunities drastically change in Chegutu, new service sidings are required and shall be provided on industrial land uses in the vicinity of the existing railway line.

### **2.7.3 PROPOSALS**

#### **1. WATER**

The projected water demand for Chegutu is based on three population growth scenarios over the plan period and on a per capita water demand of 0.085m<sup>3</sup>/day. The existing water treatment plant



near Chinhoyi Road flyover has a maximum capacity of 12000m<sup>3</sup>/day. However, Chegutu municipality has proposed to expand the present capacity to 16000m<sup>3</sup>/day. On the basis of this expansion, the water treatment plant will be able to meet the portable water requirements of Chegutu up to the year 2007 using a low growth rate of 4.5% per annum. Using a medium growth scenario of 6.5% per annum, the water treatment plant will require further expansion by the way 2002.

- a) Over the plan period, the capacity of the water treatment plant will have to be increased by 4000m<sup>3</sup>/day and a further 13000m<sup>3</sup>/day for the high growth and a further 4000m<sup>3</sup>/day for the low growth (W1) scenarios.
- b) Construct a new combined pumping and gravity main at the Clifton Dam Site and provide a 500mm diameter pipeline (W2).
- c) Provide an additional 10 000m<sup>3</sup> ground storage reservoir at Kaguvi high density suburb (W3).
- d) Conduct a detailed study to assess the efficiency and condition of the water reticulation system in Chegutu. The study, should inter alia, come up with information on the location and size of existing water pipes and to draw up proper mapping to assist in planning the Town`s water demand requirements and water leakages within the system.

Table 8 describes the proposed location, size and estimated costs of new and upgrading works to be undertaken for the water supply system during the plan period at 1997 prices.

**Table 7: PROPOSED NEW AND REHABILITATION WORKS**

<b>PROPOSAL REF. NO.</b>	<b>DESCRIPTION</b>	<b>LOCATION</b>	<b>COST ESTIMATE (z\$ x 10<sup>6</sup>)</b>
W1	Expand Water Treatment Plant capacity by 4000m <sup>3</sup>	Chinhoyi Road by the flyover	
W2	Clifton Dam 14.5km water pipeline 500mm diameter	Clifton Dam to Water Treatment Plant.	i) 38.3-using G.R.P ii) 37.1-using A.C.P
W3	New Ground Storage Reservoir	Kaguvi high density suburb	10.1

## **2. SEWAGE TREATMENT**

- a) Decommission the existing sewage treatments works north of Chinengundu high density suburb which is presently structurally defective and overloaded (SW1).
- b) Prior to implementing these proposals, a feasibility study must be carried out to establish the costs and benefits of this option, and compare the costs with the useful life span of the sewage works after houses have been constructed around the works.

The study should also consider the possibility of constructing one main sewage treatment works, possibly at the incorporated Umvovo farm, which will cater for most of the residential areas, including the Town Centre (SW2).

## **3. SOLID WASTE DISPOSAL**

- a) The solid waste site north of Pfupajena cemetery should be closed in the near future. The site should be rehabilitated and a replacement site established in a more suitable location in light of the expansion of housing in that area (WD1). A new site is proposed on the current quarry on Lambourne farm (WD2).
- b) Refuse collection fleets should be rehabilitated and upgraded to ensure that refuse is collected at least once a week and preferably twice a week from higher income areas which generates larger quantities of solid waste.
- c) All refuse disposal sites should be maintained to ensure potential waste pollution problems are adequately contained as and when they occur.

## **4. ROADS, RAIL AND TRAFFIC**

- a) Provide an annual budget for the rehabilitation and resealing of all primary and access roads and provide bigger roads reserves to accommodate high volumes of traffic in future. This programme should be in addition to the normal road maintenance requirements.
- b) Construct one traffic circle at the Mhondoro Road-bypass junction and another at the Bulawayo/ Harare road- Lancaster road junction.

- c) Install flashing lights and booms at the Chakari road- rail crossing as a short-term safety measure.
- d) Provide a link road between Harare road and Mhondoro road to alleviate pressure at the present Seigneury/Harare/Chakari Road intersection. A road reserve is already provided.
- e) Relocate and construct a modern spacious intercity bus interchange commercial port on Hintonville extension along the Harare Bulawayo road. The bus interchange commercial port should be designed to accommodate modern convenience stores and informal business sites. Subject to space available and favourable traffic movement conditions, a heavy truck parking area for overnight parking can also be provided.
- f) Provide and develop a site along Chakari road for the main informal sector market and a regional bus termini station. Prefab steel shades must be erected in a manner to categorize the traders into classes basing on their products and services. The main target market for this site shall be all residential areas on the north of the CBD and rural residents who rely on Chegutu for good and services. Scope for partnership on the railway siding (along Chakari road) which is not being utilized shall be explored.
- g) Upgrade the existing regional bus termini (at Chegutu township) and incorporate a small informal business market offering good and services demanded by locals and rural residents from neighbouring rural areas. Simple structures must be erected to provide shelter for this sector and make the area more attractive.
- h) Re-align Chakari Road north of the railway line, extend Mhondoro road to the bypass and re-align the existing Harare-Bulawayo road to the south of the railway station (realign to the proposed road by pass along Station Street).
- i) Maintain the railway line reserve/ servitude (40 metre buffer along railway line) as restricted areas where development should be regulated by the Local Planning Authority for purposes of safety and order. Development if permitted should be compatible with the dominant land use in the area in which such development is taking place.

## **5. POSTAL AND TELECOMMUNICATIONS AND ELECTRICITY SUPPLY**

- a) ZESA must boost the capacity of the Flyde 88/33Kv substation to cater for any future expansion of Chegutu town and its peri-urban area.

- b) Promote the development and usage of renewable energy through promoting the use of solar energy.
- c) Telecoms companies to increase its postal and telecommunications facilities to levels commensurate with future requirements.

## **2.8 FINANCE AND ADMINISTRATION**

### **2.8.1 GOALS AND OBJECTIVES**

#### **GOAL**

**TO PROVIDE A FLEXIBLE DEVELOPMENT STRATEGY WHICH ENABLE THE IMPLEMENTATION OF PROPOSALS WITHIN THE FINANCIAL, TECHNICAL AND PERSONNEL CAPACITIES OF THE MUNICIPALITY.**

#### Objectives:

- a) To ensure that policies and proposals are realistic in quality and quantity in order to be implemented.
- b) To ensure that the Council's Income and Expenditure Account maintenance a surplus by increasing revenue and controlling expenditure.
- c) To encourage the phasing of development proposals over a 15year period to allow for areas of priority to be realised.
- d) To provide a monitoring and review system which will give the Municipality flexibility to update and alter the Master Plan Provisions as conditions arise.
- e) To ensure that there is coordinated development of all sectors in the town over the plan period and identify action areas requiring further investigation and detailed planning by A way of Local Development Plans.

### **2.8.2 POLICY**

The Master plan requires the Municipality to improve its administrative capacity in the light of the future growth of the Town and to increase revenue by entering into joint ventures with the private sector and engaging in income generating activities. The Municipality also has to enhance the relationship with its "sister town" of Hintonville, Canada and engage in a vigorous marketing campaign to lure overseas investment.

### 2.8.3 PROPOSALS

- a) The Master Plan proposals should also form the basis for future annual budgets for the Municipality.
- b) Increase revenue by expanding the revenue base in property tax, increased tariffs and enter into profit making ventures with the private sector in housing, industry and commerce.
- c) Improve and aim to retain the staff levels in the Municipality`s Departments by providing attractive remuneration to help in the implementation of the projects.
- d) Improve human capital development through continuous skills development and training in order to enhance technical skills across all the departments.
- e) Establish relevant and properly constituted functions/ departments within Council that resonate with the development trajectory that is proposed in the master plan as well as the Call to Action blueprint. For example, the establishment of a fully functional and constituted Spatial Planning department and a Strategic Business Unit for revenue mobilisation purposes.
- f) A comprehensive funding mechanism is being proposed for the Municipality`s infrastructure development during the master plan period. The Municipality should investigate the possibility of raising Municipal Bonds as a way or raising funds for infrastructure development (roads, sewerage, etc.) in the manner that Harare and Bulawayo City Councils raise such funds.
- g) Ensure that adequate by-laws are enacted to govern development and operations within the local authority boundaries.
- h) The Municipality should consider preparing and adopting strategic Human Resources and Financial Management Plans for the Town.
- i) Carry out a comprehensive plant and equipment inventory assessment to ascertain the expected demand as guided by the projected developments within the master plan period.

# PART III

## 3.0 Priorities and Implementation of the Master Plan

The phasing and implementation programme for the Master Plan is largely dependent on the availability of adequate financial resources to execute the projects identified. The phasing programme should therefore act as a guideline in the implementation of these projects during the plan period. Priority areas have been identified as follows:-

### **Priority 1:** (Immediate to short term period, i.e. 2024-2029)

- Servicing of Kaguvi high density suburb.
- Upgrading of J, K, L, M, N, S, T, V and Z high density residential sections (LP2)
- All water supply projects e.g. Clifton Dam pipeline, new water reservoir.
- All sewer system rehabilitation programme
- Town Centre Local Plan (LP1)
- Upgrading of Chakari and Hippo Pools Roads and all access roads in the high density suburbs.
- Establishment of an intercity bus interchange station with ancillary business uses.
- Establishment of the main informal business site (permanent market)
- Decommissioning of the Chinengundu sewerage works.
- Upgrading of existing social, community and recreational facilities within Chegutu

### **Priority 2** (Short to medium term period, 2027 - 2037)

- Servicing of the new industrial extension area (Chakari Road to Big Orange).
- Servicing of Hintonville extension and Feasibility Study
- Servicing of Chinengundu extension.
- Establishment of low cost cemetery site

- Land Banking-Acquire, if possible, Umvovo farm identified for future incorporation into the Municipal area.

**Priority 3** (Medium to Long term period, i.e. 2034 - 2044)

- 
- Land Banking- Risboro A, including Plots 1, 2, 3 and 4, the Orchard and Anchor, Lambourne, Ameva, Rogate Estate, Bosbury and Umvovo Farm.
- Review Master Plan.

**3.1 Sources of Finance**

- i. Own resource in the form of internal loans and revenue contributions.
- ii. Government loans for both off-site and on-site sanitation projects. This will also use World Bank Urban II and USAID (United States Agency for International Development). A Z\$32 million loan has already been secured by the Municipality for the Clifton Dam pipeline.
- iii. Other loans, through the Local Authority Pension Funds, Fincor, etc
- iv. Joint Ventures between the Municipality and the Private Business sector. Current programmes in housing should be reinforced.
- v. Municipal Bonds



# **PART IV**

## **APPENDICES**

### **APPENDIX 1: PERMITTED AND NON PERMITTED USES**

### **APPENDIX 2: DEFINITION OF USE GROUPS**

### **APPENDIX 3: PROPOSED CATEGORIES OF LAND USE**

**APPENDIX 1: CHEGUTU MASTER PLAN: PERMITTED USES AND NON-PERMITTED USES**

USE GROUP	DESCRIPTION	ZONE							
		R1	R2	R3	C1	C2	1Z 1	1Z 2	OS
A	DWELLING HOUSES	P	P	P	X	X	X	X	X
A1	FLATS/ATTACHED RESIDENTIAL	SC	P	P	SC	SC	X	X	X
B	RESIDENTIAL (Other Than Dwellings HS)	SC	SC	SC	SC	X	SC	SC	X
B1	RESIDENTIAL BUILDINGS (Licensed)	X	X	X	SC	X	SC	X	X
B2	RESIDENTIAL BUILDINGS (Institutional)	SC	SC	SC	SC	X	SC	SC	X
C	SCHOOLS & RESIDENTIAL COLLEGES	SC	SC	SC	SC	X	X	X	SC
C1	CRECHES	SC	SC	SC	SC	X	X	X	X
D	SHOPS	SC	SC	SC	P	P	P	P	SC
E	OFFICES	SC	SC	SC	P	P	P	SC	X
E1	SURGERIES & MEDICAL CHAMBERS	SC	SC	SC	P	P	SC	X	X
F	INSTITUTIONS	SC	SC	SC	SC	X	X	X	X
G	WHOLESALE WAREHOUSES	X	X	X	P	X	P	P	X
H	STORAGE WAREHOUSES	X	X	X	SC	X	P	P	X
I	PUBLIC BUILDINGS & PLACES OF ASSEMBLY	SC	SC	SC	SC	X	P	X	X
J	SPECIAL PLACES OF ASSEMBLY	SC	SC	SC	SC	SC	X	X	SC
L	SERVICE INDUSTRIAL BUILDINGS	SC	SC	SC	P	P	X	P	X
M	INDUSTRIAL	X	X	X	X	X	P	P	X
N	PARKING GARAGES	X	X	X	P	SC	P	X	X
O	SURFACE MINERAL WORKINGS	X	X	X	X	X	X	X	X
P	PETROL FILLING & SERVICE STATIONS	X	X	X	SC	X	SC	X	X
R	FUNERAL PARLOUR	X	X	X	SC	SC	SC	X	X
S	SPECIAL INDUSTRIAL	X	X	X	X	X	SC	X	X

**KEY:**

**P- PERMITTED**

**X- PROHIBITED**

**SC- SPECIAL CONSENT**

**LAND USE ZONES**

**R1- High density residential**

**R2-Low/Medium density Residential**

**R3- Attached residential Flats**

**IZ1- Heavy and Light industrial**

**IZ2- Small Scale Industrial Area**

**C1 District Shopping Centre**

**C2 Neighbourhood Shopping Centre**

**O.S- Public Open Spaces**

**Subdivision Guidelines**

For high density areas

For low density areas with municipal sewer network

For low density areas without municipal sewer network

For commercial shops in the town centre

Minimum of 150sqm

Minimum of 800sqm

Minimum of 1200sqm

Local authority discretion

## **APPENDIX 2: DEFINITION OF USE GROUPS**

### **GROUP A: DETACHED DWELLING HOUSES**

1. A dwelling house is a building designed for use as a dwelling by a single family, together with such outbuildings as are ordinarily used therewith. (1)

NOTE: (1) A residence over a shop should be considered to fall within Group B.

### **GROUP A1: ATTACHED DWELLINGS/FLATS**

2. Attached dwelling units are designed for use exclusively by single families in a building comprising of two or more dwelling units in which the units are separated from one another vertically and may include such outbuildings as are ordinarily permitted.

A flat is a dwelling unit in a building of two or more storeys in which each dwelling is separated for other dwelling units in the same building horizontally and these share access to upper floors by means of common stairs or lifts. This group also includes a dwelling unit over a shop or above ground floor level in a multi-storey building for use by a single person or caretaker.

### **GROUP B: RESIDENTIAL BUILDINGS (Other than dwelling houses)**

3. A residential building is a building other than a dwelling house, block of flats, residential, school, or college, designed for human habitation, together with such out-buildings as are ordinarily used therewith. The group includes Boarding House, Flats, Hostel, lodges and Private Hotel, Residential Club.

### **GROUP B1: RESIDENTIAL BUILDING (Licensed)**

4. A residential building, licensed is a building other than a dwelling house, block of flats, residential school or college, designed for all containing provision for human habitation and for the retail sale of wines, malt, spirituous and other intoxicating liquors for consumption on the premises. The group includes licensed lodge

### **GROUP B2: RESIDENTIAL BUILDINGS (Institutional)**

5. A residential building, institutional is a building other than a dwelling house, block of flats, residential school or college, or residential building (Licensed) designed for or containing provision for human habitation together with such out-buildings as are ordinarily used therewith. The group includes:-

Clinic	Convalescent home
Convent	Hospital (other than mental)
Maternity Home	Monastery
Nursing Home	Sanatorium

### **GROUP C: SCHOOLS AND RESIDENTIAL COLLEGES**

6. This group comprises residential and non-residential schools for children and residential colleges for adults. (2) and (3).

**NOTE:** (2) Non-residential colleges for adults are included in Group I or J.

(3) Day nurseries, crèches and nursery schools are included in Group C1.

### **GROUP C1: CRECHES**

7. This group includes:-

Crèches	Nursery School	Day Nursery
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### **GROUP D: SHOPS**

8. A shop is a building designed for the purpose of carrying on retail trade. (4) (5) (6) and (7).

**NOTE:** (4) For planning purposes, retail trade is considered to include the provision of certain services as well as the sale of goods. Shops thus include:-

Auction Room  
Bar (Licensed for the sale of intoxicating liquors).  
Beauty Parlour  
Café  
Department Store  
Dyers and Cleaners (5)  
Hairdresser

Milk Bar  
Restaurant  
Retail Market  
Travel Agency  
Lauderette (7)  
Motor Vehicle Showroom  
Restaurant (not licensed for the sale of intoxicating liquor)

(5) A workshop on the same premises as and incidental to the conduct of a retail business is included in this definition. Whether or not a building use should be included in this group or in Group M; Industrial, Group I; Light Industrial Buildings of Group L1; Service Industrial Buildings, must often depend on the scale or nature of the operation, intended to be carried on. For example, a small bakery attached to a retail shop may be held to fall within Group D or L1, where as a large bakery should be put under L or M. Similarly, a small pressing and cleaning establishment may come within group D (7) whereas a larger one would come under L or M.

(6) Petrol filling stations are NOT included in this group. See Group P.

(7) Lauderette means a building, or portions of a building wherein:

- a) Domestic type washing machines with or without domestic type ironing appliances are provided by the occupier for the use of customers, whether such washing machines and/or ironing appliances are operated solely by the customer or not.
- b) Fewer than 5 persons are employed by the occupier to operate such machines and/or appliances.

## **GROUP E: OFFICES**

9. This group includes:

Agency  
Bank  
Exchange (Stock or Produce)  
Surgery or Consulting Rooms (Doctor or Dentist)

## **GROUP E1: SURGERIES AND MEDICAL CHAMBERS**

10. A surgery is a building, other than a shop, designed for use by members of the medical and allied professions for the purpose of ministering to sick, aged and infirm.

The Group includes:

- |                            |                                      |
|----------------------------|--------------------------------------|
| Bacteriologist` Laboratory | Physiotherapist` Rooms               |
| Dentist Consulting Rooms   | Radiologist` Rooms                   |
| Doctors` Consulting Rooms  | Veterinary Surgeons Consulting Rooms |
| And Dispensaries           |                                      |

**GROUP F: INSTITUTIONS**

11. This group includes:

- Mental Defective School
- Mental Hospital
- Reformatory
- Special School

**GROUP G: WHOLESALE WAREHOUSES**

12. A warehouse is a building designed both for the storage of goods and the transaction of business, other than retail business, related to such goods and may also include residential accommodation for an employee and his family

**GROUP H: STORAGE WAREHOUSES**

13. A storage warehouse is a building designed for the purposes of storing goods and where no business is transacted other than incidental to such storage. This group includes:

- Builders` or Contractors yard
- Furniture Depository
- Grain Silo
- Local Authority Depot
- Storage Yard
- Transit Warehouse

**GROUP I: PUBLIC BUILDINGS AND PLACES OF ASSEMBLY**

14. This group includes

Art Gallery	Amusement Arcade or hall
Baths (Public)	Auditorium
Baths (Public swimming)	Billiard Saloon
Central Government Office	Church Hall
Cinema	College (Adult Non- Residential)
Clinic	College (Business)
Community Centre	Commercial School
Court, (Law) (8)	Concert Hall
Court (Police)	Exhibition (hall or Gymnasium)
Fire Station	Hall of Trade Exhibitions
Government Office (8)	Lecture Hall
Library (Public)	Lottery Hall
Labour Exchange	Meeting House
Local Government Office	Music/Dance Hall
Museum	Public Hall
Police Station	Skating Rink
Post Office	Special Centre
Technical College or Institute (2)	Squash Rackets Court (Public)
University Building	Theatre
Welfare Centre	

NOTE 8: These buildings should not normally be permitted in Zones (Residential) unless they are small local institutions.

#### **GROUP J: SPECIAL PLACES OF ASSEMBLY**

15. This group includes:-

- Amusement Arcade or Hall
- Athletic Ground (9)
- Drive-in-Cinema
- Drive-in-Restaurant
- Fair Booth
- Football Ground (9)
- Fun Fair
- Racecourse or Track
- Sports Ground (9)



## Stadium

NOTE: (9) Sports grounds included in this group are those to which the public are regularly admitted for payment: grounds attached to schools or belonging to clubs and firms and not primarily intended as places for public entertainment may be allowed in any zone.

### **GROUP L: SERVICE INDUSTRIAL**

16. A service industrial building is one in which industrial operations are conducted for the express purpose of rendering services directly concerned with the day to day needs of the local community, and where the processes carried on, the machinery installed, the number of persons employed and the amount of vehicular traffic generated will not be detrimental to the amenity of the area concerned by reason of noise, vibration, smell or any other cause. (10) This group includes:

- Bakery (5)
- Garage (7)
- Laundry
- Milk Processing and Distributing Depot
- Stores and Storage Yard
- Tradesman`s Workshop
- Wood and Coal Yard

The total floor area does not exceed 233m<sup>2</sup>.

17. A service industrial building is one in which the industrial processes carried on and machinery used are such as would not be detrimental to the amenity of the area concerned by reason of noise, vibration, smell or any other cause. (5), (7), (10), (13).

Service industrial buildings may include such offices and retail premises as are necessary solely for the disposal of such goods as are manufactured or treated on the premises and may also include residential accommodation for one employee and his family.

**NOTE:** (10) An industrial use is defined under group M.

### **GROUP M: INDUSTRIAL**

18. An industrial use is a use other than light industrial use or special industrial use, which includes any of the following activities:-
- i. The making of any article or part of an article;
  - ii. The altering, repairing, renovating, ornamenting, painting, spraying, polishing, fishing, cleaning, dyeing, washing, or breaking up of any article;
  - iii. The adaptation for sale or use of any article;
  - iv. The sorting, assembling, or packing (including washing, filling bottles or other containers ) of any article;
  - v. Breaking up of vehicles or part thereof;
  - vi. Printing by letter press, lithography, photogravure or similar process, including any activity associated with the printing industry;
  - vii. The production and storage of gas in a holder of more than five thousand cubic feet storage capacity;
  - viii. The freezing, chilling or storage in cold storage of any article;
  - ix. The slaughtering of livestock;
  - x. The generation of electricity;
  - xi. Photographic work;

Save where the activity carried is only incidental to the permitted predominant use. (5), (7), (9).

Industrial buildings may include such offices and retail premises as are necessary solely for the disposal of such goods as are manufactured or are treated on the premises and may also include residential accommodation for one employee and his family.

#### **GROUP N: PARKING GARAGES**

19. A parking garage is a building designed for the purpose of providing accommodation for the parking of motor vehicles other than for the purpose of exhibit, sale, or repair and may include:-
- a) Use of ground floor or alternatively, but not additionally the first floor of such buildings for:-
    - (i) Shops
    - (ii) Offices
    - (iii) Purpose incidental to the operation of the garage, and

- b) Facilities within such buildings for the fuelling, lubricating and washing of motor vehicles parked within the buildings
- c) Public passenger transport movement facilities

Provided that in no case shall the floor area used for purposes indicated in (a) and (b) above exceed twenty per centum of the total floor are of such building.

### **GROUP P: PETROL FILLING AND SERVICE STATIONS**

20. A petrol and filling service station is a retail place of business designed primarily for the purpose of fuelling motor vehicles with petroleum and other motor fuel and includes:-

- a) Any pump or other apparatus on the property used in connection with the fuelling of motor vehicles.
- b) Any building used for retail sale of other petroleum products, motor vehicle spare parts, accessories, tyres, tubes and those items covered by an aerated water dealer`s license;
- c) Any building used for the lubricating, washing or polishing of motor vehicles.
- d) Any building used for servicing and repair of motor vehicles, but shall specifically exclude the following service and/or repairs.

Steam cleaning

Spray painting

Panel beating

Engine removal and dismantling

Engine tune-ups for racing and competition vehicles

Body building or modifications to body work

Tyre retreading/ moulding

Clutch and/or gearbox replacement and repairs when removal of the engine is necessary

Automatic transmission repairs

**NOTE:** (11) The items specifically excluded from this group are to be included in Use Group K, L or M dependent on the nature and extent of such work, buildings and machinery used or to be used in connection therewith.

### **GROUP R: FUNERAL PARLOUR**

21. A funeral parlour means a building wherein arrangements for burial or cremations are conducted together with the preparation of bodies of deceased persons for burial or cremations and may include:-

- i. Facilities for the keeping of the bodies of deceased persons;
- ii. A Chapel;
- iii. A viewing room;
- iv. A coffin showroom;
- v. An administrative office for the arrangement of supply of floral attributes;
- vi. Such administrative offices and toilet facilities as are ordinarily necessary for the day to day operation of the funeral parlour.

### **GROUP S: SPECIAL BUILDINGS AND USES**

22. The following types of buildings are special industrial buildings:-

- i. Any building designed for use as, or for, one or more of the following works or processes:-

Brick kilns, lime kilns, coke ovens, salt glazing works, sintering or sulphur bearing materials, distilling, refining or blending of oils, stone crushing or screen plants for the preparation of road surfacing materials. Smelting of ores and minerals, calaining, puddling and rolling of iron and other metals, conversion of pig iron into wrought iron and other re-heating, annealing, hardening, forging, converting and carburising iron and other metals, galvanising, recovery of metal from the scrap, pickling, or dissolution of metals in acid, chromium plating. Works for the production or, or which employ, cellulose lacquers, cyanogens or its compounds, hot pitch or bitumen, pyridine, liquid or gaseous sulphur dioxide, sulphur chlorides, calcium carbide. (12) Works for the production of amyl acetate, aromatic esters, butyric acid, caramel, enamelled wire, glass, hexamine, iodoform, lampblack, B-Naphthol, resin products, other then synthetic resin powders, salicylic acid, sulphonated organic compounds, ultramarine, zinc chloride, zinc oxide, paint and varnish manufacture excluding works at which only milling and blending are practised, production of rubber for scrap; (12, 13, 14).

- ii. Any building designed for the purpose of carrying on of the following industries, business or trades, viz:-

Animal charcoal manufacture  
Blood albumen maker  
Blood boiler  
Blood drier  
Bone boiler or steamer  
Bone burner  
Bone grinder  
Breeder or maggots from putrescible animal matter  
Candle maker  
Catgut manufacturer  
Chitterling or nettlings boiler (not carried on as subsidiary to retail trade or business)  
Dealer in blood, skins, hides, or butcher`s waster  
Dealer in rags and/or bones (including receiving, storing, sorting and manipulating rags in or likely to become in an offensive condition, or any bones, rabbit-skins, fat or putrescible animal products of a like nature)  
Fat smelter of fat extractor  
Fellmonger  
Fish curer (not carried on by a fish monger as subsidiary to his trade or business as a fishmonger)  
Fish skin dresser or scraper  
Glue maker  
Gut scraper or Gut cleaner  
Leather dresser  
Maker of meal for feeding poultry, dogs, cattle or other animals, from fish, blood, bone, fat or animal offal, either in an offensive condition or subject to any process causing noxious or injurious effluvia  
Manufacturer of manure from bones, fish, fish offal, blood, spent hops, beans or other putrescible animal or vegetable matter  
Parchment maker  
Size maker  
Skin drier  
Soap boiler  
Tallow melter or refiner  
Tanner  
Tripe boiler or cleaner  
Special industrial buildings may include such offices and retail premises as are necessary solely for the disposal of such goods as are manufactured or treated on the premises and may also include residential accommodation for one employee and his family.

**NOTE (12)** Notwithstanding the provisions for these paragraphs, garages in which car-spraying is carried on shall not be deemed special industrial buildings on that account.

(13) Many of the works and processes mentioned in paragraph 18(i) are injurious only where the methods employed give rise to excessive noise, gaseous or other effluents. Where the authority is satisfied that these conditions will be prevented by the installation of suitable equipment it may regard the building as an industrial building and not as a special building.

(14) The group to which a particular industrial use or building properly belongs depends on the size and the nature of the undertaking and process carried on.

## **APPENDIX 3: PROPOSED CATEGORIES OF LAND USES**

### **Residential**

- R1: High density residential areas, comprising (R1a-b) & LP2
- R2: Low/Medium density residential areas (R2a-c)
- R3: Flats

### **Commercial**

- LP1: Town Centre Local Plan (LP1)
- C1: District Shopping Centre
- C2: Neighbourhood Shopping Centre

### **Industrial**

- 1Z1: Heavy and Light Industrial Areas
- 1Z2: Small Scale Industrial Areas

### **Recreation**

- OS: Public Open Spaces

### **Institutional**