



October 2024

# KWEKWE CITY MASTER PLAN

REPORT OF STUDY

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# INTRODUCTION

## 1.1 Background

The Kwekwe Master Plan is being prepared as a Review Document to supersede the Kwekwe-Redcliff Combination Master Plan that has since been outdated.

For the past 20 years the spatial development of Kwekwe City has been guided by the Kwekwe-Redcliff Combination Master Plan which was never fully implemented due to financial constraints and therefore needed review.

Despite the Combination Master plan having identified 5 (five) areas for the preparation of Local Development Plans, only 1 (one) Local Plan for the Central Business District was prepared.

Most proposals in the Combination master plan were implemented partially with council completely unable to implement some, a case in point being the failure to incorporate land that had been earmarked for future expansion.

The Plan is being prepared to provide an overall strategic planning framework to guide the development of the city over a period of ten to fifteen years from the date of approval.

Though the city has experienced exponential growth in population over the past 20 years, during the life span of the Combination Master Plan, there has been no real economic growth linked to industrial and commercial activities.

There has been a decline in economic activity in industry with notable mining concerns such as ZISCO Steel which has been the mainstay of Kwekwe economy and its downstream industries like Stewart and Lloyds, Lancashire Steel, Haggie Rand and Steel makers either closing down or scaling down operations.

Kwekwe City has however remained vibrant due to its foundation on gold mining, which has helped boost employment opportunities, but has also brought its fair share of conflicts with other land uses and activities in the city.

Its physical locational advantage will help to harness economic development in the form of new industries and commerce.

The Master Plan Study will seek to unpack the challenges that Kwekwe City has experienced over the years in terms of economic and spatial growth and highlight areas that need special attention, in order to enhance its locational advantages and attract investment from new players in industry and commerce, from both local investors seeking to relocate from the major cities of Harare and Bulawayo, and international investors.

The plan will also seek to create an enabling environment for major industrial concerns that closed shop a few years ago or are operating below capacity, and facilitate and attract investment in new developments through incentives.

Reopening of Industrial giants like ZISCO Steel which has the potential for rehabilitation will result in the establishment and re-establishment of a range of down-stream industries, thereby creating multiplier effects in other sectors of Kwekwe's economy.

## 1.2 Methodology

### 1.2.1 Research Objectives

1. To identify key challenges and opportunities facing the city.
2. To analyse existing infrastructure, economic, and social conditions in the city.
3. To propose a comprehensive master plan for development of the city, incorporating sustainable and inclusive urban development principles.

### 1.2.2 Literature Review:

Conducted a review of existing literature on urban planning, urban development, and sustainable development in Zimbabwe, as well as international best practices in regional and urban planning.

### 1.2.3 Data Collection:

Conducted a survey of existing infrastructure, including roads, water, waste water, public transportation, utilities, and public services.

Collected data on the population demographics, economic activities, and social conditions in the city.

Reviewed existing plans and policies relevant to the development of Kwekwe.

Ward profiling meetings were conducted in every Ward except Ward 8 and Ward 10 due to unforeseen circumstances. Interview guides were utilized to scrutinize issues arising at Ward Level. Great cooperation was witnessed in most of the Wards.

After Ward Profiling meetings were done, traffic counts were initiated. Monitoring and physical counting of vehicles on major Highways in and out of Kwekwe was done for a week at different time intervals between 5am and 11pm to determine the traffic trends. Various issues can be derived from this exercise, for instance, an estimate of daily vehicular road



users, an estimate of vehicles coming to and leaving Kwekwe City, the need for By-Passes, road expansion, parking among other issues.

Moving on, when traffic surveys were done, Kwekwe Industrial survey was conducted. The study area was the Kwekwe Industrial Area in the portion bounded by Harare Road to the west and Industrial Road to the south.

In addition, Household Surveys were conducted in order to gather issues arising from individual households. Fortunately, the Household Surveys were conducted in all 14 Wards. A Ward based and street based strategy was used to conveniently select participants in the study. The population size was huge and since at the time, exact household data was not available, Convenience Sampling Method was initiated instead of any other Probability Random Sampling Methods.

Data was collected using online questionnaires on Kobo Collect, awaiting Analysis using SPSS and other Data Analysis tools.

Afterwards, Business survey was conducted.

#### 1.2.4. Data Analysis:

Analyse the data collected to identify trends, patterns, and correlations between variables.

Use Geographic Information Systems (GIS) to create maps and spatial analysis of the data.

#### 1.2.5. Stakeholder Engagement:

Conduct interviews with key stakeholders, including local government officials, business owners, residents, and experts in urban planning and development.

Hold focus groups with various stakeholders to gather feedback and opinions on the master plan.

### 3. Master plan Development:

Based on the analysis of the data and stakeholder engagement, prepare comprehensive report of study highlighting key findings and issues of interest.

### 4. Validation and Refining:

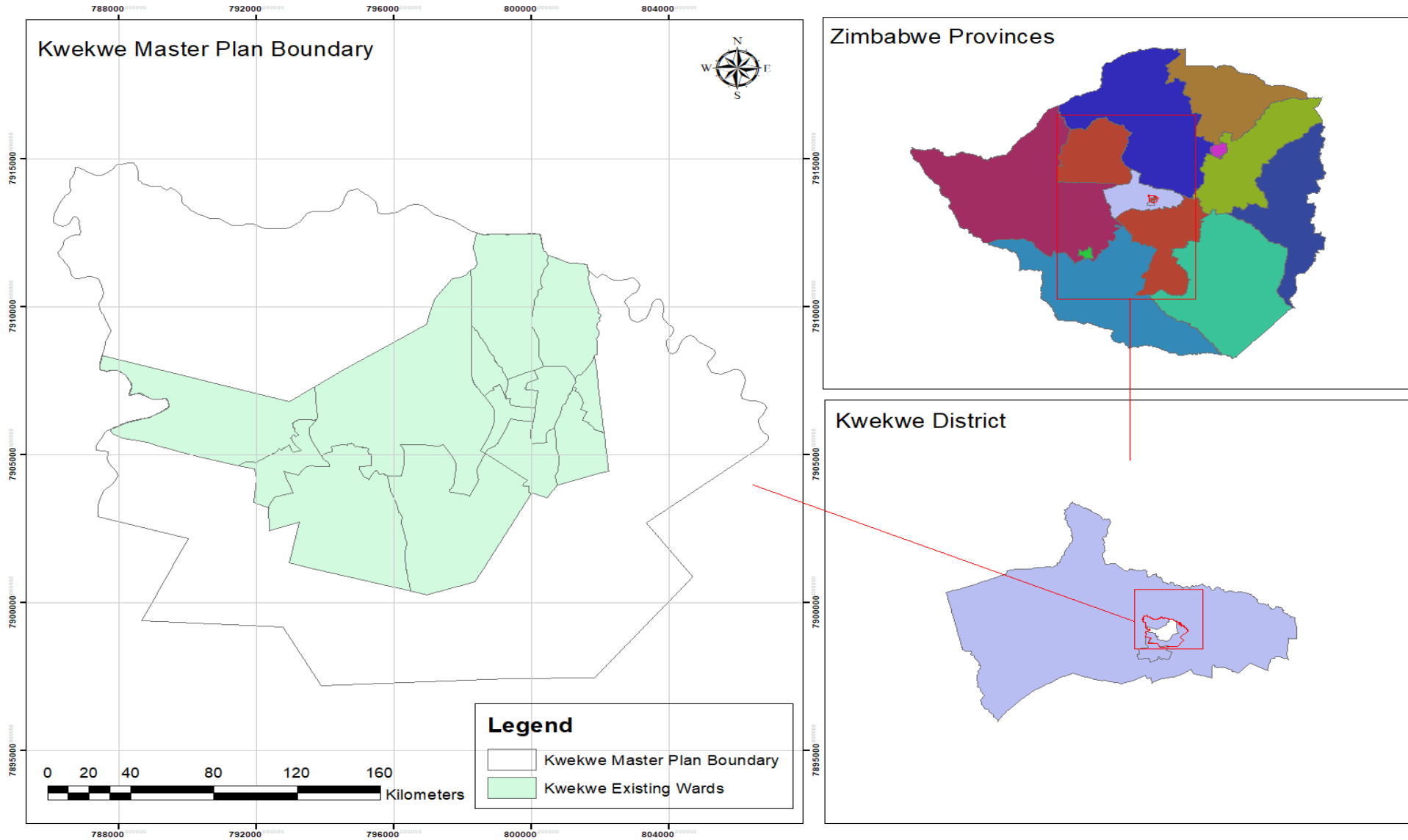
Presentation of Draft reports to stakeholders for feedback and validation.

Refine the master plan based on feedback and suggestions received.

5. Tools and Techniques Applied:

1. GIS software (e.g., ArcGIS) for spatial analysis and mapping.
  2. Statistical software (e.g., Kobo collect, Kobo tool box , or SPSS) for data analysis.
  3. Microsoft Office and Google Suite for data collection and report writing.
  4. Survey software (e.g., Google Forms) for online surveys.
  5. Qualitative data analysis software (e.g., NVivo or Atlas.ti) for thematic analysis.
6. Questionnaires
7. Drone also known as Unmanned Aerial Vehicles (UAVs) especially in mining zones, for surveillance, geological mapping, environmental monitoring, infrastructure inspection, and exploration etc.

### 1.3 Locality - Map 1.1 Location Map



Kwekwe is located in the Midlands Province approximately 220 km from both Harare and Bulawayo along the main Harare - Bulawayo Road and railway route. The city is also connected to other areas in the province and the rest of the country through the Mvuma and Gokwe Roads.

Its locational advantages are evident in that it is easily accessible from most provinces, a position which no other urban area in Zimbabwe enjoys.

#### 1.4 National and Regional Setting

Kwekwe City Council is an Urban Local Authority that was established in terms of the Urban Councils Act (Chapter 29:15). Its mandate is to provide;

- local economic development
- infrastructure development
- social services including decent housing and recreation facilities, water and sanitation, primary health provision as well as rescue and emergency operations and public safety.

The city is located in Natural Geographic Region 4 and is equidistant to the capital city of Harare and the second largest city, Bulawayo. The City was founded on ancient gold deposits around 1894 which led to the establishment of the Globe and Phoenix mine, a British owned company. The City developed as a residential centre for gold mining activities which started in the early 20<sup>th</sup> Century and later developed other mining related industries such as chrome smelting. Its locational advantage near the Sebakwe river triggered migration due to economic activity, granting the status of a district. In 1902, Que Que was elevated to a township and later in 1904 granted a Local Board, Village Management Board in 1914, Town Management Board in 1928 and in 1934 a City.

At independence in 1980 the name changed from Que Que to Kwekwe. A high population influx which led to significant economic growth and a diversified economy had a positive multiplier effect leading to the granting of City status in 1996.

A number of large industrial concerns like ZISCO Steel (though no longer operational), Zimbabwe Mining and Smelting Company (ZIMASCO), Sable Chemicals and mining giants Gaika Mine and Globe and Phoenix Mine have set up shop in Kwekwe, which helped sustain the city, and led to its growth over the years with the establishment of downstream industries:

This has made Kwekwe a centre for industrial excellence and a significant contributor to the national fiscus.

#### **Competitive advantages of Kwekwe:**

Kwekwe has a number of competitive advantages over other towns and cities in Zimbabwe as given below.

## **Location-based advantages**

### **Strategic location:**

Kwekwe is centrally located in Zimbabwe, making it an ideal hub for trade and commerce.

### **Access to major cities:**

Its location along the main Harare – Bulawayo high way and its proximity to Harare (220 km), Gweru (65km), Bulawayo (230 km), and other towns and cities in Zimbabwe facilitates easy connectivity.

### **Gateway to the Midlands:**

Kwekwe serves as a gateway to the Midlands Province, Zimbabwe's agricultural and mining heartland.

## **Natural resources**

**The abundance of natural resources in Kwekwe and its environs makes it a focal point creating value chains with the hinterland.**

### **Mining:**

Kwekwe is known for its gold and iron ore deposits, attracting investment in mining and downstream industries.

### **Agricultural potential:**

The city's fertile hinterland and favourable climate supports farming and agricultural activities making Kwekwe the ideal place for investing in agro- industries.

### **Water resources:**

The abundance of water from the Sebakwe River and other water sources supports industrial and agricultural needs and activities and enhances investment in an array of commercial, industrial and tourist activities.

## **Infrastructure**

### **Railway line:**

The city has a railway line linking it to major cities and ports making it ideal for investors to set up shop.

### **Road network:**

The city is linked to major highways, facilitating easy transportation of goods and services

Aerodrome:

Kwekwe has an Aerodrome, supporting charter flights and provides services to the mining and agricultural industry.

### **Human resources**

Skilled workforce:

The availability of skilled labour from institutions of higher learning and training institutions in Kwekwe makes it focal point for employment and investment.

### **Cost advantages**

Lower operational costs:

Because of the abundance of natural resources compared to other cities like Harare or Bulawayo, Kwekwe offers lower operational costs for potential investors as most inputs in mining and agriculture are within easy reach.

Affordable land:

The city offers competitive land prices attracting investment in real estate.

### **Other advantages**

Growing economy: Kwekwe has potential to grow its economy driven by mining, agriculture, and manufacturing.

Diverse economy: Because of the abundance of natural resources, there is scope for a diversified economy in Kwekwe, thereby reducing dependence on a single industry.

Tourism potential: Kwekwe's natural attractions, such as the Sebakwe River, the Dutchman's pool and scenic hills, offer vast opportunities for tourism.

### **Potential industries**

Potential industries that can set up shop in Kwekwe include;

1. Mining and mineral processing
2. Agriculture and agro-processing
3. Manufacturing (textiles, steel, etc.)
4. Tourism and hospitality
5. Logistics and transportation
6. Renewable energy (solar, wind)
7. Information and Communication Technology (ICT)

By leveraging these competitive advantages, Kwekwe can attract investments, stimulate economic growth, and become a thriving business hub in Zimbabwe.

## 1.5 Legal Framework

### 1.5.1 Statutory Provisions

- For the past 20 years the spatial development of Kwekwe City has been guided by the Kwekwe-Redcliff Combination Master Plan which is now out-dated and needs review.
- The Master Plan that will supersede the out-dated plan is being prepared in accordance with the provisions of the Regional, Town and Country Planning Act, Chapter 29:12 and the Regional, Town and Country Planning (Master and Local Plan) Regulations, R.G.N. No 248 of 1977.
- These legislative instruments provide for the preparation of Master and Local Plans to replace out-dated town planning schemes and master plans. The Regional, Town and Country Planning Act, Chapter 29:12 requires that a comprehensive study is undertaken prior to the preparation of a Master Plan and therefore the report of study will seek to provide an inventory of the existing situation and unpack issues that need to be addressed and attended to over the subsisting period of the master plan.

### Relevant Acts of Law

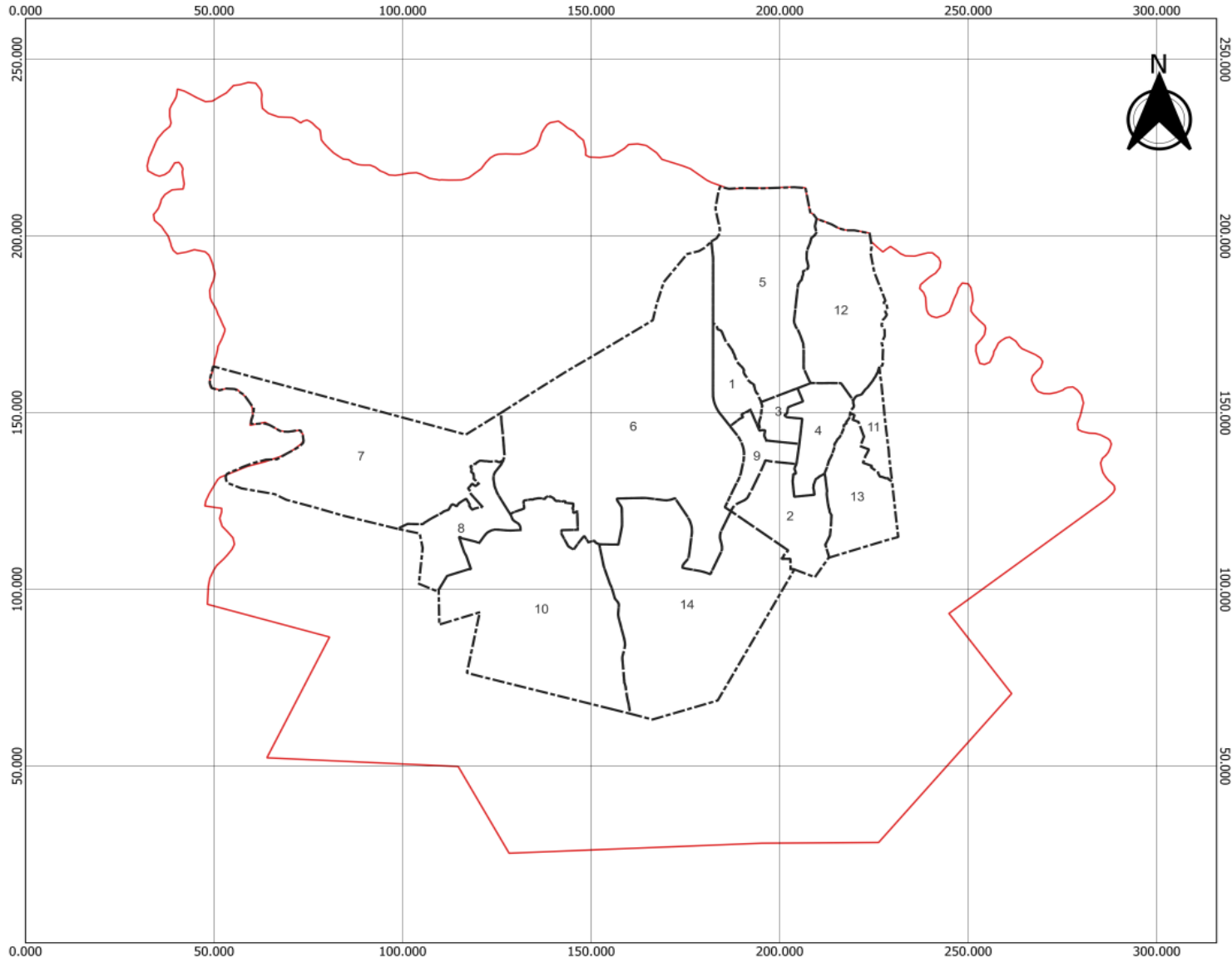
- Urban Councils Act
- Mines and Minerals Act
- Environmental Management Act

### 1.5.2 National Policies

- i) Vision 2030
- ii) National Development Strategy 1 (2021 – 2025)
- iii) National Human Settlement Policy
  - This policy focuses on spatial planning, access to land, offsite and onsite infrastructure, densification and robust settlement financing including other issues.
- iv) Mining Policy
- v) National Tourism Master Plan
  - Provides for the development of tourism products and infrastructure development including manpower development and community participation in tourism. It also provides for the preservation of nature, Zimbabwean culture and heritage.
- vi) Zimbabwe National Industrial Development Policy (2019 – 2023)
- vii) National Climate Policy (2017)

# 1.6 Planning Area Boundary - Map 1.2 Master Plan Boundary

## Kwekwe Boundaries



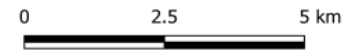
Kwekwe City Council  
Master Plan

**Legend**

- Kwekwe Existing Ward Boundary
- Kwekwe Proposed Boundary

This map shows the boundaries of the existing Kwekwe area inclusive with wards and the proposed Kwekwe area as well.

@2024





The Master Plan boundary covers approximately 24 400 hectares. The planning area is bounded by the Sebakwe river to the North, Mbembesanwa river to the north east, Matchbell, Tendele and Congela farms to the east, Wycherley, Renin and Redcliff to the south, and Kwekwe river to the west up to the confluence with the Sebakwe river.

## 2.0 PHYSICAL FEATURES LAND USE AND LAND OWNERSHIP

This chapter explores the physical attributes, land usage, and land ownership within the city of Kwekwe.

### 2.1 Topography

The City of Kwekwe is situated to the immediate west of Zimbabwe's central plateau, forming the primary watershed. Its topographic diversity is contributed by both natural and man-made features. Altitude ranges from 1000 meters to 1350 meters above sea level. The area features undulating plains and fractured ironstone hills, notably in western Kwekwe. While mining and heavy industries have shaped the landscape, creating pits and sludge dumps, most hill slopes are developable with moderate gradients.

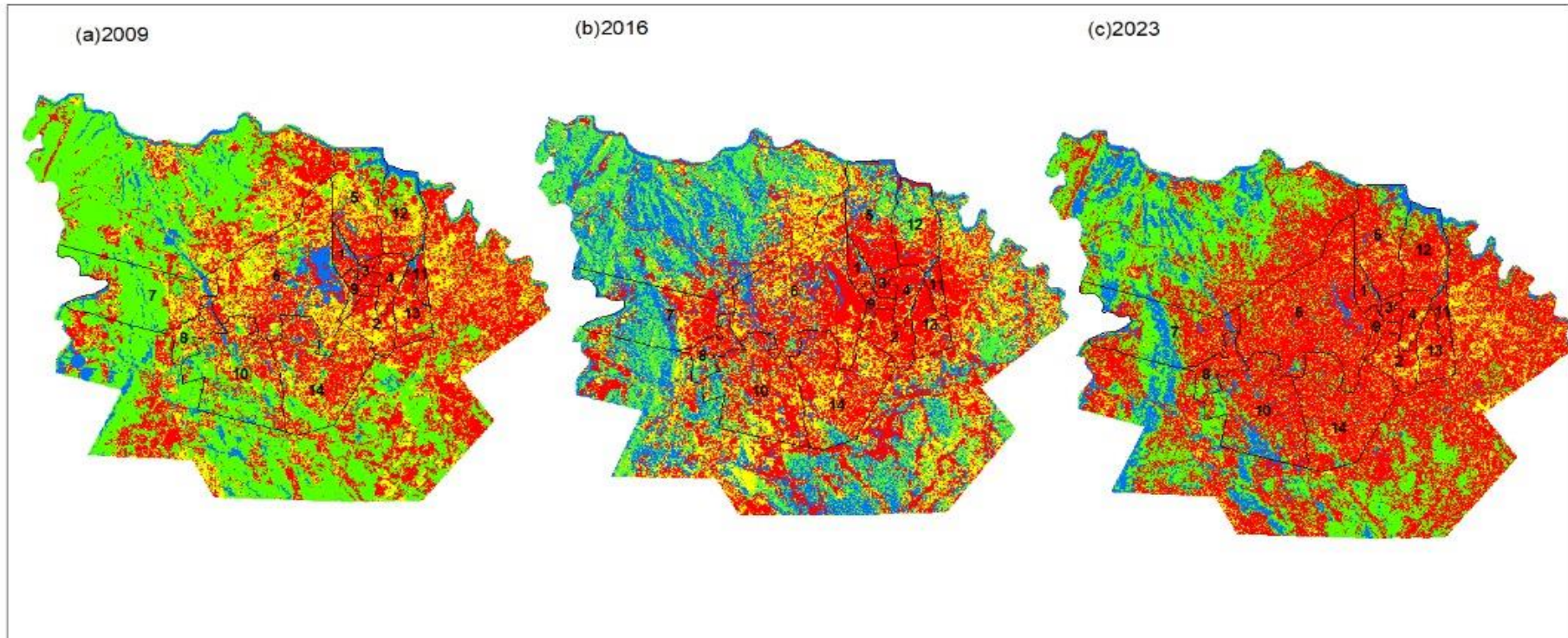
Streams and rivers in the area drain into the Sebakwe, Kwekwe, or Mbembeswana rivers, with seasonal variations. Notable man-made features include mining pits and dumps, presenting challenges such as pollution threats and visual disruptions.

### 2.2 Vegetation

In the designated planning region, the vegetative canopy typically provides adequate coverage; nevertheless, the notable concern arises from the rampant deforestation attributed to mining, residential expansion, industrial projects, and the use of firewood. Particularly alarming is the encroachment of small-scale mining settlements prevalent in the northern and western areas, combined with the proliferation of informal residential settlements, collectively exacerbating environmental stressors. The vegetation showcases a mosaic of deciduous Savannah woodlands, interspersed with an array of grass species, alongside a rich diversity of thorn and mopane trees, emphasized by the presence of aloe plants gracing the hilltops, each facet contributing to the intricate ecological tapestry of the region.

Map2. 1: Shows the land use /land cover map

## Kwekwe Land Use Land Cover change

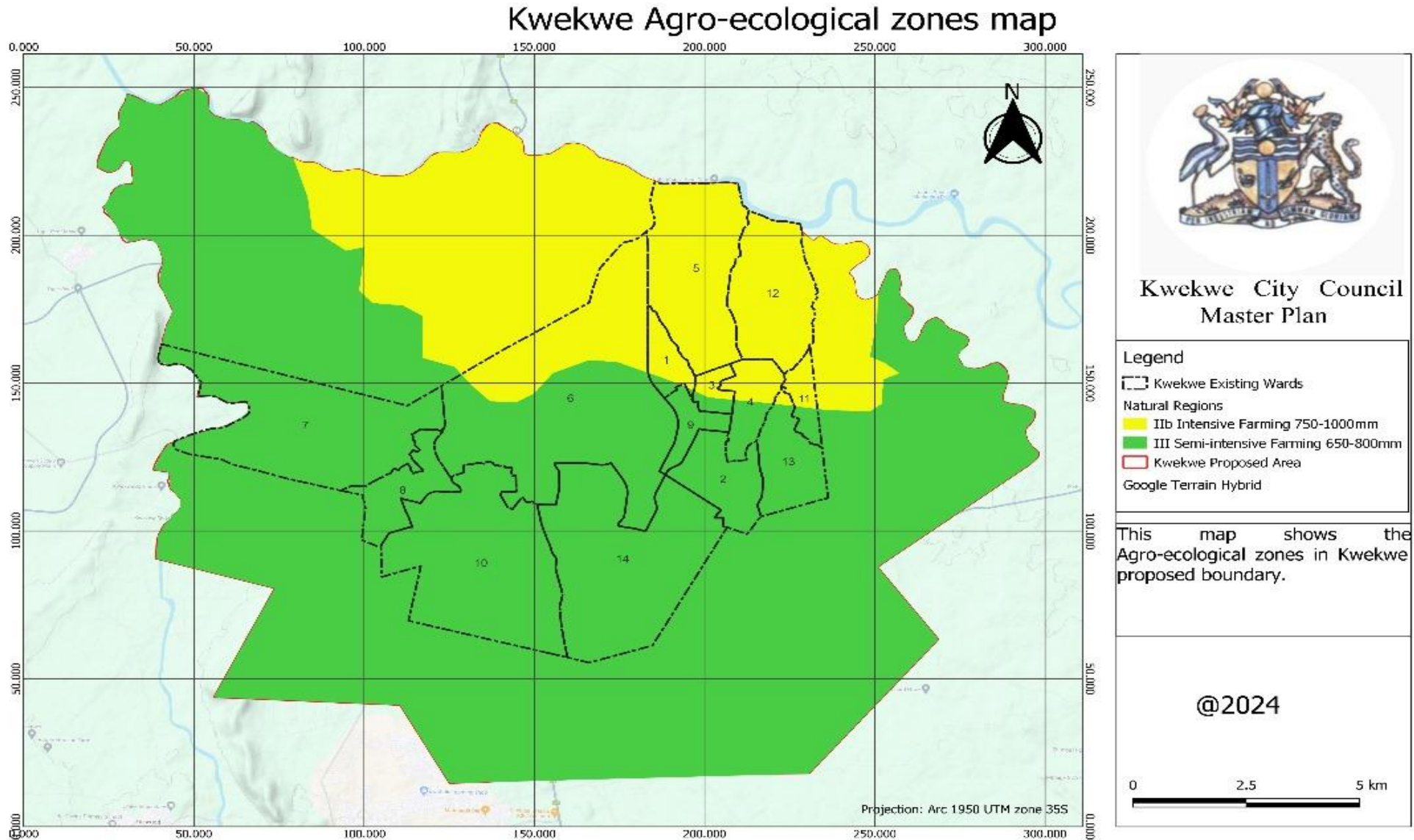


	<p>Kwekwe City Council Master Plan</p>	<p><b>Legend</b></p> <ul style="list-style-type: none"><li>Existing Boundary</li><li>Water</li><li>Builtup</li><li>Vegetation</li><li>Baresoil</li></ul>	<p>This map shows the Land Use Land Cover change for the years 2009, 2016 and 2023 in Kwekwe.</p>	<p>@2024</p> <p>Kilometers</p>
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## 2.3 Climate

The planning area is located in agro-ecological Region III, renowned for its semi-intensive farming practices. Livestock rearing and the cultivation of fodder crops are central to agricultural prosperity, with irrigation supplementing the growth of other crops. The climate in this region is sub-arid tropical, characterized by distinct dry and wet seasons, shaping agricultural practices and outcomes.

Map 2.2 Agro-ecological regions of the plan area.



### 2.3.1 Rainfall

The mean annual rainfall ranges from 650mm to 800mm, with a distinct rainy season from November to February. Mid-season dry spells are common, with variable rainfall patterns. Evaporation rates are significantly higher than rainfall, influencing water management strategies. Summers are characterized by warm to hot weather, while winters are cool and dry.

Heavy rainfall events are not common. Current pattern changes are due to climate change. During this period, the region experiences occasional severe dry spells, lasting for several weeks. On average, there are 14 to 16 rain pentads per season. This suggests a moderate degree of variability in rainfall from year to year, with deviations from the mean ranging between 30% and 35%.

Evaporation rates soar to 1900mm annually, indicating substantial water loss through evaporation processes. This disparity underscores the critical need for effective water management strategies to mitigate the impacts of water scarcity and ensure sustainable resource utilization in the area.

Table 2.1: Precipitation Patterns



Climate Variable	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Annual
 Average Precipitation mm (in)	0.5 (0)	0.4 (0)	5.4 (0.2)	24.8 (1)	85.4 (3.4)	144.6 (5.7)	158.7 (6.2)	119.1 (4.7)	62.6 (2.5)	29.1 (1.1)	5.3 (0.2)	2 (0.1)	637.9 (25.1)
 Precipitation Litres/m <sup>2</sup> (Gallons/ft <sup>2</sup> )	0.5 (0.01)	0.4 (0.01)	5.4 (0.13)	24.8 (0.61)	85.4 (2.09)	144.6 (3.55)	158.7 (3.89)	119.1 (2.92)	62.6 (1.54)	29.1 (0.71)	5.3 (0.13)	2 (0.05)	637.9 (15.65)

Table 2.1 provides a comprehensive overview of the precipitation patterns in the designated area, revealing an annual average rainfall of 637.9 mm (25.1 in), with a monthly average of 53.2 mm (2.1 in). Notably, August emerges as the driest month, experiencing virtually no rainfall with an average of 0.4 mm (0 in) of precipitation. Conversely, January stands out as the wettest month, witnessing a substantial average rainfall of 158.7 mm (6.2 in). These statistics offer valuable insights into the climatic variations throughout the year, crucial for understanding and planning various activities and resource management strategies within the region.

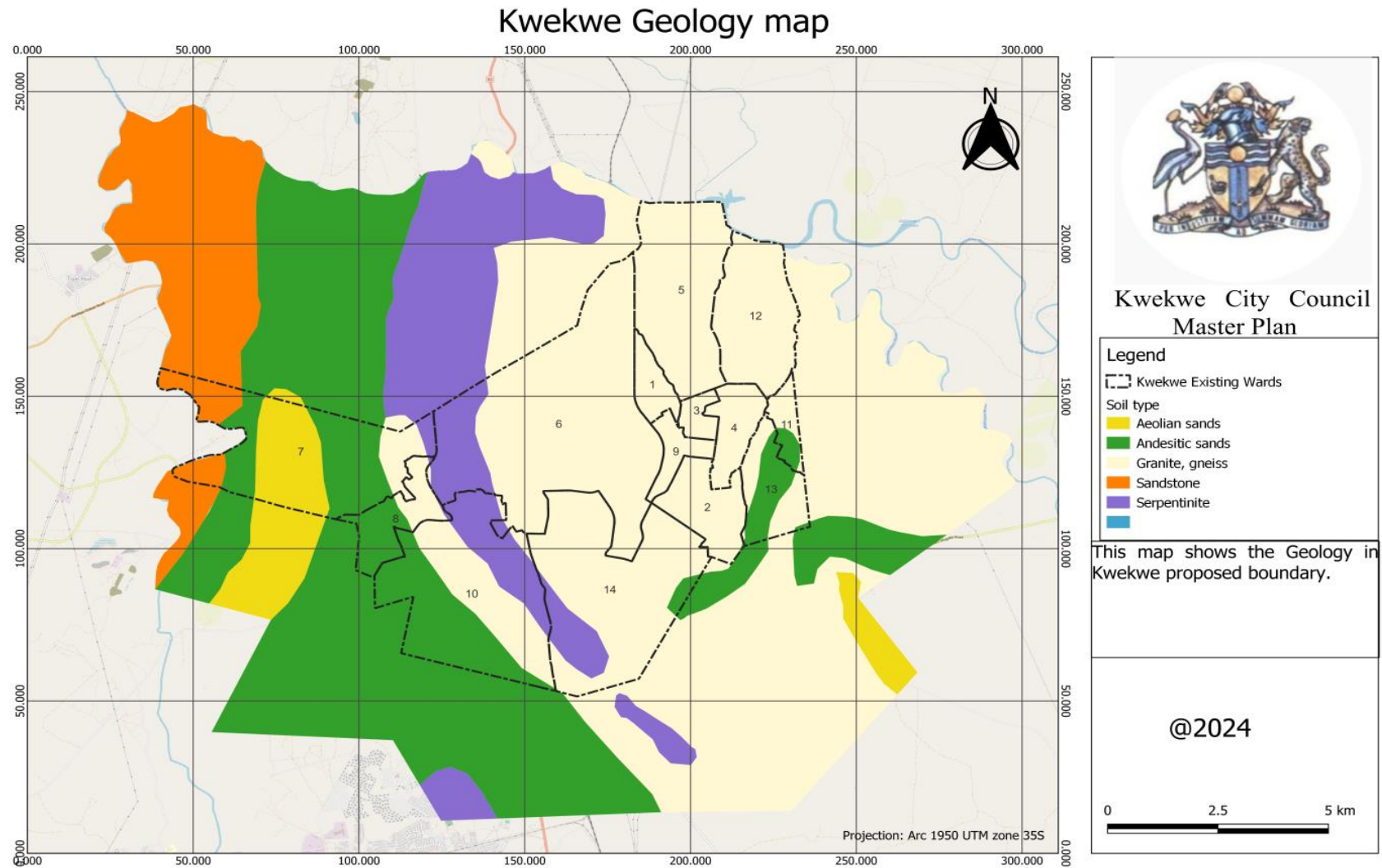
### 2.3.2 Weather

Similar to other regions in the nation, the summer climate is characterized by warm to hot temperatures with occasional short bouts of rainfall. Conversely, winters bring cool and dry conditions. In the Plan area, January sees a mean annual maximum temperature of 28.2°C and a mean minimum of 16.8°C. Meanwhile, during July (winter), the mean annual maximum temperature drops to 23.3°C, with a mean minimum of 5.8°C. The prevailing wind direction, which predominantly blows from the east-southeast, holds significant implications for proposed land use zoning. During winter, temperature inversions may occur, while in summer, dense rain clouds act as a thermal blanket over the Plan area. These phenomena result in the trapping of air pollutants within a shallow layer just above the ground level.



## 2.4 Geology and Soils

### 2.4.1 Geology - Map 2.3 Geological Map of Kwekwe





The geological composition of the Plan area can be broadly categorized into two main regions:

(i) The Gold Belt or Basement Schists:

Stretching across the western section of the study area, delineated by the road as a prominent boundary, lies the gold belt. This region predominantly consists of massive volcanic or igneous formations, such as the Mashonaland sills, dykes, and volcanic greenstones. Sedimentary rocks, deposited atop partially eroded lavas, form a significant belt within this area. Notably, gold is the primary mineral found here, often associated with arsenic. Additionally, other minerals like copper, limestone, and banded ironstone, with an iron content of 65%, are present in hills rising up to 100 meters. The western part of the study area boasts a robust economic foundation, driven by wealth and agricultural production, with substantial development potential. The water table in this region typically lies at an average depth of around 10 meters, with a specific capacity ranging between 10 and 100m<sup>3</sup>/d/m and yields of up to 250m<sup>3</sup>/d. These figures have significant implications for town development, particularly concerning water supply and the potential pollution of groundwater due to mining activities, sewage, and solid waste disposal.

(ii) The Granite Area:

Spanning the eastern part of the Bulawayo/Harare route lies the granite area, characterized by pre-Cambrian older gneissic granite and younger granites of the craton. This region, in comparison to the gold belt, is less affluent in terms of agricultural resources and potential. Groundwater potential here is comparatively lower, with the average depth of the water table exceeding 10 meters. The specific capacity ranges between 2 and 20m<sup>3</sup>/d/m, with yields varying accordingly. Groundwater pollution in this area primarily depends on the transmission, permeability, and porosity of the geological structures specific to this region.

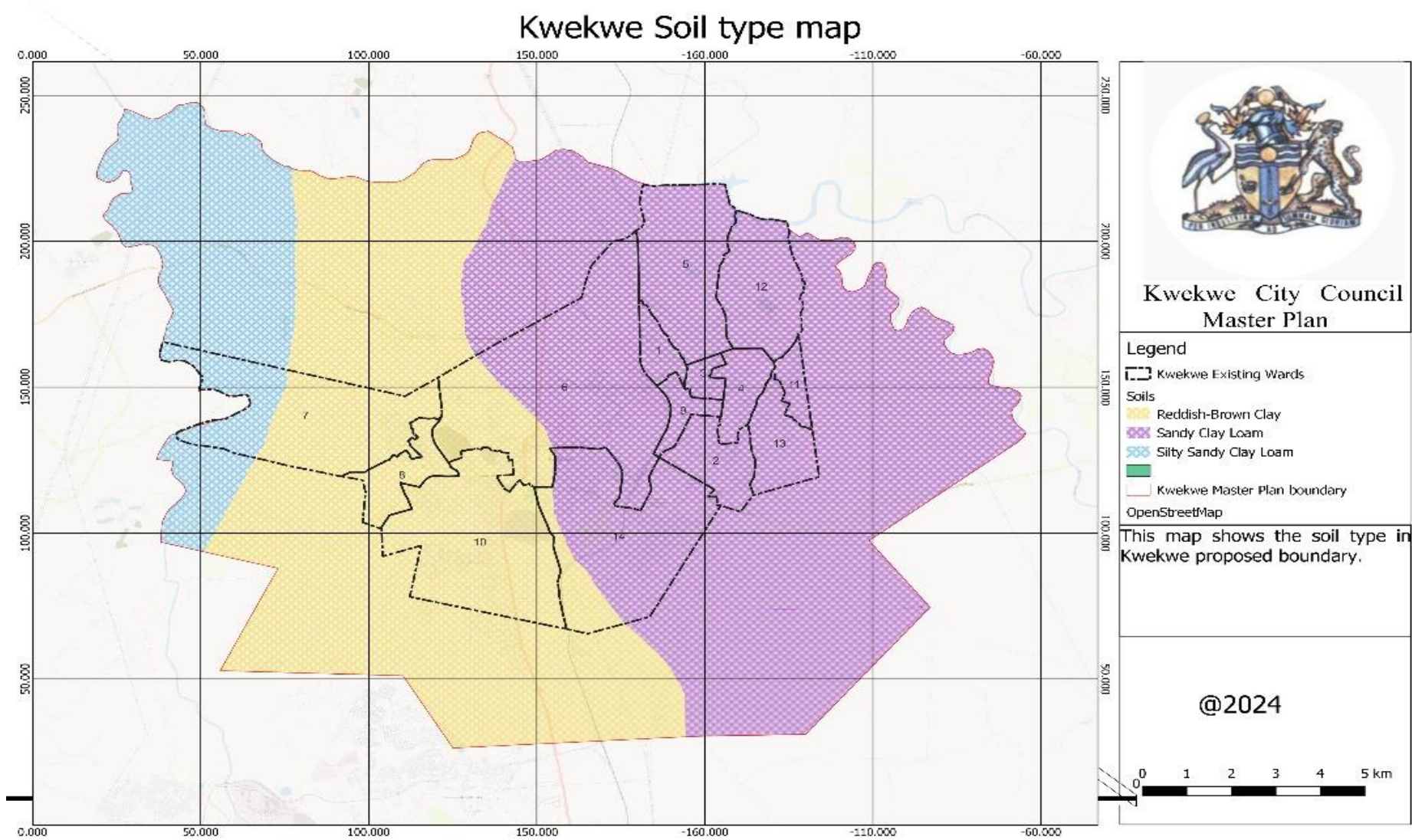
#### 2.4.2 Soils

The composition of soils in the area is predominantly influenced by the underlying geology. Broadly, soils to the east of the Bulawayo/Harare Road fall within the category of granitic sandy-clay soils, primarily belonging to the fersiallitic and sodic groups. These soils display characteristics of being well-drained, shallow, and possessing low inherent fertility. Their clay composition is primarily kaolinite, with notable amounts of free sesquioxides of iron and aluminium. Additionally, there are significant levels of exchangeable sodium and water-soluble salts, with a saturation level exceeding 40%. Generally, these soils present minimal challenges for development, except in localized vlei areas.

Conversely, soils within the gold belt, primarily located in the western region, are predominantly derived from greenstone and volcanic lavas. These soils span from siallitic to fersiallitic groups, with the prevalent types being red granular clays and dark clays found in low-lying areas. They are typically well-drained, moderately shallow to moderately deep, and possess abundant reserves of weatherable minerals. Furthermore, the base saturation is usually high in these soils. With the highest arable potential among all soil types in the planning area, they generally do not present significant development challenges, apart from the need for precautions in localized areas with active clay soils. These precautions are

necessary to prevent potential issues with foundations, which could lead to construction challenges.

Map 2.4 Soil types



Map 2.4 delineates the prevailing soil composition within the designated planning zone, indicating that the predominant soil classification is characterized by sandy-clay loam, succeeded by Reddish Brown clay and Silty sandy clay loam.

## 2.5 Land Use and Ownership

In the municipal jurisdiction of Kwekwe, the predominant land uses revolve around residential and industrial purposes, characterized by a notable presence of vacant land parcels. However, the ownership of these lands by the municipal authority is relatively limited.

Private entities predominantly hold ownership rights over the land in both areas, while the government retains ownership of certain parcels earmarked for public use. In anticipation of future urban growth, designated farming areas and potential expansion zones have been delineated, underscoring the imperative for strategic land acquisition and meticulous zoning regulations to facilitate sustainable development.

### 2.5.1 Land Ownership Pattern:

In the Kwekwe City, land ownership is characterized by several key entities. The City itself holds the largest portion of land, primarily designated for high-density residential areas, solid waste dumps, sewage works, open spaces, and some parcels in residential, industrial, and Central Business District (CBD) zones.

Following the City, the private sector emerges as the second-largest landowner, predominantly possessing low to medium-density residential land, industrial plots. Areas under big mining concerns like Globe and Phoenix and Gaika mine also privately owned. Notably, residential densities within smallholdings areas are relatively high, indicating the potential for releasing some of this land for future low and medium-density residential developments.

In contrast, the private sector's ownership of CBD land is minimal, suggesting a distinct concentration of commercial and public activities in this central zone.

Moreover, the central government reserves land for public and social purposes, including a significant portion allocated for mining activities under the jurisdiction of the President. This delineation of land ownership underscores the diverse stakeholders involved in shaping the city of Kwekwe urban landscape.

## 2.6 Summary of Issues

Various challenges and opportunities arise from the area's topography, climate, geology, and land ownership patterns. These include environmental concerns, urban development constraints, and the need for strategic land acquisition and zoning to support sustainable development.

## 3.0 POPULATION AND EMPLOYMENT

This chapter explores the intricate dynamics of population and employment trends within the urban landscape of Kwekwe. It undertakes a comprehensive examination of demographic shifts and growth patterns within the city. Moreover, it conducts a detailed analysis of the multifaceted dimensions of employment, encompassing various typologies and origins of occupational engagements within the locality.

### 3.1 Population at National level

As of April 20th, 2022, Zimbabwe's population reached 15,178,979 individuals. Among them, 7,289,558 (48%) were male, and 7,889,421 (52%) were female, translating to a sex ratio of 92 males for every 100 females. Compared to the population figure of 13,061,329 in 2012, this indicates an annual population growth rate of 1.5 percent. This populace was distributed across 3,818,992 households, averaging four individuals per household. With a land area spanning 390,757 square kilometres, the resulting population density amounted to 39 persons per square kilometre.

#### 3.1.1 Growth, Size, Structure and Density

Over the past few decades, the city of Kwekwe has undergone significant changes in its population trends. The area has seen a steady increase in population, with occasional minor fluctuations, driven by factors like economic shifts, migration trends, and government policies. Historical records show a consistent growth in population from the late 20th century to the early 21st century. Specifically, the population of the city of Kwekwe rose from 93,608 in 2002 to 100,900 in 2012 and further to 119,863 in 2022 according to ZIMSTAT (2022).

The demographic makeup and growth trends of Kwekwe have been thoroughly examined to gauge the current and projected needs for housing, job opportunities, amenities, and infrastructure. This analysis draws upon data sourced from successive national censuses conducted in 2002, 2012, and 2022. By delving into these population statistics over time, we can gain valuable insights into the evolving dynamics of Kwekwe's community, informing strategic planning and development initiatives tailored to meet the present and future demands of its residents.

*Table 3.1 Kwekwe Urban - Ward Population distribution by sex*

Ward	Male	Female	Total
Ward 01	4,891	5,769	10,660
Ward 02	8,520	9,579	18,099
Ward 03	4,827	5,405	10,232
Ward 04	3,721	4,344	8,065
Ward 05	4,729	5,647	10,376
Ward 06	3,063	2,912	5,975
Ward 07	2,042	2,295	4,337
Ward 08	2,742	2,942	5,684
Ward 09	2,174	2,179	4,353
Ward 10	3,638	3,811	7,449
Ward 11	7,755	8,730	16,485
Ward 12	4,055	4,712	8,767
Ward 13	1,916	2,174	4,090
Ward 14	2,498	2,793	5,291
Total	56,571	63,292	119,863

Source: ZIMSTATS (2022).

In Table 3.1, the population distribution of Kwekwe City is delineated based on gender demographics. The data shows that Kwekwe has a diverse population, with 56,571 males and 63,292 females. Looking closer at the numbers, it's evident that there are slightly more women than men, making up 52% of the total population, while men make up 48%. This means there are 92 males for every 100 females, highlighting an interesting aspect of Kwekwe's population where women slightly outnumber men, shaping a distinct demographic profile in the city.

### 3.1.2 Projected Population Growth

Projections for future population growth are formulated based on demographic analysis, which takes into account various factors such as fertility rates, mortality rates, and migration patterns. In the case of Kwekwe, sustained high growth rates are anticipated, primarily attributed to the influx of rural-to-urban migration facilitated by new housing schemes.

Expanding upon this, demographic analysis involves the systematic examination of population data to forecast how a population will change over time. Fertility rates, representing the number of births per woman, and mortality rates, indicating the number of deaths within a population, are crucial determinants in understanding population dynamics. Additionally, migration patterns, encompassing movements of people from one area to another, significantly influence population growth trends.

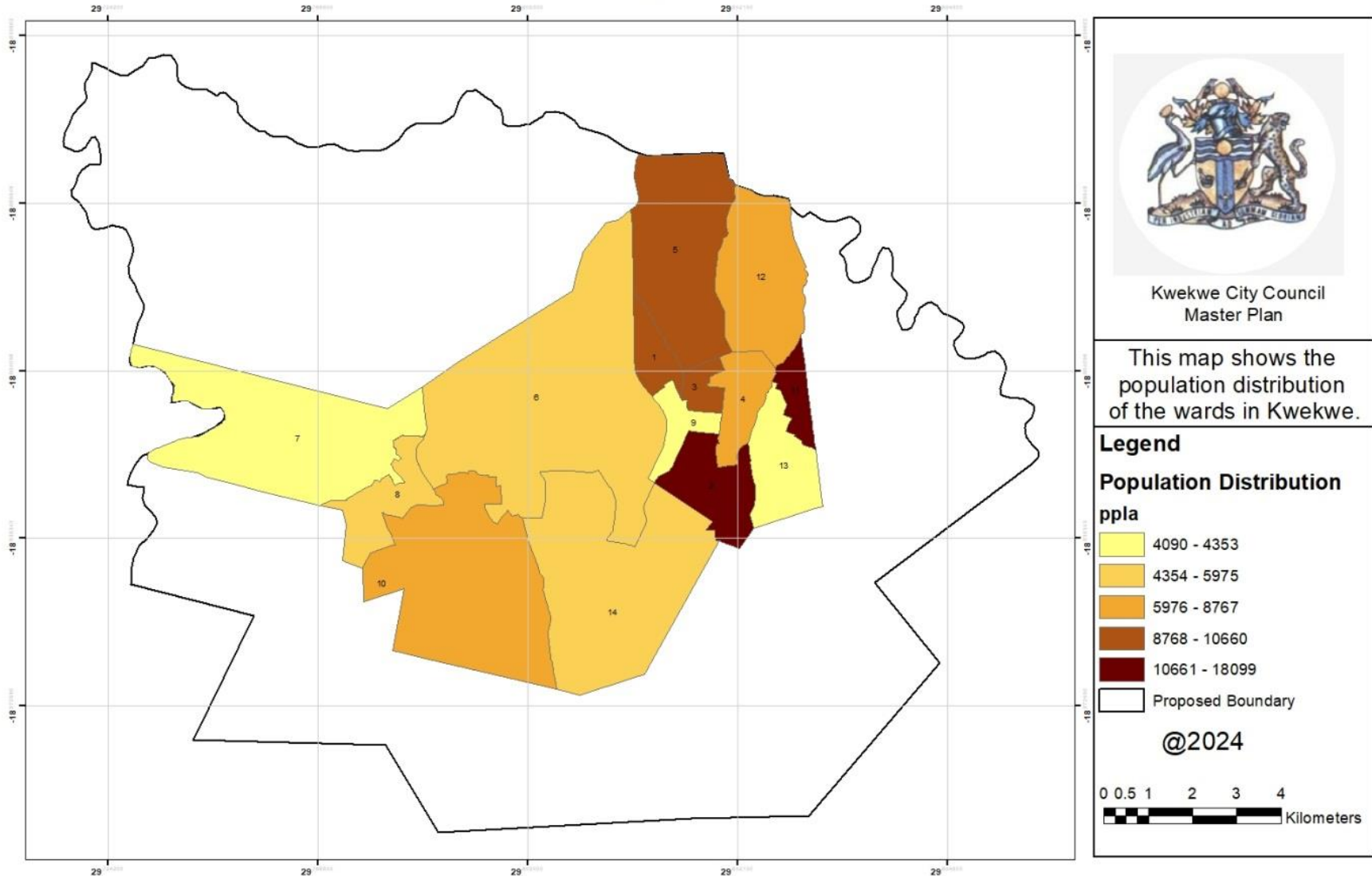
In the context of Kwekwe, a city experiencing notable demographic shifts, the projected population growth is driven by the phenomenon of rural-urban migration. This migration flow is expected to intensify due to the implementation of new housing schemes within the urban area, which attract individuals and families seeking better economic opportunities, improved living standards, and access to urban amenities.

Furthermore, the sustained high growth rates in Kwekwe underscore the broader socioeconomic implications of urbanization in the region. As more individuals migrate from rural areas to urban centres like Kwekwe, there are implications for infrastructure development, housing provision, employment opportunities, mining opportunities and social services. Understanding these demographic trends is essential for urban planners, policymakers, and local authorities to effectively anticipate and address the evolving needs of the growing urban population in Kwekwe.



Map 3.1 Population Distribution by Ward

## Kwekwe Population Distribution



### 3.2 Employment sources, Size Location

The employment landscape of Kwekwe, is predominantly shaped by its mining and manufacturing sector, which stands as a pillar of its economy. Beyond mining and manufacturing, other vital sectors contributing to the local job market include Small and Medium Sized Enterprises, public passenger transport, public administration, education, and retail trade.

Kwekwe's employment zones are strategically clustered around key industrial hubs, commercial centres, and major employers like ZISCO Steel. These areas serve as vital nodes of economic activity, drawing in a diverse workforce and fostering employment opportunities across various skill sets. The presence of established industrial players not only generates job prospects directly within these companies but also stimulates ancillary employment in support services and related industries. This spatial distribution underscores the significance of these sectors and their symbiotic relationship with the broader economic landscape of Kwekwe.

### 3.3 Growth and Structure of Employment

The dynamics of employment are undergoing a significant transformation, characterized by a discernible shift away from the traditional productive sector towards service-oriented industries. This transition is influenced by a combination of economic factors and governmental policies that shape the landscape of job opportunities.

Over the years, there has been a noticeable decline in manufacturing activities, reflecting broader changes in the global economic environment. However, amidst this decline, sectors such as mining, finance, and real estate have experienced substantial growth, emerging as key drivers of employment generation.

The manufacturing sector, once a cornerstone of many economies, has witnessed retrenchments and downsizing, contributing to a net decrease in overall employment levels in recent times. This trend underscores the challenges faced by traditional industries in adapting to evolving market demands and technological advancements.

Moreover, the expansion of service-based industries has not only reshaped employment patterns but also led to a restructuring of the labour force, with a greater emphasis on specialized skills and expertise tailored to meet the demands of a service-driven economy.

In essence, the growth and structure of employment are reflective of broader economic shifts, wherein traditional sectors wane in prominence while newer, service-oriented industries emerge as engines of job creation. This evolution underscores the importance of strategic planning and policy interventions to navigate the complexities of a rapidly changing labour market landscape.

Government initiatives such as the indigenization and empowerment policies have significantly contributed to the expansion of small and medium enterprises (SMEs). This sector has emerged as a vital source of employment not only nationwide but also specifically in cities like Kwekwe.

Kwekwe has witnessed a notable surge in SME activity, propelled by favourable government policies aimed at fostering local entrepreneurship and economic empowerment. These SMEs encompass a diverse range of industries, including mining, manufacturing, services, and agriculture, thereby diversifying the economic landscape of the city.

Moreover, the growth of SMEs in Kwekwe has not only generated employment opportunities but has also stimulated ancillary industries, such as logistics, marketing, and financial services. This multiplier effect has bolstered the local economy and enhanced the overall socio-economic fabric of the city.

Furthermore, the success of SMEs in Kwekwe underscores the importance of tailored policies that cater for the unique needs and dynamics of regional economies. By fostering an enabling environment for small businesses to thrive, policymakers can further amplify the positive impact of SMEs on employment generation, income distribution, and sustainable development in Kwekwe and beyond.

### 3.4 Unemployment

The escalation in unemployment rates within the city of Kwekwe is a notable concern, indicative of the formidable obstacles prevailing in the formal sector job market. This surge can be attributed to multifaceted factors, including the ongoing industrial restructuring and the obvious absence of significant investments. Such circumstances not only exacerbate the unemployment crisis but also give rise to a plethora of socio-economic hurdles for the region to contend with. The ramifications of this trend extend beyond mere economic indicators, profoundly impacting the livelihoods and well-being of individuals and families across the community.

### 3.5 Summary of Issues

Population growth has been significant, driven by factors such as industrial expansion and migration. Demographic characteristics show gender imbalances and age distributions that impact service needs and social dynamics. Projected growth rates anticipate continued urbanization and varying economic influences. Population density and distribution patterns highlight spatial planning considerations for infrastructure and services. Urban employment sources and sectors show shifts over time, reflecting broader economic trends and structural changes. Unemployment rates have fluctuated, influenced by industrial dynamics and broader economic conditions. These insights inform future planning strategies, emphasizing the need for holistic approaches to accommodate population growth, address employment challenges, and ensure sustainable development.

## 4.0 COMMUNITY SERVICES AND SOCIAL FACILITIES

This section deals with the community facilities and social services available to residents in the Plan area. The social services analysed are education, health, welfare, law and order and recreational facilities.

There are 65 educational facilities within the Planning area:

### 4.1.1. Pre-Schools

There are 21 Day care centres

### 4.1.2. Primary and Secondary Schools

- 33 primary schools
- 11 secondary schools

Government administers 16 primary schools and 6 secondary schools.

The teacher: pupil ratio for government schools ranges between 1:40 and 1:60 against a desired ratio of 1:33. Two schools Manunure High school and Mbizo high are on hot sitting, with learners having access to educational facilities for a limited time about 4 hours as opposed to the required 8am to 4:30pm.

A number of private schools offer alternative and better facilities to those provided by government with a teacher - pupil ratio of 1:30. There are 8 primary schools that are run privately including Goldridge, Herentals College, Page Academy, Classbel and Rayvon to name a few. These are complimented by 8 private secondary schools six of them colleges including Herentals College and two offered by Goldridge and Page academy.

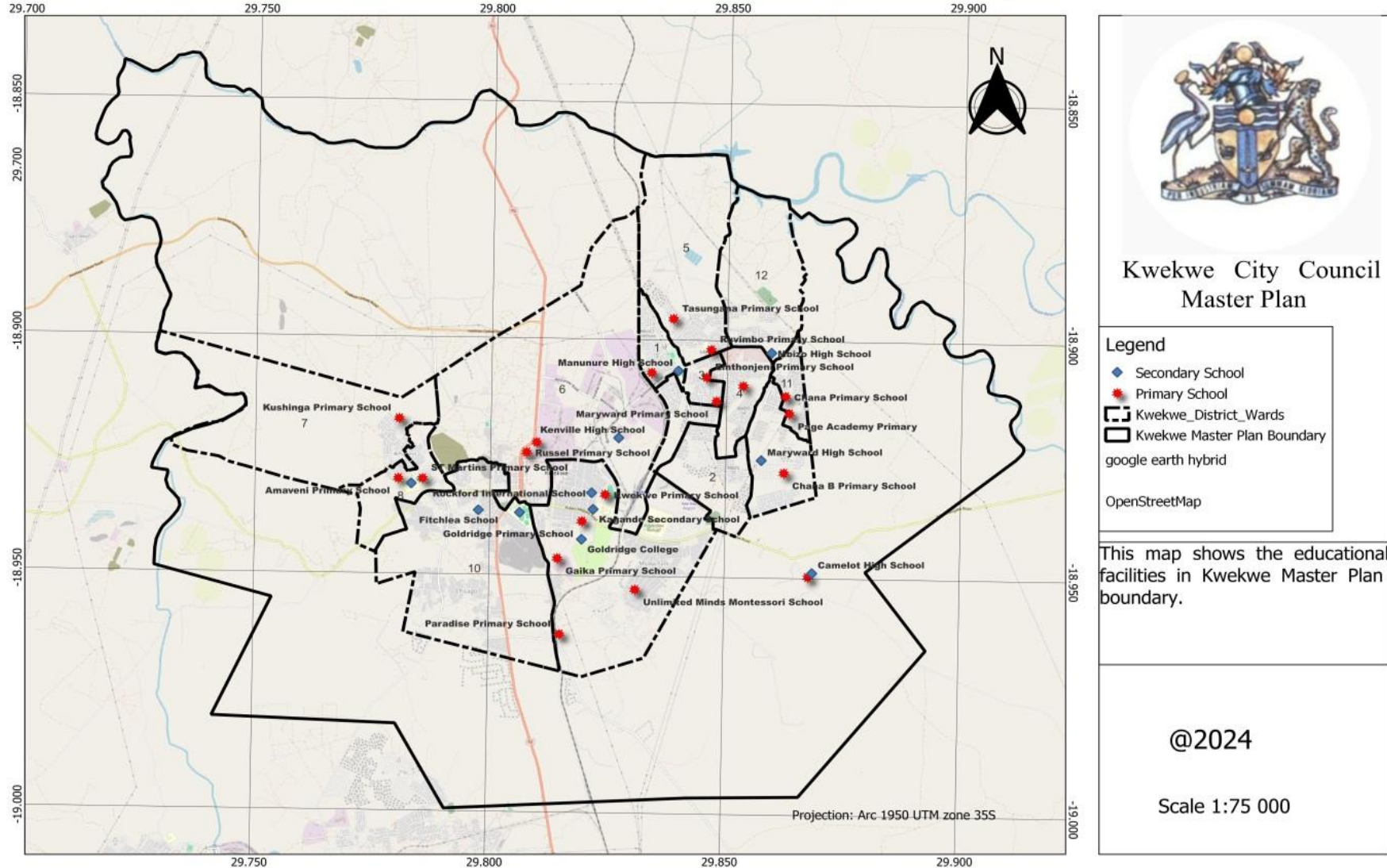
### 4.1.3 Tertiary Education

Kwekwe is serviced by 2 institutions of higher learning being;

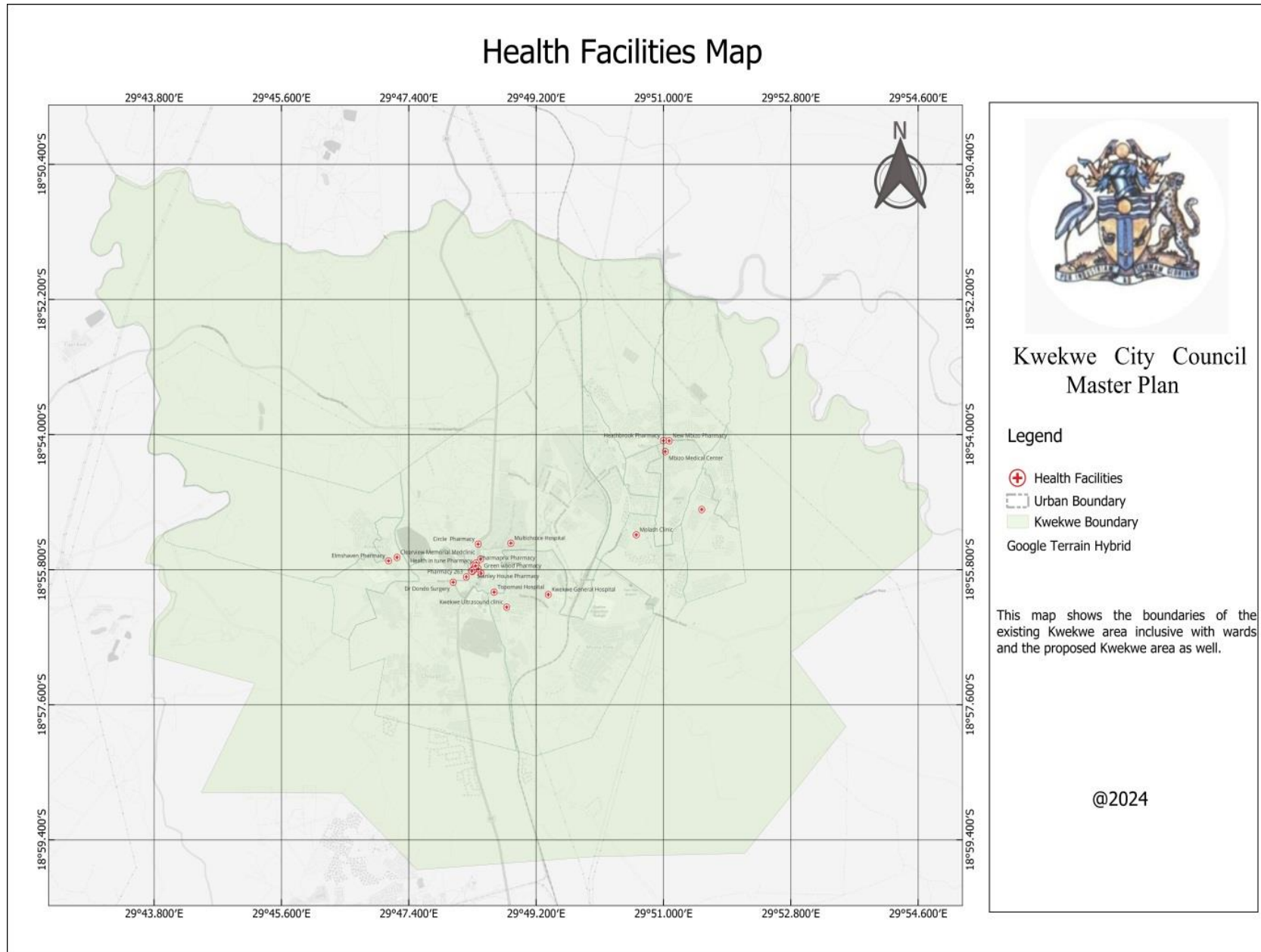
- Kwekwe Polytechnic College.
- Midlands State University

4.1 Education - Map 4.1 Distribution of Educational facilities

Kwekwe Educational Facilities map



4.2 Health Services - Map 4.2 Distribution of Health facilities



Health services in Kwekwe are provided by;

- Central Government
- Kwekwe City Council and
- Private sector

#### 4.2.1 Central Government

Kwekwe General Hospital, the District Hospital run by Government acts as a referral hospital for the Kwekwe district.

Being a referral hospital, its doctor: patient ratio is low compared to other District Hospitals in the country.

#### 4.2.2 Council Healthcare Centres

Council clinics serving the population of Kwekwe are:

- Kwekwe Infectious disease.
- Amaveni Clinic which services Glenwood, Westend, Fitchlea,
- Mbizo 1 Clinic: Catering for Mbizo 1,2,3,5,8,19, Lancashire Steel and Industrial Piping & Fitting.
- Mbizo 11 Clinic: Catering for Mbizo 4, 6, 9, 10,11,12, 16,17,18.
- Mbizo 16 Clinic: Catering for Mbizo 16, 17 and 18
- A1 Davies Clinic: Catering for New Town, Msasa, Low Density Area.
- Masasa Clinic: Catering for Masasa, Southwood and Golden cres

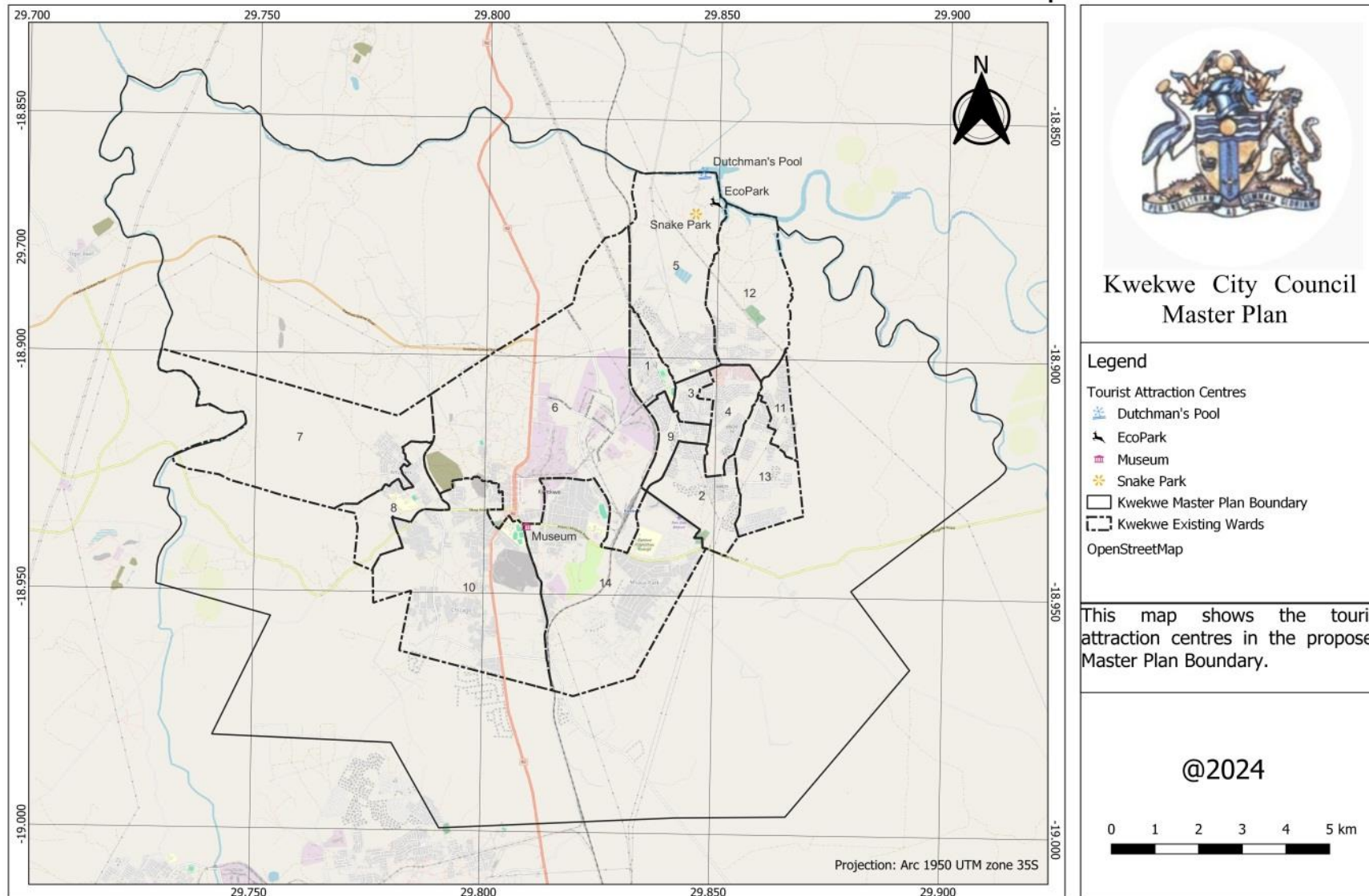
#### 4.2.3 Private

Private Surgeries and clinics play a significant role in providing ancillary medical and health care services in addition to those provided by Central Government and Council.



### 4.3 Tourism and Recreational Facilities

## Kwekwe Tourist Attraction zones map





Kwekwe has numerous recreational sites which are distributed in selected locations around the city.

Some of these sites are open spaces designated for active recreational but have largely been left undeveloped or have not been maintained relegating them to being used as dump sites.

There are numerous public open spaces which are unkempt and poorly maintained.

#### 4.3.1 Recreational

Outdoor and indoor recreational facilities are provided in the CBD and residential areas. These include

- Public swimming pool in the CBD.
- Sports stadia.
- Community halls.
- Kwekwe Golf Club.
- Kwekwe Country Club.

A number of clubs also offer a variety of sports and recreational facilities.

#### 4.3.2 Tourism

The major tourist attractions and resort products in Kwekwe include;

- Sable park- Operating as Ecopark.
- National Mining Museum.
- Kwekwe Museum
- 

Adventure and nature based tourism including wildlife and game viewing are some of the activities offered.

#### 4.3.3 Hospitality

Kwekwe is home to four hotels;

- The Golden Mile Hotel (King Solomon Hotel) located along the Kwekwe – Bulawayo highway
- Tropicana Hotel located along the Kwekwe – Bulawayo road opposite kwekwe Town House.
- Hunters Hotel in Mbizo 2
- Shamwari Hotel in the CBD.

Several Guest houses and Lodges are also located in the city.

#### 4.4 Social Welfare

Two Old Peoples' homes cater for the aged in kwekwe;

- Lynbrook Cottages in New town with 14 single cottages and 2 double for married couples.
- Rugare Old Peoples' Home in Amaveni with 38 beds.

#### 4.5 Vocational Training Centres

There are three Vocational Training centres in Kwekwe which are underutilised.

These are;

- Muvezi Vocational Training Centre in Mbizo 11
- Mhizha Vocational Training Centre in Musoperi
- Musoni Vocational Training Centre in Amaveni.

There is also a Drug Rehabilitation Centre in Amaveni and a youth centre in Mbizo. The centres provide youth empowerment and entrepreneurship development for small enterprises mainly targeting the less privileged in society and recovering drug addicts.

Challenges faced at these youth centres is lack of funding and resources and materials for use in the various programmes offered.

#### 4.6 Cemeteries

There are five cemeteries in Kwekwe viz;

- Central cemetery
- Mbizo cemetery
- Amaveni cemetery
- New Central Amaveni Cemetery
- Msasa Park cemetery

Central, Mbizo and Amaveni cemeteries are almost at capacity whilst the Msasa park is still adequate though another site has to be provided to cater for future burials.

#### 4.7 Law and Order

##### 4.7.1 Municipal Police

Kwekwe has its own Municipal Police which provides several key functions being;

- Maintenance of law and order ensuring public safety and order in the City.
- Crime prevention.

- Carry out regular Patrols in designated areas to prevent crime
- Managing traffic by enforcing traffic regulations.

#### 4.7.2 Zimbabwe Republic Police (Z.R.P)

Kwekwe is serviced by 3 police stations namely;

- Kwekwe Central
- Amaveni
- Mbizo

The Stations serve the following populations and areas:

Table 4.1 ZRP Stations in Plan Area

STATION	POPULATION	RADIUS (KMS)
Kwekwe Central	85 000	15
Amaveni	28 774	3
Mbizo	50 000	5
TOTAL	163 774	-

Mbizo police station is overwhelmed by the growth of the high density over the years at the highest population of Kwekwe resides here. The Mbizo station cannot cope with crime rate as the population no longer matches services provided. There is need for police posts to cover Mbizo section 14, 15, 20, 21 and 22.

Kwekwe central police station has seen a general decrease in crime in the area of policing.

Amaveni police station attended to cases of unlawful entry and theft, robbery and assault with area of policing infested with illegal gold miners, who resort to committing criminal offenses when there is no activity at the mines.

There is need for police posts or reporting centres in selected locations in the CBD and the establishment of satellite police stations in other residential areas to assist with the response rate at the Central police station.

Police posts and reporting centres are also needed in Mbizo and Amaveni to increase the police: population ratio. There is need to increase police visibility and awareness campaigns have to be conducted regularly to manage crime.

#### 4.7.3 Zimbabwe Defence Forces (Z.D.F.)

There is no base for the Zimbabwe Defense forces in kwekwe save for the 51 Infantry Battalion located in Redcliff.

#### 4.7.4 Zimbabwe Prison and Correctional Services (Z.P.C.S)

The Kwekwe prison which falls under the ambit of the Zimbabwe Prison and Correctional Services was established in 1910, with a holding capacity of 192 inmates.

Currently the prison holds 255 inmates at a time which is 63 inmates over capacity. The ZPCS run prison only accommodates inmates serving short jail terms of 3 – 6 months and therefore acts as a transit point for prisoners serving long jail terms.

Inmates classified as young and medium offenders, but serving long sentences are transferred to Hwahwa prison – which accommodates 1000 prisoners - for the remainder of their sentences after 3 or 6 months.

Those that are classified as big offenders are either transferred to Khami or Chikurubi maximum prisons.

Since its establishment more than a century ago, the prison can no longer cater for the ever growing population of jailed criminal offenders as well as providing for its workforce.

The following are concerns raised;

- Inadequate staff housing. Only a quarter of the staff is accommodated in staff housing with the rest staying outside. There is no room for expansion to house three quarters of the officers residing outside.
- Inadequate land for expansion. There is no adequate land for expansion of the prison, and other projects like farming.

To fully cater for its catchment area of Kwekwe urban and rural, Redcliff, Silobela and Zhombe the ZPCS needs about 20 hectares of land that can accommodate the above and build a prison catering for 800 inmates at a time.

## 5.0 RESIDENTIAL DEVELOPMENT

This chapter examines the key performance of the Kwekwe residential housing sector. It also focuses on the housing stock distribution across the city, major residential areas in Kwekwe, and trends in housing delivery over the years against housing demand and supply. This section addresses various aspects of housing development, informality, housing conditions, and housing development changes post-independence in Kwekwe.

### 5.1 Existing Housing Policies in Kwekwe

Over the past decade, there have been key local, regional, and international Housing policies and conventions that are being considered in guiding housing development in Kwekwe City. These included the African Union Agenda 2063, a blueprint and plan for transforming Africa into a global powerhouse of the future, promoting inclusive and sustainable development and democratic governance. The United Nations' Sustainable Development Goals (SDGs), especially SDG 11, promote inclusive, safe, resilient, and sustainable cities and human settlements.

- Zimbabwe National Human Settlement Policy

The policy aims to govern all settlements where people live, work, and play. The policy highlights land access and tenure issues where the title is only issued for fully serviced or developed stands and on agro-plots. Off-site infrastructure provision is the responsibility of the Government and local authorities. All productive agricultural land shall be preserved as such. At least 40% of land for human settlement development shall be reserved for the development of high-rise apartments.

- NDHS1(Housing Delivery)

NDHS1, or the National Development Housing Strategy 1, focuses on housing delivery. The strategy aims at addressing the housing needs of the population by providing affordable and sustainable housing options. Here are some key aspects of NDHS1 related to housing delivery in Kwekwe:

- Affordable Housing:
- Housing Infrastructure:
- Sustainable Housing:
- Public-Private Partnerships:
- Community Participation:

By implementing NDHS1, Kwekwe aims to improve housing delivery and provide affordable, sustainable, and inclusive housing options for its residents. The strategy's focus on affordability, infrastructure, sustainability, public-private partnerships, and community participation provides a comprehensive framework for addressing the housing needs of Kwekwe holistically and sustainably.

### 5.2 Housing Stock Analysis

“Housing stock” is a fundamental variable by which housing development in urban centres is measured against. In this report, the housing stock refers to the total number of existing residential housing units in a particular area. The residential areas of Kwekwe comprise of low-density suburbs, smallholdings and the two high-density suburbs of Amaveni and Mbizo, which contain the bulk of the high-density stands and suburbs in the area. The study

area has an enhanced variety of housing stock that ranges from old and poorly serviced rental units in Amaveni and Mbizo to high-income households in Newtown, Msasa Park, Chicago and other low density areas. Approximately 90 percent of the population within the study area live within Kwekwe Municipal boundaries. The remaining ten percent live on peri-urban smallholding commercial farms and mines.

### 5.3.1 Distribution of Residential Housing Stock in Kwekwe

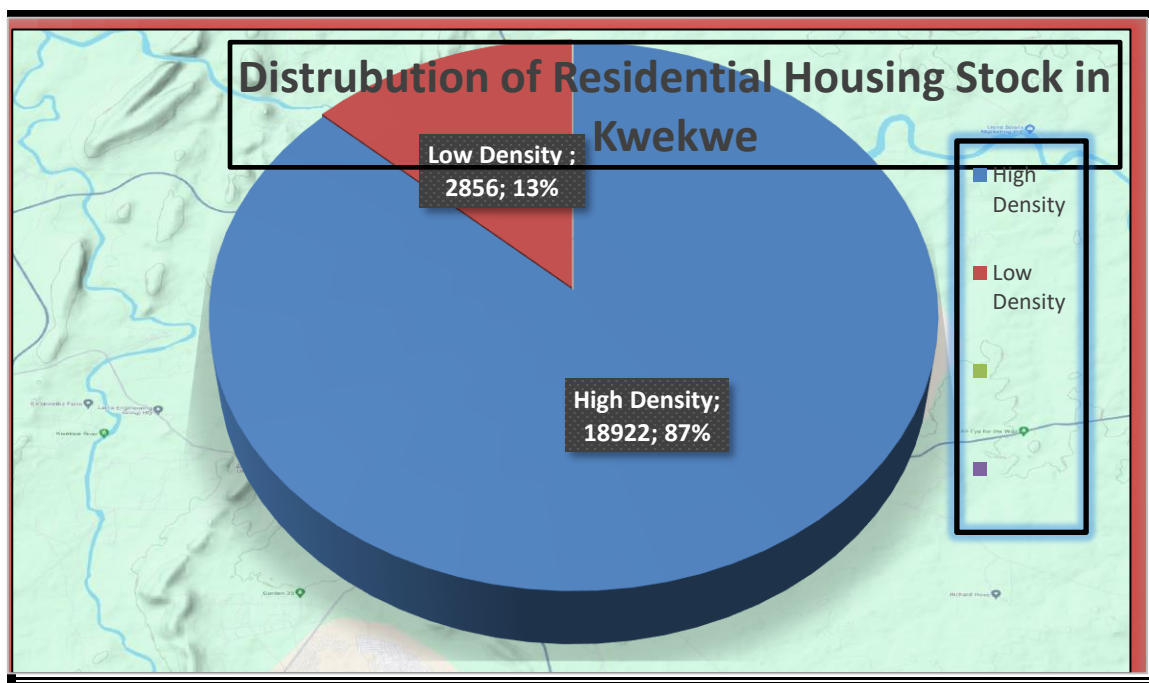
*Table 5.1 Distribution of Housing Stock in Kwekwe*

Area	Stock	Density
Amaveni	2 102	High Density
Mbizo	16 820	High Density
Low Density	2 856	Low density
Total	21 778	

Source: Kwekwe City Council Housing Department (2024)

As shown in Table 5.1 above, the Kwekwe Residential Housing Stock is made up of 18 922 High Density (87%) stands and 2 856 Low Density stands (13%). Kwekwe's suburbs are divided into both high-cost low-density housing and high-density residential housing.

Figure 5,1; Distribution of Residential Housing stock in Kwekwe



Source: Kwekwe City Council Housing Department (2024)

From Figure 5.1, it is clear that high-density housing is dominant in Kwekwe. The provision and supply of housing in Kwekwe has been influenced by various determinants that shape the availability, affordability, and accessibility of residential housing. Some factors that have influenced the location and type of housing include *population growth* and *demographics*, *land availability* and *zoning policies*, *economic factors*, *government policies* and *regulations*, *environmental considerations*, *socio-cultural factors*, *infrastructure*, and *services*.

### 5.2.2 Kwekwe Residential Housing Market

The property market in the City of Kwekwe is a complex and ever-changing landscape. In recent years, the market has been on a steady incline, with prices rising steadily. This is due to a number of factors, including the country’s economic growth, the increasing demand for housing, and the limited supply of available properties. Several trends characterize the current property market in Kwekwe City. One of the most notable trends is the increasing demand for luxury properties. This is due to the growing number of wealthy individuals and families in the City and country. Another trend is the growing popularity of cluster housing developments. These offer a sense of security, and privacy and are closer to the city centre, which is appealing to many buyers and tenants.

Furthermore, the housing property market in Kwekwe is expected to continue to grow in the coming years. This is due to Zimbabwe’s strong economic growth and the increasing demand for housing. However, there are several challenges that the market faces, such as the limited supply of available properties and land for development and the high cost of housing. Despite these challenges, the housing property market in Kwekwe is a promising investment opportunity. The City has a growing population, which is a positive factor for the property market. Additionally, the Local Authority is taking steps to improve the regulatory environment for the property market, which will make it easier for property investors and private housing land developers to participate.

### 5.2.3 Determinants of Housing Supply and Demand in Kwekwe

Housing delivery in Zimbabwe and in Kwekwe City as a whole has been spearheaded by the local authority, government, private land developers, and housing cooperatives. Demand for affordable housing is swelling, but accessibility is getting more difficult due to population growth, urbanization, and rising costs of building materials and services. People can access housing through a variety of establishments such as cooperatives, pay-for-own-service schemes, and private sector investment programs. The housing stock for the city of Kwekwe from 2004– 2024 has not matched the growth of population and housing demand for both high and low density. This can be noted by the large number shown on the housing backlog in table 5,2.

*Table 5.2 Kwekwe Housing Backlog [2024]*

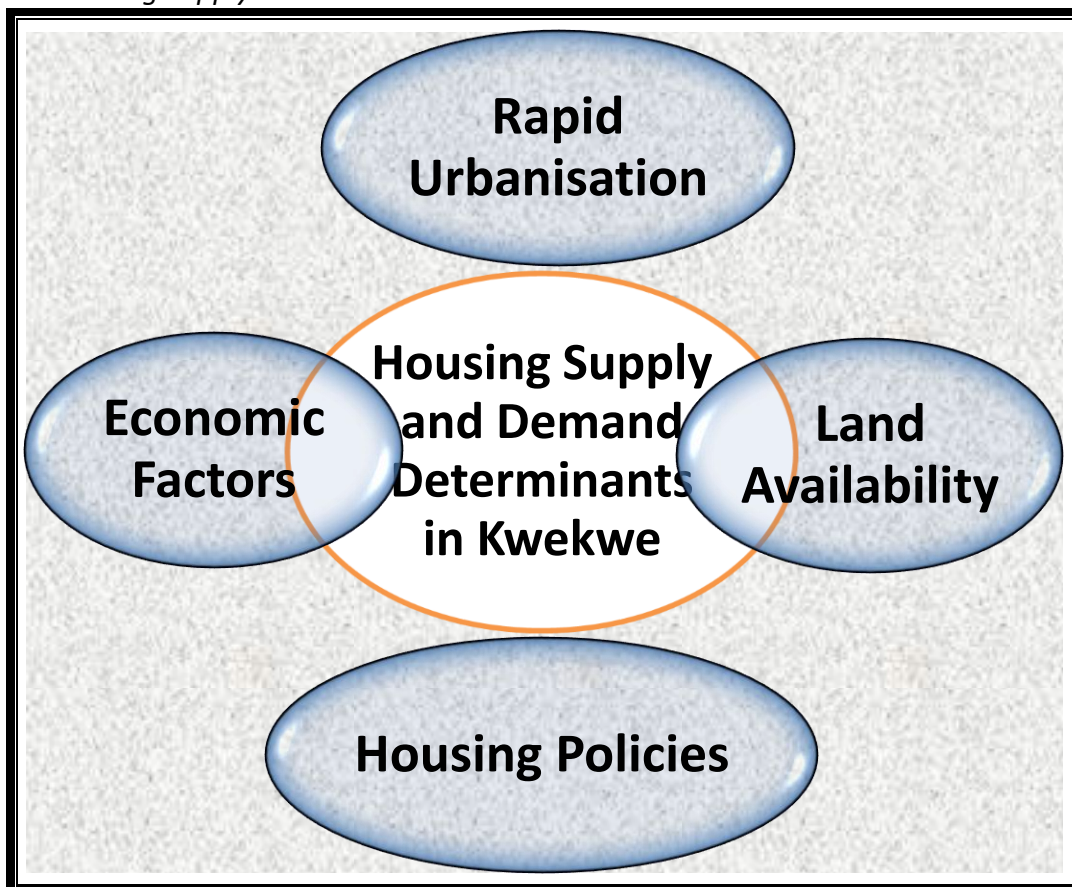
HOUSING BACKLOG	
High-Density Housing Waiting List	27653
Low-Density Housing Waiting List	3341

Source: Kwekwe City Council Housing Department (2024)

As noted in the table above, growing Municipal waiting lists are a poor indicator of increased housing demand and low housing supply. A further analysis of the type of housing waiting list applicants indicates that 70% of these applicants are local residents who are renting in high-density areas of Mbizo and Amaveni and 30% of the applicants reside in surrounding areas of Zibagwe and Redcliff. The City of Kwekwe receives an average of 1200 waiting list applications per year. This is also a reflection of the mismatch between housing demand and supply.



Figure 5.2 Housing Supply and Demand Determinants in Kwekwe



Source; Master Plan Household Survey Findings (2024)

- Rapid Urbanisation

The number of people living in Kwekwe’s urban areas continues to soar every day due to rural-to-urban migration in search of greener pastures. However contrary to the anticipated employment, many people migrating to urban centres have not been so lucky hence resorting to informal trading, and in some cases informal housing. The situation has however exacerbated the unemployment rate, thereby further complicating issues of affordable housing. This has increased the Housing Backlog by almost 40% from 2018 to 2024. While urbanization can be blamed for causing a strain on housing demand in Kwekwe, it should also be noted that natural births also contribute to the increase in population and this further creates an imbalance between demand and supply of affordable residential housing.

- Land availability

In light of the above situation, the issue of land for housing purposes in Kwekwe City continues to be one of the limiting factors to Housing Supply since land around Kwekwe is surrounded by the Ministry of Lands and Agriculture (state land), mining claims, and activities, smallholder farmers. According to the Land Acquisition Act, the process of releasing land for urban expansion takes time. Although a number of constraints are said to be contributing to the failure of the local authority to deliver affordable housing, an inadequate supply of land seems to be one of the major challenges bedevilling Kwekwe City. As such, the land situation calls for state intervention to avail more land for residential purposes. The scarcity of residential land for development has led Kwekwe City to consider approaching smallholder farmers with plots and encourage them to subdivide their farms for residential development to try and reduce the existing Housing Backlog.

## Performance of the Zimbabwean Economy

Performance of the Zimbabwean economy, employment dynamics, and people’s ability to save are major determinants of the performance of urban land markets and housing provision in Kwekwe. Thus, the performance of the construction and real estate sectors in Kwekwe, both of which are critical components of urban land markets, is largely determined by the performance of the national economy. Performance of financial institutions, especially commercial banks and Building Societies which are critical sources of revenue for financing housing development and infrastructure projects in Kwekwe urban land markets is also critical to the performance of the housing sector in Kwekwe.

### 5.3. Existing Housing Areas and Conditions

This section aims at providing insight into the housing conditions of most of Kwekwe's residential areas. These conditions include the current state of houses, the state of roads and service infrastructure in old high-density suburbs such as Mbizo and Amaveni, and newly established peri-urban high-density residential areas.

*Table 5.3 Residential Housing in Kwekwe City* Source: Kwekwe City Council Housing Department (2024)

LOW DENSITY	MEDIUM DENSITY	HIGH DENSITY	AGRO RESIDENTIAL
Newtown		Mbizo (1-22)	
West View		Amaveni	Naseby
Golden Acres			
Southwood			
Westend			
Gaika Park			
Fitchlea			
Chicago			
Msasa Park			
Ashdale 1			
Town Area			
Globe & Phoenix			
Newtown			
Craft Call			
Golden Hills			

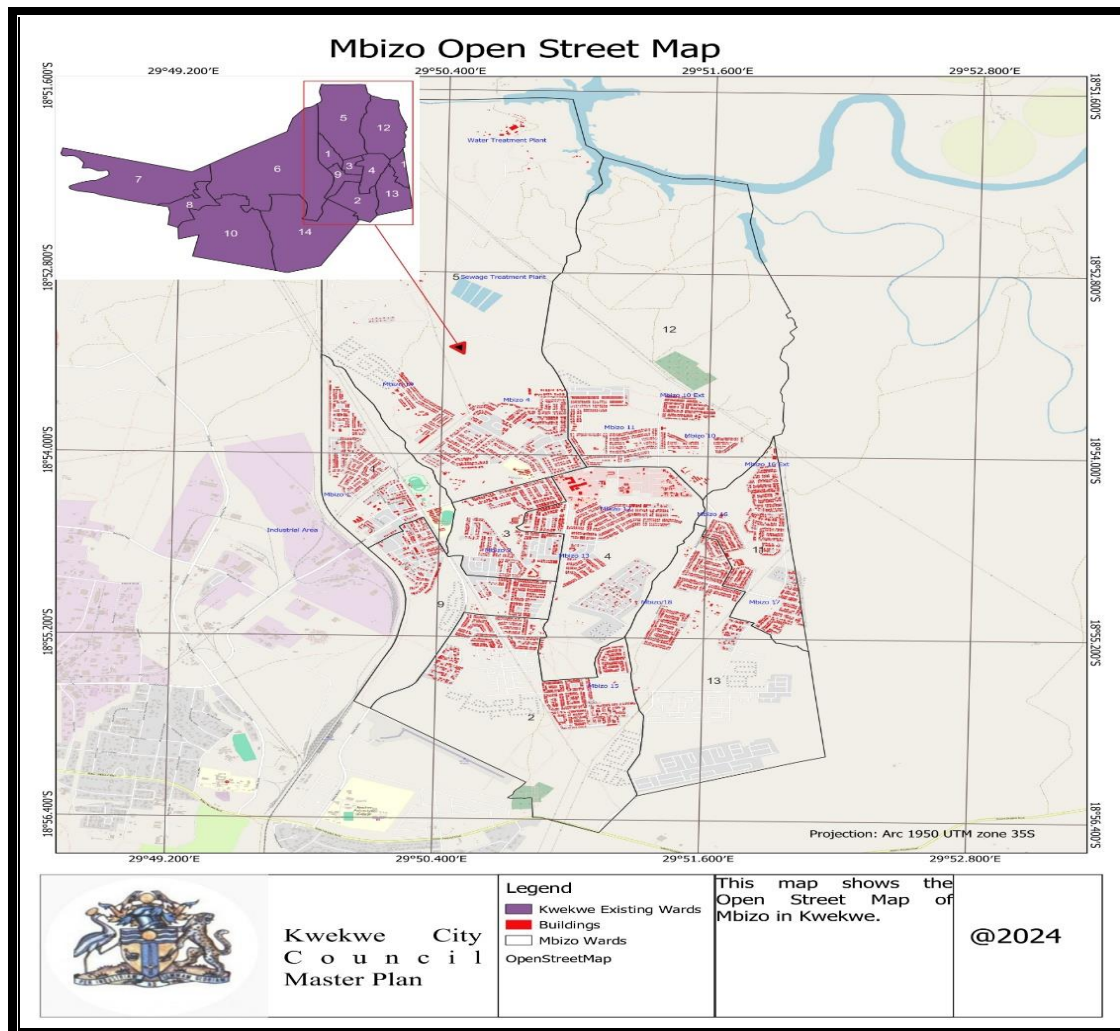
### 5.3.1 Mbizo High-Density Area

Mbizo is a high-density suburb in Kwekwe City. It is located east of the city center across the railway line from ZIMASCO. The suburb is divided into (22) several residential housing sections. Mbizo Sections One and Two form the oldest part of the suburb, which were originally built to house cheap human labor for the surrounding gold mines. The suburb, as is everything in Zimbabwe's main towns and cities, was formally a black-only area, reserved for the poor and African population that streamed to the town in search of jobs. Mbizo supplied the much-needed labor to the gold mines scattered across the growing town.

Present

The population in the Mbizo high-density suburb has exploded and the suburb itself has expanded from two sections numbered one and two, to twenty-two. As shown in Table 5,3, Mbizo now has a housing population of 16 820 stands with each Household having at least 4 members. Furthermore, Mbizo encompasses Wards 2, 3, 4, 5, 9,11,12,13 and 14.

### 5.1 Mbizo Township Open Street Map



Mbizo Housing Stock and Tenure Status

Table 5.4 Mbizo Housing Stock and Tenure

Mbizo	Housing Stock	Tenure
1	344	Home Ownership
1ext	964	
2	487	
2ext	198	
3	651	
4	170	
4ext	604	
5	850	
5 Young stars Coop	51	
6	791	
7	328	
7 (rented)	502	
8	597	
8ext	1000	
8infill	76	
9	410	
9 Council	68	
9 Rockodox	207	
9fbc	160	
10	251	
10ext	555	
12	551	
12 infill	13	
13	356	
13 infill	63	
14(Sisonke)	540	
14infill	20	

15	747	
15 Cabs	308	
15 Ministry	250	
15 infill	14	
16	261	
16ext	536	
16 infill	31	
17	530	
17ext	244	
18	298	
19	326	
19ext	409	
20	179	
21	291	
21 Danet	50	
21 Garikai	88	
21 CBZ	415	
22 Council	392	
22 Ministry	137	
22 AIG	167	
22 NSSA	340	
Mbizo Total	16 820	

Source; Kwekwe City Council Housing Department (2024)

As seen in Table 5, 4, the housing stock in Mbizo has grown exponentially, from a housing population of 11,120 in 2015 to the current figure of 16,820 in 2024. This growth can be mainly attributed to both internal and external pull factors. Internally, Kwekwe City Council has continued to provide and service land for residential development in Mbizo, to try and meet the growing housing demand in the City. Externally, population growth, rural-to-urban migration, land availability, economic factors, government policies and regulations, and private developers are some of the factors that have contributed to the increase in Mbizos Residential Housing Stock.

Understanding the diverse housing tenure arrangements in Mbizo Township is crucial for policymakers and stakeholders to develop effective strategies that address the housing needs of residents. This includes efforts to regularize informal settlements, promote affordable housing options, and ensure access to basic services and infrastructure for all residents, regardless of their tenure status.

In terms of Residential Housing tenure in Mbizo Township, as noted in figure the housing tenure varies, with a combination of formal and informal arrangements. Here are some key aspects of housing tenure in Mbizo Township:

1. Formal Housing Tenure: Some residents in Mbizo Township have formal housing tenure, typically in the form of ownership or rental agreements. These properties are legally registered and provide residents with more secure rights and protections. Formal housing tenure offers stability and the ability to build equity for homeowners, while rental agreements provide flexibility for those who prefer not to own property.

2. Housing Cooperatives: Housing cooperatives have also emerged in Mbizo Township, where residents pool their resources and work together to develop and manage housing projects. Cooperative housing provides members with a sense of ownership and control over their living environment, fostering a sense of community and shared responsibility.

#### Mbizo Housing Conditions

The housing conditions in Mbizo are varied and different. There exist poorly maintained old terraced and semi-detached municipal rental units and new detached homeownership units that have sprouted around Mbizo in the past two decades. Most of the newly established residential units comprise of 300 square meter stands with an average of (5) people per household, according to the Master Plan Household survey (2024). Most of the residential housing is water and sewer reticulated, with Kwekwe Local Authority and Private Land Developers being the major authorities servicing these stands. Mbizo has been a desired area for local residents to purchase and build homes due to its close proximity to the Central Business District and Industries. Henceforth, residential housing demand in the area has been on the increase with most people on the waiting list preferring Mbizo as their area of choice if given land to develop. The study found that there are three main types of housing conditions in Mbizo area which are;

- Existing Old and Dilapidated Semi-detached Housing in Mbizo Township
- Self-Refurbished Detached Residential Housing in Mbizo Township
- Newly Established Detached Housing Areas in Mbizo Township



*Image5,3 Existing Old and Dilapidated Housing in Mbizo Township*



Source; Master Plan Household Survey Findings (2024)

As shown in Figure 5.4, in Mbizo Township, there still exists old and semi-detached dilapidated houses that have been poorly maintained from the pre-colonial era, especially in Mbizo 1 and 2. These houses are structurally weak and are susceptible to natural hazards such as cyclones and earthquakes. Most residents in this area do not make any meaningful improvements on their houses except for planting trees and vegetables. According to the Study findings, 60.3% of those who did not make any improvements cited lack of finances as the major reason while 41.7% said it was because they were renting. For those who owned houses, there were plans for improvement in order to accommodate more members for renting. The population per household in these types of housing can reach up to 8 members in extreme cases.

*Image 5,2 Existing Self-Refurbished Residential Housing in Mbizo Township*



Source; Master Plan Household Survey Findings (2024)

As shown in Figure 5.4 above, in Mbizo Township there also exists newly refurbished houses that are renovated by residents with title deeds. These were once old and dilapidated semi-detached houses that have been renovated and refurbished to become detached. Owners renovate these houses using modern and strong building materials sourced in and around Kwekwe City. Some of the homeowners rent out the premises to Kwekwe Polytechnic students. This study found out that these renovated houses can accommodate up to 5 families per residential unit. Henceforth, one can note that the growing housing demand has been caused by such living arrangements.

#### Private Sector Funded Housing Projects in Mbizo

In this section, the study looks at different high-density residential housing schemes in Mbizo that have recently been undertaken and try to derive lessons from such schemes.



Figure 5.3 Newly Established Detached Housing Areas in Mbizo Township.



Source; Master Plan Household Survey Findings (2024)

These consist of 5000 stands and are in many phases especially Mbizo 22 and 19. As shown in Figure 5, 5 above, the Mbizo Township housing landscape is now characterized by newly established high-density housing, especially in once-peri-urban areas. These areas comprise of self-financed housing schemes and Private Land Developers who acquire land and sell residential stands to residents. The houses are a mixture of both modern and old fashioned looking homes and the buildings are built with brick and mortar.

#### Lessons Learnt from Private Financing in Mbizo

Private sector participation is critical for housing provision for low-income earners but there is need to ascertain developers' capacity to undertake such huge projects.

#### 5.3.2 Amaveni High-Density Area

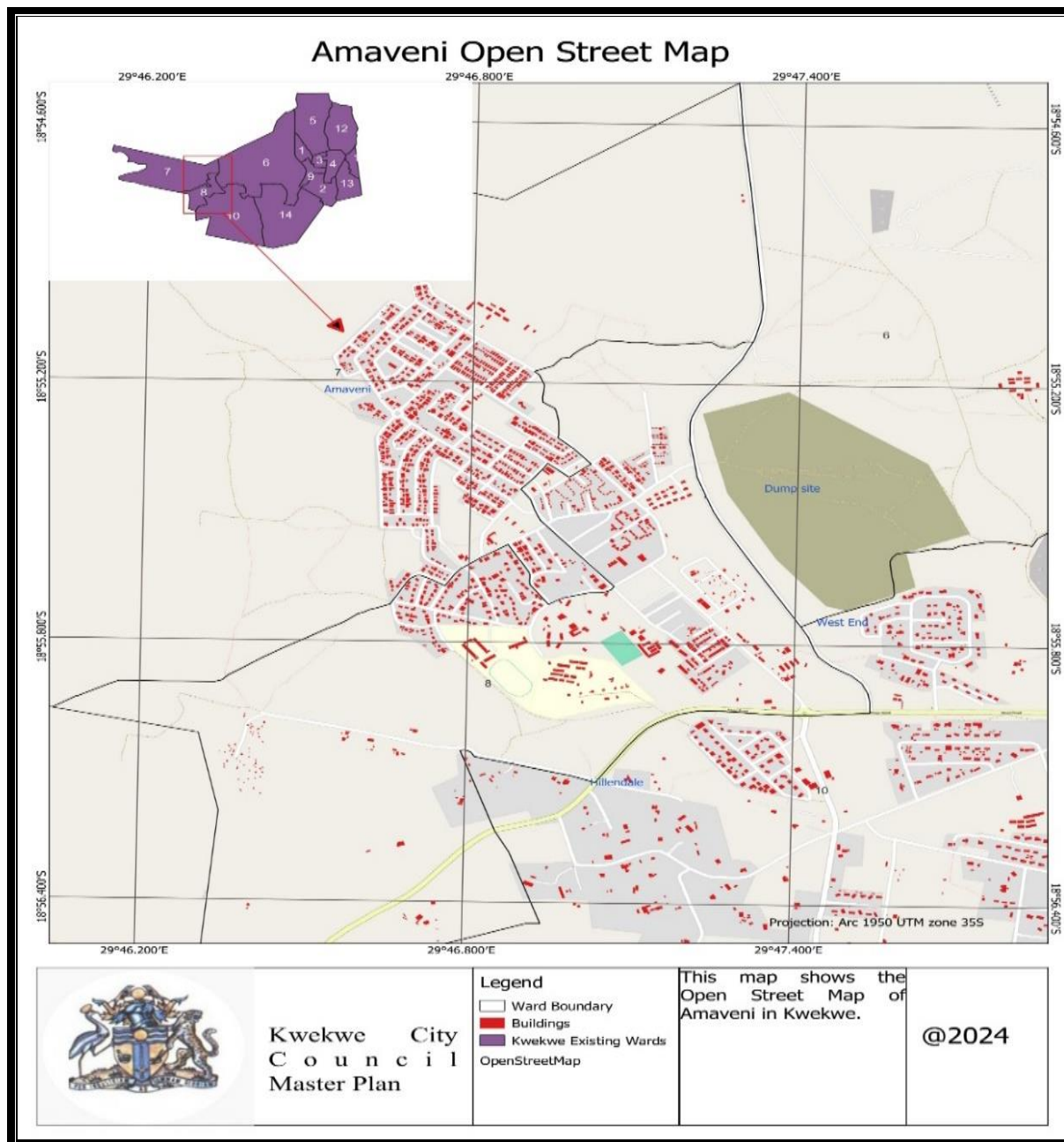
Amaveni is the oldest high-density suburbs or townships in Kwekwe. It is about 5 kilometers (3 mi) west of the city's central business district. It was established at the beginning of the 20th century by the Southern Rhodesian colonial authorities as a racially segregated dormitory township for African male laborers. Most of these laborers worked as house servants for white families in the nearby suburbs of Fitchlea, Newtown, Masasa Park, and Hillandale or in the newly established shops and factories. Some of the residents also worked for the nearby gold mines of Globe and Phoenix, Gaika, and Riverlea, particularly those who could not be housed at the mine workers' compounds.

#### Present

Today, Amaveni's population is made up of people from different professional backgrounds, civil servants, and workers from heavy industries. A huge proportion of the residents are engaged in the informal sector, mainly fruit and vegetable vending as well as informal gold

mining. Today, Amaveni house addresses are arranged into sections which are named alphabetically from A to W with the W section easily outnumbering all the other sections. It is located west of the city centre, where most of the roads are dusty and the residents are poor working class or self-employed. Amaveni has an estimated residential 2,000 houses, but because of overcrowding, it now houses around 20 000 people covering about 155 hectares.

### 5.2 Amaveni Open Street Map



## Amaveni Housing Stock and Tenure Status

As seen in Table 5, 5 below, the housing stock in Amaveni has had a very slow growth. In 1994, Amaveni had a housing stock of 1881 and in 2024 it now has a housing stock of 2102. This slow growth can be mainly attributed to both environmental and socio-economic issues. Amaveni lacks the necessary land for further expansion of residential areas. This is because it is surrounded by agro-plots and mine clams. These surrounding areas are now hotspots for rapid environmental degradation, rendering the available land undevelopable.

*Table 5,5 Amaveni Housing stock and Tenure status*

Amaveni	Housing Stock	Tenure
A	10	H/ Ownership
B	80	
C	40	
D	49	
E	50	
F	1	
HOS	40	
J	108	
K	70	
L	75	
M	47	
P	75	
Q	32	
R	47	
S	32	
T	64	
U	47	
V	223	
W	745	
Lot	23	
New flats	128	
Old flats	12	

West-end Flats	40
Municipal Flats	24
Infill	40
Amaveni Total	2 102

Source; Kwekwe City Council Housing Department (2024)

### Amaveni Tenure Status

In terms of tenure in Amaveni Township, almost 90% of the existing houses are home ownership. The remaining stands in the area are Council owned flats and infill stands.

### Amaveni Housing Conditions

The housing conditions in Amaveni, are varied and multi-dimensional. The study found some key aspects of the housing conditions in Amaveni:

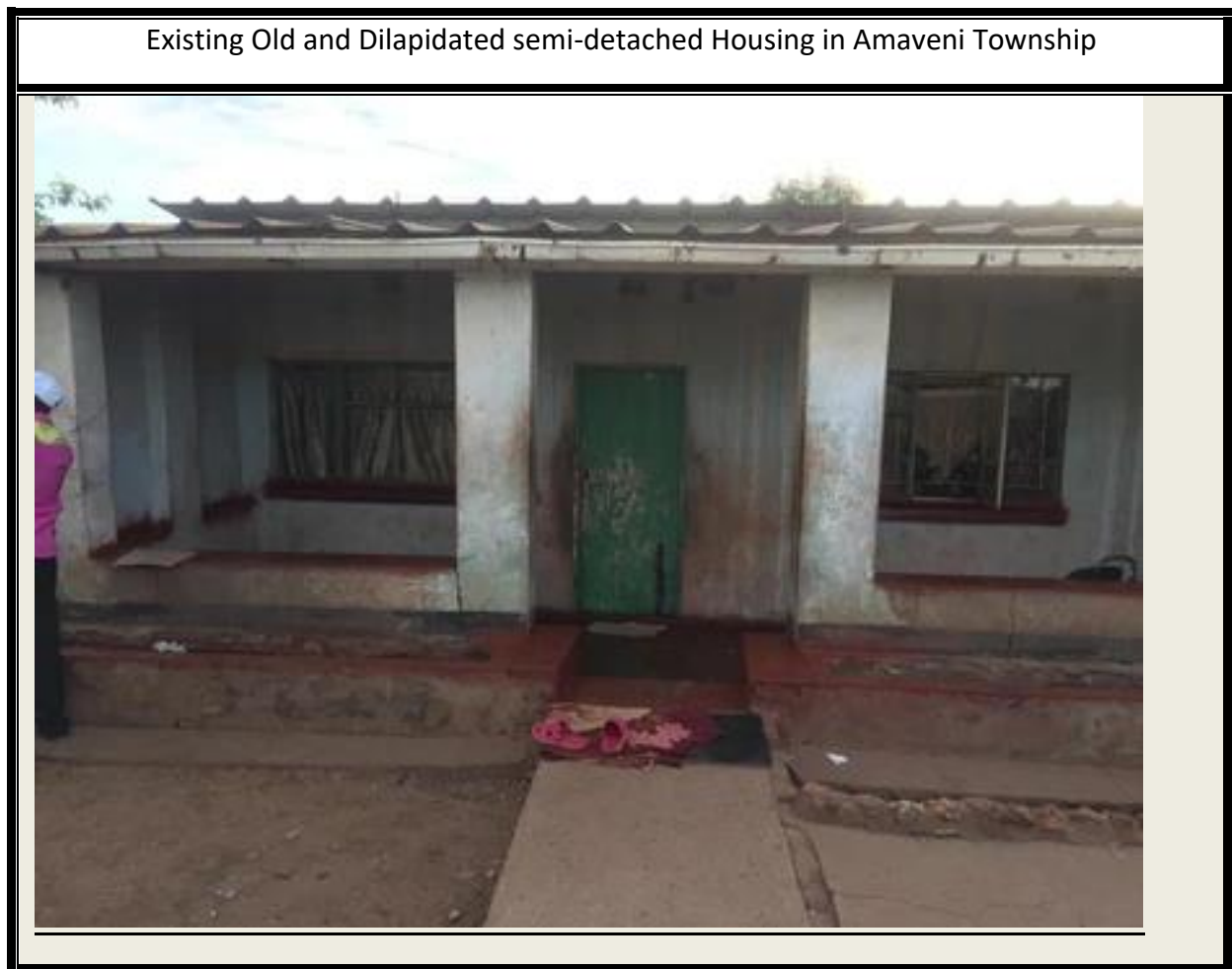
- a) **Limited Access to Services:** Some areas in Amaveni face challenges in accessing essential services such as electricity, healthcare facilities, and educational institutions. The lack of adequate infrastructure can hinder residents' quality of life and limit their access to necessary amenities.
- b) **Housing Upgrades:** Despite these challenges, efforts have been made to improve housing conditions in Amaveni. The government and non-governmental organizations have initiated projects to upgrade housing structures and provide basic services. These initiatives aim to enhance living conditions and promote sustainable development in the community.
- c) **Housing Affordability:** Affordability is a key concern for many residents in Amaveni. Limited income opportunities and rising housing costs make it challenging for some individuals and families to access adequate and affordable housing. Addressing affordability issues requires collaborative efforts between the government, private sector, and community organizations to provide housing options that cater for various income levels.

To improve housing conditions in Amaveni, it is crucial to prioritize infrastructure development, access to basic services, and affordable housing options. Community involvement and collaboration among stakeholders are vital for sustainable improvements in housing conditions, ensuring that residents have access to safe, decent, and affordable housing in Amaveni.

The study found that there are two main types of housing conditions in Amaveni Township area which are;

- Existing Old and Dilapidated Semi-detached Housing.
- Self-Refurbished Detached Residential Housing.

*Image 5.4 Existing Old and Dilapidated Housing in Amaveni Township*



Source; Master Plan Household Survey Findings (2024)

*Image 5.5 Refurbished Housing in Amaveni Township*



Source; Master Plan Household Survey Findings (2024)

### 5.3.3 Low and Medium Density Residential Areas

The City of Kwekwe is made up of a total of 14 low and medium-density suburbs (As noted in Table 5,6 below), these suburbs are housed south of the city center. Stand sizes vary from suburb to suburb, ranging from less than 1000 square meter stands in Westend to 1000 square meter – 4000 square meter stands in Chicago, Newtown, Ashdale, and Southwood. The low-medium housing stock in Kwekwe has grown steadily due to new low-density developments and the establishment of subdivided Cluster Houses. These cluster developments comprise both detached and semi-detached residential units, which are mainly created for rental purposes in areas such as Newtown and Chicago. Furthermore, there has been a growing trend of subdivisions of bigger low-density residential stands to create new stands for residential purposes. This growing trend can be mainly attributed to the high demand for housing in the City, coupled with the need for residents to be closer to the city center.



Table 5,6 Low-Density Housing Stock

Low Density	Housing Stock	Tenure
West View	180	
Golden Acres	138	
Southwood	301	
Westend	185	
Gaika Park	52	
Fitchlea (medium Density)	242	
Chicago	467	
Msasa Park	334	
Ashdale 1	105	
Town Area	15	
Globe & Phoenix	42	
Newtown	472	
Craft Call	77	
Golden Hills	246	
Total	2 856	

Source; Kwekwe City Council Housing Department (2024)

#### Low-Density Housing Conditions in Kwekwe

The Low-density suburbs in Kwekwe are characterized by spacious plots of land and a lower concentration of housing units per hectare. These suburbs were designed to provide residents with larger, more private living spaces and a sense of tranquillity away from the hustle and bustle of the city centre.

The Low-density suburbs in Kwekwe offer residents the opportunity to live in houses with larger floor areas and spacious yards, such areas include, Chicago, Newtown, and Fitchlea. These areas have more privacy, outdoor space for recreational activities, and the potential for gardening or landscaping. To add on, currently, the Low-density suburbs in Kwekwe are associated with a higher socioeconomic status, as the cost of land and larger homes tends to be more expensive. These suburbs attract residents who seek a higher standard of living and are willing to invest in larger, more luxurious properties. Areas include Gaika Park and Golden Acres.

While the low-density suburbs in Kwekwe offer advantages, they also present challenges in terms of infrastructure provision. The lower population density makes it more expensive to

provide and maintain infrastructure such as roads, water supply, and sewage systems. The distance between homes and amenities has resulted in longer travel times and increased reliance on private transportation.

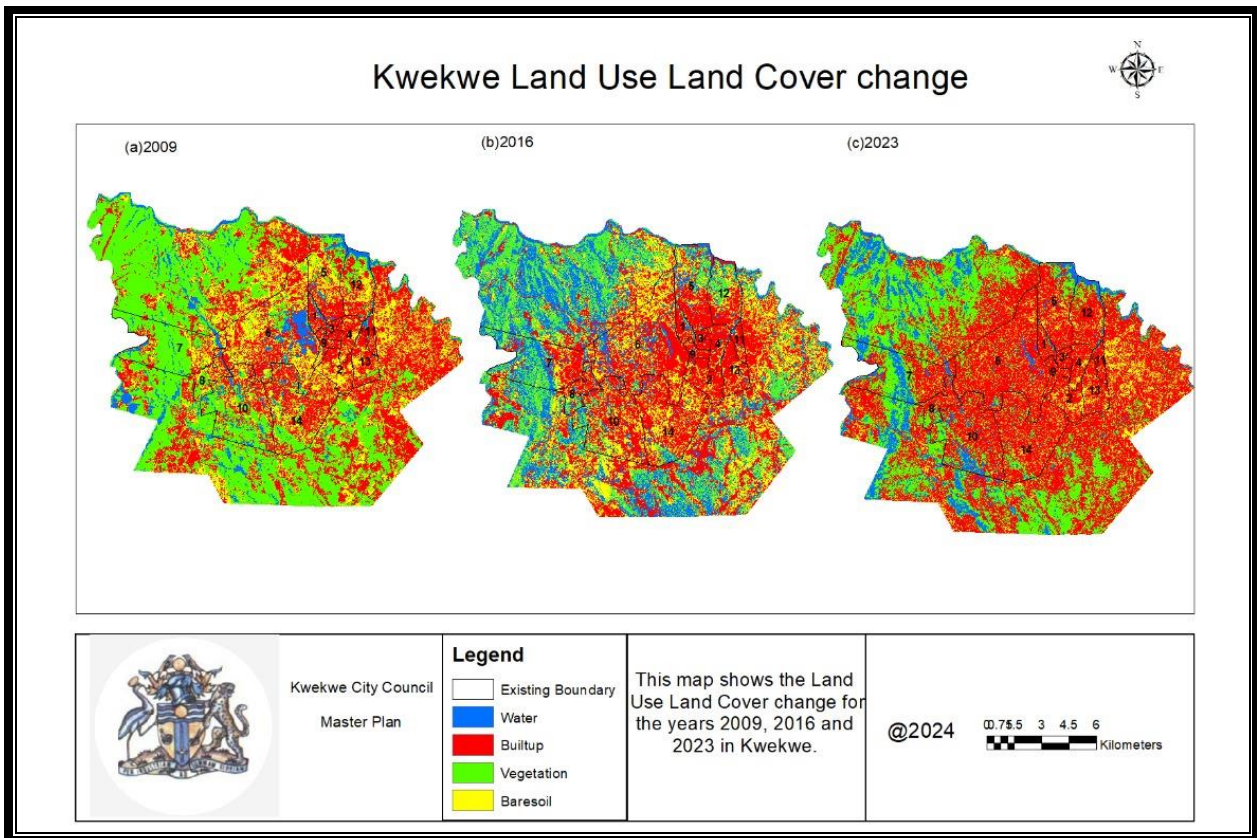
It is important to note that the development of low-density suburbs should be balanced with considerations of sustainability, efficient land use, and the need for affordable housing. Urban planning authorities in Kwekwe should carefully manage the growth of low-density areas to ensure they are economically, socially, and environmentally sustainable while meeting the diverse housing needs of the population.

#### 5.4 Housing Stock Growth Trends and Patterns in Kwekwe

Kwekwe City has experienced some modest growth in terms of housing stock delivery from 1994 (5300) to 2009(10000) and from 2014 (15 870) to 2024(21770). In gross terms, this translates into an annual production of 1500 units per year. An examination of housing addition patterns, however, indicates that the high-density areas experienced more housing production than low-density housing areas, especially after 2009. This was mainly because of the high demand for low-cost housing and a growing low-income population.

As seen in figure 5,7, the Residential development in Kwekwe is growing in a south-eastward direction. Housing stock growth trends and patterns in Kwekwe have witnessed notable changes over the years. These trends are shaped by various factors including population growth, urbanization, economic conditions, and government policies. The study noted some key observations regarding housing stock growth trends in Kwekwe:





Source; Master Plan Household Survey Findings (2024)

1. **Expansion of Low-Density Suburbs:** Kwekwe has experienced the growth and development of low-density suburbs, characterized by spacious plots and larger houses. These suburbs have seen significant growth in housing stock, catering for residents seeking a more affluent and tranquil living environment.
  
2. **Informal Settlements:** Alongside the development of formal housing, there has been a growth in informal settlements in Kwekwe. These settlements often emerge due to factors such as rapid urbanization, limited affordable housing options, and rural-urban migration. Informal settlements are characterized by makeshift structures and inadequate access to basic services. The Gokwe-Turnoff informal settlement is one key example.
  
3. **High-Density Housing:** In response to population density and urbanization, Kwekwe has witnessed the construction of high-density housing developments in areas such as Mbizo and Amaveni. These developments typically consist of compact housing units, accommodating a larger number of residents within a smaller land area. Most of Kwekwe's urbanites live in these areas.
  
4. **Government-Initiated Housing Projects:** The government of Zimbabwe, in collaboration with various agencies, has implemented housing projects in Kwekwe to address the housing needs of low-income individuals and families. These projects aim to provide affordable housing options through initiatives such as public-private partnerships or subsidized housing schemes.

## Challenges in Infrastructure Provision

The rapid growth of housing stock in Kwekwe has put pressure on existing infrastructure, including water supply, sewage systems, and transportation networks. Adequate infrastructure provision and maintenance have sometimes lagged behind the pace of housing development, resulting in challenges such as inadequate service delivery and congestion.

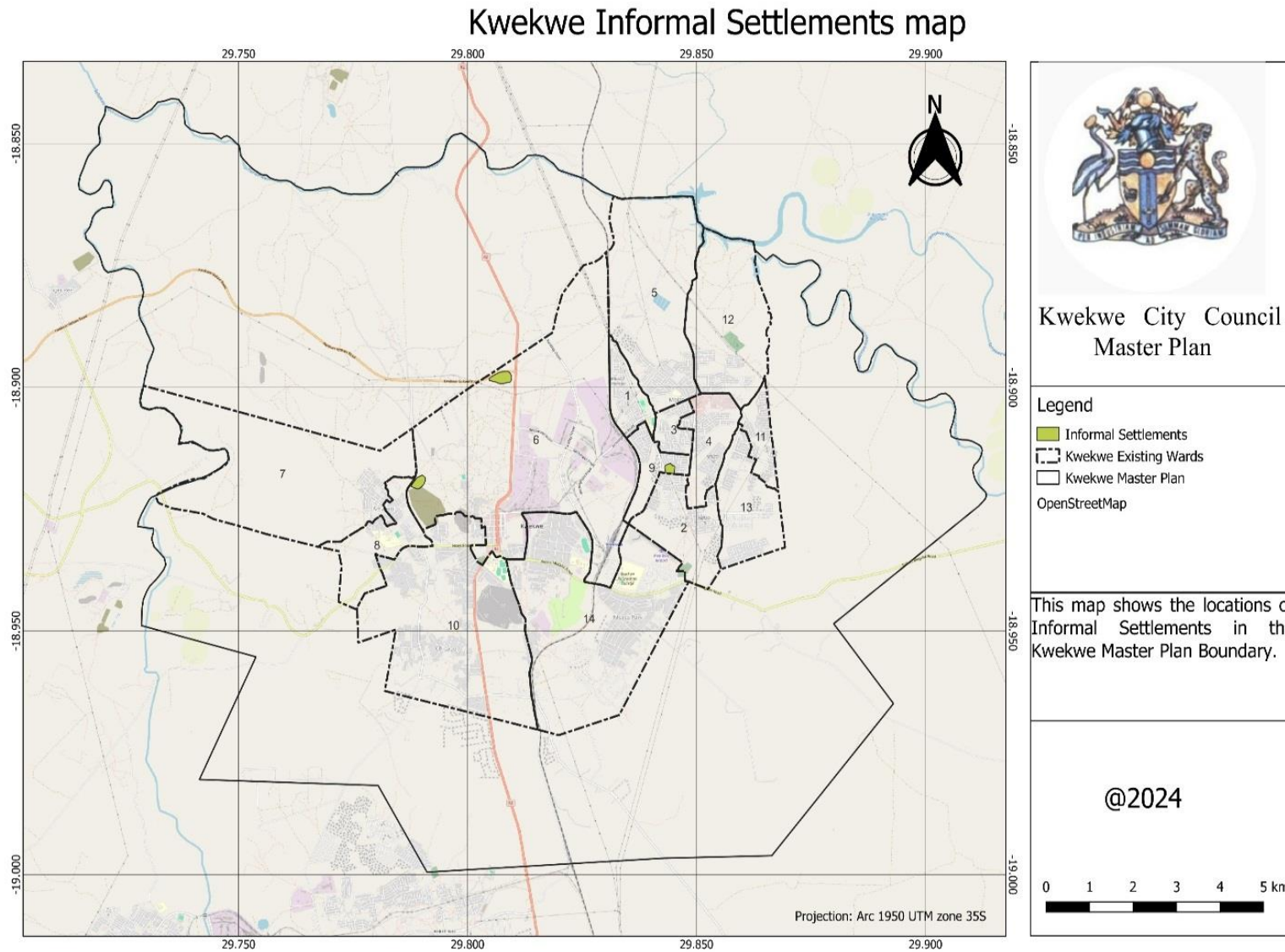
To ensure sustainable housing growth in Kwekwe, it is crucial for the Local Planning authority to address infrastructure challenges, promote affordable housing options, and implement effective land use policies. This includes considering the needs of diverse population segments, improving access to basic services in informal settlements, and encouraging the use of sustainable building practices. Additionally, collaboration between the public and private sectors is vital in meeting the demand for housing while ensuring long-term urban development in Kwekwe.

### 5.5 Housing Informality in Kwekwe

Housing informality is one of the challenges that cities across the globe are grappling with. Informal housing, in Kwekwe's case, is characterized by residential creations that lack basic infrastructure such as roads, water, and sanitation. The designation of a settlement as informal in Kwekwe is based on technical and not-so-technical factors. These include the legal status of the land and those promoting the settlement, procedures followed in parcelling/subdividing it, state of land development (infrastructure emplacement), the legal status of or proof of land ownership by individual beneficiaries, and housing development procedures followed. For most settlements labelled informal, houses/superstructures are often not developed in accordance with architectural drawings approved by relevant authorities.

As shown in Figure 5,9 below a number of informal settlements and illegal residential structures have sprung up in and around the City. There are few informal settlements in Kwekwe, in Dutchman's Pool, mining areas along the Kwekwe-Gokwe road northwest of the city, and illegal structures in the Mbizo 11) Home Industrial area. Most informal residents eke out a living from gold panning and vending. These settlements are varied and unique in their own way. The main variations in places and over time are in terms of following appropriate procedures across the land and housing delivery chain. For example, some of these settlements have unregulated and unsustainable dilapidated housing units. The Local Authority has made attempts to deal with some of these settlements but to no avail.

Map 5.3 Urban Informality Hotspots



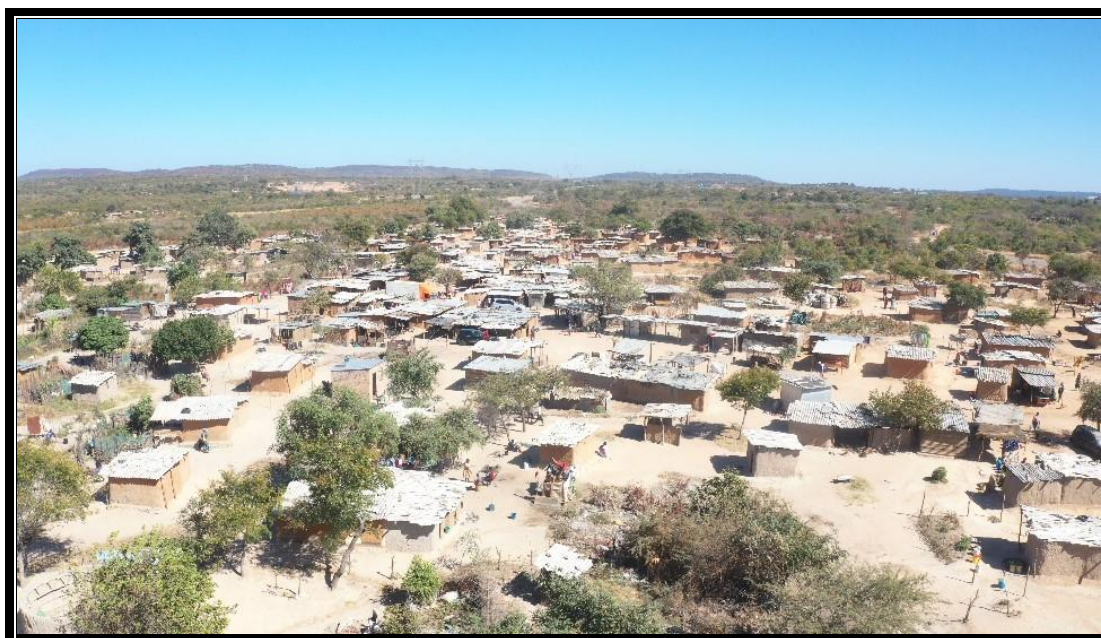
Source; Master Plan Household Survey Findings (2024)

As shown in the map above, the known informal settlements and activities are;

i. Gokwe-Turnoff Road Junction

This settlement has intensified in size in recent years, where families have built up temporary make shift mud houses. The area was formerly part of a mining claim. Occupants in this area are mainly artisanal miners who are mining in and around Kwekwe Urban.

*Image 5.6 Illegal settlement at the Gokwe Turnoff Road Junction in Kwekwe*



Source; Master Plan Household Survey Findings (2024)

As shown in figure 5,10 the settlers in this settlement do not pay anything to the Local Authority and in turn, Kwekwe City Council does not provide the minimum basic services like water and sanitation, waste management, health, and education to the residents. These settlements are considered illegal, yet the residents 'temporary structures have turned into permanent ones, judging by the length of stay of some residents there. This area is ill-suited for housing and is susceptible to fire and disease outbreaks. Access to sanitation services is a concern in these settlements with half of the inhabitants lacking toilets and 33% using open-air toilets

- ii. Mbizo 11 Home Industries – located in Mbizo, this area was zoned for home-service industries. However, it has now become a hub for informal structures and activities. It is now characterized by residential dwellings and unregularized churches.



*Image 5.7 Informal structures at the Zunde Home Industries in Mbizo*



Source; Master Plan Household Survey Findings (2024)

As shown in Figure 5,10 above this area has now become a hub for criminal activities and unsanitary waste disposal activities.

iii. Globe and Phoenix Area

As shown in figure 5,11 below, there is an informal settlement that has sprung up in and around the Globe and Phoenix mining area. Their houses are characterized by dilapidated building materials and there is no service infrastructure on site. The occupants are artisanal miners who usually use these houses as temporary shelters during the day as they carry out their mining activities during the night.

*Image 5.8 Informal settlement in the Globe and Phoenix area*



Source; Master Plan Household Survey Findings (2024)

## 5.6 Kwekwe Urban Housing Regeneration/Renewal

According to the UN-Habitat, Urban regeneration/renewal brings back underutilized assets and redistributes opportunities, increasing urban prosperity and quality of life. Urban regeneration ensures affordability, access to services, and involvement of local residents to promote local economic development, where public space is a key element of interventions, and cities reduce environmental impact and GHG emissions. As such, the primary aim of the various Kwekwe Urban Renewal Projects is the provision of sustainable and affordable housing through densification. This will in turn lead to improved living standards and increased employment opportunities for the people of Kwekwe. Devolution funds availed by the central government, Kwekwe City Council have been utilized to build modern houses in Mbizo and Amaveni as part of an urban regeneration project. Existing inhabitable houses are meant to be demolished and the occupants are given alternative stands.

### Existing Urban Renewal Projects

- Amaveni Urban Renewal

The Kwekwe Urban Renewal Project entails the development of modern urban social infrastructure within Amaveni, in the city of Kwekwe. The new infrastructure will include residential developments in the form of blocks of flats, Bus Terminus, a commercial/shopping Centre, and an Office Building.

Image 5.9 Proposed urban renewal development in Amaveni, Kwekwe



Source; Kwekwe City Council Housing Department (2024)  
Mbizo 7 urban renewal project

Project Name	No. of stands to be allocated	By When	Implementing agency	Ongoing projects
Mbizo 18	154	December 2024	City of Kwekwe	Mbizo 7 urban renewal project

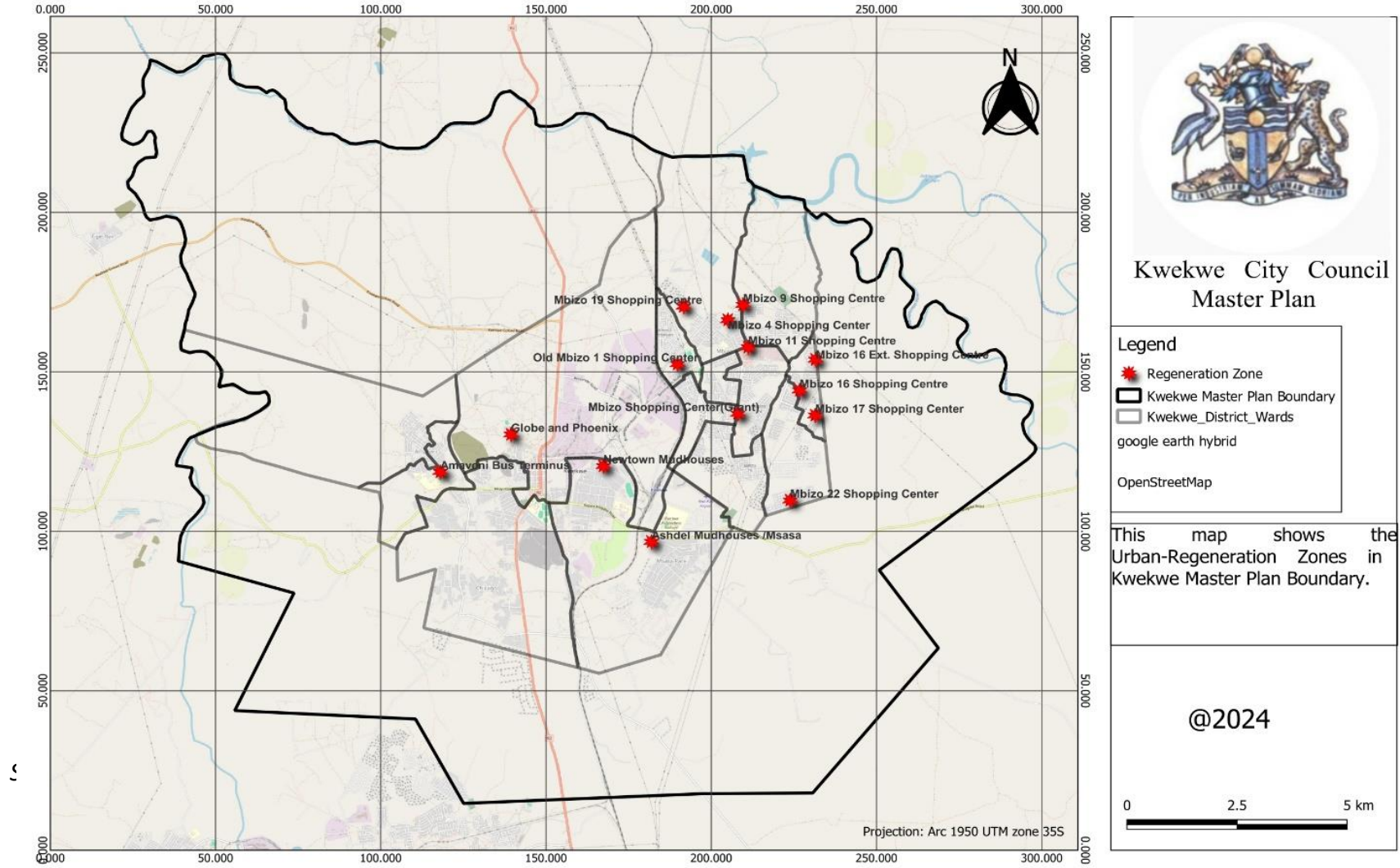
#### Proposed Urban Regeneration/Renewal Projects

The City of Kwekwe has embarked on pioneering in the domestication of the devolution process of development in Zimbabwe through embarking on Urban Regeneration projects in the City as a whole. This initiative will see a significant rise in the Human Development Index (life expectancy, education, and per capita income indicators) at ward, district, provincial and national level. The difference between the rich and the poor (i.e. the Gini coefficient) will be greatly reduced. The project will also achieve social cohesiveness through the rehabilitation and construction of social amenities facilities such as sports complexes, Bus Terminus and community halls.



Map 5.4 Urban renewal/Regeneration Zones

### Kwekwe Urban-Regeneration Zones





As shown in Figure 5,14, the areas that are designated for Urban Renewal in Kwekwe include

1. GLOBE And Phoenix
2. Newtown and Masasa Mudhouses
3. All Shopping Centres in Mbizo
4. Mbizo 7(Single Quarters)

## 5.8 Summary of Issues

In Kwekwe, there are several emerging housing issues that require attention and proactive measures to ensure adequate and sustainable housing for the population. Here are some key emerging housing issues in Kwekwe:

1. **Affordable Housing:** One of the primary emerging housing issues in Kwekwe is the lack of affordable housing options. Housing costs have been rising, making it difficult for many residents, particularly those with low incomes, to access decent and affordable housing. Rapidly rising housing costs, stagnant wages, and limited availability of affordable housing contribute to a growing affordability crisis in Kwekwe. Many individuals and families struggle to find housing that is within their means, leading to increased housing insecurity and homelessness. Addressing this issue requires the development of affordable housing projects and the implementation of policies that promote affordability.
2. **Informal Settlements:** The presence of informal settlements is another significant housing issue in Kwekwe. These settlements often lack basic services and infrastructure, leading to poor living conditions and increased vulnerability for residents. Regularizing land tenure, improving infrastructure, and providing basic services to informal settlements are crucial steps towards addressing this issue. The construction of informal housing developments without adequate infrastructure services like water, roadways, and sewerage poses significant challenges and risks for both residents and the broader community. Without proper water supply, residents may face difficulties accessing clean water for daily use, leading to health hazards and sanitation issues. Inadequate road infrastructure can impede transportation and emergency services, increasing response times and hindering access to essential facilities such as schools and healthcare centers. Additionally, the absence of proper sewerage systems in these areas can result in environmental pollution and health hazards due to the improper disposal of waste.
3. **Housing Quality and Standards:** Another emerging housing issue in Kwekwe is the quality and standards of housing. Some existing housing units may not meet minimum quality standards, posing health and safety risks for residents. Ensuring that housing meets proper standards and regulations is essential for the well-being and comfort of residents.
4. **Housing for Vulnerable Populations:** Kwekwe faces challenges in providing adequate housing for vulnerable populations, including the elderly, people with disabilities, and low-income families. Special attention needs to be given to their specific housing needs, such as accessible housing options and supportive housing programs.
5. **Urban Planning and Land Management:** Effective urban planning and land management are critical for addressing housing issues in Kwekwe. This includes proper land allocation, zoning regulations, and infrastructure development to

support the growth of the city and ensure the availability of suitable land for housing projects.

6. Vertical Expansion. This study recommends the adoption of vertical housing development to overcome the major setback of land, injection of more finance and to deal with the income problem to surmount non-affordability of housing by majority of the low income population.
7. Aging Housing Stock: Another emerging housing issue in Kwekwe is the aging housing stock. Many homes and buildings are in need of significant repairs and renovations, particularly in older urban areas of Mbizo and Amaveni. This poses challenges for residents in terms of safety, livability, and energy efficiency. Investing in the rehabilitation and modernization of existing housing stock is crucial to ensure safe and sustainable living conditions.
8. Climate Change and Resilient Housing: With the increasing impacts of climate change, the Kwekwe City faces challenges related to resilient housing. Extreme weather events, and natural disasters pose risks to housing infrastructure. Promoting resilient housing design and construction, as well as implementing policies to address the impacts of climate change, are crucial for ensuring housing sustainability and resilience.

Addressing these emerging housing issues in Kwekwe requires a multi-faceted approach. It involves collaboration between the government, local authorities, housing organizations, and community stakeholders. By prioritizing affordable housing, regularizing informal settlements, improving housing quality, and implementing effective urban planning, Kwekwe can work towards providing sustainable and inclusive housing for its residents.

## 6.0 COMMERCIAL DEVELOPMENT

This chapter analyses the commercial characteristics of Kwekwe City (Central Business District), and examines the key issues that impact its development, business viability, growth, and associated challenges. The city's commercial landscape is complex, with various factors influencing its development.

Kwekwe Central Business District

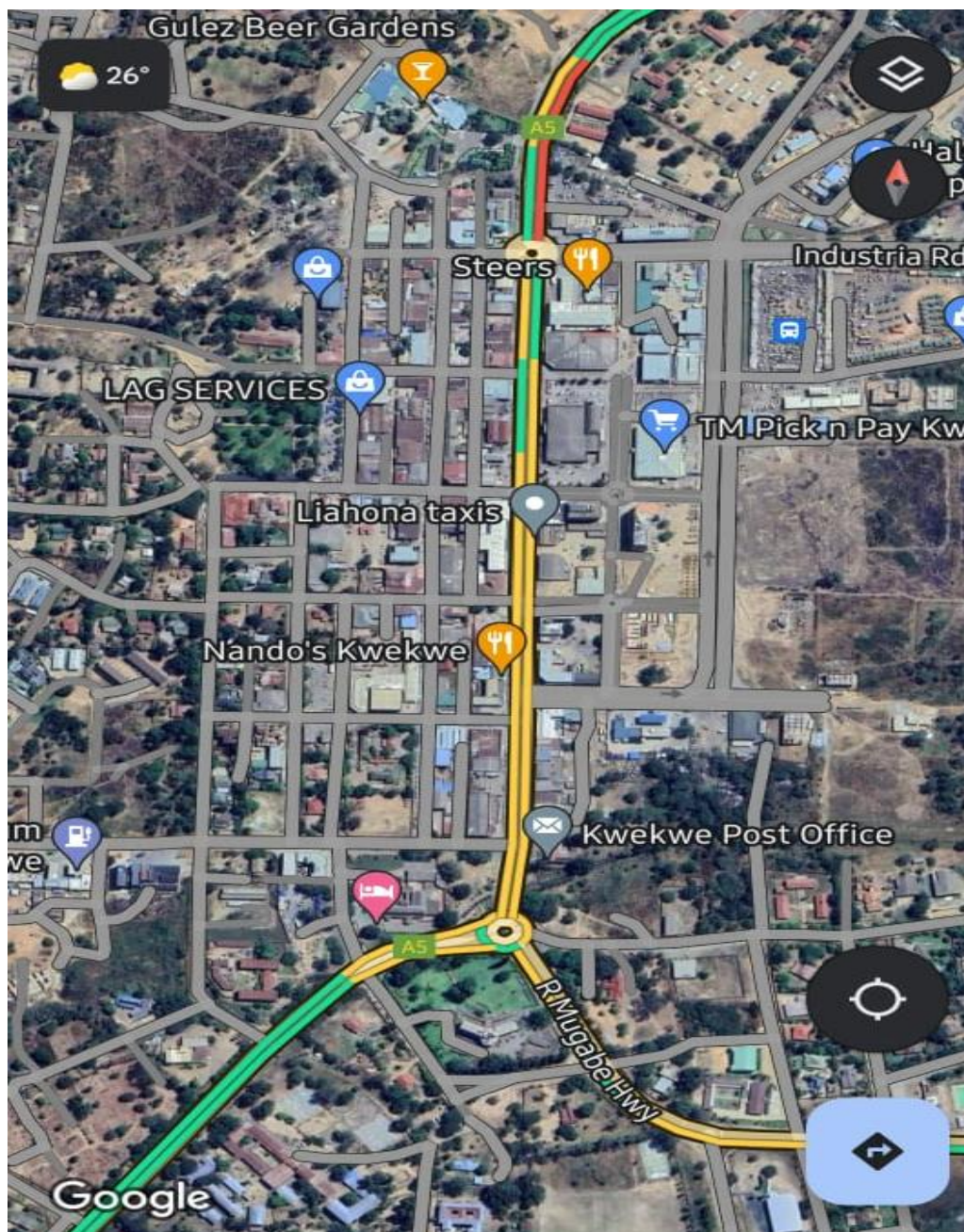


Image 6.1 Kwekwe City centre.

## 6.1 Existing Structure of the Town Centre

Kwekwe Central Business District is the hub of the city's commercial activity, offering a wide range of higher order goods and specialist services.

The city centre is laid out in a grid-iron pattern, with the Robert Mugabe road passing through the heart of the city. The city's commercial structure is characterized by a mix of formal and informal businesses.

### 6.1.1 Formal Sector

The Central Business District offers a wide variety of uses and activities viz;

#### Retail land use

Retail use is the major land-use in the CBD occupying the heart of the city with the majority of big anchor shops like OK, Spar, Pick and Pay, clothing shops like TV Sales and Home, Bata, Topics, Enbee, Truworths and main food outlets like Nando's, Chicken Inn and Steers concentrated along the Robert Mugabe road.

#### Office Space

There has been substantial growth in the office sector which is linked to the industrial sector. Office accommodation is provided in the high-rise (First Mutual Centre, CABS Centre), and low-rise buildings catering mainly for Commercial banks and Building Societies, Finance and Insurance companies and consulting companies. Notable banks such as FBC, CBZ, Eco bank Banc ABC and Stanbic provide a range of financial services to residents and businesses. Office use is located throughout the Central Business District though the major companies and organisations such as ZETDC are along dis In terms of physical extent office space is the second largest from retail.

#### Service Industry

Service industrial uses including TV and Radio repairs, carpentry shops, small scale furniture manufacturing, storage yards, service garages and petrol filling stations that are non-polluting are scattered in the CBD. These have increased over the years as business operators in this sector take advantage of easy access to customers present in the CBD.

### 6.1.2 Informal Sector:

This sector includes unregulated economic activities that take place in the city centre, and are often characterised by small scale unofficial and unregistered businesses or trades.

- Street vending
- Informal markets (e.g., flea markets)
- Taxi operators (e.g., pirate taxis)
- Food vendors (e.g., street food sellers)
- Small-scale manufacturing (e.g., cottage industries)

- Repair services (e.g., informal mechanics)

The informal sector in Kwekwe, like in many other cities and towns in Zimbabwe, plays a significant role in the local economy, providing employment and income opportunities for many residents. However, it also faces challenges such as lack of regulation, infrastructure, and access to finance.

## 6.2 Commercial Activity and Land Values

### 6.2.1 Commercial Activity and Land Values: A Key Feature of Kwekwe City Centre

The commercial hub of Kwekwe City Centre is characterized by a concentration of main commercial activities along Robert Mugabe Way and Second Street. This corridor is the primary commercial artery of the city, with a high concentration of businesses, shops, and services catering to the local population and surrounding areas. However, the area around the intersection of Robert Mugabe Way and Third Avenue stands out as a particularly significant commercial hub, with some of the highest land values and densities in the city.

### 6.2.2 Land Values: A Reflection of Commercial Activity

The high land values in this area are a direct reflection of the commercial activity and demand for space in the area. This section of the city centre is considered prime real estate, with a high concentration of office buildings, shops, and restaurants. The area's proximity to major transportation routes and its central location make it an attractive location for businesses and investors. The high land values in this area also reflect the city's economic growth and development, with many businesses seeking to establish a presence in this thriving commercial hub.

### 6.2.3 Commercial Activity: A Key Driver of Economic Growth

The commercial activity along Robert Mugabe Way and Second Street is a key driver of economic growth in Kwekwe City Centre. The area is home to a wide range of businesses, including small-scale entrepreneurs, medium-sized enterprises, and large corporations. The diversity of businesses in this area helps to create a vibrant and dynamic commercial environment, with a wide range of goods and services available to the local population. The commercial activity in this area also supports employment opportunities, with many jobs created in the retail, hospitality, and service sectors. Generally, the commercial activity and land values in the city centre are a key feature of the city's economy and play a critical role in its growth and development.

## 6.3 Suburban Commercial Centre and Establishment

Suburban shopping centres are provided in the respective residential areas of Amaveni and Mbizo and some Low density areas, offering a range of high and lower order goods and services.

Most facilities offered at neighbourhood shopping centres in the high density areas are limited to uses such as general dealers, bottle stores and a butcheries, whilst the low density areas provide a wider range of goods and specialist services.

Most shopping centres in the high density residential areas are in a state of blight and need major redevelopment.

## 6.4 Challenges

Kwekwe's city is facing numerous challenges that hinder its growth and development. The infrastructure is in a state of disrepair, with many buildings and roads in need of renovation or replacement, making it difficult for businesses to operate efficiently. Additionally, frequent power outages, water shortages, and security concerns have become a norm, resulting in losses and reduced productivity. The lack of clear regulations governing the centre's operations has also led to confusion and uncertainty among business owners and investors. Furthermore, the rise of online shopping has posed a significant challenge to traditional brick-and-mortar businesses, which are struggling to compete with online retailers. High operating costs, including rent, utilities, and maintenance, also add to the burden of businesses operating in the area. Moreover, the centre's lack of tourist attractions has reduced its appeal to visitors and potential investors, making it a difficult environment for businesses to thrive.

Furthermore, the city's economic downturn has taken a toll on businesses, leading to reduced investment and increased competition. Additionally, the city faces several challenges that hinder its commercial growth, including competition from neighbouring cities and towns, limited access to funding and financing options, inadequate public services, a limited skilled workforce and talent pool, and limited access to technology and innovation. These challenges underscore the need for a comprehensive approach to revitalize the city's commercial sector and promote sustainable growth.

## 6.5 Opportunities

Despite the challenges facing Kwekwe Central Business District, there are several opportunities for growth and development. The centre's location at the heart of Kwekwe's commercial hub provides a strategic advantage for businesses looking to tap into the local market. With the right infrastructure development and renovation, the centre can be transformed into a thriving hub of economic activity. The rise of online shopping also presents an opportunity for traditional brick-and-mortar businesses to innovate and adapt, offering unique shopping experiences that complement online retail. Additionally, the centre's lack of tourist attractions presents a chance for entrepreneurs to develop unique experiences that cater for visitors and locals alike. By addressing the existing challenges and leveraging these opportunities, Kwekwe Central Business District can become a vibrant and attractive destination for businesses, investors, and tourists alike.

## 6.6 Summary of issues

The city's Central Business District is faced with a multitude of challenges that hinder its growth and development. Physically, the area is plagued by poor road conditions, inadequate drainage, limited parking spaces, and congested streets, which can be detrimental to businesses and residents alike.

## 7.0 INDUSTRIAL DEVELOPMENT

### 7.1 Existing Structure and Activity

Industrial development in Kwekwe was founded on gold mining and therefore the city has had an intrinsic attachment to gold mining, which has become its mainstay, since its establishment as a mining town in 1898.

Other industrial giants that formed the structure of industry in Kwekwe are ZISCO Steel located in Redcliff but supported by downstream industries in Kwekwe like;

- Lancashire Steel
- Stewart and Lloyds
- Steelmakers
- 

These industrial concerns were big employers and helped to a great extent in boosting and sustaining the economy of Kwekwe. However, they have all closed down due to challenges in the national economy.

The main industrial area of Kwekwe is located to the north of the Town Centre. It stretches along the eastern part of the main Harare-Gweru national road, as well as to the east of the Town Centre along Kaguvi Drive.

SOME OF THE BUSINESSES IN THE KWEKWE COMMERCIAL-INDUSTRIAL GRID INCLUDE:

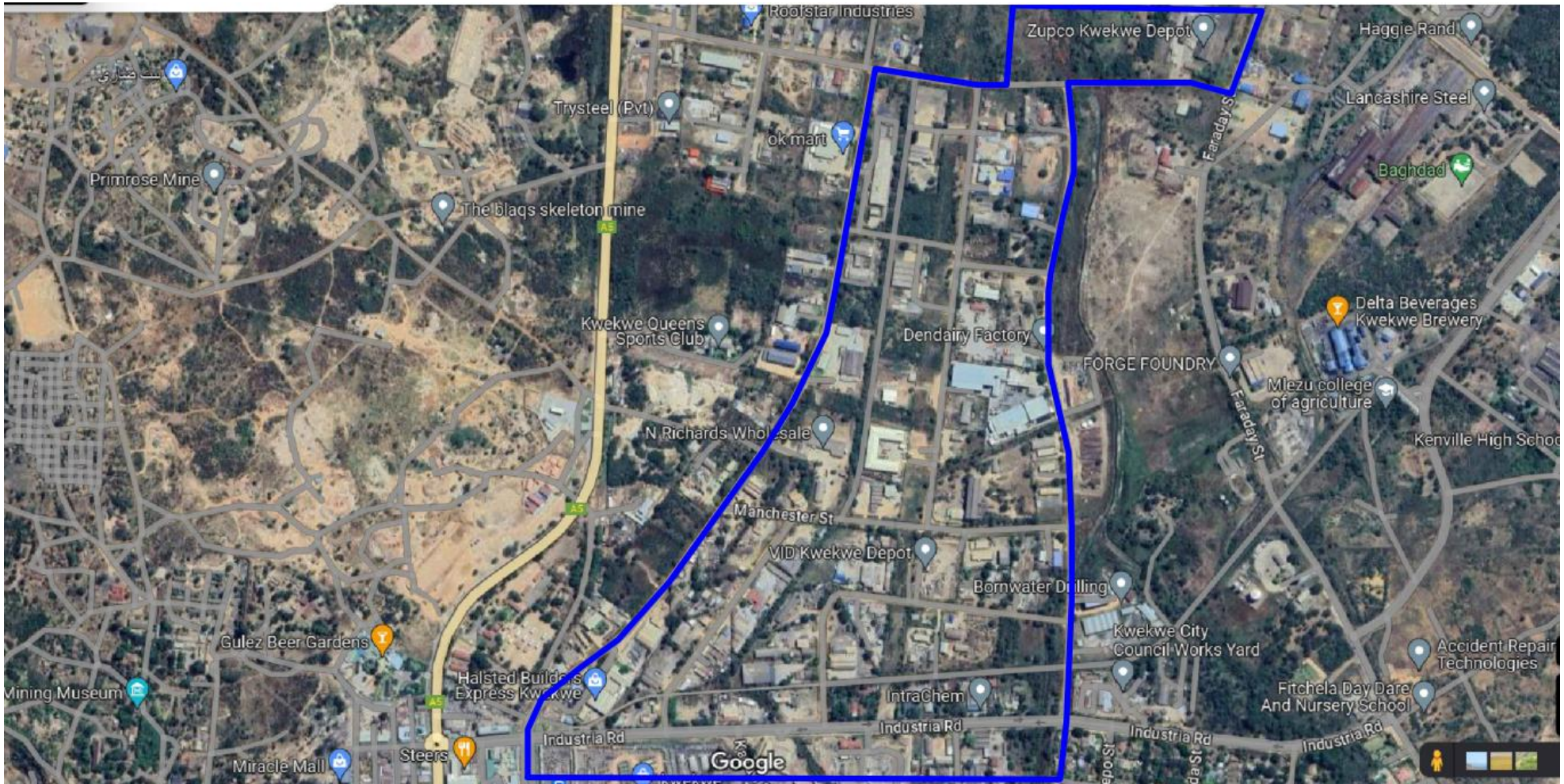
	NAME OF COMPANY	WORKFORCE	TYPE OF INDUSTRY	PROPERTY OWNERSHIP
1.	Revco Industrial Bearings	1	Manufacturing (Bearings)	Private-Lease
2.			Retail	
3.	Multi choice Private Clinic	5	Health	Private operated
4.	Trac spares	2	Agriculture	Private-Lease
5.			Transport	
6.	Bambazonke Hardware	4	Retail (Motor Spares)	Private-Lease
7.	AJ Paints and supply	4	Manufacturing (Construction materials)	Private-Lease
8.	Margate engineers	6	Manufacturing (Motor spares)	Private-Lease
9.	Mud-Dance	3	Retail (Hardware)	Private-Lease
10.	Chombe Borehole Drilling	12	Service	Private-Lease
11.	Much more	2	Retail (Hardware)	Private-Lease



12.	Auto motives Engineering services	4	Manufacturing (motor spares)	Private-Lease
13.	Tiger wheel and tyre	9	Retail	Private-Lease
14.	Take and Tile	4	Retail	Private-Lease
15.	ZETDC Garage	18	Energy (Maintenance)	Private-Lease
16.	Friendlink PTV LTD	14	Manufacturing (Bricks)	Private-Lease
17.	Techmate Engineering	40	Manufacturing (Mining Equipment)	Private operated
18.	V.I.D	15	Transport (vehicle and driver testing)	Government
19.	S and S Truck and trailer spares	1	Retail (Motor Spares)	Private-Lease
20.	Plaza Bread	23	Food (Bakery)	Private operated
21.	Minatec	3	Retail (Mining Chemicals)	Private-Lease
22.	Gear Tec	4	Transport (Mechanics)	Private-Lease
23.	Premark Employment Agency	3	Service	Private-Lease
24.	Dairy Board Zimbabwe	6	Food (Dairy products)	Private operated
25.	Sable chickens	6	Food (Poultry)	Private operated
26.	Kwekwe Metals	10	Manufacturing	Private operated
27.	Electric Motor Rewinding	5	Transport and Retail (Mechanics and Spares)	Private operated
28.	Fidel Equip	7	Retail (Mining machinery supply)	Private operated
29.	N. Richards Group	35	Wholesale and Retail	Private-Lease
30.	Steel Mentioned	6	Retail	Private-Lease
31.	Farm and City Agro-dealer	15	Agriculture	Private-Lease
32.	Service centre-Precision cars	15	Retail (Motor Spares)	Private-Lease
33.	Heart Touch construction	15	Construction	Private-Lease
34.	Rockodox energy	70	Energy (fuel)	Private operated
35.	Chimpack packaging	2	Manufacturing (packaging materials)	Private-Lease
36.	Allyl Plastics	5	Manufacturing (plastic pipes)	Private operated
37.	Freomate	13	Food (processing)	Private-Lease
38.	African Distillers Ltd	16	Food/Manufacturing (spirits, ciders and wines)	Private operated
39.	Tombes Motorways	53	Transport	Private operated

40.	C.M.E.D	12	Transport	Private operated
41.	ZUPCO	63	Transport	Private operated
42.	Unifreight Swift Transport	20	Transport	Private operated
43.	P.G Merchandising	10	Retail	Private operated
44.	Fire Brigade	15	Service	Council
45.	Taruna Transport	8	Transport	Private-Lease
46.	Distinctive Home Furniture	15	Manufacturing	Private operated
47.	Min. of Public Works	40	Service	Government
48.	Delta Beverages (Transport service sector)	12	Food/Manufacturing	Private operated
49.	Teddla Mine (gold)	150	Mining	Private-Lease
50.	BOC Gases	5	Energy	Private operated
51.	Gain cash and carry	12	Wholesale and Retail	Private operated
52.	Metro Peach cash and carry	13	Wholesale and Retail	Private-Lease
53.	OK Mart	38	Wholesale and Retail	Private operated
54.	Kadtich	15	Wholesale and Retail	Private-Lease
55.	Midlands Dry Cleaners	9	Service	Private-Lease

Image 7.1 Industrial Sample Area Studied. SOURCE: *G. MAPS 2024*



## 7.2 Emerging Issues

A number of issues were raised during field surveys and data collection in the industrial area. Industrial and commercial activities in Kwekwe have almost similar challenges/problems/ issues. These issues and challenges have been classified below:

### 7.2.1 Economic

**Funding:** The study revealed that a number of small businesses are struggling to survive in the harsh economic conditions. There is need for business rejuvenation through small interest loans. Assistance is required where possible to provide funding for some of the small to medium enterprises in the industry.

**Currency instability:** The instability in the currency situation in Zimbabwe before the introduction of the ZIG emerged as an issue that worried the business sector. The uncertainty that was associated with the RTGS reduced investment opportunities as funders were reluctant to offer or inject funds into business ventures considered risky.

**Inflation:** This was one of the key drivers of business inefficiency in the region. A lot needs to be done economically for businesses to thrive in Kwekwe.

High real estate and rental fees have kept investors away as some property owners are charging premium rental for substandard poorly maintained structures.

### 7.2.2 Technical and Human resources

**Equipment:** Some businesses are struggling because of lack of the required machinery and equipment, for instance, some of the bakeries do not have the required equipment to compete with established bakeries in Kwekwe and Zimbabwe as a whole.

**Expertise:** Cheap labour is usually inexperienced and under qualified. The study revealed that due to high running costs in business, companies were resorting to use of cheap inexperienced labour compromising quality of their products.

### 7.2.3 Environmental and health

Serious health concerns were raised due to erratic refuse collection, emission of toxic gases by some industries and poor hygiene due improper use of public toilets caused by intermittent water supply in some areas.

### 7.2.4 Licencing Costs

Prohibitive Licensing costs came out as a restrictive measure to operating successfully.

### 7.2.5 Infrastructure

Poor infrastructure hinders prospects for investment as investors have been shying away from poorly serviced stands.

Kwekwe's strategic position makes it an investors' priority business destination, as it is endowed with abundant wealth in mineral resources and a rich farming hinterland.

The study also revealed that some investors are holding on to prime industrial land for speculative purposes denying the city an opportunity to attract serious investors. This has negatively affected the growth of the industrial sector in kwekwe as serious investors end up channelling their investments in other towns like Gweru, kadoma and Harare.

Council needs to be proactive and put measures in place to track progress on all land allocated for industrial use with a view to enforcing development.



## 8.0 Mining

### 8.1 Mining Activity

Kwekwe was established as a gold mining town and therefore its existence has been anchored on gold mining for the past century. The Globe and Phoenix mine being the largest and richest mine in the Midlands Province provided the impetus for the growth and development of Kwekwe.

### 8.2 Characteristic Feature of the Mining, Activity

Numerous small scale mines operate indiscriminately on old mineral workings, and some have gone to the extent of flouting prescribed methods and standards stipulated in the Mines and Minerals Act and the Environmental management Act.

Some are recognized and registered with the Mining Commissioner but some mine illegally without the proper documentation.

#### Mining Regimes

The existing mines operate under two regimes: those with special grants and those with mining claims certificates. The Ministry of Mines and Mining Development, in consultation with the Kwekwe City, awards special mining grants. The grants are renewable every two years. The renewal is subject to the miner's compliance with the grant conditions and the ground conditions, thereby determining whether the council deems it appropriate for mining company to proceed with operations or not. The council will then forward its recommendations to the Ministry of Mines to either renew or not renew the mining certificate. For those with mining claims certificates, the certificates remain valid as long as the holder pays his or her annual levies. However, failure to pay the levies will result in cancellation of the mining certificate without an option for renewal. In the event cancellation takes place the mine can only be considered for a special grant.

Mining claims certificates were issued before the establishment of Mine Reservation Areas. In Kwekwe, there are two mine reservation areas: Reserve Area 610, which is located around the Globe and Phoenix mine areas, and Reserve Area 900, which is located between Gokwe Road and the Sebakwe River. Since the establishment of mine reservation areas, the Ministry is no longer issuing mining claim certificates in urban areas; they are now only considering special grants. This has been necessitated by the fact that urban areas will need land for expansion.

#### Mining Concerns

Several concerns have been raised regarding mining in the district. The concerns cover environmental, safety, health, and town planning issues, among others. The local authority is

much more concerned about those mines with mining claims certificates, which they say they don't have much control over. Some of these claims were issued before the town itself was founded, such as the Globe and Phoenix Mine, which was established in 1894. These have been responsible for causing serious environmental, safety, and health risks in Kwekwe. In addition, these claims are also causing town planning problems since some of them expand to cover prime areas earmarked for urban expansion. As a result, the town has nowhere to expand.

The following are some of the concerns raised regarding mining in Kwekwe:

- Lack of transparency in awarding special mining grants: The local authority asserts that the Ministry of Mines is granting or renewing some mining rights without consulting the council. As a result, some of the mines are situated in areas that are not suitable for mining.
- Conflicting laws: the local authority has some reservations about the Mines and Minerals Act (Chapter 21:05), which takes precedence over all other Acts. This law is problematic because it is in conflict with the Urban Councils Act (Chapter 29:15) and the Regional, Town, and Country Act, which are the main acts that provide for the administration of municipalities and towns. For instance, the citation of certain claims occurs in established residential areas. This exposes the residents to environmental, safety, and health risks. In some cases, some are losing their property rights acquired in line with the Urban Councils Act to holders of special mining grants. As it stands, the local authority is blaming the Ministry of Mines for abusing the law (the Mines and Minerals Act). They are pegging mining claims on other people's properties, displacing them in the process.
- Lack of Compliance: Some holders of mining leases or certificates do not comply with provisions of the Regional Town and Country Planning Act, the Urban Councils Act and the Environmental Management Act. They evade arrest when they break the law claiming that mining takes precedence over other uses, as they are empowered by the Mines and Minerals Act to mine anywhere they want. This makes it difficult for the local authorities and EMA to enforce the law. As a result, mining is not being done in an orderly and sustainable manner.
- There is no communication between the local authority, the Ministry of Mines, and EMA: Communication between the three entities is very poor, to the extent that the Ministry of Mines is offering or renewing mining leases without even consulting with the Local Authority and EMA.
- Poor law enforcement: there is poor law enforcement on the part of EMA. According to the EMA Act (Chapter 20:27), read together with Statutory Instrument 7 of 2007, mining is a prescribed activity, meaning it requires an Environmental and Social Impact Assessment (ESIA) study and is granted an ESIA certificate before mining commences on the ground. However, it has been noted that most of the mines in Kwekwe are operating without ESIA certificates. An ESIA study is very important because it will identify and predict the likely project impacts and devise possible mitigation and management measures for the identified impacts before the project starts on the ground. An inquiry with EMA identifies political influence or intimidation as one of the primary impediments to law enforcement. Most miners use their political connections or powers to evade law or arrest.
- Unsustainable mining practices: Due to inadequate law enforcement and intimidation, mining in the district has become uncontrolled and unsustainable. Illegal mining is rampant across the town. There is a lot of deforestation, pollution, and land degradation due to uncontrolled mining activities. Miners are leaving open and unclaimed pits, which now pose safety, health, and environmental hazards to the residents. The pits, although they

can be claimed, render most lands useless or unsuitable for urban development, in particular for the low-cost needs of high-density residential uses. Furthermore, the mining activities are posing a potential pollution threat to land and groundwater in the area. Most miners use heavy metals like mercury and cyanide in processing gold, putting people and livestock's lives in danger. For example, research by the EMA has established some traces of cyanide and arsenic substances in some boreholes emanating from nearby water-filled gold mines.

Unsustainable mining practices are also being blamed for causing high turbidity in the Sebakwe river, which feeds the Dutchman's Pool dam, the source of water for Kwekwe town. This is adversely affecting the normal pumping and treatment of water at the council's water treatment works (Dutchman Pool Water Treatment Works). The impact of turbidity on the water treatment works is heavily felt in the rainy season, when turbidity is at its highest. The council has reported that they have discovered a new quality of silt-like sediments in their raw water, which is giving them water treatment challenges. They believe these sediments originate from the mines located upstream.

*What needs to be done:*

- There is a need to ensure transparency in the granting of mining rights. The council should be consulted first, and its input should be considered before the granting or renewal of mining rights. This will ensure that mining in the district is sustainable.
- There is a need to harmonize or revisit the Mines and Minerals Act in line with other Acts and laws. The law should be clear how far the provisions of the Mines and Minerals Act are enforceable in an area that has been designated an urban area. It should also clarify the powers of the mining lease or certificate holder, as well as those of an urban local authority. In addition, it should also clarify mining depths in urban areas, both those that are under the Urban Council Act and those under the Mines and Minerals Act.
- The local authority and EMA should be allowed to execute and enforce their mandates in areas under their jurisdiction.
- There is a need to improve communication between the Ministry of Mines, Ministry of Local Government and Public Works, Kwekwe City, and EMA. Representatives from all four stakeholders should carry out site visit proposed mine site and assess its suitability for mining before issuing mining leases.

### 8.3 Control of Mining Activities in the Planning Area

Mining in Zimbabwe falls under the Ministry of Mines and Mining Development which administers the Mines and Minerals Act (chapter 165) (the Mines Act).

The right of searching and mining for and disposing of all minerals, mineral oils and natural gases is vested in the President. The Mines Act stipulates that property owners and local authorities' rights should be recognized and respected.

#### IMPORTANT DOCUMENTS TO BE KEPT AT A MINING LOCATION

1. Mining Certificates
2. Inspection Certificates
3. Siting of Works Plan



4. Prospectus (EMA)
5. EIA Certificate
6. Custom Milling Certificate (If doing gold mining)
7. Mine Manager Appointment Forms ( With Full Blasting Licence)
8. Production Register
9. Permit to store Explosives ( to be stored in magazine box/delta)
10. Register of all Employees ( IDs & place of origin)
11. Commissioning Letter of Processing Plant & Equipment
12. Surface & Underground Layout Plans
13. Closure Plan & Rehabilitation
14. Emergency Plan
15. Storm drain Plan
16. Electric Plan
17. First Aid Kit
18. Trained aiders
19. Custom Milling Log Book
20. Elution Plant Plan
21. Dump Design
22. Appointment of competent personnel
23. Elution plant log book
24. Production Returns
25. Labour Returns
26. Various Statutory Instruments & Regulations eg. For Health, Safety, Sanitation, Explosives & Mine Management
27. Mines & Minerals Act (Chapter 21:05)
28. Unit Tax payments to Local Authority

#### IMPORTANT STAKEHOLDERS

1. Ministry of Mines
2. Ministry of Local Government and Public Works
2. Local Authorities
3. Environmental Management Agency
4. Landowner
5. Neighbouring miners
6. Ministry of Lands & agriculture
7. Agritex
8. Forestry
1. Health
2. ZRP

## 9.0 INFRASTRUCTURE

### 9.1 Roads

#### 9.1.1 Traffic and Transport

Vehicle ownership and volume has steadily grown in Kwekwe City giving rise to a need for a two pronged approach. The first to deal with existing traffic management issues in the City and the second being to address the through traffic flows which need to be moved away from the City centre.

In terms of existing traffic management issues, Kwekwe has identified two major areas that need to be addressed immediately for the Master Plan time period. The first is the peak hour traffic management for traffic from the City Centre to Mbizo using the Industrial road/Faraday road/Birmingham road together with the Mvuma road choke point by the over-railway flyover in Newtown suburb. This is in addition to the national problem of unregistered private car and Kombis working as the main means of public transportation. Included here will be the vendors occupying pedestrian walk ways forcing the public to use the roads for walking hence creating unsafe vehicle pedestrian conflict zones.

The second is need to create City Centre bypass route for intercity traffic not interested in stopping in Kwekwe especially that of heavy vehicles. The operating Kwekwe Redcliff Combination Master has identified the bypass ring road route to be adopted. Some progress has been made in making road reservations and in some cases road construction has been carried to meet the stated requirement. The MASTER PLAN needs to see a more defined and implementation program for these bypasses.

#### 9.1.2 Internal City Traffic Issues

Kwekwe city is facing two major internal traffic management issues not related to road and storm water drainage maintenance. The first problem (one being experienced by all urban centres and to some extent) is the heavy presence of illegal private vehicles (Mushikashika, Zvipipipi) and combis operating in the city as public transport operators. As a response Kwekwe City is in constant dialogue and engagement with the Zimbabwe Traffic Police – Traffic and representatives of these operators to find workable solutions to the traffic congestion and illegal status of these operators. The example of Kwekwe City implementation is Industrial road close to the Intercity bus terminus. Kwekwe City has allowed a section of industrial road for the operators to rank in an orderly manner and left a length of road that ranking is not permitted at any time in order to facilitate smooth traffic flow. This adopted solution works only during the time of Kwekwe City security and ZRP enforcement and sometimes during non-busy times of the day.

Examples of other prominent traffic problem sections are: The Harare Kwekwe road dual carriage way near Sally Mugabe Primary school Harare bound hitchhikers, TM shopping centre (city centre) grocery shoppers, Kwekwe Bulawayo road Fitchlea (Bulawayo bound hitchhikers). Kwekwe City intends to continue with the dialogue, engagement and enforcement method until a more permanent solution is found and implemented.

The second internal Kwekwe traffic management problem is the traffic congestion at rush hours on: -

Table 8.1

ITEM	Traffic Problem Location	Description	Comment on existing status
1	the Industrial Road/Faraday Road/Birmingham Road junction	In and out of town traffic cannot easily access and exit Faraday road	This section of road is historically a problem area. Kwekwe City and ZRP traffic assist with traffic control but a more permanent solution has been suggested diverting most of the Mbizo Townships traffic from the three roads.
2	Faraday Road/Newtown/Robert Mugabe Road (Mvuma road) section	Residents of Newtown cannot easily access their residential properties	A preliminary study and traffic counts have been carried to map the best way forward
3	Civic Centre roundabout	West View road turn to the roundabout has been blocked hence traffic is not able to access the roundabout, Veterinary stand and the Zibagwe RDC offices.	Kwekwe City are at an advanced stage of finding a financier to construct the blocked road access.

#### Intercity Internal Traffic Issues

The City of Kwe Kwe has four main roads and two gravel trunk road into and out of it. The main roads are all national roads and are: -

- ❖ Harare Kwe Kwe Road (A5) – national road going to Harare via Kadoma
- ❖ Gokwe road – national road going to Gokwe
- ❖ Harare Bulawayo Road (A5) – national road going to Bulawayo via Gweru
- ❖ Mvuma road (Robert Mugabe road) – national road going to Mvuma and the new suburbs of Mbizo. Presently this road is partly tarred and partly gravel.

These four roads are presently designated as the ring road for Kwe Kwe. The four roads have been constructed with all roads being in a reasonable state of service except the Mvuma road. The full length of the Kwe Kwe ring road has not been constructed. The outstanding sections of the ring road are as follows:-

- ✓ Gokwe road/Old Gokwe highway junction to Old Steelworks road via Glenwood suburb
- ✓ Link Drive to Link road
- ✓ Potohuru road to Maunganidze road in Mbizo
- ✓ Harare Kwe Kwe road (A5) to Maunganidze road in Mbizo Ward 5.

The two gravel trunk roads are:-

- ❖ Chiwundura road
- ❖ Old Steelworks road (partly tarred and partly gravel)

The Chiwundura road presently connects to Link Road in Chicago via a level railway crossing of the Harare Bulawayo railway line. Link road presently being designated as part of the Kwe Kwe ring road connecting to Appleton road in the west and Link Drive in the east. For the purpose this report Chiwundura road will be considered as covered when Link Drive is discussed.

Interim to End of Masterplan Timeframe  
Internal Traffic Issues

Table 8.2

ITEM	Traffic Problem Location	Comment on existing status	MEDIUM PERIOD 2024 TO 2030	LONG TERM 2031 TO 2039
1	the Industrial Road/Faraday Road/Birmingham Road junction	This section of road is historically a problem area. KWEKWE CITY and ZRP traffic assist with traffic control but a more permanent solution has been suggested diverting most of the Mbizo Townships traffic from the three roads.	Kwekwe City to make cosmetic improvements to the junction as part of its annual operation and maintenance.	Kwekwe City to make final design changes as necessary in order to ensure the diversion of traffic policy on Maunganidze road and Potohuru road are implemented.
2	Faraday Road/Newtown/Robert Mugabe Road (Mvuma road) section	A preliminary study and traffic counts have been carried to map the best way forward	Preliminary and final design to be carried out. Road junction changes including their construction to take place.	
3	Civic Centre roundabout	Kwekwe City is at an advanced stage of finding a financier to construct the blocked road access.	Construction of blocked road completed	
4	Marapira Development	Residential development approved	Details on its link to Old Steelworks	

			road outstanding	
5	MSU	Residential development	Details outstanding	
6	Marapira Development	Residential development	Details outstanding	

### Intercity Traffic Issues

The design and construction of the ring road is to be recognized as an expensive and long term project. The planning of the route is however a much quicker and less expensive process to the extent that the ring road route can be refined and altered to meet the present existing situation when that part of the ring road is to be constructed. Despite this it has to be recognised that the process will be time consuming as there will be the following additional stages required to make the adoption of the ring road route valid:-

- 1) The ring road will for the most part take intercity traffic and will divert this traffic from the existing legislated national roads route. Hence there will be need to have the agreement of both Ministry of Transport and ZINARA on the route changes and adoption.
- 2) The proposed routes (existing or proposed) will most likely require the purchase of land for the road reservation. The timeframe for this will depend on the landowners being willing to sell and also for the funds to purchase being readily available.
- 3) Public consultations will need to be carried and agreement reached with the stakeholders, some of whom might not be in the road reservation. An example is some individuals might not want the road to pass through their suburb for reasons of noise, pollution or land value concerns.

In order to facilitate the correct responses and also obtain the best ring road design there will be need for pre-feasibility studies, feasibility studies, traffic counts, Environmental Impact Studies and preliminary designs that include extensive surveys, soil testing together preliminary agreement with all relevant stakeholders especially Ministry of Transport, ZINARA, Ministry of Local Government and of course full council resolution will be necessary.

KWEKWE CITY has undertaken to accelerate the development of the ring road route in order to have its route better defined. As an immediate action the Town Planning and Roads section will map out the preliminary route with the aim to achieve the following:-

- Identify the legal status of all the land along the preliminary route both previously identified lands and the new proposed route.
- Carry out detailed topographical survey of the ring road route.
- Carry out preliminary design of the ring road with emphasis on how the junctions will developed.
- Liaise with the MOT for their input and review of the proposed ring road route.
- Carry out an Environmental Impact Assessment Study report on the KWEKWE CITY and MOT agree preliminary ring route.
- Based upon the Kwekwe City and MOT incorporating EIA report recommendations the KWEKWE CITY will get a full Council Resolution approval for the ring road route.
- Following Council Approval Kwekwe City will liaise all relevant Institutional and Government Ministries to get acceptance of the ring road proposal with a view of getting the ring road design and construction funding through PSIP, foreign financial institution loans, etc.

- This described process is expected to be carried out in the first 5 years (2024 to 2029) of the MASTER PLAN.

The meeting agreed that the starting point will be the study, design and construction of the Kwekwe ring road portion is from Harare Kwekwe highway to Mbizo, now referred to as Maunganidze road.

Going forward from the intermediate and end of the Master Plan time frame it must be noted that there has been a pickup in development activity between the Kwekwe Bulawayo Highway and the Steelworks road. The Zibagwe Rural District Council has already approved a high density residential development on the boundary with Kwekwe's existing Hazeldene low density suburb. It was noted that there is a possibility of more development subdivisions being considered these will have significant impact on both the Bulawayo road and Steelworks road in the Naseby estates. KWEKWE CITY's position is to make the Steelworks road the primary road access to Redcliff and the peri-urban area in-between.

The table below shows the proposed interim and end of Master Plan development program.

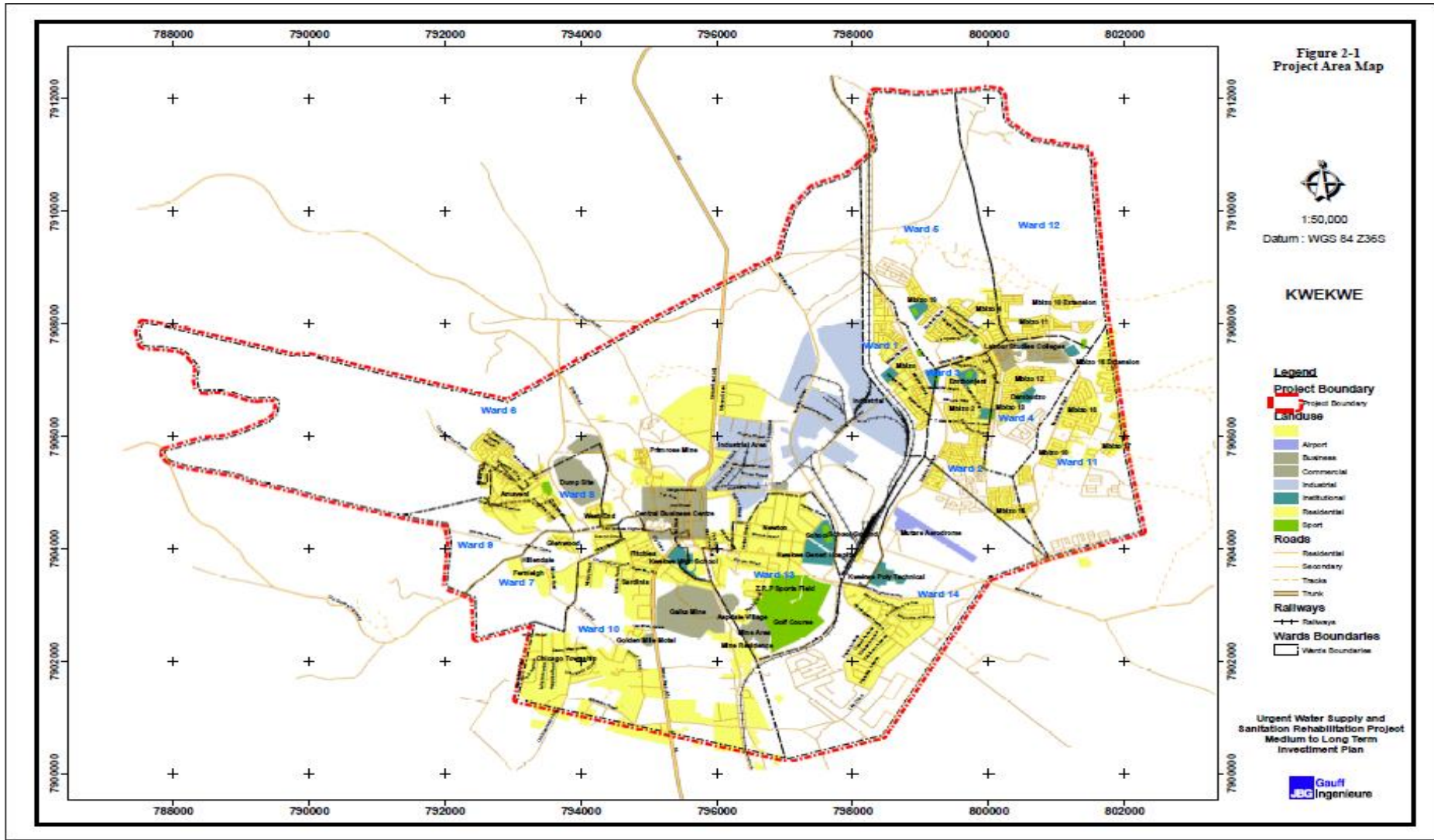
Table 8.3

ITEM	DESCRIPTION	MEDIUM PERIOD 2024 TO 2030	
1	Old Steelworks Road – Appleton road to Redcliff	I. Identify the proposed Old Steelworks road reservation II. Carry out cadastral survey of the road reserve III. Carry out soil tests along the Old Steelworks road IV. Carry out a preliminary design of the Old Steelworks road to an intercity highway standard V. Identify owners and provide valuation of land sections to be compulsorily purchased for road reservation VI. Obtain Kwekwe City full council authorizing the Old Steelworks road design and processes for its detailed design with a view to construction VII. Obtain Kwekwe City, Redcliff, MOT acceptance of the proposed road design VIII. Carry out detailed design of Old Steelworks road IX. Approach private developers and Zibagwe	i. Continue the construction of Old steelworks road to completion

		for part funding of the Old steelworks road for sections connecting into their developments	
2	Maunganidze Road extension – (Harare Kwe Kwe road (A5) to existing Maunganidze road)	<ul style="list-style-type: none"> <li>I. Carry out cadastral survey of the road reserve</li> <li>II. Carry out soil tests along the Maunganidze road extension</li> <li>III. Liaise with National Railways of Zimbabwe to obtain permit a railway crossing</li> <li>IV. Carry out a preliminary design of Maunganidze extension road</li> <li>V. Identify owners and provide valuation of land sections to be compulsorily purchased for road reservation.</li> <li>VI. Carry out detailed design of Maunganidze road extension</li> <li>VII. Obtain full Council resolution to finance and start construction of Maunganidze road extension</li> </ul>	<ul style="list-style-type: none"> <li>i. Continue construction of Maunganidze road extension to completion</li> <li>ii. Upgrade existing Maunganidze road in terms of design and construction road and junctions</li> </ul>
3	Potohuru road (continuation of Maunganidze road to Mvuma Road)	<ul style="list-style-type: none"> <li>I. Carry out cadastral survey of the road reserve</li> <li>II. Carry out soil tests along the road extension</li> <li>III. Liaise with MOT on the Potohuru road and Mvuma road junction</li> <li>IV. Carry out a preliminary design of Potohuru road</li> <li>V. Identify owners and provide valuation of land sections to be compulsorily purchased for road reservation.</li> <li>VI. Carry out detailed design of Potohuru road</li> <li>VII. Obtain full Council resolution to finance and</li> </ul>	<ul style="list-style-type: none"> <li>i. Source funds and start construction of Potohuru road</li> </ul>

		start construction of Potohuru road	
4	Link Drive / Link Road/ NRZ Railway crossing	<ul style="list-style-type: none"> <li>I. Prove the viability of the existing ring road as provided for in the Kwe Kwe Redcliff Master Plan.</li> <li>II. Carry out cadastral survey of the road reserve</li> <li>III. Carry out soil tests along the road extension</li> <li>IV. Liaise with National Railways of Zimbabwe on railway crossing location and type of acceptable crossing.</li> <li>V. Liaise with MOT on the viability of the present ring road route after taking consideration of NRZ and land developments. Allow for re-planning of the ring road route.</li> </ul>	<ul style="list-style-type: none"> <li>i. Carry out a preliminary design of Link road and Link Drive</li> <li>ii. Identify owners and provide valuation of land sections to be compulsorily purchased for road reservation.</li> <li>ii. Carry out detailed design of Link road and Link Drive</li> <li>v. Obtain full Council resolution to finance and start construction of Link road and Link Drive</li> </ul>
5	Amaveni roundabout – ring road section	Details outstanding but the construction should be completed during this timeframe.	





## 9.2 Public Transport System

The local public transportation system in Kwekwe is anchored mainly by private players operating Kombis and Mshikashikas.

Public transportation by conventional buses in and around the city using designated routes is non-existent save for ZUPCO buses that provide a service between Kwekwe and Redcliff's Rutendo and Torwood suburbs.

Conventional bus operators like ZUPCO succumbed to stiff competition from the unconventional taxis and Kombis which use undesignated routes.

Operators have also found some routes especially those close to the CBD unviable to service as most people who stay in these areas prefer to walk to work.

### 9.2.1 Buses

Conventional buses operate only intercity routes and from the city to rural areas like Zhombe, Silobela and rarely in the city. ZUPCO used to operate in and around the city during the Covid 19 pandemic when travel restrictions and social distancing was in place, but after the lifting of the restrictions viability issues worked against the company as the Kombis and unconventional taxis were allowed back on the roads.

The company now provides intercity services and hiring out their fleet instead, but plans are in place to introduce 35 seater minibuses to service the urban routes.

#### Termini Location and Sizes

ZUPCO and other conventional buses operate from the City Terminus located on a 1.5 ha site in at the corner of Industrial road and Main Street mainly for long distance travel.

The terminus is mainly used by Minibus operators and Mshika shika taxis.

Bus shelters are also located along some bus routes where buses drop and pick up people, but these have not been maintained in a long time.

### 9.2.2 Kombis/ unconventional taxis

These have no specific pick up and drop off points as some are not registered.

- i) Town Terminus
- ii) First Street Rank

Most unconventional taxis have no fixed routes but operate to and from areas that have lucrative business.

## 9.3 National Railways

### 9.3.1 Facilities

#### Railway Station

The Kwekwe Railway station is located about 3km east of the CBD opposite Kwekwe Polytechnic College.

Facilities provided are adequate to cover current demand. There is scope for growth and sufficient capacity for expansion of NRZ facilities should need arise in future.

### 8.3.2 Services

The National Railways provides both passenger and freight services.

#### Freight services

This service is provided 100% locally and regionally.

#### Passenger service

Both local and International passenger service is provided though this service was suspended during the Covid 19 period.

Plans are in place to resume services when new modern coaches are procured.

#### Road Motor Service (R.M.S)

National Railways of Zimbabwe also operates a well-equipped road motor service (R.M.S).

R.M.S. operates from within the Kwekwe station complex offers services throughout the country including rural and farming communities

The R.M.S. complements services offered by rail transport and caters for all types of freight.

## 9.4. Aerodrome

### 9.4.1 Relocation of Aerodrome

The Combination Master recommended relocation of the Kwekwe aerodrome (which was to be handled through LP2) to a site on the southern portion of Aspidale farm.

Proposals for the siting and all works will be submitted to Civil Aviation Authority of Zimbabwe for assessment and approval.

The Civil Aviation Authority of Zimbabwe is the regulatory body tasked with the certification/licensing of aerodromes in Zimbabwe. The Authority ensures all aerodromes meet national and international standards and regulatory requirements in order to ensure safety at all aerodromes in Zimbabwe.

Kwekwe aerodrome which is owned by the Kwekwe City Council is currently licensed by the Authority as a Category III aerodrome to cater for General aviation aircraft (5700kgs and less).

The aerodrome measures 1000m in length and 18m in width. The Authority conducts safety oversight on the maintenance and operations of Kwekwe aerodrome as per the Civil Aviation(Aerodromes) Regulations to ensure the aerodrome meets licensing and safety requirements.

The aerodrome services various stakeholders engaged in mining and agriculture including private operators in Kwekwe. It also provides a critical service for health emergency air transportation.

Other stakeholders linked to the aerodrome include;

- a) Ministry of defence who have a ZNA base at the current site.
- b) The Meteorological Services Department who have their MET equipment at the aerodrome.
- c) Operators who have existing aircraft hangars.

The current location of the aerodrome does not allow for future expansion of Kwekwe aerodrome due to close proximity of residential/public buildings, railway facilities and other developments to the aerodrome. For Kwekwe aerodrome to accommodate most international traffic, it will require a runway measuring 4000m in length x 45m in width. This will entail additional land area for the following aerodrome facilities;

- a) Passenger terminal building, car park and access roads.
- b) Air Traffic Control (ATC) tower
- c) Fire station
- d) Meteorological equipment
- e) Navigational aids (Instrument Landing Systems (ILS), runway lighting etc)
- f) Taxiways, Aprons, aircraft hangers and aviation fueling depots and facilities
- g) Airport Perimeter fence
- h) Airport obstacle free safety areas around the airport (Obstacle limitation surfaces)
- i) Controlled land-use around the airport compatible with airport operations.

Consultations with the Civil Aviation Authority of Zimbabwe (CAAZ) revealed that the Authority has no objection to the relocation of Kwekwe aerodrome to a new site which can accommodate the land requirements. All the regulatory processes and requirements will need to be followed and approved by the Authority.

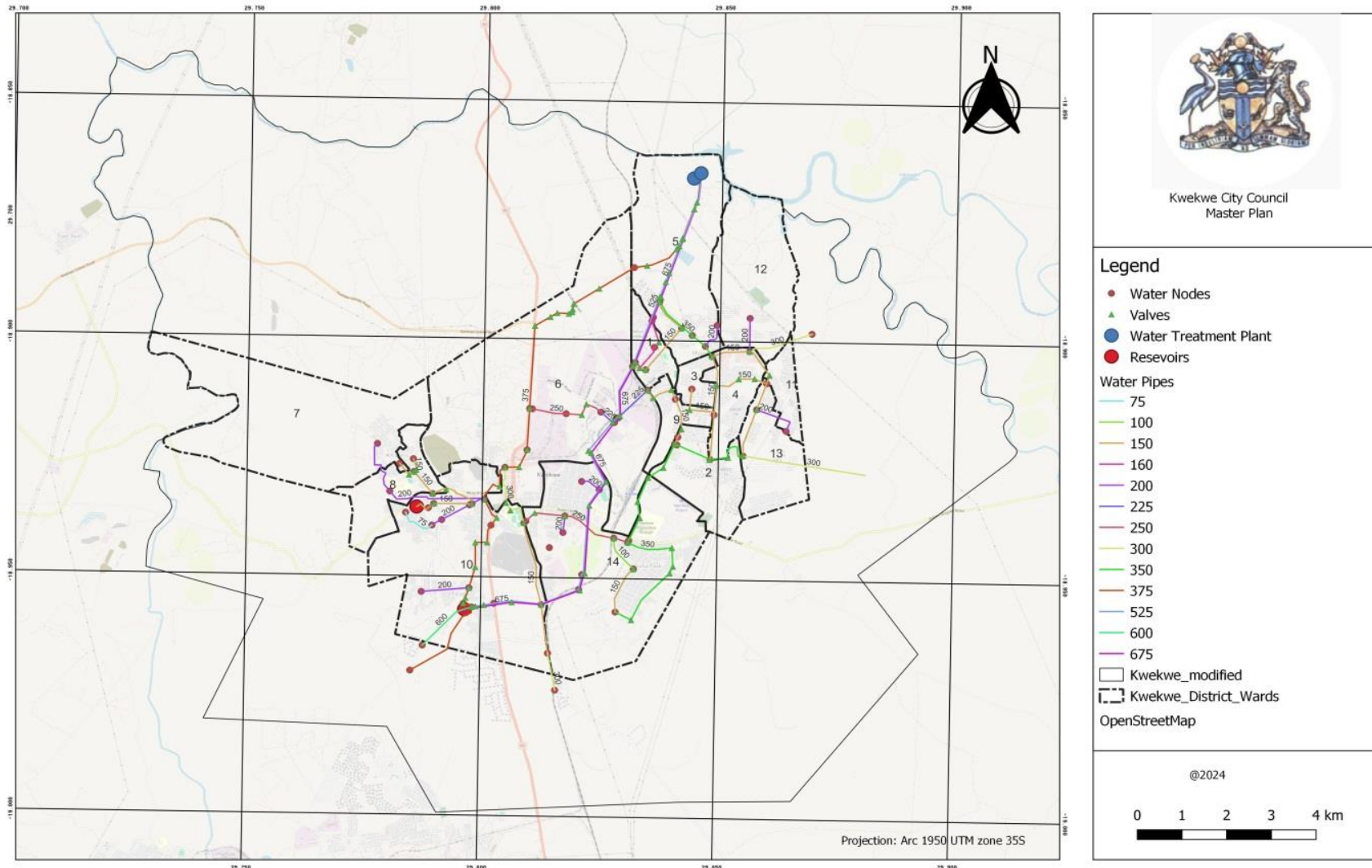
However, until the new site for the aerodrome is fully developed, the Authority requires that the current site of Kwekwe aerodrome be protected from further encroachment of residential buildings in order to maintain safety and meet licensing requirements. This will allow for continued use of the aerodrome whilst planning and preparation for the development of the new site is in progress.

It was highlighted that the current site should remain operational and licensed until the new site is fully developed and operational.

## 9.5 Water Supply.

### 8.5.1 Water Supply Resources - Map 8.1 Existing Water mains

Kwekwe Water Reticulation Systems map



The City of Kwekwe utilises raw water from the Sebakwe Dam on the Sebakwe river through the use of a downstream water reservoir called Dutchman's Pool. Sebakwe River falls under the Sanyati water resources catchment area and is part of the Zibagwe sub-catchment. Sebakwe Dam has a full capacity of approximately 267 ML. Presently City's Engineering department calculate that Kwekwe, Redcliff and their environs are estimated to require peak season treated water requirement of 44.5ML/day for 2024. Hence based on a population growth projection of 2.5% per annum calculate that Kwekwe City will not need to develop a new water source for this master plan time horizon to the end of 2038 as the Sebakwe Dam via its storage reservoir Dutchmen's Pool dam should have enough capacity to meet KweKwe's potable water requirements. It must be noted that KweKwe and ZISCO Steel/Redcliff have to renew a water agreement o water abstraction and treatment.

## Water Treatment

DPWTW is a conventional surface water treatment works similar to those being used by other cities in Zimbabwe. The treatment facility consists of 3 self-sufficient units that were built as 3 separate phases as outlined below;

- ❖ Phase 1 WTW with a design water production capacity of 12,000 m<sup>3</sup>/d was constructed in 1954 and upgraded in 1962;
- ❖ Phase 2 WTW with a design water production capacity of 39,000 m<sup>3</sup>/d was constructed in 1966 and upgraded in 1975; and
- ❖ Phase 3 WTW with a design water production capacity of 39,000 m<sup>3</sup>/d was constructed from 1979 to 1981, and commissioned in 1983.

The treatment works are presently operational with an output of 65ML/day. The bulk water supply to Redcliff is estimated to make up to 64% of the design water production capacity when ZISCO Steel is operational. DPWTW is not operating at its full designed treatment capacity of 90ML/day due to the City's financial stress that has not permitted the required routine maintenance, plant, fittings and equipment replacement. The general condition of the water treatment fittings shows that routine maintenance is not being followed but one of repair when it is broke. Of concern is the repair and replacement of the clarifier desludging valves, filtration media, nozzles, filter under-drainage system, backwash water pipework and fittings as well as the air scour system which carry out key functions of water treatment. The other major external factor is that DPWTW does not have a dedicated electricity supply line meaning that the plant suffers the ZEDTC electricity loading shedding. Despite this the DPWTW has continued to meet all the potable water demands of its Clients of the City of KweKwe, Redcliff City and their environs.

In terms of the MASTER PLAN present action program.

Based on visual inspection the structures are still in good condition despite having been built in the 50s, 60s and late 70s. However, they do show indications of wear and tear in some areas as evidenced by some cracks. These cracks are evidenced between process units and can be attributed to differential settlement though this is not very severe. Below is the action plan proposed immediately

ITEM	Description	Action
1	All Phases 1, 2 and 3	Continue with repair when broke policy
2	Phase 1	-Replace Clarifier valves -Filtration media -nozzles -filter under-drainage system -backwash water pipework and fittings -air scour system
3	DPWTW	Initiate the formal acquisition of land for the provision of workers accommodation
4	Dutchman's Pool raw water	Carry out a water quality investigation encompassing Dutchman's pool and Sebakwe Dam to ascertain the source of the cloudiness in raw water carried over to treated water and other as yet specified pollutants
5	Bulk electricity supply	Liaise with ZETDC to get DPWTW have a dedicated electricity main immune from power cuts

The medium term intervention measure will be, to rehabilitate the water treatment units and bring the facility to its design production capacity.

The proposed program is shown below

ITEM	DESCRIPTION	Medium Term (2030)	Eng of MASTER PLAN Term (2038)
6	All phases 1, 2 and 3	<ul style="list-style-type: none"> <li>➤ Continue with repair when broke policy</li> <li>➤ Replacement of pumps including control gear for all phases for clear water pump station</li> </ul>	Continue with repair when broke policy
7	Phase 2	Replace Clarifier valves -Filtration media -nozzles -filter under-drainage system -backwash water pipework and fittings -air scour system Rehabilitation of existing water treatment plant units	•Installation of pump sets that have exceeded economic life
8	Phase 3		Replace Clarifier valves -Filtration media -nozzles



			-filter under- drainage system -backwash water pipework and fittings -air scour system
--	--	--	---

### Bulk Treated Water Transmission

Treated water is transmitted to the city and supplied by both direct pumping with off-takes on the pumping mains and gravity from the terminal reservoirs at Chicago reservoirs site. Treated water from the DPWTW clear water reservoirs is pumped via three mains (375mm Ø, 600mm Ø and the 675mm Ø). From the Chicago Reservoirs, water gravitates back into the distribution system as well as supply the town of Red Cliff.

The water supply system currently supports around 17,000 connections with pipe sizes going down to 75mm Ø. Water network is mainly of AC pipes with PVC pipes now also introduced due to their cost advantage. Most service connections are GI pipes although some connections have been more commonly done with HDPE pipes.

The AC and PVC pipes are still in good conditions. The valves and other appurtenant fittings are mostly buried and have not been routinely serviced for a long time. The service connections made of GI are corroded and incrustated and need replacement.

The transmission and bulk water transmission main are equipped with bulk water meters in order to monitor flows and to enable water management. However, the bulk water meters are currently not operational. Consequently, the current water demand was calculate based on the population census figures

### Service Zones and Storage

There are currently no defined water supply zones in the City of Kwekwe, a situation that does not allow the Kwekwe City to plan properly for the future and also times of emergency. Water is supplied within the City of Kwekwe via interconnected pipes which are fed directly by the 375mm Ø, 600mm Ø and the 675mm Ø from the Dutchman’s Pool High Lift Pumps. The excess water which is stored in the Chicago Reservoir is fed back into the system and also supplies to Redcliff.

Chikago reservoirs have seven low level reservoirs and a high level tank with a combined capacity of 75, 000 m3. Water from the low level reservoir is pumped to the high level tank. Pumping is only stopped by physical inspection of the water reservoir as the old telemetry automatic alarm system is no longer working. This subsequently supplies water by gravity to the higher laying areas of Kwekwe.

Design modelling of the City has been carried by the City and its consultants KweKwe has recognised the need to adopt water provision service zones and also the need for additional reservoir at Chicago and other suitable locations within the City to cater for the present demand and also new surburbs. These models confirmed the present situation in KweKwe of:-

- Unacceptable high water loss within the system estimated at between 40% to 50%.

- Confirmation that areas in Mbizo suffer from low pressures despite the continually pumping of DPWTW high lift pumps.
- Need to upsize the water mains at strategic locations to achieve increased water pressures and water flows
- Adopt a water demand city wide system that is supported by strategically place IT monitoring equipment

In terms of the KMMP timeframe the following action plan is proposed: -

Present: -

- ✓ Continue with the repair when broken system
- ✓ Carry out a program of identifying all of the gate valves are in poor condition as network leakages occur at these fittings. In Kwekwe's case the majority of service connections are corroded and incrustated. This is where most of the network leakages occur;
- ✓ Carry out detailed modelling of the City's water network in order to adopt a workable and financially viable program for an efficient water conveyance system.

Medium horizon to 2030

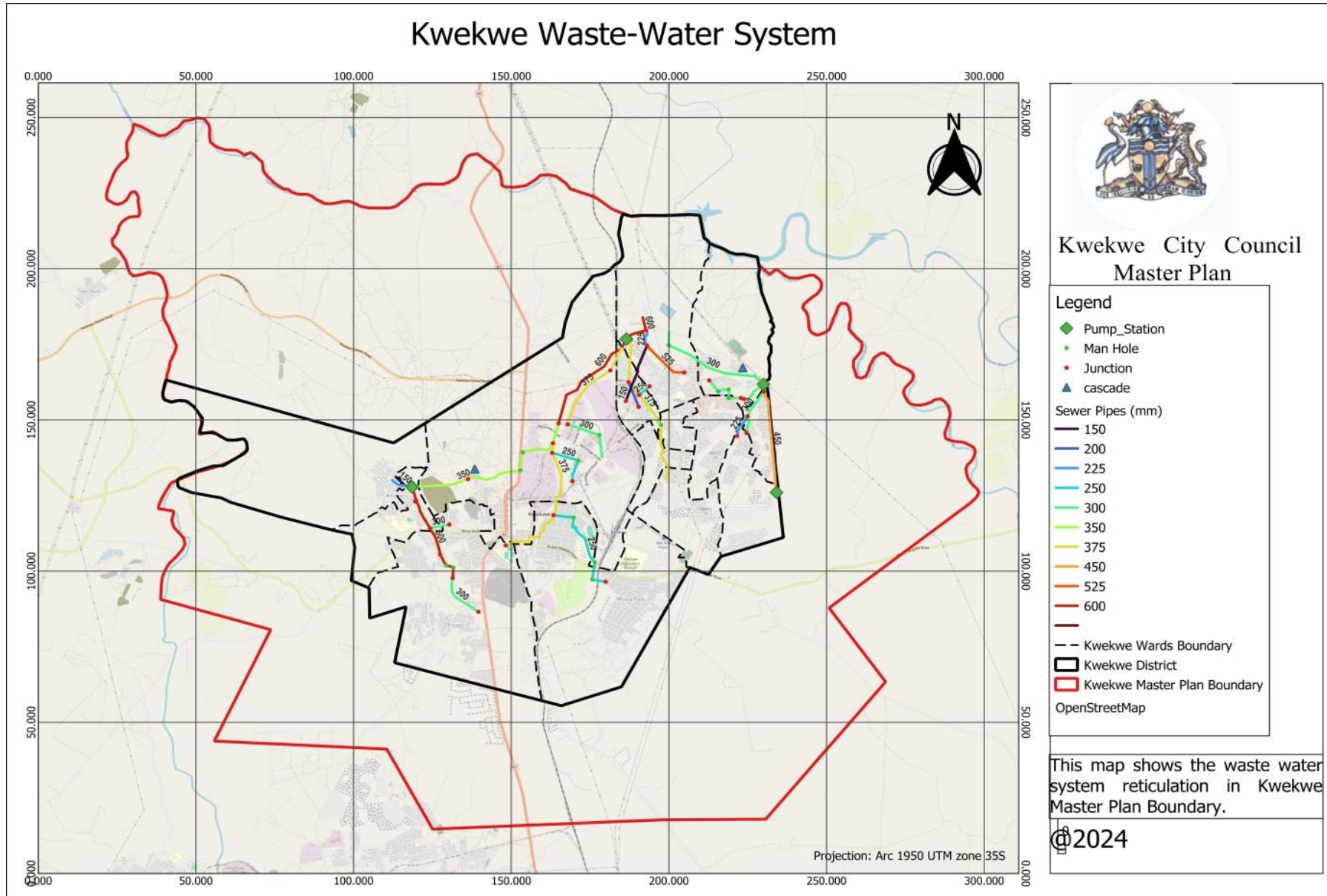
- ✓ Since the AC pipes are still in good condition, they should be left in service except for the broken pipes identified by council
- ✓ All network valves and fire hydrants should be replaced;
- ✓ All service connections and water meters should be replaced, preferably to a quality and standard that follows the IT protocols to be adopted
- ✓ All bulk water meters should be replaced and be remotely controlled and adopted IT standard

New Residential Areas

There has been recognition of new development areas in the west of Kwe (MSU and Marapira residential developments, Naseby, Zibagwe peri urban areas located between Old steelworks road and the Harare Bulawayo railway line. These areas can probably be best supplied from new storage reservoirs located on the mountain ranges there. Regarding the new and existing developments of Mbizo, Woodlands and peri urban areas here there is no obvious high ground so there is need for the City to demand that developer carry out modelled hydraulic studies to assist in finding water conveyance solutions that will not detrimentally affect the existing developments.

## 9.6 Sewage Disposal and Sewerage Reticulation

Map 8.2 Sewage Reticulation System – Trunk sewers ponds and pump stations



The City of Kwekwe operates one wastewater treatment facility called the Northern WWTW, located 13 km north of the city. The sewage is conveyed to the treatment facility by a combination of gravity collection and pumped sub-systems from three main catchment areas. There are four sewage pump stations: Main Town, Mbizo 10, Woodlands and Amaveni Pump stations.

The sewerage network is mostly of AC pipes, which still in good condition. However, the same cannot be said of the Northern WWTW, the sewage treatment ponds and the four raw sewage pump stations. They are in conditions of fair to non-functional and below there is provided more details on each unit.

The Northern WWTW,

It comprises three wastewater treatment units:

- Unit 1 BNR Plant with a nominal capacity of 5,000 m<sup>3</sup>/day commissioned in 1978;
- Unit 2 BNR Plant with a nominal capacity of 10,000 m<sup>3</sup>/day commissioned in 1982;
- A set of 4 wastewater treatment ponds with a nominal capacity of between 2,000 and 2,500 m<sup>3</sup>/day.
- 

The present situation at the Northern WWTW is that it is functioning at below 50% capacity due to non-delivery of raw and partially treated sewage. A combination of the four raw sewage pump stations not working constantly and vandalism are the main cause. In terms of operating and maintenance the pumps and equipment installed less than 10 years ago experience a shortage of original spare parts leading to a high frequency of breakdown. Hence the KMMP action plan is

Immediate Measures	Medium Term (2030)	Long Term (2038)
<ul style="list-style-type: none"> <li>• Repair when broken basis</li> <li>• Carry out a detailed investigation and financial report how to fix the problem of non-compliant plant and equipment.</li> <li>• Source funds to rehabilitate and replace unsuitable plant and equipment</li> <li>• Rehabilitation of existing ponds (desludging, restoring collapsed embankments, repairing desludging valves</li> </ul>	<ul style="list-style-type: none"> <li>• Install new replacement plant and equipment               <ul style="list-style-type: none"> <li>• Construct and commission long term expansion items on Northern WWTW</li> <li>• Construct new staff accomodation</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Rehabilitation works and replacement of aged pump sets</li> <li>• Construction of a 10,000m<sup>3</sup>/day Biological Nutrient Removal Plant of a similar configuration to the Phase 2 BNR.</li> </ul>

<ul style="list-style-type: none"> <li>Formalise the acquisition of land for staff accomodation</li> </ul>		
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The Northern WWTW is served or receives (in addition to the aforementioned 4 wastewater treatment ponds) its raw sewage from four raw sewage pump stations as follows:-

- Main Town Pump Station SPS consists of inlet screens, grit removal channels and 6 submersible pumps and 2 Surface Pumps.

Present status and future actions

Immediate	Medium Term (2030)	Long Term (2038)
<ul style="list-style-type: none"> <li>Repair or Replacement of submersible pump including refurbishment of superstructure</li> <li>Repair or Replacement of surface pumps including control gear</li> </ul>	<ul style="list-style-type: none"> <li>Repair as when broken submersible pumps including control gear</li> <li>Repair as broken of surface pumps including control gear</li> </ul>	<ul style="list-style-type: none"> <li>Replacement of submersible pumps including control gear</li> <li>Replacement of surface pumps including control gear</li> </ul>

- East, or Mbizo SPS, serves the eastern part of Kwekwe and consists of inlet screens, grit removal channels and 2 duty pumps and 1 standby pump.

➤

Present	Medium Term (2020)	Long Term (2030)
<ul style="list-style-type: none"> <li>Replacement of submersible pump including refurbishment of superstructure</li> <li>Design a new sewage treatment works and replace existing pump station</li> </ul>	Construct and commission a new sewage treatment works	<ul style="list-style-type: none"> <li>Repair when broken plant and equipment basis</li> </ul>

- West (Amaveni) Sewage Pump Station or Amaveni SPS, consists of inlet screens, grit removal channels and 2 duty pumps and 1 standby pump.

Present	Medium Term (2020)	Long Term (2030)
<ul style="list-style-type: none"> <li>Replacement of submersible pump including refurbishment of superstructure</li> <li>Pump station not functioning at all.</li> <li>Design a new seage</li> </ul>	<ul style="list-style-type: none"> <li>construct and commission new sewage treatment works including outfall sewer.</li> <li>Decommission the rising and gravity mains to Northern WTW.</li> </ul>	<ul style="list-style-type: none"> <li>Repair when broken basis</li> </ul>

treatment works to be located downstream of present pumpstation. New pumpstation to cater for MSU et al residential developments and maybe the Marapira residential et al.		
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- Woodlands Pump Station Woodlands SPS serves the southern suburbs of Kwekwe and consists of inlet screens, grit removal channels and 2 duty pumps and 1 standby pump.

Present	Medium Term (2030)	Long Term (2030)
<ul style="list-style-type: none"> <li>• Replacement of submersible pump including refurbishment of superstructure and drainage of sunken area. <ul style="list-style-type: none"> <li>• Design a new sewage treatment works to replace this Woodlands pump station that is prone to flooding.</li> </ul> </li> </ul>	Construct and commission a new sewage treatment works.	<ul style="list-style-type: none"> <li>• Repair and Replacement of Plant and equipment on repair when broken basis.</li> </ul>

At time of presenting this report no existing drawing showing the existing sewerage reticulation and hence the various sewer catchment areas in Kwekwe were available. KWEKWE CITY and its Consultants developed a layout of the proposed sewer catchment areas this shall be used for this report.

The KWEKWE CITY can be divided into ten sub catchment areas to suit the drainage pattern of the city.

#### Catchment Areas

#### Current Catchment Areas

The City's proposed that Kwekwe be divided into ten sub catchment areas according to the drainage pattern of the city.

Catchment ID	Description	Projected Average Dry	Projected Average Dry
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		Weather Flow 2020 m3/day	Weather Flow 2030 m3/day
West View Catchment Area	West View Catchment Area (Ward 6) comprise of the West View and the Golden Hills low density properties.	1032	1330
Amaveni Catchment Area	Amaveni Catchment Area (Ward 7 to 10) comprise of Amaveni high density, Glenwood medium density, Fitchlea medium density, Westend medium density and Chikago medium density.	1,364	3,073
Newton Catchment Area	Newton Catchment Area (Ward 13 and 14) comprise of Msasa Park (LD), Southwood (LD), Golden Acres (LD), and Aspdale Village medium density properties.	736	684
CBD/Industrial Catchment Area	CBD/Industrial Catchment Area (part of Ward 6) comprise of the Industrial area and the Central Business District of the City of Kwekwe	2,409	3,100
Mbizo 1 Catchment Area	Mbizo 1 Catchment Area (Ward 5) comprise of Mbizo 4 high density, Mbizo 4 Extension high density, Mbizo 19 high density and Mbizo 19 Extension high density	1,301	1,277
Mbizo 2 Catchment Area	Mbizo 2 Catchment Area (Ward 12) consist of Mbizo 9 (HD),	654	1,260

	Mbizo 10 (HD) and Mbizo 10 Extension		
Mbizo 3 Catchment Area	Mbizo 3 Catchment Area (Ward 1) consist of Mbizo 1 and 2 high density areas.	1,065	1,067
Mbizo 4 Catchment Area	Mbizo 4 Catchment Area Mbizo 4 Catchment Area (Ward 2 and 3) consist of Mbizo 2 (HD), Mbizo 2 Ext and Mbizo 15 high density areas	2,715	2,822
Mbizo 5 Catchment Area	Mbizo 5 Catchment Area (Ward 4) encompasses Mbizo 12, Mbizo 13 and Mbizo 14 high density areas	610	634
Mbizo 6 Catchment Area	Mbizo 6 Catchment Area (Ward 11) encompasses Mbizo 15, Mbizo 6, Mbizo 17 and Mbizo 18, Mbizo 18 Ext, Mbizo 21 and 22 high density areas	1,253	3,288
Woodlands 6 Catchment Area	Woodlands Catchment Area is the proposed catchment which will comprise of the high density properties on what is now the woodlands farm. It is assumed that these properties will be built in the 2030 design horizon	0	3,633

The conditions of the sewer transmissions mains in Kwekwe vary depending on the age and the pipe material. Most of the mains are over 30 years old. Figure 8-8 shows layout of proposed mains and catchment areas.



Sewerage Schematic - Kwekwe

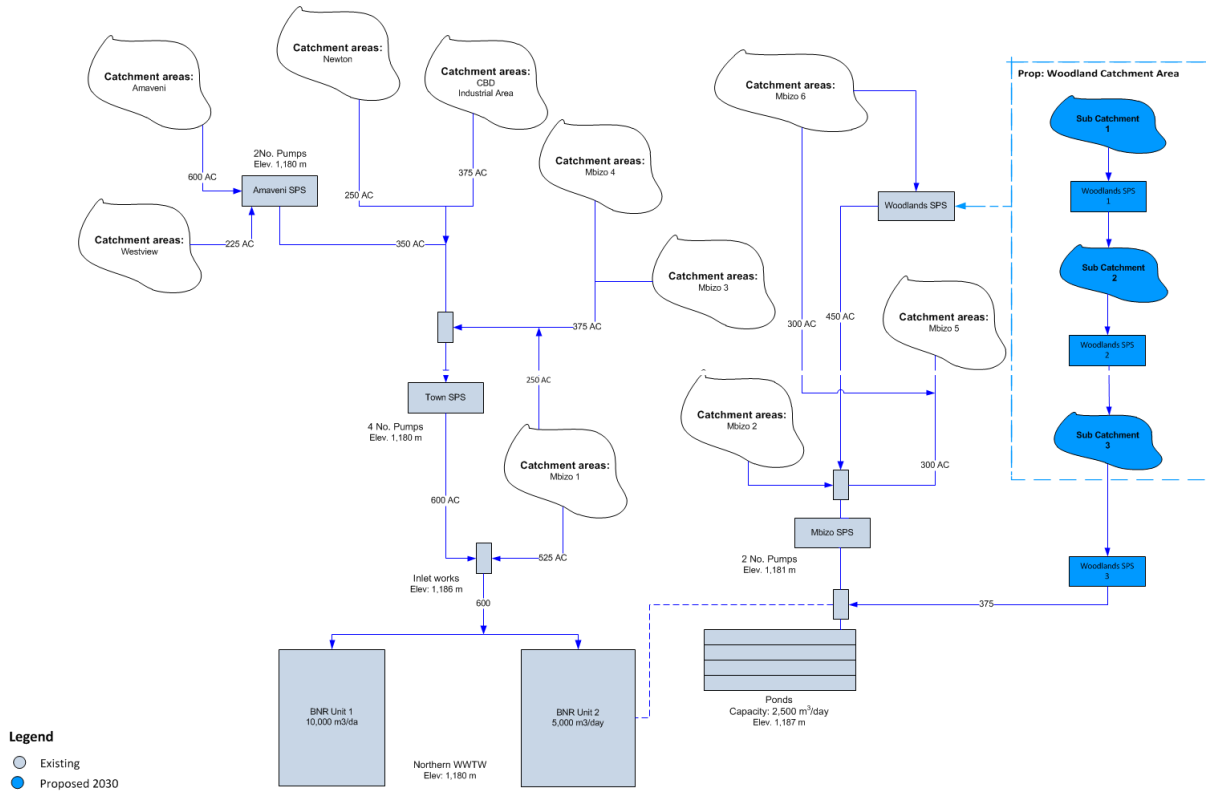


Figure 9.1: Layout of Current and Proposed Sewer Catchments

## 9.7 Energy

The Zimbabwe Electricity Supply Authority ZESA a State owned company whose task is to generate, transmit and distribute electricity in Zimbabwe is responsible for supplying electricity to Kwekwe through its subsidiary Zimbabwe Electricity Transmission and Distribution Company (ZETDC)

### 8.7.1 Existing Electricity Supply

Kwekwe City is fed from the 330 KV national grid which is stepped down to 88 KV at the Sherwood substation. From Sherwood, 1 feeder feeds into the Kwekwe substation which then distributes electricity to various substations that in turn supply the city.

The capacity at the Kwekwe substation is adequate to meet demand, and all areas in the city are serviced with electricity save for Mbizo 2 Extension, parts of Mbizo 8 Extension, Mbizo 19 Extension, Mbizo 22 extension and some recently developed areas.

## 9.7.2 Potential Energy

In line with the National Renewable Energy Policy (NREP) Kwekwe City can explore partnerships with private players in the energy industry to harness solar energy.

## 9.9 Posts and Telecommunications

### 9.9.1 Location and Coverage of Postal Services

Kwekwe is serviced by three post offices one each located in the CBD, Mbizo and Amaveni Township.

Postal services are adequately provided with excess capacity.

### 9.9.2 Telecommunications

Telecommunication services in Kwekwe are provided by

- Telone
- Netone
- Econet
- Telecel

## 10.0 ENVIRONMENTAL ISSUES

### 10.1 Introduction

Environmental planning and management's main objective is the conservation and sustenance of the built and natural environments, which includes the documentation and preservation of areas of historical and physical interest as well as cultural values for, for the benefit of local residents and tourist populations.

Human activities which are carried out without proper management and monitoring put the natural environment under pressure.

### 10.2 The Built Environment

Kwekwe has a number of historic buildings and places that need to be documented, preserved, maintained and promoted for posterity.

These include public areas like parks, areas of aesthetic appeal, and architecturally appealing buildings.

As the town lacks a focal point or buildings which give the city identity there is need to identify and develop an area for the development of such.

The apparent blight in some portions of the Central Business District as well as older sections of Amaveni Township and Mbizo residential neighbourhoods calls for urgent attention.

### 10.3 The Natural Environment

This section reports on baseline environmental issues, and major concerns of environmental planning, with respect to the conservation of the built and natural environments.

It covers areas that include waste management, wastewater disposal, mining, land degradation, and deforestation.

#### a.) Solid Waste Management

##### Waste Streams

Most solid waste generated in Kwekwe is domestic waste from residential areas and commercial/retail waste from supermarkets, vegetable markets, and other retail centres. There is very little industrial waste being generated. This is because there are very few industries operating in the town. Therefore, general waste accounts for the majority of the generated waste.

## Waste Handling and Transportation

The Kwekwe City is trying its best at waste management. They manage to collect refuse throughout the district. They collect refuse daily in the CBD, once a week in industrial areas, and once a week in residential areas. The City is providing skip bins for temporary waste storage in busy areas such as markets. The skip bins are emptied every week. Additionally, they have partnered with local businesses to provide bins mounted in the CBD for temporary waste disposal. This significantly helps to reduce littering in the CBD.

Although the City is doing fairly well in waste management, there are some resource challenges. The following table shows refuse collection equipment available versus what is required.

Table 10.1: Available Refuse Collection Equipment

Equipment	Total	Working	Non-working	Ideally what is required
Waste Compactors (trucks)	4	3	1	7
Tractors	2	2	0	
Skip Bins	10	10	0	
Tipper Trucks	2	2	0	
Loader	1	1	0	

Source: Kwekwe City; March 2024

The above table shows that there is a serious shortage of waste management equipment. This has an impact on waste management in the town. As such, there is a need for more resources to ensure efficient and consistent waste collection, handling, and disposal.

## Waste Disposal

Kwekwe City currently does not have a registered standard-lined landfill for solid waste disposal. This poses a serious environmental and health hazard and violates S.I. 10 of 2007 (Solid Waste Management), which in part requires all local authorities to have registered standard-lined landfills for solid waste disposal. The council is currently using a dumpsite, which is located in Amaveni suburb, close to the W-section of Amaveni. The dumpsite was decommissioned about 20 years ago, but the council is still using it due to a lack of resources to construct a new landfill.

The council, however, has identified land close to the northern sewage works where they are planning to construct a landfill. The land measures approximately 50 hectares, and the proposed landfill project is a collaboration between the Kwekwe City and the Environmental Management Agency (EMA).

The council will provide land and resources in the form of construction equipment, while the EMA will provide funding and technical expertise. The proposed landfill will cater to both domestic and hazardous waste. The landfill is planned to benefit all the local authorities in the Midlands province since none has a proper landfill, particularly for hazardous waste disposal. It will include waste-to-energy plants that generate clean energy in the form of biogas. The landfill will also incorporate waste recycling plants.

However, work has yet to start on the landfill project. There is no indication of when this will start. The problem is a lack of funding.

## Waste Management at the Current Dumpsite

Despite the current site's ineligibility as a waste disposal site, the council is actively implementing waste management measures to minimize potential environmental and health risks. Some of the management measures implemented include regular spraying or fumigation of flies. This is conducted every two weeks to eliminate flies that may become a nuisance and pose a health hazard to the nearby Amaveni residents. There is a dozer stationed at the dumpsite, which occasionally covers waste with soil to manage odour and also ensure waste is not blown away by wind.

The council has partnered with some community-based organizations that are involved in waste separation and recycling. The organisations are collecting plastic or pet drink and water bottles for sale to recyclers. This significantly reduces the amount of waste buried on the site. The council has also partnered with a company called Zimbabwe Earth Worms (ZIM-EARTH WORMS). ZIM-EARTH WORMS collect organic waste for composting. The composted material will be sold to Sable Chemicals for the production of manure. The project is still in its infancy stage, but the company has already launched its pilot project, or composite plant, in the CBD next to the farmer's market. Once the project passes the pilot stage, the proposal is to roll out the project in all suburbs once it passes the pilot stage. This will mean all the biodegradable materials will be composited, and only non-biodegradable and non-recyclable materials will be dumped at the dumpsite. As a result, the project will significantly reduce the volume of waste to be taken to the dumpsite.

## Hazardous Solid Waste

As previously highlighted, Kwekwe has no approved site for hazardous solid waste disposal. The once-existing industrial waste disposal facility, which was located in Mbizo 9, was decommissioned, and the area has since been turned into a residential area. Currently, the council is managing hazardous waste via burial and incineration. The council disposes of general hazardous waste by burying it at the dumpsite and sends medical waste to the Kwekwe General Hospital for incineration. Reports indicate that some companies, particularly mining companies like ZIMASCO, have taken to managing their own waste on their premises due to the council's lack of a facility for hazardous waste disposal. Consequently, the disposal of hazardous waste lacks supervision and coordination. This presents a serious risk of groundwater pollution, which may also pose serious health hazards.

The impact of hazardous waste, however, is rated low to moderate due to the volumes being produced. There are very few industries that produce hazardous waste. As such, the management of hazardous waste is not a big challenge.

## Wastewater disposal

Wastewater is being managed through the sewer disposal system. The council requires pre-treatment of hazardous wastewater before disposal into the council system. Hazardous wastewater is mostly generated by breweries like Delta which generate acidic wastewater and garages which generate oil polluted wastewater.

## Challenges in Waste Management

Most of the challenges being experienced have to do with human behaviour and the availability of resources. The council is trying its best, under difficult circumstances, to manage waste. The following is a summary of some of the challenges the council is facing in waste management.

- Open waste disposal: Residents have a tendency to openly dump waste. Most residents do not have household temporary storage bins. Only 40% of the approximately 22,000 households in Kwekwe, according to a council survey, have temporary storage bins in their homes. This means the remaining 60% are likely practicing open dumping. They dump their waste in open spaces nearby, resulting in heaps of waste building up. The council is trying to educate residents to refrain from open dumping of waste and to ensure they buy temporary waste storage bins, but the behavior of residents is not changing. They have resolved to buy the bins on behalf of residents and make the residents pay the bill as part of their rates.
- No waste management at source (waste separation and recycling): Currently, there is no waste separation or recycling happening at source. As a result, large volumes of waste are trucked off weekly for disposal. Ideally, all recyclables and biodegradable waste should be separated at source. There should be collection points across all the suburbs for recyclable materials. Only non-biodegradable and non-recyclable materials should be collected for landfilling.
- Vandalism of street bins: some of the bins installed in the streets are being vandalized by street kids, and some are even being stolen. Some street kids even set fires in the bins, and in the process, the bins were damaged. This has an impact on waste management in the CBD.
- Lack of resources: the current fleet of refuse collection trucks and other equipment and machinery used in waste collection and transportation is not enough to ensure effective and consistent waste collection. This has caused the council to sometimes fail to meet its waste collection schedules, resulting in waste piling up.
- Lack of appropriate waste disposal facilities: The council currently lacks proper waste disposal facilities. Therefore, even if the council manages to collect the waste, improper final disposal renders the waste management process incomplete.

#### Remarks:

Compared to other towns in the country, Kwekwe's waste management situation is fairly good. The council is trying its best within its capacity to ensure proper waste management. However, additional resources (equipment and machinery) are required to ensure efficient and consistent waste collection and handling. Waste collection should be consistent with the provided timetables. There is also a need to construct proper waste disposal facilities that meet the EMA-required standards. The council should also move away from traditional waste management methods and start treating waste as a raw material. To achieve that goal, they should establish waste-to-energy plants, waste recycling plants, and organic composite plants for manure production. Above all, they should continue educating the residents on waste management.

#### Sewage Disposal

Sewerage disposal in Kwekwe occurs primarily through the municipal sewerage reticulation system. Only a few areas, such as Chicago and Hazeldene, as well as a few other areas, are not sewered and instead rely on septic tanks. The greater part of the town is connected to the municipal sewerage reticulation systems. There is a pump station in Amaveni, serving the western areas; another pump station serving the northern areas, including the industrial sites; and another pump station northeast of Mbizo 10, serving the eastern sides. All systems feed by pumping to the Northern Sewage Treatment Works, located about a kilometre from the northern edge of Mbizo on the road to the Dutchman's Pool Water Treatment Works.

The sewerage system is now a cause for concern, as it is causing serious pollution of local streams and rivers. The town's expanding population has overstretched the system, rendering it incapable of handling the load. This has led to the release of raw sewage into the environment, particularly at pump stations like Amaveni, endangering the health of the residents by polluting both surface and groundwater resources. The release of raw sewage into rivers has promoted the proliferation of aquatic weeds, such as reeds, which are now environmental hazards, and called for the rehabilitation of the affected land. The proliferation of reeds in river systems is a sign of eutrophication.

The poor state of the sewerage system and sewerage management has been noted as being caused by a series of factors. Some of which are summarised below:

- Expanding population: the main sewerage treatment works were constructed in 1978 and commissioned in 1982. In 1982, the town had a population of about 47,607; currently, the population has risen to about 119,863, according to the 2022 National Census Data. The increase in population has overstretched the capacity of the existing sewer infrastructure, resulting in frequent breakdowns.
- Old infrastructure and shortage of spare parts: As previously mentioned, the system was commissioned in 1982. Since then, there has been no replacement or upgrading of most of the infrastructure, particularly the distribution pipes. They are now old and worn out, resulting in frequent breakdowns. In addition, some of the existing infrastructure and equipment at the main sewerage treatment works and pump stations are already phased out of the market; as a result, it is now difficult to find spare parts in the event of a breakdown. This also affects the system's normal functioning. Due to outdated infrastructure, the system is not operating at full capacity and is now failing to treat the sewage to meet the EMA's acceptable "Blue" and "Green" categories. According to the sewerage plant manager, effluent from the plant is in the EMA's "Yellow" category.
- Vandalism of the sewerage infrastructure: Reports indicate that some residents are deliberately damaging the sewer lines so that they can get water to irrigate their crops. Some are also vandalising infrastructure, such as lift pumps at pump stations.
- Frequent power cuts or load shedding: the sewerage treatment works and pump stations are also not spared from the current power cuts or load shedding experienced in the country. This affects pumping at pump stations, resulting in an overflow of raw sewage.
- Lack of monitoring and negligence: site visits to the pump stations, conducted as part of the masterplan studies, reveal a lack of proper monitoring of infrastructure and equipment at pump stations. This was viewed as negligence on the part of the council. Although there were caretakers at the pump station, the infrastructure lacked basic maintenance. For example, at almost all pump stations, grass was not cut, the perimeter fencing and gates were broken down, and live electricity cables and equipment were just hanging without proper safeguards.
- Poor Law Enforcement: Poor law enforcement on the part of EMA is also to blame for the current sewerage situation in the town. EMA is not enforcing the law on effluent discharge, and as a result, the council appears to be a bit ignorant on compliance. The council is openly discharging raw sewage into the environment in total contravention of Statutory Instrument 6 of 2007 – Environmental Management (Effluent and Solid Waste Disposal) Regulations 2007, but EMA is not taking them into account.

What needs to be done:

- Upgrading the existing sewerage system, including the distribution network: Since its commissioning, there hasn't been a complete upgrade of the whole system. The main sewerage treatment works underwent a partial upgrade in 1997, marking the system's last major upgrade.

Therefore, there is a need to upgrade the entire system to accommodate the current loads, replacing worn-out pipes, lift pumps, and other infrastructure to improve efficiency and effectiveness. There is also a need to modernise the system; there are now new systems or plants on the market that are efficient and effective.

- Security: There is a need to ensure adequate security at all pump stations and sewerage treatment works. Municipal police should also conduct regular patrols of the sewerage infrastructure to check for vandals. A reporting system should be established for the community to report all acts of vandalism.
- Dedicated power supply line: currently, the sewerage treatment works and pump stations are connected to power lines that also serve the nearby residential areas. These lines have no guaranteed uninterrupted power supply. Therefore, we recommend the sewerage treatment works and pump stations to have their own dedicated power lines to ensure uninterrupted power supplies.
- Law enforcement: There is a need for EMA to improve law enforcement in order to force the council to comply.

### Air Pollution

In terms of air pollution, this is not a big problem since there are very few industries operating in the district. Most of the existing industries are small to medium sized enterprises. However, ZIMASCO, one of the biggest companies in Kwekwe, is producing particulate matter that raises concerns. ZIMASCO is emitting a lot of particulate matter into the atmosphere, which the council believes to be above the permissible limits. The particulate matter contains substances that pose serious health risks if exposed to them continuously. Research conducted by Mr. Ngwenya (Kwekwe City, Director Environmental Health Department) in areas surrounding ZIMASCO as part of his PHD studies shows that the particulate matter contains chromium 6, a cancer-causing substance. The substance was found in water, soil, and vegetables in areas around Mbizo 1 and 3, meaning residents in these areas are at a very serious health risk.

### Deforestation

The district's deforestation rate is now an environmental concern. The district annually suffers significant tree loss as trees are being cut to pave the way for mining. The ever-expanding human settlements, agricultural land, and infrastructure developments are also contributing to the loss of more trees.

Deforestation results in exposed soil that is susceptible to erosion. This phenomenon leads to desertification, depletion of arable soil, the development of gullies, and, indirectly, the siltation of rivers and dams, as the eroded soil ultimately enters rivers and dams.

To mitigate the impacts of deforestation, the local authority, the Forestry Commission, and the EMA regularly conduct awareness campaigns to discourage unwarranted tree cutting. Residents are being encouraged to plant trees to replace those that would have been cut. Every year on the 1st Saturday of December, the local authority, EMA, and the Forestry Commission collaborate to plant trees on National Tree Planting Day.

Despite these efforts, there is a need to continue raising awareness among miners, farmers, and residents about the importance of conserving trees. The Forestry Commission should continue providing tree seedlings for reforestation.



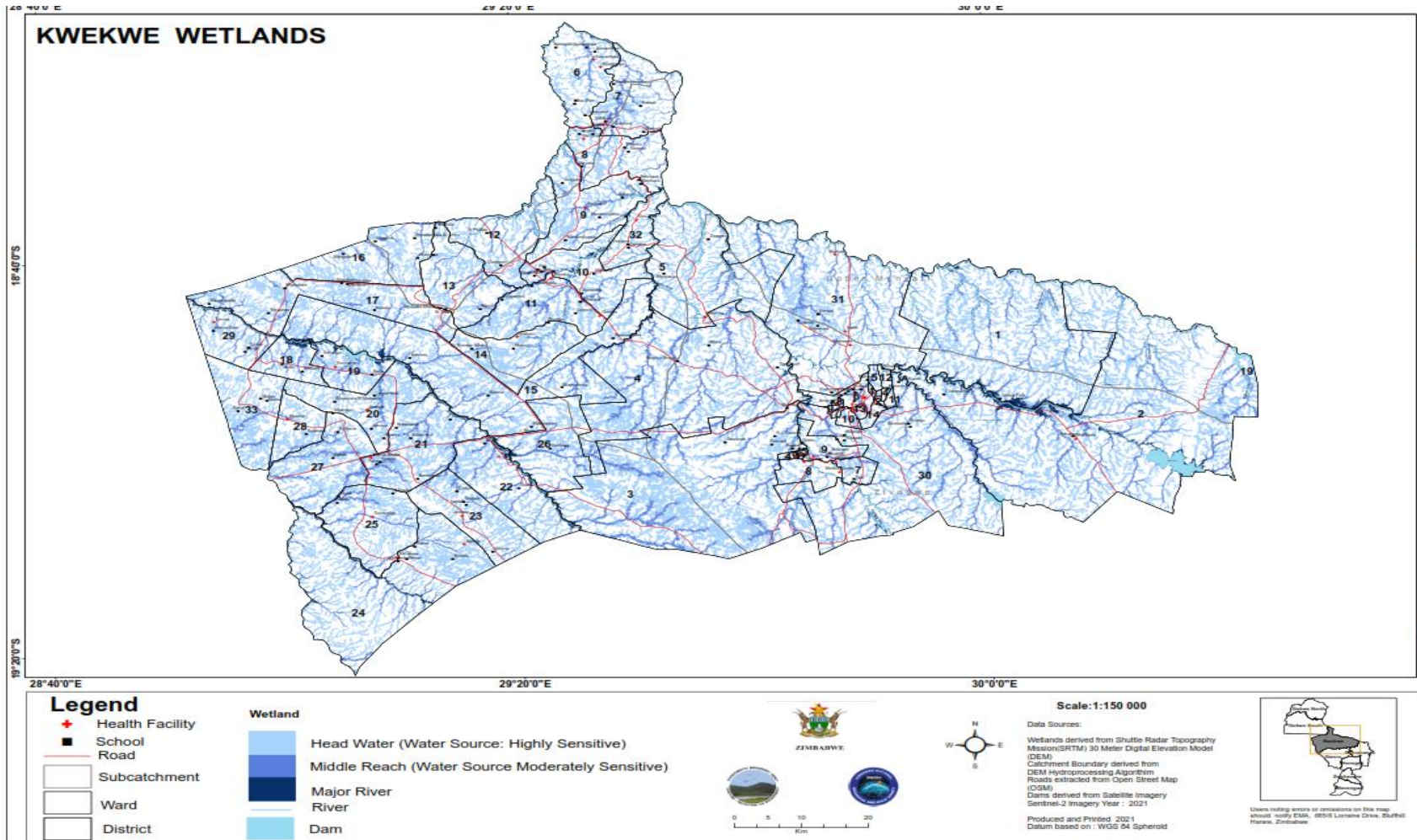
### Land Degradation:

Land degradation in the district is mostly attributed to unsustainable mining practices. Mining has left a lot of open pits, some of which will be very difficult to reclaim. As a result, several portions of land are degraded and rendered useless, particularly for the construction of built infrastructure. The open pits are now safety hazards for people. They are also restricting the available land for urban expansion.

To that end, all miners are being encouraged to avoid the degradation of land by adopting sustainable mining practices. An ESIA report, which includes an Environmental and Social Management Plan (ESMP) and a Mine Reclamation and Rehabilitation Plan, is mandatory for all mines. This report ensures the reclamation of all created pits and the rehabilitation of mining areas after mining. The aim will be to return the land to its original or near-original status.

# Wetlands Management in Kwekwe

## Map 10.1: Kwekwe District Wetlands



Source: EMA,

The Environmental Management Act (EM Act) Chapter 20:27 of 2002 describes wetlands as areas of marsh, fen, peatland, or water, whether natural or artificial, permanent or temporary, with water that is static or flowing, fresh, brackish, or salt, including areas of marine water the depth of which at low tide does not exceed six meters.' These areas provide numerous environmental, economic, and social services such as pollutant removal, wildlife habitats, groundwater recharge, and flood control, among other benefits.

The Kwekwe district has several wetland areas, as shown in the EMA wetlands map provided below. Wetlands, as defined by the EMA Act, Chapter 20:27 of 2002, SI 7 of 2007, and the National Wetland Policy of 2021, are protected areas that require EMA permission to use. This is due to their sensitivity. Wetland ecosystems are important ecosystems that provide many benefits to the environment and people, chief among the benefits being the ability of wetlands to support life.

However, despite the existence of the law that protects wetlands, the wetlands in Kwekwe are fast disappearing. This has been blamed on increased anthropogenic activities such as mining, expansion of human settlements, infrastructure developments and other socioeconomic activities. This has seen people encroaching on to wetlands and as a result considerable Hectarage of wetland areas are being destroyed every year in the district. The Auditor General's Report (2021) on the protection of wetlands noted poor law enforcement, lack of awareness and a lack of resources to conduct regular monitoring as some of the problems aiding the destruction of wetlands.

To this end, the master plan will consider ways to protect these wetlands so that they can continue to be of benefit to the community. It will be everyone's responsibility to ensure the wetlands in the district are protected.

## 11.0 FINANCE AND ADMINISTRATION

### 11.1 Structure of Council

Consistent with other local authorities in Zimbabwe, Kwekwe City Council has a two tier system of administration, an executive level and a political level. At the political level councillors are elected by the ratepayers in each of the Wards and they form the basis of full council.

The full Council is chaired by the Mayor and there are 18 Councillors 14 of whom are elected and represent 14 wards whilst the other 4 are for the women's quota representation.

Kwekwe City Council is headed by the Town Clerk and has five departments namely;

- Finance
- Central Administration
- Department of Works
- Housing and Community Services
- Health

Table 11.1 below shows the Staff Establishment by department.

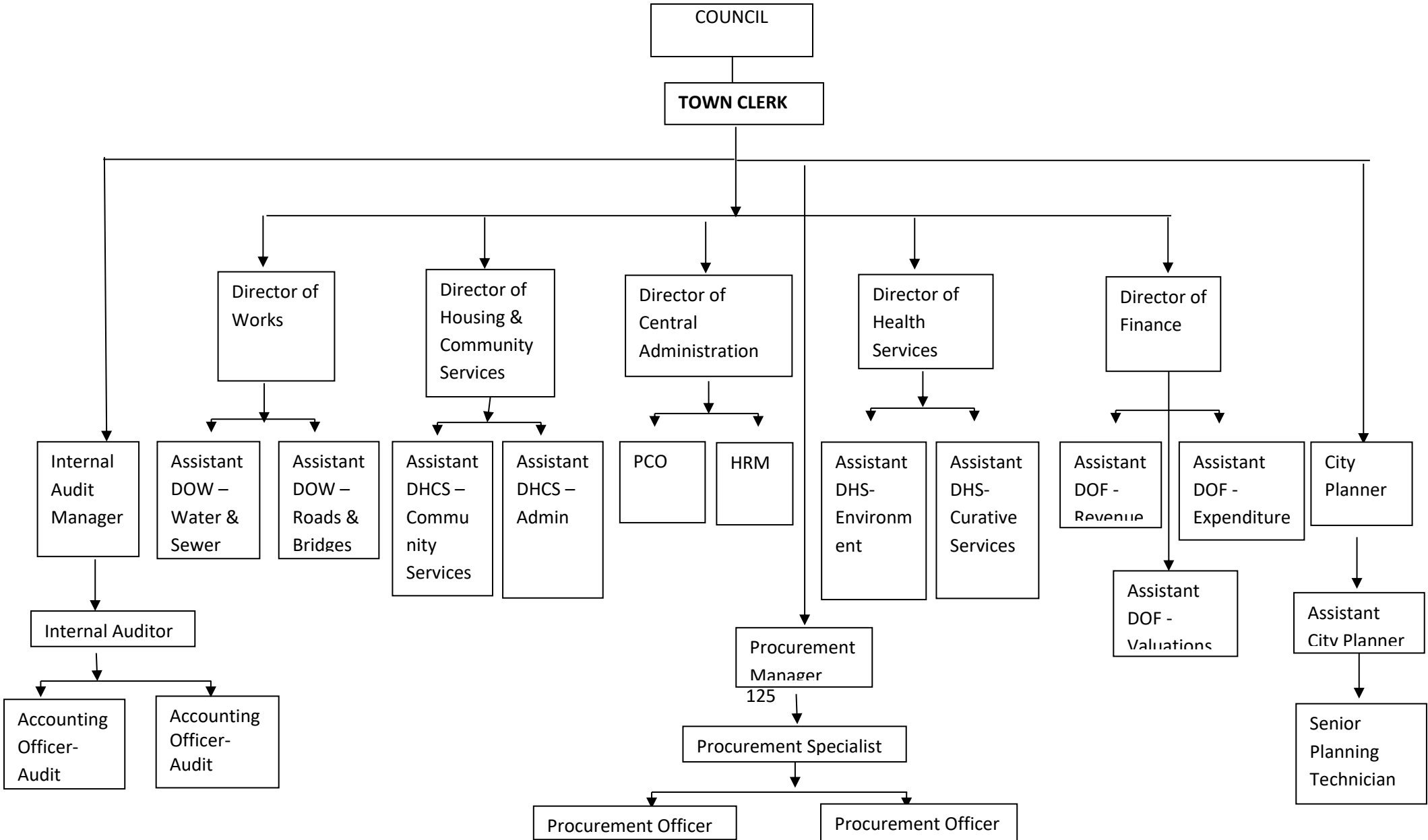
Table 11.1 City of kwekwe staff / manpower statistics as at 21 june 2024

Department	Permanent	Contract	Total	Vacant Post	Budgeted
Health	226	38	264	21	285
Works	295	28	323	137	460
C.Admin	116	34	150	142	292
Finance	70	15	85	26	111
Housing	57	5	62	35	97
Grand Total	764	120	884	361	1245

\*for Council to operate effectively, staff establishment is 1200

CITY OF KWEKWE

ORGANOGRAM



From the City Organogram it is apparent that the Planning Section which is key to the initiation and running of development projects for council is understaffed.

The department is responsible for the following functions

**Primary Functions:**

1. Urban Planning:

Developing and implementing comprehensive plans for urban development, growth, and renewal.

2. Land Use Management

Regulate and control land use, ensuring compliance with zoning regulations and development standards.

3. Development Control:

Evaluating and approving development proposals, ensuring alignment with city plans and policies.

4. Building Inspectorate

Conducting inspections to ensure compliance with building codes, regulations, and approved plans.

5. Zoning Enforcement:

Enforce zoning regulations and addressing non-compliance issues.

**Strategic Functions:**

1. Policy Development:

Developing and updating policies, bylaws, and regulations governing urban planning and development in the City.

2. Master Plan Implementation:

Coordinating implementation of the city's Master and Local Plans, integrating economic, social, and environmental objectives.

3. GIS Mapping:

Maintain and update geographic information systems (GIS) for spatial planning and analysis.

#### 4. Urban Design:

Developing and implementing urban design guidelines and standards.

#### 5. Environmental Planning:

Addressing environmental concerns, such as conservation, sustainability, and climate change.

To function effectively and play these vital roles, it is recommended that the planning section be upgraded to a fully-fledged department for proper accountability. The Department will be responsible for initiating development projects, planning and monitoring up to completion in liaison with the Department of Works.

### 11.2 Sources of Revenue

Kwekwe city council's main sources of funding are;

- Property taxes and assessment rates.
- Service charges.
- Licensing.
- Fees.
- Estates.
- Rentals.
- Penalties .
- Grants

### 11.3 Challenges facing Kwekwe City Council

Due to service delivery deficiencies, council's revenue collection efficiency is at 30%.

Council is failing to fulfil its mandate of service delivery as the debtors position continues to rise.

To mitigate these financial challenges Council should implement strategies to recover debt as performance in collection of revenue has a direct bearing on budget performance and service delivery.

### 11.4 Investment opportunities

In its 2024 Budget Kwekwe City Council identified the following investment opportunities for strategic partnerships.

- Wire making
- Iron and steel

- Ferrochrome
- Fertilizer manufacturing
- Mining

### 11.5 Potential Income generating projects

#### i) Water bottling plant

The city operates a 90 mega litre plant which produces portable water 24 hours a day whose value can be unlocked through bottling and selling water.

#### ii) Bio Gas

The city operates a 15 mega litre per day biological nutrient removal (BNR) treatment plant with the potential for producing manure and methane gas from the sewage treatment process. There is potential for harnessing the methane gas for commercial purposes, generating revenue for council.

The basic infrastructure is in place including the bio digester and gas holding tank which needs minor repairs to start working.

#### iii) Minerals Beneficiation

There is potential for the establishment of mineral processing plant for gold and chrome as both minerals are in abundance in the city and its environs.

There are opportunities for mineral processing and beneficiation for chrome, gold, iron and steel. Council can also invest in a jewellery manufacturing plant.

#### iv) Renewable energy

With the abundance of land in Sebakwe Block Council can lease/rent land for a solar farm or enter into a Public Private Partnership with potential investors.

There is vast potential to grow Kwekwe into the industrial and commercial hub due to its strategic location, existence of abundant mineral resources and thriving agriculture in the city and its hinterland.



## **Appendix 1 :Kwekwe City Master Plan Data Sources and Stakeholders**

### **1. Agricultural Marketing Authority**

- i. . What specific initiatives or strategies does AMA plan to implement in the Kwekwe region to enhance agricultural opportunities?
- ii. . Can AMA provide more details on the planned improvements for agricultural opportunities in Kwekwe?
- iii. . What development opportunities in the region does AMA aim to address in the Kwekwe City Master Plan?
- iv. . How does AMA plan to engage local stakeholders in the development of Kwekwe?
- v. . Can AMA elaborate on the resources or funding mechanisms that will be utilized for the successful execution of the Kwekwe Master Plan?
- vi. . How does AMA plan to overcome any existing challenges or constraints in the region while implementing the Kwekwe City Master Plan?
- vii. . Can AMA provide insights into the expected long-term sustainability and benefits of the Kwekwe City Master Plan for the agricultural sector and overall development in the region?

#### ***Data Sources Required***

- ✓ Policy Documents
- ✓ Interview
- ✓ Projects and Program Plan

## **2. Civil Protection Unit**

1. What patterns of disasters have been identified in the Kwekwe region,
2. Can CPU provide an overview of the specific disaster threats and opportunities that must be considered in the Kwekwe City Master Plan?
3. What is the proposed disaster management strategy that CPU plans to incorporate into the Kwekwe City Master Plan?
4. How does CPU plan to collaborate with relevant stakeholders to identify and address development opportunities while factoring in disaster management in the Kwekwe region?
5. Are there any specific sectors or industries within the development opportunities that CPU aims to focus on in the Kwekwe City Master Plan?
6. Can CPU elaborate on the strategies or initiatives proposed to mitigate disaster risks and enhance resilience in the Kwekwe region?
7. What resources or funding mechanisms does CPU propose to support the implementation of the disaster management and development strategies to be outlined in the Kwekwe City Master Plan?
8. How will CPU ensure the long-term sustainability of the disaster management and development efforts outlined in the Kwekwe City Master Plan?

### ***Data Sources Required***

- ✓ Policy Documents
- ✓ Interview
- ✓ Projects and Program Plans
- ✓ District Disaster Management Plan

### **3. Department of Spatial Planning and Development**

- viii. 1. What existing documents or plans related to development in the region will DSPD incorporate into the Kwekwe City Master Plan?
- ix. 2. Can DSPD elaborate on the major development issues identified in the region that will be addressed in the Kwekwe City Master Plan?
- x. 3. What specific development opportunities in the region does DSPD aim to have captured and prioritized in the Kwekwe City Master Plan?
- xi. 4. Can DSPD provide insights into the strategies or initiatives proposed to tackle the identified development issues in the Kwekwe City Master Plan?
- xii. 5. Can DSPD provide information on the expected timeline or milestones for the development and implementation of the Kwekwe City Master Plan?

#### ***Data Sources***

- ✓ Policy Documents
- ✓ Interview
- ✓ Projects and Program Plans
- ✓ Georeferenced Maps
- ✓ Layout Plans

#### **4. Director Of Works**

- xiii. 1. As the city engineer in Kwekwe, can you provide an overview of the existing sewer systems in the district, including their coverage and functionality?
- xiv. 2. What are the existing water systems in Kwekwe, and how are they managed and maintained to ensure reliable water supply to the community?
- xv. 3. Can you provide information on the condition of the existing road infrastructure in Kwekwe, including any maintenance or rehabilitation efforts that are ongoing or planned?
- xvi. 4. Are there any proposed augmentations or developments planned for the sewer systems in Kwekwe? If so, what are the objectives and timelines for these projects?
- xvii. 5. Can you share any proposed augmentations or developments planned for the water systems in Kwekwe city? What are the expected benefits and the projected timeline for implementation?
- xviii. 6. Are there any specific road development projects proposed or under consideration for Kwekwe? How will these projects contribute to improved road infrastructure in the district?
- xix. 7. What factors or considerations are taken into account when prioritizing the proposed augmentations and developments in the sewer systems, water systems, and road infrastructure of Kwekwe?
- xx. 8. How does the city engineer collaborate with other stakeholders, such as relevant government agencies, community representatives, and technical experts, in assessing and implementing proposed augmentations and developments?
- xxi. 9. Can you share any challenges or constraints that are encountered in the process of implementing proposed augmentations and developments for sewer systems, water systems, and road infrastructure in Kwekwe City?
- xxii. 10. How does the district engineer ensure the sustainability and long-term functionality of proposed augmentations and developments for sewer systems, water systems, and road infrastructure in Kwekwe?

#### ***Data Sources***

- xxiii. Policy Documents
- xxiv. Interview
- xxv. Projects and Program Plans
- xxvi. Georeferenced Maps
- xxvii. Layout Plans

## 5. City Planner

- xxviii. 1. As the city spatial planner in Kwekwe city, what specific development needs have been identified in the region through the Kwekwe City Master Plan, and how will they be addressed in the planning process?
- xxix. 2. Can you provide more comprehensive details on the key development opportunities that will be targeted and prioritized in Kwekwe City region during the development of the Master Plan, and what factors contribute to their prioritization?
- xxx. 3. Can you elaborate on the existing development control tools and regulations in place for Kwekwe City, and how they will be effectively utilized to guide the implementation of the Master Plan and regulate development activities in the district?
- xxxi. 4. What specific plans or strategies are in place to enhance or expand key economic infrastructure within the Kwekwe City and how will they align with the overarching objectives of the Master Plan?
- xxxii. 5. How have the existing spatial plans been guiding development in Kwekwe City, and what improvements or modifications are being considered for their incorporation into the new Master Plan?
- xxxiii. 6. What social, economic, and environmental issues have been identified as significant considerations during the Master Planning Process in Kwekwe City, and what measures will be implemented to address or mitigate these issues?
- xxxiv. 7. From a development perspective, which sectors are considered critical for the growth and progress of Kwekwe City, and how will they be prioritized in the Master Plan?

### **Data Sources**

- ✓ Policy Documents
- ✓ Interview
- ✓ Projects and Program Plans
- ✓ Georeferenced Maps
- ✓ Layout Plans

## 6. Environmental Management Agency

- xxxv. 1. As the Environmental Manager in Kwekwe City, how are the identified environmental issues in the region being addressed and integrated into the overall development planning process?
- xxxvi. 2. Can you provide more information about the environmentally sensitive areas map that has been created for the region? How will it be utilized to inform environmental management decisions in the area?
- xxxvii. 3. What measures and policies are in place to address fire hazards in Kwekwe City, as indicated on the fire hazards map?
- xxxviii. 4. How does the wetlands map contribute to the environmental management efforts in the region, and what steps are being taken to protect and preserve these wetland areas?
- xxxix. 5. Can you elaborate on the environmental management policies that are currently in effect in Kwekwe City and how they guide development activities?
- xl. 6. Are there any specific environmental development opportunities that have been identified in the city? How are they being pursued and integrated into the development planning process?
- xli. 7. What strategies are currently being implemented to address the environmental issues and harness the identified environmental development opportunities in Kwekwe City?
- xlii. 8. Can you provide insights into the long-term vision and objectives for environmental management and sustainable development in Kwekwe City?

### **Data Sources**

- ✓ Policy Documents
- ✓ Interview
- ✓ Projects and Program Plans
- ✓ Georeferenced Maps

## **7. Forestry Commission**

1. As a Forestry Commission Officer in Kwekwe City, can you provide a detailed list and location of the existing forests in the area?
3. Can you provide information on the management plans that are in place for the existing forests in Kwekwe City?
4. What are the identified development opportunities within the forestry sector in the region, and how are they being pursued and integrated into the overall development planning process?
5. What are the key management strategies being employed to ensure sustainable forest management in Kwekwe City?
6. How does the Forestry Commission collaborate with other stakeholders, such as local communities and government agencies, to implement the management plans and strategies effectively?
7. Are there any specific initiatives or programs being implemented to promote afforestation or reforestation in Kwekwe City?
8. What measures are in place to protect and preserve the biodiversity within the forests of Kwekwe City?
9. Can you provide insights into the long-term vision and goals for forestry management and development in Kwekwe City?

### ***Data Sources***

- ✓ Policy Documents
- ✓ Interview
- ✓ Projects and Program Plans
- ✓ Georeferenced Maps

## **8. Ministry for Primary and Secondary Education**

- xliii. 1. As the District Education Officer in Kwekwe City, can you provide a comprehensive list of the existing primary and secondary schools in the region?
- xliv. 2. What is the current student-teacher ratio in the schools of Kwekwe City? Are there any concerns or challenges associated with the current ratio?
- xlv. 3. What are the standard teacher-student ratio guidelines set by the education authorities for primary and secondary schools in Kwekwe City?
- xlvi. 4. Can you provide information on the location of schools in the region? Are there any particular areas or communities with limited access to educational facilities?
- xlvii. 5. What are the key development issues currently affecting the educational sector in Kwekwe City? How are they being addressed or incorporated into the overall development planning process?
- xlviii. 6. Can you identify and elaborate on the specific development opportunities within the education sector in Kwekwe City? How are they being pursued and integrated into the development initiatives?
- xliv. 7. What strategies have been implemented or proposed to effectively manage and improve the quality of education in Kwekwe City ?
  - i. 8. How does the District Education Officer collaborate with schools, teachers, and other stakeholders to ensure adequate educational resources and facilities in the region?
  - ii. 9. Can you describe any ongoing programs or initiatives aimed at enhancing teacher training and professional development in Kwekwe City?
  - iii. 10. How does the District Education Officer ensure equitable access to quality education across different areas of Kwekwe City?

### ***Data Sources***

- ✓ Policy Documents
- ✓ Interview
- ✓ Projects and Program Plans
- ✓ Georeferenced Maps



## 9. Ministry of Health and Child Care

- liii.
- liv. 1. As the District Health Officer in Kwekwe City, can you provide an overview of the current healthcare facilities available in the region?
- lv. 2. What is the nurse-patient ratio in the healthcare facilities of Kwekwe City? Are there any concerns or challenges associated with the current ratio?
- lvi. 3. Can you identify the development opportunities and constraints in the healthcare sector of Kwekwe City? How are they being addressed or incorporated into the overall development planning process?
- lvii. 4. What are the current strategies in place to improve and enhance healthcare services in Kwekwe ?
- lviii. 5. Can you provide information on any ongoing initiatives or programs aimed at improving healthcare access and quality in Kwekwe City?
- lix. 6. How does the District Health Officer collaborate with healthcare providers, stakeholders, and the community to ensure effective healthcare delivery in the region?
- lx. 7. Are there any specific plans or initiatives to address the shortage of healthcare professionals or improve their distribution in Kwekwe City?
- lxi. 8. What measures are being taken to ensure the availability of essential medical supplies and equipment in healthcare facilities in the region?
- lxii.
- lxiii. 9. Can you describe any plans or efforts to improve healthcare infrastructure and facilities in Kwekwe City?
  
- lxiv. 10. How does the District Health Officer monitor and evaluate the impact of the current strategies and interventions on the overall healthcare system in Kwekwe City?

### **Data Sources**

- ✓ Policy Documents
- ✓ Interview
- ✓ Projects and Program Plans
- ✓ Georeferenced Maps

## **10. Ministry of Mines and Mining Development**

- lxv. 1. As the Mining Office in Kwekwe City, could you provide information on the existing mining claims in the region and their status?
- lxvi. 2. What specific mining development opportunities have been identified in Kwekwe City? Are there any particular minerals or resources of interest?
- lxvii. 3. Can you elaborate on the development constraints that exist in the region and may impact mining activities in Kwekwe City?
- lxviii. 4. What are the key minerals available in the region that are of interest to mining activities? Are there any minerals that are currently being extracted or have potential for extraction?
- lxix. 5. How does the Mining Office collaborate with relevant stakeholders to promote and facilitate responsible and sustainable mining practices in Kwekwe City?
- lxx. 6. Are there any specific environmental regulations or requirements that mining operations in Kwekwe City need to adhere to? How does the Mining Officer monitor compliance?
- lxxi. 7. Can you provide information on the procedures and requirements for acquiring and managing mining claims in Kwekwe City?
- lxxii. 8. What strategies or initiatives are in place to attract investment and promote mining development in the region?
- lxxiii. 9. Are there any ongoing initiatives or programs aimed at supporting local communities and ensuring their participation and benefit-sharing in mining activities?

### ***Data Sources***

- ✓ Policy Documents
- ✓ Interview
- ✓ Projects and Program Plans
- ✓ Georeferenced Maps

## **11. Ministry of Transport and Infrastructural Development**

- lxxiv.
- lxxv. 1. As the Ministry of Transport in Kwekwe City, can you provide information on the existing major roads in the region and their condition?
- lxxvi. 2. What are the current road financing mechanisms in place for the maintenance and development of roads in Kwekwe City?
- lxxvii. 3. Can you share the road development plans that have been formulated for the region? What are the key priorities and targets of these plans?
- lxxviii. 4. Are there any proposed road augmentation plans for Kwekwe City? If so, what are the specific routes or areas that will be targeted for improvement?
- lxxix. 5. How does the Ministry collaborate with relevant stakeholders to ensure the effective implementation of road development projects in Kwekwe City?
- lxxx. 6. Can you provide insights into the funding sources or mechanisms that will be utilized to support the proposed road augmentation plans?
- lxxxi. 7. Are there any considerations for sustainable and eco-friendly road development practices in Kwekwe City?
- lxxxii. 8. What measures are being taken to ensure the proper maintenance and upkeep of existing major roads in the region?
- lxxxiii. 9. Can you provide information on the anticipated timelines for the implementation of identified road development projects in Kwekwe City?
- lxxxiv. 10. How does the Ministry ensure coordination and integration with other departments and organizations involved in infrastructure development to optimize the road network in Kwekwe City?

### ***Data Sources***

- ✓ Policy Documents
- ✓ Interview
- ✓ Projects and Program Plans
- ✓ Georeferenced Maps

## **12. Ministry of Women Affairs, Community, SMEs Development**

- lxxxv.
- lxxxvi. 1. As the Ministry of Women Affairs in Kwekwe City, can you identify and prioritize the existing development needs in the region, particularly those relating to women?
- lxxxvii. 2. Are there any specific development opportunities that have been identified in Kwekwe City, with a focus on promoting women's empowerment and gender equality?
- lxxxviii. 3. Can you provide information on the existing development plans that have been formulated in Kwekwe City to address the identified needs and harness the opportunities?
- lxxxix. 4. How does the Ministry of Women Affairs collaborate with other stakeholders to ensure the effective implementation of development initiatives that cater to the needs of women in Kwekwe City?
- xc. 5. Are there any ongoing programs or initiatives specifically designed to enhance the socio-economic status of women in the region?
- xc. 6. What strategies or approaches are being employed to ensure equitable access to development opportunities and resources for women in Kwekwe City?
- xcii. 7. Can you describe any capacity-building programs or initiatives aimed at empowering women and enhancing their active participation in decision-making processes at various levels?
- xciii. 8. How does the Ministry of Women Affairs monitor and evaluate the impact of existing development plans and initiatives on the overall well-being and empowerment of women in Kwekwe City?
- xciv. 9. What support services or resources are available to women entrepreneurs or women-owned businesses in the region to foster their economic growth and sustainability?
- xcv. 10. How does the Ministry of Women Affairs ensure collaboration and coordination with other relevant ministries and departments to mainstream gender considerations into broader development plans and policies in Kwekwe City?

### ***Data Sources***

- ✓ Policy Documents
- ✓ Interview
- ✓ Projects and Program Plans

### **13. National Aids Council**

- xcvi.
- xcvii. 1. As the National AIDS Council in Kwekwe City, can you provide the existing HIV statistics for the region, including prevalence rates and trends?
- xcviii. 2. How is HIV distributed across different areas of Kwekwe City? Are there any particular hotspots or vulnerable populations that require targeted interventions?
- xcix. 3. Can you outline the management strategies that are being implemented to address HIV in Kwekwe City?
  - c. 4. What prevention programs or initiatives are in place to raise awareness about HIV, promote safe practices, and reduce new infections in the region?
  - ci. 5. Are there specific programs or services available in Kwekwe City to support individuals living with HIV, such as testing, counseling, treatment, and care?
  - cii. 6. How does the National AIDS Council collaborate with healthcare facilities, community organizations, and other stakeholders to ensure comprehensive HIV management and support services in Kwekwe City?
  - ciii. 7. Can you highlight any ongoing efforts to reduce stigma and discrimination associated with HIV in the region?
  - civ. 8. Is there a focus on promoting access to HIV testing and counseling services in Kwekwe City? How is the uptake of these services being encouraged?
  - cv. 9. What measures are in place to ensure the availability of antiretroviral therapy (ART) and other essential medications for those in need in Kwekwe City?
  - cvi. 10. How does the National AIDS Council monitor and evaluate the impact of management strategies and interventions on the overall HIV situation in Kwekwe City?

#### ***Data Sources***

- ✓ Policy Documents
- ✓ Interview
- ✓ Projects and Program Plans

#### **14. Parks And Wild Life**

- cvii.
- cviii. 1. As the National Parks and Wildlife organization in Kwekwe City, can you provide information on the existing parks in the region or vicinity and their specific locations?
- cix. 2. What are the key components of the parks' management plans in Kwekwe City? How are they designed to ensure the conservation and sustainable management of wildlife and natural resources?
- cx. 3. Can you elaborate on the development opportunities that have been identified within the parks or protected areas in Kwekwe City? How are these opportunities being pursued while ensuring environmental sustainability?
- cxii. 4. What are the constraints or challenges faced in the management and development of parks in the region, and how are they being addressed?
- cxiii. 5. Are there any ongoing initiatives or partnerships to promote tourism and ecotourism within the parks of Kwekwe City?
- cxiv. 6. How does the National Parks and Wildlife organization collaborate with local communities and stakeholders to ensure their involvement and benefit-sharing in park management and development activities?
- cxv. 7. Can you provide information on the existing land ownership within the parks or protected areas in Kwekwe City? Are there any efforts to address land tenure issues or conflicts?
- cxvi. 8. What measures are in place to protect wildlife and combat illegal activities such as poaching and illegal wildlife trade within the parks of Kwekwe City?
- cxvii. 9. Are there any specific programs or initiatives aimed at promoting environmental education and awareness among local communities and visitors in Kwekwe City?
- cxviii. 10. How does the National Parks and Wildlife organization ensure the long-term sustainability and effective management of parks and protected areas in Kwekwe City?

#### **Data Sources**

- ✓ Policy Documents
- ✓ Interview
- ✓ Projects and Program Plans
- ✓ Georeferenced Parks Plan

## **Postal and Telecommunications Regulatory Authority of Zimbabwe**

- 1. As the Postal and Telecommunications Regulatory Authority of Zimbabwe in Kwekwe City, can you provide an overview of the existing network infrastructure in the region, including telecommunications and internet connectivity?
- 2. What is the current regional cell phone penetration rate in Kwekwe City, and how does it compare to national averages or targets?
- 3. Can you identify the development opportunities that exist in the telecommunications sector in Kwekwe City? How are these opportunities being leveraged to improve connectivity and communication services?
- 4. What are the key constraints or challenges faced in the development and expansion of network infrastructure in Kwekwe City? How are these constraints being addressed?
- 5. Are there any specific initiatives or programs aimed at promoting digital inclusion and bridging the digital divide in the region?
- 6. How does the Postal and Telecommunications Regulatory Authority collaborate with telecom operators, service providers, and other stakeholders to ensure the provision of quality and affordable telecommunications services in Kwekwe City?
- 7. Can you provide insights into any regulatory frameworks or policies in place to promote fair competition, consumer protection, and investment in the telecommunications sector in Kwekwe City?
- 8. Are there plans or strategies to improve broadband connectivity in rural areas of Kwekwe City and enhance internet access for businesses and individuals?
- 9. How does the Postal and Telecommunications Regulatory Authority monitor and enforce compliance with standards, regulations, and service quality in the telecommunications sector in Kwekwe City?
- 10. What measures are being taken to promote innovation and the adoption of new technologies in the telecommunications sector in Kwekwe City?

### ***Data Sources***

- ✓ Policy Documents
- ✓ Interview
- ✓ Projects and Program Plans
- ✓ Georeferenced Maps

**15. Surveyor General's Offices**

- cxviii. Land Tenure Systems
- cxix. Land Boundaries



## **16. The Department of Agricultural, Technical and Extension Services**

- cxx.
- cxxi.            1. As the Department of Agricultural, Technical, and Extension Services in Kwekwe City, can you provide an overview of the existing AREX infrastructure in the region and its functionalities?
- cxxii.           2. What specific development opportunities have been identified within the scope of the AREX infrastructure in Kwekwe City? How are these opportunities being harnessed to enhance agricultural development and extension services?
- cxxiii.          3. Can you elaborate on the development constraints that exist in relation to the AREX infrastructure in the region? How is the department addressing these constraints to ensure effective service delivery?
- cxxiv.           4. What are the key components or objectives of the development plans for the AREX infrastructure in Kwekwe City? How do these plans align with the broader agricultural development goals of the region?
- cxxv.            5. How does the Department of Agricultural, Technical, and Extension Services collaborate with other stakeholders to maximize the utilization and impact of the AREX infrastructure in Kwekwe City?
- cxxvi.           6. Can you provide information on the specific services, resources, or facilities available within the AREX infrastructure to support farmers and agricultural activities in the region?
- cxxvii.          7. Are there any initiatives or programs aimed at promoting innovation and the adoption of advanced agricultural technologies within the AREX infrastructure in Kwekwe City?
- cxxviii.        8. What measures are in place to ensure the equitable access and utilization of the AREX infrastructure by farmers, particularly smallholder farmers and women in agriculture?
- cxxix.           9. Can you highlight any capacity-building programs or initiatives offered within the AREX infrastructure to enhance the skills and knowledge of farmers in Kwekwe City?
- cxxx.            10. How does the Department of Agricultural, Technical, and Extension Services monitor and evaluate the effectiveness and efficiency of the AREX infrastructure in contributing to agricultural productivity and rural development in Kwekwe City?

### ***Data Sources***

- ✓ Policy Documents
- ✓ Interview
- ✓ Projects and Program Plans
- ✓ Georeferenced Maps
- ✓ Scanned Maps

## 17. Zimbabwe National Road Administration (ZINARA)

- cxxxi.
- cxxxii. 1. As the Zimbabwe National Road Administration in Kwekwe City, can you provide an overview of the regional road development plans that are in place for the region?
- cxxxiii. 2. What are some of the major constraints or challenges faced in the development of roads in Kwekwe City, and how is the Zimbabwe National Road Administration addressing these constraints?
- cxxxiv. 3. Can you identify specific road development opportunities that have been identified in Kwekwe City? How is the Zimbabwe National Road Administration leveraging these opportunities to enhance road infrastructure in the region?
- cxxxv. 4. Are there any priority projects or initiatives within the regional road development plans that are targeted for implementation in Kwekwe City?
- cxxxvi. 5. Are there measures in place to ensure the sustainability of road development projects in the region, such as maintenance plans or funding mechanisms?
- cxxxvii. 6. How does the Zimbabwe National Road Administration collaborate with other stakeholders, such as local authorities and communities, in the planning and implementation of road development projects in Kwekwe City?
- cxxxviii. 7. Can you provide information on any innovative approaches or technologies being employed in road development and construction in Kwekwe City?
- cxxxix. 8. What steps are being taken to address the environmental impact of road development projects in the region, such as mitigating erosion or protecting natural habitats?
- cxl. 9. How does the Zimbabwe National Road Administration prioritize road development projects in Kwekwe City, taking into account factors such as traffic flow, connectivity, and economic impact?
- cxli. 10. Can you provide an update on the progress of ongoing road development projects in Kwekwe City, including any completed projects and those in various stages of implementation?

### **Data Sources**

- ✓ Policy Documents
- ✓ Interview
- ✓ Projects and Program Plans
- ✓ Georeferenced Maps

## **18. Zimbabwe National Statistics Agency**

- cxlii. Population Distribution
- cxliii. Poverty
- cxliv. Gender Distribution
- cxlv. Disabilities

### ***Data Sources***

- ✓ Policy Documents
- ✓ Interview
- ✓ Projects and Program Plans
- ✓ Georeferenced Maps

## **19. Zimbabwe National Water Authority**

- cxlvi.
- cxlvii. 1. As the Zimbabwe National Water Authority (ZINWA) in Kwekwe City, can you provide information on the existing water bodies in the region and their current state?
- cxlviii. 2. What are the proposed water bodies or water resource development projects that ZINWA has planned for Kwekwe City? How will these projects contribute to water availability and management?
- cxlix. 3. Can you provide an overview of the water infrastructure in Kwekwe City, including dams, reservoirs, irrigation systems, and water supply networks?
  - cl. 4. How does ZINWA manage and regulate water resources in Kwekwe City to ensure equitable distribution and sustainable usage?
  - cli. 5. Are there any specific water management plans or strategies in place to address challenges such as water scarcity, pollution, or climate change impacts in the region?
  - clii. 6. Can you provide details on any ongoing or upcoming projects related to water infrastructure development or rehabilitation in Kwekwe City?
  - cliii. 7. What measures are in place to promote water conservation and efficient water use in Kwekwe City, particularly in sectors like agriculture, industry, and domestic consumption?
  - cliv. 8. How does ZINWA collaborate with other stakeholders, such as local communities, agricultural organizations, and industries, in the management of water resources in Kwekwe City?
  - clv. 9. Are there any initiatives or programs aimed at promoting community participation and awareness regarding water management, sanitation, and hygiene practices in Kwekwe City?
  - clvi. 10. Can you provide an overview of the existing plans or strategies developed by ZINWA for water resource management and infrastructure development in Kwekwe City, including any targets or milestones set for the future?

### ***Data Sources***

- ✓ Policy Documents
- ✓ Interview
- ✓ Projects and Program Plans
- ✓ Georeferenced Maps

## **20. Zimbabwe Republic Police**

- clvii.
- clviii. 1. As the Zimbabwe Republic Police (ZRP) in Kwekwe City, what is the primary role and mandate of your organization in the region?
- clix. 2. Can you provide an overview of the organizational structure and presence of the Zimbabwe Republic Police in Kwekwe City?
- clx. 3. What are the key responsibilities and functions of the ZRP in ensuring law enforcement, public safety, and crime prevention in Kwekwe City?
- clxi. 4. Can you provide information on the crime rates and trends in Kwekwe City, and how the Zimbabwe Republic Police is addressing them?
- clxii. 5. How does the Zimbabwe Republic Police collaborate with other stakeholders, such as local communities, government agencies, and non-governmental organizations, to promote community policing and enhance security in Kwekwe City?
- clxiii. 6. Can you provide details on specific initiatives or programs undertaken by the Zimbabwe Republic Police to address particular security challenges in Kwekwe City?
- clxiv. 7. How does the Zimbabwe Republic Police handle emergencies and provide emergency response services in Kwekwe City, such as road accidents or natural disasters?

### **Data Sources**

- ✓ Policy Documents
- ✓ Interview
- ✓ Projects and Program Plans

## **21. Zimbabwe Women's and Youth Affairs (Zimbabwe Youth Council)**

- clxv.
- clxvi. 1. As the Zimbabwe Women's and Youth Affairs Department in Kwekwe City, what is the primary role and mandate of your organization in the region?
- clxvii. 2. Can you provide an overview of the programs and initiatives offered by the Zimbabwe Women's and Youth Affairs Department in Kwekwe City to support women and youth empowerment?
- clxviii. 3. What measures are in place to promote gender equality and women's rights in Kwekwe City, particularly in areas of education, economic opportunities, and political participation?
- clxix. 4. Can you highlight any specific programs or projects aimed at addressing the unique challenges and needs of youth in Kwekwe City, such as skills training, entrepreneurship, or mentorship programs?
- clxx. 5. How does the Zimbabwe Women's and Youth Affairs Department collaborate with other stakeholders, such as civil society organizations, educational institutions, and local government, to enhance the impact of its programs and initiatives?
- clxxi. 6. Are there any programs or initiatives in place to promote women's economic empowerment in Kwekwe City, such as access to financing, vocational training, or market linkages?

- clxxii. 7. Can you provide information on any counseling or support services offered by the Zimbabwe Women's and Youth Affairs Department for victims of gender-based violence or marginalized youth in Kwekwe City?
- clxxiii. 8. What steps are being taken to ensure the active participation and representation of women and youth in decision-making processes at the community and regional levels in Kwekwe City?
- clxxiv. 9. Can you provide details on any capacity-building or leadership development programs offered by the Zimbabwe Women's and Youth Affairs Department to women and youth in Kwekwe City?
- clxxv. 10. How does the Zimbabwe Women's and Youth Affairs Department monitor and evaluate the impact of its programs and initiatives on women's and youth empowerment in Kwekwe City?

***Data Sources***

- ✓ Policy Documents
- ✓ Interview
- ✓ Projects and Program Plans

## **APPENDIX 2**

**Minutes of Technical meeting for Infrastructure Services provision  
Kwekwe City Council**

# **APPENDIX 3**

## **Stakeholder Attendance Register ROS Validation**