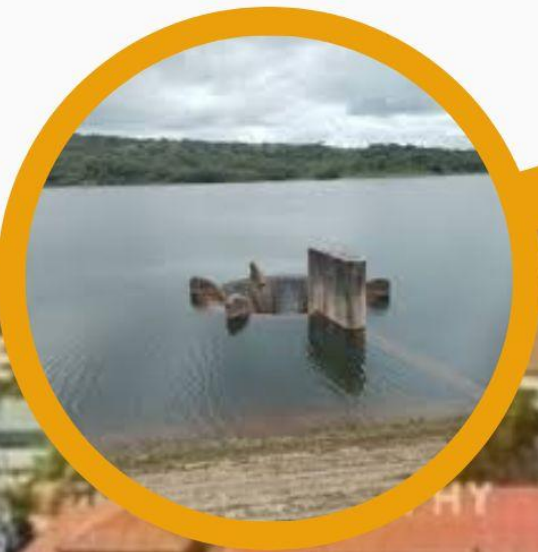
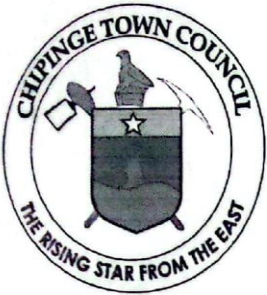


CHIPINGE TOWN COUNCIL



DRAFT WRITTEN STATEMENT





Town House
281 Main Street
CHIPINGE

CHIPINGE TOWN COUNCIL

All communication should be addressed:

Tel/Fax 3321 /2858 /2754//3237 /2653

Town Secretary

P.O. Box 90

Chipinge

E-mail: chipingetowncouncil@gmail.com

Any queries, ask for
J Mutemera

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

CHIPINGE TOWN COUNCIL MASTER PLAN

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

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

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

Signature

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

Signature

TOWN SECRETARY
CHIPINGE TOWN COUNCIL
01 JUL 2024
STAND NO: 281, MAIN STREET
P.O. BOX 90, CHIPINGE
PHONE: (027204) 2653/ 3321/ 2858
1758

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1.0 INTRODUCTION

1.0 Introduction

To achieve sustainable urban growth and management, it is crucial to prepare a comprehensive master plan that not only addresses present needs but anticipates future challenges and opportunities. This document provides an overview in preparing a transformative roadmap for Chipinge Town. Extensive research, consultation, and analysis have revealed important goals and strategic directions that leads to strategic policies and proposals. Information provided in this document serves as the basis for collaboration, innovation, and effective decision-making for a sustainable town. This written statement provides a detailed summary of Chipinge Town Council's socio-economic findings, goals, objectives, policies, proposals, and implementation strategies.

1.0.1 The Need for Chipinge Town Council Master Plan

The absence of a comprehensive Master Plan in Chipinge Town has resulted in reliance on short-term, localized plans and reactive development proposals. This disjointed approach to development may have contributed to inefficiencies in land use, infrastructure deficits, the proliferation of informal settlements within the town's boundaries, and limitations in revenue collection. The evolving fabric of the town, characterized by socio-economic development changes, necessitates the creation of a comprehensive Master Plan to guide future growth and development. Socio-economic changes that necessitate the need for a Master Plan in Chipinge Town Council include the following;

- ✓ **Population Growth:** The town's population has likely grown steadily since its establishment.
- ✓ **Economic Shifts:** The economic base of Chipinge Town have evolved over time. New industries or a changing agricultural landscape might necessitate adjustments in land use and infrastructure development.
- ✓ **Urbanization Trends:** The pattern of urbanization in Chipinge Town have changed.
- ✓ **Environmental Concerns:** Environmental considerations have become increasingly important. Chipinge Town Master Plan can help prioritize sustainable practices, incorporate green spaces, and mitigate potential environmental challenges like climate change impacts

1.0.2 Objectives of Chipinge Town Council Master Plan

The primary objectives of Chipinge Town Council Master Plan are to promote **physical, social, economic, and environmental development** in Chipinge Town. In addition;

- ✓ The Master Plan will provide new spatial development priorities, guidelines, and proposals for the town's future development.
- ✓ Define and manage land use patterns to ensure optimal land utilization, promote mixed land uses, and prevent incompatible land uses.
- ✓ Define the requirements for transportation, utilities, and other critical infrastructure to sustain current and future population expansion and economic development.
- ✓ Provides a feeling of community by offering public places, recreational facilities, and amenities that improve quality of life and social interactions. In addition, promotes economic growth and job creation through policies that encourage business development, attract investment, and foster entrepreneurship.
- ✓ Supports sustainable development strategies to safeguard natural resources, decrease environmental dangers, and minimize the town's ecological footprint.
- ✓ Address housing demands by encouraging a variety of housing options, including affordable housing, and ensuring that housing developments are well integrated into the rest of the community.
- ✓ Improve transportation infrastructure and encourage alternate means of transportation to minimize traffic congestion, improve accessibility, and increase mobility for communities.
- ✓ The Master Plan then, build a policy framework and regulatory structures to guide decision-making, enforce accountability, and enable effective implementation of the master plan.

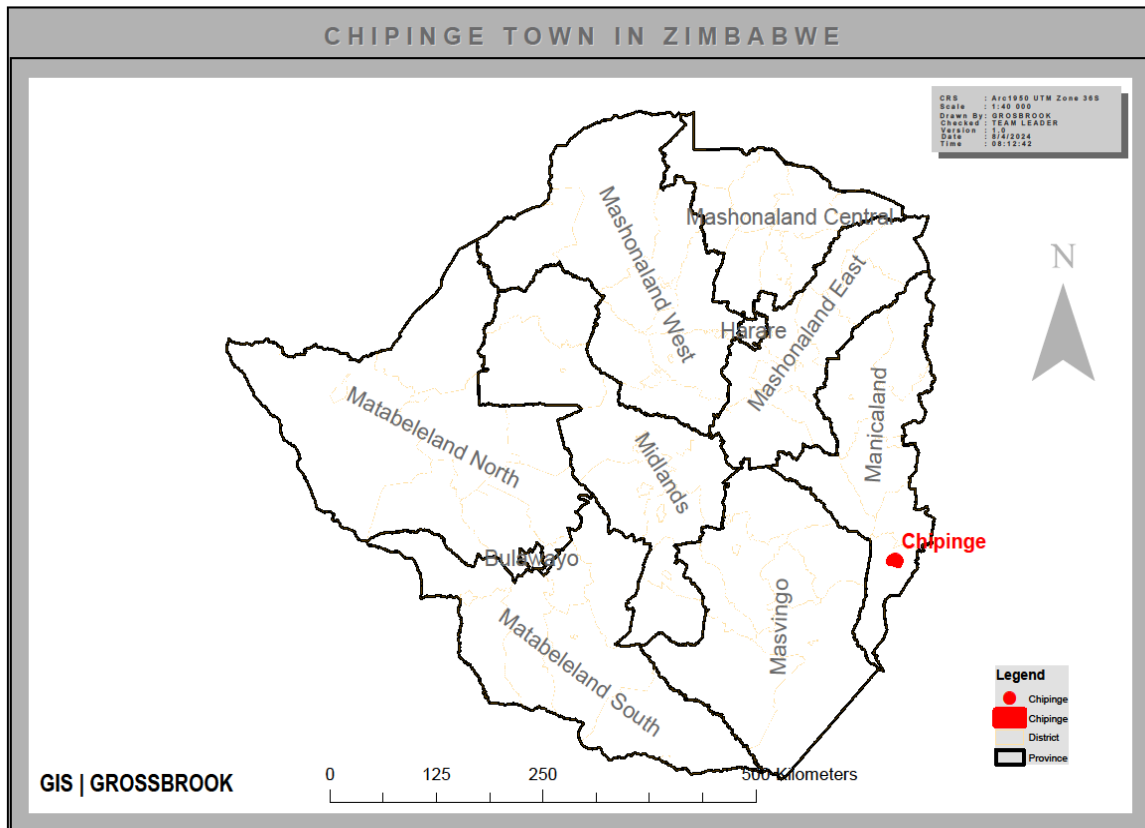
1.0.3 Statutory Provisions for the Preparation of Chipinge Town Council Master Plan

The guiding legal framework for the Preparation of Chipinge Town Council Master Plan is the Regional Town and Country Planning Act (Chapter 29:12) Revised Edition, 1996 as read together with the relevant RGN Regulation 248 (Master and Local Plans) 1977. Other statutory instruments include; Environment Management Act Chapter (20:27), Constitution of Zimbabwe (2013), Health Act, National Development Strategy 1 (NDS1, National Housing Programme, Fiscal and Monetary Policy, Devolution and Decentralization (2013), Zimbabwe National Tourism Master Plan, National Transport Policy (2012), Zimbabwe National Industrial Development Policy (2019-2023), Zimbabwe Early Learning Policy (2024), Zimbabwe National Human Settlement Policy (2018), Vision 2030 and Land and Agrarian Reform Policies.

1.1 The Planning Area

Chipinge is an agricultural town in Manicaland province, bordering by Mozambique to the east, Masvingo province to the south and west, and Mashonaland East province to the northwest. The map below depicts the town's location in a national context.

Map 1: Location of Chipinge Town in National Context



1.2 Structure of the Written Statement

Part I: Sector Summary of Issues derived from the Study. These range from physical characteristics, population, employment levels, education, land use, and infrastructure.

Part II: Identifies Goals and Objectives which will address the issues derived from the Study. It also identifies alternative development strategies and evaluates these against the Goals and Objectives.

Part III: Takes the selected development strategy and illustrates policies and proposals within each sector for the planning period. This section contains forecasts of population, land use requirements for the planning period, and the attendant infrastructure requirements. The Policies and Proposals provide the basis for guiding/directing and controlling the growth of the Town over the next 10-15 years.

PART I

2.0 Summary of Issues

This Section summarizes Sector issues established in the Report of Study (RoS) and is the basis for proposals in Chipinge Town.

2.1 Global and Regional Urbanization Context

Countries in southern Africa have a distinct urbanization marked by fast population expansion and low economic development.

2.2 High Population Growth and Low Economic Development

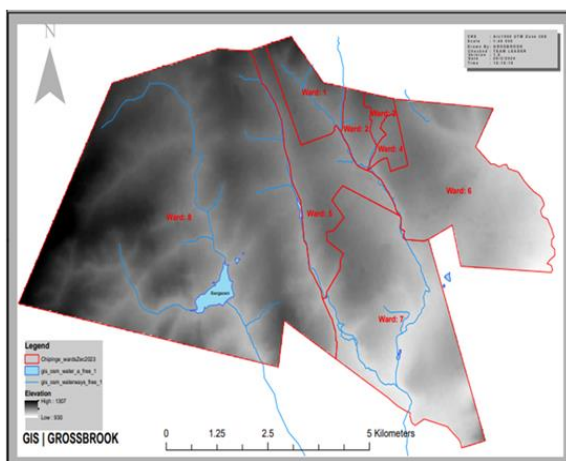
This has influenced Chipinge Town, which is also defined by rapid population increase but limited economic development. This has been accelerated by the national economy's decline over the past years.

2.3 Urban Sprawl

Urban sprawl, characterized by the uncontrolled expansion of urban areas into surrounding rural lands, presents significant challenges for sustainable development and quality of life. This raises a number of problems, including environmental degradation, traffic congestion, agricultural land loss, social isolation, adverse health effects, economic inefficiencies, social equity, and climate change.

2.4 Physical Features

2.4.1 Topography



The topography of the town consists of a rolling terrain characterised by broad and narrow ridges with steep slopes. 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. 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.

2.4.2 Land availability

On paper, the town has a lot of land as only about 15% is currently developed and has residential and industrial stands. However, a closer analysis reveals that developable land is limited. The nature of the terrain is such that if full developments are done, affordability of the units by most residents within the town will be a big challenge.

2.4.3 Vegetation and Deforestation

There is natural vegetation on the western section of the town around the water works and Bangazani dam. 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. 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. Also, erratic power supply has necessitated cutting down of trees for firewood, development of illegal settlements and illegal trade in firewood to supplement meagre income.

2.4.4 Climate

From April to September, both minimum and maximum temperatures begin to fall, and rainfall is significantly lower. January has the most rainfall and the highest daily temperatures, while June has the least rain and the lowest temperatures.

2.4.5 Rainfall

Under normal conditions, the town receives more than 1,200 mm of rain per year, with a mean annual amount of 1,100 mm. The highest amount is received in January, and the characteristics of rainfall received in the town and the surrounding areas are low intensity and high duration. However, due to global warming, the area has recently experienced high intensity, short duration storms with severe destructive powers.

2.4.6 Temperature

Temperature variation within season and between seasons is also becoming unpredictable as winters are sometimes warmer or extremely cold compared to a normal season. 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.

2.4.7 Soils and Geology

The geology of Chipinge town is dominated by dolerite and this has given rise to very deep red sandy clay loam overlying sandy clays. The soils are highly weathered and this has given rise to soils whose depth over 50 meters. They have high iron content and are well-drained meaning that the iron in the soil is mostly in the oxidized state hence the red soil color.

2.5 Population and Employment Issues

2.5.1 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.

Table 1. 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

2.6 Local Economy and Employment Issues

Traditionally, sources of employment in Chipinge have been centrally located in the CBD and existing few industries. However, the town has experienced major downsizing/closure of major companies because of the poor performance of the economy over the years, hence a shift in terms of employment patterns.

2.6.1 Economic Base

The economic base of the town is mainly based on informal activities with fewer people being engaged in formal activities. This reflects the country wide economic situation prevailing. The 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.

2.6.2 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.

2.6.3 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.

2.6.4 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. Several small retail outlets 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 that are more on the average side and not on the high end. SMEs also provide services such as motor mechanics, panel beating and spray painting, welding, furniture manufacturing, and retailing.

2.6.5 Manufacturing

Not much manufacturing takes place in the town as the only manufacturing industry is Dairy Board Zimbabwe Limited where sterilized milk is produced. However, some SMEs 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 towns and cities. In operational terms, the SME sector, which is the largest employer, is facing problems that include lack of appropriate operating space, need for Proper Location and Visibility, and need to increase skills in the SME Sector

2.6.6 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 have 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.

2.6.7 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 the town, for 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, nightclubs, and small shops selling clothes and cheap electrical gadgets. There are a few major retailers within the town and these include supermarkets Pick n Pay, OK, and Delta Depot which is involved in liquor wholesaling to all the outlets in town and surrounding areas. There are also a few banks including CBZ, CABS, POSB, Agri bank, and Dairy Board Factory is the only agro-processor of note in town even though there are many agricultural products that are produced within the district.

2.6.8 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 several SMEs operators. The informal sector is playing a critical role in the town and some of the benefits from this sector include a reduction in crime rate as some people get employed, a 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 a need to set aside spaces where these traders can operate.

2.6.9 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 residents earn below the TCPL. Most of the income realized 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.

2.6.10 Source of Income

There is a 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 contribute revenue to the town council.

2.7 Housing Issues

The town does not have adequate housing units for the residents as indicated by the existence of a housing waiting list summarised in table below. High density suburbs cover 50% of the built-up area then 40% and 20% covers medium and low-density suburbs respectively. 88.7% of houses in Chipinge are detached units, 7.7% are semi-detached and 1.6% flats. The performance of the housing sector in Chipinge town has been affected by the performance of the national economy. In the recent years there was a decline in the construction industry which affected housing supply that manifested itself in the housing backlog. However, there is need for additional land to accommodate people on the housing waiting list for all housing sectors and also adopting densification options like use high raised flats.

Table 2: Chipinge Town Council Housing Waiting List

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

2.8 Education and Social Amenities

2.8.1 Education

Education institutions in the town include pre-schools or early childhood development (ECDs) centres, primary schools, secondary/high schools, one vocational training centre and University. 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.

Table 3. Institutions in Chipinge Town

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

Educational facilities from primary, secondary and high school levels are not adequate. Assuming that the population continues to increase at the current growth rate of 4% percent per annum, the school going population is projected to be 18,744 in 10 years.

2.8.2 Vocational and Institutions of Higher Learning

Currently there is no operational 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.

2.9 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.

Table 4. Health institutions 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

There is need to provide additional facilities for orphans, juvenile delinquents, handicapped and the aged particularly in the high-density suburbs.

2.10 Police 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. 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.

2.11 Recreational Facilities

There are 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.

2.12 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.

2.13 Cemeteries

There is one active cemetery in the town. 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. The town council also indicated that there the current cemetery is fast filling up and land for a new cemetery must be identified.

2.14 Commercial and Industrial Development

2.14.1 Commercial Development

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.

2.14.2 Financial Institutions

The town has a number of financial institutions 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.

2.14.3 Industrial Development

Generally, the industrial sector has been affected by the decline of economy in the past years this resulted in few or no companies decided to invest in the town. Currently Chipinge town has witnessed the profile of service industry and few informal activities whose contribution to employment creation is minimal. There is a need to promote agro-related industries that have traditionally been the mainstay of Chipinge town.

The main industrial area in Chipinge town is situated on the eastern part of the central business district, and there are some service industries that are situated on the north-western part of the CBD. Heavy industry is limited in the town. Chipinge is well known for agricultural production hence the establishment of big agro processors such as Dairy board Zimbabwe and the Grain Marketing Board. There is also a light industry area situated in Gaza area, which is relatively small and is mainly characterised by grinding mills, motor vehicle garages for repairs and spray painting and steel fabrication.

2.15 Infrastructure Issues

2.15.1 Water Supply Infrastructure

Chipinge Town Council gets its raw water from Bangazani dam which is across Budzi river as provided for in Map 3 of the Appendix.

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. 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. The current peak demand is 9.0 mega litres per day and the current capacity by council is 5.5 mega litres per day meaning that the current deficit is about 3.5 mega litres. Areas like, New St. Kelvin, Usanga, Gaza E in fills and the Upper Low-density suburbs have no water reticulation, these areas are getting water from boreholes, protected wells and from unprotected wells. 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. 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.

2.15.2 Transportation Infrastructure

Roads

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. Some of the residential areas do not have access roads at all and are very difficult to access. Old and New St Kelvin, Reit View, Gaza E Infill, new Upper Low Density and some parts of the CBD have no roads. Map 4 in Appendix shows the national road that goes to Mt Selinda passing through the Chipinge Town CBD.

Table 2: Summary of Road Types in Chipinge Town

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

The surfaced roads in Parts of Gaza and the CBD show distress in the form of excessive cracking, local deformation, edge breaks, and potholes. Additionally, surfaced roads were constructed too narrow and need to be widened, road markings are not visible, poor road drainage channels, poor signage, and speed humps are not properly marked. All these need attentions.

2.15.3 Public Transport

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 is no designated pick up and drop off zones for these vehicles although most operate from Pick and 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 from town

2.15.4 Bus/Omnibus 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 and is no longer used by long distance buses as they prefer Chinheya where most commuters reside. There are no facilities for commuters to use while waiting for transport and these termini are supposed to be supervised by the town council. 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.

2.15.5 Aerodromes

There is an aerodrome which is currently 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. Map 5 attached in Appendix depicts the existing Aerodrome.

2.15.6 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.

2.15.7 Communication

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

2.16 Environment

2.16.1 Waste Disposal

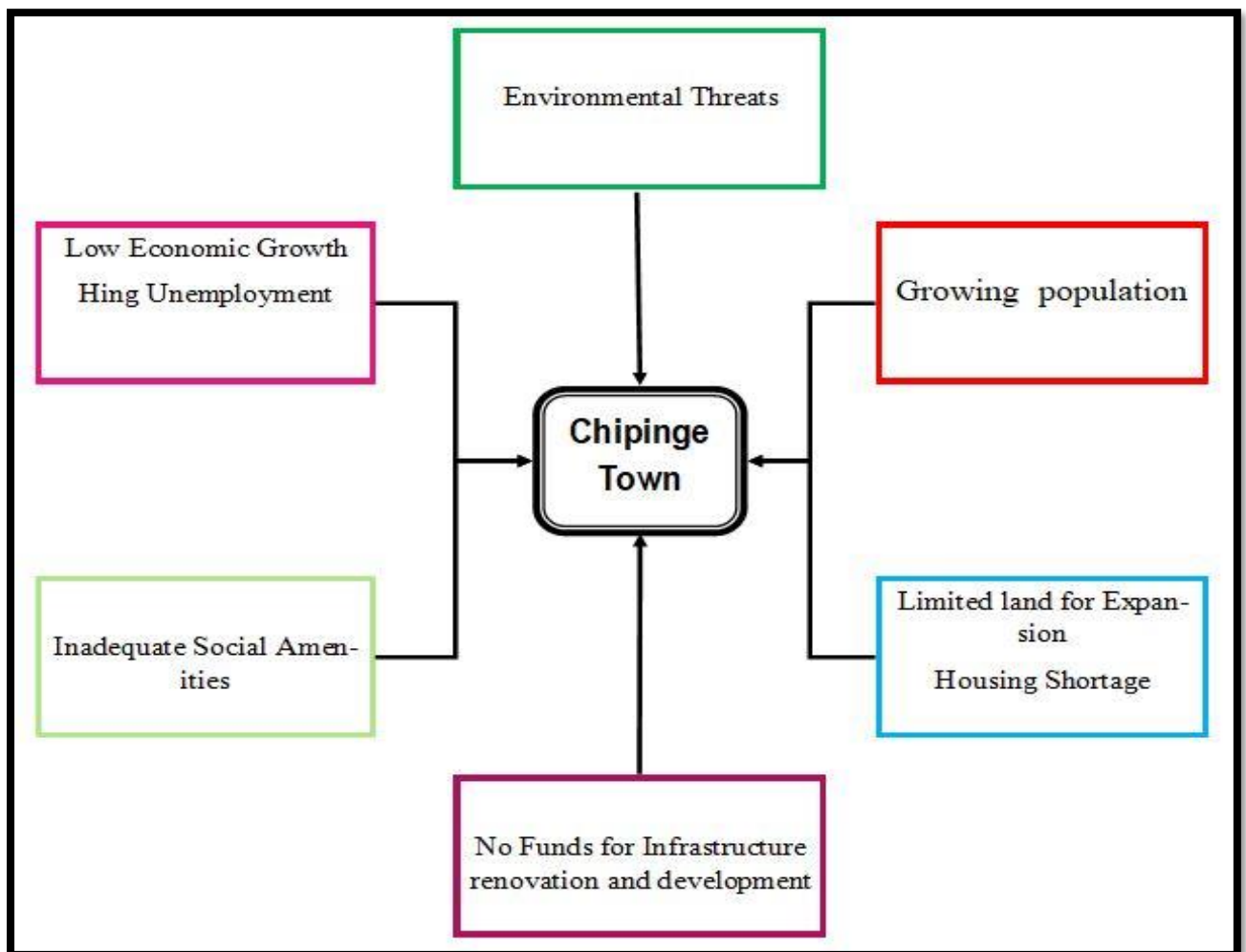
The location and the current state of the sewage ponds and the dump site can result in serious pollution of the Nyaukari, a stream which is close to these 2 sites. The stream, which is on the eastern side of the central business district and forms the boundary between ward 5 and ward 6 will eventually 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.

2.16.2 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.

Figure 1. Consolidated Summary of Issue



Part II

Goals, Objectives and Development Strategies

3.0 Goals, Objectives and Development Strategies

These are deliberate attempts to address the challenges found in the research. Goals are more broadly focused on sectoral issues, whereas objectives are more specifically focused on how to get there. To determine which development strategy is best, they will be evaluated for appropriateness against other options.

3.1 Urban Structure and Form

To guarantee that Chipinge Town grows into an urban region that minimizes the links between employment and residence and keeps the development's current nodes vibrant.

3.2 Objectives

- Define the overall layout and spatial distribution of the urban area, including the spatial organization of land uses, infrastructure, and open spaces.
- Establish guidelines for the distribution and density of various land uses such as residential, commercial, industrial, recreational, and institutional areas.
- To provide for an environmentally sensitive town with areas for parks, green belts, and other open spaces to enhance the quality of life, provide recreational opportunities, and protect natural habitats and ecosystems.
- Determine appropriate building heights, setbacks, and densities to create a desirable urban form that promotes walkability, fosters social interaction, and contributes to a sense of place
- Coordinate the provision of essential infrastructure such as water supply, sewage systems, energy distribution, and telecommunications to support urban development and meet the needs of residents and businesses.

3.3 Land

To ensure that land within the planning area is used efficiently and sustainably.

3.3.1 Objectives

- Ensure that land use patterns promote sustainability by balancing economic, environmental, and social considerations. This might involve encouraging

mixed-use development, preserving green spaces, and promoting energy efficiency.

- Allocate land for various purposes in a way that maximizes its potential while minimizing conflicts. This includes designating areas for residential, commercial, industrial, recreational, and institutional uses based on projected needs and demand.
- Coordinate land use planning with infrastructure development to ensure that essential services such as transportation, utilities, and public facilities are efficiently provided to support current and future development.
- Promote fairness and inclusivity in land use decisions by addressing issues of housing affordability, access to essential services, and the needs of marginalized or vulnerable populations.
- Encourage the expansion of the Chipinge Town Council boundaries to include the surrounding land by a radius of 10 km.
- To facilitate the incorporation of land into the town boundary, encourage the Central Government, the Ministry of Local Government, Public Works and National Housing, the Ministry of Lands, Agriculture, Fisheries, Water and Rural Development, Chipinge Town Council, and Chipinge Rural District Council to form a partnership.
- Increase the amount of land used in low-density areas and the vicinity of the CBD.
- To ensure that public infrastructure and land uses are integrated in the planning process.
- Promote the use of undeveloped land in the town.

3.4 Employment

To promote workforce opportunities, job creation, and economic development

3.4.1 Objectives

- Promote policies and initiatives that attract businesses and industries to the town, leading to the creation of new job opportunities for residents.

- Encourage a diverse range of businesses and industries to establish roots in the community, reducing dependence on any single sector and enhancing economic resilience.
- Support entrepreneurship and innovation by providing resources, incubators, and other support services to help local startups and small businesses thrive.
- Work with existing businesses to understand their needs and challenges, providing assistance and incentives to support their growth and retention within the community.
- Encourage mixed-use development projects that integrate commercial and employment opportunities with residential and recreational amenities, creating vibrant and walkable neighborhoods.
- Advocate for policies that promote fair wages, benefits, and working conditions to ensure that jobs created within the community provide economic security and opportunity for residents.

3.5 Environmental

To encourage development that is sustainable and protects Chipinge Town's natural environments.

3.5.1 Objectives

- Implement waste reduction, recycling, and composting programs to minimize solid waste generation, promote resource conservation, and reduce landfill impacts.
- Protect water quality and ensure sustainable water supply through measures such as, water conservation, pollution prevention, and infrastructure upgrades.
- Promote sustainable land use practices that minimize habitat fragmentation, reduce urban sprawl, and prioritize development in areas with minimal environmental impact.
- Make that all developments that fall under the EMA's Prescribed Activities category undergo environmental impact assessment before implementation.
- Determine which land would be good for small-scale farming allocations.
- Avoid cultivation on river banks.

3.6 Population

To manage population growth, address demographic changes, and enhance the well-being of the community.

3.6.1 Objectives

- Develop strategies to manage population growth sustainably, balancing the need for housing, infrastructure, and services with environmental and social considerations.
- Promote affordable housing options to ensure that residents of all income levels have access to safe, decent, and affordable housing within the community.
- Enhance the quality of life for residents by providing access to essential services, amenities, and recreational opportunities, such as parks, schools, healthcare facilities, and cultural institutions.
- Foster a diverse and inclusive community that embraces people of different ages, backgrounds, cultures, and abilities, promoting social cohesion and cultural exchange.
- Create an age-friendly environment that supports the needs and preferences of residents of all ages, including seniors, children, families, and individuals with disabilities.
- Promote public health and safety through measures such as disease prevention, emergency preparedness, crime prevention, and access to healthcare services.
- Improve transportation infrastructure and mobility options to enhance accessibility, connectivity, and convenience for residents, reducing traffic congestion and promoting sustainable modes of transportation.
- Support educational opportunities and lifelong learning initiatives to empower residents with the knowledge, skills, and resources needed to thrive in a rapidly changing world

3.7 Commercial

To encourage the development of successful, diversified business centres in Chipinge Town that provide locals with a sufficient selection of products and services.

3.7.1 Objectives

- Foster a dynamic and diversified economy by attracting new businesses, supporting existing enterprises, and promoting entrepreneurship and innovation.
- Encourage mixed-use development projects that combine commercial activities with residential, recreational, and cultural amenities to create vibrant and walkable neighborhoods.
- Promote a diverse mix of retail establishments to meet the needs and preferences of residents, enhance consumer choice, and support local businesses and entrepreneurs.
- Improve transportation infrastructure and accessibility to commercial centers by enhancing public transit options, providing adequate parking facilities, and creating safe and convenient pedestrian and bicycle routes.
- Provide corner shops easily accessible to the pedestrian population of the residential suburbs and encourage the growth of suburban shopping centers.
- Improve traffic circulation in the CBD
- To permit informal sector activities in the shopping centre, whilst ensuring that public health is maintained.

3.8 Industrial

To make Chipinge Town's economy more resilient, diversified, and sustainable.

3.8.1 Objectives

- Make sure SMEs have enough room and personnel to carry out their business.
- Make sure industrial estates are situated close to water and power sources, as well as sewage and waste disposal services.
- Establish distinct zones for various industries, including general and special industries, heavy, light, and service industries.
- Make sure industrial estates fit well with other land uses and are ideally situated to housing, labour and transportation.
- To encourage council employees to be positive and encouraging in their interactions with industrialists, and to speed up and minimize the building regulations and development control permissions required for industrial expansion within industrial zones.

- To supply sufficient and appropriate land that is serviced for industrial use.

3.9 Housing Goal

To ensure adequate and affordable housing options for residents while promoting inclusive and sustainable communities

3.9.1 Objectives

- Promote a diverse range of housing types, including single-family homes, apartments, townhouses, and accessory dwelling units, to accommodate the varied needs and preferences of residents.
- Foster inclusive communities that embrace people of different backgrounds, ages, incomes, and abilities, promoting social cohesion, diversity, and equity.
- Ensure that housing is accessible to people with disabilities by promoting universal design principles and providing incentives for the construction of accessible housing units.
- Promote high-quality housing design and construction standards that prioritize energy efficiency, durability, safety, and comfort for residents.
- Coordinate housing development with land use planning efforts to ensure that housing is located in areas with access to essential services, amenities, and employment opportunities.
- To explore the potential for upgrading informal settlements, and assess the implications for future housing policy.
- Increase the availability of affordable housing options for residents across different income levels, including low-income households, seniors, and individuals with special needs.

3.10 Infrastructure Goal

To ensure the provision of essential services, promote sustainability, and enhance the overall resilience and functionality of the town's infrastructure systems.

3.10.1 Objectives

- Improve transportation infrastructure and connectivity to enhance mobility options, reduce congestion, and improve accessibility for residents, workers, and visitors.
- Promote walking, cycling, and other forms of active transportation by investing in pedestrian and bicycle infrastructure, such as sidewalks, bike

lanes, trails, and multi-use paths, to improve safety and encourage physical activity.

- Ensure the reliable provision of essential utilities and services, including water supply, wastewater treatment, solid waste management, electricity, and telecommunications, to support economic development, public health, and quality of life.
- Harness the power of technology and data analytics to optimize the performance and efficiency of infrastructure systems, improve service delivery, and enhance the overall quality of life for residents.
- Ensure the regular maintenance, repair, and upgrading of existing infrastructure systems, including roads, bridges, utilities, and public buildings, to ensure safety, reliability, and functionality.

3.11 Social Services

To enhance the quality of life for residents by providing access to essential services, facilities, and recreational opportunities.

3.11.1 Objectives

- Ensure access to quality healthcare services, including hospitals, clinics, urgent care centers, and medical specialists, to promote public health and well-being.
- Provide access to high-quality educational facilities and programs, including schools, libraries, and lifelong learning opportunities, to support academic achievement and personal development.
- Establish community centers and multipurpose facilities that serve as hubs for social interaction, cultural enrichment, recreation, and civic engagement activities.
- Develop and maintain parks, green spaces, trails, and recreational facilities that offer opportunities for leisure, physical activity, and outdoor enjoyment for residents of all ages.
- Promote arts and cultural initiatives, including galleries, theaters, museums, and cultural festivals, to enrich the cultural fabric of the community and foster creativity and expression.

- Provide a range of social services and support programs, including childcare, senior services, food assistance, counseling, and emergency shelter, to address the needs of vulnerable populations and promote social equity.
- Enhance public safety and emergency preparedness through initiatives such as police and fire services, crime prevention programs, disaster response planning, and community policing efforts.
- Foster social inclusion and belonging by supporting initiatives that promote diversity, equity, and inclusion, and by creating welcoming and inclusive spaces for all residents, regardless of background or identity.
- Provide support services and programming for children, youth, and families, including afterschool programs, childcare, parenting support, and youth recreation activities, to promote positive youth development and family well-being.

3.12 Administration and Finance Goal

To ensure effective governance, fiscal responsibility, and transparent decision-making processes.

3.12.1 Objectives

- Maintain fiscal stability and responsibility by managing the town's finances prudently, balancing revenues and expenditures, and avoiding excessive debt or financial risk.
- Develop comprehensive budgeting and financial planning processes that align with the town's strategic goals and priorities, ensuring efficient allocation of resources and accountability for results.
- Diversify revenue sources and explore innovative financing mechanisms to support essential services, infrastructure investments, and community development initiatives while minimizing reliance on property taxes or other regressive forms of taxation
- Streamline administrative processes, improve service delivery, and enhance operational efficiency within municipal departments and agencies to maximize the value of taxpayer dollars and improve overall organizational effectiveness.

- Recruit, retain, and develop a skilled and diverse workforce through effective human resources management practices, including training, professional development, performance evaluation, and employee engagement initiatives.
- Enhance information management systems and technology infrastructure to improve data collection, analysis, and reporting capabilities, supporting evidence-based decision-making and performance measurement.
- Foster collaboration and partnerships with neighboring jurisdictions, regional entities, and state and federal agencies to leverage resources, share best practices, and address common challenges in areas such as infrastructure, public safety, and economic development.
- Promote transparency, accountability, and public participation in local government decision-making processes to foster trust, engagement, and accountability among residents.

3.13 Alternative Development Strategies

The area surrounding Chipinge Town has an abundance of land that can be used for future development. The overall plan is to formulate goals and objectives, which specify the aim or purpose and must be translated into alternate development plans and policies. A framework for various spatial distributions of land uses and resources should be provided by the alternative strategies, connecting them to the effective supply of public utilities and socioeconomic activities.

Two alternative land use strategies have been identified include, changing selected residential land to commercial use and expansion of the municipal boundary. These strategies acknowledge the need for densification of land uses where underdeveloped land exists and optimum utilization of existing infrastructure. These alternative strategies are discussed below;

3.13.1 Commercialization of Selected Residential Areas

The strategy is based on the need to utilize selected residential spaces that are available and undeveloped or underdeveloped within the Council boundary. The strategy has the potential for enhancing diversification within the council boundary and making

sustainable development within the town. Map 6 in the Appendix shows proposed Residential areas to be commercialized.

Expansion strategy

The strategy mainly focuses on the expansion of the town boundary. This means that the town will incorporate Glenview and Mooiplaats farms. There is also going to be southwards expansion where the town is going to take up farms like; Glendalough, Chipinga West Annexe, Chipinga and Petrusvile West. In the eastern side only one farm (Kromkloof Farm) is considered fit for urban expansion. The strategy creates self-sufficiency in housing, employment, social, recreational, and shopping facilities. This approach, however, requires improved accessibility and substantial investments in public infrastructure utilities.

3.13.2 Densification Strategy

This involves concentrating development within existing urban nodes. This approach promotes efficient land use, optimizes infrastructure, and fosters a vibrant and sustainable urban environment. Densification strategies include; Mixed-Use Development, Transit Oriented Development, Infill Development and Vertical Integration. Local development plans will show these areas in detail hence there is a need for the New CBD LDP, Gaza LDP, Medium LDP, Retvlei LDP, St Kelvin LDP, Agro Residential LDP.

Part III

Planning Policies and Proposals

4.0 Planning Policies and Proposals

The policies and proposals outlined in this section determine how Chipinge Town will develop over the next 10 to 15 years. The issues, goals, and objectives outlined in Parts I and II serve as the basis for the policies and proposals.

Policies are broad actions that are necessary for particular sectors to address anticipated issues, exploit opportunities, or address shortcomings over the course of the planning period.

Proposals are particular initiatives with a defined location and timeline, which can be evaluated and estimated in terms of cost.

Proposals serve as the cornerstones of a town's master plan. They represent actionable strategies, initiatives, and projects designed to address specific challenges, leverage opportunities, and achieve predetermined goals outlined in the master plan. Proposals encompass a range of ideas and interventions aimed at shaping the physical, social, economic, and environmental aspects of the town's landscape and community.

4.1 Land and Environment

4.1.1 Policies

- Chipinge Town Council to include the surrounding communities of Mist View, Glenview, and St Kelvin farms into its municipal boundaries
- Ahead of incorporation, Chipinge Town Council shall, reach agreements with relevant Ministries and Chipinge Rural District Council to ensure that, in preparation for incorporation, planning and servicing meet town council standards.
- The land that is the subject of the proposals is within the current municipality line and has to be developed in accordance with both the Urban Councils Act Chapter 29:15 and the Regional Town and Country Planning Act Chapter 29:12.
- Protection of Environmentally Sensitive area, no cultivation in stream banks, restriction of wet land construction.

4.1.2 Proposals

- The town boundary to incorporate Mist View and Glenview farms. Refer to Map 7 in Appendix.
- Environmentally sensitive areas are shown on Map 10. These areas need to be preserved. Refer to Map 8 in the Appendix.
- Proposed Dumping Site – Map 9 in Appendix
- Proposed New Cemetery Expansion Site – Map 10 in Appendix

Proposed New CBD

The Map 11 shows the new CBD boundary extension. This includes part of the residential areas that surrounded the CBD. The CBD is proposed to expand northwards. See Map 11 in Appendix.

Proposed Light Industrial Area

Map 12 shows proposed light industrial areas. Due to the changes in the current industrial setup, it is also key to make the Chipinge industry a subject thematic area. Refer to Map 12 in Appendix.

4.2 Infrastructure

4.2.0 Roads

4.2.1 Policies

- Tarring the roads should be the first priority for road budgets, as rather than ongoing gravel road maintenance and repairs.
- All areas classified as residential, commercial, or industrial must be connected by broad tarred roads and have easy access to national highways.
- Prioritizing road safety initiatives to reduce the incidence of traffic crashes, injuries, and fatalities through measures such as speed enforcement, intersection improvements, and pedestrian safety campaigns.
- Establishing parking standards and regulations for different land uses, including residential, commercial, and institutional developments, to ensure adequate parking supply while discouraging excessive automobile dependence.
- Promoting walking and cycling as viable modes of transportation through the development of pedestrian-friendly infrastructure, including sidewalks, crosswalks, bike lanes, and multi-use paths.

4.2.2 Proposals

- Rehabilitation of all primary and residential stands access roads.
- A by-pass, in the event that there is a significant economic growth.
- Implement traffic management strategies and signal optimization techniques to improve traffic flow, reduce congestion, and enhance safety at key intersections and corridors.
- Establish a Safe Routes to School program to encourage walking and biking among students by improving safety and accessibility along routes to schools.
- Implement parking management strategies to optimize the use of parking resources, reduce congestion, and encourage alternative modes of transportation.

4.3 Telecommunication

4.3.1 Policies

- There is a need for Public Private Partnership to attract telecommunication investments.
- There is a need to incorporate modern technology on existing and proposed infrastructure.
- Ensure universal access to high-speed broadband internet service throughout the town to bridge the digital divide and promote digital equity.
- Streamline the permitting and regulatory processes for the deployment of telecommunication infrastructure, including wireless antennas, fiber-optic cables, and small cell facilities.
- Promote digital literacy and skills development programs to empower residents with the knowledge and tools to effectively utilize digital technologies and access online resources.
- Foster the integration of telecommunication technologies into smart city initiatives to enhance service delivery, improve resource efficiency, and enhance the quality of life for residents.

4.3.2 Proposals

- Postal and telecommunications facilities to be established in identified areas.
- Internet access must be established in identified public spaces.
- Create a network of identified stakeholders.

- Launch a comprehensive broadband expansion initiative to ensure universal access to high-speed internet service across the town.
- Launch a digital inclusion program to promote digital literacy, skills development, and access to technology resources for residents of all ages and socioeconomic backgrounds.
 - Launch smart city pilot projects to demonstrate the potential of telecommunication technologies and data-driven solutions in enhancing urban services, improving efficiency, and fostering innovation.

4.4 Electricity

4.4.1 Policies

- Promote the adoption and integration of renewable energy sources, such as solar, wind, and hydroelectric power, to diversify the town's energy portfolio
- Modernize the electricity grid infrastructure to improve reliability, resilience, and flexibility in response to emerging challenges, such as extreme weather events, cyber threats, and distributed energy resources.
- Develop emergency preparedness and response plans to mitigate the impact of electricity-related emergencies, such as power outages, grid failures, and natural disasters, and ensure the continuity of essential services.

4.4.2 Proposal

- When servicing land for future development electricity provision must be regarded as a prerequisite.
- Introduce tax havens, subsidies, and incentives to promote usage of renewable energy sources.
- Launch a community solar program to enable residents, businesses, and institutions to collectively invest in and benefit from solar energy generation projects within the town.
- Implement an energy efficiency retrofit program to incentivize property owners to invest in energy-saving upgrades and retrofits that improve the efficiency of buildings and reduce electricity consumption.
- Launch a smart grid deployment initiative to modernize the town's electricity distribution system with advanced metering, automation, and

communication technologies that improve grid reliability, efficiency, and resilience.

4.5 Cemetery

4.5.1 Policies

- The local must promote double burials.
- Develop comprehensive cemetery planning and management strategies to ensure the orderly development, operation, and maintenance of cemeteries within the town in accordance with legal, environmental, and cultural considerations.
- For every ten thousand approved stands, they must be accompanied with a burial facility with a capacity of more than five hundred graves.
- Establish policies and guidelines for the preservation and conservation of historic cemeteries, burial grounds, and funerary structures within the town to protect their cultural, historical, and architectural significance.
- Ensure equitable access to cemetery services and facilities for all residents, regardless of socioeconomic status, cultural background, or religious affiliation, and promote inclusivity and diversity in burial practices.
- Establish governance structures and oversight mechanisms to regulate cemetery operations, ensure compliance with relevant laws and regulations, and safeguard the public interest in cemetery management.

4.5.2 Proposal

- Local authority to request burial space from the Chipinge RDC.
- The local authority must discount the cost of double burials (two people in one grave) in order to reduce the amount of land taken for burial purposes.
- Launch a historic cemetery preservation initiative to protect and maintain the town's historic burial grounds, monuments, and cultural heritage assets.
- Implement a green burial program to offer environmentally sustainable burial options that minimize the ecological footprint of cemetery operations and support natural conservation practices.
- Launch a cemetery accessibility and enhancement program to improve the accessibility, safety, and aesthetic quality of cemetery facilities and grounds for visitors of all ages and abilities.

- Launch a cemetery records digitization and access initiative to digitize historical burial records, maps, and genealogical information and make them accessible to the public through an online database or virtual archive.
- Establish a community volunteer stewardship program to engage residents in the care, maintenance, and enhancement of local cemeteries through hands-on conservation projects and educational activities

4.6 Water

4.6.1 Policies

- All new developments should be provided with reticulated and purified water through the upgrading of the water treatment works at the municipal water treatment plant, duplicating or upgrading the delivery pipeline to the city and constructing additional storage facilities.
- Ensure the security and resilience of the town's water supply infrastructure to mitigate risks associated with water scarcity, contamination, and natural disasters.
- Promote water conservation and efficiency measures to reduce water demand, minimize water losses, and optimize the use of limited water resources within the town.
- Ensure effective wastewater management and treatment to protect public health, safeguard the environment, and comply with regulatory requirements for water quality and pollution control.
- Protect and manage groundwater resources to ensure long-term sustainability, prevent contamination, and maintain water quality and quantity for current and future generations

4.6.2 Proposals

- Council may look at the possibility of drawing water from Tanganda river which is perennial.
- Local authority to regulate activities happening upstream i.e. stream bank cultivation and small-scale mining. The streams are within their boundary.
- Refurbish the existing water reservoirs and the water infrastructure.
- Construct new water reservoirs in areas like Usanga/ST Kelvin.

- Implement a water recycling and reuse program to maximize the use of treated wastewater effluent for non-potable applications such as landscape irrigation, industrial processes, and toilet flushing.
- Launch a leak detection and repair initiative to identify and address water leaks in the town's distribution system to reduce water losses, conserve resources, and improve system efficiency.
- Develop a groundwater replenishment project to enhance aquifer recharge and augment local water supplies through the injection of treated wastewater effluent or storm water runoff into underground aquifers.

4.7 Sewer

4.7.1 Policies

- All stands less than 1000 m² should have a reticulated sewerage system whilst stands + 1200m² can use septic tanks where suitable conditions exist.
- Implement policies and strategies to manage sewer system capacity effectively, ensuring that it can accommodate current and future wastewater flows and meet regulatory requirements.
- Establish policies and funding mechanisms to support the rehabilitation and replacement of aging sewer infrastructure, including pipes, manholes, lift stations, and treatment facilities, to address deterioration, obsolescence, and capacity constraints.
- Establish policies and guidelines for the expansion and extension of sewer infrastructure to serve new development areas, accommodate growth, and facilitate infill development within the town.
- Develop policies and procedures for emergency response and contingency planning to address sewer system failures, spills, and emergencies, protect public health and safety, and minimize environmental impacts.

4.7.2 Proposals

- The sewage ponds should be well maintained to prevent the pollution of the nearby Nyakari River.
- Launch a comprehensive sewer system rehabilitation and replacement program to address aging infrastructure, reduce system failures, and enhance overall performance in all suburbs of Chipinge town.

- Expand the capacity of the sewer system to accommodate projected population growth, new development, and increased wastewater flows within the town.
- Establish a sewer system asset management program to improve the tracking, maintenance, and performance of sewer infrastructure assets, ensuring long-term reliability and cost-effectiveness.
- A new treatment plant will have to be established to cater for expected development in the St Kelvin/Usanga Areas.
- The future hospitals must be connected to the main sewer system.
- Refer to Map 13 in Appendix

4.8 Commercial sector

4.8.1 Policies

- Because of the anticipated residential developments, commercial development is expected to increase in the town during the planning period. To cater for this anticipated increase, critical policy decisions need to be pursued.
- Encourage commercial redevelopment and revitalization to enhance the economic vitality, attractiveness, and competitiveness of commercial areas within the town.
- Support the growth and success of small businesses and entrepreneurs by providing access to resources, technical assistance, and financial incentives to start, expand, and thrive in the local commercial market.
- Policy: Improve transportation infrastructure and access to commercial areas to enhance mobility, connectivity, and customer accessibility for businesses and shoppers.
- Foster placemaking and community engagement initiatives to create vibrant, inclusive, and culturally rich commercial districts that attract visitors, support local businesses, and enhance quality of life.

4.8.2 Proposals

- Establish a shopping mall where appropriate and as directed by the council.
- Establish mixed-use shopping complexes of varying sizes along major corridors to create employment nodes.
- Establish a small business incubator program to support the development and growth of local startups and entrepreneurs.

- Launch a grant program to incentivize property owners and businesses to improve the appearance and functionality of commercial building facades.
- Implement a business retention and expansion program to support existing businesses, address their needs, and encourage their continued growth and success.

4.9 Industrial

4.9.1 Policies

- Industrial estates are to be located near residential areas, along major communication routes and close to power and water utilities as well as close to dumping /waste disposal; sites.
- An interdisciplinary Industrial Development Committee should be formed to among other issues; look at strategies to resuscitate industrial development in Chipinge and the promotion of the SME sector in industrial development.
- Special attention must be given to agro-industries as this can become the backbone of the town's economy.
- Policies that promote value addition and beneficiation such as the establishment of special economic zones must be promulgated and all critical stakeholders must push for the review on policies in SEZ that require that producers must export 100% of the produce which is not possible for agricultural commodities.

4.9.2 Proposals

- Request land Chipinge RDC for light Industrial development especially along Mutare road.
- Existing industries must be refurbished.
- Light industrial sites for activities that will not cause damage to the social amenities of the locality due to noise, vibration, emission of smell, fumes, dust and waste water identified and set aside.
- SMEs identified and zoned.

4.10 Employment and Economic Activities

4.10.1 Policies

- The council should develop a targeted incentive program to attract businesses in high-growth or emerging sectors, such as tax breaks, reduced permit fees, or grants for job creation
- Local Authorities should collaborate with educational institutions to develop training programs and curricula that support the workforce needs of high-growth or emerging sectors
- Redcliff municipality must create targeted incentive programs for businesses in priority industries, offering tax breaks, reduced permit fees, or grants for job creation to attract new companies and encourage existing ones to expand.
- Local authorities must establish an entrepreneurship support program offering resources, mentorship, and networking opportunities to help new businesses and startups grow and succeed.
- Redcliff municipality should foster public-private partnerships to encourage collaboration, investment, and innovation in priority industries.
- The council must collaborate with educational institutions and industry partners to develop workforce training programs that address the needs of local employers and equip residents with in-demand skills.
- The council must support initiatives that address barriers to employment, such as affordable and accessible transportation, childcare, and job placement services.
- Economic development policy must be implemented by the council to promote economic growth by supporting existing businesses and attracting new businesses and entrepreneurs to the community.
- The council must selectively designate centers of employment within the current hierarchy of urban settlements.
- Create employment corridors for the small-scale and informal sector in areas with high human traffic, for example, close to Harare-Bulawayo Road.
- All SMEs Traders in Redcliff town shall be registered with Council for them to operate their business.

- All new markets and trading facilities shall be properly planned and regulated bearing in mind the economic needs of traders to match international best practices.
- Every commercial center should have an SME

4.10.2 Proposals

- Ensure that all layouts for residential development have land use categories that create employment opportunities
- Industry cluster policy should be adopted by the council which identifies and supports targeted industries through tax incentives, workforce development programs, and infrastructure investments.
- Invest in infrastructure projects, such as public transportation, broadband internet, or renewable energy initiatives to support the growth of businesses in high-growth or emerging sectors.
- Simplify regulations for applying for business and commercial permits in the district
- Develop Vocational training centers that gives people surviving skills for self-sustaining.
- Prioritize job placement and training opportunities for residents from low-income communities, young adults, and other underemployed or disadvantaged groups.
- Collaborate with vocational training institutions to offer targeted skill development courses aligned with the needs of the growing SME sector.
- Launch an awareness campaign encouraging informal businesses to register and operate formally.

4.11 Health

4.11.1 Policies

- In view of the anticipated growth of the town, more hospitals and clinics and other health facilities will be needed in Chipinge. To promote public private partnerships (PPPs) where necessary in the provision of these facilities.
- Ensure equitable access to healthcare services for all residents, regardless of socioeconomic status or geographic location.
- Implement strategies to prevent and manage chronic diseases, such as obesity, diabetes, heart disease, and hypertension, through education, prevention programs, and community-based interventions.
- Address mental health needs and promote emotional well-being through community-based services, support programs, and stigma reduction efforts.

4.11.2 Proposals

- The existing health facilities need to be upgraded in terms of infrastructure and equipment in line with Vision 2030.
- New health facilities. The facilities must be placed in areas where there are no health facilities and where they are easily accessible, these are to be identified by the council.
- Develop a mental health awareness and support program to reduce stigma, increase access to mental health services, and promote emotional well-being within the community.

4.12 Primary and Secondary Education

4.12.1 Policies

- In line with government policy, provide each residential neighborhood of 500 units with a Primary School one Secondary School for every three (3) Primary Schools.
- The sizes will be as per new design guidelines of 3.5 ha (Primary Schools) and 8 ha (Secondary Schools).
- In terms of funding, the Council and Government shall encourage partnerships (PPPs) where feasible or promote private sector/civic society participation in school construction.

- The local authority and the relevant ministry must come up with policies that incentivize investment in education by the private sector so that at the end of the day, they charge affordable fees for quality education

4.12.2 Proposals

- The council and the relevant ministry must first and most upgrade the current facilities and then build additional facilities to take care of the growing population and also to reduce the movement of students to schools outside the town and even the district to reduce the costs.
- The new schools will be established in the current areas that are experiencing deficits.

4.13 Institutions of Higher Learning

4.13.1 Policies

- The planning authority and the other key stakeholders must encourage the establishment of tertiary institutions.

4.13.2 Proposal

- a) Establish Institutions of higher learning, in areas to be identified by the council

4.14 Law and Order

4.14.1 Policy

- Land must be allocated to the government institutions for the establishment of housing and other infrastructure for the army, police, judiciary, and other civil servants. This may assist in reducing staff shortages in government institutions
- Foster collaborative relationships between law enforcement agencies, community members, and stakeholders to address public safety concerns and build trust and confidence in the police.
- Implement evidence-based crime prevention strategies and initiatives to reduce crime, disorder, and fear of crime in neighborhoods and commercial areas.
- Provide support and services for victims of crime to ensure their needs are addressed, and they receive appropriate assistance, protection, and access to justice.

- Embrace technology and innovation to enhance public safety, improve emergency response times, and optimize resource allocation in law enforcement operations.

4.14.2 Proposal

- There is need for the local authority to provide land for ZRP facilities in old and new neighbourhoods to promote law and order in the town.
- Launch a community policing initiative to enhance trust, cooperation, and communication between law enforcement agencies and the community.
- Establish and support neighborhood watch programs and community safety initiatives to empower residents to take an active role in crime prevention and public safety efforts.

4.15 Social Welfare

4.15.1 Policies

- There is need for people living with disability and other disadvantaged group to be allocated land for residential and economic activities and appropriate infrastructure for such persons must be put in place. This will also include, children's and old people's homes.
- Develop and implement strategies to increase the availability of affordable housing, prevent homelessness, and provide supportive services for individuals and families in need of housing assistance.
- Ensure access to a comprehensive array of social services and support programs to meet the diverse needs of residents across the lifespan, including children, youth, adults, seniors, and individuals with disabilities.
- Promote cultural competency, diversity, and inclusion in social service delivery to ensure that services are accessible, responsive, and culturally relevant to the needs of a diverse population.
- Create age-friendly communities and support services to promote the health, safety, and independence of older adults and enable them to age in place with dignity and respect.

4.15.2 Proposals

- Council must partner non-profit making charity organizations in assisting people living with disabilities and the disadvantaged.
- Land must be allocated to social institutions for the development of old people's homes, rehabilitation centers and children's homes.
- Establish a community resource center to serve as a one-stop hub for residents to access a wide range of social services, support programs, and resources.
- Launch a youth empowerment and development program to provide opportunities for personal growth, skill-building, and civic engagement among young people in the community.
- Implement a senior wellness initiative to promote the health, safety, and social connectedness of older adults living in the community.
- Implement a cultural competency training program to enhance the capacity of social service providers, educators, healthcare professionals, and community leaders to serve diverse populations effectively.

4.16 Recreation

4.16.1 Policies

- To provide a stadium, parks for passive recreation and swimming pools for every 10,000 dwelling units, a beer hall for every 2,500 dwelling units, a library for every 6,000 dwelling units and a community court for every 4,000 dwelling units.

4.16.2 Proposals

- Existing recreational facilities such as Gaza stadium, halls and beer halls must be rehabilitated before new infrastructure can be established.
- Facilities such as parks, golf course, courts, libraries, community halls and other wellness facilities must be established in the residential areas. Where possible land for such facilities identified and set aside.

4.17 Reservations

4.17.1 Policies

- Chipinge town must establish reservations and protect such areas from hasty development.

4.17.2 Proposals

- A reservation matrix that lists every land set aside for upcoming developments is required.

4.18 Finance and Administration

4.18.1 Policies

- Ensure transparent, accountable, and efficient financial management practices to safeguard public resources, prevent fraud and abuse, and maintain public trust and confidence
- Promote diversified revenue streams, economic growth, and sustainable development to enhance the town's financial resilience and capacity to meet community needs.
- Promote principles of good governance, ethical conduct, and public trust in decision-making processes, organizational culture, and leadership practices.
- Establish sound financial planning and budgeting practices to align resources with community priorities, maintain fiscal stability, and support long-term sustainability.

4.18.2 Proposal

- Increase revenue by expanding the revenue base in property tax. Entering profit making ventures with the private sector (PPPs) in industrial, commercial and tourism ventures.
- Capacity building to enhance proper structuring and management of PPPs in a way that creates win-win situations for both the council and the private sector.
- Increasing developmental staff by allocating more funds to staff recruitment to serve implementation of projects.
- The council's treasurer must make use of the proposals and estimates cost to prepare the council annual budget plans and PSIP submissions to central government and must ensure that the proposals are adequately financed.
- Establishment of subcommittees in Council to investigate the incorporation of outlying areas into the Municipal boundary and the protection of the environment. It is suggested that the Management Committee comprising Heads

of Departments be tasked with monitoring and review of the Master Plan Project,

- Link the performance of the Master plan proposals with the Council's Strategic plan through annual Rolling Plans

4.19 Finance and implementation

Financing of the proposals of this master plan is not going to be the responsibility of Chipinge Town Council alone. Central government through its various departments will be expected to finance and implement proposals that pertain to their operations. On the other hand, there is a case to boost the revenue earning capacity of Chipinge Town Council so as to enhance its potential to implement the proposals, to attract investors and to reduce the unemployment levels.

Implementation, monitoring and review are very key process to ensure the effectiveness of this master plan. Implementation involves resource allocation, stakeholder coordination, and project execution. Monitoring and evaluation track progress and align actions with the plan's objectives. Regular review and adaptation ensure the plan remains relevant. Implementation converts the plan's vision and goals into tangible actions on the ground, involving resource allocation, stakeholder coordination, and project execution. Monitoring tracks progress ensures alignment with objectives and enables timely corrective measures. Accountability and transparency are promoted through clear monitoring mechanisms and documentation of progress. Regular review identifies challenges, allows for adjustments, and maintains the plan's responsiveness. Stakeholder engagement fosters collaboration and reflects community needs. These processes contribute to sustainable development by adapting to changes and promoting long-term resilience.

Governance and coordination, financing and resourcing, community engagement, phasing and sequencing then monitoring and adaptation are strategies that enhance effective implementation of the proposal. Key stakeholders involved in the implementation process are local authority (Chipinge town council), relevant government ministries (e.g. Ministry of Health, Ministry of Education, Ministry of Youth, Sports, and Recreation) and civil society organizations.

4.20 Phasing

Given the comprehensive nature of the goals, objectives, policies, and proposals outlined above, it would be helpful to have a timeline for implementation. This would provide a clear roadmap for how these initiatives will be carried out and the expected timelines for achieving the desired outcomes. The timeline for implementation of the master plan can be divided into short-term, medium-term, and long-term goals and milestones. The specific duration of each phase may vary depending on the complexity and scope of the plan.

S- Short term (0-5 years)

M- Medium term (6-10 years)

L- Long term (11-15 years)

Table 6: Implementation Agent and Schedule

Implementation Agency	Proposal	Activities	Priority	Implementation Schedule in years											
				1	2	3	4	5	6	7	8	9	10		
LA, Chipinge RDC, Owner, Gvt	Town boundary expansion	Acquire the properties indicated on the masterplan	1	█	█	█	█	█	█						
LA		Relocation of dump site	1	█	█	█	█	█							
LA	SMEs spaces	Identification & Provision of land for SMEs	1	█	█	█	█								
EMA, LA	Protection of environmental sensitive area	Identify the areas at risk, public awareness, penalties	1	█	█	█	█								
LA	Rehabilitation of residential stands	Servicing the land	1	█	█	█	█								
ZINARA	A by-pass	Pegging and acquiring the land. Actual construction	2				█	█	█	█					
Central Gvt, Private Sector	Internet access in public spaces	Siting and construction of network infrastructure	2				█	█	█	█					
ZETDC, Central Gvt	Promote usage of renewable energy sources		2	█	█	█	█	█	█	█	█	█	█	█	█
LA, CRDC	New burial space	Designation new burial site	2				█	█	█	█	█	█	█	█	█
LA, EMA	Regulate activities upstream	Promote alternative livelihood strategies linked to sustainable agriculture programme	1	█	█	█	█	█	█						

LA	Refurbish water infrastructure		1																
LA	New water reservoirs in Usanga		1																
LA	Well maintenance of sewage ponds		1																
LA	New sewage treatment plan		2																
LA	Refurbish of sewage infrastructure		1																
LA, Pvt	Expansion of CBD northwards		1																
LA	Establishment of mixed-use shopping complexes		2																
LA, CRDC	Land for light industry along Mutare road		3																
Central Gvt, Pvt, LA	Improvement and Establishment of health facilities		1																
Central Gvt, LA	Incentivizes investment in education		1																
LA, Central, NGOs	Considering infrastructure caters for disabled and disadvantaged people		1																
LA, Central Gvt	Rehabilitation and improvement of recreational infrastructure		2																
LA	New CBD LDP, Gaza LDP, Medium LDP, Retvlei LDP, St Kelvin LDP, Agro Residential LDP.		1																

APPENDIX

Map 3: Existing Water Treatment

Map 4: Major Roads in Chipinge Town

Map 5: Existing Aerodrome

Map 6: Proposed Residential Areas to be converted to Commercial

Map 7: Proposed Chipinge Town Boundary Extension

Map 8: Environmentally Sensitive Areas

Map 9: Proposed Dumping Site

Map 10: Proposed New Cemetery

Map 11: Proposed New CBD

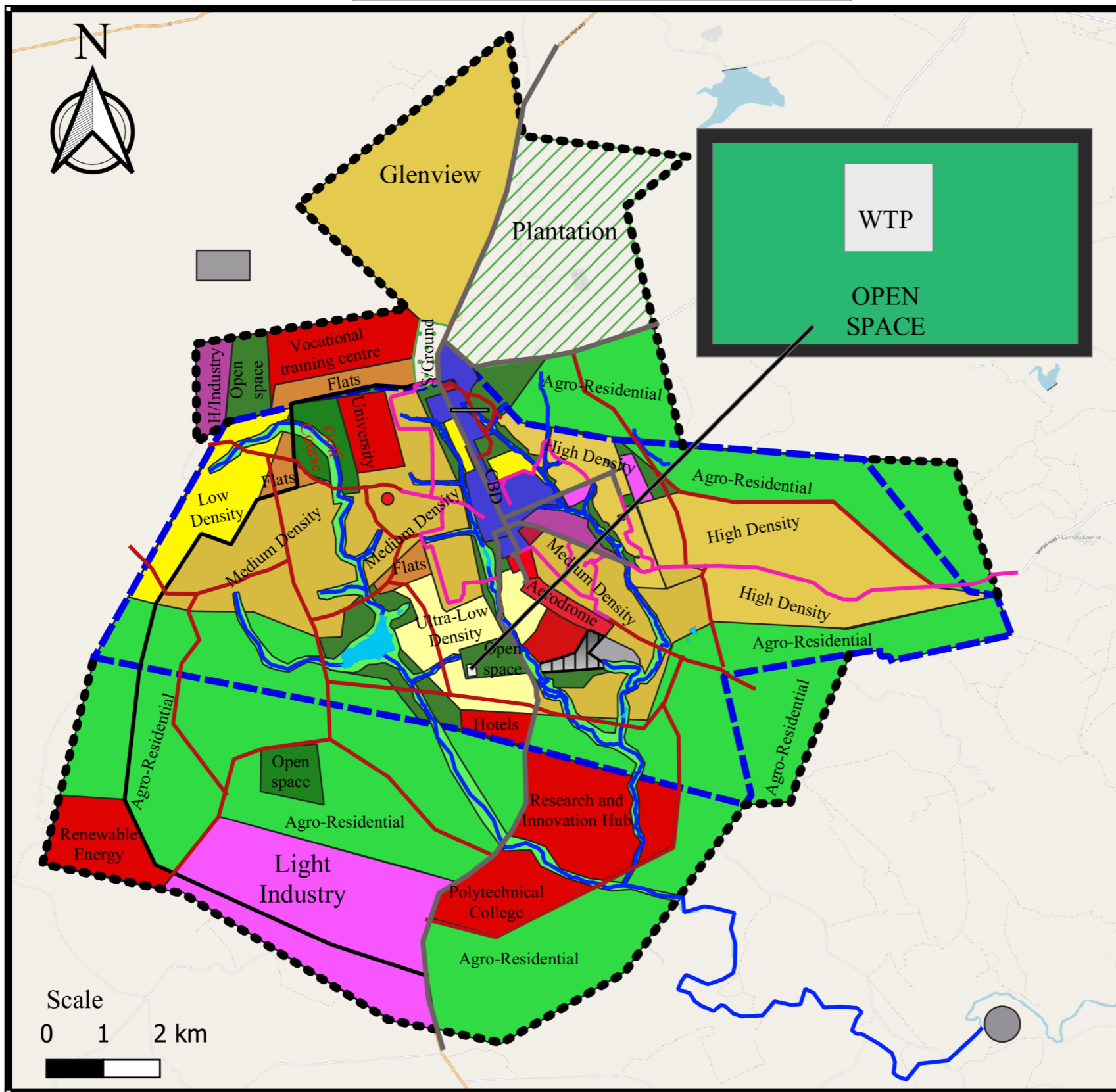
Map 12: Proposed Light Industry

Map 13: Proposed Sewer Treatment Plan

Map 14: Proposed Land Use for Chipinge Town Council Master Plan

Map 3: Existing Water Treatment

CHIPINGE TOWN COUNCIL

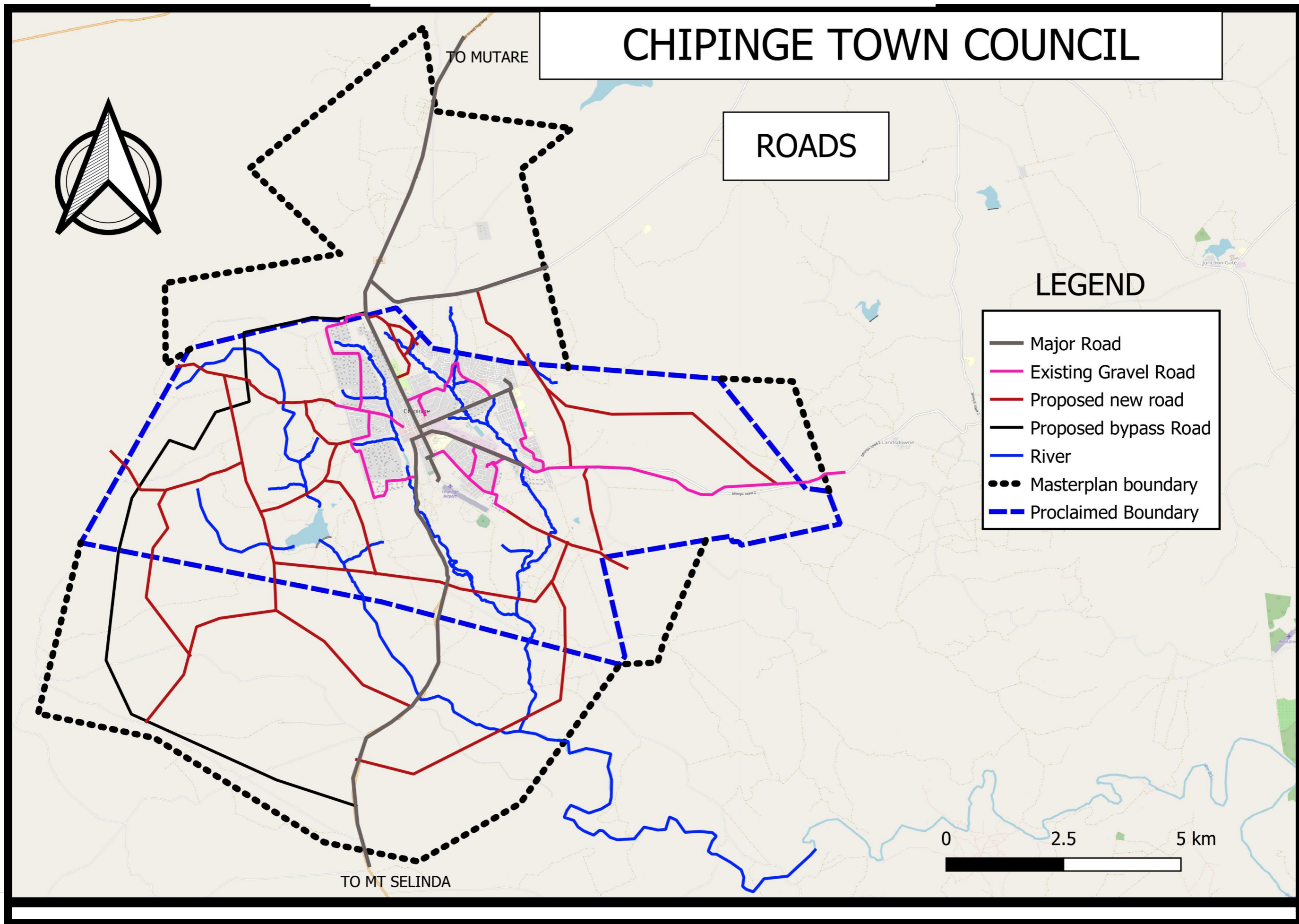


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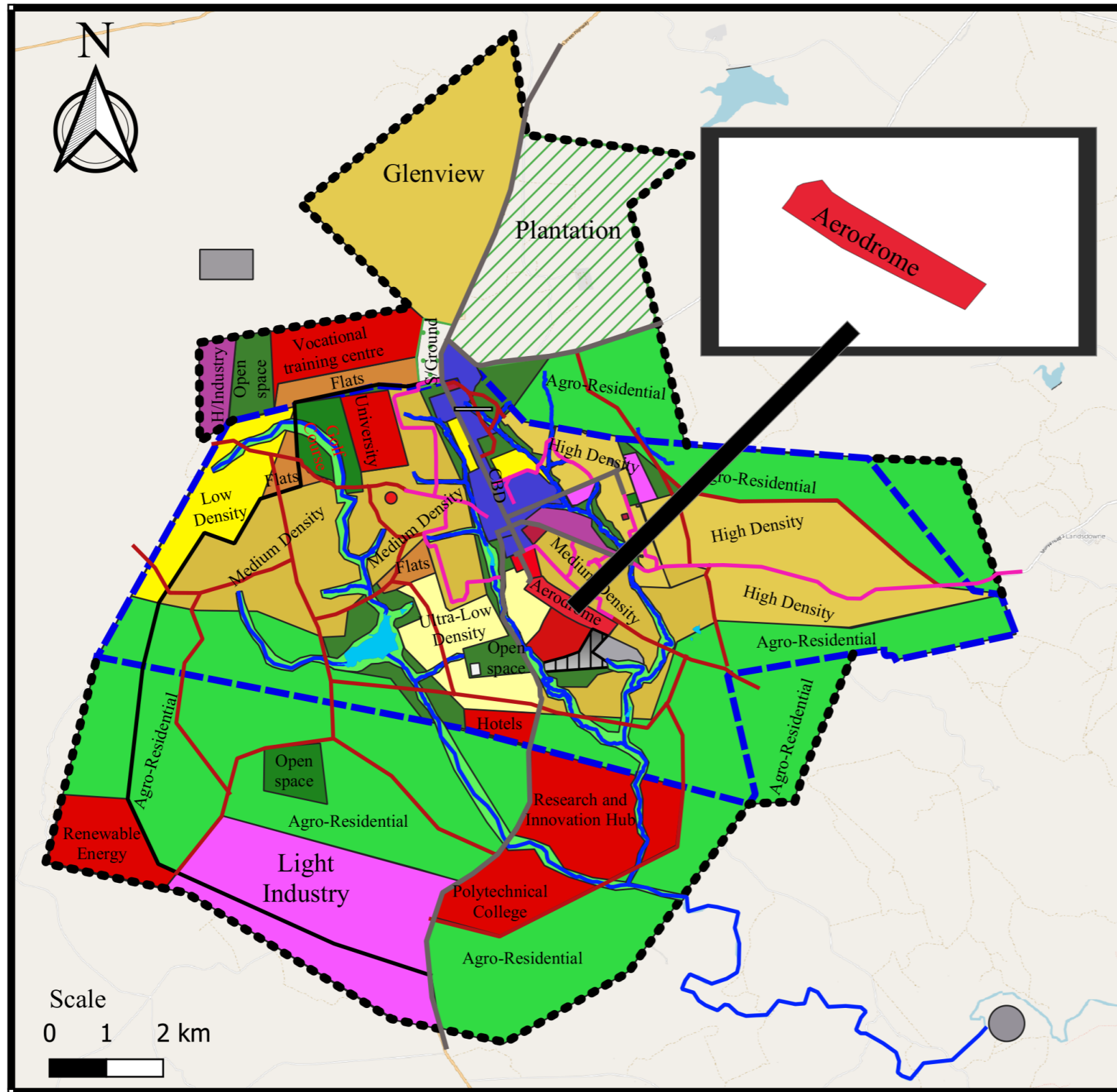
- Major Road
- Gravel Road
- Proposed new road
- Proposed bypass
- Dam
- River
- ⋯ Show Ground
- Environmental sensitive areas
- Water treatment plant
- Solid Waste Dump Site
- New cbd
- ⋯ Masterplan boundary
- ▨ Plantation
- Institutional
- Proposed sewer treatment plant
- Proclaimed Boundary
- Proposed water tanks
- Light industry
- Heavy Industry
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- Medium Density
- Low Density
- Ultra Low Density
- Flats
- Agro Residential
- Open Space



Map 4: Major Roads in Chipinge Town



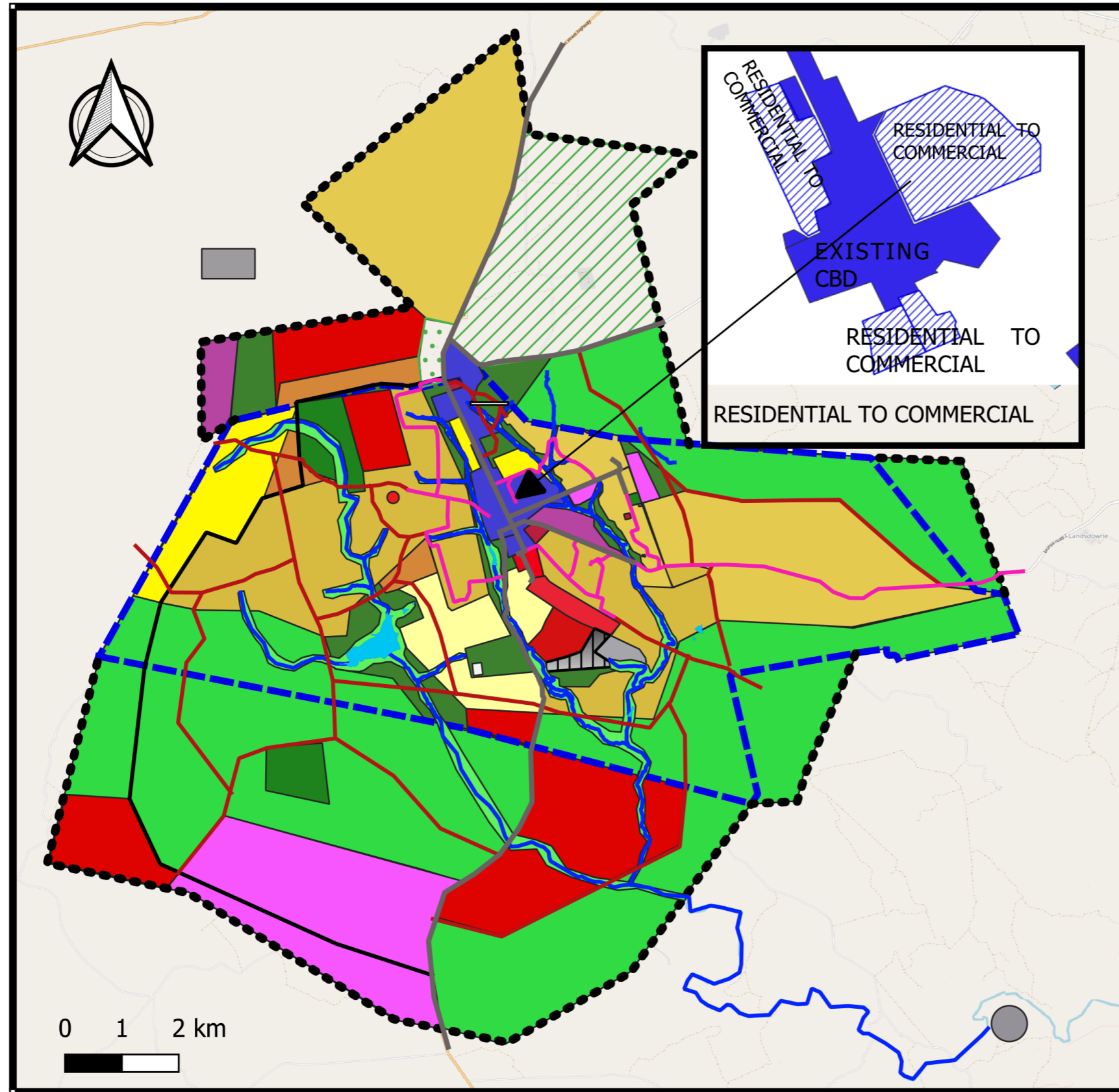
Map 5: Existing Aerodrome



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Map 6: Proposed Residential Areas to be converted to Commercial

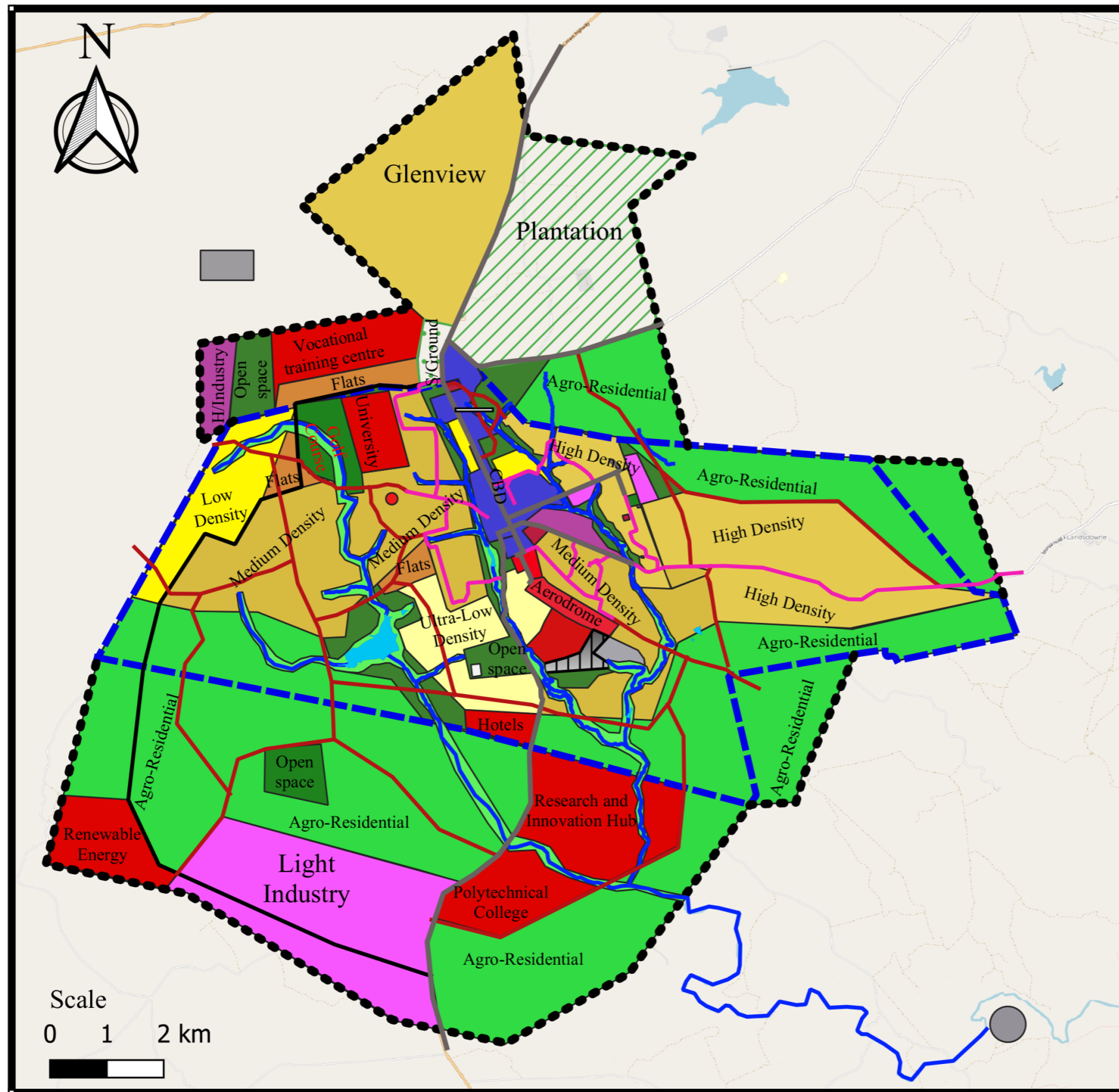
CHIPINGE TOWN COUNCIL



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Map 7: Proposed Chipinge Town Boundary Extension

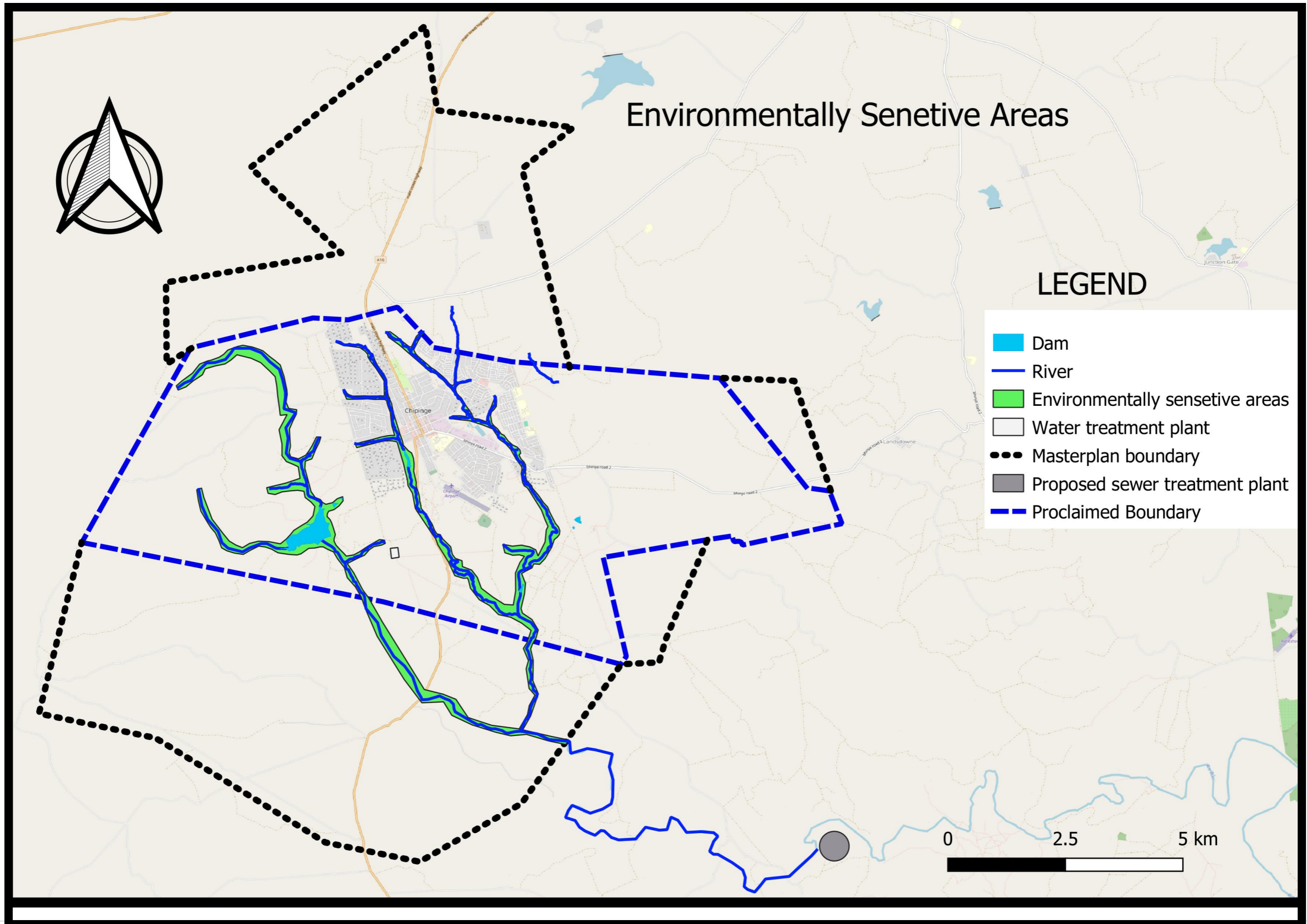


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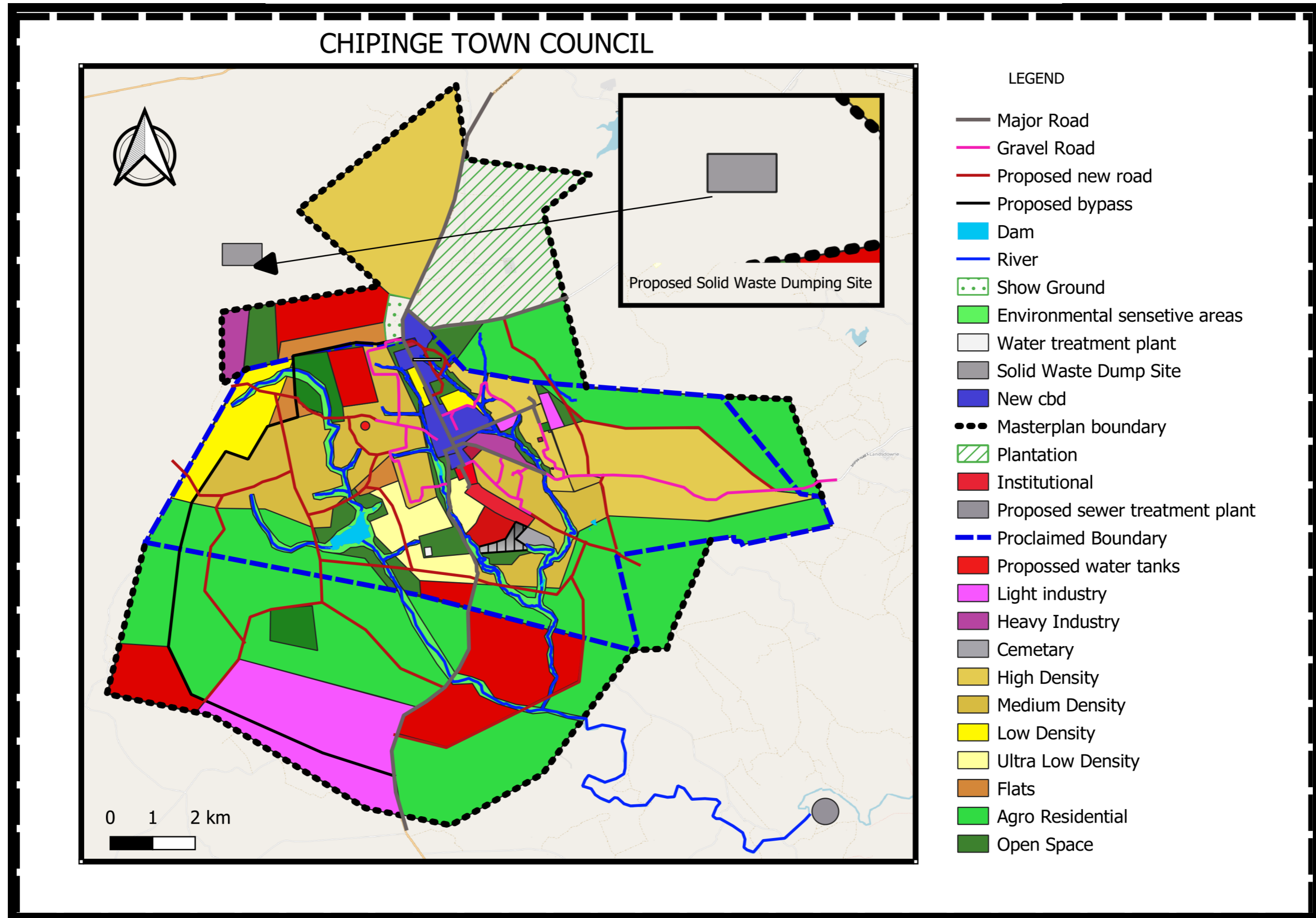
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Map 8: Environmentally Sensitive Areas

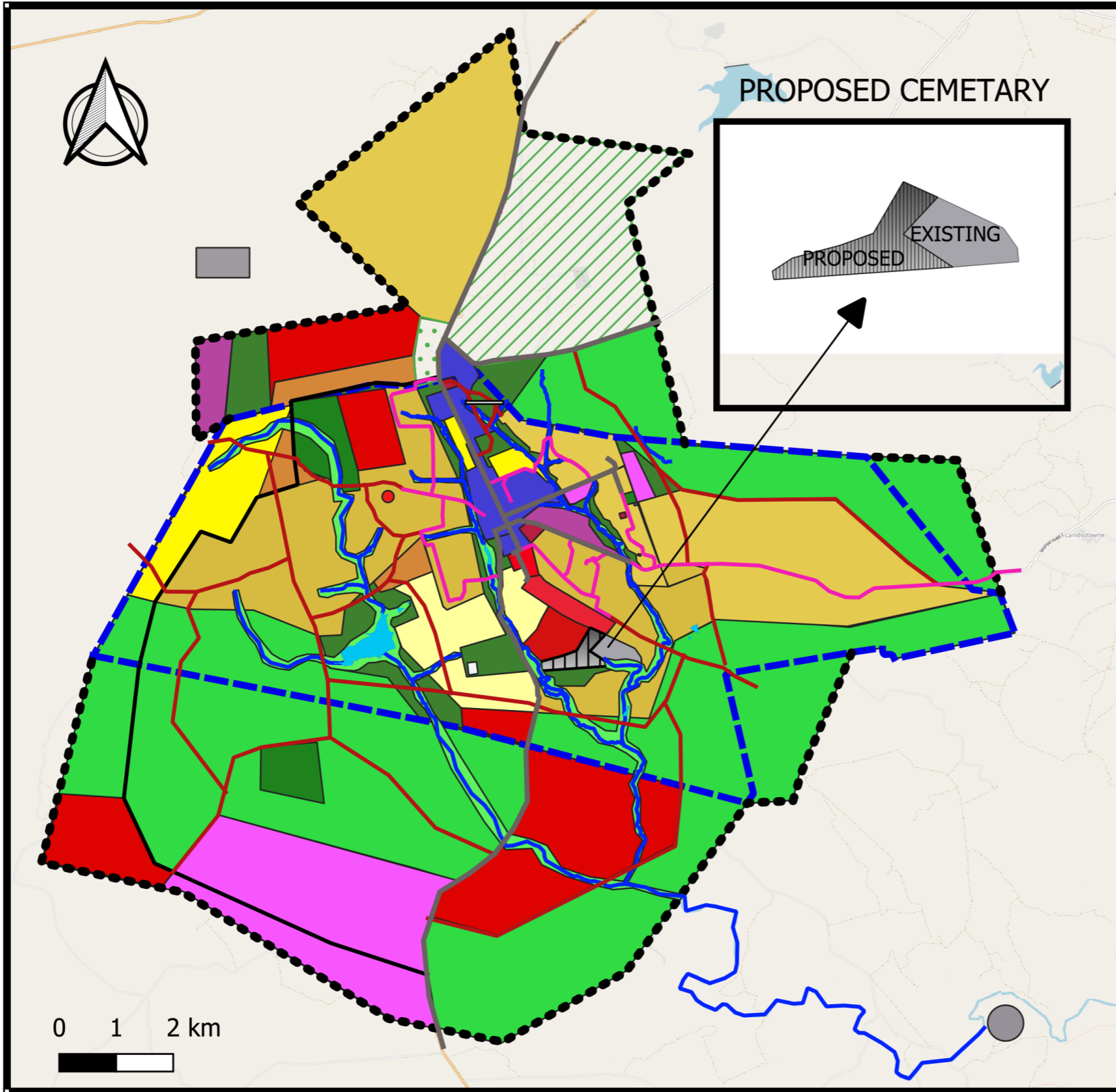


Map 9: Proposed Dumping Site



Map 10: Proposed New Cemetery

CHIPINGE TOWN COUNCIL

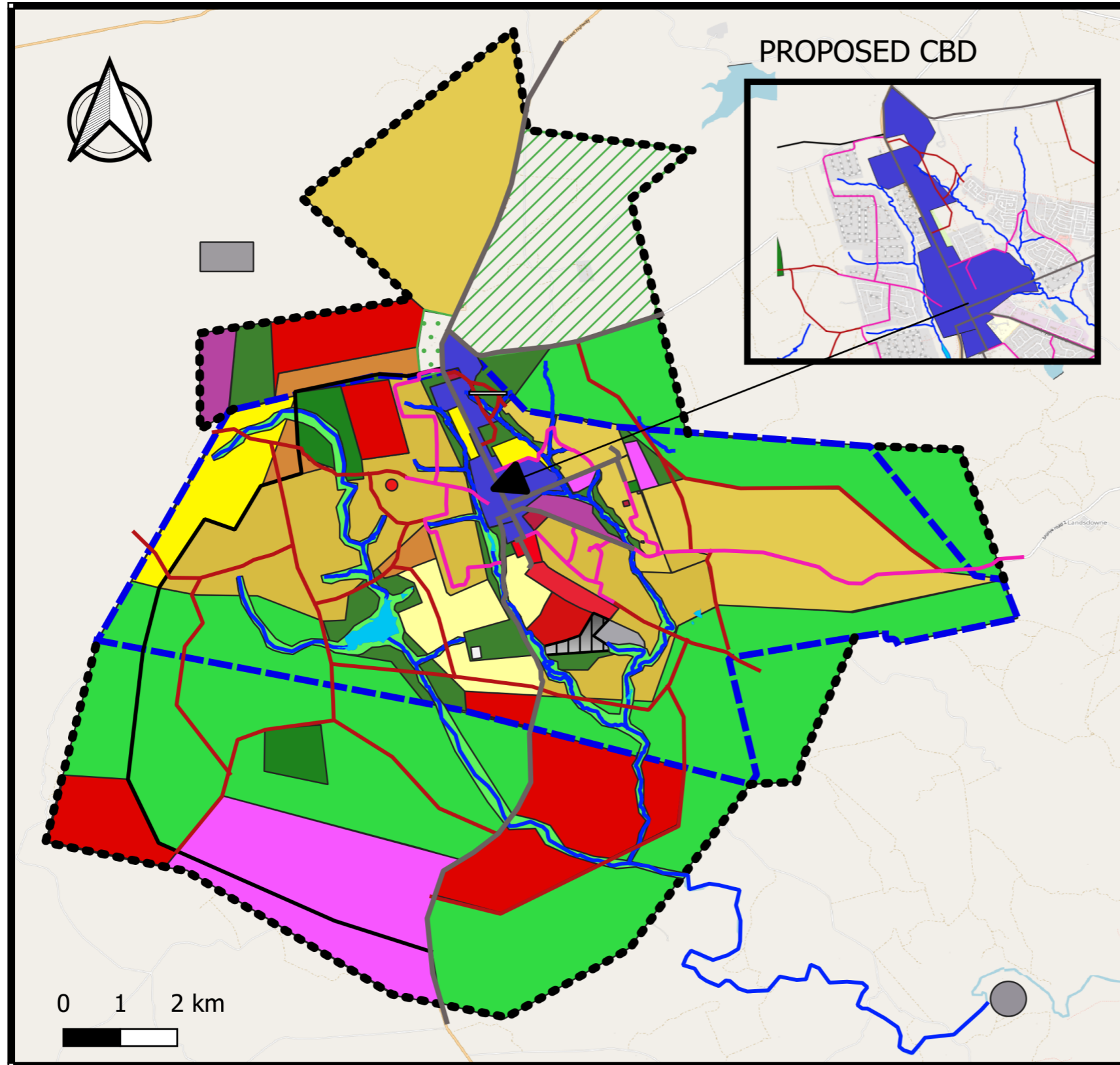


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Map 11: Proposed New CBD

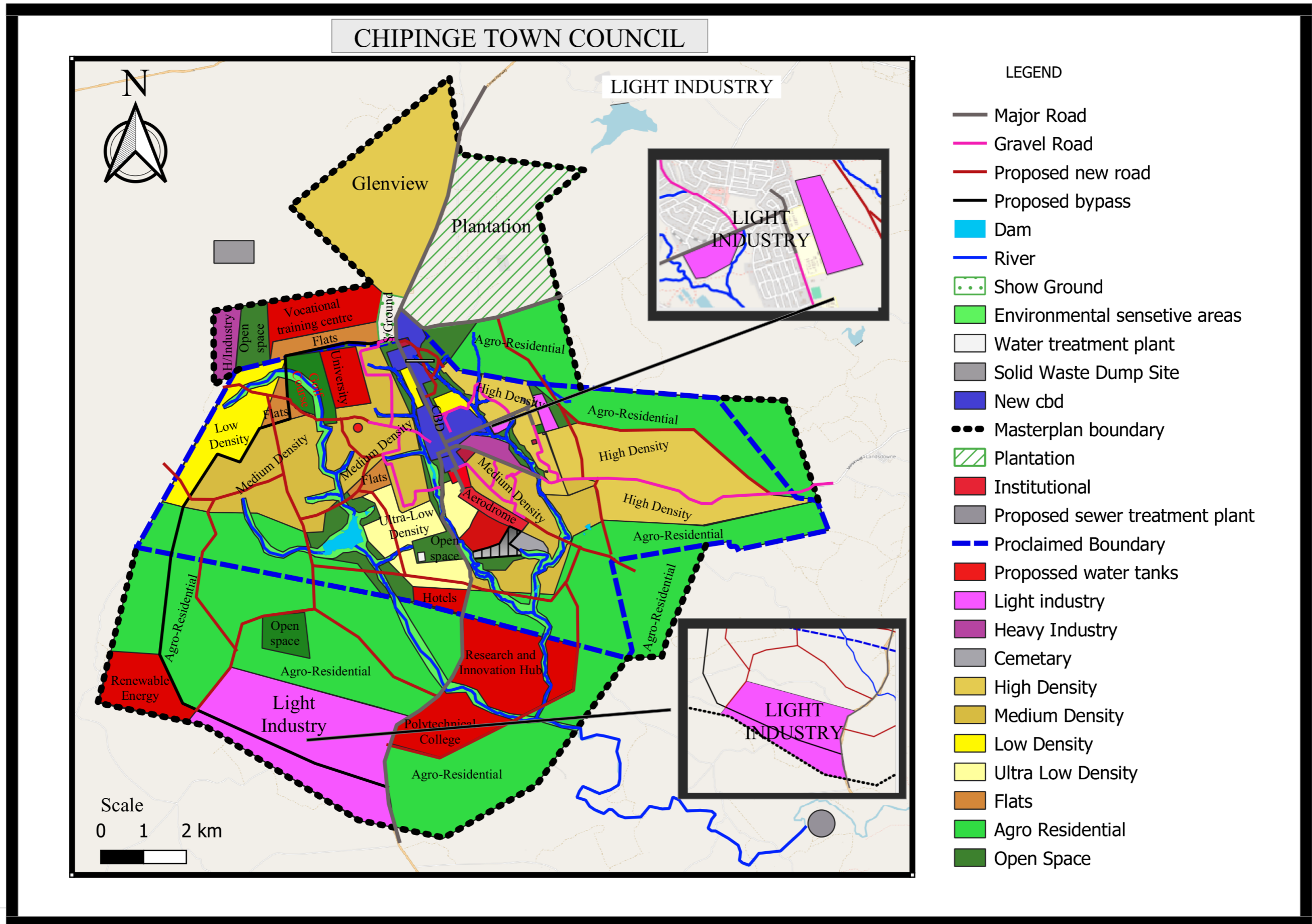
CHIPINGE TOWN COUNCIL



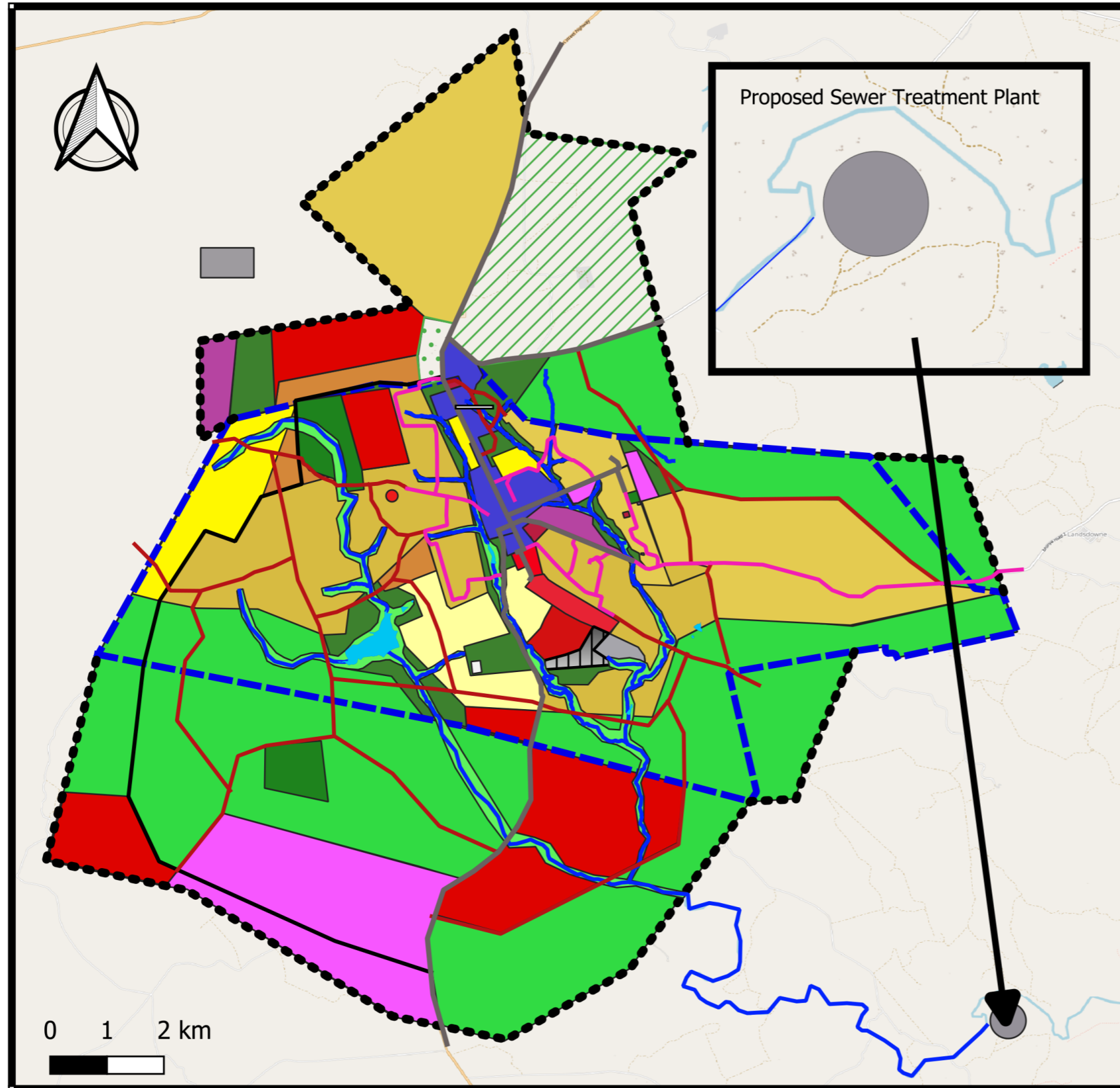
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Map 12: Proposed Light Industry



Map 13: Proposed Sewer Treatment Plan



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Map 14: Proposed Land Use for Chipinge Town Council Master Plan

