

CHIPINGE TOWN COUNCIL

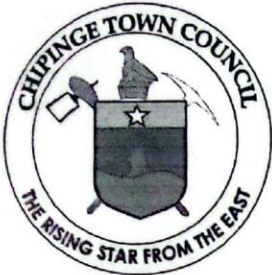
DRAFT MASTER PLAN



EXECUTIVE SUMMARY



JUNE 2024



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CHIPINGE

CHIPINGE TOWN COUNCIL

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Regional, Town and Country Planning Act Chapter 29:12 Revised Edition 1996

CHIPINGE TOWN COUNCIL MASTER PLAN

This Master Plan has been prepared in terms of Part IV of the Regional, Town and Country Planning Act, Chapter 29:12, Revised Edition, 1996 and the Regional, Town and Country Planning (Master and Local Plans) Regulations, Government Notice No. 248 of 1977.

Certified that this is a true copy of the Master Plan Adopted by the Chipinge Town Council at its meeting held on the: 27th of June 2024

Town Secretary (Mr J Mutemera).....

Signature

Town Council Chairperson (Mr K Dhlumo).....

Signature

TOWN SECRETARY
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01 JUL 2024
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Introduction

The production of the Chipinge Town Council (CTC) Master Plan was carried out in terms of the provisions of Part IV of the Regional, Town and Country Planning Act, Chapter 29:12, Revised Edition, 1996, as read together with the relevant RGN Regulation 248 (Master and Local Plans) 1977 Regulations. The Regional, Town and Country Planning Act provided guidelines for the planning of regions, districts, and local areas with the aim of conserving and improving the physical environment and, in particular, promoting health, safety, order, amenity, convenience, and general welfare, as well as efficiency and economy in the process of development and the improvement of communications. President Emmerson Mnangagwa's directive to implement Part IV of the Regional Town and Country Planning Act has accelerated efforts to align urban development with the goals of Vision 2030.

Chipinge town serves as the main hub for commerce and administration in its district, situated in the high veld region. Positioned approximately 170 km southeast of Mutare. The town lacks comprehensive urban planning and development. Growth and progress of this town have primarily relied on short-term, localized strategies and the evolving nature of urban settlements. Despite the town's build-up area occupying just 23% of its total land space, a significant portion of the land is unsuitable for residential and industrial development.

The preparation of the Chipinge Town Council Master Plan involved consultations with stakeholders from government ministries, departments, the private sector, and community members. Specific consultation activities included key informant interviews, household surveys, stakeholder consultative and validation workshops. Additionally, GIS mapping and site assessments were conducted by the consultant's GIS experts. The consultations and site assessments resulted in the identification of planning issues, gaps, and opportunities that the proposed Master Plan seeks to address.

Objectives of the Master Plan

The objectives of this Master Plan are:

- To have optimal town structure within which inhabitants can perform their economic and social functions efficiently and effectively
- To improve the quality of life of the residents in the town.
- To assist in the development and implementation of an efficient traffic and transportation network within the town.
- To have rational distribution of physical and social infrastructure
- To promote good governance within the town
- To promote sustainable development within the town.
- To ensure safety from fire, flood, earthquakes and other natural and man-made disasters.

- To promote orderly development of undeveloped areas within the town.
- To develop the town in a sustainable manner
- To restrict or prevent haphazard and unplanned growth of towns and cities.

Summary of Issues

Chipinge Town Council's population is approximately 34,959, which has more than doubled since 2002, grows at a rate of 4.5% annually. The population has over 50% under 19 years old, suggesting a high dependency ratio due to likely increased fertility rates and lower child mortality, necessitating essential service planning for this age group. The economically active segment, constitute 47%, bears the responsibility of supporting dependents, reflecting a slightly higher female population, mirroring national trends.

The town's economy relies heavily on informal activities due to the prevailing national economic conditions, leading to a reduced tax base impacting local authorities' ability to generate revenue for improved service delivery. Urban communities in the town utilize small open spaces for agriculture, cultivating maize and sweet potatoes to supplement their food needs, this presenting an opportunity for the town to establish agro-processing as its primary economic activity, alongside offering farming-related services like spare parts supply, equipment maintenance, and input provision.

The town has only one manufacturing industry, Dairy Board Zimbabwe Limited, focusing on sterilized milk production, while local SMEs engage in manufacturing household furniture like wardrobes, beds, and sofas. These SMEs need to elevate product quality to compete against formal manufacturers in other urban areas.

There is scarce formal employment in the town, previously supported by farm-related activities, which has decreased due to economic challenges, prompting a shift towards informal sector work, with 26.7% formally employed, 53.6% engaged in the informal sector, and 19.5% unemployed as revealed in household surveys.

The town requires more educational facilities, including additional primary and secondary/high schools to accommodate the ever-growing population. Th town need at least 6 primary schools and 5 secondary/high schools.

Healthcare facilities in the town are currently insufficient as compared to the projected population growth. Government, Local Authority and private sector are involved in the provision of health services within in the town. However, the challenge of inadequacy of these facilities continue to hamper health issues within the town.

Transportation within the town is mainly informal unregistered taxis known as “mushika shika,” leading to safety concerns. This called for the dire need for a structured public transportation system with designated pick-up and drop-off points.

Summary of Proposals

- The Master Plan proposes to expand its boundaries to encompass Mist View and Glenview farms which are within the jurisdiction of Chipinge RDC.
- To safeguard the environment, sensitive areas were identified and they need to be protected.
- The existing landfill will be relocated to a suitable site as provided for in the proposal map.
- Chipinge Town Council need to prioritize the paving of roads within the town and the rehabilitation of access routes within the town.
- The Master Plan Proposed that, for every ten thousand approved residential stands, a cemetery with a capacity exceeding five hundred graves should be provided for.
- To address water supply challenges, council need to explore the feasibility of drawing water from the perennial Tanganda River and construct new water reservoirs in areas such as Usanga and ST Kelvin. A new water treatment plant will be necessary to accommodate the anticipated development in the St Kelvin/Usanga areas.
- To promote industrial growth, council intends to acquire land along Mutare Road from Chipinge Rural District Council for light industrial development.
- The Master Plan recognizes the need to upgrade existing healthcare facilities and infrastructure to align with Vision 2030.
- To address educational needs, new schools need to be established in areas with deficits as identified and provided for in the written statement.
- To enhance public safety, law and order, council need to allocate land for Zimbabwe Republic Police (ZRP) facilities in both old and new neighborhoods.
- Finally, existing recreational facilities, such as Gaza stadiums, halls, and beer halls, need to be rehabilitated.

Conclusion

Chipinge Town Master Plan is a comprehensive, 15-year development tool crafted to be adaptable to evolving environment. The plan incorporates a mechanism for periodic review and revision to ensure its continued relevance and effectiveness in addressing emerging urban planning and development challenges and opportunities.