



ZIBAGWE RURAL DISTRICT COUNCIL MASTER PLAN

WRITTEN STATEMENT

**PREPARED BY
ZIBAGWE RURAL DISTRICT COUNCIL
TOWN PLANNING DEPARTMENT
KWEKWE**

DEC 2024 -DEC 2040

CALL TO ACTION – NO COMPROMISE TO SERVICE DELIVERY

ZIBAGWE DISTRICT SPATIAL MASTER PLAN

Certified that this is a TRUE Copy of the Zibagwe District Spatial Master Plan as adopted by Council on the 25th of June 2024 and approved by the Minister of Local Government and Public Works with conditions on the:

Date

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**MINISTER OF LOCAL GOVERNMENT AND
PUBLIC WORKS**

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For motivating Zibagwe Rural District Council to prepare this first Master Plan as part of the Call-to-Action Policy Paper aimed at improving service delivery and driving the modernisation agenda for rural Zimbabwe.
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1.0. PART ONE: SUMMARY OF ISSUES

1.1. Introduction and Background

Zibagwe Rural District comprises of 33 Wards under 878 143 hectares of land straddling over 2 urban centres Kwekwe and Redcliff and sharing its boundaries with 6 rural district councils. The district is experiencing significant growth in population which require strategic coordination in landuse distribution and resource allocation. The Zibagwe District Spatial Master Plan seeks to achieve co-ordinated rural development strategy to drive modernisation and rural industrialisation. The master plan echoes Zibagwe RDC's mission statement which seeks: To uplift the quality of life of the people of Zibagwe through the provision of coordinated quality services in an efficient and sustainable manner. The council core values of accountability, efficiency, integrity, responsiveness, teamwork, and transparency are translated into the objectives of the master plan. The Plan taps into the various strands of GoZ policy for decentralisation; modernisation; food security, poverty alleviation; and sustainable environment management.

The occurrence of periodic droughts (El Nino effect) in Southern Africa, has impacted negatively on communal farmers in Zimbabwe who rely on the natural rainfall cycle for subsistence farming. Climate change has resulted in loss of livelihoods in most communal areas in Zimbabwe. The preparation of Zibagwe Master Plan is seen here as a direct response to food insecurity, water supply challenges and poverty emanating from climate change induced drought. The Master Plan will highlight strategies for building climate proof and resilient communities through harnessing underground and surface water, improve water conservation and allocation to enhance food security.

The Master Plan shall foster and enhance collaboration between agencies and promote complementarity between agencies and development partners to bring about an integrated holistic set of rural development and sustained improvement of rural livelihoods in Zibagwe district. This being the first spatial master plan for Zibagwe RDC, it shall guide land use planning and development and transform the district towards a modern rural economy in the next .

A significant part of Zibagwe RDC's administrative zones falls within the hinterland of the City of Kwekwe and Redcliff town. Such zones are prone to urban sprawl, due to cheap land costs, hence the need to harmonize landuses through a master plan.

The district is known for vast mining and agricultural landuses. The master plan will highlight the extent at which these natural endowments occur and outline how such resources can be harnessed for the betterment of the local communities.

The Midlands Province Economic Development Plan (MPEDP) 2025 stresses the need for accelerated rural industrialisation through value chains in agriculture and mining. The master plan will pursue growth in Zibagwe through ICT driven value addition centres as a way of embracing structural transformation for modernisation and economic growth.

The Written Statement is in 3 parts i.e –

Part I - presents the Summary of Issues derived from the Report of Study. The issues contain land use, land ownership and land requirements, population growth, employment levels, social and economic infrastructure landuse requirements and identifies problems, opportunities, and constraints to development.

Part II – identifies Goals and Objectives which will satisfy the problems, opportunities and constraints identified in the Report of Study. It also identifies alternative development strategies or scenarios for the future development of the district and evaluates these alternatives against the Goals and Objectives.

Part III - uses the selected development strategy and formulates Policies and Proposals which will provide the basis for guiding and controlling the growth of the district over the next ten years. The justification of the proposals is also given together with the implementation programme/ infrastructure master plan.

1.2. Biophysical Features, Landuse and Land Ownership

Zibagwe district is located in natural region IV and V which receives rainfall averaging 300-650mm annually. This rainfall pattern favours irrigation agriculture hence the need to harness surface and underground water sources for irrigation. Temperatures are usually warm with a maximum of 36 °C in summer and a minimum of 23°C in winter making it favourable for crop production year-round. The district is located at best point with the highest irradiance of 5.7 to 6.5kWh/m²/h per day which presents unique opportunities for harnessing solar energy.

The soils in Zibagwe district are highly fertile and favourable for agriculture and mining. Sandy loom soils are dominant in wards, 1,2,5,11,12,24,25,30 and 31. Red clay soils with high mineral content are found in wards 3,4,6,7,8,9 10,18,19,20 and 22. Gold mining is concentrated in this soil zone. Sandy loom soils occur intensively in wards 13,14,15,16,17,23, 28 and 29. Loom soils are dominant in parts of ward 33,31 and 30. The district geology and soils are ideal for cost effective construction, (no special foundations are required), mining and agriculture (both cropping and animal husbandry).

The topography of the planning area is gently sloping allowing for natural drainage. There are four river systems forming watersheds on the north, south and western sides in the district. These river systems present opportunities for damming of water for irrigation purposes. Sebakwe, Gweru, Munyati, Ngondoma, Zhombe, are some of the major rivers to be harnessed for communal and commercial irrigation water.

The gentle slope and good soils in the district are considered potentially developable for irrigation agriculture, provision of new socio-economic infrastructure namely training centres, schools, recreation centres and health centres.

The district covers an area of 878 143 hectares divided into 33 wards. Major landuses include resettlement, communal, mining, tourism, townships, and state land. 80 000 hectares of the land in the district is considered irrigable land which presents

opportunities for expanding irrigation agriculture on both small and commercial scale to mitigate food insecurity.

The landuses exist under various tenure systems which affect acquisition of land for planning purposes in various ways. New Resettlement Wards namely 1,2,3,5,26, 30,31, and 33 are dominated by A2 models which hold 99-year leases and permit which give exclusive rights to the user. There is little to no state land within most of the resettlement areas making it difficult to allocate landuses for the required infrastructure. A1 villagized settlements in wards 5, 31, and 26 hold offer letter which are revocable. Old resettlement wards 15 and 17 hold open permit tenure which is revocable. Residential and Commercial properties at growth centres hold leases from council in perpetuity. Communal lands in Zhombe, Silobela and Empress are under communal tenure which is revocable when there is a need. These tenure systems affect planning decisions in particular landuse allocation for the master plan in different ways.

Population growth has created landuse conflicts in the district which require spatial planning interventions. Major conflicts identified involve encroachment of settlements on grazing land, invasion of mining claims by artisanal miners, encroachment of mining on farms, encroachment of farmers into the conservancy and human wildlife conflicts.

1.3. Environmental Issues.

Environmental issues affecting Zibagwe district largely emanate from three sources i.e mining activities (both formal and informal), streambank cultivation and deforestation.

Gold panning is contributing to reduction in water quality and quantity for irrigation agriculture. Major water bodies namely Igogo, Mavule, Totororo, Somalala, Ngondoma, Exchange dams and Gweru River weirs in Silobela are heavily silted due to largely artisanal mining and streambank cultivation.

Medium to large scale gold mining companies are deliberately discharging raw effluent in natural water bodies resulting in reduction in water quality and increased siltation. There is need to create buffer zones on a high scale and increase monitoring and assessment of operations of mining entities to ensure compliance with environmental laws. River courses, weirs and dams should be declared ecologically sensitive zones and human activities both mining and farming should be controlled and restricted.

The problem of deforestation is more pronounced in Communal and Resettlement wards resulting in an increase of 6% in bare land in the landuse cover map depicted in the Report of Study between 1994 and 2024. To mitigate this problem the master plan stresses the adoption of alternative energy sources to reduce over-reliance on firewood. This involves increasing households connected to the grid, embracing smart energy technologies namely solar, LP gas and biogas. The use of modern fencing technologies should be encouraged in place of wood poles largely relied upon for boundary fencing in communal wards.

Reforestation zones to be identified and zoned to encourage restoration of the lost flora and fauna. This involves introduction of plantation sites for exotic trees.

There is need to protect wetlands, flood plains and vleys obtaining in the district in line with the National Wetlands Policy.

1.4. Population and Employment dynamics

Zibagwe Rural District Council experienced population growth of 9,4% between the period 2002 and 2012 translating to an annual growth rate of 0.94% per annum. Between the period 2012 and 2022 the district population grew by 12.8% represent an annual growth rate of 1.28%. The growth rate is considered fair compared to other districts in the province. Growth rates per annum for the 2012 and 2022 period, Gokwe South grew by 0,378%, Gokwe North 0.42%, Chirumhanzu 1,95%, Kwekwe urban 1,88% p.a. and Vungu 3,25%.

Projecting the population growth enables meaning strategic planning for the master plan implementation period. Future population growth of Zibagwe district were calculated using two modelled scenarios. The population growth of Zibagwe district will remain at the current rate of 1.28% per annum throughout the master plan period or Due to various socio-economic factors the growth rate of Zibagwe may accelerate by 0.34% to 1,62% per annum as was the case between the 2012 and 2022 Censuses.

Based on these two projected growth rates the population of Zibagwe district is forecasted to be between (1.28% P.A.) 247 757 and (1.62% P.A.) 342 846 in 2040. The Master Plan is based upon meeting a mid-point of the two growth rates i.e (1,88%) 295 301.

The population distribution is evenly balanced between males and females at 50%. This points to the need to provide equal opportunities for males and females to reduce gender disparities in resource allocation.

The population aged structure of the district shows that 48% of the population are aged between 0-17 years and 52% at 18+ years. This trend is likely to continue in the projected Master Plan period. Provision for opportunities for the youth namely education, employment, training centres, entertainment and recreational facilities which support the growth and development of young people is key to the Master Plan proposals.

Population distribution and density per ward show that Wards 8,31,21 and 22 are the most densely populated with plus 10 000 people. Mining was found to be the pull factor in driving population in Ward 8 which covers Empress/ Columbina. There is need to match planning interventions with population growth in each ward in terms of proposals.

The district has a healthy working population of 58% of the total population.20.3% of the working age population is employed meaning 38.5% is unemployed. This points to huge unemployment gap in the district.18.8% of this group are youths within the age group 15-34 years. Most of the youths 75% are employed as artisanal miners. There is need to provide quality employment opportunities inclusive of the youth.

Fifty seven percent of the population are considered economically active, while the 43% are economically inactive. This points to the existence of a large human resource pool to

drive industrialisation and modernisation in the district. There is need to provide economic spaces creating multiple opportunities for the working population and economically active group to reduce poverty incidences in the district.

The current national economic policies namely Vision 2030, NDS1, the Industrial Development Policy and the Midlands Province Economic Development Policy which place industrialisation at the centre of modernisation of rural areas will have a huge bearing on future employment trends in the district as they are likely to trigger significant investment and employment opportunities.

The district experienced significant outward migration between the period 2012 to 2022. At total of 10 644 people emigrated mainly for employment and health reasons. Provision of investment in the master plan will create employment opportunities which will reduce outward migration and retain skills in the district.

Population growth has created landuse conflicts in the district which require spatial planning interventions. Major conflicts were identified involve encroachment of settlements on grazing land in most communal wards, invasion of mining claims by artisanal miners in Zhombe and Silobela, encroachment of mining on farms in ward 33, encroachment of farmers into the conservancy and human wildlife conflicts in ward 2. Zoning of landuses shall harmonise uses thereby solving existing landuse conflicts.

1.5. Education

The literacy rate in the district is 91.2%, however most of the population hold primary school education up to grade six. Only 1.7% of the population are graduates. There is a huge discrepancy between the total number of children enrolling for primary school (46000) and those in secondary school (11000) implying a significant dropout rate. This is being caused by the uneven distribution of primary schools 107 compared to secondary schools 47 in the district. This is resulting in increased distances travelled to secondary schools by up to 13km.

Settlement growth and expansion has increased distances to school to a range of 5-8km primary and 7-20km for secondary schools which is contributing to significant dropout in secondary education hence the need for new schools at both primary and secondary level.

A significant number of children are dropping out of school (28 508) because of poverty, distance, marriage, and artisanal mining. High schools are in short supply which is causing over enrolment in existing schools and termination of education at Ordinary level.

Resettlement wards 1, 2,5,30, 31, and 33 lack basic school infrastructure at both primary and secondary level. Most of the schools are of a makeshift nature hence the need to provide new school infrastructure in these wards.

There is a critical shortage of ECD facilities in the district. ECD learners are disadvantaged by the long distances hence early childhood learning is deferred in most wards as kids cannot travel more than 2km due to tender age. There is need to provide ECD centres at village level in line with the Early Learning Policy which requires that ECD starts at 4 years.

There are two agricultural centres in the district Mlezu College of Agriculture and Rio Tinto College of Agriculture. There are no VTC centres. The master plan recognises the need to provide VTC centres at the three growth centre nodes. These will serve as centres for skills development and training including mining education, welding, cattle fattening, building, welding, plumbing and plant operators in the district.

1.6. Health and Security issues

There are 29 rural health centres in the district owned and operated by council, private sector and government. Out of these 3, are still under construction (Melsonia, Langton and Fafi), 5 of the clinics are owned by GoZ, 3 clinics are owned by private entities leaving 19 council clinics. The District Hospital is in Silobela and is owned by GoZ. The Catholic operated Zhombe Mission hospital in Ward 10 is designated as rural hospitals. The district does not have a general hospital of its own.

Access to medication at most clinics has been cited as a key challenge in the district. While patients endure the long distances averaging (8-10km) to a rural health center there is no guarantee of getting medication at the clinic. There is one district hospital located in Silobela. The hospital is failing to execute its function as a referral center due to lack of centrality in the district. Zhombe, Empress and Resettlement wards are not benefiting from this district hospital mainly due to the geographical location of the district.

Wards 3,11,16,18,21, and 26 do not have clinics. Ward 8, 30, 33 rely on Munyati, Mlezu, and Rio Tinto clinics which are private clinics meant to serve a private population. Distances travelled to access medical centers average 20- 40km in resettlement wards and 10-15km in communal wards. There is a need to enhance access to health care by introducing new health centers and satellite clinics withing 2km in line with the National Health Policy. This will help to ease pressure on private clinics which are overwhelmed by demand.

Most clinics in the district do not offer doctoral services. Such services are available at the District Hospital in Silobela and at Kwekwe General Hospital. The Master Plan should consider introducing E-Health services at all health centers in the district as a way of embracing modernization and comprehensive medical services that give patient access to doctor and maternal consultation services online. E-Health services being rolled out by the GoZ (Case Study of Precab e- clinic) require the use of solar energy and dedicated satellite transmission facility.

Access to maternity services remains a challenge in the district. 78% of the expecting mothers indicated that they travel over 10km, while 16% travel between 6-10km. 6% are

in the range of 0-5km. The distances travelled are too long for expecting mothers and this points to the need to provide maternity facilities with waiting shelters at all rural health centers in the district.

The key milestones for the master plan in the health sector are on provision of village-based health services, provision of new rural health centers (clinics), rural hospitals at Crossroads, Columbina and Sebakwe Business Centre and a general hospital to relieve current pressure at Kwekwe General Hospital.

☐ Most clinics do not have waste disposal sites for medicals. Waste is stored for up to two weeks before it is collected and disposed of in Kwekwe. The master plan should consider zoning of land for medical waste disposal purposes at each health center.

1.7. Policing Services Infrastructure

Modernization and attainment of a middle-class economy requires a safe livable environment to attract and safeguard investment. The district has a critical shortage of policing infrastructure for the maintenance of law and order. There are only three dedicated police stations servicing the 33 wards i.e Kwekwe Rural, Zhombe and Silobela.

Most of the Police bases in the district are housed under private properties which compromises service delivery. Kwekwe rural police station which covers resettlement wards is housed within the CBD at Kwekwe Police Station with bases at Marivale, Munyai, Sherwood, and Sebakwe, which are all private properties. In Silobela the main station is at Silobela Business Centre while Crossroads RSC is served by a base at a private property. Bases set up at Dambridge, Msilahove, and Mupinda are of a makeshift nature and poorly resourced. The scenario is similar in Zhombe.

In view of sustained illegal mining activities in, extensive stream bank cultivation which is contributing to dam siltation, projected settlement and population growth, and increased crime around stock theft, murder, etc., there is need to bring policing closer to the villages for effective crime control. The provision of policing centers should be reviewed to reflect settlement growth patterns and population distribution in the next 15 years.

This involves provision for zoning of more land for the establishment of police camps and bases and construction of state-of-the-art facilities which aid police officers to execute their work with ease.

1.8. Religious Infrastructure

The district has a diverse religious population which is dominated by Christianity. However, they are fewer designated places of worship in most wards and shopping centers. Most churches use school facilities. The master plan should provide dedicated centers of worship for the diverse religious groups including open air worshippers (Vapostori).

1.9. Culture and Heritage

There are several cultural and heritage sites in the district. Sacred sites include mountains and springs namely Ward 10- Semhakazi Mountain, Ward 9 - Sempisi Mountain, Ward 12 - Mavule Mountain, Ward 9 – Semizi, Bhalimasweswe springs, Ward 19 - Shrine near DDF, Ward 6 - Mabura curve, Ward 32 - Zuzumba Mountain, and Ward 4 – Mabhodho.

There is a need to preserve and protect the above sacred cultural and heritage sites as stipulated by the National Heritage and Museums Act. Landuse zoning to be used to demarcate boundaries of cultural heritage sites.

1.10. Livelihood Activities

There are several livelihood activities in the district which need to be regulated and sustained. Major sources of income for the people in the district are agriculture, buying and selling, mining, seasonal works, gold panning, general hand work, and NGOs. Agriculture and self-employment dominate the main source of employment with above 27% of the respondents. 16% of the people are into artisanal mining, which is informal, while 10% are formally employed in registered mines. NGOs employ the smallest number of people 0,8%.

Monthly income in the district ranges from USD50 to above USD400. Most respondents 79.41% indicated that they earn between USD50-150 while 0.77% earn above USD400. A significant number earns below USD50 which is an indication of acute poverty requiring attention.

The Study noted that the district is heavily affected by a combination of high unemployment and shortage of entrepreneurial skills and opportunities which explain the low-income levels. The Master plan will pursue the development of entrepreneurship (SMEs) as a vital tool for social and economic development with great potential to create new employment opportunities for many unemployed people.

Vocational training facilities are required in the district to enhance SMEs skills base business skill development initiatives in agriculture, mining, poultry, pen fattening, welding, plumbing and building technology.

The Study noted the need to provide equal opportunities for women, youth and the physically challenged. Women and youth constitute the half of the populations hence the need to cater for their needs through spatial planning. Most of the buildings have no provision for the physically challenged. This was observed at shop entrances, schools, churches and offices. There is need for the master plan to provide for this cross-cutting issues.

The master plan should expand and regulate identified livelihood activities by providing proper landuse sites such as market stalls, workshops, and garages which promote self-employment activities. Gold panning in particular artisanal mining should be directed to properly zoned areas to mitigate environmental issues.

1.11. Road Infrastructure

A good road network is key to attainment of economic growth. Development follows where there are good roads. The envisaged structural transformation of the district from a raw material-based economy to a value addition investment destination requires a major facelift of the road network. The road condition survey undertaken by the Study shows that 61,84% of the district roads are earth roads, 12,9% of the roads are gravel while 26,25% are surfaced. This points to the need to improve road conditions from earth to gravel up to surfacing to improve accessibility and mobility of the rural areas. The National Transport Master Plan stresses the need to improving access to villages by 2km.

The district has 3 major roads categories namely State roads, Rural roads, and Secondary Rural roads. State roads are roads that connect regional, primary, tertiary and urban roads, industrial and mining centres, and tourist attractions. Rural roads link district service centres, growth points and social amenities like schools, hospitals and clinics. Tertiary Roads are gazetted public roads linking villages, at business centres, growth points, townships and in commercial farming areas. The roads are administered by different road authorities namely Department of Roads, RIDA and ZRDC. The major roads, namely Kwekwe-Mvuma road, Kwekwe-Silobela - Nkayi Road, Kwekwe- Gokwe Road, Chemagora Empress Road, Gweru-Crossroads Road, and the Harare-Bulawayo Road are national roads under the jurisdiction of the Ministry of Transport and Infrastructural development. These roads are the key economic drivers of the district as they provide links to regional, national and international markets.

Kwekwe-Silobela- Nkayi Road Road

The Kwekwe-Silobela-Nkayi – Lupane- Victoria Falls Road is an important international route forming part of the African International corridors as well as serving the mining, and agricultural developments along the route. The road was constructed over 50 years ago and has reached its end of life. The route shortens the distance to Victoria Falls by up to 180km making it the shortest route compared to the Kwekwe-Gweru-Bulawayo – Victoria Falls route. The master plan considers this route as a major economic artery and development corridor for the district. Provision should be made for a band of up to 1000m either side along this route to accommodate commercial infrastructure within this corridor. The road in its current state has deteriorated on most sections making it un-trafficable particularly between Kwekwe and Gweru River. This condition has the effect of slowing down growth of Crossroads RSC. Movement of goods along this road is costly due to high operating costs for vehicles. Most public transport operators have pulled of this road. Priority should be on the missing link between Kwekwe and Silobela as well as between Nkayi and Lupane to give the road a regional status.

Kadoma -Empress-Chemagora – Gokwe Road

The Kadoma -Empress-Chemagora – Gokwe Road provides vital access to Kadoma and Gokwe making strategic for the development of and growth of Columbina RSC/Empress into a modern smart town. The road also provides vital access to Mabura cave in Ward 8 which is a potential tourist destination for the district. Several mining concerns occur

along this route hence it is regarded as major artery and economic (mining) development corridor in this master plan. Provision will be made for at least 1000m on either side of the road for business ventures along the route.

The road was constructed at least 50 years ago and has now reached the limit of its design life. Rehabilitation of the road is now urgently required as the route forms an important link in the trade network, as the district economy. The road is however dilapidated and trafficability has been reduced to private vehicles. Public operators have pulled out of the route due to high operating costs. The road requires major rehabilitation and possible reconstruction.

Gokwe – Kwekwe road

This road is strategic for growth and development of Zhombe DSC into a modern town. The road is trafficable with evidence of maintenance, it however requires resealing in most sections to give it a facelift. The road provides vital linkages between Kwekwe - Zhombe and Gokwe areas. Its development is of importance to the movement of goods and services between Kwekwe, Zhombe and Gokwe.

Kwekwe – Mvuma Road

The Kwekwe -Mvuma Road is a strategic regional route conveying traffic from Beitbridge to Victoria Falls via the Kwekwe-Nkayi- Lupane route. The route provides vital access to Ward 1 and 2 which are the economic hub of the district. The master plan considers this route a major artery road with economic development corridor status. The growth and development of tourism at Midlands Black Rhino Conservancy and Sebakwe recreation park is enabled by the trafficability of this route. Wards 1, 2 and 3 are located within the famed Midlands Greenbelt zone which is rich in multiple mineral content as highlighted by the Study. The route is an enabler of mining establishments within this zone. The transportation of inputs and outputs for commercial agricultural production along the Sebakwe greenbelt is anchored by this route.

Provision of access to resettlement wards

The Study noted the need for new access roads in resettlement wards 1,2,3,26,30,31, and 33 to provide vital linkages to A2 agricultural plots. Most communities in these resettlement areas are not serviced by proper roads hence there are transportation challenges hampering delivery of inputs, farm produce and access to markets. Villagers are forced to walk long distances to the major roads to access transport services.

Township roads

Servicing of access roads in and around commercial and residential areas is key to attracting significant investment and modernisation at the three urban growth centre nodes namely Zhombe DSC, Columbina RSC and Crossroads RSC. Most of the road network remains at road opening stage for both commercial and township areas. Road drainage and structures are not in place reducing trafficability of the road during rainy seasons. The absence of properly serviced roads is contributing to the low uptake of

residential stands at Zhombe DSC, Crossroads RSC and Columbina RSC. Property values are devalued by lack servicing in any given development.

The study noted the need to provide filter/ turning lanes for traffic slowing down to access or exit the CBDs at the 3 centres to mitigate the risk of accidents to motorists slowing down. Access to commercial shops from the main road is currently via multiple points from the main road instead of via service lanes and dedicated junctions.

Procurement of road construction plant and equipment as part capacitation for ZRDC and RIDA is key to improving capacity of ZRDC and RIDA to undertake maintenance and rehabilitation of roads and bridges. The Study noted that council current stock for plant and equipment comprises of two motorised graders, one front end loader and two tippers. Considering the size of the district, the need to improve plant capacity to improve service delivery is recommended.

1.12. Urban Growth Centres and Smart City

The controlled rural growth centre nodes should be designed to function as the centres for economic, social, and cultural activities in the rural areas. These centres serve as venues where people converge and cascade their ideas regarding improved methods of production and marketing and serve as centres of recreation, ensuring market accessibility and socioeconomic interactions macro transformation as well as the transformations in agriculture and livelihood diversification.

The Human Settlement policy directs Rural Local Authorities to regulate the spatial location of settlements, design of homesteads, provide for common services (e.g. gravesites), choices of building technology, construction materials and methods that are economic, sustainable, resilient and enhance land use efficiency.

The Study observed that urban decay is prevalent at the three urban centre nodes hence the need for rezoning of use and renewal of commercial buildings to eliminate decay and improve aesthetics.

Sanitation facilities provided at commercial centres at Crossroads, Zhombe and Columbina were deemed unsafe and unhygienic by the study. There is need to improve sanitation at the 3 growth centres. The use of Blair toilets at business premises should be replaced with modern sanitary facilities to enhance hygiene and smartness. The master plan should consider zoning land for offsite infrastructure for water and sewer reticulation as part of modernisation of the growth centres.

Public lighting at major business centres should be provided for harnessing both solar energy and technology. The absence of illumination at night is putting the lives of villagers at risk of robbery, rape and murder. Businesses are also technically forced to close at night due to safety concerns.

The lined model of development used at most business centres has resulted in elongated shopping centres stretching for more than one 1km at Silobela, and Zororo. This model should be discontinued in favour of a clustered pattern for purposes of

integrating services in one place. The general dealer approach should be discontinued at the 3 growth centres and the concept of shopping malls should be adopted as part of modernisation.

Construction of roads to gravel level, paving of major roads within, and construction of water drainage structures at the three growth centres should be prioritised to improve appearance and attract meaningful investment.

Current waste disposal methods include burning, pitting and littering. These methods are deemed unhygienic and unsafe for the environment by the Study. The master plan should consider developing a waste management plan for the district which encompasses dumpsites in line with the EMA Act. Zoning of land for a dumpsite to be done in consultation with local traditional leaders.

Human life is split between up to 120 years as a living being and the rest to eternity as remains. Cemeteries are therefore a big land use to consider at the growth centre nodes. The master plan should consider developing cemeteries for use by communities at Zhombe DSC, Crossroads RSC and Columbina RSC. The cemetery at Empress township is filled up. Consideration should be made for expansion or location of a new site.

Provision of bus termini to direct passenger traffic and reduce risk of accidents on undesignated pick-up points is key to the master plan. The study noted that there are no designated car parks and bus termini at Zhombe, Columbina and Crossroads hence the need to consider this important landuse.

There is need to expand the level of services offered at the growth centres to include ECD centres, banks, home industries, light industries, and training centres. The presence of banks will trigger access to financial services and capital for projects at a localised level. Home industries and training centres are meant to widen the local skills base and consolidate self-employment opportunities which dominate the livelihood activities in the district.

The Study noted that there are no business/shopping centres in most resettlement wards namely Ward 1,2,3,5,26,30, 31 and 33. Existing centres are of a makeshift nature and the distances travelled are long. The master plan should consider zoning of landuses for two RSCs to serve Wards 1,2, and 3 and Wards 5, 31 and 33. New business centres should be provided for in all resettlement wards at 5km intervals to reduce distances travelled.

The three growth centres namely Zhombe, Columbina/Empress and Crossroads have potential to develop into towns simultaneously due to their strategic location along key regional routes and because of accelerated growth being experienced in both residential and commercial developments.

In view of the evolution of smart city development as an alternative to decongesting urban centres, the Master Plan Study, noted the need to consider reserving a portion of the district for the development of the first smart city driven in the Midlands Province.

1.13. Industry and Commerce

The Midlands Province through the MPEDP is pursuing a rural industrialisation strategy to alleviate poverty underpinned by the provision of key basic infrastructure such as Energy, Roads, and Water to enable rural industrialisation.

The economy of the district is largely raw material driven. Current industrial activities in the district include explosive manufacturing by Intra-Chem in Ward 33, Fertiliser manufacturing by Sable Chemicals Ward 33, and Chrome mining by ACR in Ward 2. Gold mining is widely distributed across the district in the Sherwood block, Silobela, Zhombe and Empress areas. Large gold mining companies operating in the district are Jena Mines, Indarama, and Duzi mine.

The district should embrace structural transformation as part of its economic development plan. This requires the provision of training centres such VTCs to provide the required skilled labour force in agriculture, mining, and value chains. Industrialisation should be preceded by technical and financial support to mining in particular SSM, agriculture covering communal, villagized and commercial farms to increase production so as to sustain industrial plants

Opportunities in value chain and beneficiation which should be pursued including indigenous *nyii* processing and packaging (value addition centre) in Ward 6 and 8, dairy and milk processing centre in Ward 1 and 2, wheat processing plant in Ward 31 and 33, stock feed processing plant in Ward 1 and 2, onsite gold processing plant (Silobela-Zhombe), ferrochrome processing plant in Ward 2 and 3, guano harvesting and marketing plant in Ward 8, fish farming cooperatives in Wards 18, 19,20 (Sebakwe and Exchange dams), leather processing in Ward 3, solar energy farms (Wards 5, 31 and 33), and home industries (at business centres).

The master plan should pursue the provision of key basic infrastructure such as Energy, Roads, and Water as enablers to rural industrialisation.

1.14. Tourism Issues

Sebakwe Recreation Park in Ward 2 is designated as a national recreation park in the subsisting National Tourism Master Plan of 2017. This designation is strategic in that it allows for the harnessing of tourism and hospitality growth in the district. The park is located 43,6km along Kwekwe - Mvuma road.

The development of tourism in the district hinges around the planning and preservation of Midlands Black Rhino Conservancy and Sebakwe recreation park. Mabura curve in ward 8 has potential to grow into a touristic site. There is need to provide supportive infrastructure to enable growth of activities, improve attractiveness and visitations. Expansion of conference facilities, camping sites, recreational activities and entertainment should be enabled as part of the tourism growth strategy aligned to the NTMP objectives.

Co-existence of farming and the conservancy should be explored to balance the food requirements in the district in view of the presence of a greenbelt along Sebakwe river

and tourism requirements. Midlands Black Rhino Conservancy should be protected from poaching and encroachment through landuse zoning.

Trophy hunting activities offered at the Midlands Black Rhino Conservancy is a key source of revenue for the district. The facility when fully supported has the potential to realise significant revenue in hard currency. The master plan draws lessons from a case study of Mbire RDC in Mashonaland Central Province where concession hunting is used a major revenue base for Mbire RDC.

The ZRDC should incorporate tourism in its business development brief as a way of marketing the conservancy to improve visibility. The destination currently scores low on the regional and local market due to insufficient marketing strategies.

The master plan should zone the boundaries for the conservancy and allow for co-existence with large scale commercial farming taking place in this ward- drawing lessons from the Kanyemba border postmaster plan which outlines co-existence of wildlife, urbanisation and commercial agriculture.

The Master Plan Study noted that uncoordinated, land allocation by the Department of Lands within the Midlands Black Rhino Conservancy has resulted in downsizing farms and allocation of 100ha plots to farmers who are unaware of the conservancy environment. In the Pavlova area for instance up to 16 allocations have been made to date each plot averaging 100ha. This has resulted in massive clearance of land, haphazard erection of fences disrupting wildlife corridors and construction of homesteads deep inside animal habitats. The movement of the endangered Black Rhino population is now hampered by erected fences forcing them to be concentrated in one farm due to the boundaries.

In view of the climate change threat which has seen water levels in Sebakwe dam falling to below 40% in the Master Plan (current) base year 2024, there is need to induct farmers on the obtaining environment to reduce their exposure (over-investment) in cropping agriculture. In Chinyika, the Master Plan team witnessed a new farmer who has cleared close to 60 hectares adjacent to ACF major operations and within the main elephant habitat of the conservancy. The soils in this area are highly mineralised to support the proposed use. Some farms upstream have up to 22 centre pivots all functioning at the same time thereby increasing water demand for irrigation. The Study noted the need for ZINWA to enhance water allocation decisions in order to ensure economic and sustainable drawdowns from Sebakwe Dam. Water is a finite and scarce resource particularly in Zibagwe District hence the need for sustainable management.

The area occupied by the Midlands Black Rhino Conservancy is generally arid and ideal for livestock production rather than cropping. Availability of water for areas located away from Sebakwe riverine is a huge challenge. At distances 5km from Sebakwe river water becomes scarce, the soils are heavily leached and require threefold the quantity of chemical inputs to support viable cropping. Most of the farmers will not be able to

sustain cropping beyond 5 years due to the incremental cost and water challenges in this area. Underground water sources are scarce and the use of boreholes is not supported on an economic scale.

The viability of wildlife tourism and commercial agriculture around Sebakwe Recreation Park and the Midlands Black Rhino Conservancy is threatened by plans to construct a new dam along Sebakwe river upstream around Chivhu area. Most of the water that fills up Sebakwe dam comes through the Sebakwe river catchment hence the planned dam upstream will significantly reduce flows downstream into Sebakwe dam.

1.15. Agriculture and Irrigation Issues

Agriculture forms the economic backbone of Zibagwe district. A change in production and quantum of hectareage planted disturbs the livelihoods of most villagers hence this sector should be properly planned and supported.

There are 3 forms of agriculture in the district which need to be looked at separately in terms of landuse planning. Communal farming is most dominant form of agriculture practiced by 60% of the district in communal areas namely Silobela, Zhombe and Empress Wards. Commercial farming mainly practiced in resettlement wards under the A1 and A2 models. Most of the commercial farms are in resettlement wards 1,2, 3, 4,5,26, 30,31, and 33. Irrigation agriculture is practiced in both communal areas (on a smaller scale) and resettlement wards (on a larger scale). The thrust of the master plan in agriculture is to improve food security in the district through harnessing underground and surface water to expand the quantum of irrigable land.

The existing irrigation schemes at Exchange, Ngondoma, Senkwasi, Mayorca, and Wozoli are operating below capacity due to key infrastructural challenges namely reduced irrigation water levels in dams, dilapidated canals and storage dams, load shedding, pipe bursts, pump breakdowns, and fencing. Production capacity is subdued due to these operational challenges which need to be addressed holistically. The irrigation schemes have the potential of benefiting an average of 3 wards each with food supplies. Enhancing productivity on existing irrigations schemes should therefore be addressed holistically as follows:

De-siltation of dams should be considered to enhance water allocation for irrigation as part of improving productivity. This involves the protection of environmentally sensitive areas (river courses upstream) from stream bank cultivation and alluvial gold panning. At Ngondoma dam, alluvial gold panning and communal farming are being conducted at the edges of the dam thereby accelerating siltation.

Introduction of new communal small-holder irrigation schemes (to one irrigation per ward) utilising both ground water and surface water to mitigate climate change should be considered as a way of expanding the greenbelt in communal wards. The Study identified possible new communal irrigation sites at Zororo, Siyaphambili, Summerset,

and Moyorca where high yield boreholes can be utilised due to the existence of high-water table.

Vungu dam which is under construction presents opportunities for new irrigation schemes in Wards 25 and 29. Prospective dam/weir sites were identified in Ward 12 at Deweni, along Ngondoma River, Ward 10 confluence of Zhombe and Somkhaya rivers, confluence of Ngondoma and Munyati rivers, confluence of Kwekwe and Sebakwe rivers.

The revival of non-functional irrigation schemes to increase irrigable crop production is another key milestone of the master plan. Non-functional irrigation schemes to be revived include Igogo (Ward 30), Marivale Ward 33, Somalala Ward 10, Mvuramachena, Mabuya, Mabhidli, Totororo Ward 6, Mgandani Somkhaya and Sengezi. Rehabilitation of key irrigation infrastructure to plug water leakages, namely canals, pipeline, water pumps and overnight storage dams should be considered. Boosting water supply to the irrigation schemes will result in enhanced productivity and food supply to the communally dry areas.

Expanding the Sebakwe greenbelt to increase the area under large scale commercial irrigation in resettlement wards 1,2,31 and 33 should be a key milestone of the master plan. This involves creating servitudes for the construction of new canal and pipelines from Sebakwe river at various points. Study noted the existence of underground irrigation equipment which indicate that most of the farms in Wards 1, 2, 31 and 33 were once irrigated using water from Sebakwe river downstream of Sebakwe dam.

Most communal and villagized farmers are using unconventional tillage methods due to lack of capital. Provision of modern tillage equipment in communal and resettlement wards is key to improving productivity per hectare. The Study noted the need to revive the old RIDA (DDF) equipment hiring facility which used to provide farmers with draught power.

The district herd stands at 175 000 comprising largely of beef and dairy cattle. Shortage of grazing land is threatening the existence of cattle in wards 31, 33, 2,6,10, 12, 18, 19, and 22. Most communities reported loss of grazing land of up to 65% due to settlement invasion as well as mining activities. There is need to preserve grazing land to guarantee growth of the district herd. Provision of state-of-the-art stockfeed value chain points will improve quality of the district herd.

1.16. Water and Sanitation

The Study investigated water provision on four aspects namely, access to water, drinking water sources, reliability of water supply systems and perceived water quality in the district.

There are 1063 boreholes (bush pumps) in the district, out of these, 692 are functional while 371 are on breakdown. Access to water remains a big challenge in the district due to constant breakdown of borehole. The district population has grown by 12.8% between the 2012 and 2022 censuses, resulting in growth of new settlements hence demand for new boreholes.

Reliability of the borehole type widely used across the district is of concern. Constant breakdowns of the boreholes (bush pumps) are increasing the distances travelled to the next water source by 2-5km. There is need to adopt the use of smart energy solutions in water supply by harnessing solar energy to power boreholes. Such technologies will improve access to reliable water supply by incorporating mechanical pumping to villages.

There is need to undertake water quality testing on borehole sites located close to mining areas in particular Silobela and Empress to ascertain pollution levels. Boreholes sighted in Empress/Columbina have water quality issues, yet they have not been decommissioned.

There is need protect existing water bodies which are major water supply sources by rezoning landuses around rivers and dams and providing clearly defined servitudes/buffers along river and dam areas. Gwenzi dam which supplies water to Zhombe and Zhombe Mission has had its holding capacity reduced to 35% due to siltation. This has reduced water allocation to the treatment plant resulting in shortages in the reticulation system at Zhombe DSC. Ngondoma and Exchange dams which are strategic for water supply to the planned water treatment plants at Crossroads and Columbina are experiencing heavy siltation hence the need for buffer zones.

There is need for upgrading of the water treatment plant and reticulation system at Zhombe DSC and construction of new water treatment plants at Crossroads and Columbina in order improve water supply and to support growth of these centres in the next 10years.

The district relies on the use of blair toilets as a sanitary facility. While the facility is compatible in areas experiencing water challenges, its continued use is posing challenges to underground water quality issues. The blair toilets system in use at Crossroads, Zhombe and Empress business centres is contributing to the static growth and decay of these centres. Multiple toilets are in use at every shop backyard which affects aesthetics and meaningful investment.

With the anticipated substantial growth of the RSC into townships, there is need for new sewage treatment ponds to improve hygiene at Crossroads and Columbina. The treatment ponds at Zhombe DSC will need to be expanded in order to accommodate commercial and industrial connections as well as projected growth of the centre in the next 15 years.

Suitable land for sewer ponds will have to be identified with the assistance of traditional leaders since most of the land is communal.

The use of blair toilets at institutional, recreational, schools, communal areas and business centres should be phased out and replaced with modern sanitation facilities which are smarter and convenient to use namely septic tanks, biogas and reticulated sewer.

The absence of solid waste disposal facilities at the three major business centres is contributing to littering and pollution of the environment due to burning and underground burying of waste. The recently opened dumpsite at Zhombe DSC is not supported by a waste management strategy as there are no waste collecting trucks to remove the waste. There is need to create dumpsites and dust bins at the major RSC and DSV to improve aesthetics environmental cleanliness to attract investment.

1.17. Telecommunications

ICT is likely to dominate and define / redefine settlement patterns across the country in the next 15 years. Availability of high-speed internet in areas of concentration (growth centres) or its dispersal through technologies will have a bearing on how present and future younger generations will opt for certain settlement models. Provision of modern telecommunication systems should be adopted as part of the modernisation of rural areas in the district in line with the Smart Zimbabwe 2030 Strategy on ICTs. Underpinning the ICT strategy is the need to derive benefits and relative quick wins which include deploying the basic communications infrastructure, enhancing the universal mobile access, building national optic fibre backbone, scaling up the public cloud platform and deploying the smart energy grid system and transport network i.e adequate energy and road network infrastructure.

There are connectivity issues in most wards due to low network. Most of the resettlement Wards namely 1,2,3,4, 26, 30, 31, 32 and 5 are connected via 2-3G which is low considering that network upgrades are at 4-5G. Zhombe and Silobela has similar network challenges.

Villagers and communities are deprived of the bit data market platforms due to low connectivity and this affects their ability to access information on time, market their produce and procure goods and services online. There is need to upgrade and extend telecommunication coverage services in the area.

Internet connectivity in schools is very low. Less than 10 schools in the district have access to internet services. Connection is via V-Sat and donor driven which is satellite based remote connection. Internet broadband service providers such as Telone, Econet and Netone have restricted themselves to mobile data services which is deemed expensive for the rural schools. Improving connectivity through high priority data centres in schools, health centres, businesses and institutions in the district is key to modernisation of service delivery.

1.18. Transportation Issues

Transportation plays a critical role in the liveability of a community which influences a community's quality of life. Transportation allows for access to food, healthcare, educational opportunities, and employment. Additionally, access to transportation increases rural residents' ability to access recreation, entertainment, and other activities that promote community engagement.

An efficient and affordable transportation system is an important driver in economic growth in the district as it helps ensure that people can obtain services and participate in public life. The key mobility drivers in Zibagwe are health, agriculture, mining, rural-urban migration and SMEs enterprises. Strategic roads generating travel demand are Kwekwe-Nkayi road, Gokwe-Kwekwe road, Empress -Sidhakeni, Zhombe – Totororo, Chemagora -Empress, Crossroads Ruya Road and Kwekwe -Mvuma.

There is need to align the district's transport model to the NTMP to improve mobility and accessibility and sustainability. The current model covers only district and primary distributor roads leaving villagers to walk up to 5-10km to their homesteads in both communal and resettlement wards pointing to the need for new roads which are village based.

Bad road network has left many areas un-serviced reducing mobility of the rural population as well as making the cost of goods and Bad Road costly. Public operators have pulled out of most routes in Silobela, Zhombe, and Empress. Resettlement Wards are not serviced by public operators due to absence of properly serviced roads. Reliance on private cars and unregistered operators is disadvantaging the travelling public as its not only unsafe, but unreliable, costly and unregulated.

Intra-district movement of people, goods and services from Silobela to Zhombe, Zhombe to Empress is hampered by lack of intra-district transport. Movement is therefore restricted to rural-urban routes preferred by private cars.

Intra-district connectivity is restricted by the absence of transportation which reduces community engagement with the hinterland. Existing transportation, economic, social, and administrative linkages between the Zibagwe district and nearby urban centers namely Kwekwe, Kadoma, and Gweru which facilitate the flow of people, goods, services, and information is currently subdued to poor road network. There is no connecting transport linking Silobela to Zhombe despite the presence of a district road. Connection can only be made via Kwekwe which increases distance and cost.

There are no functional bus terminuses at all the 3 major RSC and DSC in the district. This has left passengers to be picked and dropped at undesigned points endangering their lives and creating disorder at main business centres.

There is need to modernise the rural transport systems riding on technology and network coverage in the district. The creation of rural mobility hubs that bring together public transport, technology, and a wide range of services in one place, could be one solution. Digital demand-responsive transport (DDRT) specifically can be the answer to the question of viability raised by public operators. It provides answers on how to deal with a low volume of rural passengers who need the same access to services as their urban counterparts.

1.19. Mining

The Zibagwe of Mineral occurrences boast of minerals that include Chrome Deposits near the Lalapanzi areas within the Great Dyke, Magnesite, Granitic Terrains within the

Zimbabwe Basement complex rocks, Lithium Deposits around Kwekwe. Extensive Gold Deposit Occurrences cover the greater part of the district, and these include the Connemara, Globe and Phoenix, Gaika, Indarama, Bell-Rivelea Mines, Tiger Reef, Chaka Deposits, Dalling Mines, Jena Mines, various Silobela Gold workings. In addition to the gold there is Stibnite (Antimony bearing rocks) around Dalling Mine in Kwekwe and in the Lower Gweru areas. Copper and Nickel deposits that include the Empress Nickel Hunters Road Deposits. There are Iron Deposits around the Ripple Creek near Redcliff and within Redcliff. In Redcliff and Munyati there are also the Limestone and Marble deposits respectively. Some of the mineral Deposits are currently not being exploited and these include the nickel deposits in Empress and Hunters Road areas.

There are 1627 registered mines, 811 of these are categorised as small scale while 816 are large scale mines. Most small- scale miners who hold an average of 10 hectares lack financial support to buy the required equipment, 80% of the SSM miners are mining on one shaft and subcontracting custom milling which is very expensive for them. There is need for support in the form of expertise, assaying, loans and hire of equipment.

There is need to match growth in mining enterprises with growth in the economy of the district. Majority of the mines are not paying levy to council. There is need to review and audit mining claims and consider reclaiming those held on speculative basis to enhance productivity under the use it or lose it policy/ consider pay or lose it policy.

Large scale mining concerns namely Jena Mines, Indarama, Duzi and ACF should partner with ZRDC on location and sighting of key ancillary infrastructure to align with the principle of integrated growth, inclusivity, and continuity to enable continuity post mining period. Infrastructure requirements for large scale mining concerns such as Jena Mines in Silobela, Indarama Mine ward 31, Commoner mine in Empress, Duzi mine in ward 30 and African Chrome Fields (ACF) ward 2, should be ring fenced through spatial linkages and directed to growth point centres to stimulate the development of urban nodal centres. Jena Mines which are within a radius of 10km from Crossroads RSC should be linked to the development and modernisation of the township. ACF's infrastructural requirements should be utilised for the development of a new RSC and township in resettlement Ward 2 and 3 with the objective of creating sustainable local economies, post mineral depletion.

Mining plays a vital role in supporting Zibagwe RDC's economy as it contributes to council's revenue through levies, taxes and other fees that support infrastructural development and public services. There is need for consolidation of council's tax regime on mining i.e land tax and land development levy to reduce perceptions of overcharging by small scale miners. The current split model is creating a wrong perception of double charging by council hence demotivating compliance with levy payments.

The Study pointed to the need for sustained monitoring and evaluation of mines to ensure compliance with EMA regulations on a regular basis. Joint assessments of effluent discharge levels, underground water pollution, discharge on water bodies – rivers and dams should be undertaken and hefty fines for offenders including closure to enforce

compliance. Capacitation of council to build a sustainable model for enforcement of compliance on levy payment and environmental regulations is important. This exercise should be undertaken by a defined structure with supervision to reduce incidences of bribery and corruption.

The Master Plan should consider zoning of mining landuse areas to regulate mining activities. Mining boundaries and registered claims should be clearly demarcated by fencing. Fencing will enhance safety of villagers and animals. Open shafts and pits have often resulted in loss of human and animal life.

Illegal (artisanal) mining is currently taking place all over the district including on farms, homesteads and registered claims which disrupt farming, grazing land, formal businesses, and settlement patterns.

The master plan should embrace artisanal (shaft) mining as an economic and livelihood activity in the district hence the need to regulate the practice through zoning and provision of training facilities.

1.20. Relationships between Zibagwe RDC and its hinterland

Zibagwe RDC enjoys significant transport linkages with its hinterland owing to the strategic regional routes which makes enables movement of raw materials, goods and services and people in and out of the district. The City of Kwekwe is the district's administrative centre as the council offices and district services are centralised in the CBD which act as the central point for the district. The strategic road network servicing Zibagwe RDC enables access to raw materials from local and regional markets presenting good opportunities for modernisation..

The district shares its border with Chirumanzu RDC on the southern side bordering Sebakwe river. Munyati river is another shared water body demarcating the boundary between Mhondoro -Ngezi and Zibagwe RD. The river runs from south to North of the district, confluencing with Sebakwe river and Ngondoma river at various points. On the Northwestern side, the district shares its boundary with Gokwe South RDC along Ngondoma river. Shangani river is another share water body between Zibagwe and Nkayi RDC on the extreme southern side. Vungu dam which sits on the boundary of Zibagwe RDC with Vungu RDC is another strategic linkage. The dam when completed is set to supply irrigation water to both Vungu RDC and Zibagwe.

The master should investigate enhancing connectivity between the district and its hinterland through prioritizing improvements to transportation infrastructure (roads, public transit, logistics hubs) to strengthen the mobility of people, goods, and services between the rural district and urban centres. This involves upgrading existing linkages and developing new ones.

1.21. Energy Infrastructure

The district heavily relies on ZESA as a major source of power supply to drive its economy. Large scale commercial farms, irrigation schemes, industrial and mining operations are connected to the national grip. Most shopping/ centres are powered by ZESA.

Energy supply at household level is very low. 91,88% of the households in the district do not have electricity. Only 8,12% of the homesteads are connected to the grid. This is a very low score pointing to the need for ZESA to increase energy supply to household level.

Alternative energy sources in use are firewood (93,16%), 2,53% solar energy and 4,31% gas energy. There is overreliance on firewood as a source of energy, which is contributing to loss of forests. Opportunities exist for the adopting of smart energy solutions namely solar and gas energy. Communities need to be educated on the cost effectiveness of solar and gas energy in order to encourage wide usage. The use of solar energy should be considered for lighting and water pumping in schools, clinics and hospitals should be prioritised as a way of modernisation of the energy sector.

Zibagwe is said to be located at best point with the highest irradiance of 5.7 to 6.5kWh/m²/h per day which presents unique opportunities for harnessing solar energy. The master plan should consider zoning land use for solar farms for areas close to the national grid.

1.22. Administration, Governance and Finance

The organisational structure for ZRDC needs to be expanded to include a valuation department whose responsibility is to undertake valuation of properties for rating purposes. The Study revealed that Council is losing potential revenue due to lack of updating of properties. The valuation of land will enable ZRDC to have a balance sheet which reflects true value which will make it easier for the local authority to raise money from financial institutions and sell land as well as levy rates based on ruling market prices.

The town planning department must be resourced and capacitated to enable it to execute its functions of development control and management. This includes the introduction of building inspectorate services. Introduction of building inspectorate within the town planning department for purposes of inspection of buildings and development control. Building inspectorate services will ensure that construction of buildings is inspected at every stage and building materials conform to model building by-laws. This shall aid the modernisation drive for rural service centres, improving market values of properties in the long run.

The financial structure for ZRDC shows that 52.67% of the budget is funded through capital grants namely devolution funds and ZINARA grants. This is not a healthy structure as it means council activities are heavily funded by treasury. There is need to reduce this dependency on capital grants for revenue streams. The wide revenue stream base can be exploited to increase funding for capital projects. Revenue collection on mining, and businesses need to be improved by building internal capacity to collect revenue.

Embracing Structural economic transformation through value chain additions in agriculture, tourism and mining should result in new revenue streams to finance the implementation of the must plan. All capital-intensive projects in the district should be

handled through council to ensure a surplus situation which can be reinvested elsewhere.

2.0. PART 11: GOALS, OBJECTIVES AND STRATEGIES

R 2.1. Goals and Objectives

The Goals and Objectives are the expression of planning intention to achieve solutions to the issues or problems, opportunities and constraints identified because of the Study. The Goals focus on the broader sectoral issues while the Objectives are the specific quantifiable intentions to achieve the goals.

The Goals and Objectives will be tested for appropriateness against alternative strategies to select a preferred development strategy. The following Goals and Objectives have been identified.

1) GOAL

TO ENSURE THE SUSTAINABLE AND EFFICIENT UTILISATION OF LAND WITHIN ZIBAGWE DISTRICT BOUNDARY

Objectives

- a) Intensify development close to and within the existing land use areas, through increased bulk factors, coverage, and densities of occupation.
- b) Encourage expansion of irrigation agriculture in Communal and Resettlement Wards by increasing the number of water bodies and rehabilitating existing dams.
- c) Redress the land ownership pattern at urban growth centre nodes and business centres to ensure a more balanced and efficient use of land through title deeds.
- d) To mitigate landuse conflicts between Midlands Black Rhino Conservancy and Commercial farmers, small scale miners and artisanal miners, communal farmers and grazing land, traditional leaders and council.
- e) To redress the tenure system in resettlement wards to create land for provision of public infrastructure.
- f) To promote co-existence between big mining companies in communal land and adjacent communities.

- g) To ensure access to spatial planning opportunities for women, youth and the physically challenged.

2) GOAL

TO ENCOURAGE DEVELOPMENT WHICH WILL PRESERVE AND CONSERVE BOTH THE NATURAL AND BUILT ENVIRONMENT OF ZIBAGWE DISTRICT.

Objectives

- a) To ensure that all future development is sensitive to and compatible with its immediate environment in the district.
- b) To protect woodlands in the catchments and riverine forests and mitigate loss of forestry and vegetation cover by encouraging implementation of reforestation and afforestation programmes.
- c) To protect water bodies (dams and river courses) from siltation emanating from streambank cultivation and alluvial gold panning/artisanal mining.
- d) To protect wildlife and game in the district from poaching and territorial encroachment.
- e) To encourage the use of environmentally friendly and sustainable solid waste management and disposal methods.
- f) To protect the environment from air and underground pollution emanating from the use of Blair toilets and mining concerns.
- g) To preserve water quality and quantity through protection of water bodies, wetlands, vleis and flood plains.

3) GOAL

TO ENSURE EQUITABLE DISTRIBUTION OF THE POPULATION WITHIN WARDS AND BALANCE THIS WITH EMPLOYMENT ZONES

Objectives

- a) To ensure equitable distribution of infrastructure across all wards to cater for current and projected population growth.
- b) To encourage ward-based employment distribution to ensure balanced population distribution.
- c) To encourage value chain employment activities to support projected population growth and structural transformation.

- d) To redress existing gender disparities in employment and access to resources.
- e) To ensure provision of opportunities for the growth, training, and employment of the youth in line with current and projected population growth.

4) GOAL

TO ENSURE ADEQUATE PROVISION OF COMPREHENSIVE ECD, PRIMARY, SECONDARY EDUCATION AND SKILLS DEVELOPMENT CENTRES.

Objectives

- a) To ensure provision of Early Childhood Development Centres within 2km distances in line with the Early Childhood Development Policy.
- b) To ensure provision of adequate Primary and Secondary schools in resettlement and communal wards.
- c) To redress the dropout rate between primary and secondary education through provision of secondary and advanced level schools.
- d) To encourage SMEs and mining skills development and training through provision of Vocational Training Centres.
- e) To provide for gender balanced learning opportunities and development of the girl child in Zibagwe district.

5) GOAL

TO PROVIDE INTEGRATED SOCIAL INFRASTRUCTURE SOLUTIONS FOR ZIBAGWE DISTRICT.

Objectives

- a) To improve access to basic medical health services through the provision of new health centres and satellite clinics, and district hospitals in line with the National Health Policy
- b) To ensure provision of integrated health care through the provision of e-health centres
- c) To provide for medical waste disposal facilities at the point of use.

- d) To improve provision of policing infrastructure for the maintenance of law and order to cater for current and projected population growth.
- e) To encourage provision of dedicated centres of worship for the diverse religious groups including open air worshipers.
- f) To preserve and protect sacred cultural and heritage sites as stipulated by the National Heritage and Museums Act Chapter 25:11.
- g) To ensure the provision of sports and recreation centres at every ward/business centre.
- h) To ensure the provision of entrepreneurship centres (SMEs) as a vital tool for social and economic development.

6) GOAL

TO ENHANCE ROAD INFRASTRUCTURE AND TRANSPORTATION NETWORK FOR ZIBAGWE DISTRICT.

Objectives

- a) To ensure trafficability of State roads leading to urban growth centre nodes to stimulate planned economic growth, strengthen mobility of people, goods, and services between the rural district and urban centres.
- b) Enhancing connectivity, efficiency, and affordability within the district transportation network by prioritizing improvements to rural primary and secondary distributor roads, public transit, and logistics hubs.
- c) Improving accessibility and sustainability of key mobility drivers namely irrigation schemes, mining, wildlife conservancy and A1 and A2 resettlement farms.
- d) Improve access to villages to within 2km by rehabilitating rural secondary distributor roads in line with the subsisting National Transport Master Plan.
- e) Enhance trafficability and constructability of commercial and township roads at Zhombe DSC, Crossroads RSC and Columbina RSC
- f) To improve safety on the roads and at business centres through provision of SATC road signage and slip/turning lanes at major business centres.
- g) To enhance capacity in provision of road construction and maintenance services for ZRDC and RIDA through acquisition of dedicated plant and equipment.

- h) Improve route viability through Digital Demand-Responsive Transport (DDRT) systems to deal with low volume of rural passengers.

7) GOAL

TO PROVIDE FOR ADEQUATE DISTRIBUTION AND MODERNISATION OF COMMERCIAL AND BUSINESS CENTRES IN ZIBAGWE DISTRICT.

Objectives

- a) To improve economic, social, and cultural functionality of Zhombe DSC, Columbina and Crossroads RSC.
- b) To provide and modernise water supply and sewer disposal system at Zhombe DSC, Columbina and Crossroads RSC.
- c) To provide bus terminals for passengers originating and transiting through the growth centre nodes at Zhombe DSC, Columbina and Crossroads RSC.
- d) To encourage integrated service provision which include shopping malls and financial institutions in place of general dealer shops at major growth centres.
- e) Enhance and modernise solid waste management through provision of dumpsites, waste recycling, and waste collection points Zhombe DSC, Columbina and Crossroads RSC.
- f) Enhance connectivity through high value data centres at the growth centre nodes.
- g) Ensure provision of state-of-the-art market stalls, sporting facilities and home industry to grow livelihood and economic activities.
- h) To ensure provision of cemeteries to cater for the township population.
- i) To provide state-of-the-art abattoirs at Zhombe, Crossroads and Columbina.
- j) To expand the provision of residential and commercial properties in line with projected population growth for the lifespan of the master plan.
- k) To provide new commercial/business hubs in resettlement Wards 1,2,3,5,14,15, 26,30, 31 and 33.

- l) To enhance access to commercial and residential properties for women and youth at key business centres.

8) GOAL

TO ENCOURAGE THE DEVELOPMENT OF A SMART CITY IN THE DISTRICT.

Objectives

- a) To facilitate the development of a smart city in the district as a way of embracing smart technology and growth.
- b) To decongest Kwekwe and Redcliff towns by creating a new nodal city driven by smart technology.
- c) To enhance the use of smart technologies in energy, transportation, buildings and security in the district.
- d) To improve livelihoods through widening opportunities for training and employment in smart technologies for the new city.

9) GOAL

TO PROMOTE STRUCTURAL TRANSFORMATION THROUGH INDUSTRIALISATION AND VALUE CHAINS IN ZIBAGWE DISTRICT.

Objectives

- a) Promoting economic synergies by integrating the district economy with agricultural, mining, SMEs economic activities through value chains, supplier networks, and collaborative enterprises.
- b) To provide for stock feed processing plant in Wards 1, 2 and 31 where commercial farms are concentrated.
- c) To provide a value chain nutrition and milk processing plant in Ward 2.
- d) To ensure provision of a mineral beneficiation and processing plant in Ward 3.
- e) To enhance the participation of women, youth and the physically challenged in value chain and beneficiation projects in the district.
- f) To enhance the use of smart energy through provision of solar farms at ZESA Munyati, Sable Chemicals (Ward 33), Newlands Farm (Ward 3), Wards 2,4 and Ward 5.
- g) To ensure provision of a value chain centre for *nyii* processing at Columbina RSC Ward 6.

- h) To provide for Home Industries at the three business/growth centre nodes and in Ward 1,2,25, 31, 33, and 5.
- i) To provide for *guano* harvesting and processing plant at Mabura curve in Ward 6 to encourage the use of organic fertiliser.
- j) To enhance fish farming and harvesting in Wards 1,2,3, 7,8, and19 through co-operatives.

10) GOAL

TO PURSUE GROWTH AND DEVELOPMENT OF TOURISM IN ZIBAGWE DISTRICT.

Objectives

- a) Expand and modernise hospitality infrastructure at Sebakwe Recreation Park and Midlands Black Rhino Conservancy
- b) To improve accessibility and visibility of Sebakwe Recreation Park and Midlands Black Rhino Conservancy through expansion of services and activities.
- c) To promote co-existence of wildlife, commercial farming, mining and urbanisation in Ward 1,2 and 3.
- d) To provide for the development of Mabura Curve in Ward 6 as a tourist centre.
- e) To promote the participation of women, youth and the physically challenged in tourism.

11) GOAL

TO ENHANCE AGRICULTURAL PRODUCTIVITY AND FOOD SECURITY IN ZIBAGWE DISTRICT.

Objectives

- a) To improve agricultural productivity by developing climate proof small-holder irrigation schemes and increasing irrigation water.
- b) To encourage improvement of cultivation techniques to enhance crop, vegetable, and agroforestry production through empowerment of community-based activities for farming.
- c) Enhance participation of women and youth in sustainable conservation agriculture.

- d) To provide for the protection of irrigation dams and major river systems as ecologically sensitive areas through EMA
- e) To provide new irrigation schemes by harnessing underground water at Zororo, Siyaphambili, Somerset and Mayorca through ZINWA.
- f) To revive non-functional irrigation schemes at Igogo, Marivale, Somalala, Mvuramachena, Mabuya, Mabhidli, Totororo, Mgandani Somkhaya and Sengezi.
- g) To extend the hectarage and improve operational capacity at existing irrigation schemes at Exchange, Senkwasi, Mayorca and Wozoli.
- h) To provide for new water sources for irrigation schemes in Ward 6,8,10,5 at major river confluences through ZINWA.
- i) To provide for an agricultural greenbelt along Sebakwe, Kwekwe, Munyati and Mbembeswane rivers to enhance commercial agriculture in Wards 1,2,3,4,26, 30, 31,33 and 5.
- j) To provide for new irrigation schemes in Wards 24,25,27, 28 and 29 utilising Vungu dam.
- k) To provide for new diptanks for improving the district herd and disease control.
- l) To enhance the provision and protection of grazing land for growing the district herd.
- m) To encourage conservation agricultural practices and mechanisation through Agritex

12) GOAL

TO ENSURE SUSTAINABLE WATER SUPPLY AND WASTEWATER MANAGEMENT IN ZIBAGWE DISTRICT.

Objectives

- a) To improve access to clean water at village level and household level in the district.
- b) To enhance sustainable water supply and improve ease of access of boreholes through solar powered boreholes.

- c) To encourage water quality assurance through regular testing of water sources.
- d) To enhance piped water supply to urban growth centre nodes and commercial centres by constructing and upgrading water treatment plants.
- e) To improve water quantity and availability through de-siltation of dams.
- f) To mitigate siltation of major water supply dams through buffer zones.
- g) To enhance the use of septic and conservation tanks for onsite sewer management at institutions and homesteads at urban set up.
- h) To discourage the use of pit latrines at public institutions, commercial/business centres, places of assembly, townships and offices.
- i) To modernise and upgrade sewer disposal systems for urban growth centre nodes through reticulated sewer system and sewer treatment ponds.

13) GOAL

TO ENHANCE ENERGY SUPPLY AND NETWORK CONNECTIVITY AS DRIVERS FOR MODERNISATION AND INDUSTRIALISATION IN ZIBAGWE DISTRICT.

Objectives

- a) To improve grid supply of energy infrastructure (ZESA connectivity) to farms, mines, institutions, households, and businesses through the Rural Electrification Agency.
- b) To enhance use of smart energy solutions and off grid energy sources namely solar, biogas and liquified petroleum gas as alternative at village/household level.
- c) To provide for solar farms at Munyati Power station, Sable Chemicals industrial plant, Minerals Processing Plant at Newlands Farm Ward 3 and Ward 5.
- d) To redress telecommunication connectivity infrastructure gaps in Wards 1,2,3,4, 5,6,7,8,26, 30, 31, 32 and 33.

- e) To encourage high speed internet services at growth centre nodes, business centres and school.
- f) To encourage reforestation and redress reliance on forestry for wood energy at village household level.

14) GOAL

TO PROMOTE THE GROWTH AND DEVELOPMENT OF MINING SPATIAL LINKAGES IN ZIBAGWE DISTRICT.

Objectives

- a) To provide a conducive environment for mining investment and reinvestment.
- b) To encourage integrated growth, spatial linkages and inclusivity in mining and infrastructural development and urban growth centres.
- c) To enhance utilization of mining claims and reduce speculative holding of claims to increase productivity.
- d) To provide for safe and sustainable mining that complies with environmental regulations.
- e) To enhance ZRDC capacity to collect levies, enforce mining by-laws and undertake development control.
- f) To encourage skills development, training and institutional support of small-scale miners.
- g) To redress the proliferation of illegal/artisanal mining in environmentally sensitive areas.
- h) To encourage equal opportunities for women, youth and the physically challenged in mining.

15) GOAL

TO ENSURE PROVISION OF MODERN, AFFORDABLE AND DURABLE RURAL HOUSING IN ZIBAGWE.

Objectives

- a) To improve the quality of rural housing and spatial location of settlements in Zibagwe district in line with the Human Settlement Policy.
- b) To grow the district's housing stock by improving marketability and value addition of rural housing.
- c) To promote the provision of affordable robust and climate proof rural housing using locally available materials and skills through partnerships with private sector, local villages and housing agencies.
- d) To provide technical assistance for communal housing development through designs, construction supervision, manpower training and skills development.

16) GOAL

TO PROMOTE LOCAL ECONOMIC DEVELOPMENT IN ZIBAGWE DISTRICT

Objectives

- a) To reinforce entrepreneurial climate in Zibagwe district through partnerships with financial institutions, PPPs, JVs and Presidential Rural Development Program incubators and financing programs for small scale enterprises (SMEs) to promote awareness of and training in business creation and management.
- b) To attract new forms of private investment with Zibagwe RDC acting as a catalyst through provision of sufficient land and flexible conditions for development.
- c) To promote the establishment of development enterprises zones through corridor zoning.
- d) To ensure that the processes and outcomes of Zibagwe RDC's town planning and full council functions facilitate economic and employment growth.

17) GOAL

TO ENHANCE ZIBAGWE RDC'S CAPACITY TO IMPLEMENT THE MASTER PLAN

Objectives

- a) To provide an integrated but flexible development strategy which will enable the implementation of proposals within the financial, technical and personnel constraints of Council.
- b) To ensure that policies and development proposals are realistic in quality and quantity to be implemented.
- c) To encourage joint ventures between Council and the private sector to improve Council's financial viability.
- d) To encourage resourcing and capacitation of the town planning department to improve its efficiency and effectiveness in executing its functions of development control and management.
- e) To ensure the separation of regulatory functions of Council from other activities such as promotional activities to improve on efficiency and accountability.
- f) To provide for the development of an ICT unit of Council to expedite modernisation of service delivery and performance.
- g) To provide for twinning arrangements with an external Local Authority from outside Zimbabwe to improve Council performance on service delivery.

2.2. Alternative Development Strategies

2.2.1. General

The alternative development strategies are derived from the need to tie into the physical, technological, economic, socio-cultural and institutional factors subsisting in Zibagwe district. The generation of alternative strategies for development involves utilising the issues identified and transforming them into operational frameworks for development.

Strategies formulated in this Master Plan are based on spatial allocation of land and infrastructure rather than on functional priorities. Three types of alternative development strategies have been identified for the development of Zibagwe district based on use and form of available land within the planning area. These strategies will be elaborated in section 2.2.3.

2.2.2. Land Available for Development

Availability of land for development at ward level is crucial to address the infrastructure and service delivery gaps identified in the Master Plan Study namely healthcare and medical facilities, education, environmental conditions, infrastructure, technology and skills development, employment opportunities, housing and accommodation and township development.

Generally, a large amount of land in the district is undeveloped. However, the various existing land tenure classes affect planning decisions on land use allocations for the common good. The permit system and 99-year lease offer letters in Resettlement Wards 1,2,3,31 and 33 present challenges for litigation for land use rezoning and incorporation into the master plan. The communal tenure system and old resettlement offer letters present the least of the challenges for land use rezoning in communal areas as these can be revoked by traditional leaders. Vacant communal land close to major roads, and growth centres will be targeted for the planned growth of the centres. Stateland in resettlement wards will be targeted for land use planning to create public infrastructure and institutions.

Zhombe DSC

Area 1: Senkwasi Road junction to GMB depot up to ZRP Zhombe and the area south of GMB Zhombe

The area along Senkwasi road starting at Gokwe road junction, excluding but abutting Chief Gwesela homestead, incorporating the lodge, aerodrome, running behind GMB depot, incorporating ZRP Zhombe up to Gokwe road at the Gwenzi school junction is considered suitable for expansion of the commercial, recreational, residential and industrial development for Zhombe DSC. The area measures 83,5 hectares. Current use is communal and most of the land is vacant presenting opportunities for incorporation. The gradient is gently sloping, and soils are sandy loam which makes construction cost effective for commercial and residential buildings. Special foundations may be required for mega structures.

Area 2: The area running parallel from Gwenzi/Gokwe road junction southwards for 1.5km up to ZESA Transmission pylons encompassing the sewer treatment ponds site up to Gokwe road abutting Chief Gwesela homestead. This area comprises the current township on the left and a vacant communal land on the right side. Soils are generally sandy loam, and drainage is good providing opportunities for the development of institutional, medium to low density residential areas, cemetery, and dumpsite. The area measures approximately 300,3 hectares.

Columbina RSC

Area 1: Within a radius of 1.5km north-east - the area straddling the Samambwa/Chemagora road junction northward and southwards measuring 83,9 hectares is largely vacant presenting opportunities for expansion of the RSC commercial and industrial centre. Soils are red clay gravel which are ideal for construction of mega structures requiring deep foundations.

Area 2: Within a radius of 1.5km north-west- the area northwest of Columbina RSC measuring 90,1 hectares is generally vacant on both sides of the road. Current use is communal farming. There are scattered homesteads with modern structures which can be incorporated in the growth centre. Drainage is generally gently sloping presenting cost-effective construction advantages. The vacant area extends for 2km down the Chemagora road which favours future development.

The identified two sites of land present opportunities to introduce a dumpsite, home industry, low density township area, institutional, commercial centre, water treatment plant and sewer ponds.

Crossroads RSC

Part 1- The area north-west and south-west of Crossroads RSC straddling the Kwekwe – Nkayi Road measuring 200 hectares. The area is generally vacant, a few homesteads scattered on the left side can be relocated or incorporated into the urban centre. The terrain is generally flat, soils are sandy-loam cost effective for construction of road drainages and building structures. The vacant land stretches further downwards presenting opportunities for the development of a cemetery and dumpsite and future development. The identified land can be exploited for housing, institutional, industrial and entertainment uses.

Part 2_ – The vacant area northeast of Columbina from the service station backwards measuring 2.5 hectares is ideal for utilisation as home industry.

Both identified land areas are currently under communal use and fall outside the existing boundary for the RSC.

Resettlement Areas - New Business, Institutional and Entertainment Centres

Due to the land tenure system in resettlement wards 1,2,3,4,5,26,30,31, and 33, availability of land for public infrastructure utilities is limited owing to the privatisation of security. The 99-year leases and permits for A2 farms make it difficult to subdivide land for the common good. The Master Plan will target existing but limited spaces under State Land for this purpose. Where such land has been incorporated on individual farms, the Master Plan shall proceed to zone this land as vacant state land on that historical basis.

Land in old resettlement wards 15 and 17 is considered readily available due to the revocability of the offer letters in use. Council can revoke the offer letters once a piece of land has been zoned for the common good in the master plan.

2.2.3. Alternative Development Strategies

Three different but complimentary strategies have been identified based on the land available for development in Zibagwe district:

2.2.3.1. The Infilling Strategy

The Master Plan Study identified and pointed out that Zibagwe RDC is generally characterised by a vast array of undeveloped land. The land use cover map showed that the coverage under forestry and grassland is shrinking due to increased clearance into bare ground. Communal settlement development has tended to sprawl over the years extending into grazing lands and other vacant pieces of land. This has resulted in the location of communities further away from existing services such as roads, business centres and schools.

The Master Plan Study noted the existence of multiple fallow homes and fields in most communal Wards in Zhombe, Silobela, and Empress (*matongo, amanxuwa*). These fallow homes are a result of migration, death, or relocation of previous owners. The intensity and recurrence of these fallow homes require corrective measures to minimise sprawling of communal areas.

The infilling strategy is more appropriate in this particular case. This strategy is based on the need to utilise to the maximum extent possible development of already developed areas, to keep villages within serviceable distances, reduce loss of land use cover forestry and grassland due to clearance, and to reduce pressure on grazing land.

The Infill strategy is also applicable in identifying and zoning land use to bridge infrastructural gaps in education, health care and services, provision of water points as well new irrigation scheme. Locating these within existing land uses is cheaper and effective in serving the master plan goals and objectives.

The strategy should, however, not to be viewed as development proposal but rather as a policy option intended to overcome the disadvantages (problems) associated with present conflicts between settlement growth, demand for services and shrinking of grazing land.

2.2.3.2. Corridor Strategy

This strategy is a combination of development based on an ad hoc basis on one hand and located in a continuous band along the main routes of

communication or water source. The settlement pattern in Zibagwe is generally lined along road and river corridors which make Zibagwe district attractive for development corridors because of its structure and form. There are four distinct corridors identified for Zibagwe district namely Kwekwe - Mvuma road, Kwekwe - Nkayi road, Kadoma Chemagora road, as well as the Sebakwe river system.

The Master Plan Study indicated that the Kwekwe – Mvuma, Kwekwe - Nkayi routes form part of the SADC regional routes with potential to enhance the flow of goods and people thereby creating a transport corridor that supports to an extent trade resulting in a trade corridor.

The Sebakwe river corridor is targeted for its natural endowments in mining, agriculture, and tourism which has the potential to create the development of an economic corridor composed of agricultural, tourism and mining corridors. The presence of the Midlands Wildlife Conservancy and large commercial farms within this route favours the establishment of an Agro-Tourism corridor.

The Kadoma – Chemagora road will be targeted due to its influence as a major transport route linking the vast gold mines in the Empress region. The provision of hard and soft infrastructure along this route is critical to support the growth of a transport – mining corridor.

This corridor development approach is expected to support wider social development and economic growth of resettlement Wards and Communal areas in Empress and Silobela by increasing range of social and economic development activities along these routes.

2.2.3.3. *Mixed-Use Development Strategy*

Mixed-use development is an integrated development strategy that incorporates two or more types of land uses to achieve intensive land development with a given area. The Mixed-use strategy provides for mixed-use zoning where a variety of complementary and integrated uses namely commercial, institutional, light industrial and residential development fit together to help create built environments where residents can live, work, and play.

The mixed-use strategy is one of the ten principles of Smart Growth which is a planning strategy that seeks to foster innovative land use management and development that serves the economy, community, public health, and the environment. The strategy allows for flexibility and intermingling of different competing land uses to maximise the potential of development and achieve economies of scale.

The rationale for this approach is the need to encourage compact development at Zhombe, Columbina and Crossroads to accelerate their upgrading into modern smart towns. The nature and structure of existing landuses at these three growth centres are determined by the existence of tertiary and rural primary distributor roads which radiates from the growth centres outwards. Consequently, segments of landuses are clearly demarcated by the road network such that any preferred strategy should acknowledge the need for an integration of the land-uses to prevent perpetual sprawl.

The mixed-use development strategy will be used to promote integrated service delivery for the coordination of the provision of public services (healthcare, education, utilities) between the rural district and urban areas to improve access and efficiency. This involves shared facilities or mobile/digital service models.

2.3. Selection of a Preferred Strategy

The choice of a strategy for the development of Zibagwe district over the next 15 years is determined by the district's existing structure and form and on whether future changes in that structure are desirable or not. Changes are required to attract investment, modernise and industrialise the district within sustainable development and proper landuse management in line with subsisting sectoral policies.

Various techniques can be employed in the selection of a preferred strategy. The most conventional method used is the Goals Achievement Matrix which attempts to score the achievement of each Goal and Objective on a rating system of good or poor achievement for each alternative strategy. The highest score of achievement would then be selected strategy to be elaborated for polices and proposals.

Evaluation of each strategy on the 'Good Achievement' (X) and/or "Poor Achievement" (-) score:

I. INFILL STRATEGY

Table 1: INFILL DEVELOPMENT STRATEGY

GOAL	GOOD ACHIEVEMENT (X)	POOR ACHIEVEMENT (-)
LAND	Cost effective in Communal areas for redressing fallow homesteads and agricultural fields. Reduces settlement encroachment on grazing land. Minimise clearing of forests and grasslands for new settlements.	
POPULATION	Redresses population imbalance in some wards	
ECONOMIC	Reduces demand for bulk economic service infrastructure and maintenance in Communal areas namely energy and roads and boreholes for dispersed settlements.	
RESIDENTIAL	Maximum utilisation of under-utilised land within the developed land in communal areas. This helps to mitigate outward sprawl of settlements,	
SOCIAL SERVICES	Will encourage the provision of additional social facilities within the developed communal areas.	
INFRASTRUCTURE	Maximum use of existing infrastructure.	

II. MIXED DEVELOPMENT STRATEGY

The policy of mixed development is a strategy aimed at the intensive multiple development of landuses within growth centre areas (urban development nodes) and rural service centres. The basic tenet of this strategy is integrated development for the creation of all the Goals and Objectives identified against this strategy, an overall (X) “Good Achievement” was scored for application at the growth centre nodes and rural service centres.

Adequate land is available for such purposes and the creation of employment, entertainment zones and commercial centres in an integrated manner. This strategy will help to solve some of the problems identified in the Master Plan Study Report. The mixed development approach will create growth centres and neighbourhoods self-contained housing, employment, social, recreational, and shopping facilities.

A key advantage of the mixed-use development is that it arrests the current problem of sprawl at most of the controlled development centres where the lineated model has created shopping centres which stretch for up to 1km of isolated general dealer shops. The mixed-use strategy tends to favour the creation of compact shopping centres in the form of malls.

Another advantage associated with this strategy is that it will result in the maximum and efficient utilisation of infrastructure. However, this approach requires improved accessibility and compatibility between neighbourhoods and substantial investments in public infrastructure utilities. This strategy also offers opportunities for the creation of conservation unit/zones. Overall, this approach is desirable in that there is greater dispersal of socio-economic activities and integration of services. This is a characteristic of feature of an efficient urban growth centre.

III. CORRIDOR DEVELOPMENT

Table 2: CORRIDOR DEVELOPMENT STRATEGY

GOAL	GOOD ACHIEVEMENT (X)	POOR ACHIEVEMENT (-)
LAND	Will not result in the utilisation of all potential land available for development.	
POPULATION	Will assist in the equitable distribution of population in the district	
ECONOMIC/FINANCIAL	It is cost effective with regards to infrastructure.	

SOCIAL SERVICES	Improved accessibility between commercial, industrial, recreational, and residential landuses	
INFRASTRUCTURE	Results in the maximum utilisation of public infrastructure utilities since development would be concentrated along these areas.	
ENVIRONMENT	Environmentally sound in that the green wedges created between landuses provide valuable environmental advantages and help create an aesthetically pleasing and attractive growth centre.	

After a comprehensive evaluation of the three alternative strategies, members of the Master Plan Team agreed in principle that the three strategies are all applicable and should be used inter-changeably as they all apply in different settings and scenarios yielding the desired results. The Infilling strategy is applicable within Zhombe, Silobela and Empress communal areas where it scores high in addressing the issues of fallow homes, additional infrastructure, and grazing land. The Corridor strategy is highly applicable in old and new resettlement wards where the existence of major tertiary roads provides opportunities for new infrastructure development forming an economic corridor. The mixed strategy is best applicable at Zhombe DSC, Crossroads RSC and Columbina RSC and smaller RSCs for integration of services to minimise urban sprawl. The results of the evaluation of exercise are shown in Table 3, the Goal Achievement Matrix.

Table 3: GOAL ACHIEVEMENT MATRIX

Table 3: GOAL ACHIEVEMENT MATRIX

LANDUSE TYPE	GOAL	ALTERNATIVE STRATEGIES		
		(1) INFILL	(2) CORRIDOR	(3) MIXED
GROWTH CENTRES	LAND	-	-	X
	POPULATION	-	X	X
	ECONOMIC	X	-	X

and smaller RSCs	RESIDENTIAL	-	-	X
	SOCIAL SERVICES	X	-	X
	<u>INFRASTRUCTURE</u>			
	a) Roads	-	-	X
	b) Sewer	-	-	X
	c) Water	-	-	X
	d) Electricity	X	X	X
TOTAL SCORE		3	2	9
COMMUNAL AREAS	LAND	X	X	-
	POPULATION	X	-	X
	ECONOMIC	X	X	-
	RESIDENTIAL	X	-	X
	SOCIAL SERVICES	X	-	-
	<u>INFRASTRUCTURE</u>			
	a) Roads	-	X	X
	b) Sewer	-	-	-
	c) Water	X	-	-
	d) Electricity	X	-	-
Total score		7	3	3
RESETTLEMENT WARDS	LAND	-	X	-
	POPULATION	-	X	X
	ECONOMIC	-	X	-
	RESIDENTIAL	-	X	X
	SOCIAL SERVICES	-	X	-
	<u>INFRASTRUCTURE</u>			
	a) Roads	-	X	-
	b) Sewer	-	-	-
	c) Water	-	X	-
	d) Electricity	-	-	-
Total score		0	7	0

X = Good Achievement

- = Poor Achievement

Overall, the form and structure of Zibagwe district requires the application of the three development strategies evaluated above in varying degrees and scenarios. No one development strategy fits the various landuses which define the economic and settlement pattern of the district. The rationale for recommending the application of the three development strategies is based on the form and nature of distinct landuses in Zibagwe district. Redressing infrastructure requirements in A1 and A2 resettlements wards 1,2,3,4,5,26, 30, 31 and 33 requires a unique approach. The

corridor strategy was selected as best fit in these areas. The presence of a national road network, commercial agriculture and tourism in Wards 1 and 2 provides the opportunity for the growth and development of an economic corridor. Provision of infrastructure and business centres in resettlement wards shall be done along major rural primary and secondary routes for ease of access and cost-effective coverage of the population.

The mixed-use development strategy is ideal for application at the three major urban growth centre nodes to encourage integration of compatible services, reduce sprawl and enhance cost effective provision and utilisation of economic infrastructure and land. The Infill strategy is compatible with most of the communal wards in Empress, Silobela and Zhombe to contain sprawl, reduce fallow homesteads and bare ground, and encourage cost effective provision and utilisation of socio-economic infrastructure. Where applicable the three strategies may be applicable interchangeably in one Ward to achieve the desired Goals and Objectives of the Master Plan.

3.0 PART III: POLICIES AND PROPOSALS

3.1. Overview

Policies and proposals entail detailed activities to be undertaken in the development of Zibagwe Rural District Council over the 15 years. Policies are guidelines to solve problems, realise opportunities or rectify inadequacies during the planning period. Proposals are specific courses of action or projects which have a spatial element and have an estimate cost for implementation.

The policies and proposals are guided by government policy, sectoral analysis, master plan Report of Study summary of issues, goals, and objectives and are incorporated in the alternative strategy.

A proposal map of Zibagwe district is given which shows the spatial allocation of projects. The proposals are denoted by numbers and letters (e.g. C1A = Commercial Zone 1A) for cross reference to the map. In addition, boundaries of the land-use zones, reservations and alignments of the proposed roads are not fixed in detail but are merely indicated.

Comprehensive development of Zibagwe district will be carried out in accordance with Local Development Plans prepared in terms of Part III of the Regional, Town and Country Planning Act, (Chapter 29:12), 1976 and detailed layout plans prepared in terms of Section 41 of the Regional, Town and Country Planning Act for private land.

Finally, a phasing and costing of the proposed residential, commercial and industrial development programmes has also been included in terms of the priority projects. This will act as a 'roster' for Zibagwe RDC to monitor development.

3.2 General Policies

- a) A balanced and adequate provision of social services such as education, health centres, entertainment, religious and recreation facilities should be encouraged.
- b) A comprehensive strategy should be implemented by Council to revamp and modernise tourism in Ward 2 as a major economic activity.
- c) Preservation of the environment in both the built and non-developed areas must be promoted.
- d) There should be a comprehensive strategy for the development of mining, agricultural, commercial, and tertiary industrial and value addition centres to encourage structural transformation in the district.
- e) A comprehensive and cost-effective plan for integrated water use, water treatment, wastewater disposal and waste recycling crucial for the future development of Zibagwe district.
- f) There should be a comprehensive strategy for the provision of irrigation water, and irrigation land in communal and resettlement wards as part of climate change mitigation and improving food security in the district.
- g) Balancing the provision of ECD, primary, secondary and VTC centres should be encouraged to redress the current shortfalls.

- h) A comprehensive mining strategy to encourage value chains, productivity, spatial linkages and reduction in negative impacts on the environment should be adopted.
- i) There should be a comprehensive strategy for commercial centre development across the district and to encourage transition of rural growth centres into modern smart towns.
- j) Provision of a sustainable transportation model and road network which facilitates connectivity i.e movement of goods and services as well as people in and out of the district should be encouraged.
- k) There should be a comprehensive strategy for spatial inclusivity for women , youth and the physically challenged.

3.3. Land/Environment

Policies

- a) The land to which the proposals relate is mainly land within the existing district boundary. The policy on land also considers the provisions of the Rural Councils Act and Regional Town and Country Planning Act.
- b) Peri urban land around City of Kwekwe and Redcliff municipality falling within the previous combination master plan has been reserved for potential incorporation into the Kwekwe and Redcliff master plans respectively.
- c) Council should work with the department of Lands to facilitate the incorporation of A1 and A2 land, old resettlement and communal land rezoned for public land uses by the master plan.
- d) Council should work with EMA, ZINWA sub catchment councils, Forestry Commission and Ministry of Mines to enhance the preservation and conservation of the natural and built environment and to find ways to abate environmental degradation, siltation, and pollution of natural water bodies rampant in the district.
- e) Council should start addressing the issue of non-performing small holder mining claims held in speculation and consider repossessing these for rezoning.
- f) Council should consider addressing the issue of non-conforming and undesirable land uses, particularly in prime land value areas such growth centre nodes at Zhombe, Crossroads and Columbina.
- g) Council should indicate and facilitate afforestation projects for implementation, with the assistance of the department of Forestry Commission to counter the present loss of vegetation through the indiscriminate cutting down of trees in both communal and resettlement areas.
- h) Council should consider working with EMA to enforce a ban on streambank cultivation and artisanal mining that involves stripping of the top burden of soils and alluvial mining to abate environmental degradation and siltation.

Proposals

- a) Council should consider Forestry programmes to replenish woodlands in communal and resettlement areas. Ward 12, 13, 16, 17 particularly at St Judes, Mhanze and Dendera which have experienced significant loss of vegetation cover in the district.
- b) In view of the increased risk of environmental pollution arising from the use of mercury in gold processing provision should be made for the establishment of controlled gold processing centres (milling points) for small scale and artisanal miners.
- c) Greenbelts and buffer zones
In consideration of the unprecedented levels of siltation of major water bodies in the district provision is made for the removal (banning) of alluvial mining activities inside and upstream of major dams, rivers, tributaries and streams; artisanal mining along/upstream of major river catchment areas; and streambank cultivation and cutting down of trees along major riverines.
 - I. Provision is made for the creation of a 750m green buffer zones at the following major water bodies in the district in terms of Circular No. 70 of 2004 item 1.4.2:
 - Exchange dam
 - Ngondoma dam
 - Sebakwe dam
 - Mayorca dam
 - Totororo dam
 - Somalala dam
 - Gwenzi dam (Zhombe Mission dam)
 - Senkwasi dam
 - Igogo dam
 - Mvuramachena dam
 - Jinja dam
 - Deweni dam site
 - Marivale dam
 - Somkhaya dam
 - Mabhidhli dam
 - II. Provision is made for the creation of a 500m buffer along the following major rivers in Zibagwe district in terms of Circular No. 70 of 2004 item 1.4.2:
 - Gweru river (upstream of Exchange dam up to the confluence at Exchange dam)
 - Ngondoma river (upstream of Ngondoma dam up to the confluence into Ngondoma dam)
 - Gwenzi river (upstream of Gwenzi dam up to the confluence into Gwenzi dam.)
 - Somalala river – upstream of Somalala dam up to the confluence into Somalala dam.

- Confluence of Munyati and Ngondoma rivers
 - Mbembesvani river up to the confluence of Sebakwe and Mbembesvani rivers
 - Zhombe river up to the confluence of Somkhaya and Zhombe rivers
 - Deweni and Ngondoma river confluences
 - Senkwasi river upstream of Senkwasi dam up to the confluence into the dam.
- III. Provision is made for 150m buffer zones for tributaries leading into major rivers stated in item (a1) above and 50m for streams leading into tributaries for major river.

3.4. Health Services

Policies

- a) Council should step up the provision of health facilities in the district to improve access to basic health. This includes having a health centre in each ward commensurate with population distribution.
- b) Council should partner with the private sector to encourage the establishment of medical centres, surgeries, and pharmacies to enhance delivery of competitive modern healthy services in each ward.
- c) There is need to step up the provision of maternal health care at ward level. This includes provision of waiting shelters, delivery wards and post-natal care facilities at Ward level.
- d) Council should decentralise health provision to village level through the introduction of satellite clinics to improve access to basic health.
- e) District health services should be expanded through the introduction of additional district hospitals to complement the existing district hospital at Silobela RSC.

Proposals

- a) Zibagwe district requires at least 16 new health clinics to match current and projected population levels and to complement the existing 27 functional centres.
- b) Provision is made for new clinics in Wards 1,2,3,4,6,7,12,13,15,16,17,24, 30,31, and 33.
- c) Provision has been made for three rural district hospitals at Sebakwe, Sherwood and Columbina RSC.
- d) Provision has been made for private surgeries and pharmacies at three urban growth centres namely Zhombe, Crossroads and Columbina and at proposed new controlled development centres in Wards 31, 33, 1 and 2.

- e) Satellite clinics have been provided for in each ward at intra village level to promote access to basic medication. Traditional leaders to avail specific land sites for the establishment of satellite clinics.
- f) Provision has been made for E- health and Tele- medicine service provision at a ratio of one health centre per ward to enhance access to doctoral services.
- g) To step up access to maternal and post-natal health services, it is proposed to provide for mother's shelters, delivery rooms, and post-natal care facilities per each clinic in the district.

3.5. ZRP Police Stations and Bases

Policies

- a) Council should partner with ZRP to promote the establishment of a peaceful and secure environment to protect the lives of its people and integrity of the district as a safe destination for investment.
- b) There has been an increase in crime rates predominantly murder cases across the district over the years most of them committed at shopping centres and mining areas. Council through ZRP should provide for an environment that encourages reduction in crime and improvement in social responsibility.
- c) Council should partner with ZRP, Forestry Department, ZINWA, traditional leaders and EMA to enhance enforcement and monitoring of environmental laws, by-laws and regulations on mining, stream bank cultivation and deforestation. Zibagwe district has experienced unprecedented siltation of major dams and water bodies as well as deforestation.
- d) There is need to provide adequate policing infrastructure in the district to bridge the current shortfalls. This involves increasing the number of policing centres to match population growth and densities.
- e) In order to safeguard environmental, economic and social infrastructure, there is need to increase the number of dedicated police centres.

Proposals

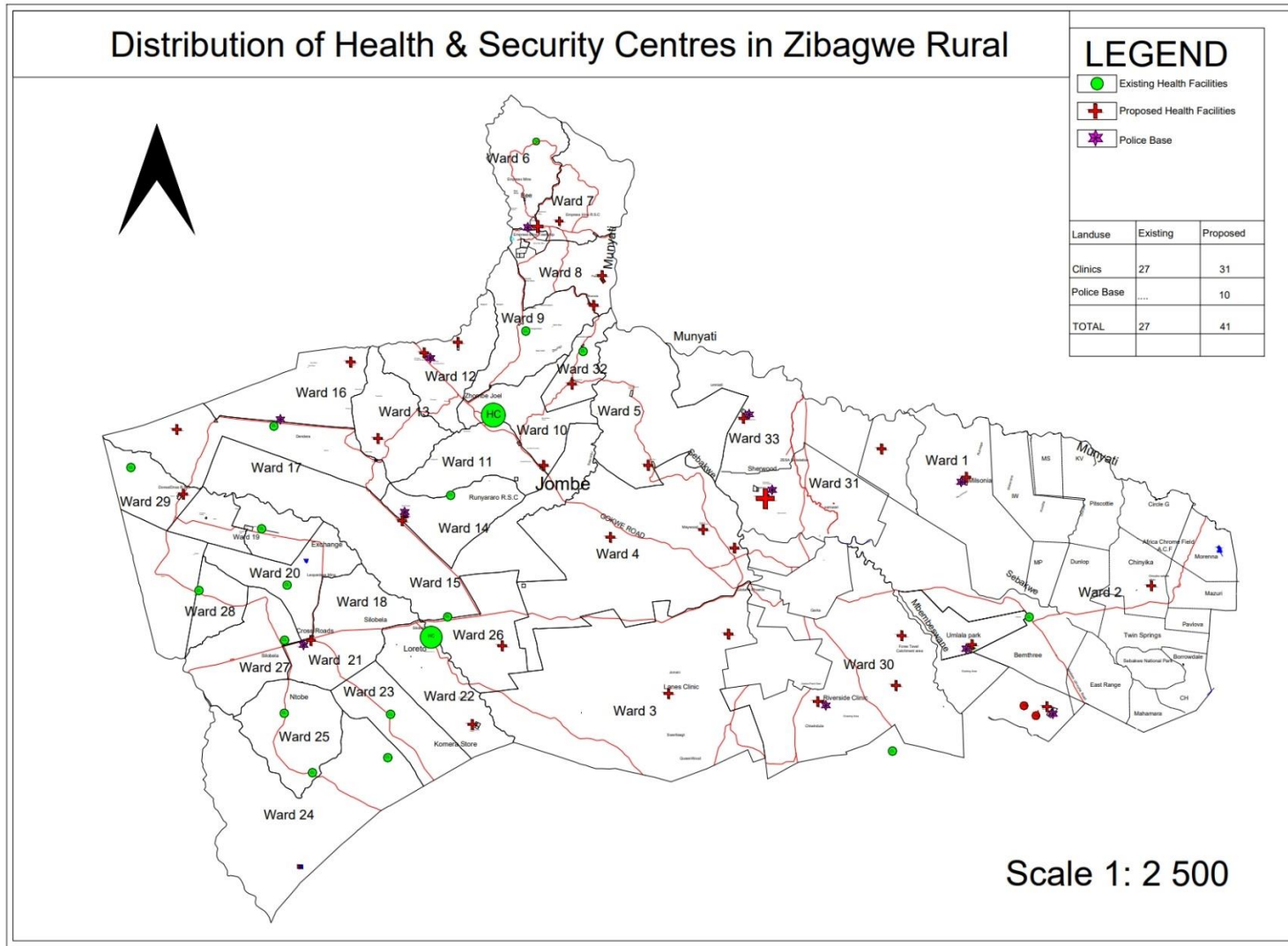
- a) Provision has been made for 2 additional police stations at Crossroads and Columbina RSCs. Infrastructure provision at these stations to include standard structures at police centres namely cellrooms, charge offices, administrative offices, ablution, and staff houses.
- b) Provision has been made for the establishment of dedicated sites for the setting up of 12 police bases in selected wards and strategic development-controlled centres as shown in table 4. Traditional leaders to be instrumental in determining actual sites. The number of bases in mining/wildlife/agricultural wards which are considered as hot crime centres has been increased to enhance policing service delivery.

- c) Provision has been made for the establishment of a villagized council policing department to partner with ZRP and EMA in enforcement environmental by laws on environmental protection in alluvial mining in protected areas, streambank cultivation and deforestation.

Table 4: SUMMARY OF PROVISION OF HEALTH CENTRES AND POLICE STATIONS

WARD	Proposed clinic site	Policing centre/base 2000m ²	Hectarage Clinics
1	Milsonia – rural health centre		3Ha
33	Marivale Ranch – rural health centre	Marivale police – base	3Ha
2 & 1	Umlala Park – rural health centre	Umlala Park - base	3Ha
2	Chinyika Ranch – satellite clinic		3Ha
2	Sebakwe-Rural Hospital (upgrading Sebakwe Clinic)	Sebakwe training centre Police Base	3Ha
30 & 2	Bemthree – rural health centre	Bemthree -base	3Ha
5 and 33	Longvalley – rural health centre	Longvalley base	3Ha
22	Wozoli- rural health centre	Wozoli B/Centre police base	3Ha
30	Riverside – rural health centre	Igogo -police base	3Ha
33	Sherwood – Rural Hospital	Sherwood police base	3Ha
3	Yeoville rural health centre		3Ha
4, 31 and 33	Mayhood – rural health centre		3Ha
32	Sesombi - rural health centre	Donjane Police Base	3Ha
8	Paddy Claim – rural health centre	Navata police base	3Ha
7 & 6	Columbina – Rural Hospital	Columbina Police Station	5Ha
7	Mabura satellite clinic		3Ha
9 & 12	St Poles/Sengesi - rural health centre	Sekwasi Police Base	3Ha
16 & 17	St Philips – satellite clinic	Dendera police base	3Ha
18	Crossroads – rural health centre	Crossroads – police station	5Ha

Figure 1: DISTRIBUTION OF HEALTH AND POLICE CENTRES PLANNING PROPOSALS MAP



3.6. Education

Policies

- a) Council should provide adequate educational facilities that meet current population demand and projected demand in the next 15 years.
- b) Zibagwe District should continue to support the growth and development of primary, secondary and vocational education. There is need to enhance quality of education in the district through increased access to learning centres to improve the district literacy rate.
- c) Council should partner with the private sector and Ministry of Primary and Secondary Education to step up the provision of adequate primary and secondary schools to bridge current gaps. There is need to provide more secondary schools to reduce the current high dropout rate between primary and secondary and Advanced Level education.
- d) Council in partnership with private sector should step up the provision of early childhood learning facilities in the district to within 2kms to align with the requirements of the Early Childhood Development Policy. This will facilitate ease of access by 4-year-olds which is the starting age for early childhood education (ECD)
- e) There is need to promote the provision of modern education infrastructure and learning through improving internet connectivity in schools. The use of aerial technology oriented to satellites/base stations should be encouraged as this is more effective due to its reliability and connectivity rating. The licensing of Starlink in Zimbabwe is expected to enhance internet connectivity in rural areas hence ZRDC is encouraged ensure connectivity in both primary and secondary schools.
- f) There is need to provide for Vocational Training Centres to enable the development of entrepreneurial skills for the youth. Council to partner with private sector in ensuring provision of modernised and competent VTC centres.

Proposals

- a) Provision has been made for increasing educational facilities to address current demand and projected population growth.
- b) To bridge the current imbalance in the distribution of primary and secondary schools in Zibagwe district provision has been made for increasing the number of secondary schools from 47 to 95. This entails a total of 48 new high schools as shown on table 5 and the Proposals Map. The size of each secondary school to be 24Ha as per design standards.
- c) A total of 36 new primary schools have been provided for to cater for current and projected demand due to population and settlement growth in Zibagwe district. This brings the total number of primary schools to 143. The size of each primary school to be 12Ha in line with design standards.
- d) There is a critical shortage of ECD centres in the district which has resulted in most infants staying/ missing out on early childhood development. Provision has been made for the establishment of 33 stand-alone ECD centres on 200sqm

stands (to complement the increase in primary schools) to serve as satellite infant schools.

- e) ECD Centres to be provided within villagized settlements at 2km intervals in areas where the primary school is more than 3km from the village.
- f) Children’s play centres to be established at the business centres. The Council and the private sector should partner to ensure the urgent development of these centres.
- g) In order to develop an industrial and value chain economy there is need to enhance provision of skilled manpower through advanced training. Provision has been made for the establishment of eight VTC centres in the district to enhance SMEs skills base business skill development initiatives in agriculture, mining, poultry, pen fattening, welding, plumbing and building technology. The distribution of the proposed VTC centres are as shown on the Proposals Map and table 5 below.

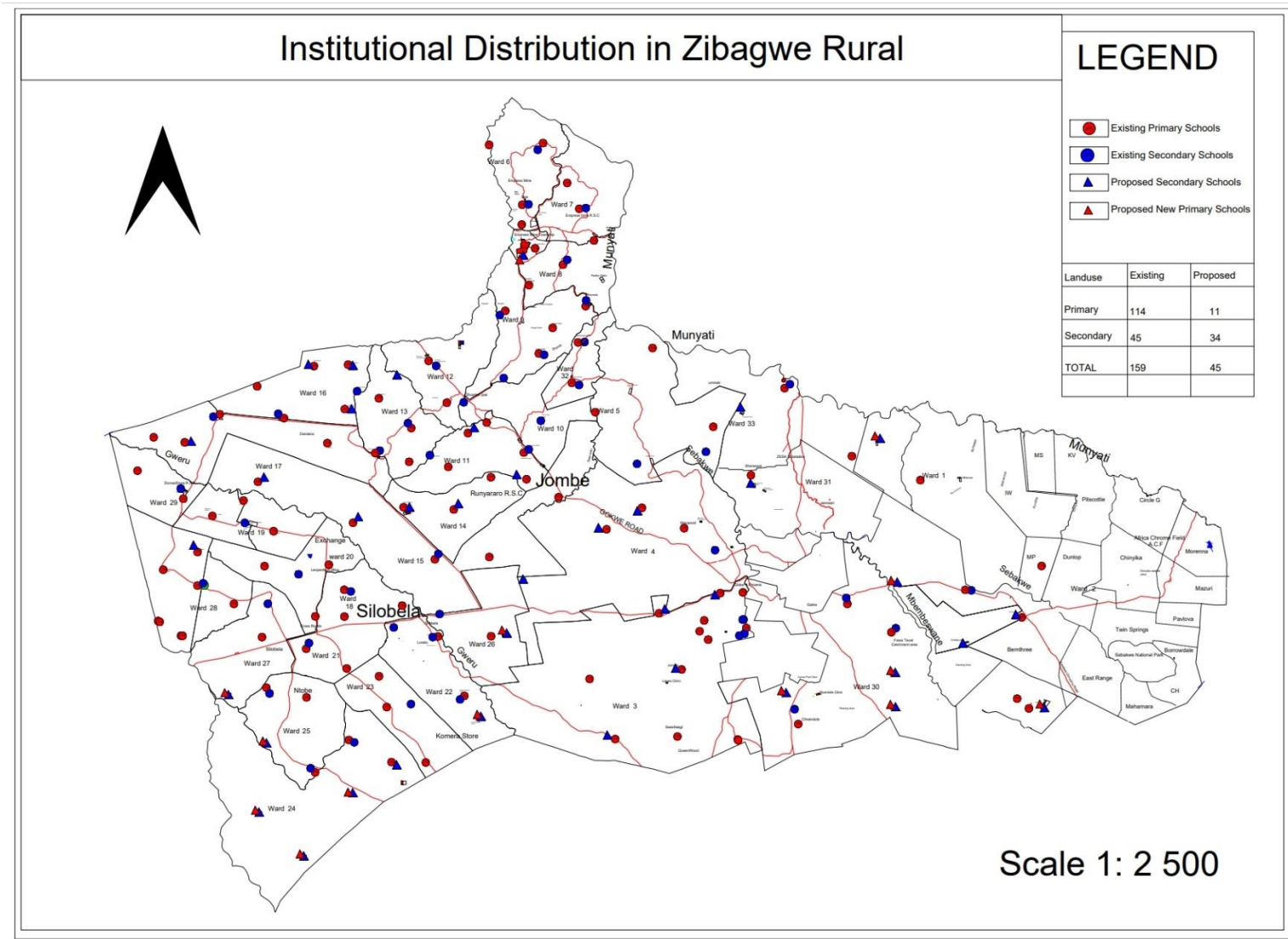
Proposals for Primary and Secondary Schools in Zibagwe District

Table 5:PROVISION OF EDUCATIONAL FACILITIES IN ZIBAGWE DISTRICT

Ward	Population	Number of Existing Primary Schools	Number of Existing Secondary Schools	Proposed Primary schools	Proposed High Schools	Proposed VCT Centres (Skills hubs)
1	7,029	4	2	2	1	Milsonia
2	6,115	6	2	1	2	Eastclaire,Eastrabge, Sebakwe T/Centre
3	6,228	6	0	0	3	
4	3,546	5	0	0	2	
5	4,243	3	1	0	1	
6	7,569	5	2	0	2	
7	5,690	2	2	1	1	1 – Columbina RSC
8	11,815	4	3	2	1	
9	4,090	4	2	0	1	
10	4,217	2	2	1	0	1 – Zhombe DSC
11	6,684	1	1	2	1-Gomola	
12	5,139	3	1	1	1	
13	6,521	5	2	0	1	1 - Dendera
14	6,897	2	1	2	2	
15	8,740	4	1	1	2	
16	4,556	5	2		1	1 – St Maria
17	7,986	4	1	1	2	
18	2,283	1	0	1	1	

19	2,749	2	1		1	
20	6,522	4	1	1	2	
21	11,244	5	3	1	1	1 - Crossroads
22	10,703	1	1	5	3	1 – Damba B/C
23	1,752	2	1	0	1	
24	6,964	3	1	2	2	
25	5,762	4	2	1	1	
26	2,795	2	1	1	1	
27	5,653	3	1	1	1	
28	2,093	1	0	2	2	
29	2,929	2	1	0	2	
30	7,110	3	0	2	3	
31	11,401	2	1	4	2	1 – Precab
32	6,589	1	1	2	1	
33	3,449	4	1	0	1	
Total		107	47	36	48	

Figure 2: DISTRIBUTION OF EDUCATIONAL CENTRES PLANNING PROPOSALS MAP



3.7. Religious Infrastructure and Cultural Heritage Issues

Policies

- a) Council should promote the growth and development of religious institutions as most of the people in Zibagwe district identify themselves with different religious groups.
- b) Council should provide for an environment where multiple religious faiths and practices co-exist through allocation of place of worship.
- c) Provision of health and sanitation facilities should be encouraged at designated religious centres. Council should enforce the requirement for sanitation facilities at all religious sites including open air worshipping.
- d) There is need to protect cultural and heritage beliefs of the people of Zibagwe. This includes the preservation of ancient cultural heritage sites and monuments.

Proposals

- a) There is a critical shortage of dedicated religious centres in the district. Most churches use schools and undesignated sites as places of worship. Provision has been for the establishment of new places of worship in every ward.
- b) A total of 40 church sites on a total of 10Ha have been provided for at key business centres to promote infrastructural growth and generate travel demand at these centres. The average stand size for each church stand is 2000sqm. For every 500homesteads, a place of worship should be provided.
- c) In order to enhance cultural identity and heritage within the district, provision has been made for zoning of 9 cultural and heritage sites as sacred areas of Zibagwe district as follows:

Cultural and Heritage sites for Zibagwe District

Table 6: CULTURAL AND HERITAGE SITES FOR ZIBAGWE DISTRICT

Ward	Description
2	Moreena Ranch sacred site
4	Mabhodho Mountain
19	Sacred shrine close to DDF camp
6	Mabura Curve
9	Bhalimasvesve Springs
9	Sempisi Mountain
10	Senkwasi Mountain
12	Mavule Mountain
32	Zuzumbe Mountain

3.8. Cross Cutting Issues

Policies

- a) Council should promote the development of infrastructure that caters for the physically challenged.
- b) There is need to provide gender sensitive and youth friendly spatial opportunities to cater for women and young girls. This includes access to creation of workspaces and employment in key economic areas names agriculture, mining, tourism and home industries.
- c) Council should step up participation of youths in sports, entertainment and economic activities to reduce delinquency and idleness.

Proposals

- d) Reservation of space in all home industries for women, youth and the physically challenged
- e) Tax holidays and concessions for women and youth in mining, agriculture and tourism.
- f) All building designs to have a ramp for the physically challenged prior to approval.
- g) Provision of special toilets at all public institutions including schools to cater for the physically challenged
- h) Provision of training opportunities for women, youths and the physically challenged to enhance their capacity in business and entrepreneurship.
- i) Reservation of employment opportunities for women. Youths and the physically challenged.

3.9. Industry, Commerce and Energy Issues

Policies

- a) Council should promote the growth and development of a localised industrial economic base from the district's economic endowments for sustainable employment creation and improvement in income levels.
- b) Council should continue to promote the development of mining spatial synergies as a key driver for industrialisation and infrastructural growth (housing, roads and electrification) at urban growth centre nodes.
- c) There is need to create a conducive environment for investment in mining, agriculture, and tourism through tax holidays and timeous processing of investment briefs.
- d) Council should establish technical collaborations with university innovation hubs for value chain additions research.
- e) Council should enable the development and growth of value chains and beneficiation concerns to migrate the district economy from a raw material-based economy to structural transformation.

- f) Council should step up provision of smart energy solutions to compliment grid supply and reduce current power supply gaps in the district.
- g) There is need to promote economic synergies by integrating the district economy with urban economic activities in Kwekwe, Kadoma and Gweru through value chains, supplier networks, and collaborative enterprises.
- h) Council should step up the provision of Small to Medium Enterprises across the district as a vital tool for social and economic development with great potential to create new entrepreneurial employment opportunities for the economic active group.
- i) Council should continue to encourage the use of biogas as an alternative source of energy. The 43 existing biogas sites in use should be consolidated for growth and case study to improve on biogas technology usage.

Proposals

- a) In view of the existence and abundance of base minerals in the district and Midlands Province and the need to create value chains in mineral production, provision has been made for the establishment of a Mineral Processing Plant in Ward 3 utilising 1870Ha at Newlands Farm at 16km peg along the Kwekwe-Silobela route. The plant to consist of the following structures:
 - i. Ber-Pig Iron Blast Furnaces to be constructed on 250Ha.
 - ii. Minerals Processing Plant (value addition centre) to be constructed on 250Ha. The plant will process up to 80 minerals from all over Zimbabwe.
 - iii. Dry Port (Loading Bay) 200Ha.
 - iv. Solar Farm 100Ha – to provide smart energy to the Plant.
 - v. Ecotourism Park – 500Ha– to promote the development of green industries and provide recreation facilities to the Plant.
 - vi. An organic garden to be created on the remaining 500Ha South-Western side of the existing stream as a way of preserving nature and encouraging greener industries.
 - vii. The land abutting Newlands farm towards Silobela road has been zoned for an Industrial Park on 700Ha to manufacture detergents, chemicals, and PPE to support the Steel Plant and Mineral Processing Plant.
 - viii. Major source of Iron ore and inputs for the pig iron furnaces are Ripplecreek, Buchwa and Ziscosteel.
 - ix. Water Sources - to be channelled from existing Dutchman’s pool linked pipeline at the dysfunctional Ziscosteel. A proposed Weir at the confluence of Kwekwe and Sebakwe Rivers to be used as a second water source for the steel plant.

- x. Offsite Accommodation for staff to be provided within ZRDC in order to create infrastructure synergies which anchor this master plan. Proposed site is Gokwe road- Silobela road junction, 16km from site. This is to enable the development of a new urban growth centre node in the district.
- b) It is proposed that solar energy farms be established in areas which can easily tap into the national grid. Three (3) sites have been identified and proposed for the development of solar energy in the district to bridge current power shortages and to embrace smart energy solutions.
- c) The closure of Munyati thermal power station should be compensated through the provision of a solar farm to utilise existing infrastructure. A Munyati 100MW AC Solar PV Plant has been proposed in Ward 33. This is meant to maintain the existing landuse in Munyati as a power generation site in the district.
- d) Provision has been made for the construction of a 50MW powerplant on Sable Chemicals land in ward 31 to power the industrial plant and feed into the national grid.
- e) Provision has been made for the establishment of a 100MW AC Solar Farm at Newlands Farm to power the proposed Iron and Steel Plant and Industrial Park as well as feeding into the national grid.
- f) Provision has been made for the establishment of a 150MW solar farm at Knockdrin in ward 5 which lies within economic distance of the national grid.
- g) Council should partner with the private sector to promote the extensive utilisation liquified gas for cooking and harnessing of solar energy to provide power to homesteads. This should result in significant reduction in reliability on wood energy and deforestation. Villagized models to be constituted to promote for the use of LP gas.
- h) There is need to promote the harvesting, processing, packaging, and marketing of the indigenous *nyii* fruit through the setting up of value chain plant at Empress/Columbina Ward 6 where the fruit is dominant. The fruit is a delicacy consumed all over Zimbabwe with prospects of being marketed regionally.
- i) Provision has been made for the establishment of an organic fertiliser manufacturing plant and brewery in Ward 2 along the proposed 1km agro-economic corridor. The presence of two of the largest dairy farms in Zimbabwe in Ward 2 (Dendairy Farm and Mafuro) favours the establishment of this value addition facility.
- j) Proposal has been made for the establishment of a stock feed processing plant in Ward 31 and 33 which lie along the Sebakwe green belt to take advantage of the presence of the largest cattle ranch farms in this area. Demand for stockfeed is generally high in the district. Cattle fattening should be encouraged to improve value of the district herd and beef quality.

- k) Provision has been made for the establishment of a guano harvesting, processing, and marketing plant in Ward 6 – Mabura curve to take advantage of the presence of guano (bat excrete) which a rich natural fertiliser dating from ancient times.
- l) Five fish farming cooperatives have been proposed in Wards 18, 19,20 utilising Exchange dam. This will contribute to employment creation, regularisation of fishing and improving diet in the district.
- m) In order to enhance the development of SMEs in the district, provision has been made for the establishment of 6 home industries at Columbina, Crossroads, Zhombe, Marrivale, Damba, Yeovwile, Mushange, Dendera and Sebakwe/Bobswift business centres.

Proposals for Industrialisation, Value Chains and Smart Energy in Zibagwe district

Table 7: PROPOSED INNOVATION HUBS AND SOLAR ENERGY SITES

Ward	Proposed development	Size
2 – Dendairy Farm	Nutritious Food and Milk processing plant	10Ha
3 - Newlands Farm	Industrial Park	700Ha
	Minerals Processing Plant	250Ha
	Pig Iron Blast furnaces	250Ha
6 – Columbina	Nyii Processing Plant	5Ha
8 – Mabura	Guano harvesting and processing plant	5Ha
31 – Sherwood block	Stockfeed processing Plant	5 Ha
3 – Newlands Farm	Ecotourism Park	500Ha
3 – Newlands Farm	100MV Solar Plant	240Ha
5 - Knockdrin	150MV Solar Plant	360Ha
31 Sable Chemicals Industries	50MW Solar Plant	120Ha
33 – ZESA Munyati Power Station	100MW Solar Plant	240Ha

Proposed Home Industries in Zibagwe District

Table 8: PROPOSED HOME INDUSTRIES FOR ZIBAGWE DISTRICT

Ward	Location	Size
2	Sebakwe T/Centre	5Ha
3	Yeovwile RSC	5Ha
6,7,8	Columbina RSC	10Ha
9,10, 12	Zhombe DSC	10Ha
13	Dendera RSC	5Ha
23,24, 25	Damba RSC	10Ha
32	Mushange RSC	5Ha
33	Marrivale RSC	5Ha

3.10. Sports and Recreation facilities

Policies

- a) There is need to promote the provision of sporting and recreation amenities in the district as a way of improving the quality of life, promoting strong social cohesion and building a strong base for the youth development among residents.
- b) Council should encourage the setting up of sporting facilities for the development, growth and nurturing sporting talents among the youth. Currently recreation and sport opportunities are non-existent outside of the school atmosphere.
- c) Council should partner with the private sector for investment in modern multi-use sporting infrastructure to redress the status quo where an open field is considered a sports facility.
- d) There is need to promote the development of stadiums within the hinterland of Kwekwe and Redcliff towns to attract higher level sporting activities in Zibagwe district.

Proposals

- a) Provision has been made for the development of state of the art and modern sporting and recreation centres at Zhombe DCS, Columbina, Silobela, and Crossroads.
- b) Community sports and recreation centres should be provided at each of the 33 wards at rural/district service centres and business centres.
- c) Provision has been for the establishment of a recreation and entertainment centre with touristic accommodation facilities at Richville farm in ward 2.
- d) Provision has be made for the establishment of a multi-use stadium at Aspdale in Ward 30. The stadium to be developed to international standards shall complement the existing gap on stadiums in Kwekwe district.

Proposals for Sports and Recreation Centres

Table 9: SPORTS AND RECREATION CENTRES IN ZIBAGWE DISTRICT

Ward/Area	Location	Size
1	Marrivale Ranch – sports centre	5Ha
2	UMlala Park, Bobswift, Bemthree- sports centres	5Ha x 3
3	Yeovile -Community Sports Centre	
5	Solitaire – Community Sports Centre	
9,10,12	Zhombe DSC – Sports and Recreation	10Ha
10	Zhombe East T/Off – Community Sports Centre	2Ha
9	Senkwasi Business Centre – sports centre	5Ha
6,7,8	Columbina RSC – sports and recreation centre	10Ha
7 & 8		

13	Dendera RSC – Sports Centre	5Ha
18,20,21	Crossroads RSC – sports and recreation centre	10Ha
22	Damba, Shebavale, Hozori	5Ha x 3
27	Josepha Dip, Black and White Store – community sports center	5Ha x 3
28	Siyezi RSC	10Ha
29	Donsa 1 – Community sports centre	5 Ha
30	Aspdale – Stadium	30Ha

3.11. Water and Sanitation Issues

Policies

- a) Council should continue to partner with ZINWA and RIDA to improve access to clean portable water in the district.
- b) There is a critical shortage of borehole facilities in the district due to constant breakdown of the bush pump type of equipment, lack of maintenance and shortage of spare parts. Provision should be made for the modernisation and upgrading of water supply in all wards.
- c) Council should consider provision of adequate resilient water supply infrastructure which can withstand climate change water table migration, meets current population demand and density per ward and satisfies projected population growth.
- d) Reducing the distance to enhance ease of access and time taken to access portable water should drive Council policy on improving water service delivery.
- e) There is need to upgrade current water supply systems at the Zhombe DSC, Columbina, Silobela and Empress RSC to piped water scheme to promote the development of cleaner and smarter towns in the district.
- f) ZINWA should step up the protection of major water bodies which are the main sources of bulk water supply to the urban centres namely Gwenzi, Exchange, and Ngondoma dams.
- g) Consideration should be made for the upgrading of sewer systems in the district. Council should promote, encourage, and enforce the use of reticulated sewer and septic/conservation tanks at Zhombe, Crossroads and Columbina urban development nodes.
- h) The use of septic and conservation tanks should be promoted in place of Blair toilets in all homesteads as a way of embracing modern sewer disposal systems utilising existing VIDCO and WADCO structures.

Proposals

- a) Provision has been made for the adoption of smart water solutions that involve the extensive use of solar energy and electric pumps to drive water supply in the district.
- b) In view of the need to develop climate proof and resilient water infrastructure, provision has been made for 401 new boreholes sites to be drilled in targeting high water table areas. The water should then be piped

and pumped to village level where it can be accessed through multiple outlet points. This will effectively reduce the distances, improve access, and ensure adequacy of portable water in the district. Proposed No. of boreholes and sites per ward are shown in table 10 below. Boreholes to be provided at a ratio of 1 for every 100 households.

- c) Council should upgrade the current water treatment plant at Zhombe DSC in line with the Maximum Daily peak of 2200.42m³ based on future demand commercial centre growth.
- d) Council should consider upgrading the water supply to piped water system at Crossroads, Silobela and Columbina. Dedicated water treatment plants and reservoirs should be provided for to ensure adequate water supply to the business and residential areas. The Water treatment plants for Crossroads and Columbina should meet the modelled Maximum Daily peak of Maximum Daily peak of 596.85m³ and 1719.97m³ respectively.
- e) Provision should be made for the provision of solar powered boreholes at all development-controlled (business) centres in the district to improve access to drinking water to the transacting public.
- f) Consideration has been made for the protection of water bodies through the creation of a 750m green buffer zones around Exchange, Gwenzi Ngondoma, Senkwazi and Somalala, as well as 500m buffer zones along major rivers upstream of these dams to control siltation and protect this valuable infrastructure.
- g) ZINWA should step up the provision of dam scoping services to restore dam capacity on all silted dams. Scooping dams will enhance water supply by improving water allocation to growth centres.
- h) Council should consider improving functionality of the existing sewer treatment ponds at Zhombe DSC. There is need to enhance security at the ponds as human and animal activity are interfering with operationalisation of the waste stabilisation ponds rendering the system dysfunctional.
- i) Consideration has been made for the upgrading of existing sewer treatment ponds at Zhombe DSC to match projected and planned growth of the centre in the next 15 years.
- j) Provision has been made for the establishment of waste stabilisation ponds at Crossroads, Silobela and Columbina. This should result in the decommissioning of Blair toilets at the three growth centre nodes to improve sanitation and aesthetics.
- k) Council should step up the use of septic and conservation tanks in schools, institutions, business centres, and rural homesteads to modernise sanitation facilities in the district.

Proposed New Boreholes for ZRDC- Implementation Priority Years 1- 5.

Table 10: PROPOSED NEW BOREHOLES AND DISTRIBUTION

Ward	Total number existing of boreholes	Functional boreholes	Distances Travelled to water point	Non-functional boreholes To be repaired	Proposed new solar boreholes
1	13	10	6-15km	3	30
2	15	13		2	7
3	28	19		9	5
4	17	11		6	12
5	23	15		8	11
6	46	27	2-4km	19	7
7	40	26	6km	14	17
8	32	20	7km	12	15
9	42	27		15	8
10	37	23		14	10
11	29	19		10	8
12	41	23		18	12
13	42	26	8km	16	5
14	52	30		22	10
15	31	17		14	22
16	30	17		13	10
17	43	24		19	8
18	22	14		8	15
19	24	17		7	10
20	47	33		14	6
21	69	51		18	20
22	44	34		10	10
23	20	13		7	8
24	40	27		13	9
25	38	26		12	8
26	27	16		11	10
27	34	23		11	8
28	50	31		19	13
29	26	16		10	17
30	16	12	4	6	20
31	14	11	6-15km	3	20
32	15	10		5	17
33	16	11	4-12km	5	14
TOTAL	1 063	692		371	401

3.12. Urban Growth Centres and Rural Service Stations

Policies

- a) Council should accelerate the growth of Zhombe DCS, Crossroads RSC and Columbina RSC as centres for urban development and aim to attain town status

within the 15-year duration of this Master Plan. This entails expansion and broadening the extent of services to include financial, wholesaling, training, administrative, entertainment and technical services.

- b) Council should promote the functionality of controlled development centres to enhance their economic, social and cultural competency namely Crossroads, Donsa, Dendera, Empress, Exchange, Komera, Ntobe, Runyararo, Senkwasi, Silobela, Zhombe, Bobswift, Melsonia, and Marivale.
- c) Council should promote the development of modern urban structures in residential estates and commercial buildings to redress the visible urban decay particularly in commercial buildings at Zhombe, Crossroads and Columbina.
- d) Council is encouraged to promote integrated/mixed use development for compatible landuses to ensure provision of services at one place. Integration of services will reduce sprawl and improve aesthetics. The establishment of shopping malls and shopping complexes should be encouraged in place of general dealership and the lineated model.
- e) There is need to promote safety through provision of public lighting at the urban development nodes. The use of both grid power and off grid solar energy should be explored to ensure reliability.
- f) Council should mitigate environmental pollution at commercial and residential centres through provision of waste disposal facilities and infrastructure. This will enhance solid waste and environmental management in the district.
- g) Council in partnership with private sector should arrange for waste collection and disposal services between residential/ commercial areas and dumpsites.
- h) In order to promote employment, innovation and stimulate business activity at the growth centres provision should be made for the development of home industry and light industry infrastructure.
- i) There is need to promote the development and growth of industrial skills through provision of spaces for VTC training facilities at the growth centre nodes.
- j) Council should prioritise servicing of access roads within growth centres to improve trafficability, preserve value and attractiveness to investors.

Proposals

- a) Zibagwe RDC has 10 designated centres for businesses, 1 of these is a DSC (Zhombe) while 9 are Rural Service Centres. In view of the existing settlement growth and projected population, the Master Plan proposes the establishment of additional business centres, upgrading rural service centres and DSCs. In order to enhance the level of services offered the Master Plan proposes upgrading 4 business centres to RSCs and upgrading 3 RSCs to DSCs by year 10.
- b) To upgrade and improve access to portable water, provision has been made for two new water treatment plants at Crossroads and Columbina respectively. The existing water treatment plant at Zhombe DSC should be upgraded to improve capacity in line with the projected water demand for the 15-year duration of the master plan.

- c) To improve sanitation, provision has been made for the construction of two sewer treatment ponds (Waste Stabilisation Ponds) and sewer mains to replace the use of Blair toilets at Crossroads and Columbina RSCs respectively. The existing sewer ponds at Zhombe DCS should be upgraded to match projected/planned growth for the 15-year duration of this Master Plan.
- d) Provision has been made for the construction of 10 shopping malls to promote integration of commercial services and aesthetics as follows:
- Zhombe DSC - 3
 - Crossroads RSC - 2
 - Columbina RSC - 2
 - Sebakwe Business Hub - 1
 - Sherwood Block RSC- 1 (Ward 31)
 - Sherwood Block RSC -2 (Ward 33)
- e) Provision has been made for the establishment of five standardised landfill (dump) sites, waste collection/recycling points and waste disposal sites at Columbina, Crossroads and Zhombe, Bobswift and Sherwood RSCs to enhance solid waste management.
- f) Provision has been made for the construction of dedicated bus terminals for passengers originating and transiting through the growth centre nodes at Zhombe DSC, Columbina and Crossroads RSC. The use of the bus terminals should be enforced to reduce incidences of random picking and dropping of passengers across the business centres which endangers passengers and motorists.
- g) Provision has been made for the expansion of residential and commercial development as part of projected growth and demand for investment at these centres. A mixed-use development approach in housing delivery has been proposed to allow for the co-existence of medium and low-density housing units. Both vertical and horizontal development has been proposed as part of the mixed-use development strategy
- h) In order to improve hygienic practices in meat supply and provide local markets for beef cattle, proposal has been made for the provision of 3 abattoirs at Zhombe, Crossroads and Columbina.
- i) There is need to promote the growth and development of SMEs as the anchor of the district's economy and to drive employment creation. In that regard provision has been made for the establishment of Home Industries at Zhombe, Crossroads, Columbina, Umlala Park, Yeovile, Marrivale, Runyararo and Exchange, Wozoli, Ntobe, Komera, Sherwood 1 and 2, and Dendera.
- j) Three cemeteries have been proposed at Zhombe, Crossroads and Columbina in realisation of the accelerated urbanisation of these centres. The cemeteries are to cater for the township population.

- k) To enhance livelihood activities and workable spaces for women and young girls at growth centres, provision has been made for the state-of-the-art market stalls to accommodate cultural and agricultural merchandise.
- l) In order to enhance connectivity provision has been made for the establishment of high value data centres at the growth centre nodes.
- m) Proposals have been made for the establishment of 5 VTC centres at Zhombe, Columbina, Crossroads, Sherwood Block, Sebakwe and Melsonia. The location of these VTC centres is within the radius of the urban growth centre nodes for ease of access.
- n) There is a general shortage of business centres in resettlement Wards 1,2,3,5,26,30, 31 and 33. Provision has been for the establishment of new commercial facilities, upgrading of existing business centres and DCS as shown in table 11.
 - i. Ward 1: Milsonia - proposed Rural service centre containing agro-value addition facilities, shopping mall, service station, pharmacy, VTC centre, and food market.
 - ii. Sebakwe Business Hub – Ward 2: Proposed Multipurpose Tourism, Commercial and Training Centre Proposal containing a state-of-the-art hospitality facility (hotel), Shopping (Mall), service station, food court, community trade center (arts centre and marketplace), Medical Centre, conservation education and research centre and Sporting facilities.
 - iii. Ward 5: Solitare Proposed Business centre containing agro-value addition facilities, shopping mall, service station, pharmacy, VTC centre, and food market.
 - iv. Ward 30: Proposed Business centre at Amatava containing agro-value addition facilities, shopping mall, service station, pharmacy, VTC centre, and food market.
 - v. Sherwood block 1: Ward 31 – Proposed Rural Service Centre – containing agro-value addition facilities, shopping mall, service station, pharmacy, VTC centre, and food market.
- o) Sherwood block 2: Ward 33 Proposed Main Shopping Centre at the Harare-Kwekwe Road and Sherwood 2 junction containing agro-value addition facilities, shopping mall, service station, pharmacy, VTC centre, and food market.
- p) There is an over- provision of general dealer structures at Zhombe East RSC, Zororo RSC, Mushange RSC, and Silobela RSC. In this regard it is proposed that Council should freeze allocation of general dealership business units at these centres to enhance profitability of investment and reduce incidences of non-performing/ghost businesses.

3.12.1. Summary of Proposals for Key DSCs, RSCs and Business Centres

Table 11: Summary of Proposals for controlled growth at key Rural Service Centres and Business Centres

Ward	Description	Current Designation	Proposed upgrade	Development Model	Permitted Developments		
9,10 and 12	Zhombe	DSC	Town status in year 10.	Nucleated	Mixed use		
17,18, 19,21	Crossroads	RSC	-DCS status in year 5 -Town status in year 10	Corridor	Mixed use		
6,7,8	Colombina /Empress Mine	RSC	- DCS status in year 5 - Town status in year 10	Nucleated	Mixed use		
1	(i) Milsonia	Business Centre	Lack of space for expansion	<i>Not enough space to expand</i>	Mixed use		
2	(ii) Sebakwe/ Bobswift, (iii) Bemthree	Business Centre N/A	RSC Business Centre	Nucleated <i>500m expansion radius should be accepted for the duration of the master plan.</i>	Mixed use		
3	(i) Newlands Farm- Ber Pig Iron and Steel plant	N/A	Business Centre	Lineated <i>500m expansion radius should be accepted for the duration of the master plan.</i>	Mixed use		
4	(ii) Mariyangu, (iii) Rusunguko	Business Centre	N/A	Nucleated <i>300m expansion radius should be accepted for the duration of the master plan.</i>	Mixed use		
5	(i) Mayorca, (ii) Kotamai, (iii) Bonwel, (iv) Solitare	Business Centre Business Centre Business Centre Business Centre	Maryoca lack of space for expansion	Nucleated Kotamai, Bonwel - 300m expansion radius should be accepted for the duration of the master plan.	Mixed use		
6	(i) Bruno, (ii) Bee Mine	Business Centre Business Centre	N/A	Lineated	Mixed use		
7	(i) Sidhakeni	Business Centre	N/A	Lineated <i>300m expansion radius should be accepted for the duration of the master plan.</i>	Mixed use		
8 32	(ii) Bhamala, (iii) Mushange, (iv) Navata	Business Centre RSC Business Centre	Business Centre RSC Business Centre	Nucleated <i>Mushange - 300m expansion radius should be accepted for the duration of the master plan.</i>	Mixed use		
9	(i) Senkwasi	Business Centre	Business Centre	Lineated <i>300m expansion radius should be accepted for the duration of the master plan.</i>	Mixed use		
10	(ii) Zhombe East Turn Off	Business Centre	Business Centre	Nucleated <i>300m expansion radius should be accepted for the duration of the master plan.</i>	Mixed use		
11	(iii) Zororo	Business Centre	Business Centre	Nucleated	Mixed use		

				<i>300m expansion radius should be accepted for the duration of the master plan.</i>			
12	(iv) St Philips	Business Centre	Business Centre	Lineated	Mixed use		
13	(v) Malamulela (vi) Gwenzimkulu, (vii) Tombankala	Business Centre Business Centre Business Centre	RSC N/A N/A	Nucleated <i>300m expansion radius should be accepted for the duration of the master plan.</i>	Mixed use		
14	(i) Runyararo (ii) Ntabeni, Mhazhe	RSC Business Centre Business Centre	N/A	Nucleated <i>300m expansion radius should be accepted for the duration of the master plan.</i>	Mixed use		
15	(i) Ndlamatuli	Business Centre	Business Centre	Lineated <i>300m expansion radius should be accepted for the duration of the master plan.</i>	Mixed use		
16 and 17	(ii) Dendera, (iii) St Maria	RSC Business Centre	N/A	Lineated <i>300m expansion radius should be accepted for the duration of the master plan.</i>	Mixed use		
19 and 20	(i) Chiguhune /Ruya	RSC	Lack of space for expansion	Nucleated <i>300m expansion radius should be accepted for the duration of the master plan.</i>	Mixed use		
21	(ii) Wozoli	RSC	Lack of space for expansion	Nucleated <i>300m expansion radius should be accepted for the duration of the master plan.</i>	Mixed use		
22	(iii) Dambe, (iv) Linda, (v) Komera	Business Centre Business Centre RSC	N/A N/A N/A	Lineated <i>300m expansion radius should be accepted for the duration of the master plan.</i>	Mixed use		
23	(i) Melusi, (ii) Lozane	Business Centre Business Centre	N/A	Lineated	Mixed use		
24 and 25	(i) Ntobe	RSC	DSC	Lineated	Mixed use		
26	(ii) Silobela, (iii) Mutimutema, (iv) Muchape	RSC Business Centre Business Centre	DSC N/A N/A	Nucleated <i>300m expansion radius should be accepted for the duration of the master plan.</i>	Mixed use		
27	(i) Silobela	RSC	DSC	Nucleated	Mixed use		
28	(ii) Malisa	Business Centre	RSC	Nucleated	Mixed use		
29	(iii) Donsa 1 , (iv) Donsa dam, (v) Mkobogwe,	Business Centre RSC Business Centre	N/A N/A N/A	Lineated <i>200m expansion radius should be accepted for the duration of the master plan.</i>	Mixed use		
30	(i) Amatava	Business Centre	No space for expansion	Lineated <i>200m expansion radius should be accepted for the duration of the master plan.</i>	Mixed use		
31	(ii) Sherwood 1 (New RSC), (iii) Longvalley	N/A Business Centre	RSC Longvalley lack space for expansion	Nucleated <i>300m expansion radius should be accepted for the duration of the master plan.</i>	Mixed use		
32	(i) Mushange	RSC	RSC	Nucleated <i>300m expansion radius should be accepted for</i>	Mixed use		

				<i>the duration of the master plan.</i>			
33	(ii) Sherwood 2(New RSC)	N/A	New Business Centre	Nucleated 300m expansion radius should be accepted for the duration of the master plan.	Mixed use		

Landuse Zoning at Zhombe, Crossroads, and Colombina urban growth centres

Zone 1A – High Density Residential

This zone comprises of existing high-density residential units. Stand sizes range from 200 to 300 square metres. The high-density stands are at Zhombe and Empress townships. The stands are serviced by reticulated sewer. Permitted ancillary uses in this zone are preschools, corner shops, bottle stores, and play centres.

Zone 1B – Medium Density

This zone comprises of medium density housing units averaging 400-800sqm. Building lines in this zone to be observed as follows: front 5m, 3m all other sides. The stands are to be serviced by reticulated municipal sewer. Permitted ancillary uses in this zone are preschools and play centres. 20% of land within Zone 1B should be reserved for Small to Medium Scale (SMES) sector personal.

Zone 1Ci – Ultra Low Density

This zone comprises of ultra-low density stands. Permitted minimum subdivision is 2000sqm. Agro- residential plots in this zone to be at least 4000sqm. The low-density areas to be self-contained with onsite sewer reticulation and boreholes. Building height should be confined to two floors.

Zone 1Cii – Mixed Residential

This zone comprises of low density stands with a minimum subdivision of 2000sqm, flats up to 2 floors and cluster housing developments. Shops are also permitted in this zone.

Zone 2A- Existing Commercial

This zone consists of largely individual dealership shops, hardwares, bottle stores and beerhalls. Upgrading of this zone is recommended to promote urban regeneration and modernisation. Blair toilets in this zone are to be replaced by flashing toilets connected to reticulated municipal

sewer. Septic tanks should be allowed at Business centres which are not urban growth centres.

Zone 2B – New Commercial

Permitted landuses in Zone 2B are service stations, kiosks, eatery, and restaurants. Bus terminus and market stalls and public toilets to be accommodated in this zone. Building height should not exceed one storey.

Zone 2C – New Commercial (Malls)

Permitted landuses in this zone are shopping malls. Building height should not exceed two floors. General dealerships are not allowed in this zone.

Zone 2D – Corridor development

Zone 2D is applicable to the four sites zoned for corridor development along major national roads servicing the district as follows:

- i. Agro- Tourism Corridor – this corridor involves an offset of 1km from Mbembesvane river to Sebakwe Training Centre on side opposite Sebakwe River along the Kwekwe -Mvuma.
- ii. Transport Economic Corridor- this corridor includes an offset of 500m on both sides of the Kwekwe- Silobela road from Tiger Reef junction to Gweru River.
- iii. Transport Economic Corridor – Kadoma Chemagora road. The defined corridor is within an offset of 500m on both sides of the road.
- iv. Kwekwe – Gweru – Economic Corridor – This corridor involves an offset of 500m on both sides of the Kwekwe Gweru road.

Permit landuses within the defined economic corridors are service stations, curio shops, kiosks, truck stops, farm produce shops and lodges. No residential properties to be built within the corridor zones.

Zone L2 – Home Industry

This zone to accommodate SMEs for artisanal work for youths and women. Permitted landuses are furniture woodwork, plumbing, building materials, brick laying, glazing, vehicle spares, irrigation merchandise, boreholes spares, solar equipment, vehicle repairs workshops, carpentry, mining equipment/chemicals merchandise. No service stations or LP gas to be located in this zone.

3.13. Smart City Development

Policies

- a) Council should embrace modernisation using advanced technology and data to improve the quality of life of its citizens to enhance sustainability.
- b) Council should promote the development of a smart city within the district to take advantage of availability of vast tracts of undeveloped land as well as shortage of land in Kwekwe and Redcliff.
- c) The proposed Ber-Pig Iron and Steel Plant at Newlands Farm in Ward 3 should be complimented by the development of a new smart city to serve as an administrative and residential zone for the industrial plant in line with modern smart developments where industrial sites are separated from residential settlements for enhanced quality of life.

Proposals

- a) The Master Plan proposes the establishment of a new city to be driven by advanced smart technologies and data, utilising portions of Bemthree area as well portions of Vungu and Takawira districts. The selected site is geographically strategic in that it incorporates the geographic central point for Zimbabwe in terms of locations.
- b) Zibagwe RDC to contribute at least 35000Ha (75%) for the development of the smart city the bulk of it from Bemthree area.
- c) The smart city to service the infrastructural spatial interests of the proposed Ber-Pig Iron and Steel Industrial Plant, Mineral Processing Plant, ACF Mining in the Great Dyke, as well as Agrofarmers in Wards 1,2 and 3 in line with the objectives of this master plan.
- d) The New Smart City to be self-sufficient and have its own dedicated bulk infrastructure provisions as follows:
 - i. Smart water management systems which rely on technology to optimise water distribution utilizing Mbembeswane dam.
 - ii. Smart waste management systems which optimise waste collection and recycling utilising dedicated waste treatment plants.
 - iii. Public Wi-Fi and digital connectivity throughout the city
 - iv. Smart transportation systems that make use of intelligent systems such as intelligent traffic management and cameras.
 - v. No industrial activity, either production, manufacturing or processing should be conducted within the smart city.
 - vi. Smart agro- value chains and research hubs to be accommodated in the new city to promote the growth of technology driven agriculture in the district.
 - vii. Smart energy technologies from dedicated solar farms.
- e) The Master Plan recommends the preparation of a Local Development Plan for the proposed New Smart City.

3.14. Road Infrastructure and Transportation Issues

Policies

- a) Council should promote the development of an efficient and affordable road transportation system to provide socio-economic linkages to all areas of the district.
- b) There is need to continuously improve the district road network to enhance mobility and accessibility of healthcare, educational, food and employment services. Bad road networks in the district are increasing the cost of mobility and reducing access to key socio-economic services.
- c) The Department of Roads is encouraged to prioritise the rehabilitation and construction of major tertiary state roads which provide vital linkages between the district and cities as well as its hinterland. Priority roads are Kwekwe-Mvuma road, Kwekwe -Nkayi- Lupane road, and Chemagora-Empress-Kadoma Road which connect the district to regional economic logistics hubs. Lack of maintenance and rehabilitation on these roads is retarding growth and investment in the district. The planned upgrading of Zhombe, Crossroads, Sebakwe and Columbina/Empress is anchored by the trafficability of these 4 major tertiary roads.
- d) RIDA should improve the condition of rural primary and secondary roads under their jurisdiction to enhance the movement of people, goods and services within the district to generate local economic growth. There are 597 km of road network under RIDA in the district. The following rural primary roads have been identified as priority roads to improve mobility within the district:
- e) Council should enhance construction and maintenance of roads where it is the authority to improve accessibility and mobility at village level. There are 1195.7km of road network under ZRDC.
- f) There is need to improve and provide access to villages, resettlement areas, irrigation schemes, and mining areas which are the key economic drivers in the district. The road network should be expanded to include new roads, while existing roads should be kept trafficable.
- g) Council should prioritize upgrading access roads and provide drainage at Zhombe, Crossroads and Columbina growth centres and townships to promote safety, improve mobility and trafficability.
- h) Council should prioritize procurement of skilled manpower, plant and equipment to improve capacity to timeously undertake road and bridges upgrades and construction in all areas of the district.

Proposals

- a) Provision has been made for the development of new roads to service resettlement areas 1,2,3,5, 26,30,31 and 33 in order to enhance mobility, improve access to inputs, mines and markets for A1 and A2 model farms dominant in these wards thereby driving economic development.

- b) Provision has been made for the development of township roads through a defined road hierarchy to guide mobility and enhance order and aesthetics at each of the 3 growth centres namely Zhombe, Crossroads and Columbina. The defined road hierarchy includes:
- 20m major local distributor roads
 - 15m primary distributor roads,
 - 10m access roads.
- c) Provision has been made for new secondary rural roads to improve access to villages to within 2km. Current access to most villages is within 4-10km from rural primary roads. Priority should be given to Villagized resettlement areas.
- d) In order to improve access to communal irrigation schemes, mining concerns, health centres, and educational centres (key mobility drivers), an inventory of priority roads to be developed and upgraded has been provided with indicative costs.
- e) In order to improve safety on the district roads, it is proposed that Council, RIDA and the Department of Roads should install road signage harmonised to SATC standards. There is no signage on most of the roads in the district and this endangers the motoring public and villagers.
- f) Provision has been made for the construction of three bus terminals at Zhombe, Crossroads, and Columbina as part of enhancing public transportation.

3.15. Telecommunication Infrastructure

Policies

- a) Council should partner with the private sector to promote the extensive use of ICTs to drive modernisation in the district. The growth and development of ICTs in Zibagwe is dependent on Council's adoption of ICTs in its administrative and management systems.
- b) Provision should be made for the establishment of high-speed internet areas in the district to promote growth of smart rural communities and urban growth centres which rely on the extensive use of the big internet data to promote smart economic transactions.
- c) Council should encourage the wide use of smart technologies to drive the district's economy in mining, agriculture, and SMEs development. The wide use of the internet to transact minimises demand travel reducing pressure on the roads.
- d) There is need for telecommunication service providers namely Econet, Liquid and Netone to step up connectivity in Wards 1,2,3,4,26,30,31, and 33. Basic network reception in these wards is still at 2G which has low connectivity. These Wards are the economic hubs of the district hence the need to enhance connectivity. Wards 1 and 2 have a wildlife conservancy which is risky in terms of low connectivity in case of emergencies.

- e) Council should partner with the private sector to enhance connectivity in schools to enable the transition from monologue driven education to analogue education through provision of smart education which relies heavily on the internet and use of smart gadgets such as laptops.
- f) Council should promote connectivity at health centres and hospitals to enable provision of integrated smart health technologies which rely on high-speed internet data.

Proposals

- a) Network service providers should upgrade and install additional data transmission centres (base centres) in order to improve connectivity and access to internet services in the district. All the 33 Wards require comprehensive upgrading to provide access to e-markets, research and business transactions.
- b) There is need to increase connectivity in schools under Zibagwe district. Currently only ten schools out of a total of 150 schools are using unreliable service providers. Council should promote connectivity in all the schools in the district for the duration of this master plan. ZRDC should take advantage of the licensing of satellite-based internet in Zimbabwe to increase low-cost internet connectivity in schools and hospitals
- c) Provision has been made for the establishment of highspeed internet data centres at the three urban growth centre nodes to promote the growth of smart townships and business centres.
- d) Provision has been made for the establishment of high-speed internet services at 15 new health centres clinics to enable provision of smart E-health services.

3.16. Tourism Development Issues

Policies

- a) Council should promote the development of ecotourism and wildlife tourism as key drivers for economic growth alongside mining and agriculture in the district.
- b) The presence of Sebakwe Dam and Midlands Black Rhino Conservancy in Ward 1 and 2 presents opportunities for regional and international tourism which should be enhanced through provision of requisite eco-tourism infrastructure. Ward two should be developed as a tourism economic hub for Zibagwe district and the Midlands Province
- c) There is need to balance wildlife conservation with the need to improve livelihoods within the Midlands Black Rhino Conservancy area particularly Ward 1 and 2. This includes promoting co-existence between the conservancy and commercial farms and communities obtaining in Ward 1 and 2

- d) Council in partnership with Zimparks and the conservancy operators should strengthen the capacity of local communities (farmers) to mitigate human-wildlife conflict (HWC) for improved livelihoods and wildlife conservation. Consideration should be made for collaborative management of the conservancy. Livestock -wildlife integration should be encouraged through silvopasture and conservation grazing practices that combine livestock rearing with wildlife conservation.
- e) In order to mitigate human-wildlife conflict mitigation, provision should be made for the compensation of livestock loss to farmers affected by wildlife preying within farming plots and farms.
- f) There is need to expand and modernise hospitality facilities at Sebakwe Training Centre, Sebakwe Recreation Park and Midlands Black Rhino Conservancy to improve destination attractiveness and visibility.
- g) Council should facilitate the development of ecotourism opportunities in Ward 8 at Mabura curve site.
- h) Council should enhance capacity to utilise its quota allocation in wildlife within the conservation to generate revenue for re-investment in Ward 1,2 and 3 which bear the footprint of wildlife.

Proposals

- a) Proposal is made for the establishment of a state-of-the-art hospitality facility (hotel), Shopping centre (Mall), service station, food court, community trade center (arts centre and marketplace), Medical Centre, conservation education and research centre, and Sporting facilities at the 37-hectare plot currently housing the Sebakwe Education Centre in ward 2. This is meant to improve attractiveness of the Sebakwe corridor as a tourist and agricultural destination.
- b) Provision is made for the establishment of modern recreation and entertainment facilities at Sebakwe Recreation Park and within the Midlands Black Rhino Conservancy area as part of developing and resuscitating the tourism corridor. ZRDC, Conservancy operators and Zimbabwe National Parks to upgrade their structures accordingly.
- c) In order to increase frequency of tourist visitation, provision has been made for the establishment of an Agro-Tourism Economic Development corridor along the Kwekwe – Mvuma road within a radius of 1000m on both sides of the road in Ward 2. This is to promote the growth of recreation and entertainment centres as well agro-value chains as a way of improving livelihoods.
- d) A proposal is made for the establishment of an Ecopark utilising 500 hectares Newlands farm in Ward 3 along the Kwekwe – Nkayi – Silobela road (transport corridor) to support the growth of a green industrial park.

- e) In order to extend tourism growth in the district, provision has been made for the development of Mabura curve as a new tourist resort site in Ward 6.
- f) Proposal is made of the construction of tourism hospitality structures namely lodges and recreational facilities at Richville farm to modernise the existing leisure centre for growing the tourism sector.
- g) In order to maintain the ecological footprint of the Midlands Black Rhino Conservancy and to enhance wildlife protection the following proposals have been made:
 - i. Permitted minimum farm sizes within the conservancy should be within 500hectares. This is to accommodate both wildlife conservancy and agricultural use on each farm.
 - ii. Cropping should not exceed 50% of the total farm size. The soils in the area defined as the conservancy are heavily leached and mineralised to support cost effective cropping.
 - iii. Cropping agriculture in the conservancy at distances 7km upstream of Sebakwe river in Moreena, Chinyika, Dunlop, Pavlova and Muzuri ranches is not sustainable due to scarcity of both surface and underground water sources. Cropping in these areas should be restricted in favour of integrated Cattle – Livestock ranching which is compatible with the existing use.
 - iv. Irrigation agriculture in Chomgai and Mahamara areas which are located upstream of Sebakwe dam/river is prohibited when using water from Sebakwe river (upstream) and direct abstraction from Sebakwe dam. Permitted cropping agriculture is through borehole irrigation, water extraction downstream of Sebakwe dam and natural rainfall.
 - v. Construction of farmhouses and ancillary buildings within the conservancy areas should be done with ZRDC approval. All settlements/ properties to be built along major road networks not at the centre of farms to preserve animal corridors.
 - vi. Irrigation cropping agriculture is freely permitted for farms located in Twinsprings, Bournysted, Bemthree, Eastrange and portions of Dunlop Ranches, Pittscoat. ZINWA to determine the limits of number of centre pivots per farm to ensure sustainable water allocation to all farms in Wards 1 and 2.
 - vii. The existing from pipeline from Mbembeswane dam should be revived to restore supplies of irrigation water to Benholm A1, Standspruit, Enzamdale farm models as a way of expanding the agricultural greenbelt and improving livelihoods in Ward.
 - viii. Cropping land fields should be fenced prior to production to minimise wildlife conflicts. No crop cultivation should be allowed on unfenced fields.

3.17. Agriculture and Irrigation Issues

Policies

- a) Council should partner with the AGRITEX, private sector and relevant agricultural authorities to enhance food security in the district to counter climate change. Provision of irrigable land, inputs, mechanisation, and environmental conservation practices are key factors to enhance agricultural productivity in Zibagwe.
- b) There is need to improve mechanisation and conservation farming in communal wards/areas Zhombe, Silobela and Empress and in commercial resettlement farm area/wards 1,2,3,5,26,30,31, and 33 in the district to improve yields per hectare.
- c) In order to counter the Elni- Nino drought induced effects, there is need to expand/increase irrigation capacity in the district in both communal and resettlement areas.
- d) In view of subdued rainfall patterns due to the arid conditions naturally domiciled in the district there is need to preserve existing water bodies as well building new water infrastructure, and harvesting water from flooded mine shafts to improve water quantity and allocation for irrigation.
- e) Most of the existing irrigation schemes at Exchange, Ngondoma, Senkwasi, Mayorca and Wozoli in communal areas are operating below capacity resulting in low productivity. There is need to address operational challenges in these irrigation schemes to improve pumping, storage, and irrigation capacity.
- f) In order to enhance food security and crop variety there is need to expand irrigation capacity in communal areas by opening new smallholder irrigation schemes.
- g) Council and ZINWA should step up water allocation to A1 and A2 commercial farms in the resettlement wards 1,2,3,5,26,30,31 and 33 in order to revive existing irrigation networks and develop new irrigation infrastructure to increase productivity.
- h) Council and AGRITEX should continue to provide for the growing of the district beef and dairy herd through value chains, preservation of grazing land and provision of diptank infrastructure.
- i) Council and AGRITEX should prioritise provision of fencing at shared provincial boundaries to mitigate the livestock straying and outbreaks.

Proposals

- a) In view of the need to enhance food security and mitigate climate change and subdued yields in communal farming areas, provision

has been made for the development of new irrigation schemes in communal areas. Proposed sites and hectarage for new irrigation schemes are outlined in table below 11

- b) Provision has been made for increasing water allocation to irrigation schemes by harnessing runoff water to create new water sources to be constructed as dams and weirs. Proposed sites for new water irrigation dams are outlined in table below 11

Table: Proposed New Irrigation and Dams Sites

Table 12: PROPOSED IRRIGATION AND DAM SITES

Ward	Existing/Proposed Dam/Weir Site	Existing/Targeted Irrigation Size	Target Group
1	Dam 13-Malvern side Melsonia, Bonsted, village 2,8 &9	100 Ha to A1 model farms	Resettlement
2	Mbembesvani River – proposed Weir	Canal/pump Irrigation to A1 and A2 Farms in	Resettlement
5	Mayorca Irrigation Dam – needs scooping Sebakwe River- Weir	Existing irrigation 76 Ha 100Ha New irrigation scheme for villagized A1 farmers utilising Sebakwe river	Resettlement Resettlement
7	Ngondoma Dam- partially silted needs scooping	Existing irrigation 54.4Ha Proposed expansion 34Ha	Communal Empress
8	Totororo Dam – needs scooping	20 Ha existing irrigation needs rehabilitation	Communal Empress
9	Senkwasi Dam – partially silted needs scooping	Existing irrigation 19.5Ha Proposed expansion - 50 Ha	Communal Zhombe
10	Confluence of Somalala and Somkhaya rivers – New Weir Somalala Dam – needs scooping Use Flooded mine shaft at Gwizo Mine as an alternative	35 Ha – New irrigation scheme Existing Somalala Irrigation-25Ha New Irrigation at ZETO 15 Ha	Communal Zhombe

11 & 14	Zhombe river Weir before Zhombe Bridge	New Irrigation -35Ha	Zhombe
12 & 16	Ngondoma- Deweni New Weir	65 Ha – New irrigation scheme	Communal Zhombe A2 Gokwe South
13	Mavule dam Somayaya dam/Sabata Somthanyelo dam Makobonzori dam	70 Ha– New irrigation scheme Nutritional gardens	Communal Zhombe
14	Mabuya dam Maqenda dam	50 Ha– New irrigation scheme	Communal Silobela
15,18,20	Gweru River Weir at the boundary of Wards 15, 18 and 20	Small holder irrigation Scheme 15Ha in Ward 20, Nutritional gardens Ward 18 and 15	Communal Silobela
19	Exchange Dam	Existing 168.8ha Proposed expansion 200ha	Communal Silobela
20	Maboleni dam Somana Dam (all dams need scooping)	20 Ha – New irrigation scheme	Communal Silobela
22	Gweru river weir needs scooping and rehabilitation	Wozoli Irrigation existing 8.2 Ha Proposed expansion – 50 Ha	Communal Silobela
24	Vungu Dam – under construction	50 Ha – new irrigation	Communal Silobela
25	Vungu Dam – under construction	Ntobe irrigation (under construction)	Communal Silobela
27	Mkayeni dam – needs scooping	20 Ha small holder irrigation	Communal Silobela
28	Makaronga Shumba dam Makwiwa dam Matshona dam Sinyelo dam	100 Ha small holder irrigation	Communal Silobela
29	Donsa Dam Gweru River -Weir	20ha Small holder irrigation 30Ha Small Holder Irrigation - New	Communal Silobela
30	Mbembeswane dam is partially silted. Amatava dam is silted. Forestville dam which is silted, requires scooping	Igogo Irrigation Existing 84 Ha Riverside Irrigation	Resettlement

		Proposed irrigation expansion 2500Ha to A1 and A2 farms	
31	Munyati – Existing Weir Proposed Sebakwe - Canal/pipeline	A1 and A2 farmers 1500Ha	Resettlement
32	Donjane Dam – needs scoping Sesombi Dam – needs scoping	Nutritional Garden Irrigation	Communal
32 and 5	Weir – at confluence of Zhombe and Munyati Rivers at the boundary of wards 32 and 5	Communal Irrigation	Communal
5 & 33	New Weir at Munyati - Sebakwe rivers confluence Dutchman’s pool – Munyati Canal - proposed 3 diversion routes.	Canals to serve A1 and A2 farmers –2000 Ha Existing 20 Ha Marivale irrigation	Resettlement
Ward 10 & 11	Commercial Boreholes (high water table zone)	Zororo Irrigation 50 Ha	Zhombe Communal
Ward 13	Commercial Boreholes (high water table zone)	Siyaphambili Irrigation 40 Ha	Zhombe Communal

- c) As part of further climate proofing measures, proposal has been made for the establishment of new small-holder irrigation schemes at Zororo, Siyaphambili, Somerset and Moyorca utilising the presence of high-water table in these areas. High yield solar-powered commercial boreholes are to be provided shall be used as the major water source. Further hydrological tests should be done to determine actual yield per site.
- d) To ensure the preservation, conservation and protection of irrigation water bodies, it is proposed that all such dams/weirs be designated as ecologically sensitive areas. Provision has been made for the creation of 750m green buffer zones around major irrigation dams, namely Exchange dam, Ngondoma dam, Somalala, Mayorca, Mabuya, Mabhidli, Totororo, Mvuramachena and Igogo.
- e) In view of the shutting down of Munyati power station, provision has been made for the establishment of multiple diversion routes along

the Dutchman's pool- Munyati Canal to provide vital irrigation water to A1 and A2 farmers in Wards 31 and 33.

- f) Provision has been made for addressing livelihoods needs in the Midlands Black Rhino Conservancy wildlife area through proposal for the establishment of a 5km agricultural greenbelt in Ward 2 utilising Mbembeswane and Sebakwe rivers respectively. New water canals and pipelines to be constructed to provide irrigation water to A1 and A2 model farm within the 5km radius from Mbembeswane and Sebakwe rivers.
- g) Provision been made for the need to encourage co-existence of wildlife conservation and commercial farming within the Midlands Black Rhino Conservancy by drawing commercial farm and conservancy boundaries and defining animal corridors.
- h) To preserve pastures and reduce incidences of settlement encroachment into pastoral sections, provision has been made for the zoning of exclusive sites for grazing land. Consideration should be made for fencing and paddocking to demarcate boundaries and control grazing.
- i) Provision has been for the establishment of 10 new dip tanks in ward 1,2,3,4 and 5 to mitigate the spread of tickborne disease and maintain a healthy livestock heard.

3.18. Mining Issues

Policies

- a) Zibagwe district is rich in mineral deposits which should be exploited for growing the local economy and driving industrial growth in the district. Major minerals occurrences include chrome in Ward 2, Lithium in Ward 4, Copper, and Nickel in Ward 6 and 7, Iron and Limestone in Wards 3 and 4, Basement minerals in Wards 1,2,31 and 33, and gold deposits in Silobela, Zhombe, Empress and the Sherwood block. There is need to promote investment in the diverse mineral portfolio in the district. Gold mining currently dominates the mining sector.
- b) There is need to match the growth in mining concerns with growth in the socio-economic aspects of the district's population. Gains in mining are not translating to improvement in the lifestyles of the population and revenue for Zibagwe RDC. Council in partnership with mining concerns should address issues of poverty, gainful employment, and reinvestment into the district to grow the local economy.
- c) Council should make provision for value chains and beneficiation in mining by introducing mineral processing zones, and industrial parks to increase the economic benefit from minerals. Value chain facilities

enhance productivity, create employment, and reduce leakages in minerals.

- d) To grow the output in gold, Council should partner with the private sector in the provision of technical support to Small Scale Miners in the form of training, assaying, loans and equipment hiring. Capacitating Small Scale Miners is key to improving utilization of claim facilities. There are over 109 registered claims for small scale gold miners which are under performing. Capacity utilization at these claims is at below 10%.
- e) Council should pursue spatial linkages with large scale mining concerns in the district as way of enhancing infrastructure provision, promote inclusive growth and continuity of functional settlements beyond the lifespan of mining firms.
- f) Council is encouraged to improve internal capacity to enhance efficiency and effectiveness in collecting levies from mining concerns as this forms a major revenue stream. Lack of capacity and transparency in enforcing levy payments in gold mining entities is resulting in significant leakages in revenue thereby reducing capacity to fund budgets.
- g) There is need to consolidate the Council tax regime on mining to remove suspicions of double taxing. The current split arrangement between land tax and land development should be consolidated in the Council revenue accounts to reflect one tax.
- h) In view of the unprecedented pollution resulting from discharge of mining effluent into water bodies, uncontrolled use of mercury by artisanal miners, and siltation of water bodies, provision should be made for increased monitoring and evaluation of mining activities as provided through Council, ZRP, and EMA. Council is encouraged to enhance capacity to monitor and enforce environmental laws on mining.
- i) Provision should be made for the regularisation of artisanal mining as a core livelihood activity in the district. Council is encouraged to partner with the private sector and government departments and agencies in providing VTC centres as a way of capacitating artisanal miners and imparting technical business skills through training. This training to the youths will enhance responsible mining and preservation of the environment and infrastructure.
- j) Council in partnership with the Ministry of Mines should pursue the formalisation of artisanal miners through licensing and permitting system to increase economic benefits, health and safety, environmental protection and monitoring and evaluation of this sector.
- k) Provision should be made for the restriction of strip and alluvial mining inside rivers, dams, and tributaries to stem environmental degradation

and degradation of ecologically and economically sensitive infrastructure.

Proposals

- a) In view of the need to grow the local economy using mining-based industrialisation, value chains and beneficiation, provision has been made for the establishment of a Ber -Pig Iron and Steel Plant, utilising 250 hectares of the 1800-hectare Newlands Farm in Ward 3.
- b) Mineral beneficiation and value chains to drive modernisation and the development of a local modern mining economy, a proposal has been made for the establishment of a Mineral Processing Plant utilising 700 hectares of farmland adjacent to Newlands Farm.
- c) In order to enhance infrastructure provision at major growth centres through mining, it is proposed that Council should play a lead role in determining sites and landuse allocation for mining ancillary infrastructure. Jena mines real estate and civil infrastructural needs be tailor be linked to Crossroads RSC, Africa Chrome Resources infrastructural provision in Ward 2 be twinned with development of Sebakwe/ Bobswift RCS, Indarama Mines infrastructural development should be twinned with the growth and development of the newly established Sherwood RSC in Ward 31, Commoner mine's ancillary civil infrastructure should be twinned to the growth of Columbina RSC.
- d) Proposal has been made for the provision of VTC centres at in mining wards to facilitate training of artisanal miners, regularisation, and formalisation.
- e) To protect major rivers and dams as ecological sensitive areas from pollution and siltation, provision has been made for the creation of 750m buffer zones at major dams and 500m at major rivers.

3.19. Housing Development Issues

Policies

- a. Council should encourage provision of decent, affordable, and durable rural housing to improve quality and spatial location of settlements in the district.
- b. The current communal tenure system only permits limited investment in rural housing due to its insecure nature. Council should lobby for the granting of secure tenure rights to plot holders in communal areas like the permit and leasehold tenure system in resettlement wards.
- c. Council should encourage the growth and development of robust rural housing which is resilient to extreme natural weather phenomena namely floods, earthquakes and heatwaves.

- d. There is need to promote the use of modern technology and expertise in rural housing development and construction to enhance liveability and real estate value. The use of pole and dagga building material should be retired in favour of brick-and-mortar structures.
- e. Council should regulate housing construction activities in both communal/resettlement areas and at urban growth centres by extending building inspectorate and development control services communal areas to ensure compliance with model building by-laws and building standards. This entails regulating the use of appropriate materials and standardised construction methods to bring about structurally integral houses.
- f. The use of fossil fuel bricks (farm bricks), pole and dagga as building materials should be disbanded in the district to encourage the use of greener, cost-effective construction technology and materials.
- g. Council should partner with EMA for zoning of areas suitable for use as borrow pits for pit sand and river sand extraction in areas where these are not readily available to mitigate environmental degradation.

Proposals

- a. To improve housing quality in Zibagwe district, provision is made for approval of building plans by ZRDC for all developments involving the construction of a dwelling unit exceeding three bedrooms in both communal and growth centre areas.
- b. Council should encourage the development of north facing roofs on all buildings in order to enhance maximum access to solar energy.
- c. Council to extend building inspectorate services to communal areas to enhance supervision and compliance with Model Building by-laws. Building inspectors to be placed at RSCs and DSC at ward level to reduce distance and encourage compliance.
- d. Council to partner with the private sector to step up CAD/building plan design training services to the youths at ward level to enhance local skills and improve access to expertise in house/building plans and ancillary buildings.
- e. Provision has been made for the setting up of sand brick moulding concerns within the zoned light industrial sites, utilising silted water bodies to enhance availability and supply of locally compliant bricks and building technology in communal wards in the district.
- f. Provision has been made for the creation of non-agricultural employment opportunities for the youth and young people through production of building material for sale, construction of houses, septic tanks, new schools and health centres.
- g. Council to partner with the private sector to promote basic training of villagers/youth as local builders and artisans to improve construction

methods and application of locally produces low-cost building materials at ward level in Zibagwe district.

- h. Council to partner with private sector to secure credit lines for trained youths/villagers to set up SMEs businesses in building material production and sale particularly bricks, pavers, trusses, door and window frames at ward level.
- i. Zoning of residential areas at urban growth centres for SMEs to encourage growth of SMEs in the district particularly at Zhombe, Colombina and Crossroads.

3.20. Finance and Administration

Policies

The Master Plan requires Council to achieve financial self-sufficiency in line with Government policy on devolution and decentralisation which mandates Local Planning Authorities and RDCs to explore alternative sources for revenue generation. Emphasis is on the need for Council to achieve self-sufficiency utilizing local economies. Embracing Structural economic transformation through value chain additions in agriculture, tourism and mining should result in new revenue streams to finance the implementation of the Master Plan.

Proposals

- a) All capital-intensive projects in the district should be handled through council to ensure a surplus situation which can be reinvested elsewhere. The proposed Iron and Steel Plant, Industrial Park and New City should be handled through Council to enhance spatial linkages and revenue streams.
- b) Council to establish sub committees to investigate mining development concerns in the district with the view to enhance internal capacity to enforce compliance with levy payments and environmental laws which should result in improved revenue streams for reinvestment. The subcommittee to establish strategies for creating infrastructural spatial linkages and establish a district mining database.
- c) Council should establish sub committees to investigate A1 and A2 farm models, irrigation farmers' compliance with levy payments. The Master Plan Study observed that most farmers are not complying with levy payments hence the need to engage on a mutual basis to unlock revenue.
- d) Council to set up a sub committee to investigate tourism and wildlife conservancy in the Midlands Black Rhino Conservancy with the view to enhance Council's involvement in wildlife conservation and investment in hospitality and recreation infrastructure to unlock revenue streams.
- e) Council Finance committee should consider reviewing upwards the cost of peri-urban land around Kwekwe City and Redcliff town to enhance revenue streams.

Land developments with the peri-urban zones should cost more than land at RSCs.

- f) Council to enforce requirements for plan approval and building inspectorate at a fee for housing developments in communal wards to unlock revenue.
- g) Guidelines will be set out for the control of development at the DSC and RSCs residential, commercial and light/heavy industrial sectors. Appendix 3 outlines the development control guidelines.
- h) Council should establish a subcommittee to initiate and promote the setting up of SME businesses at the Home Industries and Light Industrial sites provided for in the Master Plan. The use of incentives and tax holidays can be considered to attract investment across the district. The subcommittee to consider establishing forward and backward linkages with mining and financial entities for credit lines to SMEs.
- i) Council should use the Master Plan proposals and estimate of costs for infrastructural projects to prepare the Council's annual budget plans for the duration of the Master Plan considering the need to generate at least 70% of budget funds from all internal revenue streams for Council.

The cost of implementing the Master Plan cannot be easily determined due to qualitative nature of certain proposals. The bulk of the costs for the Master Plan implementation will be incurred in the land development and construction of bulk infrastructure namely water treatment plants, sewer treatment ponds, major rural primary roads, roads servicing urban growth centres nodes, cemetery, health centres, schools, and dumpsites and solar boreholes, servicing of stands and commercial centres.

3.21. Infrastructure Master Plan – Cost Computations

3.21.1. Bulk Infrastructure Provision

Table 13: BULK INFRASTRUCTURE PROVISION COST SCHEDULE

Water Treatment Plant and Sewer Ponds – Provisional Cost Schedule

Area	Total No. of Stands	Reservoir		Water Treatment Plant		Sewer Ponds		Cost Estimates
		Capacity (m ³) (2 day demand)	Cost (USD)	Capacity (m ³ /hr)	Cost (USD)	Capacity (m ³ /hr)	Cost (USD)	
Zhombe	2400 residential	6500	2,860,000	221	880,400	284	2,764,000	5,624,000
	300 commercial							
Crossroads	1500 residential	4500	1,980,000	146	586,900	189	1,711,000	3,691,000
	300 commercial							
Columbina	2000 residential	5500	2,420,000	188	749,900	242	2,275,000	4,695,000
	300 commercial							
								14,010,000

BULK INFRASTRUCTURE IMPLEMENTATION TIMELINES

Description	Land Budget	Capacity	Location	Unit Cost-USD	Priority Level
Landfill site x 3	5Ha 5Ha 5Ha		Zhombe, Crossroads, Columbina		Year 5
Cemetery	5Ha 5Ha 5Ha	Proposed Proposed Upgrading	Zhombe, Crossroads, Columbina	TBA	Year 5 Year 5 Year 10
Solar Powered Borehole with commercial yield and installation – 100m depth class 9/10 casing	90m Head and 10000litre tank and stand	2Horse Power-communal use	Communal Wards 1: 100	5300	Year 3
Bus Terminus			Zhombe, Crossroads, Columbina		Year 5
Abattoir			Zhombe, Crossroads, Columbina		Year 5
Water Treatment Plants and Reservoirs			Zhombe, Crossroads, Columbina		Year 10 Year 5 Year 5
Sewer Treatment Ponds			Zhombe, Crossroads, Columbina		Year 10 Year 5 Year 5
Public Street Lighting			Zhombe, Crossroads, Columbina		Year 3 Year 3 Year 3

3.21.2. Public Street Lighting – Specifications and Cost Schedule

Table 14: PUBLIC STREET LIGHTING SPECIFICATIONS AND COST SCHEDULE

Item	Description	Unit	Qty	Rate US\$	Total US\$
	The pole shall be continuously tapered and of circular cross-section.				
	Design and construction to SABS 0255-1991. All tubing to SABS 657 – grade 250 Mpa. Unlimited tensile strength 450 Mpa.				
	Fabrication of poles to SABS 0214-1987. Design fabrication and inspection on articles for: Hot dip galvanizing to SABS 763.				
	The pole shall sustain, in addition to other loads, a maximum wind loading of 3 seconds gust wind at not less than 120 km/h on the exposed surface of the complete lighting installation. The maximum permissible deflection at the top of the poles shall not exceed one fortieth (1/40) of the height of the pole. The weight of the lantern that will be mounted is 20 kg with a vertical projected area of 0.33 m ²				
	The size and length of open –ended spigot required on the end shall be 76mm O.D. x 100 mm.				
A	Pole Top mounting Adaptor				
	12.5m Pole as specified above, completely planted 1.5m deep, pole top 11 m above ground level with 400x400x4 mm baseplate.				
	SINGLE SIDE MOUNTING ADAPTOR, HDG, - 15° Degree upward inclination, 1500mm long and 42mm OD outreach, adaptor to be fitted over the pole - open ended spigot adaptor shall be 76mm OD, 100mm high, -TYPE SL1				
	12.5m Pole as specified above, completely planted 1.5m deep, pole top 11 m above ground level with 400x400x4 mm baseplate.	no	1	800.00	800.00
B	DOUBLE SIDE ENTRY MOUNTING ADAPTOR, HDG, 180° / opposite side facing - 15° Degree upward inclination, 1500mm long and 42mm OD outreach, adaptor to be fitted to the pole - open ended spigot adaptor shall be 76mm	no	1	900.00	900.00

	OD, 100mm high. 1 - TYPE SL2				
	12.5m Pole as specified above, completely planted 1.5m deep, pole top 11 m above ground level with 400x400x4 mm baseplate.				
C	ILM-LED-20/40/30-SOPT IP 55				
	Driver 100-240/277VAC 10 KV Certifications:CE BIS CB, SAA TUV RoSH ect. CCT:2700-6500K 3030 216pcs optical lens 140LM/W Total:28000LM /200W Light Distribution I-S, II-M,III- M,V Glass cover Dia casting Aluminum IP67,IK09 830*280*219mm 10 KA high quality Surge Protector Device photo sensor-with light sensor automatic light on and off	no	1	350.00	350.00
					0.00
D	16mm2 x4c pvc/pvc swa + 10mm2 BCEW	m	1	35.00	35.00
E	25mm2 x4c pvc/pvc swa + 16mm2 BCEW	m	1	45.00	45.00
					0.00
F	Control Board complete	no	1	1,800.00	1,800.00
					0.00
G	Excavations	m	TB	1.00	TBA
C	Pole Holes	no	1	20.00	20.00
D	ZESA CONNECTION				TBA

3.21.3. Schedule for Rehabilitation of major Irrigation dams and Weirs in Zibagwe District

Table 15: NEW IRRIGATION SCHEMES PRIORITY SCHEDULE

Ward	Existing/Proposed Dam/Weir Site	Scope of Works	Priority
1	Dam 13-Malvern side Melsonia, Bonsted, village 2,8 &9	Scooping of dams	Year 5
2	Mbembesvani River –	Proposed Weir -dam wall Canal/pump Irrigation to A1 and A2 Farms in	Year 5
5	Mayorca Irrigation Dam – needs scooping	Existing irrigation 76	Year 5

7	Ngondoma Dam- partially silted needs scooping	Existing irrigation 54.4Ha Proposed expansion 34Ha	Year 5
8	Totororo Dam – needs scooping	20 Ha existing irrigation needs rehabilitation	Year 5
9	Senkwasi Dam – partially silted needs scooping	Existing irrigation 19.5Ha Proposed expansion - 50 Ha	Year 5
10	Confluence of Somalala and Somkhaya rivers – New Weir	35 Ha – New irrigation scheme	Year 10
11& 14	Zhombe river Weir before Zhombe Bridge	Nutritional Garden	Year 5
12 & 16	Ngondoma- Deweni New Weir	65 Ha – New irrigation scheme	Year 5
13	Mavule dam Somayaya dam/Sabata Somthanyelo dam Makobonzori dam	70 Ha– New irrigation scheme Nutritional gardens	Year 5
14	Mabuya dam Maqenda dam	50 Ha– New irrigation scheme	Year 5
15,18,20	Gweru River Weir at the boundary of Wards 15,18 and 20	Small holder irrigation Scheme 15Ha in Ward 20, Nutritional gardens Ward 18 and 15	Year 10
19	Exchange Dam	Existing 168.8ha Proposed expansion 200ha	Year 10
20	Maboloni dam Somana Dam (all dams need scooping)	20 Ha – New irrigation scheme	Year 5
22	Gweru river weir needs scooping and rehabilitation	Wozoli Irrigation existing 8.2 Ha Proposed expansion – 50 Ha	Year 5
24	Vungu Dam – under construction	15 Ha – new irrigation	Year 10
25	Vungu Dam – under construction	Ntobe irrigation (under construction)	Year 10
27	Mkayeni dam – needs scooping	20 Ha small holder irrigation	Year 5
28	Makaronga Shumba dam Makwiwa dam Matshona dam	100 Ha small holder irrigation	Year 5

	Sinyelo dam		
29	Donsa Dam	20ha Small holder irrigation	Year 5
30	Mbembeswane dam is partially silted. Amatava dam is silted. Forestville dam which is silted, requires scooping	Igogo Irrigation Existing 84 Ha Proposed irrigation expansion 2500Ha to A1 and A2 farms	Year 10 Year 5 Year 5
31	Munyati – Existing Weir Proposed Sebakwe - Canal/pipeline	A1 and A2 farmers 1500Ha	Year 5
32	Donjane Dam – needs scooping	Nutritional Garden	Year 5
32 and 5	Weir – at confluence of Zhombe and Munyati Rivers at the boundary of wards 32 and 5	Communal Irrigation	Year 5
31 & 33	New Weir at Munyati - Sebakwe rivers confluence Dutchman’s pool – Munyati Canal - proposed 3 diversion routes.	Canals to serve A1 and A2 farmers –2000 Ha Existing 20 Ha Marivale irrigation	Year 10 Year 5
Ward 10 & 11	Commercial Boreholes (high water table zone)	Zororo Irrigation 50 Ha	Year 5
Ward 13	Commercial Boreholes (high water table zone)	Siyaphambili Irrigation 40 Ha	Year 5

3.21.4. Road Infrastructure Provision– Primary Rural Roads

Zibagwe RDC Primary Roads to be Upgraded and Rehabilitated to serve as key mobility routes by RIDA as the Road Authority. The cost schedule is based on 150mm gravel base with a compacted road width of 10m to improve trafficability of the roads.

Table 16: ROAD INFRASTRUCTURE PROVISION -RIDA PRIMARY RURAL ROADS COST SCHEDULE

Unit	Road Number	Road Name	Length (Km)	Cost Estimate USD\$
Unit 1 Donjane	C85102	Zhombe-Empress	13	2 600 000.00
	C85103	Somalala-Sidakeni	46	9 200 000.00
	C85104	Sidakeni-Samambwa	28	5 600 000.00
	C85109	Empress-Mabura	21	4 200 000.00
	C85111	Donjane-Sessombi	5	1 000 000.00
	C85211	Commonner-Masvosve	11	2 200 000.00
	Ra85101	Mayorca-Sessombi	35	7 000 000.00
				<u>31 800 000.00</u>
Unit 2 Zhombe	C85101	Zhombe-Lahleka	40	8 000 000.00
	C85102	Zhombe-Empress	20	4 000 000.00
	C85105	Zhombe-Gwengule	42	8 400 000.00
	C85106	Crossroads-Pytho-Ntingwe	7	1 400 000.00
	C85112	Stevenson Road	13	2 600 000.00
	C85209	Gomola-Runyararo	19	3 800 000.00
	C85301	Ntingwe-Runyararo	9	1 800 000.00
	C85302	Runyararo-Gwengule	7	1 400 000.00
Unit 3 Gweru River	C85101	Zhombe-Lahleka	50	10 000 000.00
	C85107	Python-Donsa	42	8 400 000.00
	C85110	Tshapewa-Ngalapi	5	1 000 000.00
	C85204	Kanye-Makoronga	25	5 000 000.00
	Ra85102	Somoza-Ngalapi	23	4 600 000.00
	Ra85103	Ntingwe-Somoza	24	4 800 000.00
				<u>33 800 000.00</u>
Unit 4. Bb	C85101	Zhombe-Lahleka	50	10 000 000.00
	C85106	Python-Ntingwe	22	4 400 000.00
	C85108	Do Me Good-Farm 54	9	1 800 000.00
	C85201	Corne Store- Carlson	24	4 800 000.00
	C85202	Silobela-Jackson	15	3 000 000.00
	Sa85101	Farm 54-Komera	5	1 000 000.00
				<u>25 000 000.00</u>
Grant Total			597km	<u>122 000 000.00</u>

Cost Schedule for rural secondary roads where ZRDC is the Road Authority

Table 17: COST SCHEDULE FOR ZRDC COUNCIL ROADS- REHABILITATION

Route No	Road Name	Road Class	Length (Km)	Ward / location	Estimated Cost for gravelling to <u>150mm</u>
22/02	Lorraine rd	Tertiary Access	9.5	2	US\$2,375,000.00
22/03	Old Steeworks rd	Tertiary Access	5.2	connect Kwekwe & Redcliff	US\$1,300,000.00
22/04	Sherwood Siding rd	Tertiary Access	3.4	31	US\$850,000.00
22/05	Gado Siding rd	Tertiary Access	2.1		US\$525,000.00
22/07	Bell Mine rd	Tertiary Access	4.1	4	US\$1,025,000.00
22/08	Sebakwe Poort Rd	Tertiary Access	2.2	2	US\$550,000.00
22/09	Broken Luck rd	Tertiary Access	23.3		US\$5,825,000.00
22/10	Sherwood rd	Tertiary Access	25.5	31	US\$6,375,000.00
22/11	Lindale rd	Tertiary Access	17.6	3	US\$4,400,000.00
22/12	Tiger Reef Rd	Tertiary Access	41.8	4	US\$10,450,000.00
22/13	Mopani Park rd	Tertiary Access	2.7	2	US\$675,000.00
22/14	Kwekwe FARMS RD	Tertiary Access	17.9	4	US\$4,475,000.00
22/15	Igogo rd	Tertiary Access	13.3	30	US\$3,325,000.00
22/16	East Claire rd	Tertiary Access	14.3		US\$3,575,000.00
22/17	Roslyn rd	Tertiary Access	4.8		US\$1,200,000.00
22/18	Cactus Poort rd	Tertiary Access	2.2		US\$550,000.00
22/19	Virginia Waters rd	Tertiary Access	5.2		US\$1,300,000.00
22/21	Shamwari rd	Tertiary Access	6.1	1	US\$1,525,000.00

22/22	veracity rd	Tertiary Access	9.7		US\$2,425,000.00
22/23	Solitaire rd	Secondary	16.3	30	US\$4,075,000.00
22/14	Ngezi rd	Tertiary Access	48.8	1	US\$12,200,000.00
22/25	Dunlop rd	Tertiary Access	19.2	1	US\$4,800,000.00
22/27	Dykes rd	Tertiary Access	15.9		US\$3,975,000.00
22/29	Stevenson rd	Tertiary Access	16.7	15	US\$4,175,000.00
22/30	Summerview rd	Tertiary Access	18.6	4	US\$4,650,000.00
22/31	Upsala rd	Tertiary Access	7.4	3	US\$1,850,000.00
22/37	Basildon rd	Tertiary Access	8	4	US\$2,000,000.00
22/38	Maryan rd	Tertiary Access	9		US\$2,250,000.00
22/39	Bridge water rd	Tertiary Access	8.8		US\$2,200,000.00
22/40	Link rd	Tertiary Access	1.1		US\$275,000.00
22/42	Hide Away rd	Tertiary Access	4.8	4	US\$1,200,000.00
22/43	Kutanga rd	Tertiary Access	3	2	US\$750,000.00
22/46	Marivale	Tertiary Access	8.6	1	US\$2,150,000.00
22/47	Rockvale rd	Tertiary Access	4.9	2	US\$1,225,000.00
22/53	Jenvill Park rd	Tertiary Access	9.1		US\$2,275,000.00
22/55	Rhino rd	Tertiary Access	4.9	2	US\$1,225,000.00
22/56	Bronfold rd	Tertiary Access	5.5		US\$1,375,000.00
22/59	The Craigs rd	Tertiary Access	1.9		US\$475,000.00
22/60	Virginia Waters Extension	Tertiary Access	3.9		US\$975,000.00
22/70	lynen rd	Tertiary Access	2.3		US\$575,000.00
22/71	Shamwari siding rd	Tertiary Access	1.6	31	US\$400,000.00
22/72	Beta Farm	Tertiary Access	0.3		US\$75,000.00
22/73	Milsonia rd		1.6	1	US\$400,000.00
22/74	Bon Accord rd		0.4	3	US\$100,000.00

22/75	Mlezu rd		3.2	30	US\$800,000.00
22/76	White Thorn rd		1.2		US\$300,000.00
22/77	louville rd		1.1		US\$275,000.00
22/57	Acacia rd		1		US\$250,000.00
9	Warwick rd		37.4		US\$9,350,000.00
11	Fyvie rd				US\$0.00
18	Montebello rd		12.5		US\$3,125,000.00
19	Ely rd		8.7		US\$2,175,000.00
34	Fort Ingwenya		10.9	3	US\$2,725,000.00
42	Lime Ridge rd		8.6		US\$2,150,000.00
43	Bon Accord rd		14.2	3	US\$3,550,000.00
44	Nettlehorn rd		1.8		US\$450,000.00
57	lannes rd		0.9	3	US\$225,000.00
88	Hunters rd		7.7	30	US\$1,925,000.00
111	Paris rd		1		US\$250,000.00
112	Liptzs rd		1.2		US\$300,000.00
119	Zzutphen rd		1.7	3	US\$425,000.00
881	Old Gokwe rd		13.7	4	US\$3,425,000.00
	Arda rd		9.6	17	US\$2,400,000.00
	Argyle rd		2.2	4	US\$550,000.00
	Bambanani Vungu rd		23.1	21	US\$5,775,000.00
	Bhude rd		0.9		US\$225,000.00
	Champeni rd		0.4	12	US\$100,000.00
	Dhlamoto rd		2.2		US\$550,000.00
	Donjani Turn off- Munyati rd		0.3	32	US\$75,000.00
	Donjane School rd		2.3	32	US\$575,000.00

	Dutchman's Pool rd		3		US\$750,000.00
	Exchange Clinic rd		0.3	19	US\$75,000.00
	Fafi rd		0.4	12	US\$100,000.00
	Gandi rd		18		US\$4,500,000.00
	Gwesela		1.3	10	US\$325,000.00
	Hahn rd		1.5		US\$375,000.00
	Kanda rd		3.3		US\$825,000.00
	Khabella rd		6		US\$1,500,000.00
	Kotamai Sc rd		16.8	5	US\$4,200,000.00
	Crome River rd		6		US\$1,500,000.00
	Longworth rd		1.5	30	US\$375,000.00
	Mabhidli rd		3.7		US\$925,000.00
	Magwizi rd		18	17	US\$4,500,000.00
	Malisa Clinic rd		1		US\$250,000.00
	Mangwarangwanda rd		1.5	6	US\$375,000.00
	Mavhule rd		7.6	12	US\$1,900,000.00
	Mawolokohle Sc rd		10	17	US\$2,500,000.00
	Mazebe Clinic rd		0.1	28	US\$25,000.00
	Mgandani Sc rd		0.4	13	US\$100,000.00
	Dambridge-Mpinda rd		17.6	25	US\$4,400,000.00
	Mutimutema Pry Sc rd		3.5	15	US\$875,000.00
	Ngondoma Irrigation rd		1.5	6	US\$375,000.00
	Nhengure School rd			16	US\$0.00
	Nkobogwe rd		0.4	17	US\$100,000.00
	Ntobe rd		3.6	25	US\$900,000.00
	Nyaradzo High Sc rd		2	8	US\$500,000.00

	Nyakwati Sc rd		0.5	28	US\$125,000.00
	St Paul Sc rd		5.1	9	US\$1,275,000.00
	Qhubekani rd		1		US\$250,000.00
	Donjane Sec Sc rd		9.7	32	US\$2,425,000.00
	Santa Maria Sc rd		14.8		US\$3,700,000.00
	Sengezi SC rd		4.3	9	US\$1,075,000.00
	Sengezi Sec Sc rd		5.7	9	US\$1,425,000.00
	Sibangani		0.3	27	US\$75,000.00
	Siyepambili rd		1.6	13	US\$400,000.00
	Somapanele Sec SC		4.2		US\$1,050,000.00
	St Teresa rd		1.2	13	US\$300,000.00
	Vulamatsena rd		6	12	US\$1,500,000.00
	Zibagwe sc rd				
	TOTAL ZRDC NETWORK		834.7km		US\$208,675,000.00

4.0. JUSTIFICATION OF PROPOSALS AND CONCLUSION

The Written Statement for Zibagwe RDC is premised on the need to improve rural livelihoods through sustainable utilisation of natural resource endowments to create local economies for accelerating rural industrialisation, value chains and modernisation. Three strategies have been selected to anchor development in the district in the next 15 years. The mixed development approach, the corridor development strategy and the infill development strategy shall be used interchangeably in applicable scenarios to address the Issues raised in the Study.

A set of 16 Goals were spelt out to enhance Council and other players' ability to comprehend the Master Plan's vision and galvanise ZRDC institutional capacity towards the implementation of the Master Plan objectives. Policies and Proposals have been designed to serve as guidelines to achieving the Master Plan goals and vision. The current national economic strategy (National Development Strategy - NDS1) and other various sectoral policies within which the Issues raised in the Study can be tackled is demonstrative of the need to achieve sound and desirable development that addresses gender, youth, health, educational, employment disparities over the next 15 years in Zibagwe District.

The mixed used development strategy which entails integration of land uses at one place will result in the development of compact smart towns where compatible services are grouped together. This strategy has some cost benefits in that it minimises sprawling at the urban growth centre nodes and business centres thereby reducing demand for bulk infrastructure provision.

The Infill development strategy was selected for use in containing sprawl in communal areas, to encourage reuse of fallow homes and fields to encourage effective land utilisation and compact communal development. The strategy will result in efficient utilisation of already developed areas, to keep villages within serviceable distances, reduce loss of landuse cover, forestry and grassland due to clearance, and to reduce settlement encroachments on grazing land.

The Corridor/Linear development strategy was selected on the basis that the settlement pattern in Zibagwe district is generally lineated along road and river corridors which make the district attractive for development

corridors because of its structure and form. Four distinct economic corridors were identified and proposed for Zibagwe district namely Kwekwe - Mvuma road, Kwekwe - Nkayi road, Kadoma -Chemagora road, Harare – Bulawayo Road and the Sebakwe river system corridor. The corridor strategy will be used to encourage investment in value chains and growth of business centres along key regional routes in the district to spur economic growth. The strategy is applicable in maintaining the current lineated settlement pattern in the district.

The Master Plan recognises the need to create climate proof and resilient communities in view of the recurrent of El Ninno induced droughts. In these regards proposals were made to galvanise existing water bodies from siltation by creating green buffer zones up to 700m. Investment priority has been directed at scooping of dams, construction of new dams and weirs to enhance quantity of water available for allocation for irrigation agriculture. To ensure food security in the district, the Master Plan proposes that priority be placed on rehabilitation and revival of existing irrigation schemes, modernisation of pumping supply mains, construction of new irrigation schemes, as well as enhancing irrigation capacity in resettlement areas.

The Master Plan recognises the need to create an efficient infrastructure system to achieve the desirable Goals and Objectives. Proposals have been made for the provision of new roads and rehabilitation of existing rural roads to enhance mobility, promote societal growth, and movement of goods and services in the district. To reinforce energy infrastructure, proposals were made for investment in smart energy through solar farms to feed into the national grid which will in turn supply power to the district’s industrial, institutional and domestic areas. Provision has been made for investment in socio-economic infrastructure namely health, education, churches, creches and home industries to improve rural livelihoods.

Modernisation of rural housing has been proposed as a key priority for the Master Plan. This entails provision of decent, affordable, and durable rural housing to improve quality and spatial location of settlements in the district. The Master Plan advocates for the review of the current communal tenure system to a permit or leasehold system to enhance investment in rural real estate.

The Master Plan pointed out that Zibagwe district is rich in mineral deposits which should be exploited for growing the local economy and driving

industrial growth. The Master Plan strongly advocates for the need to match the growth in mining concerns with growth in the socio-economic aspects of the district's population. To translate gains in mining to improvement in lifestyles of the population and revenue for Zibagwe RDC, proposals have been made for the creation of spatial linkages in infrastructural provision between Council and mining concerns.

The Master Plan promotes the development of tourism in the district through proposals for the Midlands Black Rhino Conservancy, Sebakwe Recreation Park and Mabura curve. Priority has been placed on provision of supportive hospitality and conservation infrastructure to improve destination attractiveness and visibility. This should widen Council's revenue base, create employment and enhance economic diversity.

To guide development at major growth centres, namely Zhombe DCS, Crossroads RSC and Columbina RSC, and a New Smart City in Ward 2 and 30, provision was made for the preparation of Statutory Local Development Plans. To maximise value from land sales, the Master Plan encourages Council to sale developed and serviced land for commercial and residential areas. Feasibility studies should be undertaken on all isolated applications for subdivision occurring outside the three urban growth centres, to ascertain compatibility and conformity with Master Plan policies and proposals.

To enhance financial performance and service delivery for Council, the Master proposes the setting up of subcommittees to explore tourism and wildlife conservancy opportunities in the Midlands Black Rhino Conservancy with the view to enhance Council's involvement in wildlife conservation and investment in hospitality and recreation infrastructure to unlock revenue streams, reviewing upwards the cost of peri-urban land around Kwekwe City and Redcliff town to enhance revenue streams, enforce requirements for plan approval and building inspectorate for housing developments in communal wards to unlock revenue, to initiate and promote the setting up of SME businesses at the Home Industries and Light Industrial sites provided for in the Master Plan, to consider establishing forward and backward linkages with mining and financial entities for credit lines to SMEs.

The Master Plan, being the first master plan for the district, has sought to foster an integrated holistic set of rural development and sustained

improvement of rural livelihoods in Zibagwe district. Finally, the Master Plan guides land use planning and development to transform the district towards a modern industrialised ICT driven rural economy in the next 15 years in line with Vision 2030 and National Development Strategy One (NDS1). Specifically, the following justifications and conclusions are made in key areas of the Master Plan:

A: EXISTING BOUNDARY

CONCLUSION: The Master Plan boundary is based on statutory instrument which established existing boundary for Rural Development Councils. This boundary includes 33 Wards as revised by ZEC in 2023 using the 2022 Census data input.

JUSTIFICATION: The Master Plan boundary is within the correct position of Zibagwe district in terms of the proclaimed boundaries by the statutory instrument.

B: HEALTH CENTRES

CONCLUSION: The Master Plan has introduced additional health centres, clinics and rural hospitals at ward level in the district. It provides for the inclusion of maternity wards, adequate staff housing and access to doctoral services at each clinic/health centre. Satellite clinics were proposed at villages occurring within 5km radius from an established health centre.

JUSTIFICATION: The Master Plan seeks to improve access to modernised and comprehensive health care for Zibagwe district by increasing health centres and enhancing service provision.

C: ZRP STATIONS

CONCLUSION: The Master Plan introduced two new rural police stations and thirteen policing base stations across the district. Emphasis is on having police posts in high crime rate areas.

JUSTIFICATION: The Master Plan seeks to enhance law and order in the district by improving access to police services to promote a safe investment destination. Considering the high crime rate in mining

wards, the Master Plan proposes the increase in dedicated policing centres and bases in these wards.

D: EDUCATION AND SKILLS DEVELOPMENT

CONCLUSION: The Master Plan has introduced new educational infrastructure in each ward for ECD, Primary, Secondary and Skills development education in the district to meet current demand and projected population growth projections. Construction of the schools to be done by Council in partnership with private players on a PPP basis to expedite delivery.

JUSTIFICATION: The Master Plan seeks to promote the growth and development of primary, secondary and vocational education in Zibagwe district to improve the district literacy rate and enhance availability of skilled manpower to drive industrialisation and growth of home industries. The Master Plan further seeks to enhance provision of quality of education in the district through PPPs which enable private players to channel investment in the educational sector.

E: PLACES OF WORSHIP AND CULTURAL CENTRES

CONCLUSION: The Master Plan has made provision for places of assembly which meet diverse needs of the district population. The Master Plan has zoned cultural and heritage sites considered as sacred sites in the district.

JUSTIFICATION: The Master seeks to enhance diversity and co-existence of religious groups by availing multiple dedicated places of worship and encouraging preservation of sacred cultural and heritage sites.

F: INDUSTRIALISATION

CONCLUSION: The Master Plan has made provision of new industries to drive the district's economy. A new ber-pig iron and steel plant, mineral processing plant has been proposed to anchor industrialisation in the district. Additionally, stockfeed processing plant, nutritious and milk processing plant, guano processing plant, *nyii* processing plant and home industries (SMEs) have been provided

for as value chains in the district to anchor structural transformation in the district.

JUSTIFICATION: The Master Plan seeks to promote the growth and development of a localised industrial economic base for Zibagwe district utilising economic endowments for sustainable employment creation and improvement in income levels. The Master Plan further seeks to enhance SME development in mining, agriculture, fisheries, horticulture, and livelihood activities through technical and land space support.

G: SMART ENERGY SOLUTIONS

CONCLUSION: The Master Plan has made provision for the establishment of Solar Farms to generate power at Munyati, Sable, Newlands Farm and Ward 4 for feeding into the national grid. The Master Plan also provides for extensive use of solar and gas energy at household level to improve the quality of life in rural areas as part of modernisation.

JUSTIFICATION: The Master Plan seeks to promote the provision of smart energy solutions to drive the district's industrialisation and modernisation drive to improve rural livelihoods and service delivery in schools and health centres, and at household level.

H: SPORTS AND RECREATION

CONCLUSION: The Master Plan has made provision for dedicated sporting and recreation areas at ward level targeting major business centres and RSCs. Council to partner with private players in developing modern and competitive sporting centres and recreation facilities in the district.

JUSTIFICATION: The Master Plan seeks to promote the provision of sporting and recreation amenities in the district as a way of improving the quality of life, promoting strong social cohesion and building a strong base for the youth development to develop sporting prowess, reduce immorality and high crime rates.

I: WATER AND SANITATION

CONCLUSION: The Master Plan proposed the construction of water treatment plants, reservoirs, aerobic sewer ponds and sewer mains to

service the district's three urban growth centre areas. Additionally, proposals were made on rehabilitation and maintenance of water supply dams and modernisation of existing and new boreholes servicing communities to piped schemes using solar power.

JUSTIFICATION: The Master Plan seeks to provide adequate resilient water supply infrastructure which can withstand climate change water table migration, meets current population demand and density per ward and satisfies projected population growth. The Master Plan further seeks to enhance access to clean water, increase drinking water sources, reliability of water supply systems and perceived water quality in the district through stabilisation of watersheds that cover the bulk of the district's land surface. The Master seeks to improve sanitation and solid waste management as part of modernizing service delivery of the district.

J: ROAD INFRASTRUCTURE AND MOBILITY

CONCLUSION: The Master Plan provided for the construction of new roads and rehabilitation of existing roads in Communal and Resettlement areas. The Master further requires Council to prioritise construction of access roads and services lanes at the urban growth centres and residential areas.

JUSTIFICATION: The Master Plan seeks to provide an efficient and affordable road transportation system by improving the district road network to enhance mobility and accessibility of socio-economic services. The Master Plan prioritises investment in the road network to drive structural transformation in the district.

K: RURAL URBANISATION

CONCLUSION: The Master Plan proposes the expansion of boundaries at the three main growth centres and introduces zoning of landuses to accommodate expanded services namely water treatment plants, sewer treatment ponds, landfill and waste recycling sites, cemeteries, bus terminus, street lighting, home industries as part of the expanded services.

JUSTIFICATION: The Master Plan proposes to accelerate growth of Zhombe DCS, Crossroads RSC, Sebakwe, Sherwood, Marivale and Columbina RSC as centres for urban development and aim to attain town status within the 15-year duration of this Master Plan.

L: WILDLIFE CONSERVANCY

CONCLUSION: The Master made provision for an Agro- Tourism Economic Development Corridor along Kwekwe - Mvuma road between Mbembeswane river and Sebakwe Dam. The Midlands Black Rhino Conservancy was zoned as an exclusive zone for eco-tourism. Provision was made for the development of a modernised Commercial centre with a Hotel at Sebakwe Conservation Centre. A new tourism site was proposed at Mabura curve.

JUSTIFICATION: The Master Plan seeks to promote the development of ecotourism and wildlife tourism as key drivers for economic growth alongside mining and agriculture in the district.

M: AGRICULTURE AND IRRIGATION

CONCLUSION: The Master Plan has made provision for increasing irrigation capacity through zoning of more irrigation sites, rehabilitation of existing dams, construction of new dams, harnessing water from mine shafts and drilling of commercial boreholes to enhance water allocation to irrigation. The Master Plan proposes improvements in farming mechanisation and environmental conservation practices to enhance agricultural productivity in Zibagwe district.

JUSTIFICATION: The Master Plan seeks to improve food security in the district to counter climate change by increasing irrigation capacity, encouraging conservation agriculture, enhancing farm mechanisation to improve yields per hectare and stabilisation of the district's catchment areas to increase irrigation water. The Master Plan proposes to improve the district herd through zoning of grazing land, increasing dip tanks and stock feeding.

N: MINING

CONCLUSION: The Master Plan has proposed VTC centres in mining wards, setting up of mining technology centres within Home Industry

sites, construction of a mineral processing plant (for processing up to 80 minerals), regularisation and permit system for artisanal miners, technical and financial support to small scale miners, increased monitoring of mining concerns, enhanced revenue/levy collection by Council and infrastructural linkages between mining and council.

JUSTIFICATION: The Master Plans seeks to grow the district economy using mining driven industrialisation. The Master Plan further seeks to match existing growth in mining concerns with growth in the socio-economic aspects of the district's population by creating value chain facilities to enhance productivity, create employment, and reduce leakages in minerals. The Master Plan proposes capacitation of Small-Scale Miners to improving claims utilization and spatial linkages with large scale mining concerns to enhance infrastructure provision, promote inclusive growth and continuity of functional settlements beyond the lifespan of mining firms. Regularisation of artisanal miners through VTC is a key proposal to reduce informality, mineral leakages and encouraging sustainability in mining.

M: CROSS CUTTING ISSUES

CONCLUSION: The Master Plan made provision for reservation of spatial entrepreneurial and residential spaces for women, youth and the physically challenged in all key economic sectors of the district mainly irrigation agriculture, mining, tourism, and skills training. The Master Plan further directed that all buildings be fitted with ramps and facilities for compatible with the physically challenged.

JUSTIFICATION: The Master Plan sought to enhance inclusivity and gender equality through participation of women and youth and the physically challenged in the sustainable development and transformation of Zibagwe District.

LIST OF APPENDICES

APPENDIX 1: PLANNING PROPOSALS MAP AND ATTENDANT MAPS

MAP REFERENCING FOR PLANNING PROPOSALS

Item No.	DESCRIPTION	Reference	Map Size	Reference No.
17.	Planning Proposals Map	Written Statement Part 3. (Inserts 1-4)	A0	GF02 (1-4)
18.	Infrastructure Map	Written Statement Part 3. (Inserts 1-4)	A0	GF03 (1-4)
19.	Social Amenities Map	Written Statement Part 3 (Inserts 1-4)	A0	GF04 (1-4)
20.	Business Centres Distribution Map	Written Statement Part 3 (Inserts	A1	GD01
21.	Health centres and Police Centres Distribution Map	Written Statement Part 3.4 and - 3.5	A1	GD02
22.	Irrigations schemes distribution map	Written Statement Part 3.16	A1	GD03
23.	Schools Distribution Map	Written Statement Part 3.6	A1	GD04
24.	Water Bodies Distribution Map	Written Statement Part 3.16	A1	GD05

25.	Bear Pig Iron and Steel Plant and Map	Written Statement Part 3.8	A1	GD06
26.	Colombina RSC Map	Written Statement Part 3.11	A1	GD07
27.	Crossroads RSC Map	Written Statement Part 3.11	A1	GD08
28.	Zhombe DSC Map	Written Statement Part 3.11	A1	GD04
29.	Sebakwe RSC Map	Written Statement Part 3.11	A1	GD09
30.	New Smart City	Written Statement Part 3.12	A1	GD10

APPENDIX 2: CORDINATES FOR DSCs, RSCs and Business Centers

COLOMBINA DSC.	
473762.131	321643.045
474287.797	321393.610
474543.425	321469.157
474689.847	321218.524
475276.786	320634.490
475215.856	320196.725
475065.3457	319844.218
474610.232	319011.022
474603.890	318930.191
474498.445	318820.889
474429.001	318714.194
474237.462	318315.842
473637.110	317997.749
473610.055	318316.162
473053.539	318583.526
473000.597	318473.329
472871.892	318092.429
472207.223	318064.665
472193.719	318388.757
472091.440	318569.713
472024.019	318625.236
471988.829	318929.341
472069.460	318980.241
472111.959	319065.599
472076.836	319165.256
472013.417	319243.837
471969.307	319276.382
471965.268	319308.212
471949.826	319337.120
471968.068	319360.755
471931.601	319377.773
471960.483	319798.145
471956.807	319849.942
471537.882	320253.010
471575.288	320370.793
471672.779	320288.314
471936.106	320558.395
472285.286	320799.357
473209.380	320462.026
473432.995	320734.312
473762.131	321643.045

Boundaries for Business centres were generated using Coordinate System UTM WGS 84.

N.B: When using UTM ARC 1950, there is an offsetting difference of approximately 300m.

ZIBAGWE DISTRICT MASTER PLAN BUSINESS CENTRES COORDINATES					
X	Y		X	Y	
<u>SENKWAZI B.C.</u>			<u>LONGVALLEY B. C.</u>		<u>NEW SMART CITY .</u>
472112.985	312777.079		488651.693	306613.658	499691.230 285420.228
472220.110	312320.415		489227.441	306267.573	511095.244 286611.509
472472.326	312379.581		489088.393	306036.252	512395.881 285303.248
472365.201	312836.244		488510.545	306378.844	512547.390 284856.443
					512917.035 284296.324
<u>DENDERA RSC</u>			<u>SHERWOOD 1 RSC</u>		513083.786 283785.435
454620.944	305879.926		492517.268	303811.025	513120.026 283223.580
455041.517	305840.013		492715.314	303776.505	513248.288 282573.469
455016.649	305575.061		492682.600	303488.885	513628.128 281894.251
454600.544	305618.700		492696.729	303287.652	513671.594 281689.906
			492468.378	303379.444	500200.213 279744.981
<u>DONSA RSC</u>					
447541.033	300913.526		<u>SHERWOOD 2 B. C.</u>		<u>SEBAKWE B.C.</u>
448017.706	300650.263		489701.806	301219.999	509095.699 291451.244
447575.932	300027.447		489903.621	301089.905	509511.267 291705.740
447300.586	300191.136		489891.216	300669.057	509674.058 291494.848
447397.134	300356.197		489676.986	300679.766	509865.371 291160.567
447268.493	300485.793				510458.570 290576.084
			<u>MARIVALLE B. C.</u>		510054.873 290183.851
<u>CHIGUHUNE B. C.</u>			498631.270	304212.655	509606.990 290682.954
452528.295	298344.593		498851.417	304212.655	
453118.215	298180.988		498851.417	303814.055	<u>NEWLANDS PLANT</u>
453039.613	297891.017		498631.270	303814.055	481792.006 290629.330
452444.051	298052.455				482631.924 290304.950
			<u>ZHOMBE DSC.</u>		483819.473 290748.047
<u>CROSSROADS DSC.</u>			469212.140	308993.313	484802.274 289141.001
456009.386	291268.975		470301.165	307481.147	481154.987 288675.042
456281.750	291381.384		469173.524	306852.954	
456512.931	290821.244		468829.970	307206.961	<u>ZORORO B. C.</u>
458320.995	290785.371		468717.607	307120.740	473812.204 302799.101
458602.922	289777.757		469034.072	306872.659	474216.888 302536.287
456610.252	289806.945		469107.321	306766.494	474108.491 302440.864
456570.012	289953.958		469139.604	306590.619	474315.069 302204.174
456358.841	290392.287		469009.722	306687.190	474218.925 302084.174
456397.792	290292.008		468935.472	306662.641	473642.477 302537.388
456030.842	290688.206		468910.131	306638.666	
456217.317	290765.168		469006.387	306527.997	<u>NTOBE B. C.</u>
			468903.126	306432.026	471053.764 290587.634
<u>SOLITARE B. C.</u>			468885.041	306129.188	471341.422 290587.334
480561.978	308134.712		467964.300	306208.442	471340.843 290032.531
480759.906	308075.816		467865.686	306782.973	471062.212 290032.822
480750.888	308033.492		467787.686	306834.035	
480716.535	307754.787		468164.239	307409.240	<u>MUSHANGE B. C.</u>
480635.234	307427.852		468175.204	307504.011	476216.244 309402.526
480391.992	307505.800		467934.949	307681.034	476541.924 309264.762
			467947.725	307714.307	476350.399 308776.824
<u>LINDA B. C.</u>			467940.929	307795.573	476009.309 308913.325
469124.804	283926.505		467939.038	307861.528	
469523.137	283740.476		467945.560	307875.713	<u>MOYOCA B. C.</u>
469418.311	283515.126		468204.990	308127.502	477549.014 314605.621
469004.836	283714.790		468109.354	308237.462	477942.700 314349.622
			468203.397	308315.241	477791.842 314120.797
					477399.349 314408.083
<u>SILOBELA RSC.</u>			<u>ZHOMBE MISSION RSC.</u>		
464921.828	291232.011		70399.085	306372.970	<u>DONJANE RSC.</u>
465148.962	291309.515		470639.340	306287.811	477231.245 311654.988
465223.862	291082.486		470520.289	305968.595	477399.133 311567.793
465790.193	290477.109		470342.117	306053.564	477171.236 311178.854
465563.075	290285.115		470368.553	306224.691	476922.506 311330.643
465398.161	290467.999		470397.133	306309.369	476946.981 311360.973
465230.502	290695.119				477092.890 311460.599
465307.946	290755.369		<u>ZHOMBE EAST B. C.</u>		477165.374 311532.268
465108.242	290977.411		472164.952	304400.679	
465158.921	291023.753		472441.974	304547.136	
464951.388	291200.278		472692.430	304110.950	
			472396.043	303949.029	
<u>NKOBOWE B. C.</u>					
447498.860	304385.350				
447672.371	304275.088				
447847.644	304503.258				
448054.258	304354.639				
447697.599	303894.512				
447340.471	304165.977				

APPENDIX 3: ZIBAGWE DISTRICT (MASTER PLAN) BOUNDARY CORDINATES

Zibagwe District Boundaries

Ward	Coordinates <i>(Universal Transverse Mercator (UTM Zone 35s) based on modified Clarke 1880 Spheroid (SA) coordinates)</i>
1	831547.22, 7906845.72; 812890.93, 7915281.75; 810758.51, 7919080.84; 810317.52, 7920393.72; 810469.07, 7923476.52; 812107.95, 7926980.12; 810177.35, 7930665.43; 822919.77, 7928821.66; 834456.03, 7914288.22; 831547.22, 7906845.72
2	829193.56, 7881969.08; 841044.14, 7884492.33; 841457.43, 7886682.77; 848520.22, 7890808.071; 817322.86, 7897549.61; 827035.28, 7903588.88; 815659.98, 7906542.82; 804168.34, 7909128.65; 805436.51, 7911135.88; 834615.91, 7914631.91; 844578.46, 7917817.73; 830181.24, 7927467.81
3	784827.80, 7887051.81; 752561.92, 7884521.38; 750254.41, 7889032.46; 763587.03, 7899750.24; 787649.81, 7899463.12; 784827.80, 7887051.81
4	765240.62, 7922141.55; 766483.03, 7923880.43; 775452.11, 7920975.14; 786123.96, 7912841.55; 787612.53, 7906198.00; 765400.67, 7899798.9
5	766283.93, 7926243.26; 766113.19, 7926927.85; 766764.72, 7929211.79; 766061.25, 7934880.34; 767739.57, 7942856.63; 782464.81, 7921777.03; 766204.01, 7925501.36; 766200.78, 7926164.15; 766283.93, 7926243.26
6	755094.51, 7978514.32; 752288.92, 7971367.59; 757631.19, 7976199.90; 758823.32, 7972421.10; 758404.90, 7969542.40; 756037.10, 7974728.86; 756200.83, 7965464.98; 754544.10, 7963581.53; 756073.40, 7967386.96; 758103.64, 7969527.26; 759997.75, 7963221.73; 751976.32, 7969573.00; 756780.69, 7969441.61; 756873.67, 7967875.97; 753482.38, 7966331.26; 758944.86, 7971038.43; 758351.90, 7974544.91; 762876.39, 7972525.17
7	758615.27, 7959047.42; 761747.03, 7967666.39; 762778.28, 7974386.92; 766754.04, 7956962.17; 760139.57, 7955175.23; 758615.28, 7959047.42
8	769270.71, 7950126.78; 759153.65, 7948203.32; 754354.57, 7954072.44; 757052.36, 7955388.84; 765198.85, 7956404.98; 769270.71, 7950126.78

APPENDIX 4A: DEVELOPMENT CONTROL GUIDELINES

The control of development in the master plan can be guided by various Town Planning standards listed below but it also guided by the part IV of the Regional Town and Country Planning Act (1976) The standards listed below cover the following.

- 1) Use of land and use Groups
- 2) Building Lines
- 3) Floor Area Factor
- 4) Coverage
- 5) Minimum Subdivision Size.
- 6) Parking Requirements.

1) Use of land and use Groups

B ERECTION OF BUILDINGS AND USE OF LAND

- (1) Any application to erect, alter or add to any building or to alter the character of the use of any land or building shall be dealt with in accordance with the provisions of this Master Plan and of section 27 of the Act (see table 12)

- (2) Any building erected, altered or added to or any alteration of the character of the use of any land or building otherwise than in accordance with an approval required or granted in terms of this master plan shall be a contravention of this Master Plan.

B PREDOMINANT USE BUILDINGS

Where a building is used for or a proposed building is designed for more than one use ,it shall be treated for the purpose of Clause C as being used or designed partially for each of those uses, but for the purposes of the other provisions of this Part of this Master plan it shall be treated as being or designed only for its predominant use and the responsible authority shall decide which is the predominant use and shall forthwith notify the applicant of its decision

C ERECTION AND USE OF BUILDINGS

- (1) The purpose for which buildings may be erected and used or for which land may be used in the use zones enumerated at the head of Table 8 are shown in the Table as follows; -
 - (i) P – Buildings or use to which the responsible authority will, subject to the provision of this Master Plan, give its consent.
 - (ii) SC- Buildings or use to which only in special circumstances may be permitted with the special consent of the responsible authority.
 - (iii) X- Buildings or uses which may not be permitted.
- (2) In determining the appropriate use group of a building or use the responsible authority shall be guided by the listed under various groups in Appendix 2(i), and the index to these uses Appendix 2 (ii) but, in the case if a use not listed, the responsible authority shall decide the appropriate use group.
- (3) Subject to the provisions of a Clause D with respect to applications for special uses, if an application is a made to the responsible authority for its consent to the erection and use of a building or the use of land in a use zone in which a building of the type proposed may be erected and used or in which land may be used only with the responsible authority’s special consent , the responsible authority shall decide whether to give or withhold consent and in the former, event, what, if any conditions shall be imposed and shall forthwith notify the applicant of its decision:

Provided that before giving such consent, consideration shall be given to the question of whether the use for which the building or land is intended, or the building

designed is likely to cause injury to the amenities of the neighborhood, including in the case of an industrial building, injury due to the emission of smoke or fumes, or of dust, noise or smell.

- (4) The applicant, if aggrieved by the decision of the responsible authority, under the preceding subclause, may appeal.
- (5) In this Clause the expression “the erection and use “of a building for a particular use includes the conversion, whether involving the structural alteration thereof that use.

D APPLICATION FOR SPECIAL USES

- (1) If an application is made to the issues, and authority for its consent to the erection and use of a building or the use of land ,which in term of clause C requires the special consent of the responsible authority shall cause notice to be given of the receipt of the application by advertisement in two issues of a newspaper circulating in the Area ,with an interval of one week between such issues ,and shall cause written notice to be given to owners and occupiers of stands abutting that to which applications relates and such other stands and to such other persons as may seem to the responsible authority likely to be affected.

Such notice and advertisement shall be at the cost of the applicant and shall contain particulars of the applicant and shall contain particulars of the application and any of special conditions, restrictions and prohibitions which the responsible authority contemplates imposing in the event of consent being given. It shall also state that any objection received by the responsible authority in writing within 21 days after the date of the first advertisement, will be considered.

- (2) if any objections are received, the responsible authority shall advise the applicant of the nature thereof and shall afford him an opportunity to make representations thereto.
- (3) The responsible authority shall take into consideration any objection received and the applicant’s representations thereto, and shall notify the applicant and objectors, if any, of its decision.
- (4) The decision of the responsible authority shall not take effect until the expiration of 28 days from the date on which the applicant and the objectors, if any are notified thereof, or until any appeal relating thereto has been disposed of.

2. Building Lines

A FIXING OF BUILDING LINES NOT SHOWN ON THE MAP

- (1) The responsible authority may at any time fix a building line for any street for which no building line shown on the Map.

In the case of a building line for an existing streets the responsible authority shall give notice of its proposals by advertisement in two issues of a newspaper circulating in the Area ,with an interval of one week between such issues , and shall give written notice to owners and occupiers of land affected by its proposals and to such other persons as may seem to the responsible authority likely to be affected by its proposals .Such notice shall contain a statement that a plan indicating the position of a building line will lie for inspection at a specified place and that any objections received by the responsible authority in writing within 21 days after the date of the first advertisement will be considered.

- (2) The responsible authority will take into consideration any objections received within the said period of 21 days and shall notify the objectors, if any, of its decision.
- (3) The decision of the responsible authority shall not take effect until the expiration date of 28 days from the date on which the objectors, if any, are notified thereof, or until an appeal relating thereto has been disposed of.

B DISTANCE FROM STREET BOUNDARY

- (1) For the purpose of this Clause “street boundary” means the boundary of any street, new street or the widening of any existing street reserved in terms of this Master Plan, other than a sanitary or service lane.
 - (2) No building other than boundary walls or fences or temporary structures erected in connection with building operations shall be erected nearer to the street than the building line shown on the map or fixed in terms of Clause A.
 - (3) Where no building line is shown on the map or fixed in terms of Clause A, a building may be erected up to the street boundary except in Use Zones R1-4 and 5A where no building shall be erected nearer then 5 meters to any street boundary.
 - (4) Notwithstanding the provisions of subclause (2) and
- (3) hereof the responsible authority may, on such conditions as it thinks fit, permit-
- (a) the erection of a building nearer to the nearer street Boundary –
 - (i) for the purpose of architectural effect; or
 - (ii)if, on account of the levels of the site or of adjoining land or any other special circumstances
- , compliance with the building line would seriously hamper the development of the site.

(iii) the erection nearer to the street boundary of a bay window, porch, balcony or other projecting portion of a building or

(iv) a swimming pool house, pergola or other ornamental garden feature.

- (5) Before giving permission under the last preceding subclause for any part of a building to be erected to a greater distance in front of the building line than three meters, the responsible authority shall cause notice to be given on the proposals by advertisement in two issues of a newspaper circulating in the area, with an interval of one week between such issues, and shall cause written notice to be given to owners and occupiers of stands abutting that to which the proposal relates and of such other stands and to such other persons as may seem, to be responsible authority, likely to be affected. Such notice and advertisement shall bear the cost of the applicant and shall contain particulars of the proposals and shall state that any objections received by the responsible authority in writing, within twenty-one days after the date of the first advertisement, will be considered.
- (6) The responsible authority shall take into consideration any objection received within the said period of 21 days and shall notify the applicant and the objectors, if any, of its decisions.
- (7) The decision of the responsible authority shall not take effect until the expiration date of 28 days from the date on which the applicant and the objection, of any, are notified thereof, or until any appeal relating thereto has been disposed of.

C DISTANCE FROM INTERNAL BOUNDARIES

- (1) For the purpose of the Clause “internal boundary” means any boundary other than a “street boundary” as defined in Clause B and includes a sanitary land or service land boundary.
- (2) Non building other than boundary walls and fences or temporary structures erected in connection with building operations shall be erected nearer to any internal boundary than the building line shown on the map.
- (3) When no building line is shown on the Map no building other than boundary walls and fences or temporary structures erected in connection with building operations shall be erected in the use zones specified in Column 1 of Table 13 below, nearer to any internal boundary of a property than the building lines specified in-
- (a) Column 2 of table 13 below if the wall of the building facing that boundary contains doors, windows or other openings.
- (b) Column 3 of Table 13 below if the wall of the building on or facing that boundary does not contain doors, windows or other openings.

TABLE 13: DISTANCE FROM INTERNAL BOUNDARIES

Column 1	Column 2	Column 3
Use Zone	Building line in Metres for walls Containing openings	Building line in metre for walls without openings
R1	3m	1,5m
R2	3m	1,5m
R3	3m	3m
R3B	5m	3m
R4	3m	3m

(4) Where a building requires the special consent of the responsible authority before it may be erected, the responsible authority shall determine the building lines on any internal boundary of the property for the building concerned, but the building lines so determined shall not be less than those specified in Table 13 for the use zone in which the building is intended to be erected.

(5) Notwithstanding the provisions of subclauses (2), (3) and (4) hereof the responsible authority may, if it thinks, permit the erection of a building nearer to the internal boundary than the building line specified in Table 9 if on account of the levels of the site or the adjoining land or any other special circumstances, compliance with the building line would seriously hamper development of the property.

3 Floor Area Factor

A (1) For the purpose of this Clause the “Floor Area Factor “means the figure obtained by dividing the total area of all the floors within the main containing walls of the buildings by the area the stand. The total floor area shall include such areas occupied by internal walls, ducts, lift wells, staircases, access galleries and basements but shall exclude: -

- (a) the area of any floors or basement which are set aside are used exclusively for the purpose of providing accommodation for the parking of vehicles (other than for the purpose of exhibit, sale or repair of such vehicles);
- (b) areas are set aside and used exclusively for transformer rooms.
- (c) areas set aside and used exclusively for the parking, loading, unloading or fueling of vehicles.
 - (d) areas occupied by; -
 - (i) lift machinery rooms.
 - (ii) air condition plant rooms.
 - (iii) water tanks.
 - (iv) uncovered roof gardens.
 - (v) uncovered balconies (but not including access galleries) and stairs and landings which are beyond the main containing walls of a building;
 - (vi) meter rooms;
 - (vii) telephone unit rooms;
- (2) No building in the use groups specified shall be erected within the use zones referred to in Column 2 Table 10 so that the floor area factor exceeds that specified in Column 3 of that Table opposite such use zone.
- (3) Any person wishing to erect a building which the special consent of the responsible authority may apply to the authority for a determination of the floor area factor, but such floor area factor shall not exceed the factor specified in Column 3 of Table 10 opposite the use zones in which the building is to be erected. The special consideration of the local Authority will be given when the development is in the towns interest i.e. pedestrian mall.

4 Coverage

The guidelines for building coverage shall be determined in Local Development Plans (LDP1-4) to be prepared in the interim, the guidelines on development control shall apply as laid out in the Act.

. However, the following shall apply in the master Plan: -

- A (1) No building shall be erected on a stand except in such a position that in the opinion of the responsible authority it will have adequate daylight.

(2) No building shall be erected on any stand in such a position that it would, in the opinion of the responsible authority, deprive of adequate daylight any building which has been or might be erected on an adjoining stand in accordance with the provisions of this scheme.

5. Height of Building

The guidelines for the height of buildings will be outlined in the detailed Local Development Plans (LDP1-4).

6 Minimum Subdivision

A

- (1) Save for the purpose of putting into effect any provisions of this Master Plan or for the purpose of securing a more desirable distribution of land ownership , or in any other special circumstances which would affect compliance with the remaining provisions of this Master Plan and subject to the provisions of the Act and the regulations , no individual subdivision which is used for the erection of a dwelling house or other residential building shall be less in area than given in the LDP1-4 Guidelines.
- (2) Except with the consent of the responsible authority, not more than one principal building, being either a dwelling house or other approved residential building, together with such out- buildings as are ordinarily used therewith, shall be erected on any one subdivision.

7 Parking Requirements

A (1) No stand or building shall be used for the purpose of business or industry unless a portion or portions of such stand or building (hereafter referred to as “ loading areas”) shall have been set aside to the satisfaction of the responsible authority , for the purpose authority , for the purpose of any loading ,unloading , or fueling of vehicles which are likely to be involved in connection with the use of such stand or building.

- (2) Where any loading area is set aside in terms of the preceding subclause access thereto shall be form a sanitary or service or service lane, or lane from a street approved by the responsible authority in such manner of such width and in such position as the authority may determine.
- (3) The minimum dimensions of the loading area to be set aside in terms of subclause (1) of this Clause and the minimum requirement for access to such loading area shall be in accordance with the standard dimensions.
- (4) Where any loading area is contained within a building or is built over or covered at a higher level, a minimum clearance of 5 meters shall be provided between the

level of the loading area and the underside of any higher portion of such building or covering.

(5) It shall be a contravention of this Master Plan if at any time the owner or occupier of any land or building in respect of which loading areas have been approved –

(a) permits such loading areas to be used for any purpose other than loading, unloading or fueling of vehicles; or

(b) undertakes or knowingly permits the loading or unloading or fueling of vehicles otherwise than within such loading areas.

TABLE 14: PARKING

<u>Column 1</u>	<u>Column 2</u>	<u>Column 3</u>
Type of building	Use Group	Accommodation to be
Residential Buildings- flats	1B&C	One car-parking bay for self-contained dwelling provided in the building
Shops	D	One car-parking bay for every 130m ² of total floor area contained in the building.
	Offices E	One car-parking bay for every 45m ² of Total floor area contained in the building
	Wholesale warehouse G	One car parking bay for every 150m ² total floor area contained in the building.

Service L To be
determined by Industry
and the responsible
authority in each particular
case.

Note: The total floor area in the building shall be determined in accordance provisions of subclause (1) of Clause 3A.

(2) For the purpose of this Clause “car-parking bay” means a rectangular area measuring not less than 5 meters in length and 3 meters intended to provide accommodation for motor vehicle.

(3) Where any car-parking bay is provided in terms of this Clause, accommodation such car-parking bay shall be from a sanitary or service lane on street approved by the responsible authority and shall be constructed in such materials and in such a manner as the authority may determine.

APPENDIX 4B: USE GROUPS

GROUP A: DWELLING HOUSES

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

Note: A residence over a shop should be considered to fall within Group B: Residential Buildings (other than dwelling houses).

GROUP B: RESIDENTIAL BUILDINGS (Other than dwelling houses)

2. A residential building is a building other than a dwelling house or residential school or college, designed for, or containing provision for human habitation, together with such outbuildings as are ordinarily used therewith. The group includes Boarding House, Flats, Hostel, Private Hotel, Residential Club.

GROUP B1: RESIDENTIAL BUILDING (LICENSED)

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

GROUP B2: RESIDENTIAL BUILDINGS INSTITUTIONAL

4. A residential Building (Institutional) is a building other than a dwelling house, block of flats, residential school or college or Residential Building (licensed) designed for or containing provision for human habitation together with such outbuildings as are ordinarily used therewith. The group includes: -

Clinic (Residential) Convalescent Home

Convent Hospital (other than mental)

Maternity Home Monastery

Nursing Home Sanatorium

GROUP C: SCHOOLS AND RESIDENTIAL COLLEGES

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

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

(3) Day nurseries, creches and nursery schools, infant schools are included in

GROUP C1: CRECHES

6. This group includes: -

Creche

Nursery School Day Nursery

ECD Centre

GROUP D : SHOPS

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

(6) and (7).

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

Bar (licensed for the sale of intoxicating) liquors) Beauty Parlour

Café

Dyers and Cleaners Hairdresser

Milk Bar Restaurant

Retail Market Travel Agency Launderette (7)

Motor Vehicle Showroom

Restaurant (not licensed for the sale of intoxicating liquor)

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

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

(7) Launderette means a building, or portion of a building wherein:

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

GROUP E: OFFICES

- 8. This group includes: -

Agency Bank

Exchange (Stock or Produce)

Surgery or Consulting Rooms (Doctor or Dentist) Telework/Data Centres (8)

NOTE: (8) Telework Centres are data processing entities which rely on new technologies such as converging computer and telecommunications innovations. The work can be performed close to or remote from clients or employers assisted by electronic communication facilities (such as telephone, fax machine, networked computer etc.) Telework centers are also intended for handicapped people to work and therefore are Included in Group F.

GROUP E1 : SURGERIES AND MEDICAL CHAMBERS

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

The group includes: -

Bacteriologists Laboratory Physiotherapists Rooms Radiologists Room Doctors Consulting Room`

Veterinary Surgeons Consulting Room Dispensaries

GROUP F: INSTITUTIONS

- 10. The group includes: -

Institution Reformatory

Mental Defective School Special School

Mental Hospital

GROUP G: WHOLESALE WAREHOUSES

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

GROUP H: STORAGE WAREHOUSE

12. This group includes: -

Builder's or Contractors Yard Furniture Depository
Grain Silo
Local Authority Depot Storage Yard
Transit Warehouse

GROUP I : PUBLIC BUILDINGS

13. This group includes: -

Art Gallery Baths (Public)
Baths (Public swimming) Central Government Office Clinic
Community Centre Court, (Law) (9)/45 Court (police)
Fire Station
Government Office (9) Health Centre
Institutional Professional (9) Library (Public)
Labour Exchange
Local Government Office Museum
Police Station Post Office
Technical College or Institute (2) University Building (2)
Welfare Centre

Note (9) These buildings should not normally be permitted in Zones (Residential) unless they are small local institutions.

GROUP J : SPECIAL PLACES OF ASSEMBLY

14. This group includes: -

Amusement Arcade or Hall Auditorium

Billard saloon

Church Hall Cinema

College (Adult Non- Residential) College (Business)

Commercial School Concert Hall (9)

Exhibition (hall or Gymnasium) (9) Hall of Trade Exhibitions

Lecture Hall Lottery Hall Meeting house

Music /Dance Hall (9) Public Hall (9) Skating Rink

Special Centre

Squash Rackets Court (Public) Theatre (9)

GROUP J1: SPECIAL PLACES OF ASSEMBLY

15. This group includes:

Amusement Hall Athletic Ground (10) Drive-in-Cinema Drive-in-Restaurant Fair Booth

Football Ground Fun Fair

Sports Ground Stadium

Note: (10) Sports grounds included in this group are those to which the public are regularly admitted for payment: grounds attached to schools or belonging to clubs and firm and not primarily intended as places of public entertainment may be allowed in any zone

Group K: PLACES OF PUBLIC WORSHIP

16. This group includes: -

Cathedral Oratory Chapel

Sunday school Church

Synagogue

Citadel

Temple

Mosque

Open air worship

GROUP L: LIGHT INDUSTRIAL

17. A light industrial use is one in which the industrial processes carried on and machinery used are such as would not be detrimental to the amenity of the area concerned by reason of noise, vibration, smell, or any other cause. (5), (11), (15)

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

Note: (11) An industrial use is defined under Group M

GROUP L 1: SERVICE INDUSTRIAL

18. A service industrial use is one in which industrial operations are conducted for the express purpose of rendering services directly concerned with the day to day needs of the local community, and where the process carried on, the machinery installed, the number of persons employed, and the amount of vehicular traffic generated would not be detrimental to the amenity of the area concerned by reason of noise, vibration, smell or any other cause.

19. (17) This group includes: -

Bakery (5) Garage (12) Laundry

Milk processing and distributing depot Stores and Storage Yard

Tradesman's workshop Wood and Coal Yard Note: (12) A garage is also included under Group M.

GROUP M: INDUSTRIAL

20. An industrial use is a use other than a light industrial use or special industrial use which Includes any of the following –

- (i) the making of any article or part of any article

- (ii) the altering, repairing, polishing, finishing, cleaning, dyeing, washing breaking up of any particle
- (iii) the adaptation for sale or use of any article.
- (iv) the sorting, assembling or packing (including washing or filling bottles or other containers) of any article
- (v) the painting, spraying, construction, reconstruction, assembling, repairing, or breaking up of vehicles or parts thereof.
- (vi) printing by letter press, lithography, photogravure or similar process, including any Activity associated with the printing industry.
- (vii) the production and storage of gas in a holder of more than five thousand cubic feet Storage capacity.
- (viii) the freezing, chilling or storage in cold storage of any article.
- (ix) the slaughtering of livestock.
- (x) the generation of electricity
- (xi) photographic work;

Save where the activity carried may include such offices and retail premises as are necessary Soley for the disposal of such goods as are manufactured or are treated on the premises and May also include residential accommodation for one employee and his family.

GROUP N: SURFACE MINERAL WORKINGS

21. This group includes: -

Brickfields

Quarry, Limestone

Quarry, sand, Gravel stone

Surface workings for the extraction of sand, gravel, clay and stone and any buildings which are incidental to such use.

GROUP P: PETROL FILLING AND SERVICE STATION

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

(a) Any pump or other apparatus on the property used in connection with the fueling of motor vehicles.

(b) Any building used for the retail sale of other petroleum products, motor vehicle spare parts, accessories, tyres, tubes and those items covered by an aerated water dealer's license;

(c) Any building used for the lubricating, washing or polishing of motor vehicles.

(d) Any building used for servicing and repair of motor vehicles but shall specifically exclude the following services and/or repairs.

Steam cleaning Spray painting Panel beating

Engine removal and dismantling

Engine tune-ups for racing and competition vehicles Body building or modifications to body work

Tyre retreading/ remoulding

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

Note: (13) The items specifically excluded from this group are to be included in use Group L and L1 and M dependent on the nature and extent of such work, buildings and machinery used or to be used on connection therewith.

GROUP R: SURFACE CAR PARK

22. A surface car park is a space reserved solely for the parking of motor vehicles.

The location of the car park should not disrupt the smooth flow of traffic. This should also be provided in residential areas, at commercial shopping centers, industrial areas and any other where major warrants the use of a motor vehicles.

GROUP S: LORRRY PARKING LOT AND REST HOUSE

23. A lorry parking lot and rest house is a building and parking space use by long distance couriers and lorries and large overhaul trucks catering largely for overnight drivers. These should be located outside the growth centres in a special designated area, such as the heavy industrial areas.

GROUP U: PARKING GARAGES

24. A parking garage is a building designed for the purposes of providing accommodation for the parking of motor vehicles, other than for the purpose of the exhibit, sale or repair and many include: -

- (a) Use of the ground floor or alternatively, but not additionally the first floor of such buildings for: -
 - (i) shops
 - (ii) Offices
 - (iii) Purposes incidental to the operation of the garage, and
- (b) facilities within such building for the fueling, lubricating and washing of motor vehicles parked within the building;
- (c) public passenger transport movement facilities provided that in no case shall the floor area used for purposes indicated in (a) and (b) above exceeded twenty percent of the total floor of area of such building.

GROUP V: FUNERAL PARLOUR

26.A Funeral Parlour means a building wherein arrangements are burial or cremation are conducted together with the preparation of bodies of deceased persons for burial or cremation and may include: -

- I. Facilities for the keeping of the bodies of the deceased persons;
- II. A chapel;
- III. A viewing room;
- IV. A coffin showroom;
- V. An administrative office for the arrangements of supply of floral attributes.
- VI. Administrative offices and toilet facilities are ordinarily necessary for the day-to-day operation for the funeral parlour.

GROUP W: SPECIAL BUILDING AND USES

27.The following types of building are special industrial building: -

(I)Any building designed for use as, or for, one or more of the following works or processes: -

Brick Kilns, lime Kilns, coke ovens, salt glazing works, sintering of sulphur bearing materials, distilling, refining, or blending of oils, stone crushing or screening plants for the preparation of road surfacing materials. Smelting of ores and minerals, calcining, puddling and rolling of iron and other metals, conversion of pig iron into wrought iron, re-heating, annealing, hardening, forging, converting and carburizing iron and other materials, galvanizing, recovery of metal from scrap, pickling or dissolution of metals in

acid, chromium plating. Works to produce, or which employ, cellulose lacquers, cyanogen or its compounds, hot pitch or bitumen, pyridine, liquid or gaseous sulphur dioxide, sulphur chlorides, calcium carbide .(15) Works for the production of amyl acetate, aromatic esters ,butyric acid, caramel, enameled wire, glass, hexamine ,iodoform, lampblack, B-Naphthol, resin products ,other than synthetic resin powders, salicylic acid ,sulphonated organic compounds, ultramarine, zinc chloride, zinc oxide, paint and varnish manufacturing excluding works at which only milling and blending are practiced, production of rubber from scrap;(15), (16)

(ii) Any building designed for the purpose of carrying on any of the following industries, business or trades, viz, -

Animal charcoal manufacturer

Blood albumen maker Blood boiler

Blood drier

Bone boiler and steamer Bone burner

Bone grinder

Breeder of maggots boiler from putrescible animal matter

Candle maker

Catgut manufacturer

Chitterlings or nettlings boiler (not carried on as subsidiary to a retail trade or business)

Dealer in blood, skins, hides, or butcher's waster Dealer in rags and / or bones (including receiving, storing sorting or manipulating rags in or likely to become in an offensive condition, or any bones, rabbit -skins, fat or putrescible animal products of a like nature):

Fat melter or fat extractor Fellmonger

Fish curer (not carried on by a fishmonger as subsidiary to his trade or business as a fishmonger)

Fish skin dresser or scraper Glue maker

Gut scraper or Gut cleaner Leather dresser

Maker of meal for feeding poultry, dogs, cattle, other animals, from any fish, blood, bone, fat or animal offal, either in an offensive condition or subjected to any process causing noxious or injurious effluvia

Manufacturer of manure from bones, fish, fish offal, blood, spent hops, beans or other putrescible animal or vegetable matter

Parchment maker Size maker Skin drier Soap boiler

Tallow melter or refiner Tanner

Tripe boiler or cleaner

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

Notes: (15) Notwithstanding the provisions of these paragraphs, garages in which car spraying is carried out shall not be deemed special industrial buildings on that account.

(16) Many of the works and processes mentioned in paragraph 27(i) are injurious only where the methods employed give to excessive noise, smoke, gaseous or other effluents. Where the authority is satisfied that these conditions will be prevented by the installation or suitable equipment it may regard the building as an industrial and not as special industrial building.

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

- * Aerodrome Bar (Licensed)
- * Barracks
- * Billard Saloon
- * Boarding
- * Kennels
- * Bus Garage
- * Bus station
- * Cemetery
- * Children's home
- * Convalescent home
- * Crematorium

- * Creche

- * Day Nursery Drill Hall

- * Electricity sub-station Film studio
- * Funeral Parlour
- * Garage (lock up)
- * Golf course Hospital
- * Institution
- * (+) Lavatory (public)
- * Memorial or Monument
- * Newspaper Office and Works
- * Nursing home
- * Prison
- * Pumping station

- * Railway Premises
- * Railway Station
- * Refuse Destructor
- * Refuse Composting plant
- * Riding school
- * Sanatorium Sewage Stable
- * Telephone exchange
- * Veterinary surgery
- * Water works
- * Wireless or television buildings

(+) As defined in the Mental Disorders Act (chapter 164) .

*Day nurseries and creches are institutions which operate all day and whose essential function is the care, mostly outdoors, of very young children. Nursery schools are those which impart some educational training to somewhat older children, mostly indoors, and operate normally only during the morning hours.

Note: (18) It will be necessary to consider the size and extent and other characteristics of each of these buildings and uses when determining their admission to any zone.

