



CHIPINGE MASTER PLAN DRAFT REPORT OF STUDY

VISION

A town with a socio-economically empowered
and well served community by 2025

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ABBREVIATIONS AND ACRONYMS

ARDAS	Agricultural and Rural Development Advisory Services
AUHF	African Union for Housing Finance
CBD	Central Business District
COVID-19	Corona Virus Disease 2019
CPU	Civil Protection Unit
DRR	Disaster Risk Reduction
DSG	Department of Surveyor General
ECD	Early Childhood Development
EMA	Environmental Management Agency
EMP	Environmental Management Plans
ESAP	Economic Structural Adjustment Programme
FDI	Foreign Direct Investment
FGD	Focus Group Discussion
GDP	Gross Domestic Product
GIS	Geographic Information System
GMB	Grain Marketing Board
I&I	Inflow and Infiltration
ICT	Information Communication Technology
IDBZ	Infrastructure Development Bank of Zimbabwe
IRBM	Integrated Result Based Management
KII	Key Informant Interviews
MSMEs	Micro, Small to Medium Enterprises
NGOs	Non-Governmental Organisations
NSD	National Development Strategy
PSIP	Public Sector Investment Programme
PSR	Public Sector Reforms
RBZ	Reserve Bank of Zimbabwe
SDGs	Sustainable Development Goals
SEZ	Special Economic Zone
SME	Small and Medium Enterprises
SPSS	Statistical Package for Social Scientist
SSA	Sub Saharan Africa
SSO	Sanitary Sewer Overflow
TCPL	Total Consumption Poverty Line
ToR	Terms of Reference

TSP	Transitional Stabilisation Programme
ZESA	Zimbabwe Electricity Supply Authority
ZIMPREST	Zimbabwe Programme for Economic and Social Transformation
ZimStat	Zimbabwe Statistical Agency
ZNHSP	Zimbabwe National Human Settlements Policy
ZRP	Zimbabwe Republic Police
ZUPCO	Zimbabwe Passenger Company

CHAPTER ONE: INTRODUCTION AND BACKGROUND

1.0 HISTORICAL BACKGROUND OF THE PLANNING AREA

Chipinge Town is located in Chipinge district of Manicaland province. It is about 170 km south east of the City of Mutare. The town's genesis was premised on commercial agriculture as it is located in prime farming region where rainfall is high, soils are prime and temperatures are favourable. It is in Natural Region I, an intensive farming zone where annual rainfall is in excess of 1,100 mm and temperature normally ranges between 12 and 28 degrees Celsius. The town, formerly known as Chipinga, was established as a white settlement in 1893 with the arrival of Thomas Moodie and was then known as South Melsetter. Melsetter was the family home of Thomas Moodie in Scotland. The settlement was renamed Chipinga in 1907 after a local chief and it received town status in 1946.

The settlement was established as an agricultural town whose main focus was provision of services to the surrounding farmers and up to now this is still the major focus of the town in terms of economic activities. Agro processing was the major industry since inception with milk processing being the major activities and up to this day, production of sterilised milk is the major agro-processing activity in the town. As the town's population increased, the economic activities also diversified and retailing became a major activity as organisations and individuals established retail outlets in order to provide goods and services to the town residents. Since its establishment in 1893, the town has been operating without a Master Plan and some of the town's developments have been based on piecemeal planning approaches.

1.1 SCOPE OF STUDY

The production of the Chipinge Town Council (CTC) Master Plan is being 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 with the relevant RGN Regulation 248 (Master and Local Plans) 1977 Regulations. The Regional, Town and Country Planning Act provides 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. The Act;

- i. Provides for the preparation of regional plans, master plans and local plans
- ii. Provides for the protection of urban and rural amenities and the preservation of buildings and trees and generally regulate the appearance of the townscape and landscape
- iii. Provides for the acquisition of land
- iv. Provides for the control of development, including, land use and buildings
- v. Regulates the subdivision and the consolidation of pieces of land

In terms of both the Act and the Terms of Reference (ToR), the Report of Study has to cover among others, the following critical issues and aspects:

- Population
- Social and economics
- Land use
- Infrastructure
- Environment
- Town development
- Planning issues
- Finance

The above issues will assist Chipinge Town Council to formulate its development trajectory for the next 10 to 15 years. The Master Development Plan will help the town to identify and prioritise its development requirements, development focus and direction, areas of interventions, and how the interventions will be executed in order to meet the targeted developments, service provision requirements and activities to be undertaken to achieve this and stakeholder interactions in order to meet the targeted growth and development of the town.

1.2 OBJECTIVES OF CTC 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.

1.3 METHODOLOGY FOR CTC MASTER PLAN PREPARATION

Various approaches and methodologies were employed to collect data as shown in Figure

1. The various methodologies adopted hinged on the following fundamental principles:

- The need to engender a **participatory approach** so that the final proposals are owned by every stakeholder,
- The need to ensure that the plan preparation process promotes **sustainable development** through capacity building and derivation of shared vision,
- The need to adhere to generally agreed upon scientific norms in research and policy formulation.

The following methodologies were employed in data collection

- Questionnaire and Structured interviews covering socio-economic and environmental data,
- Land use/utilization surveys
- Traffic and transport surveys
- Focus Group discussions (FDGs) to elicit expert opinion on various socio-economic , planning and environmental data

- Secondary data collection and review (making use of already published/official data)

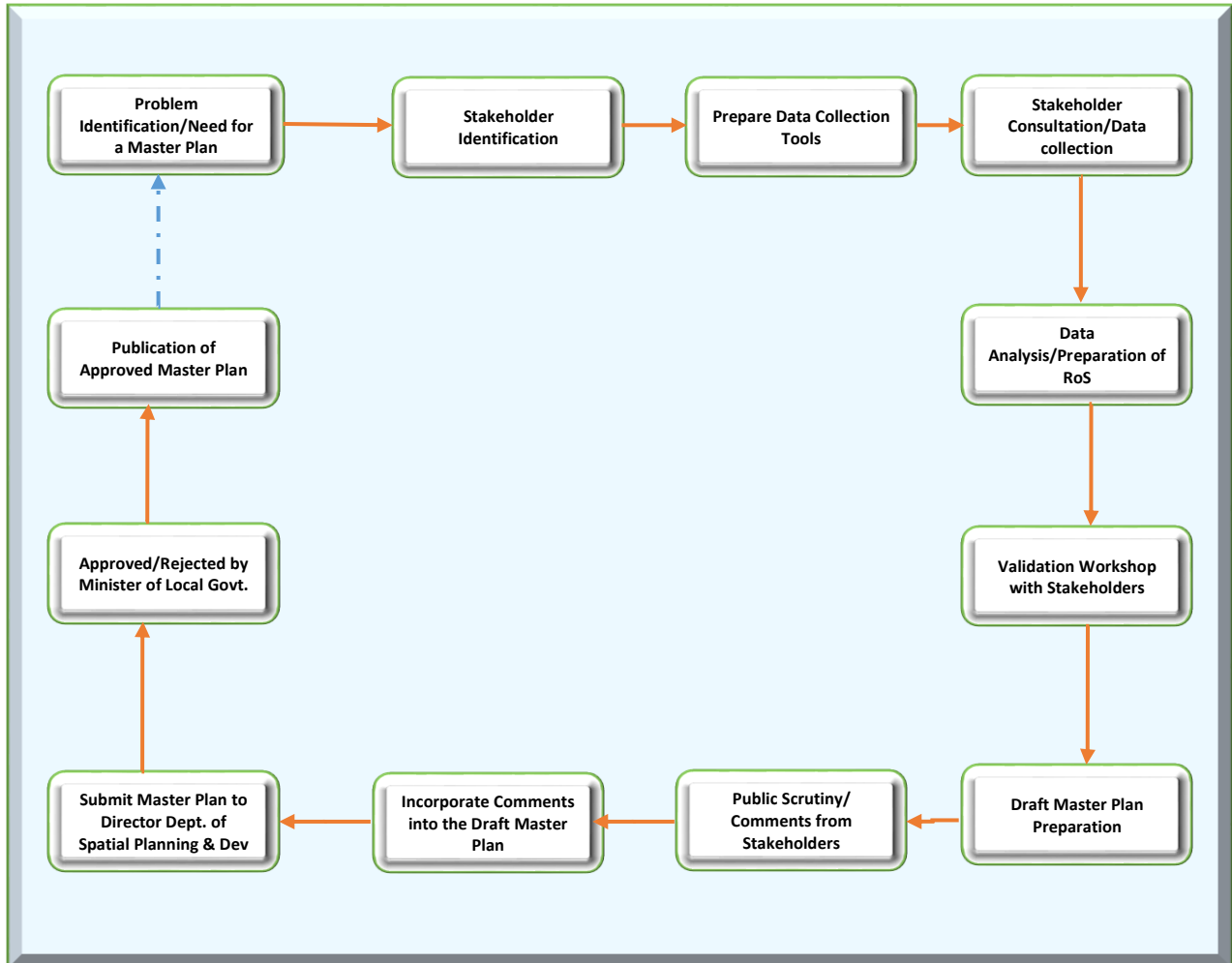


Figure 1: Master Plan Production Process

1.4 NATIONAL POLICIES AND LEGAL FRAMEWORKS IN CHIPINGE TOWN COUNCIL MASTER PLAN PREPARATION

Spatial planning and development in Zimbabwe is influenced by national policies formulated by the Central Government. Some of these policies, by and large aim at equitable distribution of resources to achieve sustainable development within urban settlements. It is assumed that growth in manufacturing, retail and housing sectors, including small medium enterprises (SMEs), will reduce poverty, maintain high quality of life for the urbanites and transform Zimbabwe's economy that is largely dependent on

agriculture. In this section we give a broad overview of such policies whilst greater details are given in relevant Chapters.

1.4.1 The First Five Year National Development Plan (1986-1990)

In this Policy document, the government realised that there was erosion of the Local Authorities economic base and that industrial development was occurring in Harare at the expense of other urban areas. To redress this anomaly, Central Government encouraged:

- Local authorities to attract industries through a number of incentives and that the local authorities themselves undertake industrial and commercial projects to broaden their revenue base,
- Local authorities to commit a greater proportion of their revenue from income generating projects to the provision of housing and also to guide the country's socio-economic development by the provisions for infrastructure development, agriculture, education, healthcare, and other sectors that could influence the planning and development of areas like Chipinge.
- The decentralization of industries to smaller local authorities in order to correct the existing imbalance in population distribution. In settlement planning and development, the policies were reflected in the strengthening of the settlement hierarchy and allocation of developmental functions commensurate with each level of the hierarchy. Chipinge as a town is on the third level of the hierarchy, falling just below the provincial capital cities/towns. In developmental terms towns and cities are expected to play pivotal role in stimulating local based investment as well as attracting international trade.

1.4.2 Land and Agrarian Reform Policies:

Zimbabwe implemented land reform policies aimed at redressing historical land inequities. These policies, include, the Fast Track Land Reform Programme, which led to changes in land ownership and land use patterns. The implementation of these policies may impact land use planning, agriculture, and urban development in within Chipinge Town Council, which has a significant agricultural presence. The land reform programme resulted in redistribution of land, decline in production, productivity, investment and infrastructure development. It's important to note that the impact of land reform policies

on agriculture in Chipinge is complex and multifaceted. There are both positive and negative outcomes, which needs to be addressed in this Master plan and the specific effects can vary depending on various factors such as the capacity of individual farmers, availability of support services, infrastructure development, and access to markets.

1.4.3 Vision 2030

Chipinge Master Plan had adopted strategies and policies that government had implement to meet the goals of Vision 2030. Some of the policies that were adopted are Prosperous and Empowered Upper Middle-Income Society by 2030."In September 2018. These policies and strategies runs on long term objectives being guided Transitional Stabilisation Programme (2010 2020) and follow the Transitional Stabilisation Programme (2018–2020) and will guide the successive Five-Year Medium-Term Development Strategies (2021–2025) and (2026–2030).

1.4.4 Zimbabwe National Human Settlement Policy 2018.

It is a policy that governs all settlements in Zimbabwe. Settlements and play, connected and served by road, transport, water, sanitation, information and communication technology (ICT), and natural and energy infrastructure.

One of the major and fundamental policy is Densification which protects human settlement policy it states that at least 40% of land for human settlement development shall be reserved for development of high-rise apartments and subdivision of low-density stands shall be permissible and encouraged.

Local authorities will enforce the spatial location of settlements, design of homesteads, providing day to day services (e.g., gravesites), choices of building technology, construction materials, and methods that are economic, sustainable, resilient, and enhance land use efficiency. The master plan will be implemented in line with the Human Settlement Policy, and construction choices will be made in favour with communities, traditional, religious, and other community institutions without the violation of local culture, norms, and values.

1.4.5 Zimbabwe Early Learning Policy 2024

The Zimbabwe Early Learning Policy is a coordination tool for strengthening the human capital foundation for our country. Human capital development is premised on the acquisition of knowledge, values and attitudes that are acquired through an education system which prioritises early learning as the basis for any other lifelong learning opportunities. To establish a strong foundation for the Zimbabwe education system had been driven from Zimbabwe early learning policy guiding Chipinge Master Plan preparations the policy ensures that every child in Zimbabwe has access to equitable, quality, inclusive, affordable, and relevant foundation education.

1.4.6 Zimbabwe National Industrial Development Policy (2019-2023).

The policy was derived from Vision 2030 goals, which target to open the country for business, modernize, industrialize, and promote investment, with the ultimate goal of attaining broad-based economic empowerment, inclusive economic growth, and employment creation. The policy is centred on linkages across key sectors of the economy, namely agriculture, mining, manufacturing, and services. Value addition and beneficiation will remain the main anchors of the industrialization strategy.

1.4.7 National Transport Policy 2012

Transport plays a crucial role in the development of the economy through the provision of transport services to the nation. The policy is to promote sufficiently reliable, efficient, cost-effective, safe, and sustainable road, air, railway, and inland waterways transport systems. The National Transport Policy Framework is inclined towards road transport infrastructure and services, railway infrastructure and services, aviation infrastructure and services, and specific intervention strategies to bring about efficient operations of Air Zimbabwe and the National Railways of Zimbabwe. The Chipinge master plan can address the issues in the policy through proposals and recommendations.

1.4.8 Zimbabwe National Tourism Master Plan

The Zimbabwe national tourism master plan sets out goals and objectives for tourism development at a national level. These goal guide the Chipinge Town Master Plan process to align with the broader tourism development objectives of the country. The national tourism master plan points out tourism assets, attractions, and potential development

areas within the country. This assessment informs the Chipinge Town Master Plan process in identifying specific tourism potential within the local community and guides the identification of appropriate tourism development strategies. The national tourism master plan typically involves engaging with various stakeholders, including government agencies, tourism industry representatives, local communities, and non-governmental organizations. The engagement strategies and processes outlined in the national tourism plan will guide the Chipinge Town Master Plan process to ensure effective consultation and involvement of relevant stakeholders at the local level.

The national tourism master plan emphasized sustainable tourism practices, environmental conservation, and cultural preservation. These principles guide Chipinge Town Master Plan preparation process in integrating sustainability considerations into local tourism development initiatives, including responsible resource management, environmental protection, and the preservation of cultural heritage. The Zimbabwe national tourism master plan includes recommendations for infrastructure development to support tourism, such as transportation, accommodation, and visitor facilities. These recommendations will guide the Chipinge Town Master Plan process in assessing the infrastructure needs of the local community and identifying relevant projects or improvements required to enhance tourism development

1.4.9 Devolution and Decentralization 2013

The relevance of the master plan are to be seen with the inclusion, sustainability and the effectiveness of local development. For the strategies to be achieved Chipinge Town Council Master Plans had adopted the Devolution and Decentralization Policy of 2013 enhancing the empowering of local authorities, ensuring local participation and ownership implementing bottom-up approach, allocation of resources, provide capacity building and reinforce integrated development planning.

The fundamental objective of the policy is to promote “sustainable,” representative, accountable, participatory, inclusive governance, and socio-economic development in Zimbabwe. Devolution and decentralization plays a pivotal role in building our unity, which encompasses inclusive development the devolution and decentralization policies enable Chipinge Town Council to prepare and implement the master plan.

1.4.10 Mines and Minerals Act (Chapter 21:05)

An act that had been gazetted under which mining rights and leases are defined, issued and overseen/monitored often ahead of other rights to land and developments under/above it.

1.4.11 Constitution of Zimbabwe (2013)

Establish local authorities and confers them authority to manage their areas of jurisdiction. Section 110 subsection 2 and 3 confers the president with the powers to direct the operations of Government, preparing, initiating and implementing national legislation and developing and implementing national policy. Preparation of Chipinge Town is legally compliant with the law as it is a call to action by his excellence the president of Zimbabwe. Section 264 of the constitution provides for devolution of governmental powers and responsibilities to provincial and metropolitan councils and local authorities.

1.4.12 The Environment Management Act Chapter 20:27 (EMA)

The promulgation of the Environmental Management Act, Chapter 20:27 in 2003 made it mandatory for local authorities to prepare environmental management plans (EMPs). These plans address issues pertinent to the conservation of both the built and natural landscape of towns, cities and settlements in general. Located in the heart of a scenic environment of the Eastern Highlands, Chipinge is bound to be planned in a way that maximizes its natural panoramic views. At the same time any future planning proposals should be well integrated with environmental measures that reduce air and water pollution. In essence the development of the city must strike a balance with nature so as to maintain existing ecosystems and in some cases create new ones. This Master Plan is a higher order plan that defines the major environmental issues to be addressed in the plan. Issues identified will be dealt with in detail in local environmental action plans. Suffice to state that environmental planning and management is being implemented through Local Agenda 21 and the Industrial cluster concept.

1.4.13 The Economic Structural Adjustment Programme (ESAP) and the Zimbabwe Programme for Economic and Social Transformation (ZIMPREST)

ESAP and its sister ZIMPREST witnessed the major changes culminating in the reduction in the amounts allocated for capital projects through the Public Sector Investment Programme (PSIP) and the laying off of workers from both the public and private sectors. The result was an increase in redundant labour force and unemployed school leavers. Towns and cities, Chipinge being one such town, experienced the emergence of the informal sector business whose operations, in the majority of cases violated municipal by-laws. Due to economic hardships ushered in by ESAP and ZIMPREST rural to urban migration increased from the mid-1990s to date. Pressure on municipal services and demand for housing has been a significant offshoot of the above policies.

1.4.14 Fiscal and Monetary Policy

Currently, the fiscal and monetary policies that are championed by the Ministry of Finance and Economic Development and the Reserve Bank of Zimbabwe (RBZ) have far reaching consequences on the performance of urban local economies in the country. The policies which are imbedded in the Turnaround Strategy/Plans have the following aspects.

- Productive facility for regenerating the local industries resulting in jobs creation and enhanced production of goods and services in towns and cities.
- Formation of the housing and infrastructure bank to support local authorities in financing housing projects and relevant municipal services.
- Direct injection of funds (\$40 billion) to finance capital projects.
- Preparation of strategic plans for local authorities.

While the above policy issues have a direct impact on urban development, this Master Plan will set the tone for urban land use planning and management. This is an important consideration since all development activities have a spatial dimension (Muchadenyika, 2015a). These fiscal policies, shows the country's commitment to promote investment in all the sectors of the economy in urban settlements to achieve:

- Economic growth
- Greater employment opportunities
- Poverty alleviation
- Price stability

- Improved standard of living
- Equitable distribution and ownership of resources

1.4.15 National Housing Programme

To cater for the increase in urban population in the post ESAP and ZIMPREST era, the government of Zimbabwe came up with a national housing policy. In the policy, government set up targets to be achieved by each local authority by 2008. In addition to the implementation of housing projects within urban boundary, there is the policy for peri-housing. For the town of Chipinge, land for high density expansion is being exhausted and land for future housing is further away from the town centre. Money to purchase it is not readily available. Perhaps through the National Housing Programme the local authority will be in a position to lobby for the incorporation of state land that will be earmarked for future housing. The opportunities opened by the government expanded housing programme presents a starting point in negotiating for land for future housing between the local authority and central government.

1.4.16 National Development Strategy 1 (NDS1)

The end of the Transitional Stabilisation Programme (TSP) marks the beginning of a new journey as the country marches towards the realisation of Vision 2030 objectives. This journey began with the launch of the TSP, in October 2018. Significant progress has been made and notable achievements include; fiscal consolidation, external sector balance and exchange rate stability.

Government has come up with the National Development Strategy 1: 2021-2025 (NDS1). This Strategy is a culmination of an extensive consultative process involving stakeholders at all levels so as to develop consensus and establish a sense of ownership. It is also important to note that the formulation of the NDS1 has been under constantly changing global scenarios, shaped by geo-political changes, technological changes, market segmentation and climatic shocks. Further, the NDS1 was developed in the face of an unprecedented pandemic in the form of COVID-19. Given the new normal under COVID-19, which disrupted economic activities across the globe, particularly tourism and the global travel services industry, it became necessary to adapt fast to the changing scenarios as the future pattern of this disease and its full impacts remain uncertain.

The formulation of the NDS1 marks a departure in planning approaches with the full adoption of the Integrated Result Based Management (IRBM) system, complemented by Public Sector Reforms (PSR) through the Whole of Government Approach. This approach links National Development Plans with National Budgets, as well as Personnel Performance. This means that the National Budgets will only support programmes, projects and interventions that contribute to the achievement of National Outcomes and realisation of National Priorities as defined in the NDS1. Further, the National Budget framework will adopt a medium-term budgeting approach in line with the 3-year rolling budget standard, which will be consistent with the National Development Strategy outcomes and targets. The overarching goal of the NDS1 is to ensure high, accelerated, inclusive and sustainable economic growth as well as socio-economic transformation and development as we move towards an upper middle-income society by 2030. As such, the NDS1 will build on the successes, while addressing challenges met during the TSP. Special emphasis will be on the unfinished and ongoing efforts in the area of macroeconomic stability.

Furthermore, the NDS1 will endeavour to steer the economy onto a growth path to realise an average of 5 percent Gross Domestic Product (GDP) growth rate per annum over the Strategy Period. In pursuing economic growth, we remain alive to the challenges that Zimbabwe continues to face on the external front. To this end, significant emphasis will be placed on mobilising internal sources of growth even as we continue to engage and re-engage the international community and reach out to Zimbabweans in the diaspora. In order to give impetus to this strategy, the NDS1 will intentionally commit resources towards building and capacitating key national institutions that play a critical role in providing the enabling environment for private sector investment to thrive. As we implement the NDS1, Government will move with the Sustainable Development Goals (SDGs) theme of “leaving no-one and no place behind.” In this regard, technical and financial support from both the private sector and development partners is welcome. To ensure smooth and effective implementation of the NDS1, an all-inclusive coordination and implementation architecture, supported by comprehensive communication strategy for the NDS1 will be developed. The NDS1 is premised on four critical guiding principles. The first is a recognition that bold and transformative measures are required to underpin

the drive towards the attainment of Vision 2030. Slow and incremental change will not deliver the transformation that the people of Zimbabwe deserve.

Secondly, it is clear that, while the country continues to make headway with the international re-engagement efforts, which in time will yield positive results, it must intensify efforts to generate growth through intentional mobilisation of domestic growth vectors. To this end, the NDS1 must attend to the development and capacitation of key national institutions, which will create the enabling environment critical for transformative economic growth.

1.4.17 Regional, Town and Country Planning Act Chapter (29:12)

It acts as a guiding framework for Master plans, and Local Plans preparations. Part IV specifically section 13 requires local planning authorities to prepare Master and local plans. Section 17(1) and 20 (1) further requires that local authorities should prepare its Master and Local Plans to guide development within the Planning area.

1.4.18 National Monuments and Museums Act (Chapter 25:11)

This act help to establish a board of trustees to administer museums and monuments in Zimbabwe; to provide for the establishment and administration of museums; to provide for the preservation of ancient, historical and natural monuments, relics and other objects of historical or scientific value or interest; to provide for the payment of pensions and other benefits to members of the staff of the board of trustees; and to provide for matters incidental to or connected with the foregoing.

1.5 STRUCTURE OF THE REPORT OF STUDY

This Report of Study is made up of ten chapters each covering a thematic area. The areas covered in the report are a common occurrence in most of the country's urban areas. Information was collected to obtain the true picture of the town.

Chapter One: Introduction and Background Information

Gives a brief history of the study area, purpose and objectives of the master plan and national policies and legal frameworks affecting the development plan.

Chapter Two. The Planning Area

Chapter 2 focuses on regional development and national planning issues that have a bearing or can assist the local authority in its development agenda

Chapter Three: Urbanisation and Development

This chapter gives a the location of the study area, a brief description of the research methods and techniques used, the bio-physical potential of the study area, agriculture potential, socio-cultural and economic conditions of the town and data management and analysis among others.

Chapter Four: Physical Features and Land Coverage

Focus is on the biophysical potential of the study area and it gives a brief description of the topography, geology and soils, climatic conditions, hydrology and drainage and vegetation

Chapter Five: Land Use and Land Ownership

This chapter covers land utilization issues in the planning area, Potentially Developable Land, the town's potential for development and tourism potential for Chipinge as a town

Chapter Six: Population, Employment, Income and Expenditure

Chapter 6 gives the demographics of the town. Focus is on the population trends in the town, distribution, growth trends and population densities in the different residential areas

Chapter Seven: Socio-Cultural and Economic Activities

The social, cultural and main economic activities of the town are covered in chapter 6. Main areas of focus include education, health, cultural and heritage, and major livelihoods activities of the town's population.

Chapter Eight: Economic Infrastructure

The economic infrastructure of the town is covered in detail in Chapter 8. Focus is on the types, state and length of the town's road network, number, size and state of shopping centres in the town, number and type of health facilities in the town, number of police stations and police posts, state of water infrastructure, energy infrastructure and availability and type, adequacy and state of sanitation in Chipinge

Chapter Nine: Administration and Finance

Focus of chapter 10 will be on governance, financial streams for the Master Plan and Management of existing economic hubs within the town

Chapter Ten: Summary of Key Issues:

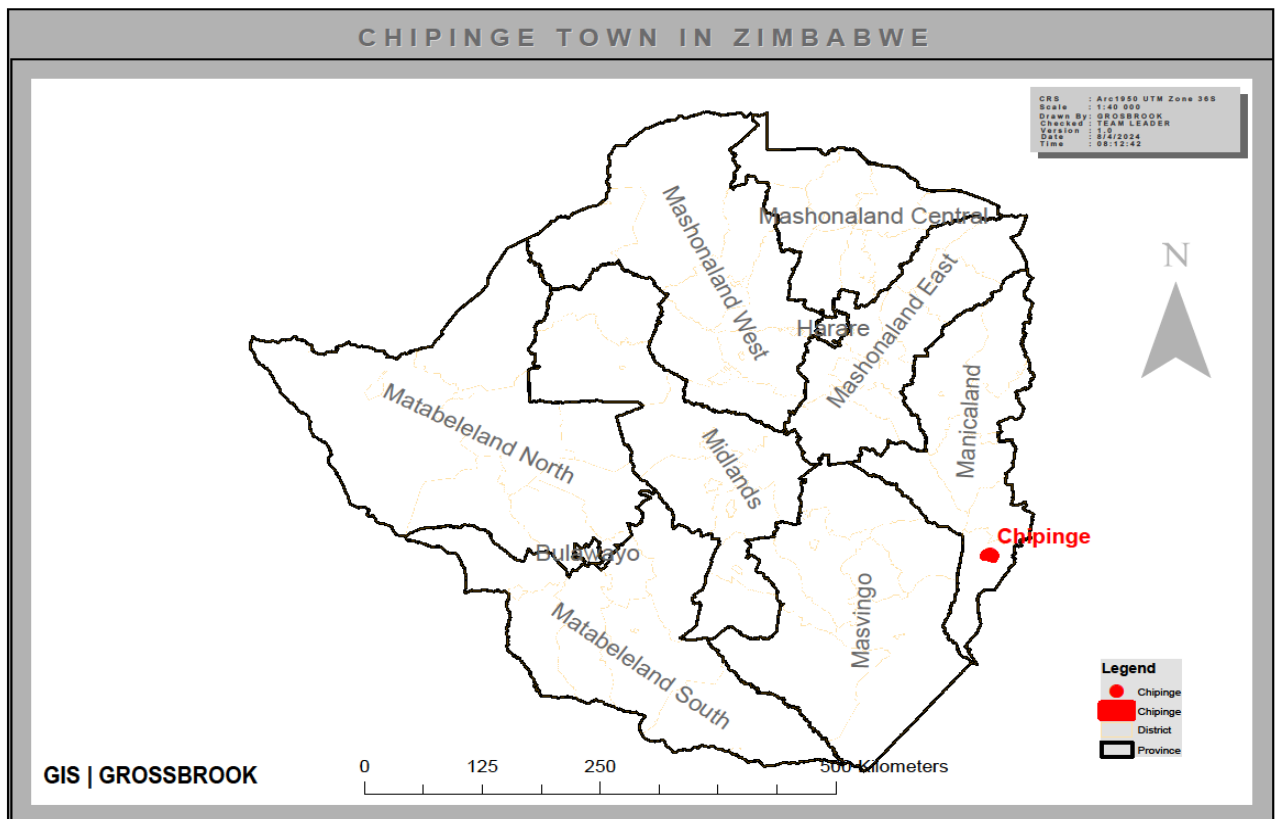
A summary of all key issues discussed in the report will be given in this chapter

CHAPTER TWO: THE PLANNING AREA

2.0 LOCATION OF CHIPINGE IN NATIONAL CONTEXT

Chipinge is an agriculture town located in Manicaland province. Manicaland is the eastern province of the country which is bordered to the east by Mozambique, Masvingo province to the south and west while Mashonaland East province forms the north western boundary with the province. Map 1 below shows the location of the town in the national context.

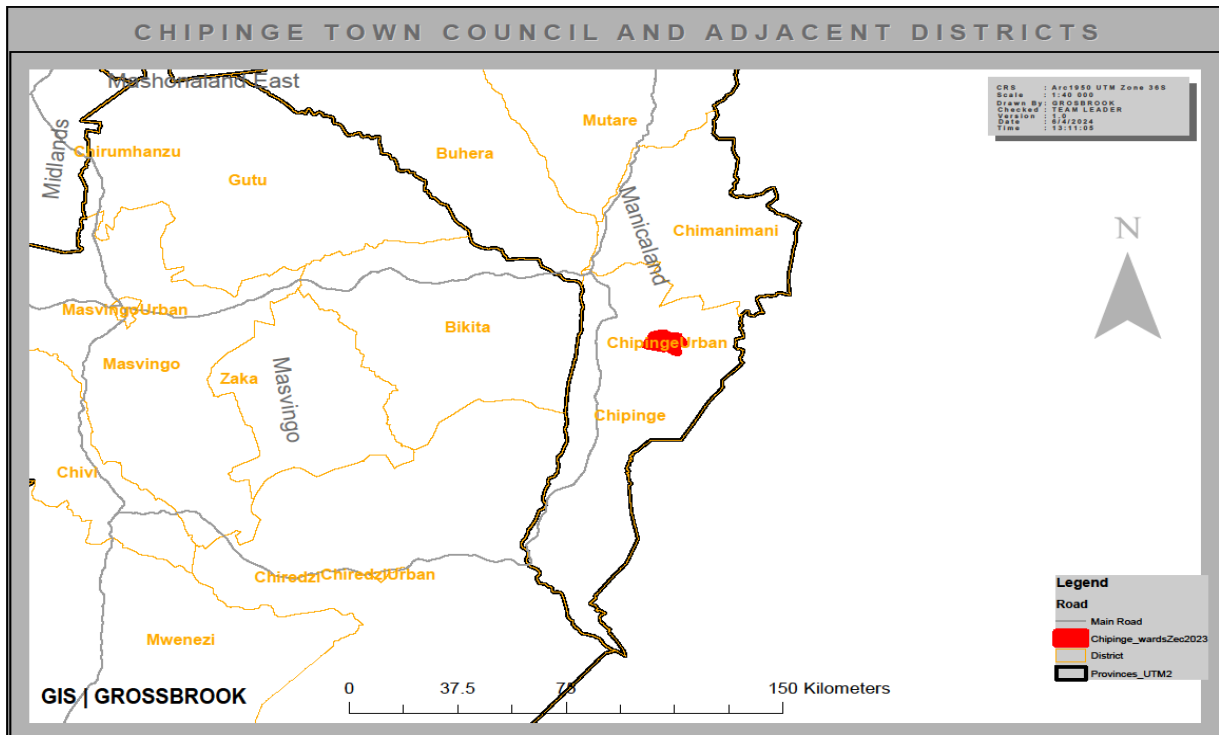
Map 1: Location of Chipinge in Zimbabwe



2.1 LOCATION OF CHIPINGE IN RELATION TO RURAL DISTRICTS

In terms of its location in relationship to the country's rural administrative districts, the town is located in the highveld area of Chipinge district. Chipinge district itself is bordered by Chipinge Rural District to the north and by Buhera district to the north-west. These 2 districts are located in Manicaland province. To the south and to the west, Chipinge district is bordered by Chiredzi district and Bikita district respectively. These 2 districts are located in Masvingo province. Map 2 below shows the location of the town in relationship to some of the country's administrative districts.

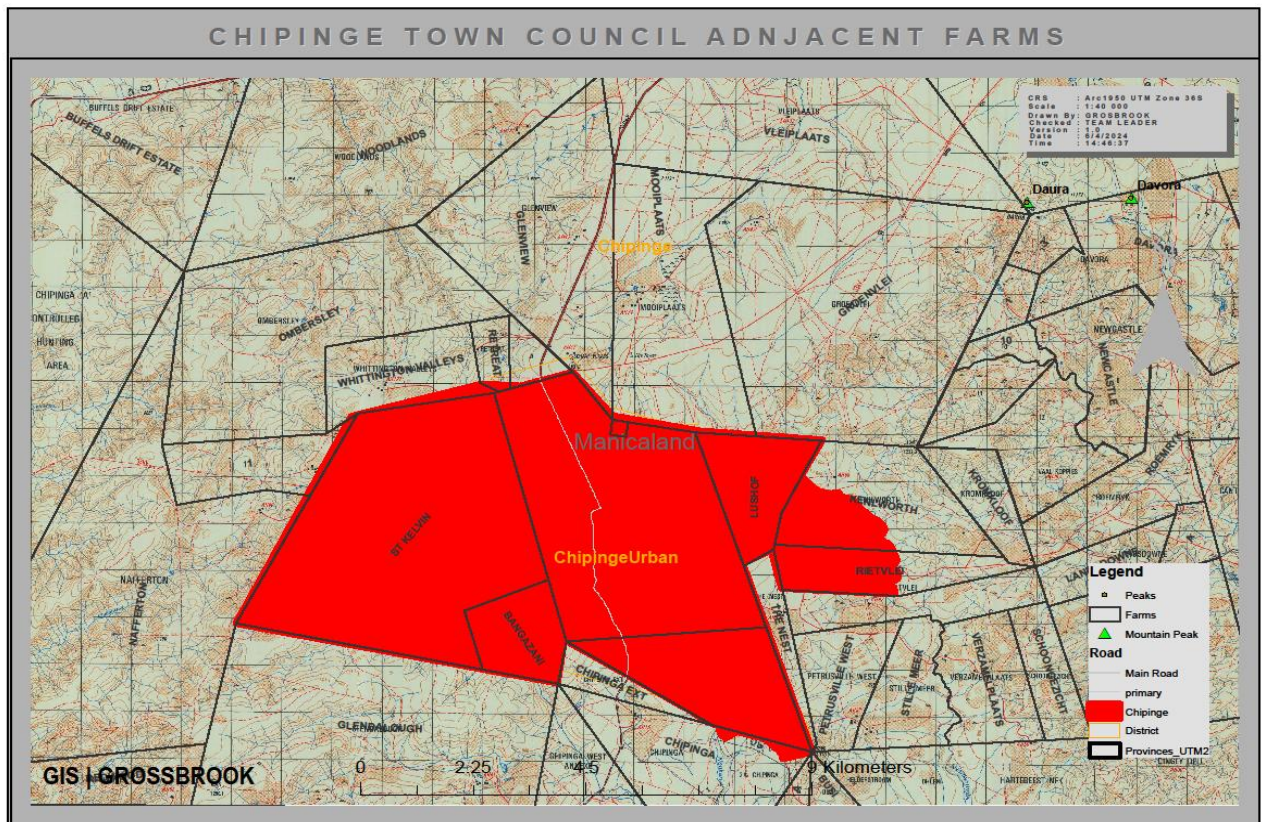
Map 2: Location of Chipinge Town in Relation to Adjacent Districts



2.2 LOCATION OF CHIPINGE WITHIN THE DISTRICT

Within Chipinge rural district council, the town is located in the high veld area and is surrounded by a number of farms which are under different land tenure systems. Some of the farms like St Kelvin and Mist View are under model A1 resettlement scheme, others such as Bangazani farm are under private ownership with freehold title while others are settled under model A2 resettlement programme. The land tenure system has a bearing on land acquisition to cater for the town’s growth and expansion. The town is bordered by Mooiplats, Retreat and Whittington farms to the north, St Kelvin and Bangazani farms (where the town source of raw water is located) to the west, Chipinga Extension to the west and Lushofand the Nest farms form the eastern boundary of town. The map below shows the location of the town in relationship to surrounding farms

Map 3: Planning Area and Surrounding Farms



2.3 CHIPINGE TOWN IN RELATION WITH OTHER URBAN SETTLEMENTS AND CONNECTIVITY

The town has well established road transportation linkages with the main towns and/or urban settlements in 3 adjacent districts of Manicaland province, namely Nedziwa Growth Point and Chimanimani Village (Chimanimani Rural District), Murambinda Town (Buhera district), and City of Mutare (Mutare district) and in the adjacent two adjacent districts of Masvingo province namely Chiredzi Town, (Chiredzi district) and Nyika Growth Point (Bikita District). The town is linked to these and other urban centre by wide tarred roads in good condition. The transportation network facilitates the easy movement and transportation of people, goods and services between provinces and districts. Chipinge is about 33 km (as the crow flies) west of Espungabera, a border settlement between Zimbabwe and Mozambique, 207 km (by road) north east of Chiredzi, the sugar producing town in Chiredzi district of Masvingo province, 235 km (by road) from the city of Masvingo, the provincial capital of Masvingo province and about 445 km (by road) from Harare the capital city of Zimbabwe. There is a small aerodrome in the town which was last used during the war of liberation. Currently it is not being used

but is occasionally maintained by the relevant government ministry. There is no railway link to the town of Chipinge.

2.4 THE PLANNING AREA

In spatial terms, the study focused on the area currently covered by the gazetted boundary of the town. However, other considerations were taken into account in determining the study area and these include

- The fact that the most of the land on the south and western section of the town within the current town boundary is not suitable for development due to steep slopes and rock out crops. If such land is to be developed for residential and/or commercial purposes, the development cost will be very high meaning that most residents may not afford to buy the stands for either residential and/or commercial purposes.
- Some of the settlements on the boundary with the town are being underutilised and a number of informal settlements are mushrooming which means that such areas can be incorporated into the town for the purposes of proper and sustainable development. Such areas are prejudicing the town as land is being sold (illegally) at way below the market price hence this is causing people to flock to these areas resulting in council failing to sell residential stands within the current boundary. When these settlements become formalised which is normally the case, the council will not benefit anything but is expected to provide full services
- Some of the settlements currently under the jurisdiction of the rural district council are serving as a dormitory centres for some people working in Chipinge so such areas were included. As shown on (Study Area Boundary) Map No 4, the following areas were considered:

2.4.1 Mist View Farm

This is the land between the current northern boundary of Chipinge and Glen View settlement area. A number of informal settlements are mushrooming in this areas and these are unplanned. People in this area will eventually require to be properly settled and be provided with all the necessary services hence it was prudent to include the area in

the study. Already, children from this settlement are attending schools in the town. The land (Mist View) belongs to Ministry of Lands, Agriculture, Water, Fisheries and Rural Resettlement, Department of Lands

2.4.2 Matione Village

This is a peri urban settlement that is adjacent to Gaza high density area where some of the plots are already part of the high density suburb. The settlement was included in the study because some of the settlers are utilising facilities in Gaza. For instance, some children from this settlement actually attend primary and secondary schools in Gaza high density suburb and part of Gaza clinic's catchment area include the whole of Matione village. The settlers in this village indicated that because of their proximity to the town and the fact that they are utilising some of the services offered by the local authority, there is a strong possibility that they may be incorporated into Chipinge. However, what is of concern to them is that their plots must not be subdivided for residential purposes but must remain as residential agriculture plots so that they can earn their livelihood through agriculture. This way, they can provide employment to a number of people both on farm and off farm. The major fear of the peri urban community is that urban expansion can result in cultural dilution and land disputes as those currently residing in Gaza high density area would also like to have access to larger pieces of land for agricultural purposes.

2.4.3 Glen View

This is a high density settlement that is located to the north of Mist View farm and is currently under the rural district council. There are some people who are commuting from the settlement to town where they are gainfully employed. The area will very soon require the services of the town council hence it was included in the study.

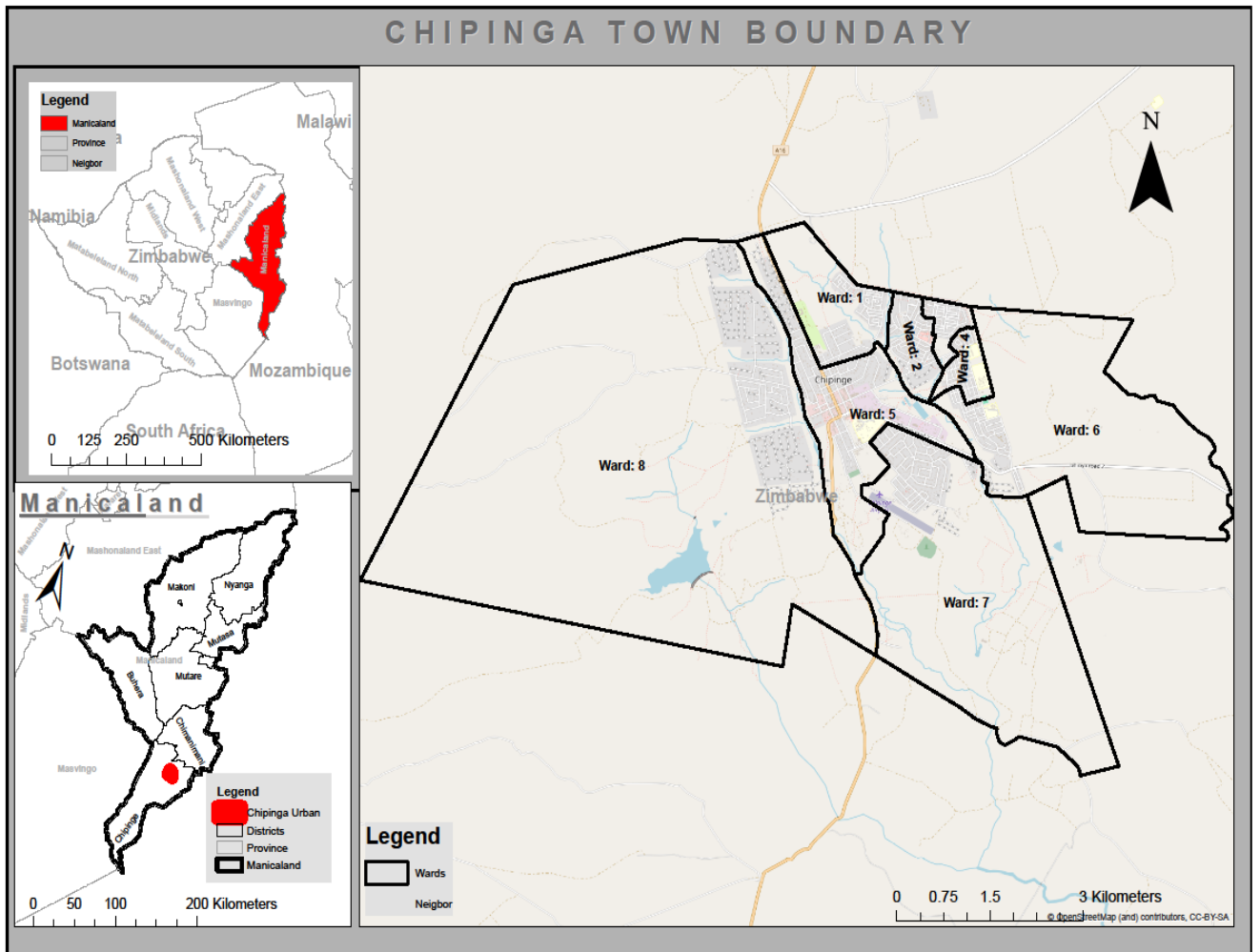
2.4.4 St Kelvin Farm

This is the farm which forms part of the catchment area of Bangazani dam and is on the western side of St Kelvin suburb. The area is inhabited by illegal settlers and their livelihood activities are causing serious deforestation, land degradation and heavy siltation of Bangazani dam. They have cut down most the trees within the farm for making

charcoal and curing the farm bricks which the mould and sell to those who are constructing houses.

Data was collected from these areas which are in the current boundary of the town. The map below shows the current boundary of Chipinge

Map 4: Chipinge Town Boundary



CHAPTER THREE: URBANISATION AND DEVELOPMENT

3.0 URBANIZATION AND DEVELOPMENT

A Master Plan should address six main thematic areas namely, social cohesion, equity, and liveable cities; urban frameworks; spatial development; urban economy; urban ecology, environment, urban housing and basic services. It is crucial to note that there is correlation between these aspects and urbanisation. Urban development and urbanisation are not to be treated in isolation. Development and urbanisation trends for Chipinge Town is not an isolated phenomenon, it is affected by events and trends on international, regional and national levels. It is therefore crucial to appreciate these developments trajectories so that Chipinge Town Council is put into context. Thus global, regional and national trends and lessons in urbanization were used to scrutinise particular issues/trends in Chipinge, hence key in Chipinge master plan preparation process.

3.1 GLOBAL URBANISATION ISSUES AND TRENDS/GLOBAL PERSPECTIVE ON URBANISATION AND DEVELOPMENT

Urbanisation is one of the most important global change processes. As the share of people in, and the footprint of, urban areas continue to grow globally and locally, understanding urbanisation processes and resulting land use, both their patterns and intensity is increasingly important with respect to natural resource use, socio-demographics, health, and global environmental change (Seto and Reenberg 2014). The graph below shows urbanization trends from as early as 1950s and it also shows future predictions.

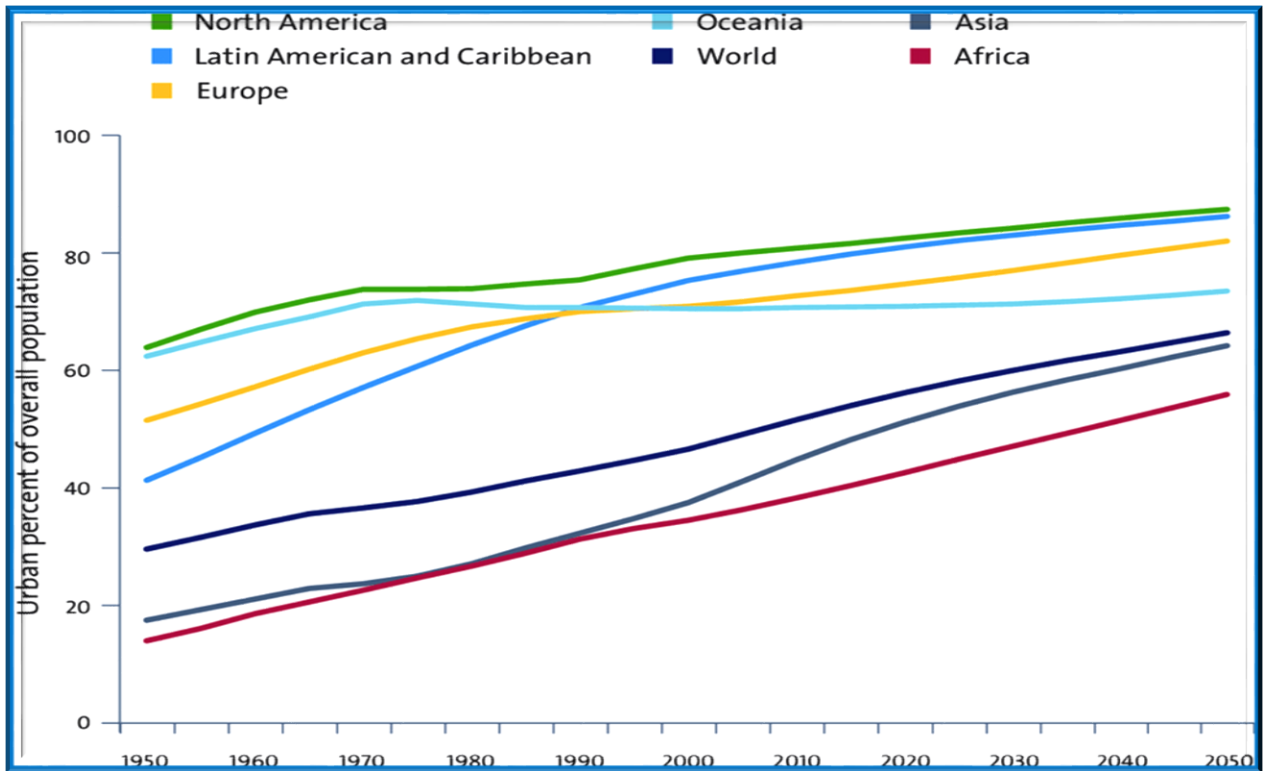


Figure 2: Global Urbanisation Trends

Looking at the global urbanization trends, the local authorities must start to work on infrastructural developments that will enable them to withstand the pressure that is coming in the next two or three decades. In 2060 Africa is going to have the majority of its population living in urban areas. Infrastructural challenges are seen in the majority of African cities and the best way to escape this vicious attraction is by proper planning to come up with well-crafted solutions to urbanization challenges. Generally, urbanisation has vast and multifaceted impact, which significantly varies by country and by town and city. Urbanisation is often associated with changes in industrial structure and the lifestyles of urban residents (Haase 2014). It is also closely related with economic development. It has commonly been observed that there is a general strong correlation between urbanisation and economic development. The World Bank stated that cities are sources of productivity and innovation and it is necessary to “get the best from the cities” (WB. 2003a). However, urbanisation without growth has been observed in some African countries (Fay and Opal. 2000). Figure 2 is showing the global urbanization equilibrium which was attained around 2009. Urban population is increasing whilst the rural population is expected to be constant for a while and start to gradually fall after 2030. This means that local authorities must bear this in mind when planning.

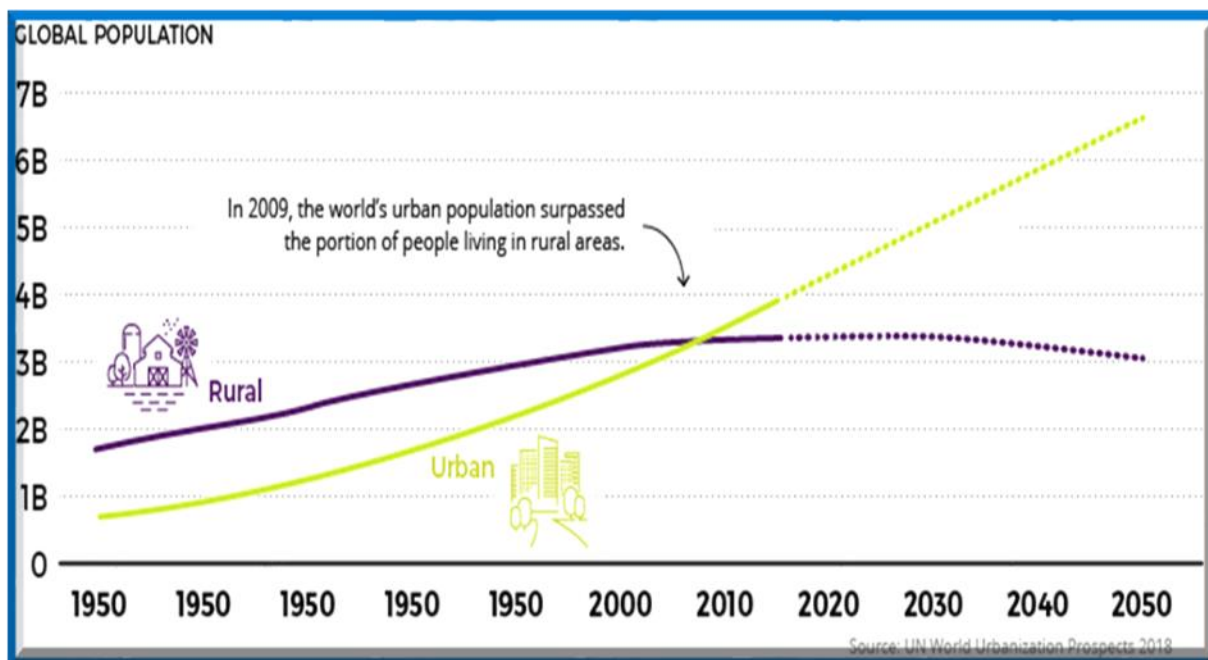


Figure 3: Global Rural and Urban Population

3.2 IMPACTS OF URBANISATION

Although people are pulled towards the advantages of towns and cities, the impacts of urbanisation are mixed. Thriving towns and cities are an essential element of a prosperous national economy. The gathering of economic and human resources in one place stimulates innovation and development in business, science, technology and industry. Access to education, health, social services and cultural activities is more readily available to people in towns and cities than in villages. In urban settlements, child survival rates are better than in rural areas because of better access to health care. The density of urban populations makes it easier and less costly for the government and utilities to provide essential goods and services. For example, the supply of basic facilities such as fresh water and electricity can be achieved with less effort and less cost per person.

Schools, colleges and universities are established in towns and cities to develop human resources. A variety of educational courses are available, offering students a wide choice for their future careers. People of many classes and religions live and work together in cities, which creates better understanding and harmony and helps break down social and cultural barriers. Urban settlements also have advanced communication and transport networks. However, these many benefits of urban life do not apply to all. Rapid

population increases and unplanned growth create an urban sprawl with negative economic, social, and environmental consequences. In Zimbabwe, the rate of urban growth often strains the capacity of local and national government to provide urban residents with even the most basic services of housing, water supply, sewerage and solid waste disposal and the town of Chipinge is no exception.

3.3 RAPID URBANISATION, BUILT-UP AREA EXPANSION AND URBAN FRINGE DEVELOPMENT

In 1800, only 3 percent of the world's population lived in cities, but this figure rose to 47 percent by the end of the twentieth century. In 1950, there were 83 cities with populations that exceeded 1 million; by 2010, this number had risen to more than 460. There is a linkage between demographic transition and urbanisation in the form of a systematic trend whereby less developed economies tend to be more rural and to have higher birth rates (Lesthaeghe 2010). As the economy of a country develops, more of its population resides in urban areas with an accompanying fall in intrinsic birth rates (Lesthaeghe 2010); this can also be observed for the demographic (fertility) behaviour of migrants (Milewski 2010). Rapid urbanisation is driven by various factors, including economic opportunities, industrialisation, population growth, rural-urban migration, and improvements in transportation and communication infrastructure. This trend is particularly prominent in developing countries, where urban centres often offer better employment prospects, access to services, and higher standards of living compared to rural areas. Built-up area expansion occurs as urbanisation progresses. As cities grow, they require more land for housing, commercial activities, industrial zones, and infrastructure such as roads, schools, hospitals, and utilities. This expansion often leads to the conversion of agricultural land or natural habitats into urban areas. The town of Chipinge is on a growth trajectory and will therefore need more land to accommodate the population and also for industrial and infrastructure development.

Urban fringe development refers to the areas that lie at the periphery of urban centres, where urbanisation begins to merge with rural land uses. These fringes are characterized by a mix of urban and rural features, such as a transition from densely built-up areas to more open spaces, agricultural activities, and natural landscapes. Urban fringe development can result in the emergence of suburban areas, satellite towns, or peri-urban regions (UN-HABITAT 2020). Around Chipinge town, such areas include part of St.

Kelvin farm, Mist View farm, Matione village and Glen View farm. Impacts of rapid urbanisation, built-up area expansion, and urban fringe development are diverse and can have both positive and negative consequences. On the positive side, urbanisation can drive economic growth, innovation, and cultural exchange. Urban areas often offer better access to education, healthcare, and social services. However, it can also lead to challenges such as increased demand for housing, strain on infrastructure and resources, environmental degradation, social inequality, and inadequate urban planning. In Chipinge, the negative impacts of fringe development is characterised by deforestation on a large scale resulting in siltation of the town's raw water source and demand for services by communities in these settlements that include health and education thereby straining the current infrastructure. On the positive side, these settlements stimulate economic developments as they demand services from such as transport, and food which they have to buy from urban businesses. Shlomo et al (2011) make the following fundamental observation that the cities in general, have fragmented open spaces in and around them that are equivalent in size to their built-up areas, but the share of fragmented open space within city footprints has declined slowly yet significantly in the 1990s. This could possibly be due to urban development on the urban fringes. On average, the annual growth rate of urban land cover was twice that of the urban population between 1990 and 2000, and most of the cities studied expanded their built-up area more than 16-fold in the twentieth century.

Over the next few decades, urbanisation will continue, particularly in Asia and Africa. According to the most recent estimates from the United Nations, two out of three inhabitants in 2050 will live in urban areas (UN 2017). Most of this urban growth will take place in Asia and the West African urban belt, with population growth rates of 3–5 percent per year (UN 2014a). However, global data also show that the growth rate of the urban population in the developing world is expected to fall from 3–5 percent per year to under 2 percent per year in 2030 (UN-Habitat 2010a, 2014). The UN predicts that, by 2050, 65 percent of populations in developing countries and nearly 90 percent of populations in developed countries will live in urban areas (UN 2014).

3.4 URBAN CONTAINMENT AND HYBRID URBAN EXPANSION POLICIES.

At policy level, there has been nearly universal adoption of the Urban Containment Strategy to accommodate the population increase in urban areas and to create more sustainable, liveable and resilient cities whilst at the same time minimizes urban sprawl that often accompanies such population expansion (Shlomo et al 2011). The same should be the case with Chipinge as the town is premised on agricultural production. There is need therefore to limit urban sprawl in order to minimise loss farm land to settlements. To this end, the government has also decreed that in any urban residential development, 40% of the land must be devoted to construction of high rise residential structures that accommodate more people per square metre. The key objectives of urban containment policies includes preserving agricultural land, protecting natural resources, promoting compact and efficient urban development and reducing urban sprawl(Wolf et al. 2017). Of late there has been a realisation that the policy of containment is no panacea to all urbanisation/sprawl issues and that the policy success is context sensitive. Whilst Containment Strategy may work in developed countries such as the United States of America and other low-density developed countries where population growth is either stable or declining, such strategy is likely to fail in developing countries where city populations are expected to grow several-fold over the next few decades.

In developing countries like Zimbabwe, the current thought is that cities need to prepare for their future expansion by realistically projecting their built-up areas and allocating land for residential sustainable development, open spaces and rights-of-way for the arterial road networks and other infrastructure that will be needed to support urban growth. There is therefore the need of adopting hybrid policies that have elements of Containment and Urban Expansion such as the greenbelts, infill development, mixed use development and community engagement and collaboration just to mention a few.

3.5 CITY FORM AND STRUCTURE:

Emergence of Mega City Regions, Corridors of Development and Clusters (UN-HABITAT , 2016) makes an interesting phenomenon in the growth and development of cities in that cities are merging together to create urban settlements on a massive scale. These spatial configurations take the form of mega-regions, urban 19 corridors and city-regions. It has further been observed (UN-HABITAT 2020) that cities in clusters, corridors and regions

are becoming the new engines of both global and regional economies, and they reflect the emerging links between urban expansion and new patterns of economic activities. This phenomenon is worldwide creating spatial units that are territorially and functionally linked by economic, political, socio-cultural, and ecological systems. The central issue then becomes one of management/administration as there is increase in population density, urban sprawl, urban regeneration and sustainable development, what form of management best suits these new forms of urban settlements? Nevertheless, it is important to note that the form and structure of cities can vary significantly depending on cultural, historical, economic and the geographical factors.

3.6 UNEVEN DEVELOPMENT

Urban sustainable development is highly related to the future of humanity. However, due to the different levels of socioeconomic development, the process of urbanisation is uneven across countries (UN-HABITAT 2020). Usually, in developed countries, urban expansion is adaptable to the population growth. The residents are served by good public services and have access to adequate urban infrastructure, such as water and energy supplies, sanitation, education, and green space or parks. For many developing countries, the national economic growth and development are inadequate to meet the needs of a growing urban population. This also true for the town of Chipinge where the town council is not adequately meeting the requirements of the population. In most cases, these towns and cities lack basic infrastructure, and face overcrowding, pollution, and other urban environmental problems. As they improve inter-connectivity and create new forms of interdependence among cities, these new urban configurations can also result in unbalanced regional and urban development as they strengthen ties to existing economic centres, rather than allow for more diffused spatial development (UN-HABITAT 2020).

This implies that development is neither smooth nor linear at any geographic scale. Growth comes earlier to some places and individuals than to others. The World Bank (2009) contents that geographic differences in living standards diverge before converging, faster at the local scale and slower as geography exercises its influence. At present, urban sustainable development is an increasing concern worldwide, and it has been enshrined in the 2030 Agenda for the UN's Sustainable Development Goals

3.7 REGIONAL TRENDS: SUB-SAHARAN AFRICA

3.7.1 Highest Urbanisation Rates

According to the 2017 drivers of migration and urbanisation in Africa report by the United Nations, more than half of the global population now lives in urban areas. Sub-Saharan Africa is the **world's fastest urbanising region**, with a projected increase in urban population from 472 million in 2010 to over 1 billion by 2050. The share of urban population in the total population of the region is estimated to be 41.83% in 2021, and is expected to reach 60% by 2050. The urbanisation rate of Sub Saharan Africa is higher than South Asia and comparable to 1600s Europe. SSA's 143 cities generate a combined \$ 0.5 trillion, totalling 50 percent of the region's gross domestic product (GDP).

3.7.2 Increase in Mega-Cities and Intermediate Towns

Mega cities are emerging and growing rapidly in tandem with rapid urbanisation. With the rapid development of urbanisation, large cities, especially megacities grow fast. Both the number and the average size of mega cities have been rising quickly in the past four decades. It is envisaged that by 2020 Africa will have 11 mega-cities (more than 5 million people) and almost 3,000 cities with populations of more than 20,000 (an increase of almost 300% from 1980) (UN-HABITAT 2017)

3.7.3 Highest Rate of Urbanisation and Lowest Rate of Economic Growth

There is no simple linear relationship between urbanisation and economic growth, or between city size and productivity. The potential of urbanisation to promote growth is likely to depend on how conducive the infrastructure and institutional settings (Igwe, A and Nkalu, C.N., 2022). Coupled with high urbanisation rates, Sub Saharan Africa seems to have the lowest economic growth rate compared to other regions in the world. In terms of urban development, this phenomenon results in the growth of slums and informal settlements without adequate and proper critical infrastructural services.

3.8 AN OVERVIEW OF URBANISATION TRENDS IN ZIMBABWE

Zimbabwe like most African countries has been experiencing increased urbanisation which has resulted in urban local authorities finding it difficult to cope with the rapid increase in demand for services such as water, sanitation and housing. Consequently, Zimbabwe has begun to experience an increase in informal settlements in all urban

settings, a situation that was unimaginable 20 years ago (UN-Habitat, 2020). The increase in informal settlements as well as new settlements has resulted in a huge demand for water which most cities and towns such as Chipinge are unable to provide given the dire economic situation Zimbabwe has been for the past 24 years.

Zimbabwean towns and cities have therefore been affected by water borne diseases in recent years and are always under constant threat from cholera, typhoid etc. They have also been prone natural disasters such as floods, cyclones. In terms of population figures, Chipinge town has a population of 34,959 people (ZIMSTAT, 2022 Census report). The Chapter dealing with population issues articulates the real population growth dynamics in Chipinge. Figure 3 shows the Zimbabwean population growth trends from 1801 to 2023. Zimbabwean population has been rapidly growing hence this master plan must provide solutions on how the Chipinge town council is going to deal with this rapid population growth.

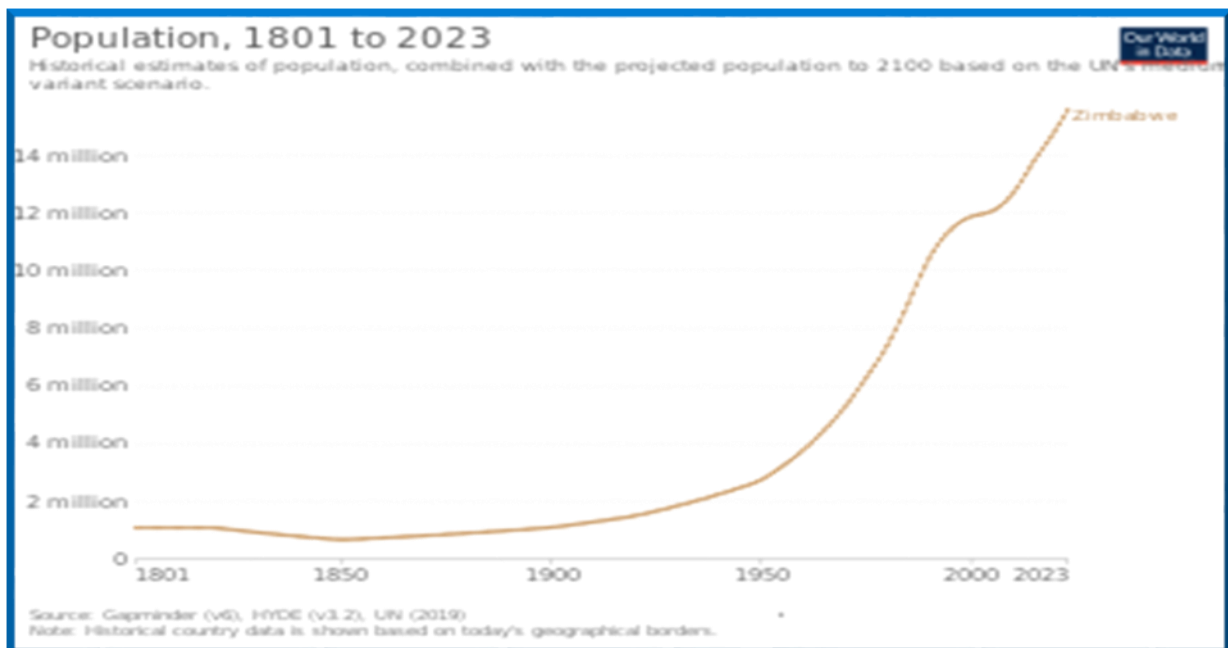


Figure 4: Zimbabwe Projected Population

CHAPTER FOUR: PHYSICAL FEATURES AND LAND COVERAGE

4.0 ALTITUDE, TOPOGRAPHY AND DRAINAGE

The altitude of the town is ranges from 1,000 metres to 1,132 metres above sea level. The topography of the town consists of a rolling terrain characterised by broad and narrow ridges with steep slopes of more than 12 % and narrow valley with small perennial

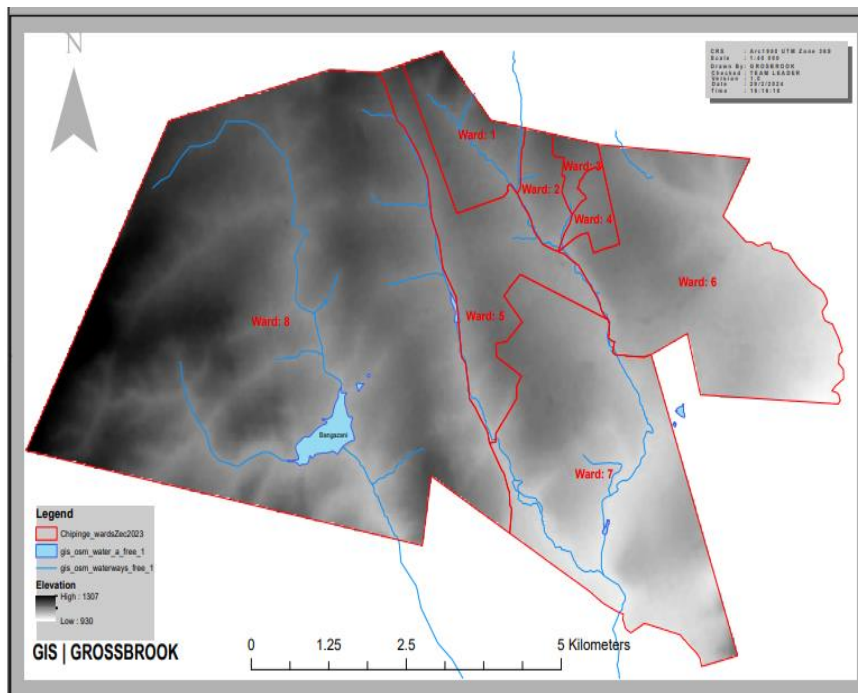


Figure 5: Chipinge Town Elevation and Drainage

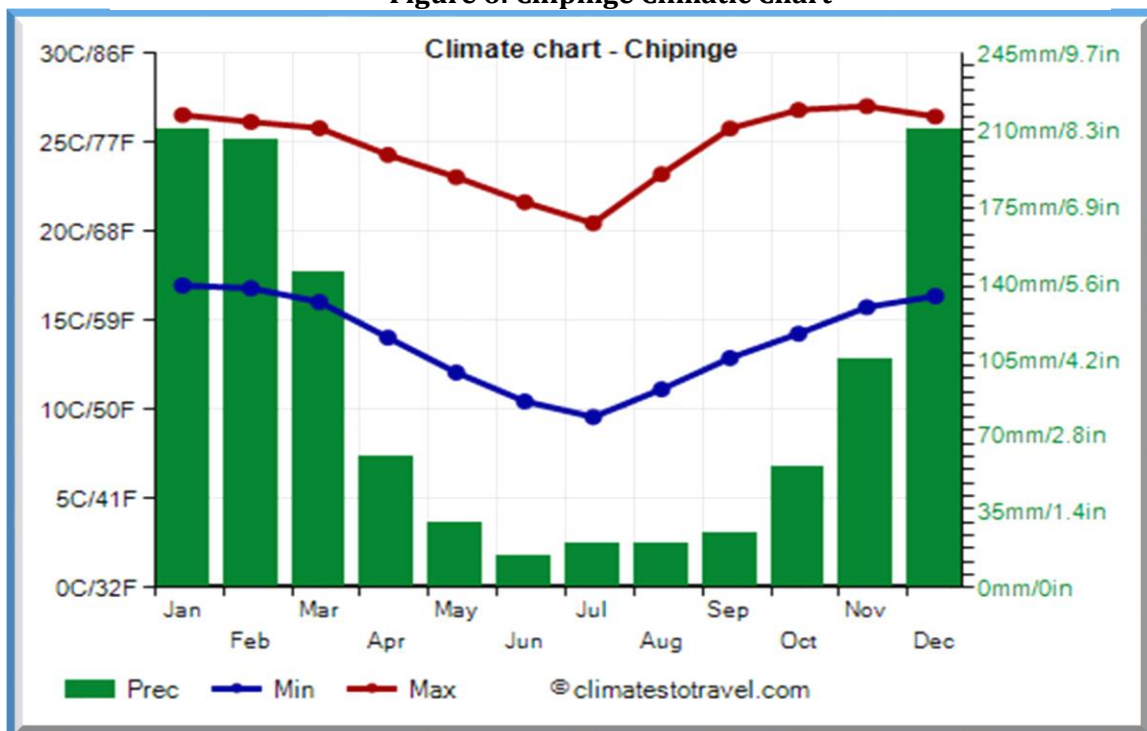
streams and water ways. As a result of the topography, most of the land on the south and western section of the town within the current town boundary is not suitable for development. If such land is to be developed for residential and/or commercial purposes, the development cost will be very high meaning that most residents may not afford to buy the stands for either residential and/or commercial purposes. This also partly explains why 90% of the roads in the town are not tarred and are gravel. The current central business district (CBD) of Chipinge is located on the ridge whose main crest runs in a north southerly direction where the main highway from Birchenough Bridge into the town runs. Other developments and the rest of the town's building and infrastructure are also located on similar ridges which run parallel to the main ridge. Part of the undeveloped land within the town's boundary and the rest of the north western section where the town council intends to establish a new CBD and where the town is proposed to grow towards is relatively flat. This topography means that major streams found within the town drain in a south easterly direction and small water channels which are the tributaries of these main streams drain eastwards or westwards depending on their location relative to the main crest. Because of the high rainfall received in the area, the 3 main streams within

the town are perennial. The current major source of water for the town, Bangazani dam is located on one of the streams which is on western side of the town

4.1 CLIMATE

The climatic condition of Chipinge is changing mainly because of the global warming. Prior to the current changes, it used to be characterised by hot wet summer from November to March and cool relatively dry winter from April to October. Precipitation received in winter is generally low. Nowadays, the winter are getting drier and warmer and rainfall in summer is now characterised by heavy down pours over a relatively short duration. Figure 6 gives a summary of the climatic conditions in Chipinge. The town experiences high minimum and maximum temperatures during the months of November, December, January February and March and it is during this period that the town receives most of the rain fall. Both minimum and maximum temperatures start to go down from April till September and rainfall received is also correspondingly low during this period. Highest amount of rainfall and highest daily temperatures are experienced in January and rainfall and temperature is lowest in June

Figure 6: Chipinge Climatic Chart



Source: Meteorological Services 2023

The average rainfall and temperature figures used to plot the above were recorded over a period of more than 50 years.

4.1.1 Rainfall

Under normal circumstances the town receives in excess of 1,200 mm of rainfall per annum with a mean annual amount of 1,100 mm. Generally, the rainfall is evenly distributed during the growing season with the highest amount being received in January. Rainfall starts in November and ends in March but periodic light showers are not uncommon during the dry months of April to October. The characteristics of rainfall

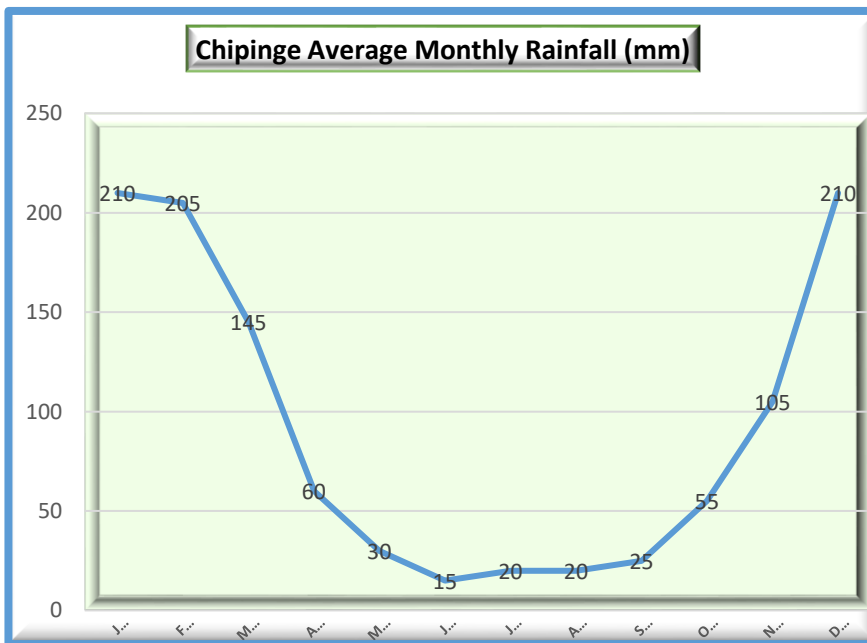


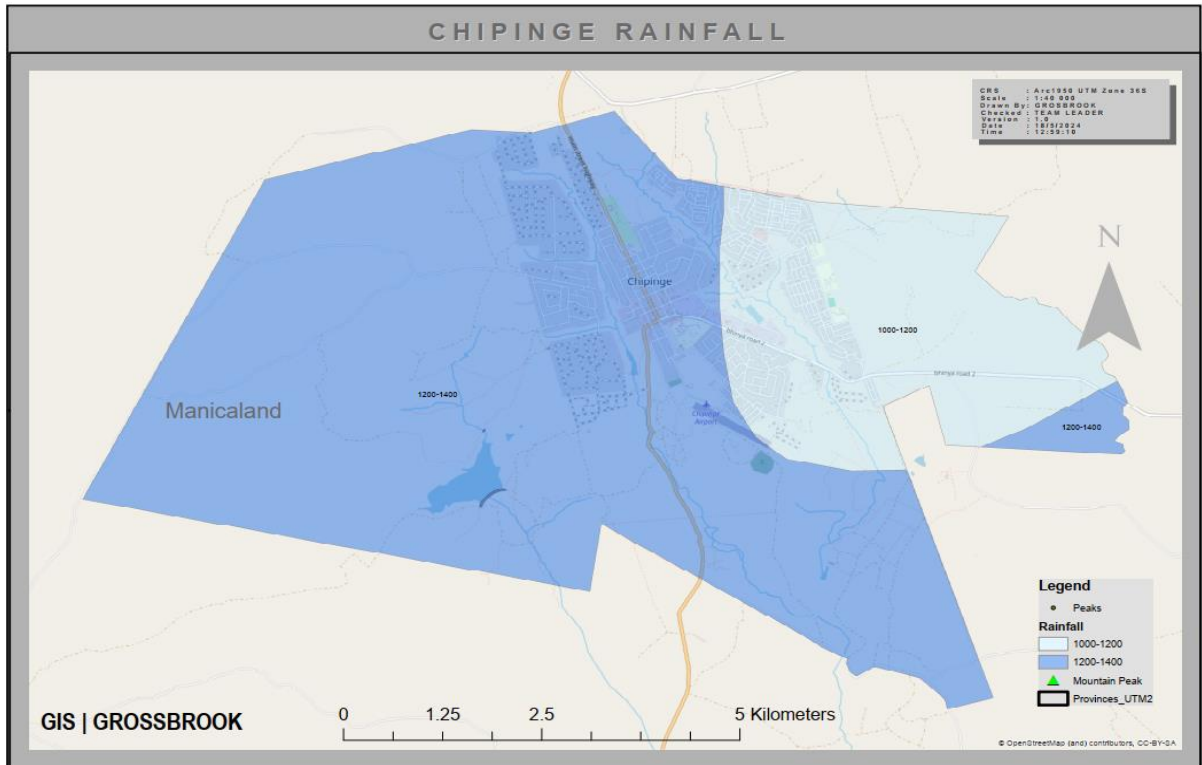
Figure 7: Mean Monthly Rainfall for Chipinge (Source

received in the town and the surrounding areas is low intensity high duration. However, because of global warming, the area of late has been experiencing high intensity short duration storms which have severe destructive powers.

Tropical cyclones are

becoming common and these are destroying a lot of infrastructure in town and the surrounding areas. The first effective rains are normally received by mid-November and the rainy season normally comes to an end around the end of March to beginning of April. The figure below gives an average annual rainfall received in the town.

The town normally receives the highest falls in January and the least amount is normally received in June



Map 5: Chipinge Rainfall Distribution Map

4.1.2 Temperature

Temperature variation within season and between seasons is also becoming unpredictable as

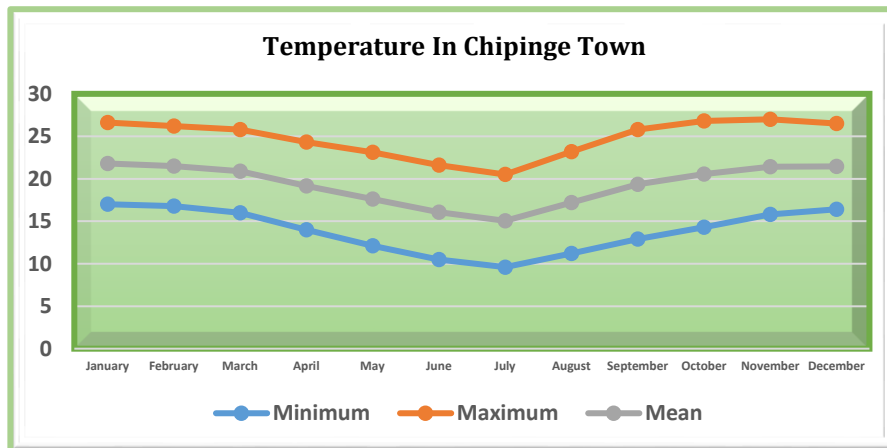


Figure 8: Chipinge Town Temperature (Source Meteorological Services)

as winters are sometimes warmer or extremely cold compared to a normal season. The warm season normally last from September to February and during

this period, the average daily maximum temperature is about 25 degrees Celsius and January normally records the highest temperatures. The coldest months are June and July and during this period, the average minimum temperature is generally lower than 10 degrees Celsius. July is the coldest month.

4.2 AGRO-ECOLOGICAL REGION

The town is located in agro-ecological region I, an intensive farming zone characterised by high rainfall and low average temperatures. The area is suitable for intensive and diversified production of a number of crops and livestock enterprises but proper soils conservation measures are critical due to steep slopes that characterises the areas. Perennial cover crops such as plantation crops are the best for soil cover and conservation. Dairy is the most suitable livestock enterprise that can profitably be undertaken in this region. Most of the plantation horticulture crops and timber are also produced in agro-ecological region I.

4.3 VEGETATION

As an urban settlement in Zimbabwe, most areas within the current town boundary are



Figure 9: Natural Vegetation. TBS

either built up or under urban cultivation. However, there are some pockets which are still under natural vegetation and not under cultivation where the natural vegetation has not been disturbed. The western section of the town around the water works and Bangazani dam is one such area.

The vegetation physiognomic type found in this particular area is Tree Bush Savannah (TBS) which consists of *Brachystegia speciformis* and *Jubernadia globiflora* (Mutondo and Musasa) as the dominant tree species. The southern section of the town towards the Coffee Research Station where there is natural vegetation has TBS physiognomic type with *Uapaca kirkiana* (Muzhanje/Mushuku) being the dominant trees species and *Brachystegia speciformis* being the subdominant tree species. The indigenous tree species are fairly small with a height of between 4 to 6 metres. Dominant naturally occurring grass species in these 2 vegetation types are the same and include *Themeda triandra*, *Hyperrhenia*

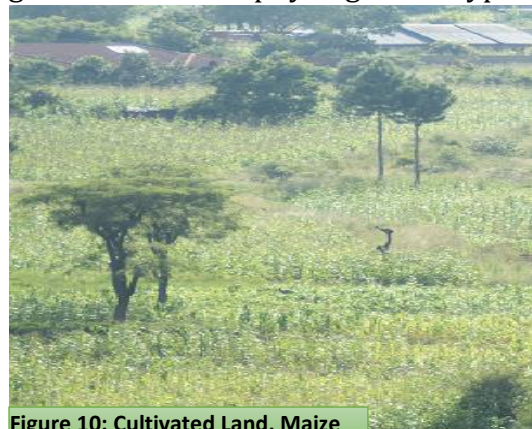


Figure 10: Cultivated Land, Maize

filipendula and *Hyperthelia dissoluta* on the fertile red soils. These grass species are very

palatable when young but as they mature, they become woody hence less palatable which is typical of soar veld. Besides the grasses, the ground flora also consists dense dicotyledonous herbs, ferns and creepers. The dense vegetation is a result of the rich soils and the high amount of rainfall received in the area. A lot of dairy activities used to take place around the area where the town is located hence a lot of star grass growing around the town. Within the residential areas and the central business district, there a number of exotic tree species planted for ornamental purposes and also fruit trees such as avocado pears, peaches and mangoes.

There has been a lot of indiscriminate cutting down of trees within the town boundary and surrounding areas mainly for fire wood and opening up of small plots for farming purposes by urban dwellers and this should be discouraged. Tree cover is necessary for protecting the soil as the area is prone to erosion due to steep slopes and high amount of rainfall received. Some conservation works should also be put in place in the small plots where maize is grown in order to reduce erosion and siltation of rivers and streams.

4.4 GEOLOGY AND SOILS

The geology of Chipinge town is dominated by dolerite and this has given rise to very deep red sandy clay loams overlying sandy clays. The soils are highly weathered and this has given rise to soils whose depth in in excess of 50 metres. They have high iron content and are well drained meaning that the iron in the soil is mostly in the oxidised state hence the red soil colour. The inherent fertility level is generally low mainly because of leaching as the area receives high rain fall and the fact that the soils are well drained. Fertiliser application is critical if shallow rooted crops are grown. Crops with deep roots can however access the leached nutrients in the lower horizons

4.5 ENVIRONMENTAL ISSUES

4.5.1 Water Quality

The domestic water for Chipinge is generally good as there is no discharge of pollutants and/or sewage, raw or treated, into the main raw water source. This is mainly because



Figure 11: Sewage Ponds

there is no direct flow of effluent or other pollutants into the main water source. The catchment area of the dam supplying the town is in illegally resettled area (part of St. Kelvin Farm) and private farms so there is need for monitoring of

activities taking place. There is a serious risk of the dam becoming completely silted in the near future as the illegal settlers are cutting down trees for making charcoal and curing farm bricks they are moulding as their main livelihood activities. Siltation of the dam will mean that the town has to find an alternative source of raw water for domestic and industrial use. The Environmental Management Agency (EMA) conducts regular inspections to identify actual and potential sources of pollutants such as dumping of waste into water bodies, sewer line bursts and blockages and this helps in preventing contamination of water source. In addition, monthly ambient water sampling is carried out to monitor pollution levels at various water points, ensuring the safety and quality of water sources. The location and the current state of the sewage ponds and the dump site can result in serious pollution of the Nyaukari, a stream which is close to these 2 sites. The stream on the eastern side of the central business district and forms the boundary between ward 5 and ward 6. Plans are under way to construct Mirror dam at the confluence of Nyaukari and Budzi river and this will eventually become the major source of raw water for the town. This respective locations and state of the sewer ponds and dump site have the potential of affecting quality of water for downstream users. The sewage ponds need to be upgraded and the dump site need to be relocated to a more suitable site.

4.5.2 Air Quality

Generally there is no significant air pollution taking place in the town due to low levels of industrial activities taking. However, the Environmental Management Agency (EMA) conducts quarterly inspections to monitor the quality and quantity of air pollutants being generated in the town. The areas surrounding the town are mainly used for primary agricultural production hence there also not much in terms of air pollutants generated. The only large agro industrial processor in the town is Dairy Board Zimbabwe which is a relatively clean industry. However, the traffic volume in the town is on an increase and this is contribution to air pollution although this hasn't reached alarming level. The erratic supply of electricity and the fact that a significant number of the town's residence are in the low income bracket means that there is heavy reliance on firewood for cooking and heating purposes. This is resulting in deforestation which can lead to high soil erosion and air pollution from the burning firewood. This is more significant in winter when the temperatures are low.

4.5.3 Soil Erosion and Deforestation

The town and the surrounding areas are prone to soil erosion due to steep slopes which are characteristics of the study area's topography and high annual rainfall received. However, where the vegetation has not been cleared for agricultural purposes, there is little evidence of soil erosion. A significant amount of land within the study area boundary has been cleared for urban agricultural purposes and no conservation works have been put in place. This has the potential of increasing soils erosion due to high run off. Besides land clearing for urban agricultural purposes, there are also a number of reasons why the surrounding areas are being cleared of vegetation. These include

- Erratic power supply which has necessitated cutting down of trees for firewood
- Urban expansion
- Weak land tenure systems which has resulted in land belonging to "nobody" being subjected to illegal settlement and clearing
- Illegal trade in firewood to supplement meagre income
- Opening up of new roads

The opened up areas have no soil conservation works which has resulted in high run off hence land degradation due to erosion. The drainage system in Chipinge especially along the roads is also very poor hence another cause of soil erosion. Opened up areas for

agricultural purposes should have proper conservation works and road within the town should also have proper drainage system which will reduce soil erosion.

4.5.4 Ecology

There are a number of unique species of plants and animals found in the eastern highlands as a result of its unique climatic conditions. Some of the plants species are not found elsewhere in the world except in this region. There are ferns and herbs that unique to this region and these must be preserved. Besides the naturally occurring trees species, the area around the town has unique climatic conditions that make it very suitable for production of some export crops and has the potential of making the area the largest producer of such crops. A case in point is macadamia nuts. The climatic conditions in Chipinge have the potential of making the country the biggest producer of these nuts in the world ahead of South Africa and Australia. The current economic challenges that the country is facing has the potential of destroying the flora and fauna found in this region as people try to survive using any means possible.

4.5.5 Urban agriculture

Urban agriculture is an important economic activities in all the country's urban centres and this is largely driven by the high levels of unemployment and low income realised by most of the urban poor. As a result, most of them are engaged in the production of maize and sweet potatoes in order to supplement their food requirements. If done properly, this can assist greatly in reducing urban poverty and improve household food security. The recurrent droughts that the country has been experiencing over the years has spurred the urban population especially in high rainfall areas to engage in urban agriculture in order to produce food for own consumption and if there is excess, sell to others. According to information from household questionnaire administration, about 11.1% of the urban dwellers in Chipinge have access to agriculture plots within the current town boundary where they are growing crops in order to improve household food security. Also information from household questionnaire indicated that about 35.3% of the urban residents in Chipinge spend most of their income on food. In order to reduce expenditure on food, the residents decided to engage in urban farming. Urban agriculture, if properly planned, implemented and managed, has the potential of reducing chronic food shortages and malnutrition in urban areas. This is because urban households have better access to

inputs such as seed, fertiliser and extension support as for instance, the district offices of ARDAS are located in the town. However, proper planning and management is critical as the town's terrain requires proper soil conservation measures. Soil erosion from opened up lands can result in siltation of streams, rivers and dams hence reduce the amount of water available to the town. The town's population will keep on increasing which means that the demand for water will keep increasing hence the need for proper conservation. Besides siltation, excessive use of nitrogenous fertilisers can also result in invasive species such as water hyacinth colonising the water bodies and can also choke the water courses and water bodies. Soil erosion from opened up lands can cause serious siltation of streams and water bodies which supply the town and downstream users.

Another important aspect of urban agriculture besides household food security is that when properly implemented, it has the potential of creating employment. High value horticulture crops can be grown by urban and peri urban farmers who will in turn sell them to vendors within the town. Those without land can buy the horticulture produce, sell to other urban residents and earn some income in the process. Crop production can also be all year round if water recycling is undertaken. A lot of waste water from domestic activities can be used for irrigation purposes in order to produce crops throughout the year. Land for urban agriculture must be identified, planned and allocated to the urban poor and monitoring and enforcement is critical in order to reduce incidences of stream/river bank cultivation, cultivation on very steep slopes and road side cropping.

4.5.6 Solid Waste Disposal Site

The current location of the solid waste disposal dump site is very poor in that it is very



Figure 12: Dump Site Close to Stream and Residential Area

close to the stream that forms the boundary between ward 5 and ward 8 and also very close to the residential area called Medium. Toxins from decomposing wastes can easily find their way into the water system and affect downstream users both within the town, district and even neighbouring Mozambique. Water borne diseases such as typhoid and cholera can easily be spread within the

district and countries because of such location of the dump site. Also, dump sites are breeding ground for disease transmitting insects such as houseflies and mosquitoes which can result in the spread of diseases in the nearby residential areas. The dump site needs to be relocated from the current site to a more suitable area and the area where it is currently located needs to be rehabilitated. The major challenge is that the waste is not screened. If it was screened, biodegradable waste could be used as organic fertiliser and the non-degradable waste would then be disposed of in a proper way so as not to pollute the environment or recycled. As the town's population increases, the amount of waste dumped on this site will increase which makes it necessary to identify a more suitable site for solid waste disposal.

4.5.7 Hazardous Waste

The amount of hazardous waste being generated in the town is very minimum because of low industrial activities. However, the local authority should establish protocols for proper handling, storage, and disposal of hazardous waste even if the quantities generated are relatively low

CHAPTER FIVE: LAND USE AND LAND OWNERSHIP

5.0 LAND USE AND OWNERSHIP

Land use in the town can be categorised into 3 broad classes namely residential,

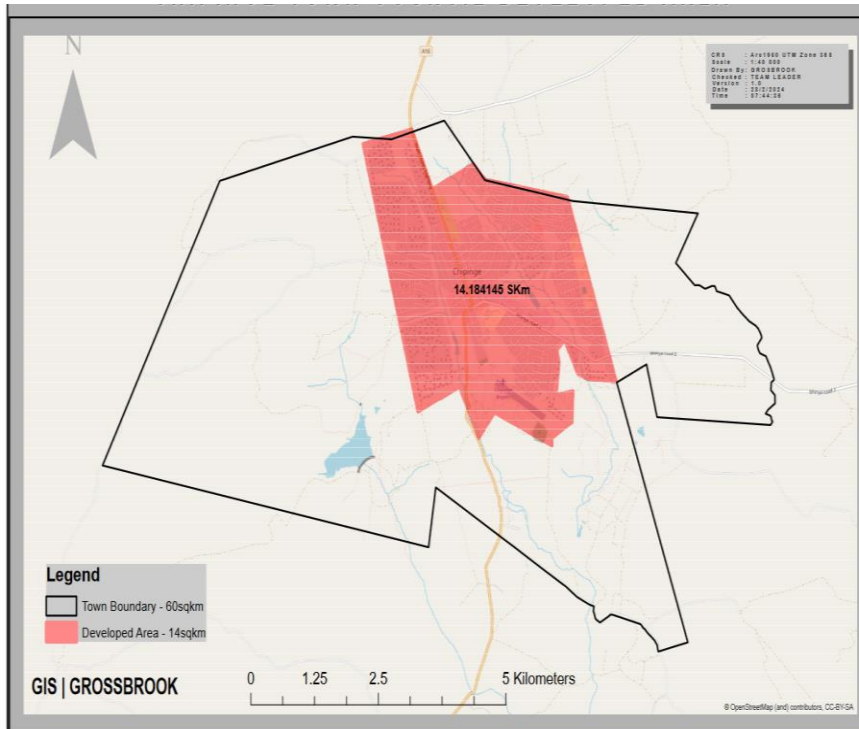


Figure 13: Built Up Area in Chipinge

commercial and industrial. However, there is another land use which is becoming prevalent in most urban areas in the country although not officially recognised and sanctioned and this is urban agriculture. Based on the current boundary, the entire town is about 6,000

ha of which 1,418.15 ha is

the built up area and the remainder consisting of open spaces. Figure 12 shows the built up areas of the town. Of the open spaces, about 1,005.80 was under urban agriculture this current 2023/24 season and by virtue of the fact that the area receives high rainfall, a decent amount of maize will be harvested. This means that in terms of current land use in the town, built up areas constitute about 23.64% of the total area, land under urban farming/cropping about 16.76 while the remaining 59.60% is undeveloped/open spaces.

The town is made up of eight wards and ward 8 is the largest, while wards 2, 3 and 4 are the smallest. The commercial and industrial areas are located in ward 5 and the rest of the wards have residential areas. Urban Agriculture is taking place in all the wards. Part of the land in ward 6, 7 and 8 are farms which belong to private individuals and/or are farms settled under model A1 and Model A2 resettlement schemes. Information from questionnaire survey indicated that 67.2% of the respondents claim ownership to their dwelling units but what is interesting is that of these only 9.3% have freehold title to the

dwelling units while 90.7% of the respondents do not have title to the house the reason being that most are not well versed with the process of acquiring title deeds while others indicated that the process is cumbersome and expensive. Of those that do not own the dwelling units, 64.7% indicated that they are leasing the properties from the local authority.

5.1 POTENTIALLY DEVELOPABLE LAND OUTSIDE THE CURRENT MUNICIPAL BOUNDARY

Although the land that is currently not developed is far much larger than the developed



Figure 14: Terrain Not Suitable for Low and Medium Cost Development

area, it is important to note that within the current boundary of the town, a significant amount of land is not suitable for low and middle income development mainly because of steep slopes and rock out crops as shown in figure 13. Such land constitute about one

third of the town's land mass. It can be development for high end luxury hotels and lodges targeting well to do tourists. The major challenge may be that developers with the kind of resources required may not be readily available and also such ventures may not be very viable considering that the town itself does not have tourism sites of note. Development such land is very expensive to the extent that very few residents would afford to buy the stands for residential, commercial and industrial purposes. The land may be left under natural vegetation and can be tourist attraction in that regard especially for bird watchers. Because of limited land available for development in the town, efforts were made to identify potentially developable land outside the current municipal boundary. The land that can potentially be acquired/incorporated into the town include farms to the north of the current boundary up to the road to Chimanmani. These farms are on the right side of the main road going to Birchenough Bridge and include Glen View

farm, Whittington Valleys farm, Retreat farm and part of St. Kelvin farm. The farms on the right side, some of which belong to corporates and model A2 farmers are fairly productive and it is advisable for the land/farms to remain under the rural district council. Some of the farms on the left side of the road are currently settled by illegal settlers who are cutting down trees for making charcoal and curing bricks thereby causing serious environmental degradation. Glen View farm for instance has a partly well-developed urban settlement which can easily be incorporated into the town. People on these farms that can potentially be incorporated into the town are already utilising services provided by the town council such as schools and health facilities, and some are also employed in town. The farms are located in prime farming area hence the aim is not for the land to be developed into high and medium density residential areas but to be subdivided into residential agriculture plots. This will greatly assist in reducing land degradation and siltation of Bangazani dam as these farms form part of the dam’s catchment area.

5.2 LAND USE TYPE BY AREA

The table below gives a summary of the town’s land use by area and the details of each land use type is given in subsequent sections.

Table 5.1: Summary of Methods Used For Data by Thematic Area

LAND USE	AREA (HA)	% OF TOTAL
Agriculture	1,005.80	16.76
Commercial	221.67	3.69
Residential	1,134.45	18.91
Industry	62.03	1.03
Others	3,576.05	59.60
TOTAL	6,000.00	100.00

Source: Chipinge Town Council 2024

The land that falls under other uses is mainly open land in the hilly areas and still under natural vegetation and vleis/wetlands also forms part of this land. Private farms that fall within the town boundary also fall under this category

5.3 COMMERCIAL DEVELOPMENT

Commercial real estate development is about taking ideas on paper and turning them into real property. It’s a process that delivers a product in order to meet some form of consumer demand. The development process is however intricate. Commercial developments are mainly concentrated in the CBD but there are also smaller business centres in the residential areas. The business centres within the residential areas are at

various stages of development with some being well-developed whilst others are still being developed. All the commercial areas in Gaza are fully developed and on the contrary, the business centres situated in the western suburbs of Usanga and St Kelvin are still being developed. The Medium area which is adjacent to the industrial area has two business centres and only one is fully developed.

5.4 INDUSTRIAL DEVELOPMENT

The main industrial area in Chipinge town is situated on the eastern part of the central business district. There is not much in terms of heavy industrial and there are some service industries that are situated on the north-western part of the CBD. Chipinge is well known for agricultural production hence the establishment of big agro processors such as Dairi-Board Zimbabwe and the Grain Marketing Board.

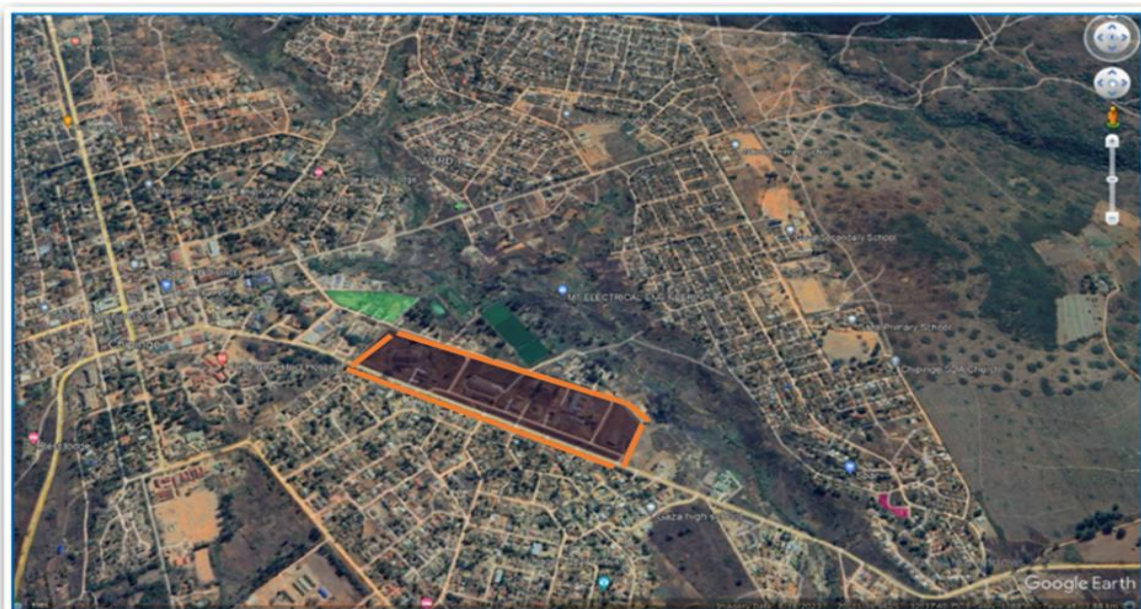


Figure 15: Chipinge Heavy Industrial Area

There are other companies such as Gains but these are mainly into wholesaling of finished products rather than producing products from primary inputs. There is also a light industry area situated in Gaza area. This area is relatively small and is mainly characterised by grinding mills, motor vehicle garages for repairs and spray painting and steel fabrication. Figure 14 below shows the town's current industrial areas shaded brown.

The light industrial areas are mainly located in Gaza high density areas but there are some such small areas within the other residential areas but these generally are not structured. There is need for land to be identified where light industrial areas can be located so that

the current situation where light industrial activities take place in most open spaces can be controlled. Figure 15 below shows the only small organised light industrial area, in red, located in Gaza high density area.



Figure 16: Light Industrial Area in Gaza

5.5 URBAN AGRICULTURE

As indicated above, only 1,418.15 ha out about 6,000 ha is built up area. The rest of the land is mostly undeveloped and residence have taken advantage of this and are now



Figure 17: Maize Plots in Chipinge

engaged in urban farming. Generally, urban is defined as something “non-agricultural” means that the existence of agriculture in towns and cities is often been underplayed. However, research in eastern and southern Africa is beginning to highlight the importance of urban food production as a survival strategy for the urban poor. It is important to analyse off-plot and on-plot cultivation with the aim of identifying who is involved in urban farming, what crops are grown, what

inputs are used and the legality of land use. Contrary to expectations, the poorest of the poor are generally excluded from urban agricultural activities. This has important policy implications for donors and other development agencies who advocate support to this sector as a key poverty-alleviation strategy. It is also important to determine the adequacy and suitability of space for subsistence cultivation in high density residential areas and this should be factored into government policy on low-income housing supply. Current government policy, which views residential plots in terms of sleeping space rather than economic production space, has reduced standards for housing space by 50 per cent. This approach is contrasted with the views of local people, the majority of whom believe that more rather than less plot space is needed. Urban agriculture in Chipinge, like in most urban settlements in Zimbabwe takes place in all residential areas from high, medium and low density suburbs. Those in the low density suburbs generally cultivate in their own residential stand while those in the high and medium density suburbs look for open spaces within the town. The main challenge is that urban agriculture is generally unregulated and as a result some of the land which under normal circumstances should not be cultivated is being cropped. Added to this, there are no soil conservation measures that are being put in place and this has resulted in siltation and pollution of water bodies within the town. There is need for the local authority working together with the relevant government departments to ensure that this form of agriculture is undertaken in a sustainable manner. Soils conservation works are a must considering the steep slopes, soil type and high rainfall received. The main crops grown by urban plot holders are mainly maize and sweet potatoes. Small plots for vegetable production are established within the residential stand.

5.6 HOUSING DEVELOPMENT

Housing is critical in all urban settlements and generally there tends to be a shortage of houses for the urban settlers. This in most cases has resulted in the mushrooming of informal shanty settlements. Most of the built up areas in the residential areas is under high density settlement which constitute 50% of the built-up area, followed by the medium density suburbs at 40% and 10% under low density housing. The town does not have adequate housing units for the residents as indicated by the existence of a housing waiting list summarised in table 5.1 below

Table 5.2: Housing Waiting List in Chipinge

SETTLEMENT TYPE	NUMBER	%TOTAL WAITING LIST
High Density	864	36.75
Medium Density	1,005	42.75
Low Density	482	20.50
TOTAL	2,351	100.00

Source: Chipinge Town Council

The COVID-19 crisis offered a unique global opportunity to demonstrate that it is possible to provide housing and land tenure security to all. It also showed the importance of sustainable housing sectors to strengthen the preparedness of urban areas to respond to extreme events. Towns, cities and local governments around the world can move towards reducing inequalities and poverty levels and providing access to adequate housing for all, as a catalyst to achieve other fundamental rights.

5.6.1 Housing Supply in Chipinge Town

In all urban settlements within the country, dwelling units are owned by individuals, companies, the local authorities and the state. The situation is also the same in Chipinge where information from household questionnaire survey indicated that 67.2% of the respondents owned the dwelling units that they occupied, 29.9% were living in houses which they were renting either from the local authority or individuals while the rest of are staying in government houses (1.62%) and company houses (1.37%). There some who are caretakers of residential premises of relatives in the diaspora or taking care of the houses under renovations or construction as indicated in table 5.2 below.

Table 5.3: Tenure of the Dwelling Unit Occupied

OWNER	NUMBER	%OF TOTAL
Company	11	1.37
Government	13	1.62
Owner	540	67.16
Rented	240	29.85
TOTAL	804	100

Source: Household Questionnaire Survey 2024

Although 29.85% of the respondents are on rented premises, of these, only 2.1% have an option to purchase the same premises that they are renting. Some (9.5%) of those who are renting properties have registered on the council’s waiting list so that they can be able to buy land and build own house. Land need to be identified, if possible within the current town boundary so that low cost houses can be constructed for those on the waiting list. The council can also adopt the government approach of constructing blocks of flats which can accommodate more families per square meter of land. This will also reduce the rate of horizontal expansion of the town and this will result in reduced cost per household of servicing the land due to high number of households that can be accommodated.

5.6.2 Housing Type

The housing type, whether, semi-detached, detached or flat largely depends on land availability, levels of income and location or population density in a particular area. The majority of dwelling units in Chipinge are detached units, followed by semi-detached and then flats as indicated in table 5.4 below.

Table 5.4: Household Types

HOUSE TYPE	FREQUENCY	PERCENT
Detached house	713	88.7
Flat	13	1.6
Pole and dagga	16	2
Semi-detached house	62	7.7
Total	804	100

Source: Household Questionnaire Survey 2024

All semi-detached houses are located in the high density suburbs as general the aim is to provide houses to as many people as possible. Informal settlement which are associated with the urban poorest are found in all residential areas. This is because informal settlers just occupy any open space regardless of the location. The table below gives a summary of the housing type by residential areas

Table 5.5: Type of dwelling Unit by Residential Area

RESIDENTIAL AREA	DETACHED HOUSE		FLAT		POLE AND DAGGA		SEMI-DETACHED HOUSE	
	Number	% of Total	Number	% of Total	Number	% of Total	Number	% of Total
High Density	314	43.85	2	20.00	4	25.00	62	100.00
Low Density	179	25.00	6	60.00	4	25.00	0	0.00
Medium Density	223	31.15	2	20.00	8	50.00	0	0.00
TOTAL	716	100	10	100	16	100	62	100

Source: Household Questionnaire Survey 2024

5.6.3 State of the Buildings in Chipinge

A number of building in the CBD and residential areas are fairly old and some are in a



Figure 18: State of Some Buildings Old Chipinge Hotel

state of disrepair. During panel group discussions with the councillors, they also raised the fact that the town need “urban renewal” in reference to the need to repair and/or upgrading of existing structures. The figure below of the old Chipinge hotel gives an indication of the state of some of the buildings in town’s central business district. In the residential areas,

most of the buildings are in a fair state as indicated by the majority of the household questionnaire respondents. The table below shows the data that was collected from the residents when asked about the state of their dwellings.

Table 5.6: Present State of dwelling Unit

STATE	NUMBER	% TOTAL
Fair	391	48.6
Good	308	38.3
Poor	105	13.1
TOTAL	804	100

Source: Household Questionnaire Survey 2024

Most of the dwelling units in poor state are found in the old high density suburb in ward 6 where the units are also semi-detached. The best houses are found in the newly established upper low density suburb. It was the councillor for ward 6 who also raised the need for urban renewal meaning that most buildings in the ward and some parts of the town need to be renovated

5.6.4 Residential Areas in Chipinge

Like many other Zimbabwean towns and cities, Chipinge residential areas are classified into three categories which are high density, medium density and low density areas. Most of the households are found in the high density suburbs followed by medium then low density suburbs as summarised in the table below.

Table 5.7: Population by Suburb Density

Residential Area	Number Of Respondents	Percent Total
High Density	382	47.5
Low Density	189	23.5
Medium Density	233	29.0
TOTAL	804	100.0

Location of the different suburbs in the town is shown in the picture below.



Figure 19: Location of Different Residential Areas

- Low Density
- Medium Density
- High Density

5.6.5 High density areas

The high density areas are located in the eastern part of the town and known as Gaza. The suburb was built in phases hence it has different extension names such as Gaza O, Gaza E etc. It is located approximately 3km from the CBD hence there is a need for both public transport, and efficient street lighting for those who prefer walking to the CBD.

5.6.6 Medium Density Areas

The medium density suburbs are located on the south-eastern and the western part of the town. The residential suburbs are known as Mediums, Aerodrome, Usanga and St Kelvin. The suburb which is furthest from the CBD is approximately 4 km hence there is need for reliable public transport system. The western section is still lagging behind in terms of infrastructural development. The roads in this area are in a very poor state due to serious erosion caused by lack of good drainage system.

5.6.7 Low Density Areas

This is the prime residential area of Chipinge town and is located very close to the CBD. Some of the houses are located along Mutare road while other form part of the CBD. Low density area constitute the smallest residential suburb in the town. There are a fewer high rise buildings in town.

5.6.8 Distribution of Housing Stock by Major Residential Areas

Housing Stock Growth Trends in Chipinge

The town has faced a significant increase in housing stock in the past 25 years. Initially housing development was mainly concentrated in the high density area of Gaza. There has been a significant increase in housing stock because of the newly developed medium density residential areas which have experienced a boom in housing construction. At the present, the high density areas account for approximately 50% of the housing stock in the town, the medium density account for approximately 40% whilst the low density areas account for approximately 10% of the housing stock.

5.7 POTENTIAL AREA FOR INCORPORATION INTO THE TOWN

Sprawling urban and suburban development patterns are creating negative impacts including habitat fragmentation, water and air pollution, increased infrastructure costs,

inequality, and social homogeneity (Ewing 1997; Squires 2002) and Chipinge is also affected by this phenomenon. The development of areas like Mist View, Glen View and part of St Kelvin farms has to be overseen by the Chipinge Town Council. These suburbs are located along Mutare road and if well managed, can contribute more to the economic development of the town and the Town Council can create a development channel along Mutare road. These properties can be incorporated to become part of the town and the picture below shows the existing boundary and the areas that can be incorporated into Chipinge town council boundary.

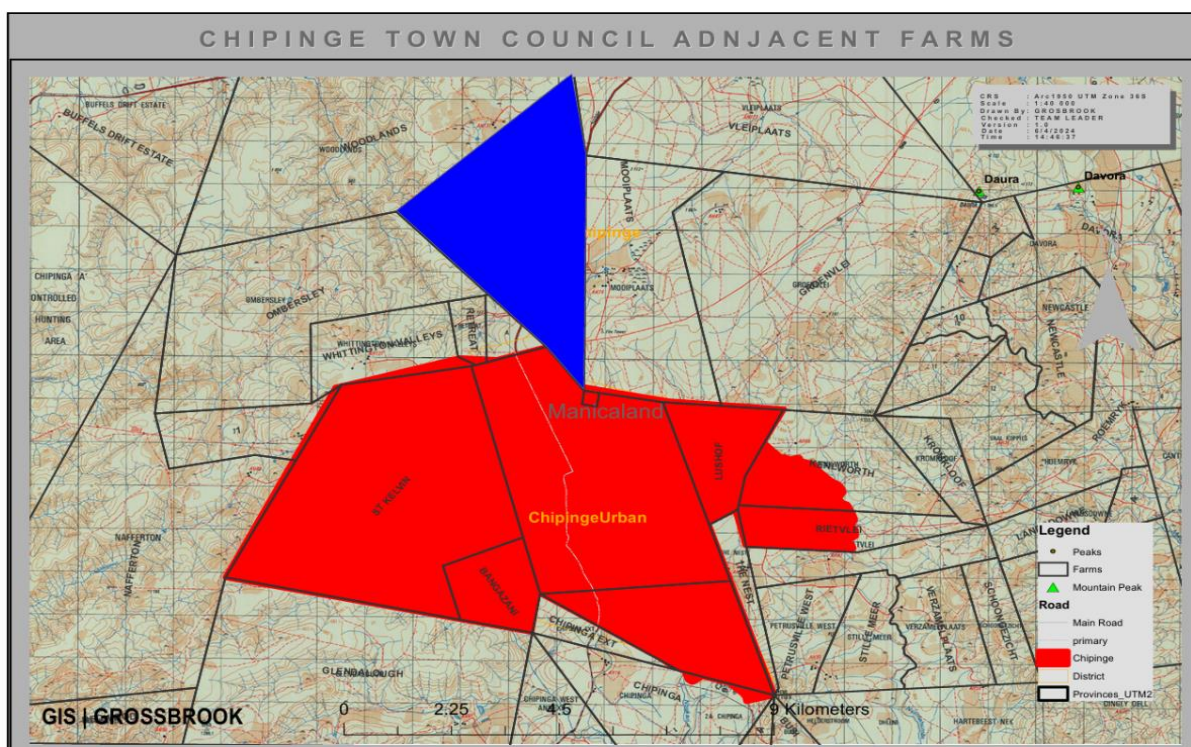


Figure 20: Land That Can Be Incorporated into the Town

5.7.1 Mist View Farm

The farm is located just outside the current northern boundary and is settled mainly by model A1 beneficiaries and illegal settlers. It is currently under the management of Ministry of Lands. It needs to be incorporated into the town so that it can be properly planned and land allocated by the town council. This will allow the town council to provide services to the residence. Already those settled are seeking services from the urban area and this is straining the infrastructure and facilities.

5.7.2 Glen View

This is a high density settlement under Chipinge Rural District Council which borders Mist View farm on the northern side. It would be best to incorporate the settlement and all the land on this farm into Chipinge town so that residents can be provided with the required services. Already some of the residents on this settlement are employed in town and children attend schools located in town. The residents also get medical assistance from institutions located in the town.

5.8 POTENTIAL FOR TOURISM IN CHIPINGE

The town itself has no natural attractions that can significantly attract tourists. It can at best be a service provider to Chipinge rural district and other nearby districts with better tourist attractions. Tourism is a low hanging fruit that can create wealth, better jobs and further enhances the quality of life in Chipinge. The following issues have been identified as critical for town to become a tourist destination of choice.

- The town has to be a strong link between towns and districts with better tourist attractions.
- There is need for air transport infrastructure linking Chipinge and airports within Zimbabwe and the region.
- There is need to refurbish and upgrade of the existing product offering especially lodges and construction of middle to high class hotels especially in areas not very suitable for residential and industrial development
- There is need for uninterrupted power and water supply. If possible solar power development must be pursued so that power is always available in lodges, hotels and other critical infrastructure
- Community cultural centres must be set up which themselves can attract tourists

The success of tourism industry in Chipinge where there are no natural attractions will largely depend on the quality of the built environment and transport infrastructure. Enhanced accommodation, high quality eating out and retail provision, expanded strategic festivals and cultural provision, increased provision of outdoor and green activities will be vital in creating a better tourism product in the town.

5.8.1 Tourism Facilities in Chipinge

There are no hotels in the town of Chipinge but there are a number of lodges that can provide accommodation to tourists. However, most of the lodges are of low quality and these need to be upgraded. There are a few that offer good service but the number of beds are low. Some of the lodges found in the town include Chipinge Breeze, Chipinge Guest Lodge, Catsiba Lodge, Yadhonzayi Guest Lodge, Siketaal Lodge, Rising Sun Lodge and Haven Mountain Lodge.

5.8.2 Evaluation of Chipinge as a Tourist Destination

A critical assessment of the strengths and weaknesses, opportunities and threats (SWOT analysis) in relation to the internal and external environmental factors affecting the town of Chipinge as a tourist destination was undertaken. The results are summarised below

Table 5.8: SWOT Analysis

STRENGTH	WEAKNESSES
<ul style="list-style-type: none"> - Favourably climatic conditions especially during the hot dry season - Getaway to Mozambique via Espungabera, can attract tourists from Mozambique and beyond - Friendly and peaceful environment. - Proximity to Gonarezhou National Park, Save Valley and Malilangwe Conservancies, tourists may want to come and “cool off” after experiencing very high temperatures in the south eastern low veld - Can offer more and better facilities than Chimanimani which has more attractive tourists sites 	<ul style="list-style-type: none"> - No tourist attractions of its own, can only provide services to tourists - Poor road network in town, within the district and to other towns and cities - No local, district and regional tourist development plan - No hotels in town and most of the lodges are of low to medium standards - No air connectivity with other towns and cities - Under-developed or absent supporting infrastructure, such as restaurants, night life entertainment centres, tour operations etc.
OPPORTUNITIES	THREATS
<ul style="list-style-type: none"> - Has basic support infrastructure which only needs to be upgraded. - Can offer more and better facilities than Chimanimani and Chipinge districts which have more attractive tourists sites - Opportunities for strategic alliance with local and regional tourist players and centres. - Government support of the sector - High agricultural potential of the area may attract many visitors whose aim is to buy the produce 	<ul style="list-style-type: none"> - Financial challenges may affect repair and maintenance of key infrastructure - Better tourist attractions and facilities offered in other areas outside of the town - Underdevelopment critical infrastructure and poor support services such as hospitals - Perceived country risk - Power outages and water shortages

CHAPTER SIX: POPULATION, EMPLOYMENT, INCOME AND EXPENDITURE

5.9 POPULATION DATA ANALYSIS

5.9.1 Household Demographics

A household questionnaire was used to determine the demographics of the households in the town. Information from this tool indicated that 560 people which is 69.7% of the respondents were married and 186 respondents (23.1%) were single. This points to a potential increase in population as there is always a higher probability of married persons having children. Single persons if they get married would also want to start a family hence there is always of potential for natural increase in the town's population. Assuming the sample is representative of the town's population, the majority of the people are in the sexual reproductive age group of between 18 and 50 years as 699 of the respondents, which is 89.6% of the respondents, are in this age group. This means that the town's population is young hence there is higher potential for increase in population through natural means. However, the higher level of literacy tends to mitigate as literate persons generally tends to prefer smaller family as they are more receptive to reducing family size through birth control. About 713 questionnaire respondents (88.68%) have a minimum of secondary school education.

5.9.2 Household Type

A household head is a member who is considered as such by the other members and is responsible for key decision making in the day to day running and management of household's affairs. Most of the households were male headed as indicated by 80.21% of the respondents while 18.2% are female headed. The prevalence of child headed, elderly headed and disable headed households is very low at 0.2%, 1.2% and 0.1% respectively. Social safety nets must be put in place to cater for these disadvantaged members of the community. The planning authority must ensure that the infrastructure and other social amenities are user friendly to the elderly and the disabled. Social welfare department must put in place programmes to also assist these groups. This information can mean that about 112 households are elderly headed, 19 are child headed and 9 are disabled headed. Although the number of disabled headed households is low, it doesn't mean that people with disability are few.

5.9.3 Population projections using 2012 and 2017 Census results

Population figures sourced from ZimStats census data from 1992 to 2022 show a steady

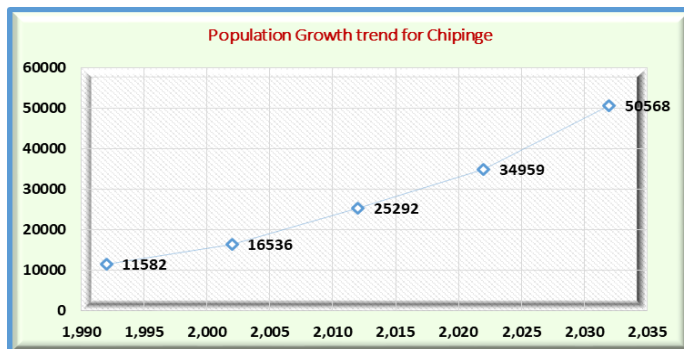


Figure 21: Population Growth Trend (Source ZimStat 2022)

increase in the town's population. In 1992, the town's census data shows that the town had a population of 11,582 people and this had increased to 34,959 by 2022 and is projected to be about 50,568 by 2032 as summarised in the figure

below. The increase in population has however not been met with an increase in availability of critical infrastructure as is indicated in the sections below as town planning is lagging behind population growth. This makes Master Plan production very critical as this will give indications on critical areas that the authorities have to focus on. Between 1992 and 2002, there was a 43% increase in population. It jumped by a percent increase of 10 between 2002 and 2012 as the population increased by 53%. However, between 2012 and 2022, there was a decrease in the town's population growth rate which went down to about 38% during this period (compared to 53% between 2002 and 2012). The increased growth rate in urban population can be attributed to a number of factors such as natural increase through child birth, rural to urban migration in search for better opportunities and reduced child mortality. The decreased growth rate can equally be attributed to a number of factors such as natural attrition through death which may be a reflection of more deaths than births and a reflection of poor health facilities, emigration to other places such as rural areas, towns, cities and countries and reduced family sizes due to birth control by the reproductive active population. The 53% increase in population between 2002 and 2012 coincided with the period when the country experienced some worst economic challenges characterised by hyperinflation of more than 500 million percent and recurrent droughts. The increase can be attributed to migration of people from the rural areas to urban areas in search for better opportunities. Generally there has been low migration of household heads into the town as information from household questionnaire indicated that only about 3.9% of the household heads had moved into the town from elsewhere. However, there has been a steady increase in household heads moving out of town from 2011 to date. Information from the questionnaire indicated that 25.81% of respondents indicated that household heads had

moved out of town between 2011 and 2020 and there was a sharp increase in emigration by household heads from 2021 to date as indicated by 48.39% of the respondents. The decrease experienced between 2011 and 2022 to date also coincided with the period when the economically active population within the country was generally migrating to the diaspora in search of better opportunities. This may be the reason why there is a decrease in population growth rate between this period. The economically active population is also the same that is reproductively active. The overall picture however is that the population is increasing so there is need for the planning population to put in place the amenities to cater for the growing population.

As indicated earlier above, several factors have contributed to the population growth of the town and these factors are both economic and natural. The average population growth rate since 1992 is about 4.2% per annum. Using the figure the projected population for Chipinge for the next 10 years is as summarised in the table below

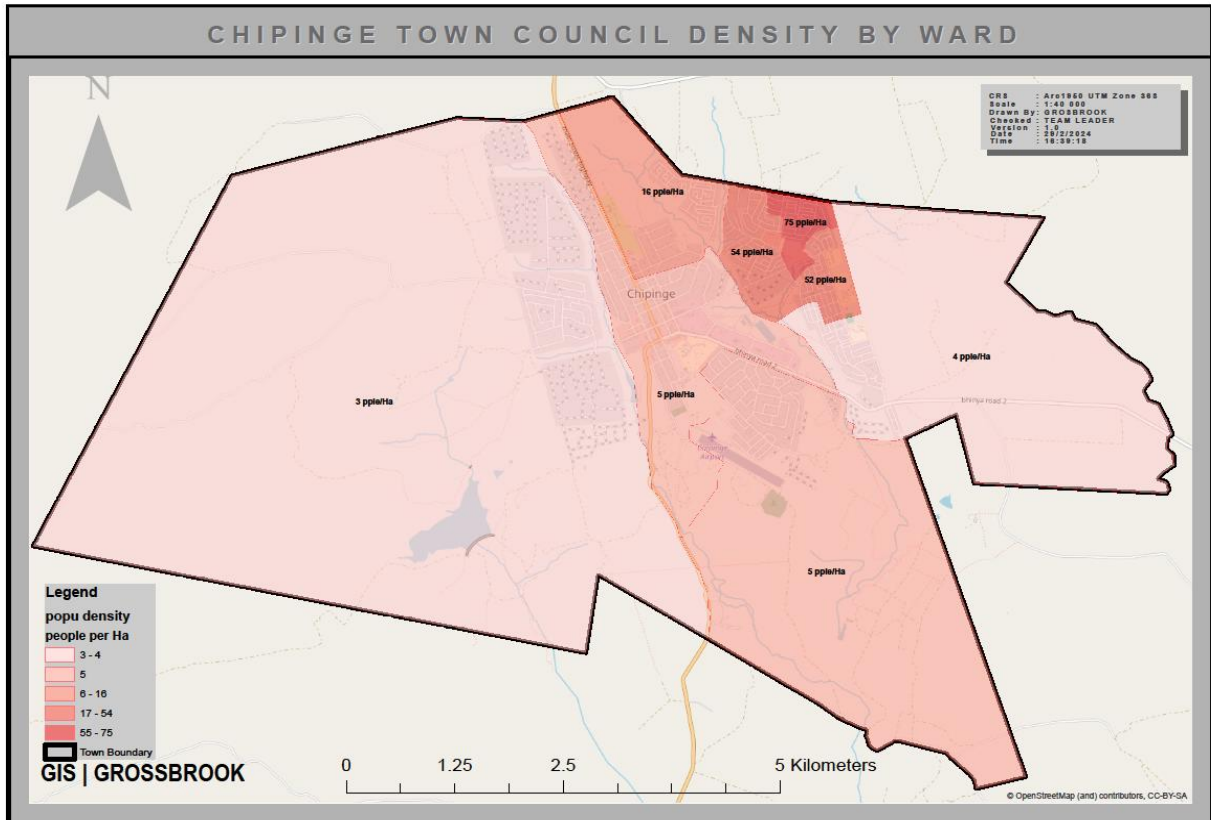
Table 6.1: Projected Chipinge Town Population Up To 2034

Year	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Population	34,959	36,532	38,176	39,894	41,689	43,565	45,526	47,574	49,715	51,952	54,290

The base population figure used is 34,959 persons which is the population figure from the ZimStat 2022 population census. The annual growth rate figure used was calculated using the population growth figures from 1992 to 2022 which on average is about 4.3% per annum. Using this figure, it is anticipated that after 10 years in 2034, the town’s population can be around 54,290 people. This means that the planning authorities must work with this figure in mind when budgeting for the town’s growth and provision of the necessary infrastructure, utilities and housing. Plans must be put in place to determine the town’s growth trajectory, whether vertically and/or horizontal and land for this purpose must be identified.

5.9.4 Population Density and Distribution

The town has a population of about 34,959 and a total area (based on the current boundary) of about 5,975.38 ha giving a population density of about 6 people per ha. The town is divided into 8 wards and the population density ranges from as low as 3 people per ha in ward 8 and as high as 75 people per ha in ward 3. Wards 1, 2, 3 and 4 where the high density residential areas are located have the highest population densities of 16, 54, 75 and 52 people per hectare respectively, followed by wards 6 and 7 where the medium density suburbs of the town are located. These two wards have a population density of 5 people per ha each. Ward 6 is the peri urban settlement normally called Matione village where people were resettled under model A1 resettlement programme. The population density in this area is about 4 people per ha and according to information from the planning authority, the average land holding per household is between 2 and 3 ha per household. Ward 8 is the largest and least populated of all the town's wards with a density of about 3 people per ha. This is the ward where the town CBD and low density suburbs are located. The rest is occupied by illegal settlers who have allocated themselves large pieces of land hence it is sparsely populated. Map 5 below gives a summary of the town's population density by ward and the table below also gives an indication of individual ward size and population



Map 6: Chipinge Town Population Density by Ward (ZimStat 2022)

Table 6.2: Summary of Ward Area and Population

WARD	AREA (Ha)	POPULATION	DENSITY
1	220.02	3,561	16
2	91.72	4,975	54
3	42.90	3,239	76
4	58.30	3,013	52
5	421.05	2,256	5
6	911.06	3,624	4
7	1,099.71	5,668	5
8	3,130.32	8,623	3
TOTAL	5,975.08	34,959	6

Source: ZimStat 2022

5.9.5 Age Structure

The population pyramid for Chipinge town is broad at the base and narrow at the top which is typical of the country's population. According to information from the 2022 population census, the population under the age of 19 years, which is normally associated with dependency as most persons in this age group are still at school constituted about 51% of the town's population which shows a very high dependency ratio. This was corroborated by the fact that 673 of the respondents (which is about 83.7%) indicated that they had dependents less than 21 years of age. This means that the town's population is young and may be a sign of high fertility levels among women of child bearing age and a decrease in child mortality. Generally, the relatively large household size is also an indication of high female fertility within the town. Information from household questionnaire administration indicated that 543 respondents (67.3%) had an average family size of between 3 and 5 people and 166 respondents (20.6%) had a family of between 6 and 10 persons which is an indication of high fertility among the town's female population. The high number of persons in the dependency age group is a pointer to the fact that Chipinge Town Council must effectively plan for essential services such as schools, clinics, recreational facilities for this age group. Besides these facilities, plans must also be put in place for economic development activities which will enable the persons in this age group to be able to earn a livelihood either through formal and/or informal employment. The economically active age group of between 20 and 59 years constitute about 47% which age group carries the burden of looking after the

dependency. Generally there are more females in all the age groups compared to males in the town. This is also in line with the national statics where there are more females than males. In all age groups, there are more females than males and this can be a pointer for potential increased population growth. The table and figure below give summaries of the town’s population distribution by age and gender

Table 6.3: Population Distribution by Age and Sex

AGE (Yr)	MALE	FEMALE	TOTAL
0 -9	4,473	5,357	9,830
10-19	3,626	4,343	7,969
20-29	3,358	4,023	7,380
30-39	2,494	2,989	5,482
40-49	1,070	1,281	2,351
50-59	502	601	1,103
60-69	235	281	516
>70	148	179	327
TOTAL	15,906	19,053	34,959

Source: ZimStats 2022 Census Report

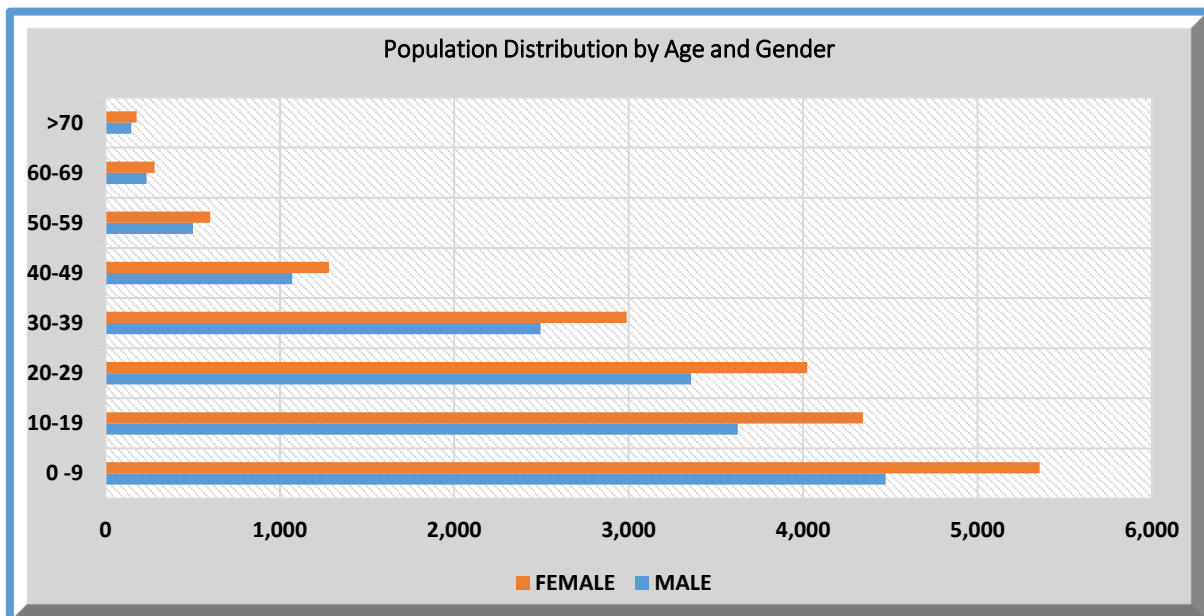


Figure 22: Population Structure of Chipinge Town

5.9.6 Migration

According to information from the 2022 census, a total of 1,771 (which is about 5.07% of

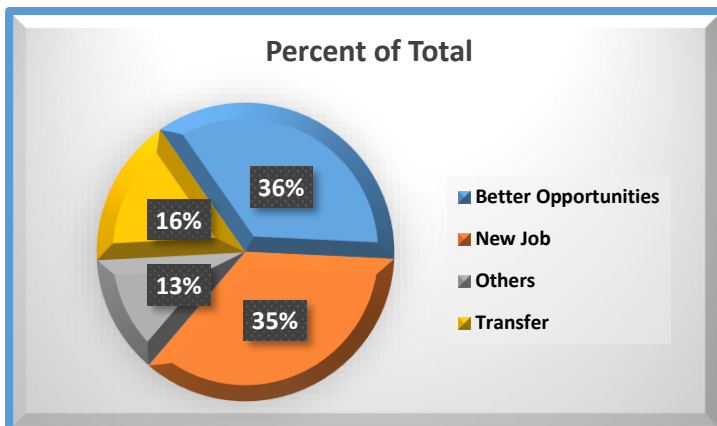


Figure 23: Reasons for Emigrating

the population) people migrated from the town to other towns/cities and countries. Of these, 1,130 were male and 641 were female. The high number of males emigrating from the town is a reflection of the patriarchal nature of the country where men are expected to fend for their

families hence have to move around searching for better opportunities. This was also corroborated by information from household questionnaire respondents where 2.8% of the respondents indicated that household heads have left the town for other cities/towns and countries. Two main reasons were cited for migrating to other regions and these are looking for better opportunities (36%) and the person had been offered a new job. Figure 24 gives a summary of main reason for emigrating

5.10 EMPLOYMENT

5.10.1 Trends in Employment

The land reform programme of 2000 and the recurrent droughts being experienced in the country as a result of global warming resulted in decline in agricultural production and productivity in most farming areas of the country. Some large scale commercial farms

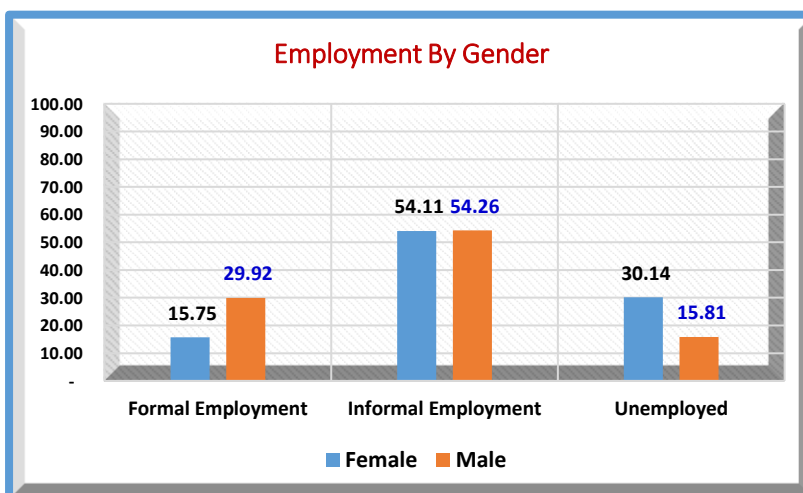


Figure 24: Employment Trends by Gender

that were around the town were acquired for resettlement purposes during the land reform programme, subdivided and allocated to model A1 and A2 farmers. This resulted in loss of employment as the land beneficiaries employed less

people than the previous commercial farmers. Most Model A1 farmers for instance are mainly engaged in subsistence farming meaning that the number of people they employ, if any at all, is very low. A case in point is Mist View farm where people are settled but there is not much in terms of agricultural production taking place. The lack of employment opportunities on surrounding farms has resulted in a lot of people migrating to the town in search for better opportunities and contributed to the high unemployment and informalisation of the employment sector. There are limited formal employment opportunities in the town as some such opportunities used to rely on activities on the farms as farmers would buy inputs and seek other support services from the town and some would also sell their products to wholesalers in town, and also because of the economic challenges that the country is facing that resulted in closure of some businesses. The low formal employment opportunities in Chipinge has resulted in increased informal sector activities. Field survey for the Master Plan production established that 26.7% of the respondents are formally employed, 53.6% are in the informal sector and 19.5% of the people are unemployed and Information from the household questionnaire indicated that, both men and women having more or less “equal” opportunities of being able to engage in informal sector activities, that men seems to have better chances of being in the formal sector than women and more women are unemployed than men as summarised in the figure 25 above.

5.10.2 Formal Employment

There are few formal employment opportunities in town mainly because the town has a weak manufacturing base and there is low demand of services from surrounding areas and within town for goods and services that may stimulate the growth of the formal sector.



OK Supermarket

Dairyboard Factory

Most people employed in the formal sector are in the public service, which include various government departments and ministries, the police and the nearby army base, services sector mainly the retail sector and agro processing. The retail sector is dominated by small outlets such as bottle stores, night clubs and small shops selling clothes and cheap electrical gadgets. There are few major retailers within the town and these include large supermarkets Pick'n Pay and OK. There is also a Delta depot which is involved in liquor wholesaling to all the outlets in town and surrounding areas. There are also few banks within the town that include CABS, POSB, CBZ and Agribank. Dairyboard factory is the only agro-processor in town despite the fact that there are many agricultural products that are produced within the district. The decline in formal employment opportunities within the town is evidenced by the closure of a number of financial institutions which used to operate in the town, the non-utilisation of the coffee processing plant and equipment at the Grain Marketing Board depot since its commissioning and the fact that capacity utilisation of the Dairyboard factory in Chipinge is currently at 75%. There are also a number of lodges and fuel service stations that also provide formal employment to the town's residents

In terms of formal employment, information from the household questionnaire respondents indicated that more male household heads, at 89% of the respondents are formally employed compared to female household heads (11%). This is despite the fact that female headed households constitute about 18.2% of household type and male headed house constitute about 80% of households. According to statistics from the questionnaire, there are no formally employed persons with disabilities which may point to a marginalisation of persons with disabilities.

5.10.3 Informal Employment

The informal sector dominates the employment sector in Chipinge and this includes illegal unregistered/pirate taxis commonly referred to as mshika shika, carpentry, welding, panel beating, motor mechanics, selling of primary agricultural products such as fruits and vegetables, and selling of second hand clothes, air time recharge cards among others and a number of SMEs operators. The informal sector is playing a critical role in Chipinge and some of the benefits from informal sector activities include reduction in crime rate as some people get employed, reduction in poverty among the residents

involved in informal sector activities and the sector is also providing technical training to school leavers who for one reason or another cannot access tertiary or vocational training. The pictures below gives a summary of some informal sector activities undertaken by the residents



Street Vendors

Informal Trader at Chikandiwa Complex

Unregistered Taxis Waiting for Customers

Carpenter

The proliferation of informal trading is a direct result of the economic challenges that the country is facing which has resulted in downsizing or closure of a number industries. Also, there has generally been low investment into the country mainly because of the perceived country risk. From focus group discussions that were carried out with the different informal sector players, there are a number of challenges/issues that need to be addressed by the local authority

- Operating space. Informal traders at the old bus terminus indicated that the local authority must avail adequate operating space from where they can operate from especially close to the residential areas for easier access by customers.
- Hygiene Facilities. All the current open spaces where some of the informal traders are operating from do not have adequate water and sanitation facilities.

- Permits and value for money. Those who are currently operating from the designated vending sites have not been issued with permits or licenses, as a result they are all treated as illegal operators and are made to pay fines as and when the town council feel like collecting money from the vendors and hawkers. According to the traders, the local authority is not providing any service but is just collecting money.
- Operators at Chikandiwa complex felt there was unfair competition from other traders who are operating in town at undesignated bus termini/pick up points. These traders are getting most of the customers yet they are not paying anything to the council.
- Access to capital. Because their operations are not licensed and most do not have permanent places from which to operate, informal sector players are finding it very difficult to access capital in order to grow their businesses.
- Safety at workspaces. The workspaces are generally not safe for women and other vulnerable members of the community.
- Day care centres. There planning authorities must ensure that there are public day care centres at the market places where women operate from. This will enable them to work freely while their children are being taken care of. Users of this service will however pay.
- There is need for local authorities and other stakeholders to provide business training to women, youth and other disadvantage informal traders.

In terms of “opportunities”, information from the household questionnaire indicated that it is 50:50 between men and women as 54.11% of the female respondents indicated that are into informal trading and also 54.26 of male respondents indicated the same. All informal traders interviewed indicated that they are not registered with the local authority and are operating without licences. The local authority needs to provide incentives for formalisation of the sector as this can be a good source of revenue. The elderly and people living with disability are also part of the informal sector.

5.11 INCOME AND EXPENDITURE

According to the Zimbabwe Vulnerability Assessment Committee (ZimVAC) 2022 report, the average household income in the country has been decreasing since 2019. In 2021,

the average household income was US\$75.00 and this went down to US\$57.00 in 2022. The decline can be attributed to a number of factors that include the outbreak of the COVID-19 in 2020 which resulted in the country being placed under extended shut down for long periods of time and this affected livelihoods activities of the majority of households, poor/low rain received which resulted in decline in agricultural production, and the general poor performance of the country's economy. These factors have resulted in the majority of citizens living under abject poverty and affected both urban and rural dwellers meaning that central government and the local authority need to try and reduce the effects of these factors (except COVID-19 which is now under control) in order to improve the household income of the majority of people who are poor.

5.11.1 Household Income

40.8% of the households interviewed stated that their monthly income is less than

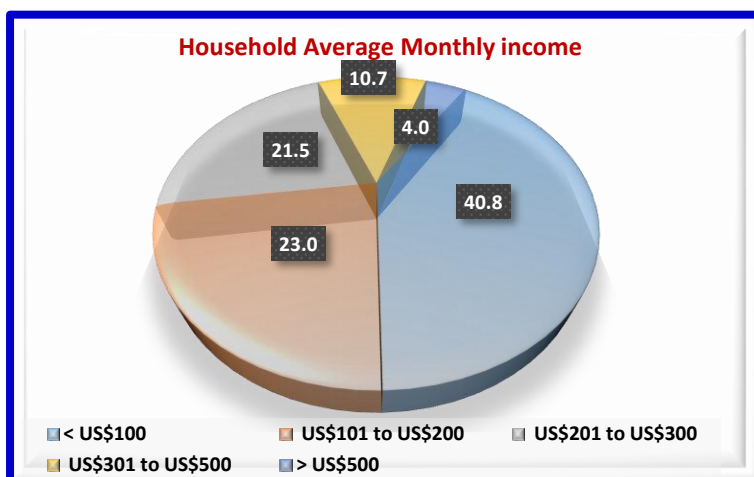


Figure 25: Household Average Monthly Income

US\$100.00 which is well below the Total Consumption Poverty Line (TCPL) of US\$250.00 (ZimStat 2023) for a family of five. 23% of the respondents indicated that they earn between US\$101 and US\$200 per month meaning that a total of 63% of the town's residence earn below the TCPL. Figure 26

gives a summary of average household income. This is reflective of the fact that most of the households' major source of income is from informal activities (53.6%) where the net returns are very low and competition is very high and also due to the fact that about 19.6% of the household heads are unemployed.

5.11.2 Sources of Income

There is now high level of informal employment in the country in general and Chipinge

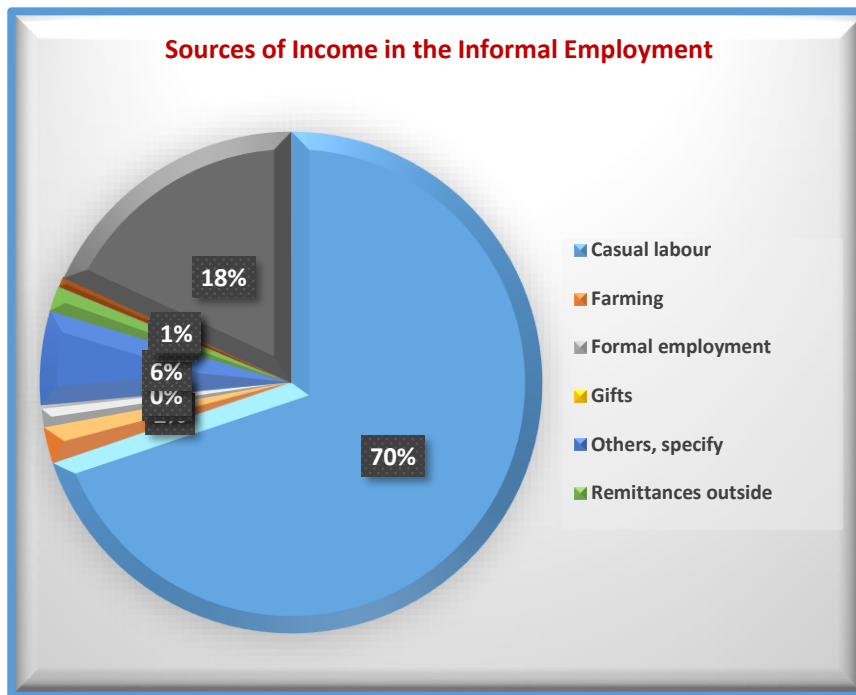


Figure 26: Informal Employment

town is not an exception. As indicated earlier on, information from questionnaire survey respondents indicated that 53.6% of the households are employed in the informal sector and about 26.7% of the respondents are employed in the

formal sector. This

means that the livelihoods of the majority of the people in the town is earned in the informal sector. Only about 19.5% of the respondents are unemployed. Most of those who indicated that their major source of income is the informal sector are mainly involved in the provision of casual labour (70%), followed by vending 18% and other support services that may be required within the informal sector. Figure 27 gives a summary of household sources of income for the informal sector. It is quite evident from the above discussions that there has been a significant downshift in the town's economy with the informal sector being a major player that can no longer be ignored by both the Local Planning Authority and the Government. The major challenge that was raised by respondents during focus group discussions was that there are few proper facilities for vending and other informal activities. Those who are into carpentry, welding, motor mechanics have occupied open spaces within the town from where they have set their operating bases while others are also operation from the backyards of their homes. The main challenge with the current open spaces where these informal traders are operating from is that they have limited or no sanitation facilities. There are also very few facilities for vending and most vendors are operating from the streets and pavements. This has resulted even in those operating from designated and proper facilities opting to trade

from the streets as they are getting less customers and on top of that they have to pay levies to the council. Those who are into manufacturing and fabricating are poorly equipped and as a result, their products are of inferior quality. Because of the informal nature of the livelihood activities of most of the town’s residents and the fact that most do not operate from fixed or designated places, accessing finance to expand their businesses becomes a very big challenge. The local authority has realised the need to allocate informal traders and SMEs not only for them to be able to be able to have somewhere to operate from hence may be able to access financial resources but also to bring order in the town. The authorities have made it part of the 10 year development plan to ensure that informal traders are allocated places from which to operate

5.11.3 Use of Household Income

Information from focus group discussions with randomly selected people in the town indicated that most of the income realised from their livelihoods activities is spend on education, food, and rentals in that order, as a significant number of people in the town do not own the houses that they are staying in. This was also supported by information from household questionnaire survey where 44.3% of the respondents indicated that

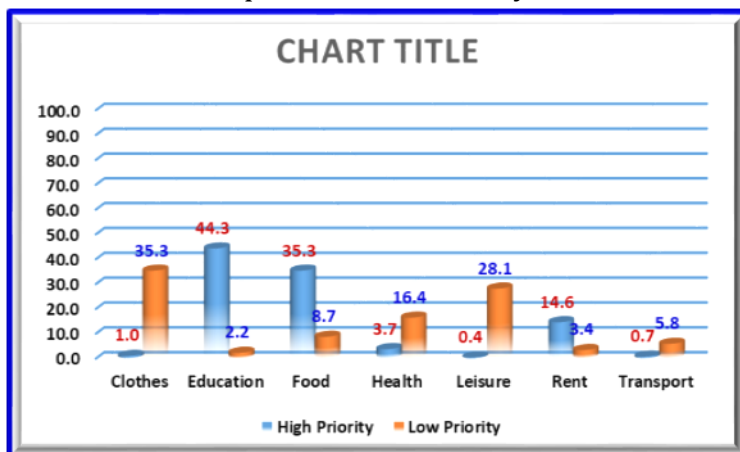


Figure 27: Priority Use of Household Income

education takes most of the household income followed by food (35.3%) and then rent at 14.6% as summarised in figure 28. It is important to note that clothing at 35.3% is given low priority together with health (16.4%) and leisure (28.1%). The respondents indicated that in terms clothing, they rely on second hands clothes that are sold by informal traders all over town and also that savings and investment was generally out of question as there is nothing left from their income to save or invest. This means that most households do not have any income for investment and are very vulnerable to livelihood shocks. Although education is given high priority in terms of income allocation, information from focus group discussions is that most households are struggling to pay school fees for their children even though most send their children to public schools where the school fees is

generally low. However, what is critical to central government and the local authority is that most respondents were of the view that the facilities and standards at these institutions have gone down. Information from ministry of education seems to corroborate as indications are that the teacher pupil ratio at 1 to 60, is high which is not very conducive for effective learning. In order to mitigate against the low income situation and high poverty levels, a small percentage (11.1%) of the respondents have agricultural allotments in the open spaces within the town, peri urban areas and even in the communal areas where they grow crops to supplement their food requirements and also as a source of income. It is important to note that council rates and levies are not part of the household expenditure but this is critical for smooth operation of the local authority in terms of service provision. The reason why this is not considered by most households is that there is apperception that not adequate service is being received from the local authority hence no need to pay. Council must ensure that there is improved service delivery to the residents and that measures are put in place that will encourage payment of rates and levies by the residents. As it is only large corporates who by virtue of their nature will only pay the rates.

5.11.4 Monthly Expenditure

Under normal circumstances, people generally spent what they earn. Once expenditure becomes more than income earned, there is a danger of falling into a debt trap. In terms of expenditure, generally most of the respondents are living within their means as the margin between what is earned and what is spent is slightly different, but with all categories indicating expenditure beyond what is earned. Information from household questionnaire administration indicated that 45.4% of the respondents spent less than US\$100.00 per month which shows a slight increase meaning that those spending less than they are earning may have something to save at the end of each month. Over expenditure is evident in those earning between US\$101 and US\$200 where there are more people spending more than what they are earning. Group discussions with residents indicated that this over expenditure is normally financed through debts. Table 4.3 below gives a comparative analysis of income against expenditure

Table 6.4: Household Income and expenditure

AMOUNT	INCOME		EXPENDITURE	
	Number	% of Total	Number	% of Total
Below US\$100	328	40.8	365	45.4
Between US\$101and US\$200	185	23.0	260	32.3
Between US\$201and US\$300	173	21.5	130	16.2
Between US\$301 and US\$500	86	10.7	39	4.9
Above US\$500	32	4.0	10	1.2

Source: Household Questionnaire Survey

5.12 OPPORTUNITIES AND CONSTRAINTS

There is potential to increase employment opportunities in the town through the establishment of industrial and commercial enterprises such as putting in place agro processing plants for various agricultural products that are produced in the district. For instance, the district has got very favourable climatic conditions for macadamia production and a number of other high value fruits such as avocado pears and bananas. The nuts are produced by both smallholder and large scale farmers and most of these farmers are selling raw unshelled nuts to middle persons who will then sell to processors, some who are outside the district. In some instances, the nuts are exported in their raw form thereby prejudicing farmers a lot of income. The nuts can be roasted and exported, edible oil can also be extracted for local consumption and/or export and the shells can be used for making very strong but light furniture which can be used in airlines. The same shells can also be used as processed organic fertiliser. Coffee processing can also be undertaken in the town and again, the district has the best climatic conditions and the largest area suitable for coffee production in the country. At present coffee processing is being undertaken in Mutare yet there is a processing plant at the Grain Marketing depot in Chipinge which has never been utilised.

The country and the district can push for the established of commodity specific special economic zones so as to be able to utilise the agriculture products produced in the district. Besides agro processing, the town can also provide services to farmers within the district as there is very high potential. Commercial stands can be set aside where equipment and machinery used by farmers can be repaired and maintained. Also spare

parts and other critical inputs required by farmers can sourced and be sold from the town. Currently such services are available in Mutare and as far as Harare. All these activities will improve the employment opportunities in the town and once value is added to primary products, they can be sold at higher prices which means that those employed will realise better income. Higher income will translate to more disposable income meaning that there will be demand for more goods and services some of which are produced by SMEs hence there will be a general improvement in the income across board. Farms around the town must be well planned and used for residential agriculture and land owners will then be engaged in market gardening. This is also in line with the local authority's thrust of having some of the prime peri urban land being incorporated into the town boundary and planned for residential agriculture. Intensive agricultural production will not only increase production of primary products which will feed into the agro processing sector but will also result in employment creation and more income to the community. Products from residential agriculture activities will be processed and/or packed and exported to neighbouring districts, provinces and countries. This will result in job creation. Focus must not primarily be on incorporating surrounding farms for development into residential areas and commercial stands but for continued intensive agricultural production.

CHAPTER SEVEN: SOCIO-CULTURAL AND ECONOMIC ACTIVITIES

7.1 EDUCATION

7.1.1 Primary and Secondary Institutions in Chipinge

In terms of basic education infrastructure and facilities, the town has got some although these may need attention. However, there are no facilities that cater for children with

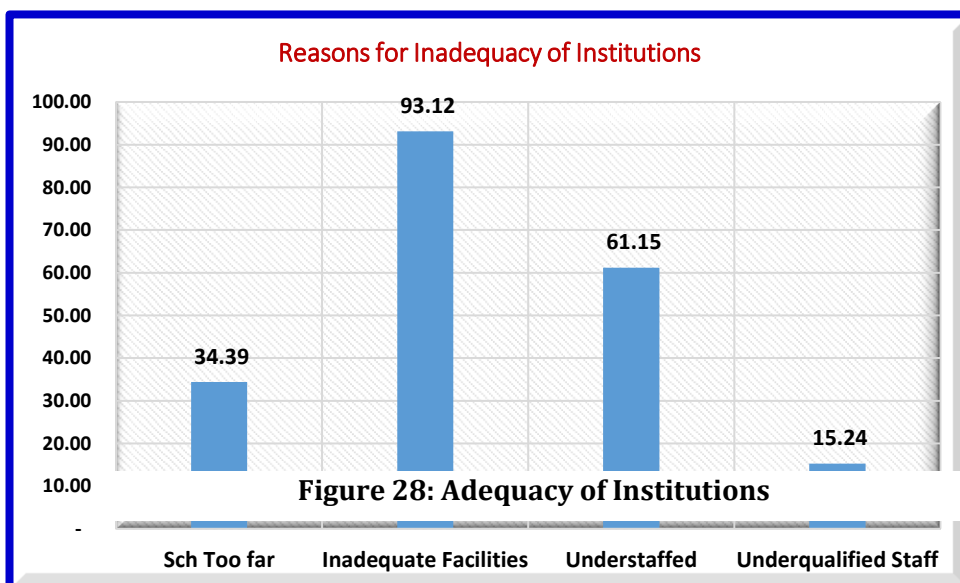
TYPE OF INSTITUTION	NUMBER
Pre School/ECD	20
Public	
Primary School	5
Secondary/High School	3
Total	8
Private	
Primary Schools	6
Secondary	4
Total	10

special needs such as the physically handicapped and/or those who are visual handicapped. The educational institutions in the town include pre-schools or early childhood development (ECDs) centres, primary schools, secondary/high schools and one vocational training centre. Some of the educational institutions are public owned while others are privately owned. Information obtained from Ministry of Primary and Secondary Education indicated that there are 20 preschools, 5 primary

and 3 secondary public schools and 10 private primary and secondary schools in the town. The high number of private institutions is an indication of the inadequacy of public institutions which are generally affordable to most members of the community.

7.1.2 Adequacy of Facilities

In order to meet the increasing population, additional schools were built mainly by



private sector players and these include both primary and secondary/high schools. Despite, the establishment of new schools, it seems like there is still a shortage of schools in the town

both quantitatively and qualitatively. The inadequacy of the schools is also supported by the fact that 66.9% of questionnaire respondents indicated that educational facilities in their respective areas are not sufficient in terms of numbers. The reasons for insufficiency of educational facilities given are summarised in the figure 29 In quantitative terms, the schools are not sufficient and this was supported by the fact that 34.39% of the respondent from household survey indicated that the schools are far away and 93.12% of the respondents indicated that facilities are not adequate. Qualitative insufficiency could be explained by the fact that 61.15% of the respondents indicated that the schools are understaffed and is further explained by the low teacher to student ratio, which according to the ministry is around 1 to 60 at primary school level instead of the recommended 1 to 40, and about 1 to 50 instead of the recommended 1 to 35 at secondary level. If the facilities are not adequate and schools are understaffed, it means that the pass rates will be generally low, which is an indication of qualitative aspect of the schools. The proliferation of private schools which charge school fees exclusively in United States dollars and which are generally beyond reach of many poor urban residents is also an indication of the inadequacies of public educational facilities. These institutions are trying to fill in an identified gap with the only challenge being the cost of their services. The inadequacy of educational facilities was also acknowledged by the town councillors who indicated that in newly developed residential areas, there are no schools which means that children have to travel long distances to the next suburbs where schools are located. The issue of long distance travelled to get to schools was supported by the fact that only 35% of the respondents indicated that their children travel less than 1km to get to school. All the councillors indicated that additional schools are required for the current and projected population of the town.

7.1.3 School Going Population

According to information from ZimStat 2022 population census report, the total population of school going age group in Chipinge town, which is between the ages of 4 and 24 years, is about 17,672. Out of this population, 71.6% or 12,663 were attending schools in 2022 and the remaining 28.4% were not attending for a number of reasons.

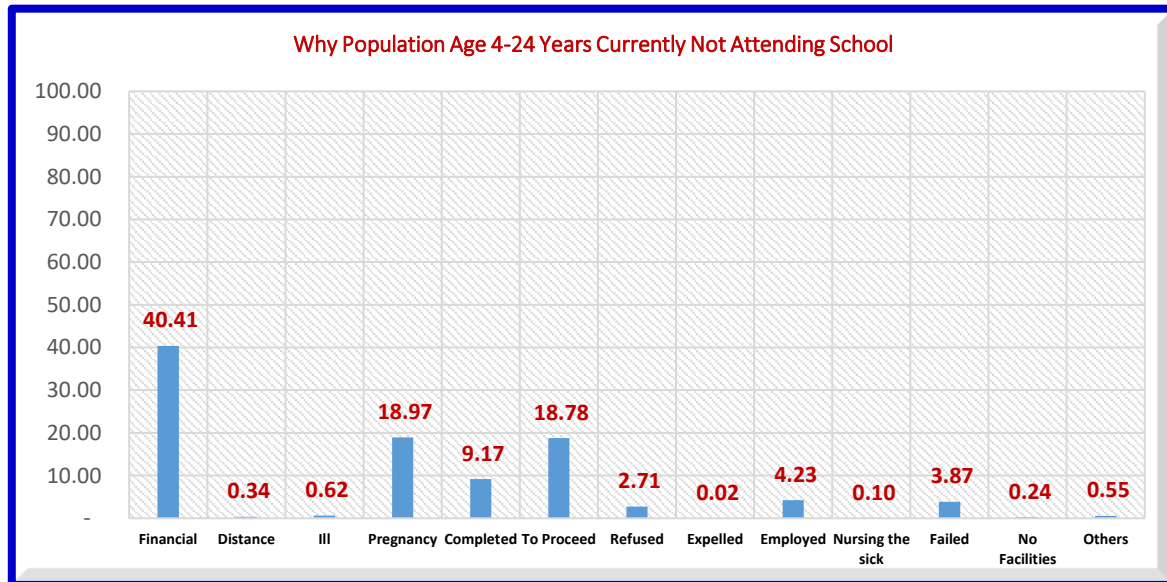


Figure 29: Population 4 to 24 Not Attending School (ZimStat 2022)

Information from household questionnaire survey undertaken during the study indicated that 76.9% of the respondents had children of school going age. From the 2022 population census data, there are number of reason why some of the remaining 28.4% of school going population is not actually at school, with the main reason being financial challenges as indicated 40.8%. Figure 30 below gives a summary of the reasons why some of the school going children are not attending school

Although finance is the major reason why some of the children of school going age are not attending school, information from household questionnaire survey indicated that in terms of household expenditure, education is the major item of expenditure as indications are that 44.3% of the household resource envelope goes towards education. The fact that the majority of those not going to school is because of financial challenges may be an indication that most households have low disposable income and that the cost of education is beyond reach of a sizeable percent of the population. In terms of school attendance, there are more girls than boys in the school going age who are attending school. Of those that are attending school, 54.48% are female with males constituting the

remaining 45.52%. This may be more of a reflection of the population than preference for females as generally there are more females than males. However, when it comes to those that have never attended school, there are more females than males as 66.59% of those that have never attended school are females.

Table 7.1: Population Age 4 Years and above by School Attendance

EVER ATTENDED SCHOOL			NEVER ATTENDED			NOT KNOWN		
Male	Female	Total	Male	Female	Total	Male	Female	Total
13,599	16,273	29,872	422	841	1,263	26	39	65
45.52	54.48	100	33.41	66.59	100	40.00	60.00	100

Source: ZimStat 2022

7.1.4 Enrolment

The enrolment figures for primary and secondary schools in the town have been increasing, a trend which is consistent with the general population growth of the town. As of 2024, the enrolment at the public schools in the town are as summarised below.

7.1.4.1 Primary School Enrolment

There are 5 public primary schools in town whose total enrolment is as summarised in figure 31 below

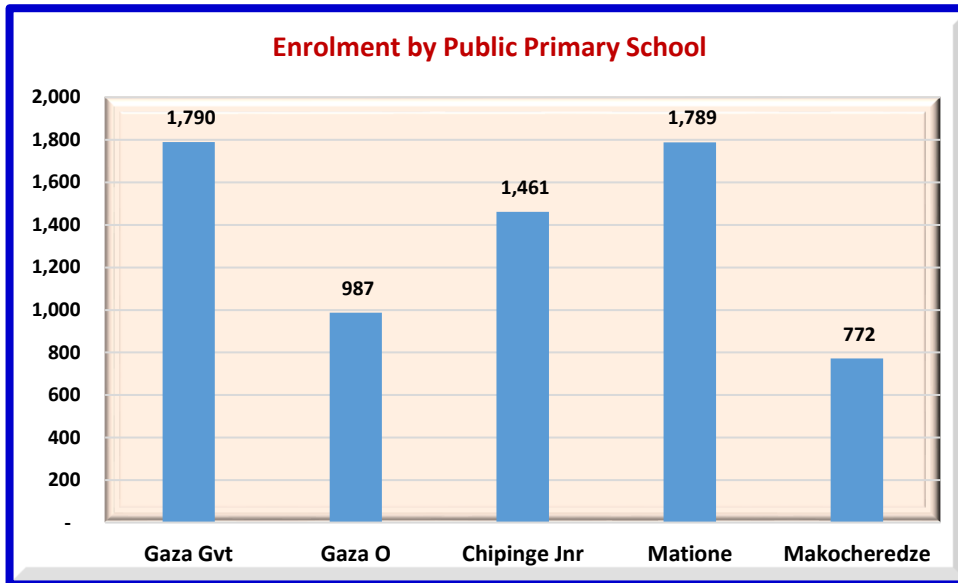


Figure 30: Enrolment: Public Primary Schools (Ministry of Primary and Secondary Education)

7.1.4.2 Secondary School Enrolment in Chipinge

There are 2 secondary schools and one high school in the town whose enrolment is as summarised below

Table 7.2: Public Primary Schools Enrolment

INSTITUTION	TOTAL
Chipinge Secondary School	787
Gaza High School	2,004
St Kelvin Secondary School	-

(Source: Ministry of Primary and Secondary Education)

The enrolment for Chipinge and St. Kelvin secondary schools combined is 787

Another trend from the enrolment is the fact that more than half (59.1%) of the primary school children are “lost” or not accounted for at secondary school level within the town and this can be attributed to a number of reasons such as school dropout due to financial challenges, inadequate secondary school facilities within the town hence pupils end up going to other schools within the district, province or the country at large and/or that the children join the informal sector in order to try and earn an income. The “loss” or “unaccountability” of primary school children at secondary school level is attributed to most if not all of the above factors. Information from household questionnaire survey show that secondary schools are not adequate as shown by 89.8% of the respondents.

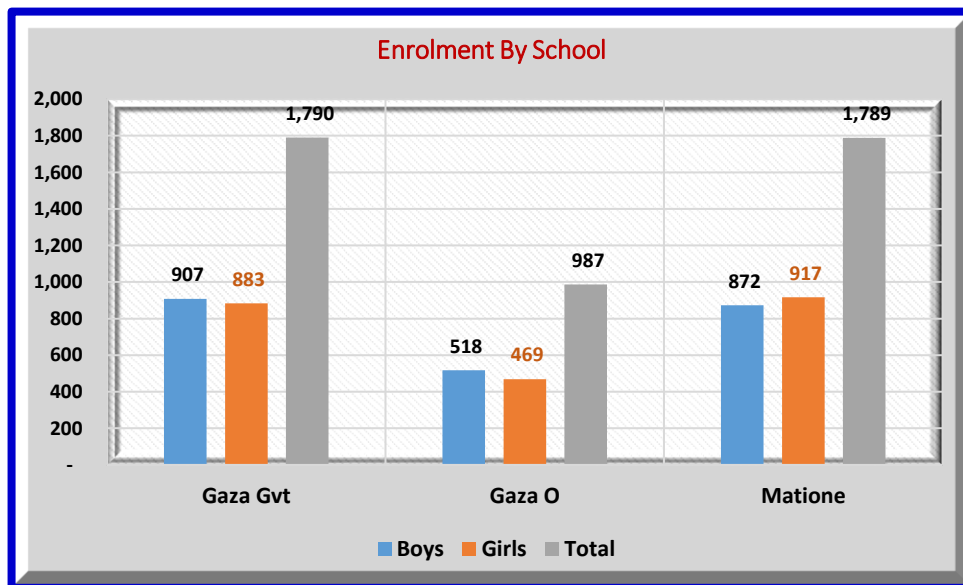
This is also supported by information from the Ministry of Primary and Secondary Education which projected that in order to meet the secondary education demand in the short to medium term, the town needs an additional 2 secondary schools. From a planning perspective, the site for these two schools must be identified and reserved for this purpose. Besides quantitative issues, there are also qualitative reasons for the “loss” of primary schools children to other secondary schools outside the town as indicated by the fact that according to the ministry, technology for learning is available but not adequate for use by all pupils and also learning resources are available but not adequate for use by all pupils.

7.1.5 Distribution and Enrolment Characteristics of Primary Schools by Suburb

7.1.5.1 Gaza High Density Area

There are three primary schools in Gaza high density area namely Gaza O primary school, Gaza Government primary schools and Matione primary school. According to information from Ministry of Primary and Secondary Education Chipinge district office, the total enrolment for the three schools is 4,566 pupils of which 2,297 are boys and 2,269 are girls. The 2024 enrolment figures for the 3 schools are shown in Figure 32 below.

Figure 31: Primary School Enrolment Figures in Gaza



Source: Ministry of Primary and Secondary Education (2024)

There are more boys than girls enrolled at Gaza Government and Gaza O primary schools. However, at Matione primary school, there are slightly more girls enrolled than boys. Taking into consideration the ideal enrolment for primary schools of 1,120 students, the area is in need of four (4) schools, indicating that there is need for an additional primary school in or around Gaza high density suburb. However, it is important to note that some of the primary school children attending these schools come from areas outside of the suburb hence if schools are established in the areas outside Gaza residential area, the need for an additional school in the suburb may fall off in the short term. That an additional school is required is also supported by the fact that information from household questionnaire survey undertaken under the current study indicated that about 73% of the respondents in Gaza high density area indicated that there is need more primary schools as the current facilities are not adequate for the population which also keeps growing. Ministry of Primary and Secondary Education also confirmed that the current number of primary schools in the town is not sufficient for the current student population. A number of private primary schools have also been established in the area but these are generally more expensive for the populace, the majority of whom are low income earners.

7.1.5.2 Usanga Residential Area

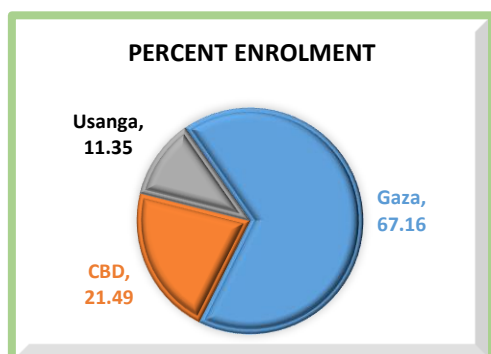
There is only one primary schools in Usanga residential area, namely Makocheredze primary school. The school has a total enrolment of 772 pupils of which 391 are boys and 381 are girls. Based on the ideal primary school enrolment of 1,120 pupils, no additional school is required in this area in the short to medium term.

7.1.5.3 Central Business District

There is only one public primary school located in the central business district namely Chipinge Primary school. The current enrolment of the school as at January 2024 according to the Ministry of Primary and Secondary Education is 1,461 pupils of which 745 are boys and 716 are girls. There is need for an additional schools if one considers the ideal primary school enrolment of 1,120 but such a school cannot be located in the central business district as there is no adequate space for an additional school and also due to the fact that most children who attend this school are from residential areas outside of the CBD.

7.1.6 Consolidated Distribution of Primary School Student Population

The total number and primary schools in the town is as summarised below. There are 3



public primary schools in Gaza high density area namely Gaza O, Gaza Government and Matione, one primary school Chipinge Junior is located in the central business district and Makocheredze primary school is located in Usanga residential area. Gaza therefore has the highest number of

Figure 32: Primary Schools Enrolment

schools and enrolment with the number of children attending these schools constituting about 67.16% of the town’s total enrolment. This is followed by the central business district where Chipinge Primary school is located at 21.49% and then Usanga residential area at 11.35%. Figure 31 gives a summary of primary school distribution and enrolment while table 8.3 gives a summary of the inadequacy of primary school based on household questionnaire survey

Table 7.3: Summary of the Inadequacy of Primary School

LOCATION/ARE A	INADEQUATE	ADEQUATE	TOTAL	INADEQUATE % POPULATION
Aerodrome	12	4	16	75.00
CBD	25	17	42	59.52
Gazaland	149	107	256	58.20
Usanga	51	14	65	78.46
St Kelvin	38	40	78	48.72

Source: Study Household Questionnaire Survey 2024

7.1.7 Consolidated Need for Additional Primary Schools in Chipinge Urban

Information from Ministry of Primary and Secondary Education and from the ideal primary school enrolment figure of 1,120 shows that there is need for 2 new additional primary schools in the town. The inadequacy of the schools was also confirmed by the council chairperson who indicated that indeed there is need for additional primary schools especially in new areas that are currently being developed such as the Medium Density and Low Density suburbs. There are no schools also in the informal settlements

and there is need for planning for these as eventually they will be regularised and incorporated into the town. This situation is partly because of pupils coming from areas outside of the town's boundary from nearby peri urban areas. It would be ideal if such areas become part of the town so that all planning is done with such people in mind and the population from such areas is known so that adequate facilities are put in place. Suitable sites in terms of catchment area and area required for development such as school buildings and sport fields must be identified so that they (schools) are located at strategic places and are accessible to children from areas where there are no and/or fewer public primary schools. 66.9% of respondents indicated that there is need for additional schools in all residential areas as some newly established areas do not have schools and children are walking long distance in order to get to the nearest schools. This is especially tough for the juniors (grades 1 to 3) especially during the cold winter months and during the rainy season.

Areas like Gaza high density area may need additional schools due to high population but suitable sites/land for construction may no longer be available within the current town boundary hence the schools may not be constructed in such areas but at strategic locations where adequate facilities can be put in place but at the same time as near as is possible to such residential areas. Generally where possible new schools should be constructed rather than upgrading existing schools in order to reduce overpopulation as this can be disastrous in the event of an outbreak of contagious/communicable diseases such as COVID-19 and cholera. There is need for various partners (Council, parents, Churches and the corporate sector) to participate in the funding/construction of educational facilities in order to relieve pressure on government.

7.1.8 Distribution and Enrolment Characteristics of Secondary Schools by Suburb

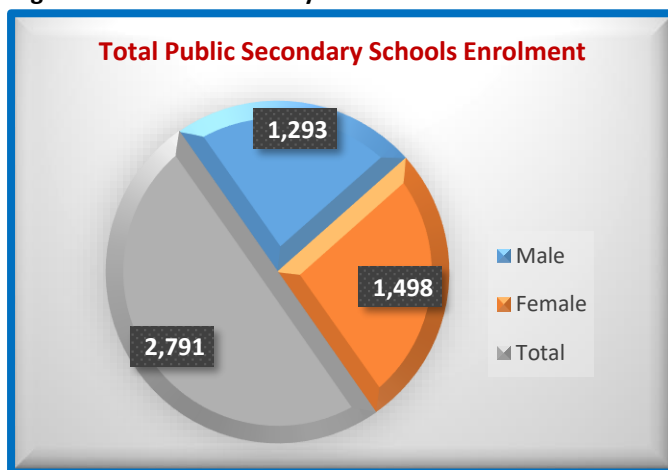
7.1.8.1 Characteristics of Secondary Schools

There are fewer secondary/high schools in Chipinge town than there are primary schools. This is one reason why there is a "loss" of primary school graduates in the town. The secondary schools found in the town are both public/council and privately owned and most of them are located in the central business district. There are 3 public and 4 private secondary/high schools in Chipinge urban. Most of private secondary/high

schools are located in and around the central business district. Gaza high density area has 2 secondary schools, Gaza High School which is a public institution and the other secondary school is a private institution. In and around the central business district, there are a number of secondary/high schools with Chipinge Secondary being a public institution. The four private secondary/high schools in and around Chipinge CBD include Dombera, Herential, High Achievers and Oasis. In Usanga residential area, there is only one secondary school namely St. Kelvin High Schools.

7.1.8.2 Enrolment Characteristics of Secondary Schools

The total enrolment for the three public schools are summarised figure 33. There are more girls than boys attending secondary school although enrolment at primary school level shows that there are more boys than girls at this level. Assuming that those who attended public primary school proceeded to acquire secondary education from public schools, the “loss” of pupils during this transition is about 59%. This means that more than half of primary school children in the town have to seek secondary education in other institutions either within the town (private schools) or from other institutions within the district, province or other provinces. According to information obtained during group discussion with some of the residents, there is need for more public secondary/high schools within the town as most cannot afford to pay school fees charged by private institutions in the town.



Source: Ministry of Primary and Secondary

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7.1.9 Characteristics of Public Schools by Residential Areas

7.1.9.1 Gaza Residential Area

Gaza high density area has 1 public secondary school which is Gaza High School and the school has a total enrolment of 2,004 of which 920 are boys and 1,084 are girls according to information from Ministry of Primary and Secondary Education. According to the ministry, the school has a staff compliment of 71 teachers and this gives a teacher to

student ratio of 1 to 28 which is slightly higher than the recommended ratio of 1 to 20 for a high school. Although there is no double shift at the school, there is need to decongest the institution by establishing another secondary school either within the same area or at another strategic place within the town.

7.1.9.2 Usanga Residential Area and the Central Business District

One public secondary institution, St Kelvin Secondary School is located in Usanga residential area. The school is the third secondary in the town but its enrolment is considered under Chipinge Secondary School. Chipinge Secondary School is located in the CBD next to Chipinge Junior School. St Kelvin and Chipinge Secondary schools have a combined enrolment of 787 students of which 373 students are boys and 414 are girls.

7.1.10 Consolidated Need for Additional Secondary Schools in Chipinge

From the above discussion and from information provided by the Ministry of Primary and

LEVEL	AVAILABLE	VARIANCE
Secondary	3	2
Advanced	1	2
TOTAL	4	4

Secondary Education, there is a need for 2 new additional secondary schools in Chipinge Urban. The schools must be located at strategic places so that they become accessible to

children from residential areas where there are no and/or fewer public secondary schools. Currently the town has only one high school so in order to cater for the current student population and those to be produced from the additional secondary schools, there is need for 2 additional high schools as summarised in the table below. The construction of additional secondary/high schools is also important as this will reduce the number of children who have to seek secondary education outside of the town.

7.1.11 Tertiary Institutions

Tertiary institutions are critical for manpower development of the country in general and



different spatial areas in particular. Currently the town has no operational university although there are plans to establish 3 universities with 2 being church owned/privately owned universities and the other being a state university. According to information from household survey, 99.1% of the respondents indicated that there are no tertiary

institutions in Chipinge. The state university will be a faculty under Manicaland State University which will primarily focus on horticulture. One of the church university will be owned by the United Church of Christ Zimbabwe (UCCZ) and the other one will be owned by ZAOGA. The university to be established by UCCZ will be called Gazaland University and already there are some activities taking place in terms of establishment of the campus. The local Member of Parliament and the local authority also indicated that land for the university to be established by has already been identified and allocated to the organisation but ZAOGA indicated that the land is not sufficient for their needs. Land for the State University has also been identified but there are still some issues that need to be resolved. Mutare Polytechnic is also in the process of establishing in the town. The fact that there were no tertiary institutions in the town for a long time may partly be the reason why there are fewer persons with tertiary education in town.

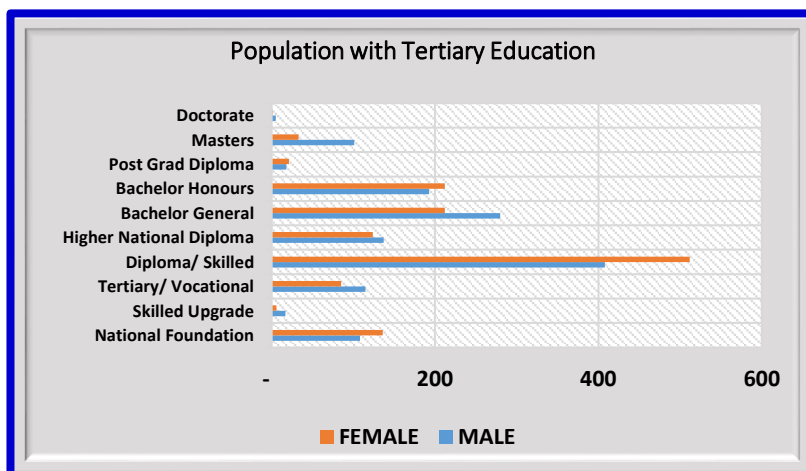


Figure 34: Population with Tertiary Education (ZimStat 2022)

According to information from the 2022 census, only 7.8% of the population in Chipinge had degrees or higher qualifications. This is almost the same as information from household questionnaire survey where 7.7% of the

respondents indicated that they were degreed or had had higher qualification. It is critical

to note that these figures may not be reflective of the number of degreed persons from the town as some people got employed elsewhere. What is a fact however is that if the three universities are to be established in the town, more students from the town will be enrolled as this will be cheaper for the local students. Generally, there are more men with tertiary qualifications when compared to women as shown by the figure 34. This is despite the fact that there are more women who have high school qualifications than men (see table 8.1 above). The majority of the people with tertiary qualifications have diplomas, followed by general bachelor's degrees with very few people having doctorates.

7.2 HEALTH

Health facilities in the town of Chipinge are provided for by the central government, the local authority which is the town council and some private players. There is one referral hospital, the Chipinge District Hospital which is a government institution, two council clinics and a number of private surgeries and clinics. The district hospital is located on the outskirts of the central business district and the 2 council owned and operated clinics within the town are in the residential areas with one clinic in Gaza high density area and the other in the central business district. Besides these publicly owned facilities, there are privately owned and operated health facilities which are dotted all over town. The majority of people in the town seek medical assistance from council clinics and the district hospital as indicated by 78.9% of the questionnaire respondents. Others who are better resourced seek assistance from private institutions where the cost is high but the service is good and there are a minority group who believe in divine intervention and traditional medicine. Table 7.4 below gives a summary of the health institutions in Chipinge

Table 7.4: Health Institution in Chipinge

CLINIC	LOCATION	OWNERSHIP	MAIN SERVICES OFFERED
Gaza Clinic	Ward 6	Town Council	Antenatal Care, postnatal care, immunisation, treatment, HIV services, dispensing of medicines
Town Clinic	Ward 5	Town Council	Antenatal care, postnatal care, immunisation, treatment, HIV services, dispensing of medicines
Zimbabwe Republic Police	Ward 7	ZRP	Treatment, dispensing of medicines
Chipinge District Hospital	Ward 5	Government	All health services.
Donald Lamond Clinic	Ward 8	Mission	Antenatal care, postnatal care, immunisation, treatment, HIV services, dispensing of medicines
Averst Clinic	Ward 8	Private	Treatment
Mapamba Clinic	Ward 2	Private	Treatment
Chipinge Medical Centre Hospital	Ward 5	Private	Treatment, maternal services and other health procedures
Ozimed Surgery	Ward 5	Private	Treatment
Adipern Surgery	Ward 5	Private	Treatment
Chipinge Eye Clinic	Ward 5	Private	Treatment
Eye Centre Clinic	Ward 5	Private	Treatment

7.2.1 Chipinge District Hospital

The district hospital caters for urban residence as well as those from other parts of



Chipinge districts where such facilities do not exist. Most posts for authorised staff establishment are filled with notable vacancies being in the nursing and environmental health section as indicated in the table below. According to information from panel group discussion with health staff at Chipinge district hospital, registered general nurses are

generally reluctant to be posted in areas considered to be “remote” such as Chipinge and there is need to incentivise them through the provision of government housing and/or for the town council to avail residential stands to health personnel for them to build their own houses. Some key departments/units at the health institution include Rehabilitation, Dental, Accounts, Maternity, Human Resources, Administration, Theatre, Out patients, Laboratories and Diagnostics and the institution has a mortuary with a carrying capacity of 18 bodies. Generally the capacity of most of these departments/units in terms of service provision is over stretched to breaking point as the institution was originally planned for a smaller population and the increase in the town’s population has not been met with the expansion/upgrading of some of the key health provision departments. For instance, the maternity unit can safely carry up to 40 pregnant women (40 beds) but information from panel group discussions indicated that most of the time there are more than 50 pregnant women admitted to the unit. Because of inadequate affordable health centres in the town, the hospital is not being exclusively used as a referral centre for major health conditions but also caters for primary health care issues.

Table 7.5: Chipinge District Hospital Staff Compliment

DESIGNATION	AUTHORISED ESTABLISHMENT	IN POST	VACANT
Doctors	4	5	0
Nursing	181	170	11
Environmental Health	59	25	34
Physiotherapist	3	3	0
Pharmacy	4	5	0
Radiography	4	2	2
Nutrition	9	7	2
Oral Health	3	2	1
Laboratory/Pathology	5	3	2
Human Resources	4	4	0
Finance and Administration	64	57	7
Records and Information	5	4	1
STI, HIV & AIDS and TB	1	1	0
Surveillance & Health Information Systems	2	1	1
TOTAL	348	289	59

7.2.2 Challenges and Planning Issues: Chipinge District Hospital

7.2.2.1 Water

Supply of running water to the hospital has now become a challenge yet the institution requires continuous supply of running water. The institution used to get almost adequate water from the town council but at the time of the study, water was available twice a week between 8 and 11 in the morning. In order to mitigate water shortage, there is one functional borehole but this cannot meet the institution's water requirements. An additional borehole was also drilled but this is yet to be commissioned. There is need for a bigger reservoir to be constructed so that once filled, will be able to supply adequate water for some days to the hospital. However, the town council with the assistance of UNOPS is in the process of upgrading the main line from Bangazani dam to the water treatment works and from the treatment works to various reservoirs which is going to go a long way in resolving the water challenges to the hospital and the town in general.

7.2.2.2 Sewer

Currently, the hospital uses septic tanks which tend to fill up within three or four months. The major challenge comes when it comes to emptying the tanks as there is almost no one who provide such services in the town. This calls for the redesign of the sewer system so that the septic tank system is done away with and the hospital sewer system is joined to the town's main line which discharges into the sewage ponds. This will eliminate the need for regular emptying of the septic tanks

7.2.2.3 Electricity

The hospital, like any other institution is also affected by load shedding. In order to reduce the effects of load shedding, a solar plant has been established and a standby generator has also been procured and installed. The main challenge is that these standby facilities cannot power the entire hospital so supply has been limited to critical areas such as the mortuary, theatre and critical wards. The generator and the solar power units cannot run the laundry section so there will be accumulation of dirty laundry if there is prolonged power outage. Critical institutions should as much as possible be spared from load shedding.

7.2.2.4 Staffing

Qualified staff are generally reluctant to come and work in faraway places such as Chipinge hence the shortage of staff. In order to attract and retain qualified staff, there is need for government to provide staff accommodation as an incentive. The town council can also assist in this regard by availing residential stands to critical staff so that they can build their own houses. Favourable payment terms may be structured for critical staff. There is need for the establishing of a nurses training school at the hospital and recruitment must deliberately target locals who are already domiciled in the town/district.

7.2.2.5 Infrastructure and Equipment

Most of the departments/units have indicated that there is inadequate infrastructure and equipment. Modern state of the art equipment and infrastructure must be put in place in order to be able to cater for the town's growing population. The infrastructure to be put

in place must take into consideration the general hazards associated with the region that include earthquakes and cyclones.

7.2.3 Clinics

There are 2 council clinics in Chipinge, one in Gaza high density area ward 6 and another in the central business district in ward 5. There are plans to establish a third clinic in Usanga residential area.

7.2.3.1 Gaza Clinic

Gaza clinic primarily focuses on provision of primary health care to residence of Gaza high density area, Matione village and other peri urban settlement just outside Gaza. In terms of staffing, the clinic is manned by 3 nurses, 3 nurse aides, an environmental health technician (EHT), 1 general hand and 1 dental assistant. It is not served by a doctor which means that patients with major health conditions are referred to Chipinge district hospital. The major focus of the clinic besides attending to common ailments, include antenatal care, postnatal care, immunisation, treatment, HIV services and dispensing medicines. The facility does not offer 24 hour service and there is no ambulance. All emergence cases are automatically taken care of by the district hospital. The clinic requires an additional nurse and a field orderly

7.2.3.2 Town Clinic

Another council clinic is located in the central business district, which is ward 5 and provides services to people from other areas where there are no clinics or whoever can access it. In terms of staffing, the clinic is manned by 3 nurses, 3 nurse aides, an environmental health technician, 1 general hand and 1 dental assistant. It is not adequately staffed and requires an additional nurse and an EHT. The services offered by this clinic are the same as those offered by the clinic in Gaza high density area and these include antenatal care, postnatal care, immunisation, treatment, HIV services and dispensing of medicines. It has no doctors so any patient with a major condition is automatically referred to the district hospital

7.2.4 Adequacy of Health Facilities

According to information from panel group discussion with the heads of different units, the district hospital needs to be expanded to cater for growing population. However, the major challenge is that at the present site, there is limited room for expansion and it may be difficult to undertake major civil works while at the same time the hospital is fully operational. This may necessitate the translocation of the hospital to a new site where adequate facilities can be constructed. If the hospital is relocated to a new site, the present facility can be turned into a poly clinic which can then provide a number of health services. If land and a suitable site is limiting, the hospital can be expanded upwards at the present site. This option, although it has challenges, can be adopted as its main advantage is that it will not demand additional prime land hence limited loss of agricultural land that surrounds the town. The major limitation is that during expansion, there will be a lot of noise and wastes which is not a good environment for recuperating patients. According to 88.1% of the household questionnaire respondents, the health facilities in the town are not adequate. This was more so with specific reference to public and town council facilities which are within reach of the majority of the residents. Only about 10.8% said that the facilities are adequate. A very small percentage of the respondents (1.1%) indicated that they are not sure of the adequacy or otherwise of the health facilities. It was noticed that this group does not seek medical assistance from conventional facilities but from traditional healers and/or Church pastors. Table 7.6 below gives a summary of the adequacy of health facilities in the town. That the facilities are inadequate also came out during panel group discussions with health personnel at the district hospital and from the town council. According to information from the town council, 4 additional clinics are required, one each in wards 1, 7 and 8 and another in Reit Vile.

Table 7.6: Summary of Adequacy of Health by Residential Area

RESIDENTIAL AREA	% RESPONDENTS		
	No	Not Sure	Yes
High Density	88.74	1.57	9.69
Low Density	86.77	-	13.23
Medium Density	87.98	1.29	10.73

Source: Household Questionnaire Survey 2024

All the town councillors and the local Member of Parliament were in agreement that the town needs additional health facilities. Besides the fact that health facilities are inadequate, the quality of service given according to information obtained during focus group discussions seems to be a challenge. Health personnel at the council clinics and the district hospital also indicated this when they indicated that there is a shortage of drugs, insufficient beds, equipment and infrastructure and in some instances shortage of manpower. According to the household survey undertaken during the study, the public institutions do not have adequate medication or in most instances there is no medication at all, are understaffed and have inadequate infrastructure and equipment as summarised in figure 35 below

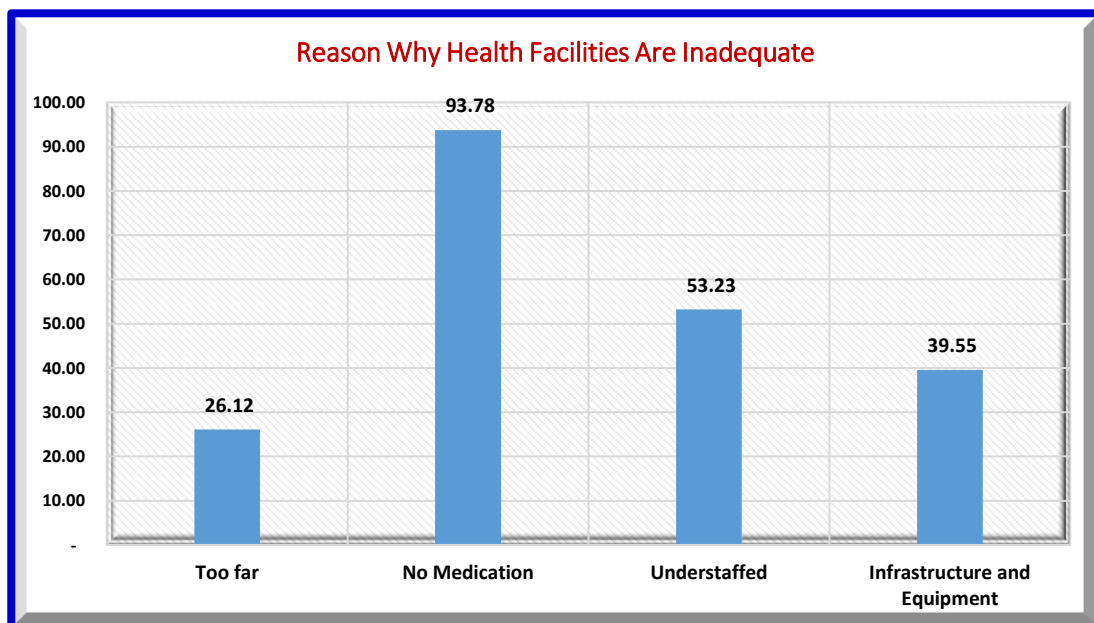


Figure 35: Reasons Why Health Facilities Are Inadequate

As a result of inadequate public health facilities in town, a number of private operators have set up health facilities that can be accessed by the town residence and those from surrounding areas but the major challenge according to residence is the cost of service from such facilities which is beyond the reach of many.

7.3 LIVELIHOOD ACTIVITIES

The main livelihood activities of the residents of Chipinge are provision of labour, farming, mining and informal business such as vending, selling of various goods and SMEs. Most of the livelihood activities for the people in the town revolve around the informal sector and SMEs and these include vending (buying and selling of agricultural

produce such as fruits and vegetables, buying and selling of second clothes, selling air time recharge cards), provision of casual labour and SMEs mainly carpentry, welding, motor vehicle repairs, and panel beating and spray painting. Information from household questionnaire indicated the majority of people who are into vending and provision of casual labour are women as indicated by 72.62% and 80.33% of the respondents respectively. Generally, most men are involved in SMEs as their major livelihood activity.

The town is surrounded by rich agricultural farm land and agricultural activities outside



Figure 36: Maize Crop on an Urban Plot

of the town are undertaken by Model A1, Model A2 and large scale commercial farmers. Agricultural activities undertaken by these farmers include maize, dairy, tea, coffee, macadamia, avocado pears

and bananas production. There are some open spaces within the town where residents undertake some form of urban agriculture with maize and sweet potatoes being the main crops. These crops are grown in order to supplement household food requirements. At the time of the study, about 1,005.8 ha had been opened up and was under cultivation of mainly maize as shown in the figure above. Most of the people who are undertaking urban farming are doing so illegally. This was revealed during focus group discussions with some residents. The land that they are using was not allocated to them. Only about 89 respondents (11.1%) indicated that they have an agricultural with about 49.44% indicating that they have peri urban plots. Table 7.7 below gives a summary of the land tenure of those with agricultural allotments

Table 7.7: Land Tenure of Agricultural Allotments

TENURE SYSTEM	NUMBER	% OF TOTAL
Communal	28	31.46
Large Scale	8	8.99
Model A1	4	4.49
Model A2	3	3.37
Old Resettlement	2	2.25
Peri-Urban	44	49.44
TOTAL	89	100.00

Source: Household Questionnaire Survey 2024

The town is surrounded by prime farm land and some such farms include St Kelvin and Mist View. These properties are mainly settled by illegal settlers whose main livelihood activities include cutting down trees for firewood which they sell to urban residents, and for curing the farm bricks which they also sell to those who are building low cost houses. These activities are causing serious land degradation and siltation of Bangazani dam as this is part of the dam's catchment area. These properties are under the jurisdiction of Ministry of Lands and are not part of the town but the settlers require services such as medical care and schools from the town council. The town councillors are of the view that these farms must be incorporated and become part of the town so that they can be planned properly and all the services availed right from the start. What is key is that the town council does not intend to turn the land into some high density residential stands but would rather turn most of the land into agricultural plots so that those allocated the plots would then be engaged in market gardening as the main livelihood activity. Special agro-processing zones would then be established and the produce from these plots would be processed before being sold either locally or exported. This would result in employment creation and the town's residents would have better livelihood activities. The same view was also expressed by the Member of Parliament for the area.

7.3.1 Agriculture and Agro Processing

As indicated earlier on, the town is located in the highland of the district where agriculture potential is very high. Prior to the land reform programme, Chipinge district used to be the biggest producer of coffee in the country and as a result, the Grain Marketing Board (GMB) established a coffee processing plant in the town. Unfortunately this piece of equipment was never utilised as commercial farmers who were the major producers of coffee established their own plant in Mutare mainly because payment issues with the GMB as the price offered by GMB, being a government entity,



Figure 37: Tricycles for Milk and Human Transportation

was low and payments were almost always made late. The situation was compounded by the land reform programme that resulted in the acquisition and subdivision of the coffee farms with the resultant subdivisions being allocated to beneficiaries who had little or no knowledge and

experience in coffee production. As a result, production went down resulting in the processing plant not being utilised at all. Currently, the GMB depot is mainly used as an input distribution centre. Dairy production is one of the major agricultural enterprise taking place in the surrounding farms and within the district. Milk production is undertaken by smallholder farmers and large scale producers and the milk produced is processed into sterilised milk. The Dairyboard factory in town is the sole producer of sterilised milk in the country and is a source of livelihood for some people who are directly employed and other are involved in the transporting the milk from the farms to the milk collection centres using tricycles. The use of tricycles for milk and human transportation has become a livelihood activity for a number of women and youth.

Despite there being no agricultural production in the planning area, the major livelihood activity of the town's residents who are into vending is agro based with most of the

vendors selling agricultural products. Bananas, avocado pears, pine apples, tomatoes, macadamia nuts and a number of leafy vegetables sourced from the surrounding farms are some of the agricultural produce sold by some of the town's inhabitants. This points to a high potential for establishment of agro-processing factories in the town as it is surrounded by a number of productive farms. Some of the crops that can be processed include and macadamia nuts. Currently coffee is being processed at a coffee mill in the city of Mutare despite the fact that Chipinge district is the biggest coffee producer in the country and has the most suitable climate and the largest area for coffee production. Most smallholder, model A1 and model A2 macadamia producers are selling their nuts through middle persons who in turn sell the produce to the processors for value addition before they are exported. This means that a processing plant can be established within the town and this will help in reducing unemployment and farmers as a result will realise better returns. An agro processing zone or a special economic zone (SEZ) focusing on value addition of agricultural produce can be established in the town.

7.3.2 Services Provision

This is dominated by the retail outlets where major formal players include the two supermarket giants namely Pick'n Pay and OK, and Delta. A fair number of households derive their livelihoods as employees of these organisations. Also there are number of small retail outlets that are owned and operated by individuals and these also employ a considerable percentage of the town's population. As indicated earlier on, about 26.74 of the respondents indicated that formal employment is their major livelihood source.

7.3.3 Manufacturing

Not much manufacturing takes place in the town as the only manufacturing industry is Dairyboard Zimbabwe Limited where sterilised milk is produced. However, there are SMEs that are involved in the manufacturing of household items such as wardrobes, beds, sofas and other household furniture. SMEs are therefore a livelihood activity for some of the town's population especially men as there are fewer women who are into SMEs for a livelihood. However, the quality of the products needs to be improved if those involved are to make a decent livelihood from these activities.

7.3.4 Economic Linkages

The economic linkage between the town and the rural agricultural farming sector is currently very weak partly as a result of the land reform programme and also because of low production and productivity of the land reform beneficiaries. Currently, the only agro based industry which is of economic significance is Dairyboard Zimbabwe Limited's milk processing plant. The GMB coffee processing mill has never been operational ever since it was commissioned despite the fact that the district is the biggest producer of coffee and that 60% of the coffee processed in Mutare at the Mutare Coffee Mill is from Chipinge district. This means that there is need for the establishment of agro-processing industries within the town which will then tap into the abundant agricultural products produced in the surrounding farms and within the district at large. The relationship between the town and the surrounding farms/communities should also be reciprocal meaning that service industries such as inputs suppliers, suppliers of equipment and spare parts, those involved in repair and maintenance of such equipment and strong and well established financial services providers must be established in the town. This will reduce the level of unemployment in the town, and the costs incurred by agricultural producers who are currently travelling to Mutare or even Harare for such services. The town currently does not offer much in terms of such services.

The town of Chipinge is surrounded by rich agricultural land and agricultural activities outside of the town are undertaken by Model A1, Model A2 and large scale commercial farmers. Agricultural activities undertaken by these farmers include maize, dairy, tea, coffee, macadamia, avocado pears and bananas production. There are small open spaces within the town where the urban communities undertake some form of agriculture with maize and sweet potatoes being the main crops grown in order to supplement household food requirements. Agriculture is the main economic activity in the areas around the town and therefore agro processing can become the main economic base for the town. Besides agro-processing, the town can also provide service to the farming community such as supply of spare parts, repair and maintenance of equipment and provision of inputs.

7.3.5 Agriculture

Chipinge district used to be the biggest producer of coffee in the country and as a result, the Grain Marketing Board (GMB) established a coffee processing plant in the town. Unfortunately this piece of equipment was never utilised as commercial farmers who were the major producers of coffee established their own plant in Mutare mainly because payment issues with the GMB as the price offered by GMB, being a government entity, were low as they were controlled by the government. The situation was compounded by the land reform programme that resulted in the acquisition and subdivision of the coffee farms with the resultant subdivisions being allocated to beneficiaries who had little or no knowledge and experience in coffee production. As a result, production went down resulting in the processing plant not being utilised at all. Currently, the GMB depot is mainly used as an input distribution centre. Dairy production is one of the major agricultural enterprise taking place in the surrounding farms and within the district. Milk production is undertaken by smallholder farmers and large scale producers and the milk produced is processed into sterilised milk. The Dairyboard factory in town is the sole producer of sterilised milk in the country and employs about 90% people in the town. Despite there being no agricultural production in the planning area, the major livelihood activities of the town's residents are agro based with most of the vendors selling agricultural products as their major source of income. Bananas, avocado pears, pine apples, tomatoes and a number of leafy vegetables sourced from the surrounding farms are some of the agricultural produce sold by some of the town's inhabitants. This means that there is high potential for establishing agro-processing factories in the town as it is surrounded by a number of productive farms. Some of the crops that can be processed include and macadamia nuts. Currently coffee is being processed at a coffee mill in the city of Mutare despite the fact that Chipinge district is the biggest coffee producer in the country and has the most suitable climate and the largest area for coffee production. Most smallholder, model A1 and model A2 macadamia producers are selling their nuts through middle persons who in turn sell the produce to the processors for value addition before they are exported. This means that a processing plant can be established within the town and this will help in reducing unemployment and farmers as a result will realise better returns. An agro processing zone or a special economic zone (SEZ) focusing on value addition of agricultural produce can be established in the town.

7.3.6 Service Provision

This is dominated by the retail outlets where major formal players include the two supermarket giants namely Pick'n Pay and OK, and Delta. However, there are number of small retail outlets that are owned and operated by individuals and these form the bulk of service providers in the town. There are also a few lodges that provider accommodation and conference facilities but generally most of them offer products that are more on the average side and not on the high end side. Other services provided by SMEs include motor mechanics, panel beating and spray painting, and welding.

7.3.7 Manufacturing

Not much manufacturing takes place in the town as the only manufacturing industry is Dairyboard Zimbabwe Limited where sterilised milk is produced. However, there are SMEs that are involved in the manufacturing of household items such as wardrobes, beds, sofas and other household furniture. The quality of the products needs to be improved if they are to compete with formal and established manufacturers from other town and cities.

7.3.8 Economic Linkages

The economic linkage between the town and the rural agricultural farming sector is currently very weak partly as a result of the land reform programme and also because of low production and productivity of the land reform beneficiaries. Currently, the only agro based industry which is of economic significance is Dairyboard Zimbabwe Limited's milk processing plant. The GMB coffee processing mill has never been operational ever since it was commissioned despite the fact that the district is the biggest producer of coffee and that 60% of the coffee processed in Mutare at the Mutare Coffee Mill is from Chipinge district. This means that there is need for the establishment of agro-processing industries within the town which will then tap into the abundant agricultural products produced in the surrounding farms and within the district at large. Once this is done, a significant percent of population will earn the livelihood as formal employees of organisations. Those with adequate resources can become entrepreneurs in their own right and earn their livelihoods through agro-processing. The relationship between the town and the surrounding farms/communities should also be reciprocal meaning that service industries such as inputs suppliers, suppliers of equipment and spare parts, those

involved in repair and maintenance of such equipment and strong and well established financial services providers must be established in the town. This will reduce the level of unemployment in the town, and the costs incurred by agricultural producers who are currently travelling to Mutare or even Harare for such services. The town currently does not offer much in terms of such services.

CHAPTER EIGHT: ECONOMIC INFRASTRUCTURE

8.0 THE ECONOMIC INFRASTRUCTURE

Functional infrastructure is key for the growth and development of an area and is generally reflective of the state of the economic activities taking place. Where key infrastructure is available and in good state, it means that the town's economy is very functional and the residents are paying their rates and levies. The state of the infrastructure depends on the ability of the residents to pay for the services and the ability of the local authority to repair, maintain and even construct new infrastructure. The major challenge with Chipinge as a town, as is the case with any other urban areas in Zimbabwe is that the economy is now highly informal and people are realising low income from the informal livelihood activities that they are undertaking hence most are finding it difficult to pay for the services. Failure to pay for the services means that there will be minimum maintenance of key infrastructure hence the state poor. This chapter focuses on the availability of key and other infrastructure in the town, its current state, the reasons why the infrastructure is in current state and whether new and/or additional infrastructure is required.

8.1 WATER

Chipinge Town Council gets its raw water from Bangazani dam which is across Budzi river. The dam is situated in Bangazani Estate which is a private property and forms part of the dam's catchment area together with St. Kelvin farm which is predominantly occupied by model A1 farmers and illegal settlers. The activities of the illegal settlers in the dam's catchment area is causing the dam to silt and if this continues unabated, there is danger that the dam will be silted completely. Raw water is pumped from the dam to the water treatment works before it gravitates to different storage facilities within the town and then to the consumers. The main water supply line from the dam to the treatment works and from the treatment works to the main reservoir was recently upgraded to a 500 mm diameter pipeline in order to meet the ever increasing demand for water by the town residents. Once the pipeline is commissioned and fully functional, the town council will be able to pump 10 mega litres of water per day (assuming electricity available) compared to the current capacity of 5.5 mega litres per day. The current peak demand is 9.0 mega litres per day meaning that the current deficit is about 3.5 mega litres.

Once the new pipeline is commissioned, there will be a water surplus of 1.0 mega litre. The table below gives a summary of housing units with access to council water by residential type.

Table 8.1: Housing Units with Access to Council Water by Residential Type.

RESIDENTIAL AREA TYPE	TOTAL HOUSING UNITS	HOUSING ACCESSING WATER	UNITS COUNCIL	AVERAGE % UNITS WITH ACCESS TO COUNCIL WATER
High	5,512		4,099	74.37
Medium	2,191		1,242	56.69
Low	694		556	80.12
TOTAL	8,397		5,897	70.23

Source: Chipinge Town Council 2024

According to the councillors, New St. Kelvin, Usanga, Gaza E in fills and the Upper Low

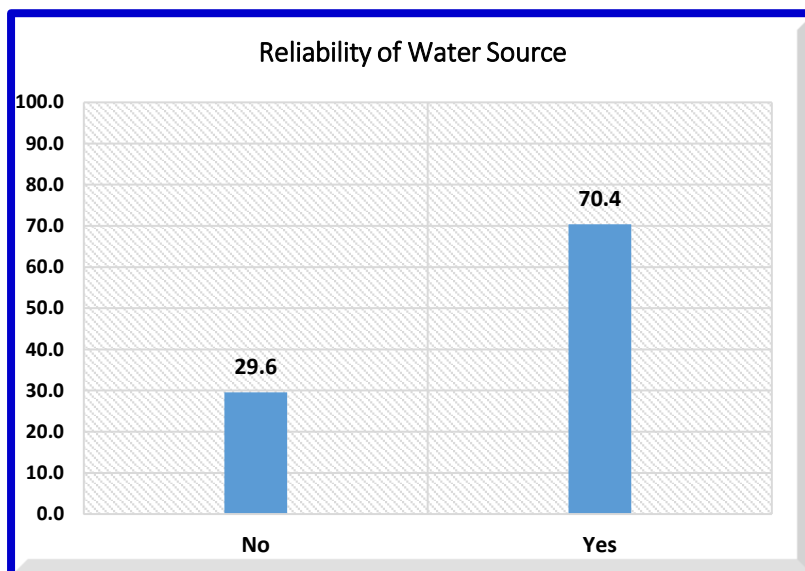


Figure 38: Reliability of Water Source

density suburbs have no water reticulation. These areas are getting water from boreholes, protected wells and from unprotected wells. According to information from the household questionnaire, about 70.23% of the town's residents have access to council water. Generally

water supply is reliable according to the respondents as it is almost always available at the times indicated by the council. However, the main challenge is that of load shedding as once power is switched off, water becomes unavailable. The same sentiments were raised by the district hospital authority. Figure 38 gives a summary of water reliability situation. This unreliability is mainly because of power supply to the pumping units. Load shedding is affecting the availability of power and council does not have a backup power source which means that as soon as electricity is switched off due to load shedding or as a result of faults within the grid, pumping stops hence no water supply to the town. The satellite image below shows the location of the Bangazani dam in relation to the built up area.



Figure 39: Location of Bangazani Dam and Built Up Area

During the times when it is not available, residents and corporate users have to get water from alternative sources. Those with financial resources have sunk boreholes, others,

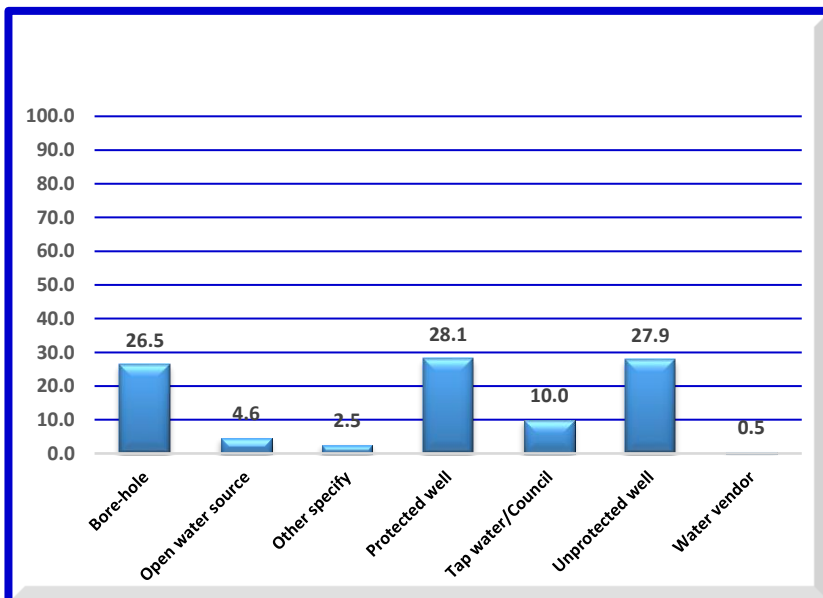


Figure 40: Main Water Source

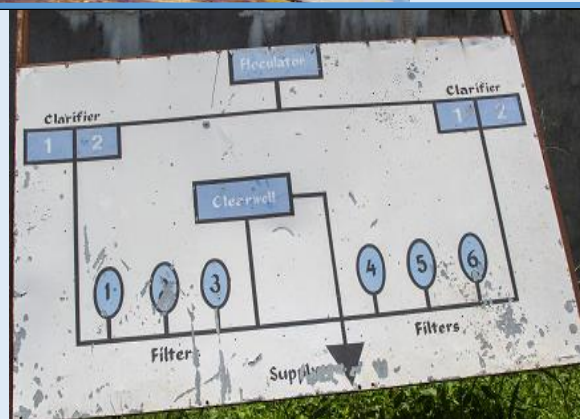
have dug and protected their water wells and other have dug well but have not protected them. The alternative water sources for the town's population, if supply from the dam is not available is as summarised in figure 40. It is important to

note that about 27.9% of the respondents get their domestic water from unprotected wells if council water is not available and about 4.6% get water from open sources such as streams and rivers.

However, there are a number of boreholes within the town which provide water to the residents when there are no supplies from the main system and these have been drilled by individuals, the town council and central government. The number of boreholes must be controlled as this may eventually deplete underground water resource which can also affect the streams and waterways within the town. The figure below gives a picture of the Bangazani dam and part of the water treatment works. Although the council will very soon be able to supply adequate water to the residents if power is available, water remained one of their highest priority areas as the town's population continues to grow and the water demand increases. Alternative sources of raw water need to be identified as soon Bangazani dam will not be able to meet the demand partly because of its size and siltation caused by activities within the catchment area. Incorporation of St Kelvin farm which is part of the catchment area into the town's boundary is critical as proper planning and settlement of people will be undertaken. The council's intentions are that once the farm becomes part of the town, it will be planned into residential agriculture plots and those allocated the land are expected to implement good agricultural practices hence reduced siltation rate.



Bangazani Dam



Part of the Main Water Treatment Plant



Bulk Water Infrastructure



8.2 STATE OF WATER, SANITATION AND HYGIENE INFRASTRUCTURE AT HOUSEHOLD LEVEL

Water sanitation and hygiene infrastructure at household level is critical if the country is to win the war against water borne diseases such as cholera and typhoid. Of late, there has been out breaks of cholera and typhoid in almost all towns, cities and rural areas mainly due to insufficient WASH infrastructure, access to adequate clean water for domestic use, and proper sewer/waste management. The availability and adequacy of WASH facilities at household level is critical.

8.2.1 Access to Clean Water

Information from household questionnaire survey indicated that 70.5% of the residents in the town have access to safe, clean water for domestic use. This is closely related to information provided by the town council which indicated that most households in the town have access to clean water from the council main supply system. Table 5.7 below gives a summary of the current access to clean water by residents by ward.

Table 8.2: Housing Units with Access to Clean Water/Connected To Council Water Mains

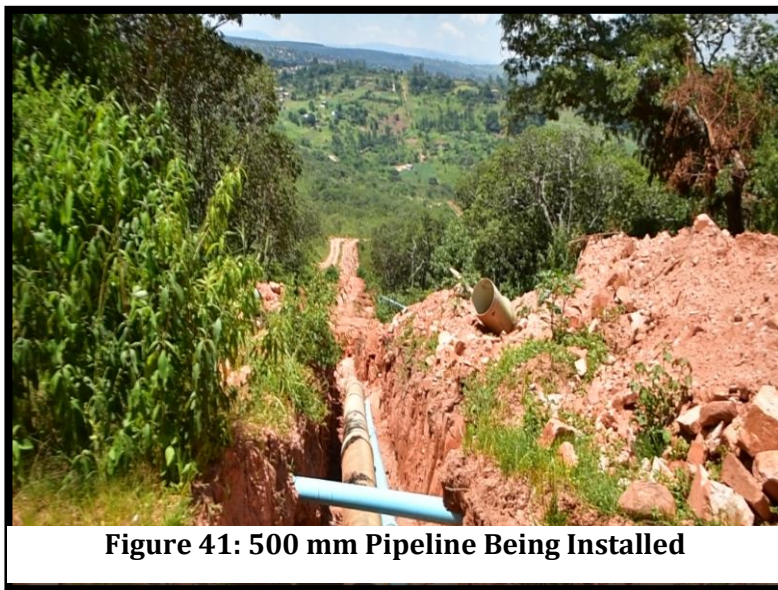
LOCATION	NO. OF HOUSING UNITS	UNITS WITH ACCESS TO CLEAN WATER	% UNITS WITH ACCESS TO CLEAN WATER
High Density Suburbs			
Ward 1	1,024	794	77.54
Ward 2	1,203	809	67.25
Ward 3	1,103	706	64.01
Ward 4	995	858	86.23
Ward 6	1,187	932	78.52
Total	5,512	4,099	74.37
Medium Density Suburbs			
Ward 7 Main	1,295	1,053	81.31
Usanga	896	189	21.09
Total	2,191	1,242	56.69
Low Density Suburbs			
Ward 5 Residential	694	556	80.12

Source: Chipinge Town Council 2024

Ward 5 has both residential and commercial settlements and water availability from the council's main supply source is about 80.12% to the residential areas. Only about 19.88% of households are not connected to the council main water supply. On average, 74.37% of

the high density residential units have access to clean water whilst only 56,69% of the medium density units has access to clean water and 80,12% of the low density units have access to clean water.

Access to clean water alone is not enough. What is important is access to adequate clean water supply. Although 70.22% of the housing units in all residential areas are connected to the council main water supply system, the key question would be the adequacy of the water. At the time of this study, on a normal day, council was only able to supply 5.5 mega litres of water per day against a demand of 9 mega litres resulting in a daily deficit of 3.5 mega litres. The water deficit situation could get worse if power is switched off due to load shedding as the council will not be able to supply even the installed capacity of 5.5 mega litres per day. As a result, residents and key critical institutions such as hospitals were not getting their minimum water requirements. However, it is important to note



that the town council (with the assistance from UNOPS) was in the process of upgrading the delivery capacity of water from 5.5 mega litres to 10 mega litres per day meaning that if power supply is available, the town in the near future will have more than

adequate capacity to supply water. In the meantime, some of the well-resourced residents, critical institutions and industry drilled boreholes to augment water supply from council. Figure 18 shows the pipes being replaced (blue PVC pipes) by a bigger 500 mm asbestos cement pipe.

In order to ensure constant supply of water to the residents, the council should look into the feasibility of using solar energy to pump water from the dam to the treatment works as currently all residents and institutions connected to the council mains indicated that water supply is inadequate and unreliable. The upgrading of the pumping and

conveyance system will result in improved water supply situation in the short to medium term. Activities in the catchment area of the raw water supply dam will result in siltation of the reservoir hence less water available. There is need to (i) Consider the removal of illegal settlers in the catchment area or incorporate the entire area into the town so that the area is properly planned and activities of the settlers are well regulated and/or (ii) identify another raw water source to supply the town.

8.3 SANITATION INFRASTRUCTURE

8.3.1 Sanitation Infrastructure in Chipinge

There are three main types of sewer systems namely sanitary sewers, storm water sewers and combined sewers. Some of the houses in Chipinge are connected to septic tank system while others are connected to the town's main sewer system which offloads into the sewer ponds.

Sanitary sewers carry waste water from homes and businesses to waste water treatment plants. These are mainly found in the most of the residential units in Gaza high density and Medium density suburbs and the central business district. They consist of pipes or laterals that are attached to homes, businesses premises and other buildings, main sewer lines that transport waste water from the laterals to waste water treatment plants (sometimes called water reclamation facilities), pump stations that help move the sewage through the pipes where gravity alone cannot move the sludge, manholes that provide access to the pipes, and finally, the waste water treatment facilities themselves, where waste water is cleaned before it is released it back into the environment. The role of sanitary sewer systems is to get that waste water to treatment plants without any of it leaking from the pipes or overflowing from manholes. Leaks and sanitary sewer overflow (SSO) can contaminate both groundwater and nearby water sources. Sanitary sewer systems must be well maintained in order to prevent inflow and infiltration, which occurs when storm water enters the system through cracks in pipes, illegally attached drainage systems, or leaks in manhole covers. The extra storm water that enters the system through inflow and infiltration (I&I) winds up in the wastewater treatment facility, putting extra (and costly) pressure on the treatment process.

There are many types of storm water sewer systems, but the key to understanding them and the difference between them and sanitary sewers is that their job is to safely move storm water (water from rain, hail, and other precipitation) into a nearby water body in order to prevent flooding. Storm water systems can include catch basins, gutters, channels, pipes and tunnels. Generally, they do not transport water to a water treatment facility. Instead, the storm water is guided directly to a water source such as a creek, stream, river, lake or pond, which is often part of a local drinking water system. This is why it is so important to treat storm water sewer systems and sanitary sewer systems differently. Human waste, pet waste and other contamination should never go into a storm water drain. Whatever contaminants wind up in a storm water system will make their way to source water, which can poison fish, birds, other wildlife, and harm drinking water supplies. In Chipinge, the storm water infrastructure is mainly found In the CBD. Other areas have poor storm water infrastructure and this has negatively affected road infrastructure especially in the residential areas.

Combined systems do just what they say they do, that is combine sewer and storm water systems into one. These are rarely used anymore, as the excess storm water that enters sewage treatment facilities is costly to clean. Combined sewer systems also have a harder time handling wet weather events and often result in a combined sewer overflow (something similar to an SSO that can seriously pollute local environments. While it is crucial to keep contaminants out of storm water and combined sewer systems, it is equally important to keep anything other than black water (water contaminated with faecal matter and urine) and grey water (water from washing clothes and dishes, for example) out of the sanitary sewer system. Wastewater treatment facilities are designed to treat black and grey water only; harsh chemicals, fertilizers, medicines, oil, and solid waste like wet wipes, for example, can muck up the machinery and make it past the treatment process, creating the need for costly repairs and potentially polluting water sources downstream. In Chipinge, some of the houses use septic tanks, others are

connected to the municipal main sewer system while others use Blair toilets that can generally be a major source of underground water contamination if not constructed up to standards. According to information from household questionnaire survey, 72% of the

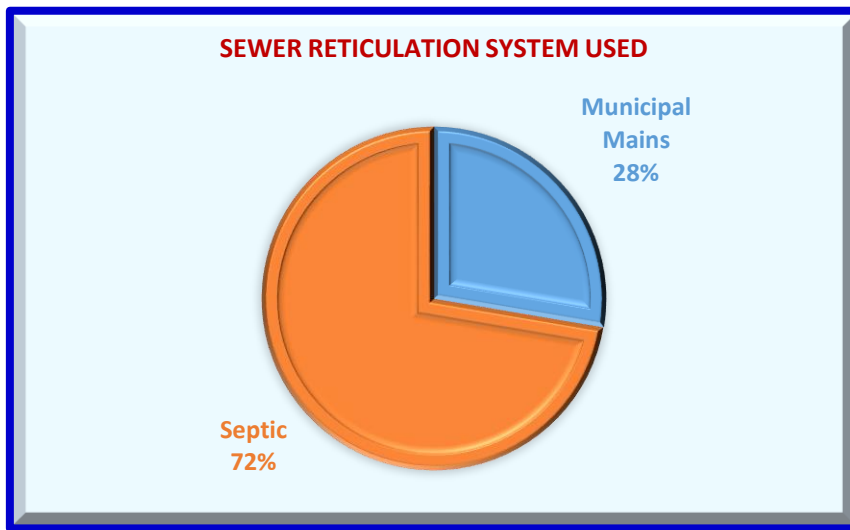


Figure 42: Sewer Retiulation System Used

respondents using the flush system use septic tanks and the remaining 28% are connected to the town's main sewer line. Figure 41 shows the sewer reticulation used by sampled households. The satellite picture below

gives a synoptic view of the location of the sewage ponds (green).

Figure 43: Aerial View of the Existing Sewer Treatment Plant





Figure 44: Sewer Treatment Plant

Table 8.3: Access to Sewer System by Residential Area

SUBURB	NO. OF HOUSING UNITS	UNITS WITH ACCESS TO SEWER SYSTEM	% UNITS WITH ACCESS TO SEWER SYSTEM
High density	5,512.00	3,609.00	65.48
Medium Density	2,191.00	-	-
Low density	694.00	93.00	13.40
TOTAL	8,397.00	3,702.00	44.09

Source: Chipinge Town Council 2024

Currently sewer infrastructure is just adequate but with the increase in population (part) of the current infrastructure especially pond B needs to be decommissioned as it is now posing health threats to the nearby community. Once successfully decommissioned, there will be need for additional stabilization ponds. According to information from the town council, households in Usanga, St. Kelvin and the low density suburbs use septic tanks, while those in the high density areas are mostly connected to the town’s main sewer line. Currently the district hospital is also using septic tanks but would like to be connected to

the main sewer line as the find it difficult to empty the tanks once they fill up. There is need for a “honey sucker” in the town.

8.3.2 Sewer/Human Waste Management

Proper disposal of human waste is critical and households should have proper and adequate ablution facilities. Information from household questionnaire indicated that

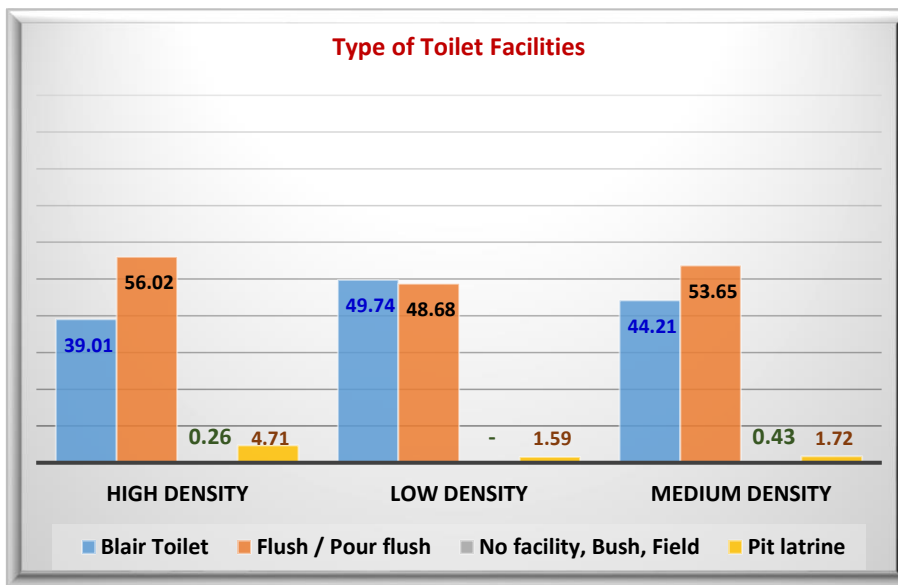


Figure 45: Type of Toilet Facilities

42.55% of the housing units in the town are connected to the town’s sewer system. This is almost the same as information from questionnaire survey where about 46.4% of the respondents indicated that they are connected to the main sewer system. The use of Blair toilets is significantly high in Chipinge. 49.74% of respondents in the low density suburbs use Blair toilets, 44.21% respondents in the medium density use the same type toilets system but the usage of Blair toilets is relatively low in the high density areas at 39.01%. There is still some usage of pit latrines in all the suburbs of the town. Figure 19 gives a summary of type of toilet system used by households by residential area in the town. It is important to note that there are some who do not have toilet facilities and practice open defecation in the high (0.26%) and medium density (0.43%) suburbs. Although the use of flush system is fairly reasonable, some of the residents are not connected to the main sewer system but to septic tanks. The major challenge faced by those using septic tanks is that, according to the respondents and key institutions such as the district hospital, there is no scheduled emptying and disposal of the sludge. As a result, the hospital for instance would like to be connected to the town council main sewer system so that the

slightly more than half (53.6%) of the respondents use the flush system. The flush system used is either connected to the town council main sewer system or to a septic tank. According to the council about

issue of over flowing septic tanks is resolved once and for all. The table below gives a summary of households that are connected to the council sewer system. All the housing units in the middle density suburbs do not have access to the town’s sewer system and only 13.40% of low density residential units have access to the main sewer system as summarised in the table below

Table 8.4: Household Access to Sewer System

LOCATION	NO. OF HOUSING UNITS	OF UNITS WITH ACCESS TO SEWER SYSTEM	% UNITS WITH ACCESS TO SEWER SYSTEM
High Density Suburbs			
Ward 1	1,024	639	62.40
Ward 2	1,203	694	57.69
Ward 3	1,103	653	59.20
Ward 4	995	742	74.57
Ward 6	1,187	881	74.22
Total	5,512	3,609	65.48
Medium Density			
Ward 7 Main	1,295	-	-
Usanga	896	-	-
Total	2,191	-	-
Low Density			
Ward 5 Residential	694	93	13.40
Total	694	93	13.40

8.3.3 Solid Waste Disposal

Household solid waste should be properly disposed of, on a regular basis as this can be a breeding ground for disease spreading insects such as houseflies and mosquitoes. In urban areas, households are supposed to store solid wastes in rubbish bins which are then collected by refuse trucks to be dumped at properly selected sites. The refuse trucks collect household rubbish on a regular basis else people will end up dumping rubbish everywhere where there are open places. In developed country, the rubbish is separated at source for recycling. In Chipinge, 74.5% of the residents indicated that they use rubbish bins which are collected by the council for disposal at the dump site within the town.

Other households throw away the litter onto open spaces within the town (3.1%) while others use rubbish pits within their residential stands. About 11.4% of the respondents do burn the rubbish either within their residential stands or on open spaces within the town thereby causing air pollution.

Service delivery in terms of refuse collection seems to be good in Chipinge as 60.6% of the town residents indicated that refuse collection is done once week with only 0.4% indicating that household solid waste is never collected. However the location of the dump site is of concern to some residents as it is located close to the residential areas. This was also echoed by the town council that said the dump site is located at a distance less than 300m from residential area, which is not a safe distance. A suitable site should be located and the current site must be decommissioned. Figure 20 below is an aerial view of the current dump site.



Figure 46: Location of Current Dump Site

8.4 ROADS AND TRANSPORTATION INFRASTRUCTURE

Transport Infrastructure determines the degree of accessibility of an area, thus contributing to the differentiation in the localisation decision process of firms and families. Humans are more attracted to regions and locations with a higher degree of connectivity due to easier accessibility and transportation of goods and services

There are two major/national roads in the town, namely the Mutare – Chipinge road and the Chipinge - Mt Selinda road. These roads are tarred with the Mutare road being in a fair state and the Mt Selinda road being in a poor state. Most of the roads from the CBD to the residential areas are gravel roads which are in very poor state because of poor drainage and the terrain, and also because of poor service and maintenance. The roads going to most of the residential area are either gravel or earth which are in very poor state. Some of the residential areas do not have access roads at all and are very difficult to access. According to the town council, Old and New St Kelvin, Reit View, Gaza E Infill, new Upper Low Density and some parts of the CBD have no roads. The total length of the roads in the town is about 128.9 km with the majority of these being gravel roads as indicated in table 8.3 below.

Table 8.5: Summary of Road Types in Chipinge

TYPE	TOTAL LENGTH (Km)	PERCENT OF TOTAL NETWORK
Tarred	8.00	6.21
Gravel	8.30	6.44
Earth	112.60	87.35
TOTAL	128.90	100.00

Source: Chipinge Town Council 2024

The typical gravel road leading to the residential areas is as shown in figure 44 below. Because of the terrain, nature the road and the high rainfall received in the area, the



annual maintenance cost of the roads is very high, and the roads are also a source of siltation of streams and rivers flowing through the town. It would be in the interest of the council to undertake a phased developed approach where the main roads the main trunk roads into the CBD from the residential areas are tarred first and when resources become available then move inwards to do the secondary roads within suburbs. This in the long run will become cheaper

Figure 47: Main Gravel Road to Residential Areas

The general poor state of the main roads leading to the residential areas was also confirmed by the residents during stakeholder consultation and from individual questionnaire administration. 544 respondents out of a sample size of 804 (67.7%) classified the roads as poor, 237 respondents (29.5%) said the roads leading to and within their residential area are in a fair state and only 2.9% said the roads were good. General road maintenance is also a challenge to the council but the council chairperson indicated that they are in the process of acquiring road construction and maintenance equipment and some of the equipment has already been delivered. However, according to the residents, the current situation is such that road repairs are undertaken when it becomes absolutely necessary with some even saying the main road to their area has never been repaired. The road maintenance situation is summarised in table 8.4 below.

Table 8.6: Main Road Maintenance Frequency

FREQUENCY OF REPAIR	NUMBER OF RESPONDENTS	% TOTAL
Never repaired	105	13.1
Once a month	1	0.1
Once a year	202	25.1
Once in 6 months	11	1.4
When absolutely necessary	485	60.3
TOTAL	804	100.0

Source: Household Questionnaire Survey 2024

The situation with secondary roads within the suburbs is more or less the same or even

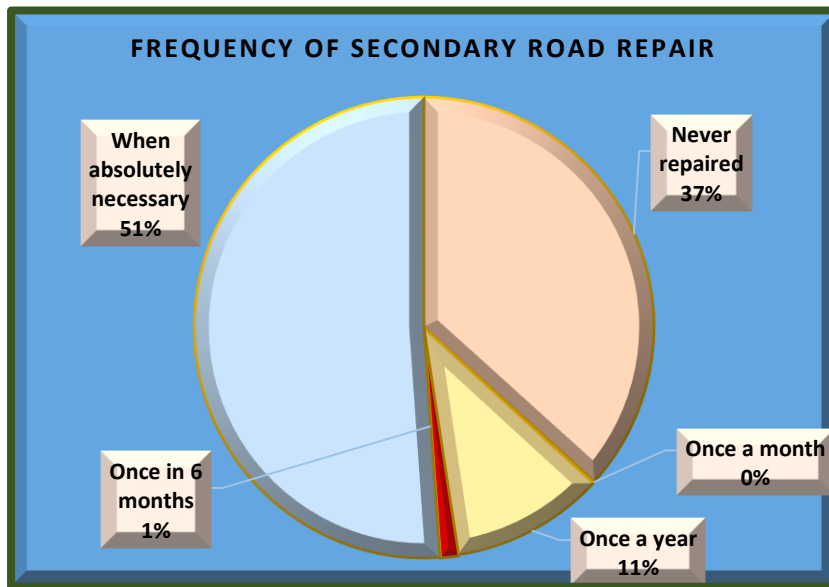


Figure 48: Frequency of Secondary Roads Repair

worse as 85.7% (689) of the respondents said the secondary roads were poor and 0.9% (7) respondents said the roads were good. In terms of road repair and maintenance, it looks like the situation is worse within the residential areas as 36.7% (295) of the

respondents indicated that the roads have never been repaired (compared to 13.1% for the main road) as summarised in figure 44. The majority of the respondents indicated that the roads are repaired when it becomes absolutely necessary.

The road going to Birchenough Bridge is tarred and is in relatively good state. It has a few pot holes but these are more prevalent in areas outside the jurisdiction of Chipinge town council. Figure 46 below is a satellite image showing the main tarred road leading out of the town to Mutare



Figure 49: Mutare - Chipinge Main Road

The road network in the central business district consists of both tar and gravel and the general state of these roads is poor although there are visible efforts to patch up bad areas. Figure 47 below is an aerial view of the road network in the CBD.



Figure 50: Road Network in the CBD

8.4.1 Public Transport

Public transport within the town is now exclusively provided by private players who use small vehicles. Government owned companies like Zimbabwe Passenger Company (ZUPCO) is no longer providing any transport in the town. The same situation applies to long distance travelling except that there are only one ZUPCO buses that service the town.

8.4.1.1 Public Transport Routes

Public Transport in the town of Chipinge consists mainly of small vehicles, mainly Honda Fit and Toyota Wish models which under normal circumstances should carry 5 passengers but end up carrying more than 8 persons. These vehicles normally ply the CBD to Gaza route which has a decent road and where the demand for transport is high while others ply the Chipinge Birchenough Bridge turn off route. There are no designated pick up and drop off zones for these vehicles although most operate from Pick’n Pay supermarket and along the main Chipinge – Mutare road. However, because of the proximity of most residential areas to the CBD, the majority of residents walk to and fro town as indicated by figure 48.

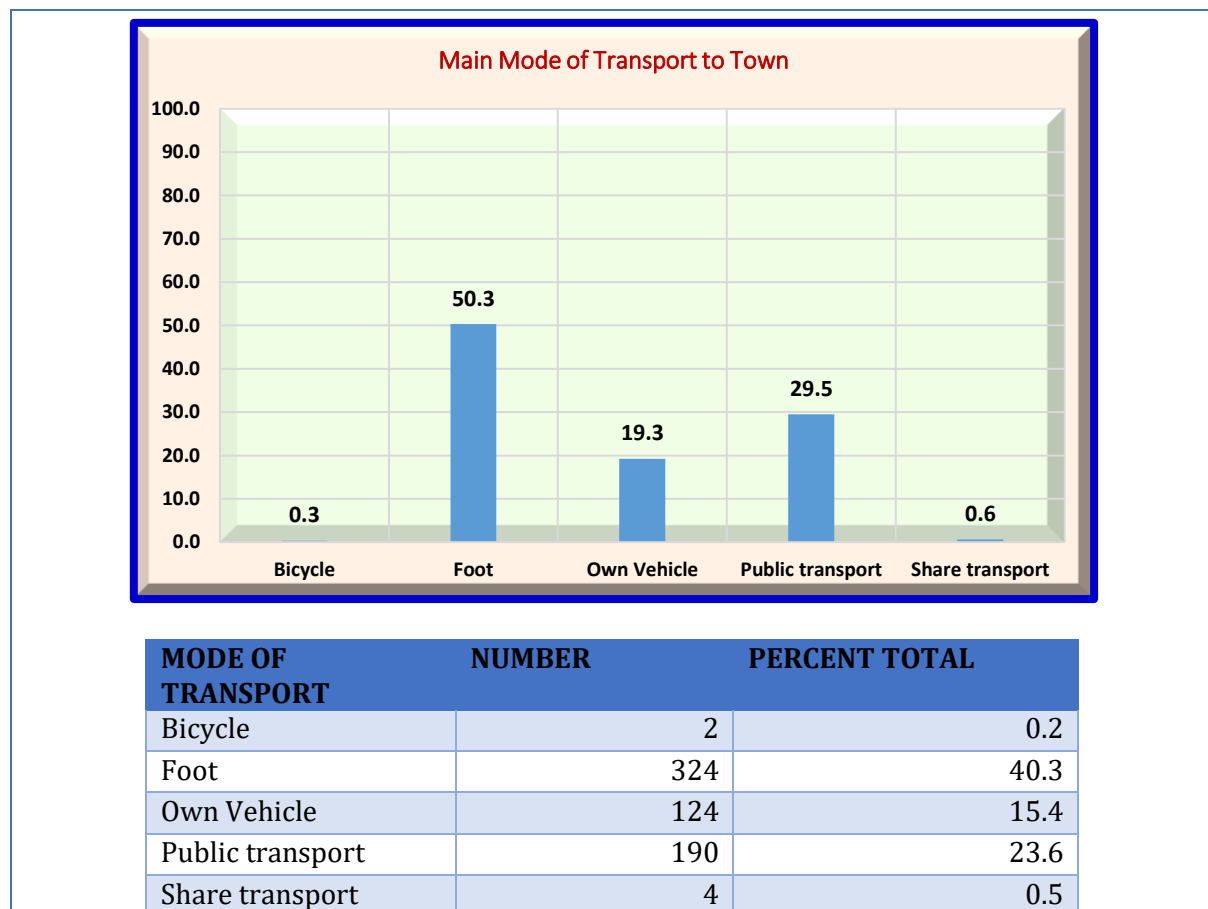


Figure 51: Household Mode of Transport to Town and Back

8.4.1.2 Long Distance Bus Termini

The town has two formalised long distance bus termini namely Chinheya rank in Gaza high density area and Musika rank in the CBD. Musika rank in town has been abandoned



Figure 52: Chinheya Long Distance Bus Terminus

and is no longer used by long distance buses as they prefer Chinheya where most commuters reside. There are small vehicle who ply the Chipinge to Birchenough/Mutare route and these normally operate from undesignated points along the main road to Mutare mainly in front of the town council offices. There are no facilities for commuters to use while waiting for transport and these termini are supposed to be supervised by the town council. Figure 49 is Chineya long distance bus terminus

Existing bus and taxi rank(s) must be upgraded and if need be additional facilities must also be constructed within the town. There is need for law enforcement in order to avoid the current chaotic situation which characterizes the town.

8.5 AERODROME

There is an aerodrome which is currently not being not being utilized. If repaired and maintained properly, it can contribute to more towards economic development of the town, the region and the nation at large.

8.6 ELECTRICITY/ENERGY

Information on the number of housing units connected to the main grid was not readily available. However, the household questionnaire survey indicated that the majority 510

(63.4%) of the respondents are connected to the ZESA main grid. Table 8.4 below gives a summary of household main source of energy.

Table 8.7: Main Source of Energy

POWER SOURCE	NUMBER	PERCENT OF TOTAL
Electricity	510	63.4
Fire wood	196	24.4
Gas	29	3.6
Paraffin	2	0.2
Solar	67	8.3
TOTAL	804	100.0

Source: Household Questionnaire Survey 2024

The use of renewable energy is very low in the town and a significant percentage of the town’s population use fire wood as the main source of energy. The use of fire wood as the main source of energy can have a negative impact on the environment as this can result in indiscriminate cutting down of trees resulting in siltation of water bodies and destruction of habitat of both fauna and flora. Information from household questionnaire and discussions with other stakeholders indicated that load shedding is still prevalent although less severe compared to previous years. According to local ZESA office, this is largely attributed to the coming on board of Hwange units 7 and 8 and the refurbishment of other old units at the same power station. The current load shedding is mainly because of reduced generation capacity of Lake Kariba due to reduced water levels. Availability or otherwise of electricity has serious impact on the town’s economic activities and ability of the council to supply water. Funds permitting, residents and other light consumers must consider using solar energy which in the long run is a source of cheap clean energy.

8.7 CEMETERIES

There is one active cemetery in the town. Burial space is critical especially in the African context where very few people believe in cremation. People grow old and die and as a result, towns and cities need to plan carefully and set aside burial places. The current cemetery for the town is located next to the air strip. The town needs to plan ahead because as the population increases, the demand for burial place also increases. People staying in the urban areas now prefer to bury their loved ones in the urban areas so that they can periodically visit the graves of the departed loved ones. The major challenges

that was cited by some groups during discussions is the cost which many feel is on the higher side. The town council also indicated that there the current cemetery is fast filling up and land for a new cemetery must be identified. However, because land is a finite resource, it is high time that councils and stakeholder introduce a system of burying two people in one grave one on top of the other. This will save a lot of land. Information form discussions with residents and questionnaire administration indicated that most residents will bury their loved on council cemeteries as this will save on cost of transporting the body to the rural areas. 560 respondents (69.7%) indicated that they will bury the deceased on council cemetery with 19.2% (154) of the respondents saying they would bury the deceased in the rural areas. Figure 50 below is the current active cemetery town.



Figure 53: Chipinge Cemetery

8.8 RECREATION AND OTHER INSTITUTIONS

There are very limited recreational facilities in the town and these include a community

Table 8.8: Recreational Facilities

FACILITY	PERCENT RESPONDENTS
Churches	95.9
Night Clubs	23.3
Halls	13.6
Gardens	4.6
Stadia	18.6

and upgrading (see figure 51).

Some schools in have sporting facilities but these are generally available to and used by school children during the term and are not accessible to the general public.

hall in Gaza high density suburb, Gaza stadium which mainly used for soccer and athletics, several bars and night clubs and several churches of different denominations. Gaza stadium is in very poor state and require extensive renovation



Figure 54: Gaza Stadium

Information from household survey questionnaire indicated that about 48.5% of the respondents have access to recreational facilities. These recreational facilities include churches, bars/night clubs, halls, open spaces/gardens and stadia. Information from the table 8.6 above that there are few recreational facilities in the town as churches and night clubs can hardly be classified as leisure facilities. Halls, stadia and gardens/open spaces are leisure facilities and these facilities are not adequate as indicated by the 87.3% of household questionnaire respondents. The situation of social amenities was also echoed by the town planner who indicated that indeed these were not adequate. For instance, the golf course in the town was converted into a residential area and the town would need another golf course. The town councillors and the management all agreed that there is need for another stadium with modern facilities and which can be used for a cross section of sporting activities. This is important for talent identification, sports tourism and professionalization of sport in the town and surrounding areas. According to the Proportional Representation councillor for youth, more sporting facilities are required as this can assist in reduction of substance abuse and other vices such as prostitution by youth in the town.

8.8.1 Recreational Facilities

According to the Ministry of Sport Recreation, Arts and Culture, the town needs at least one sporting facility that cater for a wide range of sporting disciplines. The site for such facilities can be identified in the areas surrounding the town as land within the current boundary is no suitable. Currently the biggest facility is Gaza Stadium in Gaza high density areas but the facility has a lot that needs to be attended that include ablution facilities, changing rooms, water points, perimeter fence and the playing surface. According to the town secretary, the town needs the following facilities;

- A country club with all the facilities for leisure activities
- A modern stadium where a wide range of sporting activities can be undertaken
- Proper show ground with all the infrastructure and facilities
- Movie and cinema house(s)
- Public swimming pools
- Public and private cemeteries

The land within the current town boundary is not suitable for these facilities meaning that additional land needs to be identified in the surrounding farms. Land should be set aside for the establishing of these facilities including a cultural centre that will be used for hosting cultural festivities in the town. The community hall in Gaza residential area and the swimming pool must be renovated so that these facilities can be used by the residents. As it is, the town has little or no sport, art and culture facilities, theatres, galleries and performing art spaces. There are a number of streams within the town but these are now heavily silted. These must be de-silted and proper conservation measures put in place to reduce siltation. Once de-silted, the streams can be used for recreational purposes such as canoeing, boat rides, recreational fishing and other water based games/entertainment. A fishing camp can also be established at Bangazani dam (the current source of domestic water) and it can be for both recreational and commercial purposes.

8.8.2 Leisure facilities

Just like recreational facilities, the town has no leisure facilities to talk of. There are no hotels that offer medium to high class facilities in town. The establishment of a three star hotel may improve arrivals in town who prefer to be accommodated in middle class hotel.

Currently accommodation is provided by medium to low class lodges dotted around the town. There is need for a hotel which meets the national standards.

8.8.3 Police Station and Prisons

The Zimbabwe Republic Police (ZRP) Chipinge District Head Quarters and Police Camp are located in the central district of the town. There are no satellite stations and/or police posts within the current town boundary. This presents policing challenges for a town with a resident population of 34,959 people and also considering the country increase in serious crimes such as armed robberies. Group discussions with some of the town's residents indicated that this is not the ideal situation as they would want to have police posts closer to the residential areas. Household questionnaire data also confirmed that this is poor spatial distribution of police resources. Only about 11.9% (96) of the respondents indicated that police facilities are strategically located and adequately cover the policing area. The majority of the respondents, 87.3% (702) indicated that they are not receiving adequate services from police. There is need to identify and reserve land where additional police posts can be strategically located so that they can adequately cover the entire town especially in view of the increasing population and increase in crime rate. The same number of respondents who indicated that police facilities are not strategically located also indicated that their service is not efficient. This is expected considering the distance to residential areas. The Town Council also indicated that there is need for an additional police station and police satellite posts in order to curb criminal activities in the CBD and residential areas. Chipinge prison, locally known as Mandikisi, is located about 5 km out of town. ZPCS needs an about 5 ha of land close to the CBD where remand and other facilities will be constructed.

8.8.4 Shopping Facilities

Discussions with randomly selected residents indicated that the town has what it takes



Figure 55: Shop under Construction at a New Shopping Centre

in terms of availability of household requirements. This was also supported by information from household questionnaire survey which indicated that all the respondents do all their shopping in the town. There are shopping centres in almost all the residential areas but in

newly developed areas such as the Upper Low Density, the shopping centres are not yet fully developed hence residence in such areas will look elsewhere for their shopping. Figure 52 shows a shop under

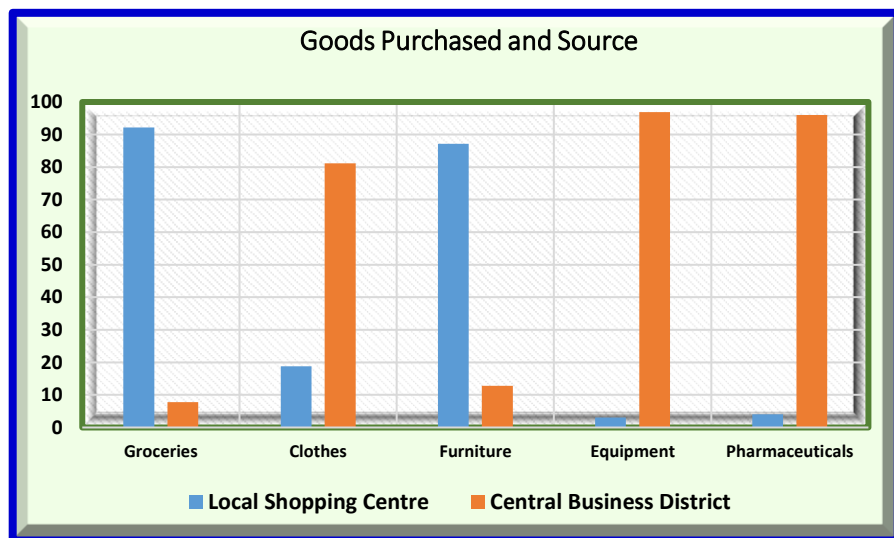


Figure 56: Goods Bought and Sources

construction at a newly established shopping centre in the Upper Low Density area. Shops in high density suburbs such as Gaza were established a long time ago when the suburbs were also established hence are reasonably developed although all goods required by residence are not always available. Information from focus group discussions indicated that normally household buy daily consumables such as bread, meat, vegetables and refreshments from shopping centres within the suburbs. Items such as clothes, pharmaceuticals, household utensils and equipment are normally bought from shops located in the central business district. This means that shops at local business centres must stock a wide variety of goods and at reasonable price. Figure 53 gives a summary of goods bought and where they are generally sourced from.

Information from household questionnaire indicated that the majority of high density residence (52.62%) do their shopping at the nearest shopping centres within their residential areas while this is the reverse for medium and low density residents who prefer to do their shopping in town as indicated by table 8.7 below.

Table 8.9: Shopping Area

RESIDENTIAL AREA	NEAREST SHOPPING CENTRE		TOWN	
	Number	% of Total	Number	% of Total
High Density	201	52.62	181	47.38
Low Density	10	5.29	179	93.65
Medium Density	59	25.32	174	74.25

Source: Household Questionnaire Survey 2024

The major reason why most households end up doing their shopping in town is because goods required are not always available at the nearest shopping centres. About 50% of the respondents indicated that goods required are available at the nearest shopping centres while 32.2% of the respondents indicated that they are not available with the remaining 17.4% indicating that they are sometimes available. Discussions with town councillors and town council management indicated that there is need for more shopping malls which will be located at strategic locations so that residents can do their shopping in a less congested environment. This will reduce the number of people coming to the CBD to do their shopping hence cut down on travelling costs. Such malls can be located in the residential areas where possible, or as close as is possible to residential areas.

8.8.5 Financial Institutions

The town has a number of financial institution that include banks and building societies. Most if not all international banks have divested from the town due to reduced business. Commercial banks found in the town include CBZ, Agribank and People’s Own Saving Bank (POSB). Central African Building Society (CABS) is the only building society that is found in Chipinge. These financial institutions are located in the central business district. They provide financial services to the town’s communities and those from surrounding areas who are mainly into farming. The increased population coupled with the departure of some banks that used to operate in the town means that the services offered is getting less satisfactory. This was confirmed by individual questionnaire respondents, 96.4% of

whom indicated that the facilities are not adequate and that they do not provide an efficient service 95.0%.

8.8.6 Others

There is one community library in Chipinge which is located at St Albertina Primary School in the town. The building and books were donated by the Rotary Club. There is need for more of such facilities as 98.9% of the questionnaire respondents indicated that library facilities are not adequate and the same number indicated that the service provided is not efficient. The town councillors also pointed out that there is need for Wi-Fi centres which can act as virtual libraries. This will greatly assist child headed households access learning materials as they cannot afford the mobile data. As it is, the availability of books on line will not reduce the need for physical libraries as the cost of data is high for most of the residents and connectivity is still very poor. Land for libraries should be set aside in areas that are easily accessible to school going children. There is need for government, town council and other stakeholders to revive community libraries.

CHAPTER NINE: ADMINISTRATION AND FINANCE

9.0 ADMINISTRATION AND FINANCE

Chipinge town council play a pivotal role in the administration and finance of Chipinge town. It is responsible for providing essential and basic services to the residents, managing the land and development and ensuring efficient governance. The town council collects revenue through various means that include taxes, rates and fees. It also prepares budgets, and maintain financial transparency and accountability. By effectively managing its resources, the town council strives to improve the quality of life for the residents and promote sustainable development of the town. The organogram of the council that runs the affairs of the town is indicated in the figure below.

CHIPINGE TOWN COUNCIL ORGANOGRAM

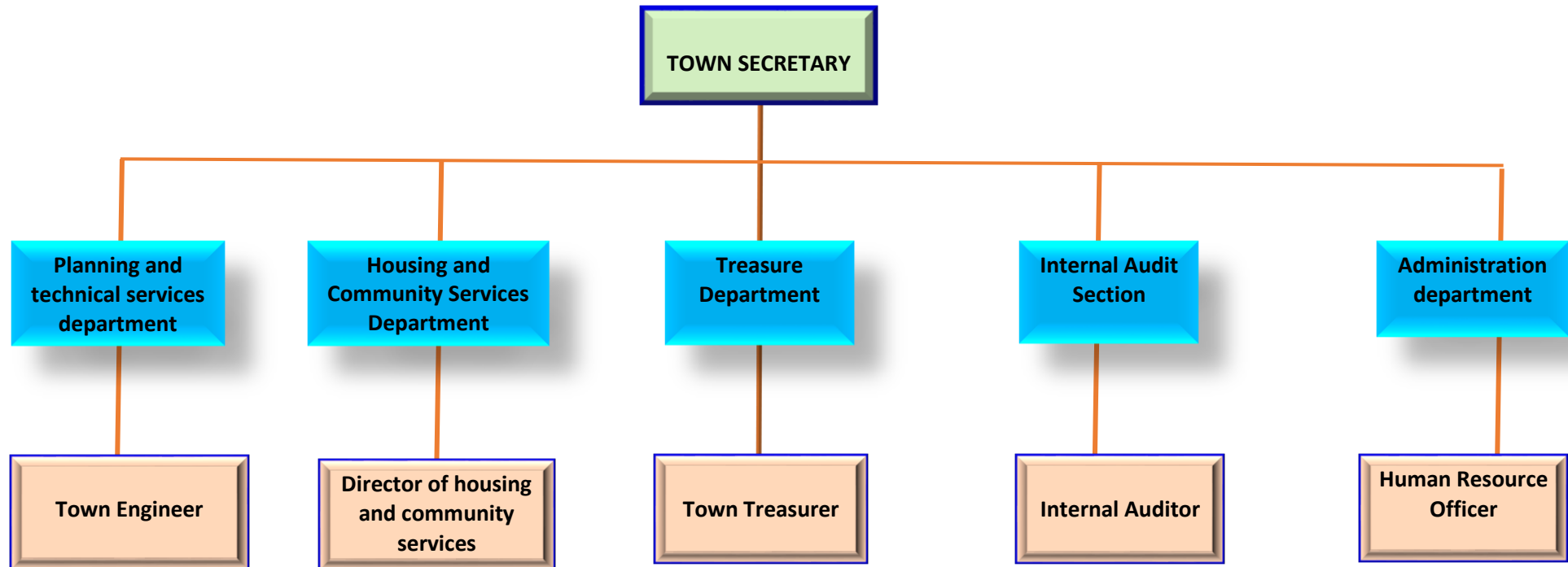


Figure 57: Chipinge Town Organogram

The roles of the different departments of the town council are summarised in the table below.

9.1 ROLES OF THE DEPARTMENTS, IN THE LOCAL AUTHORITY

Table 9.1: Summary of Roles of the Departments In The Town Council

DEPARTMENT	MISSION	OVERALL FUNCTIONS
Administration and Human Resource	To provide administrative, corporate governance and human resource management services	<ul style="list-style-type: none"> - Coordination of policy formulation and reviews. - Provision of secretariat and reception services. - Assets Management. - Administering payroll. - Recruitment, placement, planning, training and appraisal of staff. - Provision of risk assessment services. - Promotion of Occupational Health and Safety. - Provision of security services. - Managing records. - Licensing - Managing corporate public relations.
Internal Audit	To provide audit services to strengthen Council internal control systems	<ul style="list-style-type: none"> - Formulation and reviewing of internal control systems - Production of internal audit reports - Facilitation of external audits - Checking compliance with systems and procedures - Reviewing management information systems.
Housing and Community Services	To provide housing, health, education and other community services	<ul style="list-style-type: none"> - Facilitate provision of shelter - Provision of health and educational services - Promotion of local economic activities - Provision and maintenance of cemeteries - Management and maintenance of Council properties - Management and maintenance of recreational facilities - Coordination of community welfare activities - Management and maintenance of parks and commonage - Provision of disaster risk management support services - Provision of solid waste management services - Coordination of development partners activities.
Finance	To support the departments to mobilise	<ul style="list-style-type: none"> - Collection of council revenue

	and administer financial resources	<ul style="list-style-type: none"> - Maintenance of ratepayers database - Formulation of the budget. - Preparation and presentation of financial statements - Formulate financial control systems - Monitoring and maintaining of ICT services - Monitoring budget performance
Planning and Technical Services	To provide technical services	<ul style="list-style-type: none"> - Provision of potable water and sanitation services - Construction and maintenance of roads - Provision of public lighting - Provision of town planning services - Construction and maintenance of council buildings, plant and equipment - Management and maintenance of council vehicle fleet and equipment - Provision of emergency services - Provision of environmental management services
Procurement	Sources of goods and services for the local authority	<ul style="list-style-type: none"> - Preparation of annual procurement plans - Procurement of goods and services - Disposal of assets

9.2 POLICY MAKING

Policy making is done through council committees and members of the committees are derived from various departments of the council and from the councillors themselves. The committees are chaired by elected councillors, and heads of departments form part of the committees. They (committees) sit every month to deliberate on reports from the respective departments and thereafter, the full council convenes to deliberate on issues from the committees and come up with a resolutions which are then implemented by the council. Below is the list of different committees available at Chipinge Town Council and their roles and responsibilities

Table 9.2: Roles and Responsibilities of Committees

COMMITTEE	FUNCTIONS
Finance	<p>The committee is responsible for regulating the following issues in accordance with the standing orders and by-laws:</p> <ul style="list-style-type: none"> • The collection of all income and expenditure of all moneys authorized in the confirmed estimates or supplementary estimates of the council. • Administrating and monitoring the overall financial affairs of the council and its committees. • To submit at an ordinary meeting of council a schedule of payments made by or on behalf of council and any committee. • Submit an interim report showing the financial transactions and affairs of council during that year. • To approve council estimates.
Audit	<ul style="list-style-type: none"> • To inquire into and report on the manner in which the financial and other resources of Council are being used. • To ascertain whether the funds and assets of the Council are applied to the purpose intended and are consistent with any. • Regulations and standing orders issued by the Council, or the Minister as the case may be. • To call for information, explanations and evidence in respect of any matters in respect of which the auditors have made observations. • To receive and consider reports of Internal and External Auditors and make appropriate recommendations to Council. • To recommend to the Council appropriate methods of investments of moneys and custody of any other property of Council. • To recommend to Council improvements in Management systems. • To ensure that council maintains effective and efficiency financial internal control systems through financial regulations and procedures.
General Purpose Committee	<p>The committee is responsible for formulation of policies which are geared towards the;-</p> <ul style="list-style-type: none"> • Safeguarding of organizational objectives and goals. • Assists the Council Chairman in executing his duties among other things.

	<ul style="list-style-type: none"> •To be responsible for the Estate Management and valuation of property. •Determination of nature and quality of services to be provided •Standard approach to issues on agreed framework of operations •To appoint and discharge senior employees. •To be the custodian of all human and administrative issues •To ensure the organization operates within legal frame work •Is the secretariat nerve of the organisation •To initiate amendments or repeal of by-laws. •To report to council any matter referred to it by council. •To exercise any other function that council may delegate
<p>Planning and Land management</p>	<p>Land use proposals and development applications including:</p> <ul style="list-style-type: none"> •Amendments to the Official Community Plan; •Applications for rezonings; •Heritage revitalization agreements; •Heritage conservation areas; •Development permits; •Phased development agreements •Development variance permits; •Temporary use permits; •Sign permits application variances; . •Liquor licence applications. <p>Policies, guidelines and programs related to:</p> <ul style="list-style-type: none"> •Community planning, including the development of community plans, master plans and comprehensive development plans; •Regional planning •The implementation of actions arising from the Town’s Official Community Plan and other pertinent strategic plans and policies •The strategic acquisition or disposition of lands related to the achievement of the City’s strategic objectives; •Other policy matters referred to the Committee by Council related to land use and planning matters. <p>Development application review and processing procedures.</p> <p>Decisions regarding development applications</p>

<p>Health, Education, Housing and community services</p>	<ul style="list-style-type: none"> • Formulation of appropriate policies for the provision of accommodation to the community of Chipinge Town. • Seeing to it that housing waiting list is properly maintained • Seeing to it that the allocation of serviced stands is done within Council formulated policies. • Ensuring that the provision of adequate facilities for the informal sector activities are put in place. • Ensuring that Council’s Homeownership Accommodation is properly administered. • Planning and implementing the preservation and conservation of Natural Resources in Chipinge Town. • Guarding against illegal stream bank and urban cultivation. • Formulation of by-laws on conservation. • Administering of an efficiency and effectiveness Community services, Health and Education services in Chipinge Town. • Controlling and managing of infectious diseases. • Malaria Spraying. • Promotion of food security. • The aspect of gender issue.
<p>Environmental Management and Technical Services</p>	<ul style="list-style-type: none"> • To provide public lighting. • Protection and saving of life and property in the case of fire or other emergency. • To monitor and supervise the implementation of all capital and engineering projects including servicing of all stands in Chipinge Town area. • To prepare detailed projects designs for funding. • To provide and manage Water and Waste delivery system as required by (WHO) World Health Organisation. • To be the Chief Advisory of all Technical issues to Chipinge Town Council. • To plan and implement all issues pertaining to Planning, appraisal of building plans, construction and maintenance of roads. • To run the workshop professionally. • Monitoring of air pollution. • To exercise any other duties that the council may delegate to it.

9.3 FINANCIAL STREAMS FOR MASTER PLAN

Below in an extract from the 2024 Chipinge town council budget. These are the anticipated revenue streams and amounts from the 2024 budget and this master plan is

going to use these as base figures. 7% of the revenue is expected to come from Service Charges, 37% of Chipinge town council's revenue stream comes from grants whilst fees constitute about 26%. Assessments contribute about 10% of the budget, estates contribute about 8% whilst penalties attract about 7%. Only 1% comes from rental of council premises/properties. The Chipinge town council has potential to increase income stream from PPPs and private investments.

9.3.1 Chipinge Town Council 2024 Budget Summary

The table below gives a summary of the expected revenue and source for the 2024 Chipinge town council budget. The budget statement was made in October 2023 and the figures were in Zimbabwe dollars

Table 9.3: Revenue Estimates and Proposed Sources

REVENUE SOURCE	AMOUNT (ZWL)	PERCENT OF TOTAL
Service Charges	3,455,144,743.99	7.00
Permits	45,006,000.00	0.001
Fees	12,814,744,856.70	26.00
Special Levy/Rates	402,250,204.00	1.00
Licences	1,721,416,852.76	3.00
Penalties	3,526,201,813.92	7.00
Development Levy		0.00
Land Development Levy		0.00
Assessment Rates	5,144,283,012.96	10.00
Income Generating Projects		0.00
Grants	18,404,725,784.08	37.00
Estates	4,022,663,089.13	8.00
Interests	229,239,861.24	0.04
Income from Parks and Wildlife		0.00
Communal Land Forest Produce		0.00
Rentals	308,283,599.00	1.00
Proceeds from Disposal of Assets		0.00
Donations/Gifts		0.00
Loans		0.00
TOTAL	50,073,959,817.78	100.00

Source: Chipinge Town Council 2024

The master plan is going to give direction on the economic activities in Chipinge.

9.3.2 Chipinge Town Council Income and Expenditure From 2018

There has been variation in terms of revenue collection and expenditure by the town council since 2018 as indicated by the figure below

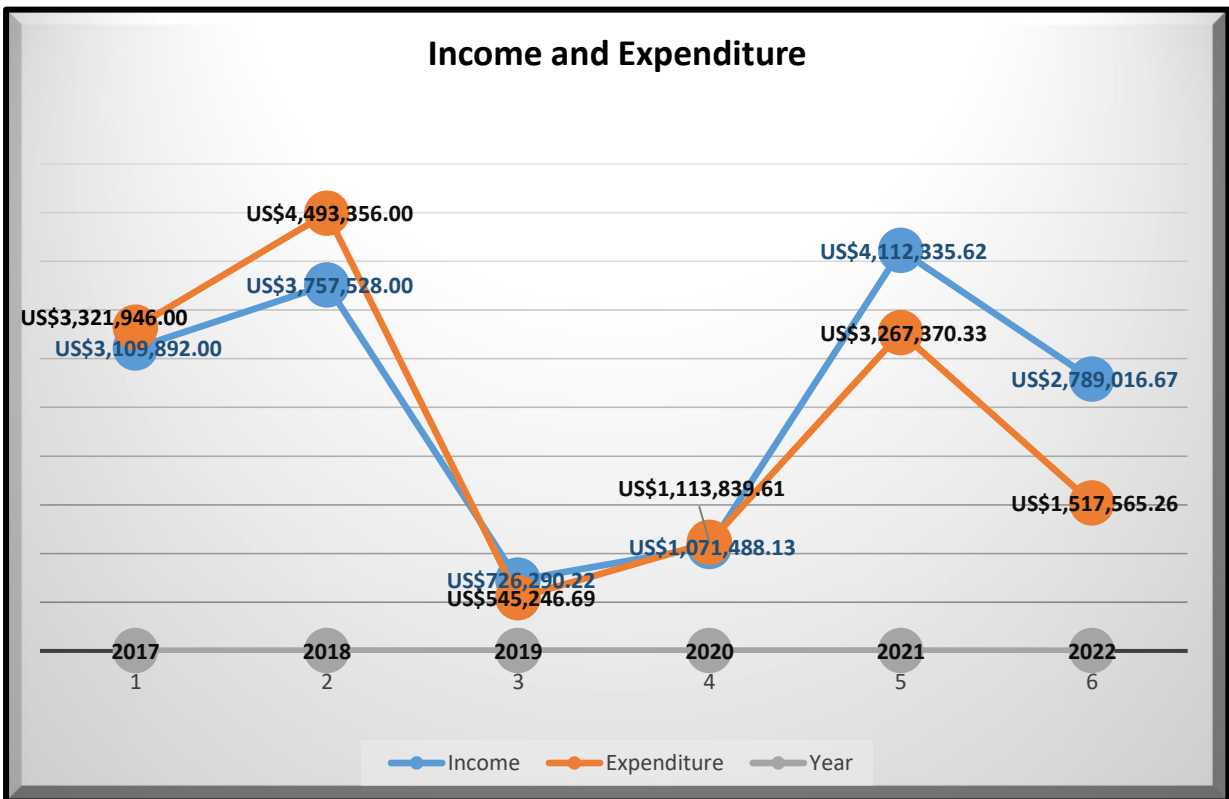


Figure 58: Financial Income and Expenditure: 2017 to 2022

The revenue inflow in 2018 totalled about US\$3,109,892 against an expenditure of US\$3,321,946 indicating a budget deficit of US\$212,054. There was an increase in revenue collected in 2018 as compared to 2017 but again, the council realised a budget deficit of more than half a million United States dollars at US\$735,828. There was sharp decline in revenue collection and expenditure in 2019 and 2020 and in 2019, the council did not experience a budget deficit. The sharp decline in 2019 and 2020 was attributed to changes in the exchange rates and the outbreak of COVID-19 which resulted in nationwide shut down which affected all the economic activities. During this period, the government controlled the exchange of 1 US dollar to 1 Zim dollar resulting in market driven exchange rate. The revenue collection increased to increase in 2021 to US\$4,112,335.62 against an expenditure US\$3,267,370.33 but there was a decline in both revenue collected and expenditure in 2022 as council manage to collect US\$2,789,016.67 against an expenditure of US\$1,517,565.26. It is important to note that over the period 2017 to 2022, the council realised a net budget surplus of US\$1,307,226.75

9.4 MANAGEMENT OF EXISTING CENTRES/PRODUCTION HUBS AND NODES

Chipinge Town Council is responsible for the management of the existing business centres/ production hubs and nodes in the town. Currently, there are plans to develop a new CBD for the town and also develop business hubs in other areas yet to be identified. Chinheya business centre is one of the oldest and yet vibrant commercial centres while in St Kelvin and Usanga commercial stands have been allocated to different individuals but only a few have started to developing them. Figure 58 below gives an indication of vibrant commercial centres within the town with potential for growth

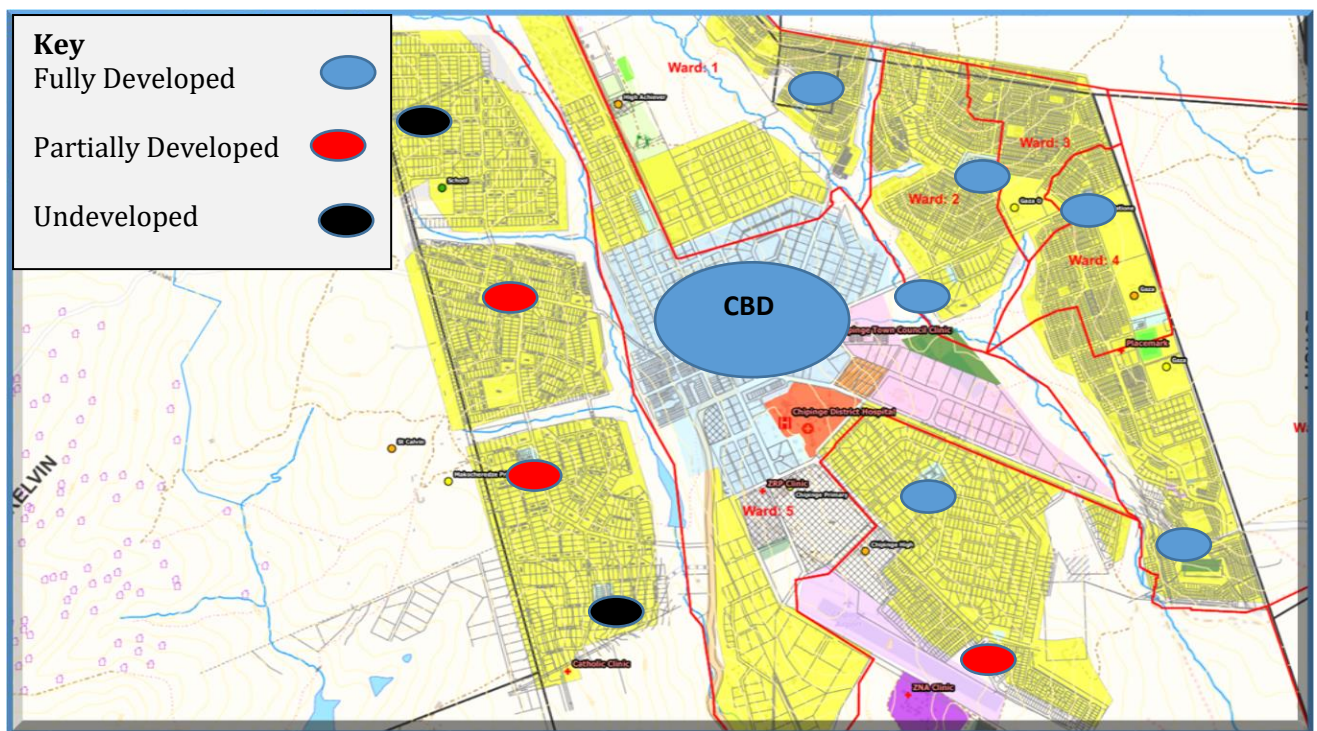


Figure 59: Commercial Centres with Potential for Growth

CHAPTER TEN: SUMMARY OF KEY ISSUES

10.1 FINDINGS

10.1.1 Physical Characteristics and Land Availability

10.1.1.1 Topography

The topography of the town consists of a rolling terrain characterised by broad and narrow ridges with steep slopes of more than 30% in some cases and narrow valleys with small perennial streams and water ways. The topography of most of the land on the south and western section of the town within the current town boundary is characterised by very steep slopes and rock out crops. This has made this land not suitable for development either for residential purposes or for industrial purposes. Developing such land will result in very expensive residential and/or commercial stands which are way beyond reach of most of the town residents on account of very high development costs. Most of the current developments are restricted to the broad crests and relatively moderately steep slopes on the central, eastern and north western section of the town. Some of the land within the current boundary is owned by private individuals, while some of the land in undeveloped area is owned by the town council. Residential areas occupy most of the land in the town followed by land under commercial use in the CBD, which is owned by private individuals and corporates. The town's topography means that provision of basic infrastructure such as main roads into the residential areas and secondary roads within the residential areas is very costly hence poor infrastructure.

10.1.1.2 Land availability

Generally it appears as if there is enough land in town if one considers the fact that only 23% is built up area. The steep slopes and rock outcrops in most of the currently vacant land means that development of this land cannot be undertaken economically and cannot be used for future urban expansion. This means that future town expansion should take place in a north-westerly direction where the terrain is relatively flat. However, because this land is also prime farming land in agro-ecological region I, future town expansion should where possible, be vertical. The town has now adopted a G plus 1 approach with all new buildings in the CBD meaning that new building should have a ground floor plus at least an additional floor. Some of the land around the town was allocated to model A1

and A2 farmers meaning that incorporating such land into the urban area will affect the livelihoods of a lot of people. This is in view of the fact that employment opportunities are very low hence this might create problems.

10.1.2 Population

The town has a population of about 34,959 inhabitants according to the 2022 population census with the town's population having more than doubled since 2002. The population has been growing by an average of 4.5% per annum which is slightly lower than the national average which, according to information from ZimStat is about 5%. The population under the age of 19 years, which is normally associated with dependency as most persons in this age group are still at school constitute about 51% of the town's population which shows a very high dependency ratio. This means that the town's population is young and may be a sign of high fertility levels among women of child bearing age and a decrease in child mortality. The high number of persons in the dependency age group is a pointer to the fact that Chipinge Town Council must effectively plan for essential services such as schools, clinics and recreational facilities for this age group. The economically active age group of between 20 and 59 years constitute about 47% which age group carries the burden of looking after the dependency. There are slightly more females than males in the town which is also a reflection of the national trend.

10.1.3 Economic Base

The economic base of the town is mainly based on informal activities with fewer persons being engaged in formal activities. This is a reflection of the country wide economic situation prevailing. The only problem with high informalization is that the tax base is reduced as most informal traders do not pay taxes and this affects the ability of the local authority to raise money hence poor service delivery.

10.1.3.1 Informal Trading

Most of the residents of Chipinge are involved in informal trading (as indicated by 66.75% of questionnaire respondents) where the main activities include selling of agriculture products such as fruits and vegetables, selling of second hand clothes sourced from neighbouring Mozambique and selling of air time recharge cards and cheap electronic

gadgets. SMEs and informal trading are now the driving force in the town in terms of major livelihood activities for most of the residents, so there is need for identification and selection of sites where additional stalls can be constructed so that all informal traders can operate from designated sites. This will help in bringing sanity to the town unlike the current situation where most informal traders are operating from anywhere.

10.1.3.2 Agriculture

There are small open spaces within the town where the urban communities undertake some form of agriculture with maize and sweet potatoes being the main crops grown in order to supplement household food requirements. Agriculture is the main economic activity in the areas around the town and therefore agro processing can become the main economic base for the town. Besides agro-processing, the town can also provide service to the farming community such as supply of spare parts, repair and maintenance of equipment and provision of inputs.

10.1.3.3 Services

This is dominated by the retail sector where major formal players include the two supermarket giants namely TM Pick'n Pay and OK, and beverages manufacturer and supplier Delta. There are also a number of small retail outlets that are owned and operated by individuals and these form the bulk of service providers in the town. There are also a few lodges that provide accommodation and conference facilities but generally most of them offer products which are more on the average side and not on the high end. SMEs also provide services such as include motor mechanics, panel beating and spray painting, welding and furniture manufacturing and retailing.

10.1.3.4 Manufacturing

Not much manufacturing takes place in the town as the only manufacturing industry is Dairyboard Zimbabwe Limited where sterilised milk is produced. However, there are SMEs that are involved in the manufacturing of household items such as wardrobes, beds, sofas and other household furniture. The quality of the products from SMEs needs to be improved if these manufacturers are to compete with formal and established manufacturers from other town and cities.

10.1.4 Employment

There are limited formal employment opportunities in the town as some such opportunities used to rely on activities from surrounding farms, as farmers bought inputs and sought other support services from the town. Some farmers would then sell their products to wholesalers in town. The economic challenges that the country is facing has resulted in closure of some businesses. The low formal employment opportunities in Chipinge has resulted in increased informal sector activities. It was established from household questionnaire that 26.7% of the respondents are formally employed, 53.6% are employed in the informal sector and 19.5% of the people are unemployed.

10.1.4.1 Formal Employment

There are few formal employment opportunities in town mainly because the town has a weak manufacturing base and there is low demand from surrounding areas, and within town, of goods and services that may stimulate the growth of the formal sector. Most people employed in the formal sector are in the public sector, services provision sector mainly the retail sector and agro processing. The retail sector is dominated by small outlets such as bottle stores, night clubs and small shops selling clothes and cheap electrical gadgets. There are few major retailers within the town and these include large supermarkets Pick'n Pay, OK and a Delta depot which is involved in liquor wholesaling to all the outlets in town and surrounding areas. There are also few banks that include CBZ, CABS, POSB and Agribank, and Dairyboard factory is the only agro-processor of note in town despite the fact that there are many agricultural products that are produced within the district.

10.1.4.2 Informal Employment

The employment sector is dominated by the informal sector and this includes illegal unregistered/pirate taxis commonly referred to as mshika shika, carpentry, welding, panel beating, motor mechanics, selling of primary agricultural products such as fruits and vegetables, and selling of second hand clothes, air time recharge cards and a number of SMEs operators. The informal sector is playing a critical role in the town and some of the benefits from this sector include reduction in crime rate as some people get employed, reduction in poverty among the residents and provision of technical training to school

leavers who for one reason or another cannot access tertiary or vocational training. There is need to set aside spaces from where these traders can operate from.

10.1.5 Findings - Income

10.1.5.1 Household Income

40.8% of the households interviewed stated that their monthly income is below US\$100.00 which is well below the Total Consumption Poverty Line (TCPL) of US\$250.00 (ZimStat 2023) for a family of five. 23% of the respondents indicated that they earn between US\$101 and US\$200 per month meaning that 63% of the town's residence earn below the TCPL. Most of the income realised from different livelihood activities is spent on food, education and rentals, as a significant number of people in the town do not own the houses that they are staying in.

10.1.5.2 Source of Income

There is high level of informal employment in the town just like the rest of the country and most people are now employed in the informal sector with fewer people employed in the formal sector. This means that the source of income for the majority of the people in the town is earned in the informal activities/sector. There has been a significant downshift in the town's economy with the informal sector being a major player that can no longer be ignored by both the local planning authority and the Government. This means that operators in this sector must be registered and allocated operating spaces and this way they can also contributed revenue to the town council

10.1.6 Education, Health and Other Social Amenities

10.1.6.1 Primary and Secondary Education

The town has educational facilities from pre-school/ECD level, primary, secondary/high school and vocational training level. The educational facilities from primary, secondary and high school levels are not adequate. In the short term, the town needs of 2 additional primary and 4 additional secondary/high schools. Assuming that the population continues to increase at the current growth rate of four percent per annum, the school going population is projected to be 18,744 in ten years' time. Based on current primary and secondary/high school requirements, an additional 6 primary schools and 5 secondary/high schools will be required to cater for the population. The planning

authorities may opt to upgrade the existing facilities by going vertical instead of identifying new sites and constructing new schools.

10.1.6.2 Vocational and Institutions of Higher Learning

Currently there are no institutions of higher learning whether public or private that are operational although there are plans to establish 3 universities, with 2 being church owned/privately owned universities and the other being a state university. There is one vocational training institute in the town and there is need to expand both the facilities and courses offered so that it can absorb all those in need of vocational training. Of the 2 church universities to be established, one will be owned by the United Church of Christ Zimbabwe (UCCZ) and the other one will be owned by ZAOGA. The university to be established by UCCZ will be called Gazaland University and already there are some activities taking place in terms of establishment of the campus. The state owned institution to be established will not be a fully-fledged university but a faculty of Manicaland State University and will focus predominantly on horticulture. Land for the 3 institutions has been identified but ZAOGA indicated that it is not sufficient for their needs while that for the state institutions still has got some issues to be resolved.

10.1.6.3 Health

Health facilities in the town are provided for by the central government, the local authority which is the town council and some private players. There is one referral hospital, Chipinge District Hospital which is a government institution, two council clinics and a number of private surgeries and clinics. The district hospital caters for both urban and nearby rural population in surrounding farms and other parts of the district. Health facilities are not adequate for the population and although the private sector tries to fill in this gap, their service is not affordable to most of the town's population. The district hospital is almost adequately staffed but the quality of service offered is not as per expectations of the residents mainly because of inadequate facilities and failure to provide patients with the required medication. Council clinics are not served doctors which means that patients with major health conditions are referred to the district hospital. The major focus of the clinics besides attending to common ailments, include child immunisation, vaccinations, maternity/deliveries, HIV service and maternal neonatal health care.

10.1.6.4 Shopping Centres

There are shopping centres in all residential areas but these are in various stages of development depending on when the suburb was established. Those in older residential areas like Gaza are relatively well established and those in newer suburbs are still under construction. Despite the availability of shopping centres in residential areas, most people prefer to buy goods from shops located in the central business districts where the prices are generally lower and wide range of goods can be found. Most shops in the residential areas stock mainly groceries items.

10.1.6.5 Financial Institutions

The town has a number of financial institution that include banks and building societies. All international banks have divested from the town due to reduced business. Commercial banks found in the town include CBZ, Agribank and People's Own Saving Bank (POSB). Central African Building Society (CABS) is the only building society that is found in Chipinge. These financial institutions are located in the central business district. They provide financial services to the town's communities and those from surrounding areas who are mainly into farming.

10.1.7 Findings - Other Social Amenities

10.1.7.1 Leisure Facilities

There are few leisure facilities in the town and these include a community hall in Gaza high density suburb, several bars/night clubs and several churches of different denominations. This clearly indicates that there are few leisure facilities in the town as churches and night clubs can hardly be classified as leisure facilities. There are no hotels in town and lodges dotted around town mainly cater for overnight accommodation and not conferences.

10.1.7.2 Recreational facilities

Just like leisure facilities, there are also very few recreational facilities in the town and these include a stadium, community hall, beer halls and parks. The major challenge is that these facilities are either closed or dilapidated meaning that they need serious attention. The town used to have a golf course but this was converted into a residential area. Some

schools have sporting facilities but these are available to and used by school children during the term and are not accessible to the general public.

10.1.7.3 Police Station and Prisons

The Zimbabwe Republic Police (ZRP) Chipinge District Head Quarters and Police Camp are located in the central district of the town. There are no satellite stations/police posts within the current town boundary. There is need for an additional police station and police satellite posts in order to curb criminal activities in town and surrounding areas. The town's prison and correctional facility is located about 5 km from the central business district. There are no separate remand facilities where accused but not convicted persons can be kept separate from convicts. The prison authority indicated that about 5 ha of land is required where the remand prison and some correctional facilities can be constructed.

10.1.7.4 Transport

Transport within the town is provided by private players most of which are unregistered pirate taxis commonly referred to as mshika shika that operate from undesignated areas. These operators use small cars, Honda Fits which are designed to carry four passengers but normally carry 8 to 10 passengers. The operators of these vehicles generally disregard road/traffic rules and over speed which tends to endanger the lives of passengers and other road users. They pick and drop passengers anyway and tend to inconvenience other road users. There is need for organised public transportation system in Chipinge and passengers must be picked up and dropped off at designated points. The road network in most of the residential area is in very poor state due to infrequent maintenance and lack of proper drainage structures which is causing serious soil erosion. If the roads are well constructed and well maintained, the network can be considered to be adequate. There is no provision for cycle track or pedestrian sidewalks in the town. In terms of long distance buses, there are 2 bus termini but one in the CBD commonly referred to as Musika rank has been abandoned and buses now operate from Chinheya terminus in Gaza high density suburb.

10.1.7.5 Cemetery

The current cemetery is fast filling up and land for a new cemetery must be identified. However, because land is a finite resource, it is high time that councils and stakeholder consider introducing a system of burying two people in one grave one on top of the other. This will save a lot of land. Information from discussions with residents and questionnaire administration indicated that most residents want to bury their deceased on council cemeteries as this will save on cost of transporting the body to the rural areas.

10.1.8 Public Utilities

10.1.8.1 Water

The town has a fairly reliable source of raw water in Bangazani dam. The water is generally not polluted as there is no effluent discharge into the dam. There are no urban settlements within the catchment area but the St Kelvin farm which forms part of the catchment area is inhabited by illegal settlers. The settlers have caused a lot of deforestation as they have been cutting down most of the trees within the catchment area mainly for wood to fire up their kilns and for production of charcoal. This has resulted in heavy siltation of the dam hence less water storage. The activities of the settlers need to be controlled. The town council with the assistance on UNOPS is in the processing of upgrading the water conveyance system from the dam to the treatment plant and from the treatment plant to the reservoirs that supply the different areas. The target is that by the end of April 2024, council will be able to provide more water than is currently demanded. Currently water is supposed to be available at specific times of the day but thus is disrupted at times because of periodic load shedding by ZESA which then affect pumping of water from the dam to the treatment works. The current demand is 9 mega litres per day and the average daily supply is 5.5 mega litres meaning that there is a deficit of 3.5 mega litres. Once the town completes the current water works, the projected daily supply, assuming electricity availability will be 10 mega litres. There is need for the town to identify alternative raw water sources as siltation of Bangazani dam is still on-going and the town's population continues to grow. An alternative source yet to be constructed is Mirror dam which is downstream of Budzi river. Another possibility is to construct a weir along Rusitu river then pump water from there to the town.

10.1.8.2 Electricity

The town is connected to the main grid but is also affected by load shedding just like any other place within the country. There is need to explore the possibility of using solar energy to power key critical infrastructure such as the water supply pumps at the dam, and if possible for household to install solar units to run small appliances like refrigerators, televisions and lighting. Load shedding will be there for the foreseeable future until such a time that the country is able to generate adequate electricity.

10.1.9 Findings - Communication

The town has excellent network coverage of the two mobile network providers namely NetOne and Econet. Wi-Fi facilities are also available from a number of providers such as state owned Telone and ZOL

10.1.10 Findings - Environment

10.1.10.1 Waste Disposal

The location and the current state of the sewage ponds and the dump site can result in serious pollution of the Nyaukari, a stream which is close to these 2 sites. The stream, which is on the eastern side of the central business district and forms the boundary between ward 5 and ward 6 will eventually become part of the town's water supply system as Mirror dam will be built at its confluence with Budzi river. Mirror dam is the town's future in terms of raw water supply. The respective locations and state of the sewer ponds and dump site have the potential of affecting quality of water for downstream users. The sewage ponds need to be upgraded and the dump site need to be relocated to a more suitable site. Besides water pollution, the ponds and the dump site are too close to residential areas which is not an ideal situation.

10.1.10.2 Soil Conservation

The town and the surrounding areas are prone to soil erosion due to steep slopes which are characteristics of the study area's topography and high annual rainfall received. This means that where land is cleared of natural vegetation for cultivation purposes, serious erosion can result. There is a small dam, Kabanga, which used to be the main water supplier of the town during its formative years but this is now heavily silted and polluted due to activities within the town that include stream bank cultivation and removal of

boulders from the river banks which are crushed into $\frac{3}{4}$ concrete stones. There is also serious soil erosion taking place in the catchment area of Bangazani which can affect the town's water supply.

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