



# KWEKWE CITY MASTER PLAN

October 2024

**WRITTEN STATEMENT**

# Table of Contents

INTRODUCTION.....	6
PART I.....	7
1.0 SUMMARY OF FINDINGS.....	7
1. 1 Locality: .....	7
1.2 National and Regional Setting.....	7
1.3 Geology and Soils.....	8
1.3.1 Geology .....	8
1.4 Community services and Social Amenities .....	9
1.4.1 Education .....	9
1.4.2 Health.....	10
1.4.3 Tourism and Recreational Facilities .....	10
1.4.4 Social Welfare .....	11
1.4.5 Vocational Training Centres .....	11
1.4.6 Cemeteries .....	12
1.4.7 Law and Order.....	12
1.5 Residential.....	13
1.6 Commercial .....	15
1.7 Industrial .....	16
1.8 Infrastructure .....	16
1.9 Mining and environmental .....	17
PART II.....	20
3.0 GOALS AND OBJECTIVES .....	20
3.1 Land Goal .....	20
3.1.1 Objectives: .....	20
3.2 Population and Employment .....	20
3.2.1 Population Goal.....	20
3.2.2 Employment Goal.....	20
3.3 Residential Goal .....	21
3.3.1 Objectives: .....	21
3.4 Commercial Goal.....	21
3.4.1 Objectives: .....	21
3.5 Industry Goal.....	22
3.5.1 Objectives: .....	22
3.6 Recreational and Social Amenities Goal .....	23
3.6.1 Objectives: .....	23

3.7 Infrastructure Goal.....	24
3.7.1 Objectives: .....	24
3.8 Mining Goal.....	24
3.8.1 Objectives: .....	24
3.9 Environmentl Goal .....	25
3.9.1 Objectives: .....	25
3.10 Finance and Administration Goal.....	25
3.10.1 Objectives: .....	25
4.0 DEVELOPMENT APPROACH.....	27
PART III.....	28
PLANNING POLICIES AND PROPOSALS.....	28
1.0 LAND .....	29
1.1 Policies .....	29
1.2 Proposals.....	29
2.0 POPULATION AND EMPLOYMENT .....	33
2.1 Policies .....	34
2.2 Proposals.....	34
3.0 RESIDENTIAL.....	34
3.1 Policies .....	34
3.2 Proposals.....	34
4.0 COMMERCIAL.....	35
4.1 Policies .....	36
4.2 Proposals.....	36
5.0 INDUSTRIAL.....	36
5.1 Policy .....	36
5.2 Proposals.....	36
6.0 RECREATIONAL AND SOCIAL AMENITIES .....	37
6.1 EDUCATION .....	37
6.1.1 Policies .....	37
6.1.2 Proposals.....	37
6.2 HEALTH.....	38
6.2.1 Policy .....	38
6.2.2 Proposals.....	38
6.3 SOCIAL WELFARE, LAW AND ORDER.....	38
6.3.1 Policy .....	38
6.3.2 Proposals.....	38

6.4	RECREATIONAL AND TOURISM .....	39
6.4.1	Policies .....	39
<b>6.4.2</b>	<b>Proposals.....</b>	<b>39</b>
<b>6.5</b>	<b>CEMETERIES .....</b>	<b>39</b>
6.5.1	Proposals.....	39
7.0	INFRASTRUCUTIRE .....	39
7.1	ROADS AND PUBLIC TRANSPORT .....	39
7.1.1	Policies .....	40
7.1.2	Proposals.....	40
7.2	WATER SUPPLY.....	41
7.2.1	Policies .....	41
7.3	SEWAGE DISPOSAL.....	42
7.3.1	Policy .....	42
7.3.2	Proposals.....	42
7.4	SOLID WASTE DISPOSAL.....	43
7.4.1	Policies .....	43
7.4.2	Proposals.....	43
7.5	AERODROME .....	44
7.6	RAILWAYS.....	44
7.7	ENERGY .....	44
7.7.1	Policy .....	44
7.7.2	Proposals.....	44
8.0	MINING .....	46
8.1	Policy .....	46
8.2	Proposals.....	46
9.0	ENVIRONMENT .....	48
9.1	Policies .....	48
9.2	Proposals.....	48
10.0	ADMINISTRATION AND FINANCE.....	48
10.1	Policies .....	48
10.2	Proposals.....	48
11.0	IMPLIMENTATION PLAN .....	50
11.1	General.....	50
11.2	Phasing Procedure .....	50
	APPENDIX I: DEVELOPMENT CONDITIONS.....	55
	APPENDIX 2: USE GROUPS.....	78

<b>APPENDIX 3 Minutes of Technical meeting for Infrastructure Services provision .....</b>	<b>90</b>
<b>APPENDIX 4 Stakeholder Attendance Register ROS Validation .....</b>	<b>96</b>

### **List Of Maps**

1. Kwekwe Master Plan Proposals Map
2. Ring Road East Proposal
3. Ring Road West Proposal
4. Locality Map
5. Geology Map
6. Land Available For Development

## INTRODUCTION

This Written Statement constitutes the second stage of the Master Plan preparation exercise. The first stage consisted of studying the planning area to assess the existing situation and identify conflict areas and areas with potential for development which assisted in drafting the Report of Study that brought out issues and findings that will help in formulating goals and objectives. The goals and objectives will lead to the crafting of policies and proposals to be implemented over the next 10 – 15 years.

The Master Plan has been prepared to supersede the expired Kwekwe Redcliff Combination Master Plan, which is no longer responsive to current needs and can therefore be used in guiding and co-ordinating development in the city, as well as encouraging innovation in future growth.

The plan has been prepared in accordance with the provisions of part IV of the Regional, Town and Country Planning Act, Chapter 29:12 revised Edition 1996, and the Regional, Town and Country Planning (Master and Local Plan) Regulations, R.G.N. No 248 of 1977.

Other relevant Acts of Law that have been used as a point of reference are;

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

National policies include;

- 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, which provides for;
  - the development 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)

The report is presented in three parts viz;

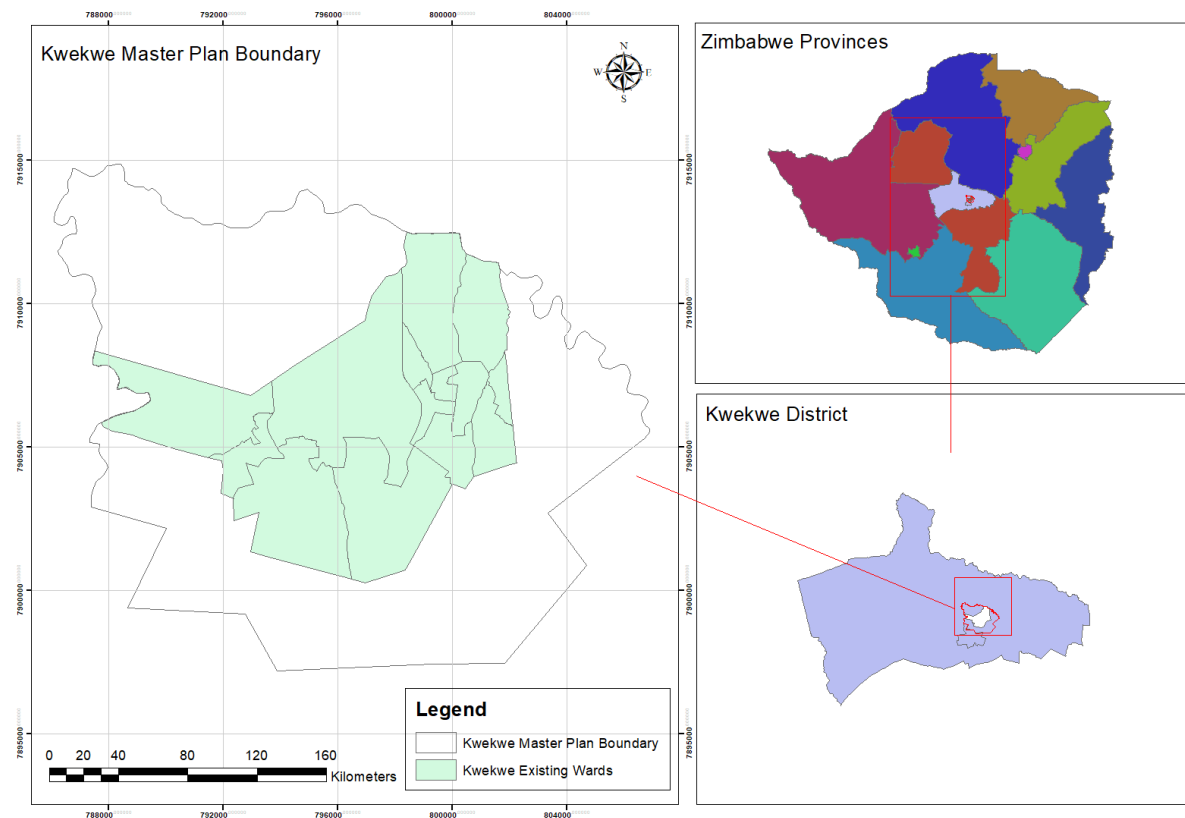
- Part I: Summary of issues and analysis of future planning needs
- Part II: Aims and objectives informed by the findings of the study.
- Part III: Formulation of policies and proposals, used to achieve the set goals and objectives.

# PART I

## 1.0 SUMMARY OF FINDINGS

### 1.1 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. This makes it an attractive location for business investment in various ors

### 1.2 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.

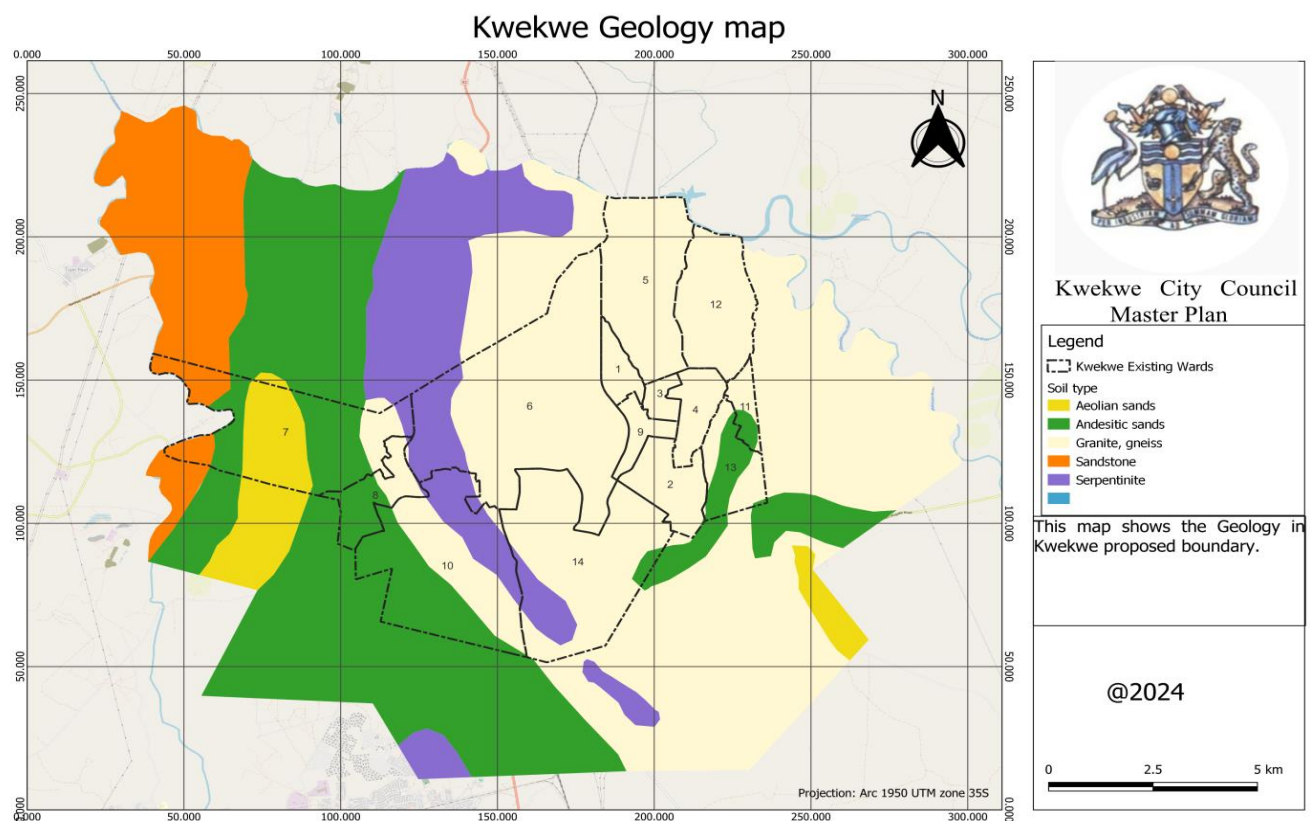
The city is located in natural geographic region 4 and is equidistant the capital city of Harare and the second largest city, Bulawayo. The City was founded on ancient gold deposits around 1894 which led to the establishment of the Globe and Phoenix mine, a British owned company. The City developed as 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.

A number of large industrial concerns like ZISCO Steel (though no longer operational), 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.

### 1.3 Geology and Soils

#### 1.3.1 Geology



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.

## 1.4 Community services and Social Amenities

### 1.4.1 Education

Kwekwe city is home to a comprehensive network of educational facilities, catering to the diverse needs of its young population. Within the city's planning area, there are 65 educational facilities, providing a range of educational options from early childhood to higher learning.

#### Pre-Schools:

The city is equipped with 21 day care centres, providing a nurturing environment for young children to develop their cognitive and social skills.

#### Primary and Secondary Schools:

The city has 33 primary schools and 11 secondary schools, offering a solid foundation for learners to progress through their academic journey. However, the growing student population has led to a challenge in accommodating all students, with many primary schools having adopted the hot sitting system to manage the overflow. This has resulted in cramped classrooms and limited resources for students.

#### Tertiary Education:

The city has two institutions of higher learning, providing students with access to higher education and vocational training. These institutions include Kwekwe Polytechnical College,

which offers a range of vocational courses and technical training and Midlands State University, which offers undergraduate and postgraduate degree programs in various fields.

Despite the presence of these educational facilities, many primary schools face challenges in terms of infrastructure and equipment. The majority of schools lack adequate Information and Communication Technology (ICT) facilities, which is essential for modern learning. Additionally, sporting facilities are also in short supply, hindering the development of extracurricular activities and sports programs. Tertiary students often encounter difficulties in finding suitable accommodation and, as a result, many are forced to seek alternative housing options outside of the college campus.

Notably, Chana Primary School is one such example that struggles with outdated infrastructure and equipment. This school is just one of many that require urgent attention to address the challenges faced by students and teachers.

#### 1.4.2 Health

The City of Kwekwe's health services are provided by Central Government, council and the private sector. The main government-run facility is Kwekwe General Hospital, which serves as a referral hospital for the district. However, it has a low doctor-to-patient ratio compared to other district hospitals in the country.

In addition to the general hospital, the Kwekwe City Council operates four municipal clinics that cater for specific areas of the city. These clinics provide essential health services to residents. The private sector also plays a significant role in providing additional medical and health care services, including surgeries and clinics.

Overall, Kwekwe's healthcare system is comprised of a mix of government-run and private facilities, providing residents with a range of options for accessing healthcare services.

#### 1.4.3 Tourism and Recreational Facilities

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.

Recreational

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

- Public swimming pool
- Sports stadia
- Community halls
- Kwekwe golf club

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

Tourism

The major tourist attractions and resort products in Kwekwe include;

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

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

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.

#### 1.4.4 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.

#### 1.4.5 Vocational Training Centres

Three Vocational training centres provide youth empowerment and entrepreneurship development for small enterprises mainly targeting the less privileged in society and recovering drug addicts.

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.

#### 1.4.6 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.

#### 1.4.7 Law and Order

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:

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	-

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.

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

The Kwekwe prison is currently overpopulated as it holds 63 inmates over capacity.

The following are concerns raised;

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

#### 1.5 Residential

The residential areas of Kwekwe comprise several low density suburbs and small holdings, the two high density suburbs of Amaveni and Mbizo, workers accommodation on industrial stands, flats and institutional housing.

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.

## 1.6 Commercial

Kwekwe City Centre 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.

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.

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.

## 1.7 Industrial

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.

There is an urgent need to resuscitate industry in Kwekwe

## 1.8 Infrastructure

Kwekwe city is facing two major internal traffic management issues

- i) Heavy presence of illegal private vehicles (Mushikashika, Zvipipipi) and Kombis operating in the city as public transport operators.
- ii) Traffic congestion at rush hours on: -

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.



The following issues came up during the study;

- Roads need upgrading and repair.
- Traffic bottlenecks in the city due to conflict between local and transient traffic.
- Sewage treatment works need upgrading
- Need for alternative water sources besides Dutchman's pool.
- More reservoirs needed to supply the city with water without interruptions.

### 1.9 Mining and environmental

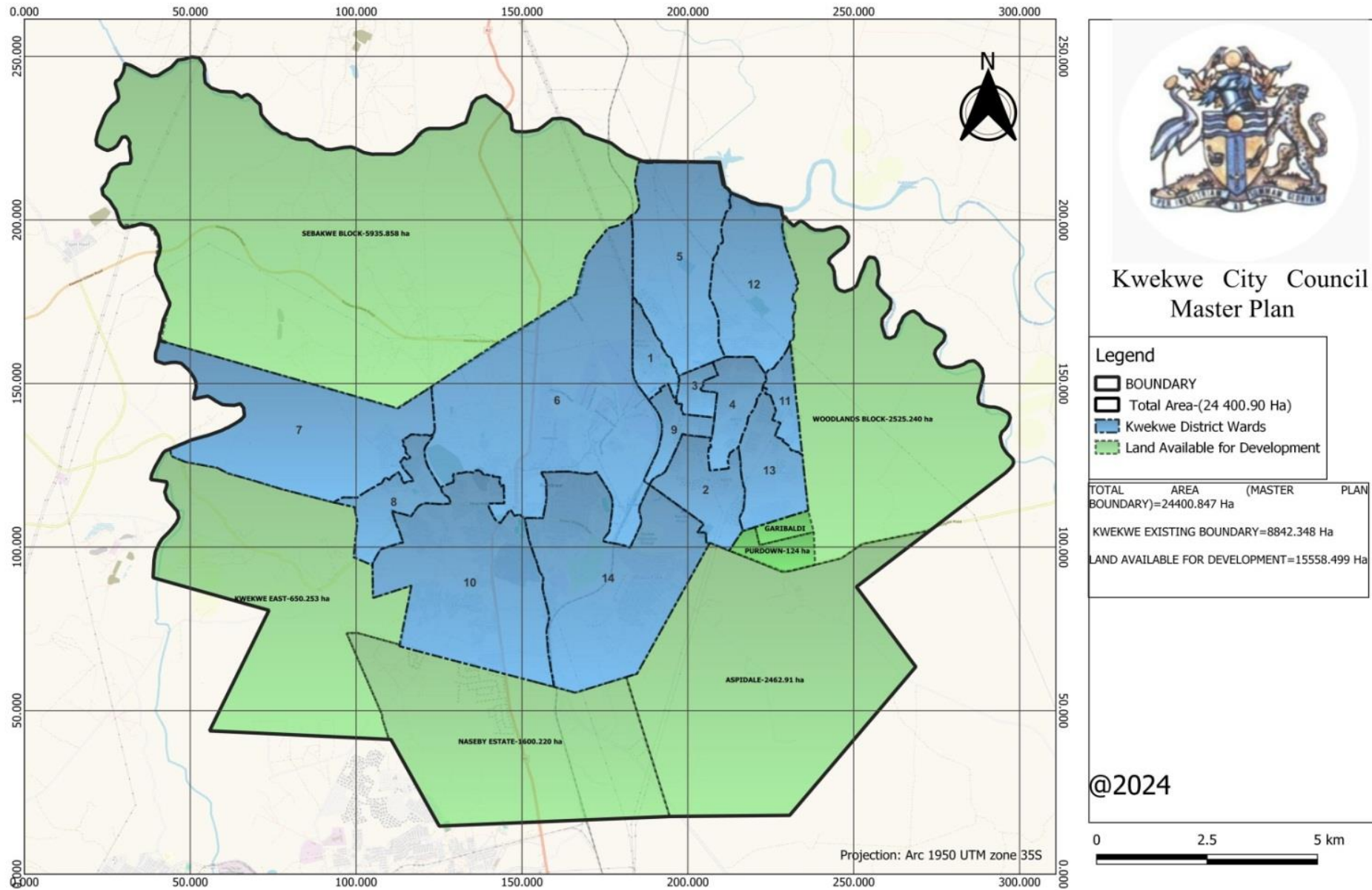
Kwekwe was established as a gold mining town and therefore its existence has been anchored on gold mining for the past century. The Globe and Phoenix mine being the largest and richest mine in the Midlands Province provided the impetus for the growth and development of Kwekwe.

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.

There are conflicts between mining and other land uses

- Mining operations too close to CBD and Housing posing a danger to the residents
- Affecting infrastructure like railways (mining in railway reserve)
- Some activities are not controlled
- Informal settlements on mines
- No reclamation done after mine closures
- There is a lot of land degradation due to mining activities.
- Pollution of environment due to leakages in sewage waste.

## 2.0 Land Available for Development



Kwekwe City has portions of land that are available for development immediately which have approved layout plans and have been surveyed.

Land that is available for development during the master plan period is listed below;

**Sebakwe Block**

Measuring 5935.858 hectares to be used for different uses.

**Woodlands**

Measuring 2525.240 ha to be used for expansion of the High density residential.

**Aspidale**

Private land measuring 2462.913 ha to be used for Low density residential development.

**Naseby Estates**

Private land measuring a total of approximately 1600.220 ha for mixed density development (low and medium)

**East Kwekwe farm**

Private land measuring approximately 650.253 ha for mixed density residential development (Low, medium and high)

**Purdon farm**

Private land measuring approximately 124 ha for mixed use development.

## PART II

### 3.0 GOALS AND OBJECTIVES

Goals and Objectives are planning intentions to resolve the issues identified in the Study. Goals point the way to which planning activity should be directed, while the objectives are specific quantifiable intentions to achieve the goals.

The Goals and Objectives will be tested for appropriateness against alternative strategies in order to come up with a preferred development strategy. The Goals and Objectives identified are as follows:-

#### 3.1 Land Goal

To ensure the optimum but sustainable use of land within the planning boundary

##### 3.1.1 Objectives:

- a) Minimize conflicts between competing land uses and ensure coexistence.
- b) Accelerate the land delivery process for urban expansion.

#### 3.2 Population and Employment

##### 3.2.1 Population Goal

Manage population growth and distribution within the residential areas and improve quality of life for all citizens

##### Objectives:

- a) Achieve a sustainable population growth rate per annum.
- b) Increase access to basic services (water, sanitation, healthcare) to 100% of the population
- c) Enhance public safety and security measures.

##### 3.2.2 Employment Goal

Promote economic growth and development of Kwekwe City to create employment opportunities.

##### Objectives:

- a) Increase employment opportunities and job creation.

- b) Develop skills training and vocational programs for the youth and entrepreneurs annually.
- c) Ensure land is available for home industries in residential neighbourhoods.
- d) Review restrictions on the operations of informal traders with a view to accommodate the needs of informal sector enterprises.
- e) Ensure major places of employment are accessible to residential areas and communication routes.

### 3.3 Residential Goal

To provide suitable, developable, adequate land for future housing development, to cater for all income levels.

#### 3.3.1 Objectives:

- a) Increase the supply of affordable serviced land for housing to cater for all income groups.
- b) Reduce housing backlog and provide security of tenure.
- c) Provide housing options that are affordable for low – medium income households.
- d) Improve housing conditions and quality in high density areas.
- d) Promote mixed-use and inclusive communities.
- e) Provide convenient, safe and self-contained neighbourhoods with easy access to social amenities to major transport corridors and other land uses.
- f) Foster partnerships and collaborations with private sector and other stakeholders in housing development.
- g) Provide housing that is accessible and inclusive for people with disabilities.

### 3.4 Commercial Goal

Stimulate economic growth in the Central Business District and encourage development of Regional Shopping Centres/ Business Districts that offer a wide range of goods and specialist services.

#### 3.4.1 Objectives:

- a) Create a vibrant and dynamic commercial hub with an attractive townscape and modern street furniture.
- b) Promote innovation and use of technology, to enhance the overall business environment and infrastructure to attract investment.

- c) To decongest the CBD by establishing modern shopping facilities (Malls, business centres) in residential areas.
- d) Encourage the development of idle land and make full utilisation of prime commercial land
- e) Revitalize and transform underutilized stands in the CBD to achieve permitted building bulk factors, heights and improve utilisation.
- f) To improve traffic circulation in Kwekwe CBD and improve public transportation and accessibility.
- g) Create space for informal sector activities in the CBD and Regional shopping centres, whilst ensuring maintenance of public health.

### 3.5 Industry Goal

To grow, strengthen and diversify the industrial base of Kwekwe.

#### 3.5.1 Objectives:

- (a) Provide adequate, suitable land with requisite infrastructure for industrial purposes.
- (b) Upgrade existing industrial infrastructure.
- (c) Attract new industries and businesses to diversify the local economy of Kwekwe.
- (d) Develop a skilled workforce to support industrial growth.
- (e) Create a conducive environment for investment.
- (f) Allocate specific zones for new industries (Special economic Zones)
- (g) Ensure industrial estates are located in areas attractive for investment with good communication routes and labour force.
- (h) Ensure all industrial uses are compatible with other land uses.
- (i) Accommodate the informal sector in the industrial estates.
- (j) Foster collaboration and knowledge sharing among industrial stakeholders.
- (k) Monitor and evaluate industrial development progress.

### 3.6 Recreational and Social Amenities Goal

Ensure equitable provision and access to recreational and social amenities for all residents in the city.

#### 3.6.1 Objectives:

##### a) Education:

- Build new schools and upgrade existing ones
- Increase student capacity and improve teacher-to-student ratios
- Introduce vocational training programs

##### b) Healthcare:

- Provide modern hospitals and clinics
- Increase healthcare workforce and equipment
- Implement community health programs

##### c) Community facilities

- Provide adequate community centres and public spaces
- upgrade and improve the existing community facilities in most residential areas.

##### d) Cultural and Recreational Activities:

- Build libraries, museums, and art galleries.
- Create public parks and green spaces.
- Develop sports facilities and programs.
- Enhance tourism infrastructure and facilities.
- Promote cultural heritage and historical sites.

##### e) Equitable Access:

- Ensure social amenities are accessible and affordable for all including people living with disabilities and the vulnerable groups.
- Prioritize marginalized communities and vulnerable populations.

### 3.7 Infrastructure Goal

Provide an efficient, economic and coordinated infrastructural base in the planning area.

#### 3.7.1 Objectives:

- a) To rehabilitate all roads that are currently in a poor state.
- b) To investigate the feasibility of modernising the main bus terminus in the CBD.
- c) To provide additional water and sewerage treatment works and related distribution and storage facilities for the anticipated growth of the city.
- d) Protect the City's raw water resources, treatment works and potable water storage and conveyance network.
- e) To provide adequate and suitable land for landfill sites.

### 3.8 Mining Goal

Ensure environmentally and socially responsible mining practices and maximize economic benefits from mining operations.

#### 3.8.1 Objectives:

- a) Implement sustainable mining practices, such as rehabilitation and reclamation after mine closures.
- b) Increase local employment and economic opportunities.
- c) Reduce environmental impacts, such as water pollution and habitat destruction.
- d) Establish community development programs and provide benefits to nearby communities
- e) Ensure compliance with environmental and safety regulations.
- f) Develop and implement mine closure plans.



### 3.9 Environmental Goal

Protect and encourage the preservation, conservation and enhancement of the natural and built environment.

#### 3.9.1 Objectives:

- (a) Ensure environmentally sustainable development including, mining and farming practices.
- (b) Protect and enhance urban biodiversity and promote environmental awareness and education.
- (c) Develop a climate change adaptation plan.
- (d) To encourage the harmonious development of the built environment with special reference to the aesthetic appeal of the town centre and the conservation of buildings and places of historical and/or architectural significance.
- (e) Protect and restore natural habitats and ecosystems.
- (f) Identify measures to control mining operations and ensure activities are compatible with its immediate environment.
- (g) Ensure reclamation of disused mine dumps after closure of mining operations.
- (h) To reduce or monitor current levels of water and atmospheric pollution caused particularly by large industries and from municipal and mining dumps.
- (i) To encourage the implementation of afforestation projects with the assistance of the Forestry Commission to counter the adverse effects of deforestation or land degradation.
- (j) Implement effective waste reduction and management systems.
- (k) Encourage the use of clean technologies and renewable energy.

### 3.10 Finance and Administration Goal

Enhance administrative efficiency, increase transparency and accountability and optimize resource allocation

#### 3.10.1 Objectives:

- a) Develop and implement a comprehensive financial management system for the implementation of the master plan.

- b) Ensure that the Councils' Income and Expenditure Accounts maintain a surplus by increasing revenue and controlling expenditure.
- c) Streamline administrative processes and reduce bureaucracy.
- d) Improve revenue collection and management.
- e) Enhance investment in infrastructure and public services.
- f) Foster public-private partnerships and collaborations.
- g) Develop and implement a robust asset management system.

## 4.0 DEVELOPMENT APPROACH

The land use proposals on this plan are based on a sustainable development approach which prioritises environmental, social and economic issues. The approach aims to create a thriving and functional city, where environmental, social and cultural aspects are balanced and integrated.

- The approach advocates for the protection and preservation of the natural and built environment.
- It is inclusive and ensures access to social amenities for all residents of Kwekwe.
- Helps foster growth and development of the city, and gives room for innovation, and employment creation, while reducing inequalities.
- The plan will prioritize long-term benefits over short-term gains.

## PART III

### PLANNING POLICIES AND PROPOSALS

Part III of the Written Statement outlines the policies and proposals for major landuse zones which will guide the future growth of Kwekwe for the next ten to fifteen years. The policies and proposals are derived from the summary of issues and goals and objectives which are outlined in Parts I and II of the Written Statement. They provide solutions to challenges, conflicts and needs identified in the Report of Study.

A *Policy* is an action, general in nature, which is required to solve an anticipated problem, realise an opportunity or overcome a previous deficiency or malfunction.

A *Proposal* is a specific activity, detailed in time and place, which is measurable and has an associated, explicit cost. The implementation of a proposal will lead to the attainment of the goals and objectives of the Master Plan during the plan period (i.e. to the year 2035/2040).

Proposals have been numbered with letters and digits and correspond with letters and digits which have been spatially indicated on the Proposals Plan. Boundaries of the land-use zones, reservations, and alignments of the proposed roads are indicated on the map although they are not rigidly fixed by the Master Plan. Exact alignments and boundaries are to be determined in subsequent Local Development Plans and layout plans and which will be statutorily prepared over the subsistence period of the Master Kwekwe City Master Plan.

## 1.0 LAND

### 1.1 Policies

- Implement integrated land use planning to guide future development and establish clear zoning regulations to separate land uses and prevent conflicts.
- Implement a land banking system to assemble and manage land for future urban expansion.
- Ensure that land development prioritizes social equity, environmental sustainability, and economic growth.

### 1.2 Proposals

- Encourage compact and connected urban development to reduce sprawl and promote walkability.
- Designate areas for innovation hubs and technology parks to drive economic growth.
- Preserve and expand green spaces to enhance environmental sustainability and quality of life.
- Prioritize affordable housing development to address housing needs for low-medium income residents.
- Foster partnerships between public and private sectors to leverage resources and expertise for land development projects.

Proposals for this plan are restricted to the Kwekwe Masterplan boundary and therefore development within the Plan boundary will be subject to the provisions of the Urban Councils Act and the Regional, Town and Country Planning Act, Chapter 29:12 as read with the Regional, Town and Country Planning (Master and Local Plan) Regulations, R.G.N. No 248 of 1977.

Development within the Master Plan boundary will be guided by the planning proposals and zoning provisions of the Master Plan. The control of development will be guided by the provisions of Local Development Plans.

The following Local Development Plans are being proposed to guide future development of Kwekwe city.

#### Local Development Plan (LP1)

LP1 was prepared for the Kwekwe central business district and became operational in July 2006, but is now out dated and needs to be reviewed.

The overall objectives of the Local Plan which has immediate priority will be to redevelop the old areas of the Central Business District, preserve the history and

appealing architecture, develop pedestrianized, modern and upmarket shopping precincts and revitalise land values in the city centre.

The Local Plan will also focus on listing and preserving historic and architectural buildings and sites, improving the aesthetic environment, minimising conflicts between through and local vehicular traffic and between vehicular and pedestrian traffic, and provide design guidelines for the future development new buildings.

Other issues that will be covered in the Local plan review should include;

1. Land Use Designations:

- Identify future land for expansion of CBD.
- Designate areas for commercial use (office, retail, industrial, etc.)
- Encourage the development of mixed uses.

2. Zoning Regulations:

- Set building heights and density limits.
- Define parking and loading requirements.

3. Business Incentives:

- Offer tax breaks or subsidies for new businesses, to attract investment in the CBD.
- Encourage façade improvements or renovations of old buildings.

4. Infrastructure Development:

- Upgrade roads and utilities to support commercial growth in the CBD.
- Install high-speed internet and data infrastructure to make the city attractive.

5. Parking and Transportation:

- Develop parking strategies (e.g., parking garages, shared parking) for security
- Encourage alternative transportation (public transit, pedestrian-friendly, bikeable) to decongest CBD of Traffic.

6. Urban Design Guidelines:

- Establish modern design standards for buildings and public spaces.
- Promote pedestrian-friendly and accessible design.

7. Economic Development Strategies:

- Attract anchor businesses or industries through incentives.
- Support local entrepreneurs and small businesses.

8. Public-Private Partnerships:

- Collaborate with private developers on infrastructure projects for the CBD.
- Encourage joint development opportunities.

#### 9. Compliance and Monitoring:

- Track commercial development progress and compliance with regulatory requirements and standards and make recommendations on course of action to take where there is non-compliance.

#### Local Development Plan (LP2)

To be prepared for the existing industrial area to optimize industrial land-use by ensuring efficient use of land and minimising conflict between different industrial uses.

To enhance economic development by fostering a conducive business environment, attracting investment and creating employment.

To mitigate environmental impacts through sustainable planning and management.

To align all industrial activities with national and international standards.

#### Local Development Plan (LP3)

To be prepared for the Globe & Phoenix Mine and its environs in order to control unplanned development associated with small scale mining activities which have mushroomed. The Local Plan will also come up with proposals for the reservation of ecologically sensitive areas and will look in depth into prospecting and environmentally unsustainable mining activities by small scale miners.

The Local Plan will also focus on the effect of mining activities on Globe and Phoenix mine on other land uses bearing in mind its proximity to the Central Business District and residential areas.

Another objective of the Local Plan will be;

- upgrading of housing in Globe & Phoenix Mine
- reclamation of mine dumps and pits and address environmental problems associated with them
- Dealing with the informal housing developments.
- Identifying development and economic opportunities in the area.

Preparation of Local Plan 3 has short term priority.

#### Local Development Plan (LP4)

To be prepared for the Gaika Mine, Roasting Plant, Portion of Chicago, Sunrising and Naseby Township to deal with specifically deal with;

- Reclamation of mining dumps at Gaika Mine
- Environmental problems emanating from the Roasting Plant.
- Upgrading of institutional housing and squatter settlements in small holdings,
- The creation of low and medium density residential areas
- identification of opportunities for other residential establishments (gated community, cluster developments).
- The creation of an employment corridor along the railway line and portion of Chipindura road.

#### Local Development Plan (LP5)

To be prepared for East KweKwe (Grasslands)farm and Naseby Estate area for mixed urban development comprising high, medium and low density residential, general industry and a regional shopping centre. Opportunities for other compatible land uses should also be identified.

#### Local Development Plan (LP6)

To be prepared for Purdon farm for mixed use development, including Aspindale farm for low density residential and ancillary uses which will include the new airport/aerodrome.

#### Local Development Plan (LP7)

To be prepared for the upgrading of Amaveni suburb.

#### Local Development Plan (LP8)

To be prepared for a mixed use development on Mimosa farm which will include upmarket residential, commercial and institutional uses including Midlands State University Campus and a Cyber city.

#### Local Development Plan (LP9)

To be for Sebakwe Block for Low and Medium density residential development and ancillary uses including;

- Commercial
- Institutional
- Industrail.
- Recreational.

#### Local Development Plan (LP10)

Shall be for the development of Recrerational and tourism facilities including;

- Luxury hotel and resort.
- High-end shopping and dining options.
- Golf course, spas, and wellness centre.



- Tourist attractions and landmarks.
- Entertainment venues, concert halls
- Recreational activities, theme park, and outdoor adventures
- Convention and conference facilities
- Upmarket residential area and luxury apartments.

#### Local Development Plan (LP11)

Shall be for the development of woodlands for high density residential with ancillary uses such as;

- Commercial
- Recreational
- Industrial
- Institutional.

#### Local Development Plan (LP12)

To be prepared for the site currently occupied by the Kwekwe aerodrome. The Plan will encourage mixed urban development comprising high/medium density, residential, service and light industry, storage facilities (e.g. warehouses and depots), and a suburban shopping centre.

This site is in a prime location and is easily sewerable and suitable for a high density housing which can be developed without compromising amenity and convenience of the site. Preparation of Local Plan 2 has short term priority.

It is proposed to relocate the Kwekwe aerodrome to a site on Aspidale farm.

## 2.0 POPULATION AND EMPLOYMENT

## 2.1 Policies

- Set aside land in convenient locations for employment generating activities, specifically for the establishment of enterprise centres and small scale industries.
- Encourage the diversification in industry to include non-manufacturing industries.

## 2.2 Proposals

- It is proposed to incorporate the informal sector in selected zones to be established in suburban shopping centres and service industrial areas.
- Create home industrial sites in the CBD and Neighbourhood shopping centres to cater for the informal traders.

# 3.0 RESIDENTIAL

## Development Approach

The approach of this plan is to provide affordable housing by encouraging the development of mixed density residential neighbourhoods that cater for the needs of all income groups.

Whilst providing land for affordable housing in greenfield areas, the plan also encourages the renewal of brownfield areas that have been abandoned for years and in need of urgent upgrading.

## 3.1 Policies

- 3.1.1 Council should enter into Public-Private partnership with financial institutions and private players in the housing industry to ensure timely release of serviced stands on the market in order to reduce the housing backlog.
- 3.1.2 Council to offer Incentives for private developers to invest in housing delivery.
- 3.1.3 Encourage densification in portions of the Chicago, Naseby Estates and Grasslands.
- 3.1.4 Council to employ the beneficiary pay principle as a housing funding model.

## 3.2 Proposals

### 3.2.1 ZoneR1- High Density Residential

Land for high density development has been reserved on Woodlands farm east of Mbizo. This forms a natural extension of the existing suburb.

More land has been reserved on the Naseby States sharing a boundary with Redcliff where there is existing high density development.

High density development is also proposed on a portion of East kwekwe farm where mixed density development is proposed.

### 3.2.2 Zone R2- Medium Density Residential

Land covering portions the Naseby Estates that has not yet been developed is proposed for medium and low density housing.

### 3.2.3 Zone R3 - Low Density Residential

This Zones includes areas that need densification viz;

- Portions of Chicago under 20 hectare plots.
- Sebakwe Block
- Portion of East Kwekwe Farm.
- Portion of Naseby Estates.

### 3.2.4 Zone R4- Attached Residential/Flats

As per the National Housing policy which provides for the setting aside of 40% of all land under new residential development (for high, medium or low density development) for flats, this zone will be accommodated within Zones R1, R2 and R3. The nature and type of flats will differ from each zone with some zones accommodating Garden Flats and cluster houses whilst others will accommodate 2/3 storey walk-up flats.

Special consideration will be made in terms of waste water disposal, traffic generated and interface with adjoining properties.

### 3.2.5 Zone R5- Agro-Residential

Agro- Residential plots are proposed on Lots 26, 27, 28 and 29 of Chicago.

This zone has been to permit development which enhances the natural environment and recreation opportunities of this area. Provision of infrastructure services will be done by the landowner with proof of availability of suitable and sufficient potable water. Sewage disposal will be on site.

### 3.2.6 Zone R6- Upgrading Areas

This zone includes areas that were identified in the Report of Study for Urban regeneration/Renewal and include;

- Globe and Phoenix Residential quarters
- Newtown and Masasa Mudhouses
- All Shopping Centres in Mbizo
- Mbizo 7 (Single Quarters)

## 4.0 COMMERCIAL

#### 4.1 Policies

Development in the Kwekwe Town Centre is currently being guided by Local Development Plan No.1 whose time has expired, though some of the proposals made have not been implemented. It is recommended that Local Plan No.1 be reviewed to make full use of the proposals that were proffered and make amendments and adjustments where necessary.

#### 4.2 Proposals

All new residential areas must incorporate modern shopping malls and business centres at layout plan design level and council should ensure all proposals are implemented as per design.

### 5.0 INDUSTRIAL

Kwekwe city's industrial development has experienced an economic down turn in the past decade which has seen many key industries closing down. Existing industrial land has therefore remained largely undeveloped as investors have not been forthcoming or those that own the land continue to hold onto the land for speculative purposes.

From the assessment made on the study findings, land for future industrial development appears adequate to cater for the next 10 to 15 year and even beyond.

The following policies and proposals have been formulated to address anomalies identified by the study and help reboot Kwekwe's industry.

#### 5.1 Policy

Create a vibrant and sustainable industrial hub which will attract businesses, create jobs, and drive innovation while minimizing environmental impact.

#### 5.2 Proposals

- Designate specific areas for industrial use (Establish small scale enterprise zones, Special economic zones) serviced with requisite infrastructure.
- Encourage mixed-use development with complementary uses (e.g., office, research)
- Council to update its zoning regulations to allow for flexible industrial uses to and allow for higher densities.
- Upgrade utilities (e.g., water, gas, electricity) to support industrial needs

- Council should offer incentives like tax breaks for industrial businesses.
- Promote waste reduction, recycling, and pollution prevention.
- Collaborate with private developers on key industrial projects (Public-Private Partnerships).
- Council should track industrial development progress.

## 6.0 RECREATIONAL AND SOCIAL AMENITIES

It is encouraged that in the design of new residential areas reservation of sites for educational facilities, clinics, public buildings and open spaces be done in line with prevailing planning standards and council by laws.

### 6.1 EDUCATION

#### 6.1.1 Policies

- Residential neighbourhoods should have sites for educational facilities allocated in line with Government policy and planning standards. One primary school to service 500 houses, one secondary school to service 1500 houses (or 3 primary schools per 1 secondary school. One pre-school should be provided for every primary school built.

Sizes of school sites should be in line with prevailing standards. Schools sites should be centrally located centrally for easy and safe access for learners.

#### 6.1.2 Proposals

The Report of Study revealed that though there seems to be an apparent shortage of schools in the planning area, the real issue is not with under provision, but it is to do with lack of development of school sites that are available.

Council should therefore ensure that all school sites that have been allocated are developed. It is recommended that all school sites that have been allocated be developed within time stipulated by council, failing which they should be forfeited or repossessed and reallocated to another developer. Council should enforce this recommendation together with the Ministries of Education.

In addition to this recommendation council should;

- Conduct an audit of all school sites allocated to establish their development status.
- Ensure the reservation of land for school sites in all new layout plans for future residential development, in line with government policy and prevailing planning standards.
- Ensure reservation of land for a vocational training centre.
- Educational facilities are to be financed from the following sources: -

## 6.2 HEALTH

### 6.2.1 Policy

This plan recognises and adopts the Zimbabwe National Health Strategy (NHS) for 2021 to 2025 which aims to improve the health and wellness of the population and to ensure universal access to health and whose vision is - ensuring the highest possible level of health and quality of life for all citizens of Zimbabwe by 2030.

### 6.2.2 Proposals

During the Master plan period Council should ensure improvement in health infrastructure and access to medical facilities for quality health service delivery by;

- Creating an enabling environment for the private sector to invest in health care, by providing land for the construction of hospitals and clinics in new residential neighbourhoods proposed in the master plan.
- Ensure all land that has been set aside for the development of healthcare facilities is developed for that purpose.
- Ensure that efficient environmental health services are provided to protect public health.
- Ensure that an epidemic preparedness and response plan is put in place and implemented.
- Renovate existing clinics to have maternity wards as standard.
- Construct new clinics in every new residential development.

## 6.3 SOCIAL WELFARE, LAW AND ORDER

### 6.3.1 Policy

The Council has a policy of donating land to non-profit making charity organisations assisting people living with disabilities and the homeless and less privileged.

In order to redress the inadequacies of the provision of school welfare facilities and provide for an expansion in the law enforcing agencies, the following proposals are made:

### 6.3.2 Proposals

- Council should enforce the condition for the provision of adequate land for social amenities in any residential development.
- Council to provide land for the construction of a government complex.
- Ensure reservation of sites for police stations, police post and reporting centres in new residential neighbourhoods.
- Provide land for youth training centres and women's clubs.
- Provide facilities for the less privileged and people living with disabilities.
- Provide land for orphanages and retirement homes for the aged.

## 6.4 RECREATIONAL AND TOURISM

### 6.4.1 Policies

- Council to implement a comprehensive recreational policy for the provision of accessible and inclusive recreational facilities for its residents.
- Encourage investment in tourism infrastructure and services.
- Protect and conserve historical sites and cultural artifacts.
- Promote sustainable tourism practices and protect natural resources.

### 6.4.2 Proposals

- Upgrade the main park in the CBD and install modern amenities, enhancing its aesthetic appeal and transforming it into a focal point that is functional.
- Upgrade parks and gardens, playgrounds and active open spaces in all residential areas.
- Upgrade and maintain all public swimming pools.
- Renovate libraries and community centres.
- Ensure equal access to recreational facilities for marginalised groups and persons with disabilities in the design and development of recreational facilities.
- Provide land for the provision of sporting facilities like, volleyball courts, netball courts and basketball courts and Stadiums in new residential areas.
- Develop land (marked REC1 on proposals map) reserved for recreational purposes into a Resort City details of which will be outlined in Local Plan No. ....

## 6.5 CEMETERIES

### 6.5.1 Proposals

The Kwekwe Redcliff Combination Master Plan proposed cemetery sites which are now outside the current Kwekwe Master Plan boundary. With the growth of the city a long term proposal for new cemeteries is necessary and council should immediately identify suitable land within areas that are being proposed for incorporation.

## 7.0 INFRASTRUCUTIRE

### 7.1 ROADS AND PUBLIC TRANSPORT

### 7.1.1 Policies

Kwekwe City's policy for its roads and public transportation system is to develop a safe, efficient and environmentally sustainable transportation system that supports the city's growth and development.

Develop a smart and efficient Transport Management System to reduce traffic congestion, improve road safety, and enhance travel experience.

### 7.1.2 Proposals

#### Roads:

- Upgrade and maintain existing roads and provide an annual budget for resealing and rehabilitating all major roads in addition to the standard road maintenance requirements.
- Construct new roads to ease congestion and enhance traffic movement.

- Implement traffic management systems in the CBD through introduction of the following;

#### i. Intelligent Traffic Signals:

- Real-time traffic monitoring and adaptive signal control
- Prioritization of public transport and emergency vehicles

#### ii. Traffic Monitoring and Surveillance:

- Install CCTV cameras and sensors for real-time traffic monitoring
- Incident detection and response system

#### iii. Smart Parking Management:

- Introduce guided parking systems to reduce congestion.
- Parking availability and pricing information

#### iv. Traffic Optimization and Routing:

- Put in place a system for Real-time traffic updates and routing guidance
- Implement Dynamic traffic management strategies

#### v. Public Transportation Management:

- Introduce Real-time bus scheduling and tracking
- Introduce Integrated public transport systems

#### vi. Pedestrian and Cyclist Management:

- Create Dedicated pedestrian and cyclist infrastructure
- Put in place traffic Safety measures and traffic calming features

#### Public Transport:

Modernise the main bus terminus and develop an Integrated Public Transport System (IPTS)

- Introduce modern, efficient, and reliable mini buses with efficient routes that are scheduled.
- Regulated and standardized operations
- Provide Pedestrian and Cyclist Infrastructure and promote non-motorized transportation (walking, cycling).
- Encourage private sector investment in transportation infrastructure.



## 7.2 WATER SUPPLY

### 7.2.1 Policies

- Purified water to be provided through the upgrading of the Water Treatment Works (WTW) at Dutchman's Pool WTW. A Long term contingency plan will have to be provided through the construction of Greenhame Dam on the KweKwe River to service Torwood in Redcliff..
- Provide Adequate storage capacity to cover peak demands, and mitigate losses through pipe bursts.

### Proposals

- Council to develop Design IT models that have all information on the City's water treatment and conveyance system, that quickly react to the City's needs and react to water demand changes and disaster response instances.
- Council to construct additional water reservoirs at Chicago, hill ranges near Amaveni and suitable areas in Mbizo following adequate engineering designs and Council Approvals and land purchases.
- Council to ensure elimination of direct pumping main feed to household water reticulation.
- Ensure treated potable water is pumped to the water storage reservoirs safely with a minimum water loss.
- Eliminate as much as possible the use of mainline water pipeline for direct feed to household distributing water reticulation.
- Provide adequate resources to start the physical water demand management system including manpower employment in conjunction with the transition of data collection using GIS.
- Introduce program to reduce water leakages.
- Introduce a bylaw that requires multi-storey buildings to have adequate in-building storage water tanks with or without pumps to cater for fire fighting
- Amaveni, Midlands State University and Marapira developments can be supplied by a direct water main from the Dutchman's Pool via a branch water main or a gravity feed from the Chicago Reservoirs. The mountain (hill range is the best high ground location). The hill range proposed pending further investigation is on coordinates -18.919085, 29.766216.

- Alternatively, if Torwood and the west of Kwekwe are considered the new storage reservoir/s can be located on coordinates -18.99588, 29.74999.

## 7.3 SEWAGE DISPOSAL

### 7.3.1 Policy

Extend and upgrade the sewer network to cover all areas of the city and ensure safe and controlled disposal of treated effluent.

### 7.3.2 Proposals

- Develop a sustainable sewage sludge management plan for safe disposal and potential energy generation.
- Explore possibilities for wastewater reuse in industries, agriculture, and urban landscaping Sewage Sludge Management.

#### Amaveni (North to North West of Kwekwe city)

Decommission present Amaveni pumpstation and replace with new sewage treatment works with associated outfall sewer to running parallel to the stream on the west of the present Amaveni pumpstation.

These new ponds can cater for both existing Amaveni and Amaveni extension including the areas across the stream when the mining activity terminates.

The MSU and Marapira developments need their own sewage treatment works respectively as they lie in a different sewage catchment. The coordinates of the new sewage works are -18.904908, 29.777881.

#### Mbizo

Relocate the Mbizo 21 pumpstation which floods during the raining season, or abandon and replace with a new sewage treatment works and associated outfall sewer.

The proposed location coordinates are -18.898569, 29.884862. This location allows for the development of all the areas on the western side of the stream and is far enough away from the Dutchman pool to have mitigatory measures taken to stop sewage effluent.

The site is close enough to where there is farming activity meaning the sewage effluent can be easily sold to the farmer.

Mbizo 10 pumpstation and can be abandoned and a new treatment works constructed at coordinates -18.890503, 29.864919. These new treatment works can cater for the

other pump station that feeds into Mbizo 10 and upstream of the new treatment works.

#### Immediate Measures

- Repair when broken basis.
- Carry out a detailed investigation and financial report how to fix the problem of non-compliant plant and equipment.
- Source funds to rehabilitate and replace unsuitable plant and equipment.
- Rehabilitation of existing ponds (desludging, restoring collapsed embankments, repairing desludging valves).
- Formalise the acquisition of land for staff accommodation

#### Medium Term (2030)

- Install new replacement plant and equipment.
- Construct and commission long term expansion items on Northern WWTW
- Construct new staff accommodation

#### Long Term (2038)

- Rehabilitation works and replacement of aged pump sets.
- Construction of a 10,000m<sup>3</sup>/day Biological Nutrient Removal Plant of a similar Configuration to the Phase 2 BNR.

## 7.4 SOLID WASTE DISPOSAL

### 7.4.1 Policies

- Implement waste segregation at source to facilitate recycling and proper disposal of waste
- Council to ensure regular and efficient waste collection services are put in place.
- Conduct public awareness campaigns to educate citizens on proper waste disposal practices.

### 7.4.2 Proposals

- Council to identify land for a waste-to-energy plant to generate electricity and reduce waste disposal costs.
- Establish landfills and recycling facilities and implement a recycling program to reduce waste sent to landfills and promote sustainable practices.
- Council to Collaborate with private sector companies to improve waste management services and infrastructure.

- Provide education and training programs for waste management personnel and the community
- Encourage community participation in waste management decision-making processes

## 7.5 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. The Kwekwe Masterplan is proposing a site measuring 150 hectares on the south western portion of Aspidale farm for the Aerodrome.

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

Kwekwe is an industrial hub which should be supported by a modern airport with ancillary services.

## 7.6 RAILWAYS

Railway facilities for Kwekwe are adequate to meet current needs. However, the National Railways (NRZ) has indicated that there is need to make provision of land for new service sidings and common user facilities to cater for future industrial growth.

## 7.7 ENERGY

### 7.7.1 Policy

- Encouraging investment in renewable energy through tax incentives and subsidies.

### 7.7.2 Proposals

- Council should enter into strategic partnerships with the private sector for the development of waste to energy plants as an alternative source of energy. It is proposed to identify a landfill site - on a site that needs reclamation - for this purpose.
- Council to identify suitable land in Sebakwe Block and pursue the development of a solar farm to harness the solar energy.
- Make solar systems a mandatory inclusion in all new construction projects.



## 8.0 MINING

### 8.1 Policy

Regulate mining activities to ensure safety and environmental sustainability.

### 8.2 Proposals

- Ensure co-existence between mines and other land uses, with mining enjoying underground rights without undermining surface rights of other land uses.
- Ensure transparency in the granting of mining rights. Council should be consulted first, and its input considered before the granting or renewal of mining rights. This will ensure that mining in the city 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 fall under and governed by 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 to minimize environmental impacts and protect natural resources.
- There is 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.
- All mining done under a special grant should comply with the provisions of the Regional Town and Country Planning Act, Mines and Minerals Act, the Urban Councils Act, the Environmental management Act. Council should not renew or take steps to have special grant cancelled where a miner violates the above Acts.
- Decommission all mines that are operating in residential areas, and those that are interfering with road, sewerage, water, electricity and railway infrastructure.

The following are important documents to be kept at a mining location and should be made available on request during mining inspection or in the case a miner wishes to renew a special grant.

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
3. Local Authorities
4. Environmental Management Agency
5. Landowner
6. Neighbouring miners
7. Ministry of Lands & agriculture
8. Agritex
9. Forestry
10. Health
11. ZRP

## 9.0 ENVIRONMENT

### 9.1 Policies

- Preserve and protect the built and natural environment.
- Promote use of renewable energy sources like solar and wind power.
- Encourage water-saving measures and efficient use of water resources.

### 9.2 Proposals

- Establish environmental education programs for schools and communities.
- Council to foster community involvement in environmental initiatives.
- Encourage innovation and adoption of environmentally friendly technologies.
- Implement effective waste management and recycling systems.
- Monitor and improve air quality through pollution reduction measures.
- Protect wetlands in the city and ensure residents participate in awareness programmes and act responsibly by desisting from stream bank cultivation and other undesirable activities.
- Council together with EMA and Ministry of Mines to enforce the reclamation of land after mine closures.

## 10.0 ADMINISTRATION AND FINANCE

### 10.1 Policies

- To widen Council's revenue base.
- Maintain and sustain a surplus on the City's balance sheets.

### 10.2 Proposals

- Kwekwe City Council to increase revenue by expanding the revenue base in property tax, increase tariffs and enter profit making ventures.
- Council to enter into strategic business ventures with the private sector in housing, industry and commerce.
- Provide rented accommodation for small scale industrial and commercial businesses.



- Venture into the construction industry for development of rented accommodation, and for sale to business and industrial concerns in Kwekwe and the environs.
- Put in place effective revenue collection measures including installation of smart water meters (prepaid water meters) to mitigate losses resulting from tempering with and bypassing meters.

### **Investment opportunities**

In its 2024 Budget council identified the following investment opportunities for strategic partnerships.

- Wire making
- Iron and steel
- Ferrochrome
- Fertilizer manufacturing
- Mining

### **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 litres 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.

### **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.

### **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.

## 11.0 IMPLIMENTATION PLAN

### 11.1 General

On approval of the Master Plan it is encouraged that Kwekwe City approach the Ministry of local Government and Public Works to initiate the process gazetting the approved Master Plan boundaries and subsequently apply for the incorporation of farms identified for future urban expansion into the Municipal boundary.

### 11.2 Phasing Procedure

The Master plan will be implemented in phases, dealing with the most pressing issues revealed in the Report of Study first.

Phasing will prioritise the most compelling development needs.

It is proposed that implementation of the Master Plan proceeds as per Local Development Plans listed below in order of priority.

#### **1. Local Development Plan (LDP1)**

LDP1 was prepared for the Kwekwe Central Business District and became operational in July 2006, but is now out dated and needs to be reviewed.

#### **2. Local Development Plan (LDP2)**

To be prepared for the existing industrial area.

#### **3. Local Development Plan (LDP3)**

To be prepared for the Globe & Phoenix Mine and its environs in order to control unplanned development associated with small scale mining activities.

#### **4. Local Development Plan (LDP4)**

To be prepared for the Gaika Mine, Roasting Plant, Portion of Chicago, Sunrising and Naseby Township.

#### **5. Local Development Plan (LDP5)**

To be prepared for East Kwekwe and Naseby Estates

**6. Local Development Plan (LDP6)**

To be prepared on Aspidale and Purdon farms for mixed use development.

**7. Local Development Plan (LDP7)**

To be prepared for the upgrading of Amaveni suburb.

**8. Local Development Plan (LP8)**

To be prepared for a mixed use development on Mimosa farm which will include upmarket residential, commercial and institutional uses including Midlands State University Campus and a Cyber city.

**9. Local Development Plan (LP9)**

To be prepared for Sebakwe Block for Low and Medium density residential development and ancillary uses.

**10. Local Development Plan (LP10)**

Shall be for the development of Recreational and tourism facilities including a proposed Resort City.

**11. Local Development Plan (LDP11)**

To be prepared for Woodlands Farm for high density development including ancillary uses.

**12. Local Development Plan (LDP12)**

To be prepared for the relocation of the Kwekwe Aerodrome to make way for mixed use development.

The Master plan will be financed through the following sources of funding;

For small projects, Council can use own funding from;

- Property taxes and assessment rates.
- Service charges.
- Licensing Fees.
- Rentals.
- Grants from government.
- 

For big investment projects like land and property development Council can make use of;

- Public Private Partnerships
- Involvement of private developers.

## **SETTING UP THE DEPARTMENT OF SPATIAL PLANNING AND LAND MANAGEMENT**

As per the Presidential Call to Action FOR setting up Departments of Spatial Planning in all Local Authorities. It is recommended that planning section be upgraded to a fully-fledged stand-alone department that will be responsible for the following Key functions identified in the Report of Study.

The department shall be 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.

**KWEKWE CITY MASTER PLAN**

**Budget Forecast 2025 – 2035**

		2024	2025	2030	2035
1	Governance & Administration	10,006,256.16	10,504,591.47	13,120,234.74	16,387,172.27
2	Water Sanitation & Hygiene	17,481,296.18	18,314,890.39	22,893,612.99	28,617,016.24
3	Social Services	12,217,942.86	12,827,839.10	16,034,798.88	20,042,748.60
4	Roads	3,680,782.83	3,862,821.97	4,828,527.46	6,035,639.33
5	Public Safety and Security Services	2,132,111.96	2,237,766.56	2,797,208.20	3,496,510.25
6	Natural resources Conservation & management	499,955.68	524,953.46	656,191.83	820,239.79
		46,018,345.67	48,272,862.95	60,330,574.10	75,399,326.48

# APPENDIX I: DEVELOPMENT CONDITIONS

## DEVELOPMENT CONDITIONS APPLICABLE TO STANDS IN THE CITY OF KWEKWE CITY

### APPLICABLE REGULATIONS

- ❖ CITY OF KWEKWE BUILDING BY-LAWS.
- ❖ REGIONAL TOWN AND COUNTRY PLANNING ACT ( CHAPTER 29:12 )
- ❖ NATIONAL MODEL BUILDING BY-LAWS.
- ❖ GOVERNMENT CIRCULARS.

#### THE DEPARTMENT OF WORKS

THE CITY PLANNER

CITY OF KWEKWE

P.O.BOX 689

KWEKWE

Tel 055 22301

EFFECTIVE DATE: OCTOBER 2012

**A. DEVELOPMENT CONDITIONS APPLICABLE TO COMMERCIAL STANDS: RAILWAY RESERVE COMMERCIAL STANDS**

- 1) No development shall be commenced on any stand prior to obtaining a development permit from City of Kwekwe in terms of Section 26 of the Regional Town and Country Planning Act (Chapter 29:12)
- 2) Building plans for all proposed buildings shall be submitted to Council for Approval prior to the commencement of any building operations and no building operations and no building shall be constructed other than in accordance with the plans so approved.
- 3) The stands shall be used for commercial purposes only and any uses that are ancillary thereto.
- 4) Construction of the principal building shall be commenced and completed within 24 months (or any extension granted by council in writing) from the date of signing an agreement of sale.
- 5) Building to be erected on the stand shall have a minimum value to be determined by council before approval of building plans and such buildings shall be erected in accordance with City of Kwekwe building by-laws.
- 6) Building to be erected on the stand shall not cover more than 75% of the area of the stand. The remaining 25% shall be used for loading and off loading and on-site parking.
- 7) Adequate on-site parking shall be provided on the stand at a rate of 2 parking bays for every 6 metre shopping frontage. Basement Parking shall be encouraged for all major developments.
- 8) The minimum height of the buildings shall be 3 floors. In the event of phased development, the designs should have foundations able to carry all the proposed floors and continuity details must be clearly indicated at the time of the first approval, and phase one shall consist of two floors at least.
- 9) Each erected building shall have a 3m wide pavement and a 2.1m wide canopy above. All canopies shall be at the same level with canopies on adjacent buildings.
- 10) All roofs shall be in parapet walls of uniform height.
- 11) The buildings to be constructed on the stand shall be contiguous with the adjacent stand or building.
- 12) Advertisements to be displayed on the building shall be in accordance with the requirements of the Regional, Town and Country Planning Act, (advertisement regulations) and shall be approved by Council.
- 13) Loading and off-loading for vehicles shall be done from the service lane at the back of the stand.
- 14) Brick moulding, quarrying, excavation of sand, rock and gravel shall not be permitted on the stand save that excavation of sand and rocks shall only be for the preparation of land for construction purposes.



- 15) The purchaser/ developer shall agree to grant Council servitudes as necessary for Council services such as water, sewerage, storm water drains and electricity. The condition shall be endorsed on title deeds in favour of Council.
- 16) Council or its duly authorized agent shall have the right to inspect the stand at all reasonable times until completion of development of the stand to Council satisfaction.
- 17) No commercial operations shall be carried out on the stand until:-
  - ❖ Approved buildings have been constructed and completed thereon.
  - ❖ Council has provided a reticulated water supply.
  - ❖ A sewerage disposal system has been installed to the satisfaction of the Council.
  - ❖ Adequate fire fighting facilities have been provided within the building.
  - ❖ The Council has granted trading licences
- 18) Provision shall be made for the disabled persons to access the building.

## B) DEVELOPMENT CONDITIONS APPLICABLE TO THE CENTRAL BUSINESS DISTRICT COMMERCIAL STANDS.

- 1) No development shall be commenced on any stand prior to obtaining a development permit from City of Kwekwe in terms of Section 26 of the Regional Town and Country Planning Act (Chapter 29:12)
- 2) Building plans for all proposed buildings shall be submitted to Council for Approval prior to the commencement of any building operations and no building operations and no building shall be constructed other than in accordance with the plans so approved.
- 3) The stands shall be used for commercial purposes only and any uses that are ancillary thereto.
- 4) Construction of the principal building shall be commenced and completed within 24 months (or any extension granted by council in writing) from the date of signing an agreement of sale.
- 5) Building to be erected on the stand shall have a minimum value to be determined by council before approval of building plans and such buildings shall be erected in accordance with City of Kwekwe building by-laws.
- 6) Building to be erected on the stand shall not cover more than 75% of the area of the stand. The remaining 25% shall be used for loading and off loading and on- site parking.
- 7) Adequate on-site parking shall be provided on the stand at a rate of 2 parking bays for every 6 metre shopping frontage. Basement Parking shall be encouraged for all major developments.
- 8) The minimum height of the buildings shall be 3 floors. In the event of phased development, the designs should have foundations able to carry all the proposed floors and continuity details must be clearly indicated at the time of the first approval, and phase one shall consist of two floors at least.
- 9) The Kwekwe Local Development Plan for the CBD shall apply to all new developments and redevelopment as far as land reservation and road widening is concerned.

## C) DEVELOPMENT CONDITIONS APPLICABLE TO GLOBE AND PHOENIX GROUND COMMERCIAL STANDS

- 1) No development shall be commenced on any stand prior to obtaining a development permit from City of Kwekwe in terms of Section 26 of the Regional Town and Country Planning Act (Chapter 29:12)
- 2) Building plans for all proposed buildings shall be submitted to Council for Approval prior to the commencement of any building operations and no building operations and no building shall be constructed other than in accordance with the plans so approved.
- 3) The stands shall be used for commercial purposes only and any uses that are ancillary thereto.
- 4) Construction of the principal building shall be commenced and completed within 24 months (or any extension granted by council in writing) from the date of signing an agreement of sale.
- 5) Building to be erected on the stand shall have a minimum value to be determined by council before approval of building plans and such buildings shall be erected in accordance with City of Kwekwe building by-laws.
- 6) Building to be erected on the stand shall not cover more than 75% of the area of the stand. The remaining 25% shall be used for loading and off-loading and on- site parking.
- 7) Adequate on-site parking shall be provided on the stand at a rate of 2 parking bays for every 6-metre shopping frontage. Basement Parking shall be encouraged for all major developments.
- 8) The minimum height of the buildings shall be 3 floors. In the event of phased development, the designs should have foundations able to carry all the proposed floors and continuity details must be clearly indicated at the time of the first approval, and phase one shall consist of two floors at least.
- 9) The Kwekwe Local Development Plan for the CBD shall apply to all new developments and redevelopment as far as land reservation and road widening is concerned.

## SPECIAL CONDITIONS APPLICABLE TO GLOBE AND PHOENIX COMMERCIAL STANDS

- Note 1

2 metres from the boundary at the back of all stands should be left undeveloped for council access to services.

## D) DEVELOPMENT CONDITIONS FOR COMMERCIAL AREAS IN HIGH/ MEDIUM/ LOW DENSITY AREAS AND INDUSTRIAL AREAS

- 1) No development shall be commenced on any stand prior to obtaining a development permit from City of Kwekwe in terms of Section 26 of the Regional Town and Country Planning Act (Chapter 29:12)
- 2) Building plans for all proposed buildings shall be submitted to Council for Approval prior to the commencement of any building operations and no building operations and no building shall be constructed other than in accordance with the plans so approved.
- 3) The stands shall be used for commercial purposes only and any uses that are ancillary thereto.
- 4) Construction of the principal building shall be commenced and completed within 24 months (or any extension granted by council in writing) from the date of signing an agreement of sale.
- 5) Building to be erected on the stand shall have a minimum value to be determined by council before approval of building plans and such buildings shall be erected in accordance with City of Kwekwe building by-laws.
- 6) Building to be erected on the stand shall not cover more than 75% of the area of the stand. The remaining 25% shall be used for loading and off-loading and on- site parking.
- 7) Adequate on-site parking shall be provided on the stand at a rate of 2 parking bays for every 6-metre shopping frontage. Basement Parking shall be encouraged for all major developments.
- 8) A maximum of three floors shall be permitted
- 9) Each erected building shall have a 3m wide pavement and a 2.1m wide canopy above. All canopies shall be at the same level with canopies on adjacent buildings.
- 10) All roofs shall be in parapet walls of uniform height.
- 11) The buildings to be constructed on the stand shall be contiguous with the adjacent stand or building.
- 12) Advertisements to be displayed on the building shall be in accordance with the requirements of the Regional, Town and Country Planning Act, (advertisement regulations) and shall be approved by Council.
- 13) Loading and off-loading for vehicles shall be done from the service lane at the back of the stand.

- 14) Brick moulding, quarrying, excavation of sand, rock and gravel shall not be permitted on the stand save that excavation of sand and rocks shall only be for the preparation of land for construction purposes.
- 15) The purchaser/ developer shall agree to grant Council servitudes as necessary for Council services such as water, sewerage, storm water drains and electricity. The condition shall be endorsed on title deeds in favour of Council.
- 16) Council or its duly authorized agent shall have the right to inspect the stand at all reasonable times until completion of development of the stand to Council satisfaction.
- 17) No commercial operations shall be carried out on the stand until: -
  - Approved buildings have been constructed and completed thereon.
  - Council has provided a reticulated water supply.
  - A sewerage disposal system has been installed to the satisfaction of the Council.
  - Adequate fire-fighting facilities have been provided within the building.
  - The Council has granted trading licences
- 18) Provision shall be made for the disabled persons to access the building.

## E) RESIDENTIAL DEVELOPMENT: CONDITIONS APPLICABLE TO: -

- ❖ CHICAGO
- ❖ HAZELDENE
- ❖ BEVERLEY HILLS
- ❖ GOLDEN ACRES
- ❖ TRIANGLE FARM
- ❖ AMAVENI ONE ACRE PLOTS

- 1) No development shall be commenced on any stand prior to obtaining a development Permit from the City of Kwekwe in terms of section 26 of the Regional, Town and Country Planning Act, (Chapter 29.12).
- 2) Building plans for all proposed buildings shall be submitted to Council for Approval prior to the commencement of any building operations and no building operations and no building shall be constructed other than in accordance with the plans so approved.
- 3) Construction of the principal building shall be commenced and completed within 24 months (or any extension granted by council in writing) from the date of signing an agreement of sale
- 4) Building to be erected on the stand shall have a minimum value to be determined by council before approval of building plans and such buildings shall be erected in accordance with City of Kwekwe building by-laws.
- 5) The stand shall be used for residential/ agricultural purposes only and any other uses that are ancillary thereto.
- 6) No semi-detached houses shall be permitted on the stands save that Garden flats may be constructed with the consent of Council obtained in writing
- 7) Building, which may be constructed thereon, shall consist of not more than one principal building designed for a single-family dwelling house with such outbuildings as are ordinarily used therewith.
- 8) ) The minimum plinth area of the principal building shall be 250 square metres. The permissible cottage or quest building shall have maximum of 250 square metres, and domestic quarters shall not exceed 55 square metres.
- 9) ) No buildings other than boundary walls or fences shall be: - permitted within 10m of a road frontage boundary and within 5m of any other boundaries.
- 10) All principal houses shall be constructed of standard cement bricks or approved farm bricks under tiles with high quality internal and external finish including floor finishes. Approved cottages shall be constructed of standard cement, burnt clay and farm bricks under tiles or asbestos sheets or other approved roofing materials and shall be plastered and painted.
- 11) Asbestos sheets on principal dwelling house shall only be permitted through special consent and iron sheets shall not be permitted.

- 12) Where there is no sewer reticulation, sewerage disposal shall be through septic tanks and soak ways and these shall not be constructed within 9 metres of a building and shall be within the stand building lines.
- 13) Fencing of properties shall be as per the requirements of the Fencing Act (Chapter 20.06). Boundary beacons shall not be removed during erection of fences and boundary walls. Barbed wire shall not be permitted for fencing.
- 14) No person shall reside on the stand until: -
- Approved buildings have been constructed and completed.
  - A piped water supply has been connected thereto.
- 15) No outbuilding shall be constructed before completion of the principal building. No outbuilding plan shall be approved before completion of the main building unless submitted to be built simultaneously with the main house.



## F) RESIDENTIAL DEVELOPMENT CONDITIONS APPLICABLE TO: -

- ❖ SOUTHWOOD
- ❖ MSASA PARK
- ❖ NEWTOWN
- ❖ MSASA NORTH
- ❖ GOLDEN ACRES NORTH
- ❖ WESTVIEW
- ❖ GOLDEN HILLS

- 1) No development shall be commenced on any stand prior to obtaining a development permit from City of Kwekwe in terms of Section 26 of the Regional Town and Country Planning Act (Chapter 29:12).
- 2) Construction of the principal building shall be commenced and completed within 24 months (or any extension granted by council in writing) from the date of signing an agreement of sale.
- 3) Building to be erected on the stand shall have a minimum value to be determined by council before approval of building plans and such buildings shall be erected in accordance with City of Kwekwe building by-laws.
- 4) Building, which may be constructed thereon, shall consist of not more than one principal building designed for a single-family dwelling house with such outbuildings as are ordinarily used therewith.
- 5) Asbestos sheets on principal dwelling house shall only be permitted through special consent and iron sheets shall not be permitted.
- 6) The stands shall be used for residential purposes only and other uses ancillary thereto.
- 7) The maximum plinth area of a cottage shall be 55 square metres and servants' quarters shall not exceed 40 square metres.
- 8) All principal buildings to be constructed in the area shall be of standard cement brick, burnt clay bricks or approved farm bricks under tiles or asbestos sheets, Trafford tiles or any other approved roofing materials.
- 9) The building lines shall be 6m minimum on the road frontage boundary, 3m of any other boundary and no development shall be permitted within building lines.
- 10) The principal buildings shall have a ceiling.
- 11) No outbuilding shall be constructed before completion of the principal building. As such, no outbuilding plans shall be approved before completion of the main building unless submitted to be built simultaneously with main building.
- 12) No person shall reside on the stand until: -

- Approved buildings have been constructed and completed.
- A piped water supply has been connected thereto.

## G) DEVELOPMENT CONDITIONS APPLICABLE TO: -

- ❖ FITCHLEA
  - ❖ WESTEND
  - ❖ GAIKA
  - ❖ GLENWOOD
  - ❖ MBIZO 4 MEDIUM DENSITY
  - ❖ MBIZO 8 MEDIUM DENSITY
  - ❖ AMAVENI MEDIUM DENSITY
- 1) No development shall be commenced on any stand prior to obtaining a development permit from City of Kwekwe in terms of Section 26 of the Regional Town and Country Planning Act (Chapter 29:12).
  - 2) Construction of the principal building shall be commenced and completed within 24 months (or any extension granted by council in writing) from the date of signing an agreement of sale.
  - 3) Building to be erected on the stand shall have a minimum value to be determined by council before approval of building plans and such buildings shall be erected in accordance with City of Kwekwe building by-laws.
  - 4) Building, which may be constructed thereon, shall consist of not more than one principal building designed for a single-family dwelling house with such outbuildings as are ordinarily used therewith.
  - 5) Asbestos sheets on principal dwelling house shall only be permitted through special consent and iron sheets shall not be permitted.
  - 6) The stand shall be used for residential purposes only and for any other uses ancillary thereto.
  - 7) The principal building to be constructed on the stand shall have a minimum plinth area of 100 square metres.
  - 8) The minimum building value of the principal building shall be determined by Council on plan approval and the building shall be constructed in accordance with the City of Kwekwe building bylaws.
  - 9) All houses constructed in the area shall be brick under tile, asbestos sheets or other approved roofing materials. Council shall permit iron sheets through special consent.
  - 10) No building other than boundary walls or fences shall be erected within 6m of the road frontage boundary or within 3m of any other boundary.
  - 11) Outbuildings to be erected on the stands shall not exceed 40 square metres.

## H) DEVELOPMENT CONDITIONS APPLICABLE TO HIGH DENSITY AREAS.

- AMAVENI TOWNSHIP
  - MBIZO TOWNSHIP
- 1) The stands shall be used for residential purposes only and any other use as may be approved by Council.
  - 2) Development of houses in phases shall be permitted and phase 1 shall consist one room, Kitchen, toilet and shower.
  - 3) The minimum building value of the principal building shall be determined by Council on plan approval and the building shall be constructed in accordance with the City of Kwekwe building by-laws.
  - 4) Building lines for high- density areas shall be as follows:-
    - For stands with a stand width above 15 m and a depth of 25 m and above – road frontage building line shall be 3m, back boundary 2m and 2m on other sides.
    - For a stand with depth below 25 m and a stand width below 15 m the road frontage building line shall be 3m, back boundary 2m and the side boundary building lines shall be 1, 5m.
    - Stands with an area of 180 – 200 m<sup>2</sup> side boundary building lines shall be 1, 5 m, road frontage shall be 3m and back-building lines shall be 2m.
    - Stands below 180 m<sup>2</sup> shall have side boundary building lines of 1m and other building lines shall be 3m on the road frontage and 2m at the back if and only if it does not interfere with municipal services.
  - 5) All buildings shall be of approved blocks, standard cement, commons, farm and burnt clay bricks under tiles, asbestos or other approved materials.
  - 6) No outbuildings for any use shall be allowed on the stands.

## I)SPECIAL CONDITIONS APPLICABLE TO RESIDENTIAL DEVELOPMENTS

### Note 1

Where a stand has two road frontages boundaries, one such boundary shall be treated as an ordinary and road frontage building line shall not apply.

### Note 2

The building lines shall only be relaxed in special circumstances and the planning section upon an application by the stand owner will consider that application.

### Note 3

Thatching of houses or other structures shall be through special consent of Council.

### Note 4

Development of houses in phases shall be permitted. For low income developments Phase 1 shall consist of one room, kitchen, toilet and shower. For middle income developments shall consist of a "wet core" of lounge, bedroom, Kitchen, bathroom and toilet. The wet core shall be on a concrete slab sufficient in size for the eventual house.

## J) DEVELOPMENT CONDITIONS APPLICABLE TO INDUSTRIAL STANDS.

- 1) No development shall be commenced on any stand prior to obtaining a development permit from City of Kwekwe in terms of the Regional, Town and Country Planning Act, (chapter 29.12)
- 2) Building plans for authorised building shall be submitted to council for approval prior to the commencement of building operations and the building to be constructed shall be in accordance with the plans so approved.
- 3) The stand shall be used for industrial purposes only and other ancillary uses.
- 4) No person shall reside on the stand.
- 5) The value of buildings to be constructed on the stands shall be determined by council on approval of plans.
- 6) No buildings other than boundary walls/ fences shall be erected within 6m of any road boundary or 3m of any other boundary.
- 7) No industrial operations shall be commenced on the stand until: -
  - ❖ Approved buildings have been completed thereon.
  - ❖ A reticulated water supply has been connected thereon.
  - ❖ A sanitary system to the satisfaction of Council is connected thereto.
- 8) Council shall approve building materials on plan approval.

## K) HOME INDUSTRY STANDS: -

- 1) No development shall be commenced on any stand prior to obtaining a development permit from City of Kwekwe in terms of the Regional, Town and Country Planning Act, (chapter 29.12)
- 2) Building plans for authorised building shall be submitted to council for approval prior to the commencement of building operations and the building to be constructed shall be in accordance with the plans so approved.
- 3) The stand shall be used for industrial purposes only and other ancillary uses.
- 4) No person shall reside on the stand.
- 5) The value of buildings to be constructed on the stands shall be determined by council on approval of plans.
- 6) No industrial operations shall be commenced on the stand until: -
  - Approved buildings have been completed thereon.
  - A reticulated water supply has been connected thereon.
  - A sanitary system to the satisfaction of Council is connected thereto.
- 8) Council shall approve building materials on plan approval.
- 9) No building other than boundary wall or fences shall be constructed/erected within 3m of any road frontage and back boundary 2m and 1.5m of any side boundary.

## L) DEVELOPMENT CONDITIONS APPLICABLE TO ALL FLAT STANDS

- LOW DENSITY

- 1) No development shall be commenced on any stand prior to obtaining a development permit from City of Kwekwe in terms of section 26 of the Regional Town and Country Planning Act (chapter 29:12)
- 2) Building plans for all proposed building shall be submitted to Council for approval prior to the commencement of any building operations and no building shall be constructed other than in accordance with the plans approved.
- 3) Parking of vehicles shall be provided within the stand.
- 4) The stand shall be used for residential and buildings which may be erected or used thereon are flat blocks or garden flats.
- 5) Flat blocks and for garden flats building lines in that residential area shall apply.
- 6) The maximum height for the flat blocks is three storeys.
- 7) The quality and value of the flat building shall be as per specification by the local authority.
- 8) Buildings for garden flats to be erected on the stand shall not cover more than 75% of the area of the stand. The remaining 25% shall be used for on site parking.



## M) DEVELOPMENT CONDITIONS FOR INSTITUTIONAL STANDS

- SCHOOLS
  - HOSPITALS
  - CRECHES
  - FUNERAL PARLOUR
- 1) No development shall be commenced on any stand prior to obtaining a development permit from City of Kwekwe in terms of the Regional, Town and Country Planning Act, (chapter 29.12)
  - 2) Building plans for authorised building shall be submitted to council for approval prior to the commencement of building operations and the building to be constructed shall be in accordance with the plans so approved.
  - 3) The stands shall be used for institutional purposes only and the only buildings to be erected on the stands shall be designed to adequately accommodate the permitted use and other ancillary uses.
  - 4) The buildings to be erected on the stand may include a caretakers residence or in case of churches, a pastors accommodation.
  - 5) No institutional operations shall be commenced on the stands until: -
    - ❖ Approved buildings are completed thereon.
    - ❖ A reticulated water supply has been installed and
    - ❖ A sanitary system to the satisfaction of Council has been installed.
  - 6) Building to be constructed on the stands shall be of standard bricks under tiles or asbestos sheets or any other roofing materials approved by Council.

## NOTE

- SPECIAL CONDITIONS FOR CRECHES

- 1) The perimeters of the crèche must be well secured (fencing or, putting a durawall)
- 2) The siting of crèche must leave adequate playground for the children.
- 3) Plans submitted must include isolation/ sick room for children who are not feeling well.
- 4) Kitchen to have basic equipment.
- 5) Floor space per child to be 2.8m<sup>2</sup>
- 6) Plans submitted to have separate toilets for boys and girls with 225mm sized chamber and hand basins sized 500mm.
- 7) Each toilet to be shared by not more than 15 children.

- SPECIAL CONDITIONS FOR MORTUARIES / FUNERAL PALOUR

- 1) Provision for at least the following shall be made on funeral undertakers' premises or funeral parlour;
  - a) Preparation room for the preparation of corpses.
  - b) Change rooms separate for each sex, for the use of employees employed at such premises.
  - c) Suitable refrigeration facilities for the refrigeration of corpses
  - d) Adequate facilities for the cleansing and washing up of equipment inside the building.
  - e) Adequate facilities for the cleansing and washing up of equipment inside the building.
  - f) Suitable facilities for the loading and offloading of corpses as contemplated in sub regulation (b) of item 3 of these requirements
- 2) No room on funeral undertakers' premises or funeral parlour shall be used for any purpose other than the purpose for which it is intended and no act other than the act to the said purpose shall occur in such room.
- 3) a) The preparation room shall be designed so as to;
  - i) be separated from all other rooms on the premises and as not to communicate directly with any office or showroom provide that, where a preparation room on existing funeral undertakers premises/ parlour so communicates, the entrance thereto shall be so concealed that the interior thereof is completely out of the sight of any person in such office or showroom.
  - ii) Enable obnoxious odours and vapours to be adequately treated, and be sufficiently ventilated.
- b) The preparation room shall have the following specifications for the floor.
  - i) Floor covering an area of not less than 116 m for the first table of the kind referred to in paragraph (e) and 8 m for each additional such table.
  - ii) Floor constructed of concrete or similar non absorbent material with a smooth non slippery surface or similar non absorbent material that is easy to clean and graded to an approved gully. The junction between the wall and the floor shall be covered.
  - c) Interior wall surfaces to have a smooth finish and painted with light coloured washable paint or other approved, suitable, smooth, waterproof, light coloured and washable material.
  - d) The ceiling should not be less than 2,9m above floor level; the ceiling should be dust proof and painted with a light coloured washable paint.
  - e) The preparation room shall contain not less than one table of stainless steel or glazed earth ware of other approved material, equipped with a raised rim o the

outside, a tap with cold running water to which a flexible pipe can be connected and drainage opening connected to an approved gully.

f) the preparation room shall contain not less than one wash basin for each table, made of stainless steel or other approved material, with a working surface of the same material, taps with hot and cold water running permanently connected to an approved disposal system and provided with disposable towels, a nailbrush and bactericidal soap.

g) The preparation room shall have not less than one tap with running water to which flexible pipe long enough to reach the corner of such room, can be connected for cleaning the interior surfaces.

h) The preparation room shall have door openings which are not less than 0,82metres in width and 2metres height so that corpses can be taken into and out of such room without any difficulty.

4) Each change room shall contain at least the following

a) One wash hand basin with hot and cold water running for every six employees

b) Disposable towels, soap, nailbrush and disinfectant

c) Not less than one water closet for every 15 female employees employed at the funeral parlour, where more than 5 males are employed a urinary shall be provided.

d) Adequate steel lockers for use by employees.

5) refrigeration facilities such as refrigerators or cold chambers shall be installed in or within easy reach of such preparation room for the keeping of corpses and where refrigerators are provided the following must apply:-

a) The refrigerators shall be made of material that does not absorb moisture and shall be provided with removable stainless steel trays and shall be so designed as to drain properly and easy to clean.

b) the surface temperature of any corpse shall be no higher than 5 degrees Celsius with three hours of its being received on the premises and no higher than 15 degrees Celsius during the preparation, and, where cold chambers are provided they shall be designed to enable obnoxious odours and vapours to be adequately treated, floor constructed of concrete or similar non absorbent material with a smooth non slippery surface or similar non absorbent material that is easy to clean and graded to an approved gully. The junction between the wall and the floor shall be covered.

The ceiling should not be less than 2,9m above floor level; the ceiling should be dust proof and painted with a light coloured washable paint, the preparation room shall have door openings which are not less than 0,82metres in width and 2metres height so that corpses can be taken into and out of such room without any difficulty and

shall be provided with shelves manufactured from a material that does not absorb moisture and that is easy to clean.

- 6) The cleansing and loading and unloading facilities shall consist of a paved area, screened from public view, with drainage system into a gully connected to approved disposal system.
- 7) the loading of corpses and cleansing of vehicles shall not take place anywhere except in a paved area, screened from public view, with drainage system into a gully connected to approved disposal system.
- 8) The funeral parlour shall be rodent proof.
- 9) Provide adequate laundry and disinfecting facilities within the premises.

## APPENDIX 2: USE GROUPS

The use groups are defined as follows:-

### GROUP A: DWELLING HOUSES

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

Note:(1) A residence over a shop should be considered to fall within Group B: Residential Buildings (other than dwelling houses).

### GROUP B : RESIDENTIAL BUILDINGS (other than dwelling houses)

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

### GROUP B1 : RESIDENTIAL BUILDING (LICENSED)

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

### GROUP B2 : RESIDENTIAL BUILDINGS (INSTITUTIONAL)

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

Clinic (Residential)	Convalescent Home
Convent	Hospital (other than mental)
Maternity Home	Monastery
Nursing Home	Sanatorium

### GROUP C : SCHOOLS AND RESIDENTIAL COLLEGES

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

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

(3) Day nurseries, creches and nursery schools are included in Group C1.

### GROUP C1: CRECHES

6. This group includes: -

Creche

Nursery School

Day Nursery

### GROUP D: SHOPS

7. A shop is a building designed for the purpose of carrying on retail trade. (4), (5) (6) and (7).

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

Auction Room

Bar (Licensed for the sale of intoxicating liquors)

Beauty Parlour

Cafe

Department Store

Dyers and Cleaners

Hairdresser

Milk Bar

Restaurant

Retail Market

Travel Agency

Launderette (7)

Motor Vehicle Showroom

Restaurant (not licensed for the sale of intoxicating liquor)

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

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

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

(a) domestic type washing machines with or without domestic type ironing appliances are provided by the occupier for the use of customers, whether such washing machines and/or ironing appliances are operated solely by the customer or not.

(b) fewer than 5 persons are employed by the occupier to operate such machines and/or appliances.

#### GROUP E : OFFICES

8. This group includes:-

Agency

Bank

Exchange (Stock or Produce)

Surgery or Consulting Rooms (Doctor or Dentist)

Telework Centres (8)

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

#### GROUP E1: SURGERIES AND MEDICAL CHAMBERS

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

The group includes:-

Bacteriologists' Laboratory

Physiotherapists' Rooms

Dentist Consulting Rooms

Radiologists' Rooms

Doctors' Consulting Rooms

Veterinary Surgeons' and

Dispensaries Consulting Room



## GROUP F : INSTITUTIONS

10.The group includes:-

Institution	Reformatory
Mental Defective School	Special School
Mental Hospital	

## GROUP G: WHOLESale WAREHOUSES

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

## GROUP H: STORAGE WAREHOUSES

12.This group includes:

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

## GROUP I : PUBLIC BUILDINGS

13、 This group includes:-

- Art Gallery
- Baths (Public)
- Baths (Public Swimming)
- Central Government Office
- Clinic
- Community Centre
- Court, (Law) (9)
- Court (Police)
- Fire Station
- Government Office (9)
- Health Centre

Institutional Professional (9)  
Library (Public)  
Labour Exchange  
Local Government Office  
Museum  
Police Station  
Post Office  
Technical College or Institute (2)  
University Building (2)  
Welfare Centre

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

#### GROUP J: SPECIAL PLACES OF ASSEMBLY

14. This group includes:-

Amusement Arcade or Hall  
Auditorium  
billiard Saloon  
Church Hall  
Cinema (9)  
College (Adult Non-Residential)  
College (Business)  
Commercial School  
Concert Hall (9)  
Exhibition (hall or Gymnasium) (9)  
Hall of Trade Exhibitions  
Lecture Hall (9)  
Lottery Hal1  
Meeting House

Music/Dance Hall (9)  
Public Hall (9)\_Skating Rink  
Special Centre  
Squash Rackets Court (Public)  
Theatre (9)

GROUP J1: SPECIAL PLACES OF ASSEMBLY

15. This group includes:-

Amusement Hall  
Athletic Ground (10)  
Drive-in-Cinema  
Drive-in-Restaurant  
Fair Booth  
Football Ground (10)  
Fun Fair  
Racecourse or Track  
Sports Ground (10)  
Stadium

Note:(10)

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

GROUP K: PLACES OF PUBLIC WORSHIP

16. This group includes:-

Cathedral	Oratory
Chapel	Sunday School
church	Synagogue
Citadel	Temple
Mosque	

## GROUP L: LIGHT INDUSTRIAL

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

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

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

## GROUP L1: SERVICE INDUSTRIAL

18.A service industrial use is one in which industrial operations are. conducted for the express purpose of rendering services directly concerned with the day to day needs of the local community, and where the processes carried on, the machinery installed, the number of persons employed and the amount of vehicular traffic generated would not be detrimental to the amenity of the area concerned by reason of noise, vibration, smell or any other cause. (17) This group includes -

Bakery(5)

Garage(12)

Laundry

Milk processing and distributing depot

Stores and Storage Yard

Tradesman's workshop

Wood and Coal Yard

Note: (12) A garage is also included under Group M.

## GROUP M: INDUSTRIAL

19.An industrial use is a use other than a light industrial use or special industrial use which includes any of the following activities -

- (i) the making of any article or part of any article;
- (ii) the altering, repairing, renovating, ornamenting, painting, spraying, polishing, finishing, cleaning, dyeing, washing or breaking up of any article
- (iii) the adaptation for sale or use of any article;
- (iv) the sorting, assembling or packing (including washing or filling bottles or other containers) of any article;

(v) the painting, spraying, construction, reconstruction, assembling, repairing, or breaking up of vehicles or parts thereof; printing by Letter press, lithography, photogravure

(vi) or similar process, including any activity associated with the printing industry;

(vii) the production and storage of gas in a holder of more than five thousand cubic feet storage capacity;

(viii) the freezing, chilling or storage in cold storage of any article;

(ix) the slaughtering of livestock;

(x) the generation of electricity;

(xi) photographic work; save. where the activity carried on is only incidental to the permitted predominant use. (5),(17)

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

#### GROUP N: SURFACE MINERAL WORKINGS

20. This group includes:-

Brickfields

Quarry, Sand, Gravel or Stone

Quarry, Limestone

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

#### GROUP P: PETROL FILLING AND SERVICE STATION

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

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

- petroleum products, motor vehicle spare parts,

(b) Any building used for the retail sale of other accessories, tyres, tubes and those items covered by an aerated water dealer's licence;

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

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

Steam cleaning

Spray painting

Panel beating

Engine removal and dismantling

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

Tyre retreading/remoulding clutch and/or gearbox replacement and repairs when removal of engine is necessary Automatic transmission repairs

Note:(13)

The items specifically excluded from this group are to be included in Use Groups L and L1 and M dependent on the nature and extent of such work, buildings and machinery used or to be used on connection therewith.

#### GROUP R: SURFACE CAR PARK

22.A surface car park is a space reserved solely for the parking of motor vehicles. The location of the car park should not disrupt the smooth flow of traffic. This should also be provided in residential areas, at commercial shopping centres, industrial areas and any other areas where major activities warrant the use of a motor vehicle.

#### GROUP S: LORRY PARKING LOT AND REST HOUSE

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

#### GROUP T: NEWSPAPER OFFICES

24.A newspaper office is a building in which newspaper printing presses are operated and in which such other activities are carried out as are normally and directly associated with the printing and publishing of newspapers' printed and published by that office and includes premises in the same building or in a building on a stand adjoining the stand on which such office is situated, wherein is carried on trade of photo-process engraving wholly or substantially as an activity associated with the production of such newspapers as are printed and published by such newspaper office.

#### NOTE:

(14) Notwithstanding the remaining provisions of this Master Plan a Newspaper Office shall not be deemed to fall within any building use group other than Use Group T.

#### GROUP U: PARKING GARAGES

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

(a)Use of the ground floor or alternatively, but not additionally the first floor of such buildings for:-

(i) Shops

(ii) Offices

(iii) Purposes incidental to the operation of the garage, and

(b) facilities within such building for the fuelling, lubricating and washing of motor vehicles parked within the building;

(c) public passenger transport movement facilities provided that in no case shall the floor area used for purposes indicated in (a) and (b) above exceed twenty per centum of the total floor area of such building.

#### GROUP V: FUNERAL PARLOUR

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

(i) facilities for the keeping of the bodies of deceased persons;

(ii) A Chapel;

(iii) A viewing room;

(iv) A Coffin showroom;

(v) An administrative office for the arrangement of supply of floral attributes;

(vi) Such administrative offices and toilet facilities as are ordinarily necessary for the day to day operation of the funeral parlour.

#### GROUP W: SPECIAL BUILDINGS AND USES

27-The following types of buildings are special industrial buildings -

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

Brick kilns, lime kilns, coke ovens, salt glazing works, sintering of sulphur bearing materials, distilling, refining or blending of oils, stone crushing or screening plants for the preparation of road surfacing materials. Smelting of ores and minerals, calcining, puddling and rolling of iron and other metals, conversion of pig iron into wrought iron, re-heating, annealing, hardening, forging, converting and carburising iron and other metals, galvanising, recovery of metal from scrap, pickling or dissolution of metals in acid, chromium plating. Works for the production of, or which employ, cellulose lacquers, cyanogen or its compounds, hot pitch or bitument pyridine, liquid or gaseous sulphur dioxide, sulphur chlorides, calcium carbide. (15) Works for the production of amyl acetate, aromatic esters, butyric acid, caramel, enamelled wire, glass, hexamine, iodoform, lampblack, B-Naphthol, resin products, other than synthetic resin powders, salicylic acid, sulphonated organic compounds, ultramarine, zinc chloride, zinc oxide, paint and varnish manufacture excluding works at which only milling and blending are practised, production of rubber from scrap; (15), (16)

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

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

Aerodrome	Hospital
Bar (Licensed)	Institution(+)
Barracks	Lavatory (Public)
Billiard Saloon	Memorial or Monument
Boarding Kennels	Newspaper Office and Works
Bus Garage	Nursing Home
Bus Station	Prison
Cemetery	Pumping Station
Children's Home	Railway Premises
Convalescent Home	Railway Station
crematorium	Refuse Destructor
*Creche	Refuse Composting Plant
*Day Nursery	Riding School
Drill Hall	Sanatorium
Electricity sub-station	Sewage Works
Film Studio	stable
Funeral Parlour	Telephone Exchange
Garage (lock-up)	Veterinary Surgery
Golf Course	Water Works
Wireless or Television Buildings.	

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

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



Note: (18)

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

# **APPENDIX 3: Minutes of Technical meeting for Infrastructure Services provision Kwekwe City Council**

## **MASTER PLAN – INFRASTRUCTURE SERVICES PROVISION**

**DATE:** 8 April 2024

**VENUE:** COMMITTEE ROOM AND DIRECTOR OF WORKS' OFFICE

### **PRESENT**

Pr. Eng. J. M. Mhike Director of Works, City of Kwekwe

Pr. Eng. J. Muzata Assistant Director of Works, City of Kwekwe

Pr. Eng. V. Mutambirwa Assistant Director of Works , City of Kwekwe

Pr. Eng. Rejoice .. (Mrs.) Projects Engineer, City of Kwekwe

Pr. Eng. M Chenga PlanAfric PI/SIMTC PL

### **1.0 Introductions**

The meeting was opened by the DOW and started by self-introduction by those present.

### **2.0 AIM**

The purpose of the meeting was to allow the Department of Works and PlanAfric to meet and discuss the proposed new **Kwekwe Master Plan (KKMP)**, a specialist town planning document. The meeting is to discuss technical input required for the infrastructure services that fall under the Department of Works.

### **3.0 KweKwe Redcliff Combination Master**

**3.1** The meeting was informed that KKM is using the signed Kwe Kwe Redcliff Combination Master Plan (KKRCMP) document as the operating and guidance master plan.

**3.2** The KKRCMP is detailed in basic information in terms of the existing physical infrastructure services which has not changed substantially in terms of existing, operating and maintenance. The document is owned by KKM and hence its contents can be freely used in parts and whole in the new City of Kwe Kwe master plan (KKMP) document.

**3.3** With reference to item 3.2 the new KKMP should use review and comment KKRCMP targets in terms of achievements, non-achievements, implemented and in progress and discarded. Where possible the cost implications should be shown.

### **4.0 Bulk Water Supply**

**4.1** Bulk water supply, both in terms of raw and treated, is still satisfactory. The sole water treatment works is called Dutchman's Pool Water Treatment Works (DPWTW) is still operating within reasonable design treatment daily volume of 90ML/d. The water demand projections including those of Redcliff, ZISCO and Kwe Kwe's environs indicate that the present existing 90ML/d design and existing water treatment capacity is not going to be exceeded during this master plan design period of 10 to 15 years from July 2024.

**4.2** Lower Zivagwe earth wall dam seems to be leaking water in excess through the weep holes. Investigation report required and protective works need to be carried.

**4.3** For the KKMP the thrust will be to address:-

**4.3.1** Plant and Equipment

**4.3.2** Water treatment structures

**4.3.3** Building structures

**4.3.4** Land scaping

**4.3.5** Accommodation

**4.3.6** Training

**4.4** Dutchman's Pool Water Treatment Works ((DPWTW) Land Expansion – Land acquisition

The existing DPWTW treatment capacity is provisionally being seen as adequate to meet the potable water demand for KKM, Redcliff and their respective environs. However, the support facilities provision at the DPWTW need to be improved and prioritized during the next KKMP time frame. To address this and as a starting point, a Town Planning Layout and pegging of the land expansion area needs to be prepared in order to formalize the DPWTW area and demarcate the treatment works area from the adjacent plots. The layout will include these provisionally identified facilities listed below:-

**4.4.1** Staff accommodation – there is an acute shortage of accommodation for fitters, electricians, plumbers, operators and other staff. It is also envisaged that additional staff accommodation in terms of flats will be provided at the Northern Sewage Treatment Works. Preliminary house plans have been prepared.

**4.4.2** Workshops – lathe machining workshop, electricity workshop, plumbers' workshop, etc.

**4.4.3** Wastewater Recycling areas

**5.0** Water conveyance

**5.1** Treated water from DPWTW is conveyed to Kwe Kwe by a series of pumping mains that:-

✓ a) feed to the Chicago Reservoirs and

✓ b) use a number water main interlinking valve chambers to directly feed domestic consumer water reticulation.

**5.2** The existing conveyance system works both as a pumped system (mainly applies to Mbizo suburb and Amaveni) and as a gravity feed to the whole City. Direct feed from the high lift treated water pumps is an expensive method of operating a water distribution system and is now struggling to provide adequate water pressure. This system used to be acceptable because the high lift pumps used to be shut off and water distribution was through gravity feed. The expansion of the city has now meant that the high lift pumps are working an excessive number of hours a day, an unacceptable situation. The City's has meant that the electricity bill is now too high.

**5.3** KKM as part of its O & M has an ongoing process of upgrading the pumping mains by a process of removal, rehabilitation and upgrading both pipes, valves and valve chambers. Mbizo 15 and 21, etc., water mains are being upgraded including the pilot project of old Mbizo. The ZIMFUND report has a greater detail of the

upgrading and rehabilitation exercise. The KKMP period is expected to see a continuation of this exercise.

## **6.0 Water Storage**

Kwekwe has two sets of water reservoir sites serving the City. The main water storage reservoir site is located at Chicago. Preliminary calculations in the meeting estimated that an additional 60MI water reservoir storage is required after allowing for the standard 2.5 day storage. In addition, KKM wants to employ Distance Management System (DMS) for bulk storage reservoirs and strategically placed flow meters.

**6.1** During the KKMP time span KKM intends to investigate and present a report on the need to increase the storage reservoirs and potable water storage, their location and programming of their construction. This is now a necessity when referenced to item 5.3 above. The ZIMFUND report made the recommendation that Mbizo requires water storage reservoirs of its own and costed their construction at +/- US\$60m.

**6.2** KKMP will also consider the construction of additional water storage reservoirs in other locations to serve both existing (relatively new) and proposed new development areas, e.g., MSU and Marapira residential developments.

**6.3** Make recommendations on the type of DMS to utilize.

**6.4** Study and recommend the introduction of GIS to the KKM DOW and other relevant departments.

## **7.0 Bulk Sewage Treatment**

City of Kwe Kwe has one central sewage treatment works (BNR) that incorporates a set of sewage treatment ponds that serve the city of Kwe Kwe where a full waterborne sewerage reticulation is in place. This Northern Sewage Treatment Works (NSTW) are operating at way below capacity (+/-50%). Areas with no waterborne sewerage reticulation are served by septic tanks with associated soakaways. The present and future view regarding NSTW is as follows:-

**7.1** Presently NSTW is not fit for service due to acute plant and equipment breakdown issues. Secondly, there is not enough raw sewage entering the treatment plant to make the BNR unit work efficiently.

**7.2** KKM cannot abandon the NSTW because

✓ a) KKM has no alternative sewage treatment work to the same treatment capacity,

✓ b) its failings can be overcome with reasonable investment both at the plant itself and also on the conveyance network.

### **7.3 Internal Failings of NSTW**

**7.3.1** KKM is aware of the major problems facing the plant and state that the solution requires a holistic approach to ensure that the plant can be allowed to work properly. The plant has been designed to produce at minimum green band effluent for discharge to the river course. As part of the operating and maintenance program and also during the KKMP time frame detailed reports and substantial funding is required to rehabilitate, replace and upgrade the existing plant and equipment.

**7.3.2** Continuation of the NSTW extension program is going to be maintained, especially the improvements needed to the sludge digester unit. This unit is expected to provide energy to drive some of the equipment that run the electrical motors and pumps hence help reduce the hefty electricity bill the plant presently produces.

**7.3.3** As a BNR system, there is a requirement for constant new minimum inflow volumes of raw sewage for the plant to work properly. To derive this minimum volume, there is need for an investigative report to be done.

#### **7.4 External Failings of NSTW**

NSTW has three main outfall sewer mains that flow into its intake works. Two are from the raw sewage pump stations from Mbizo 10 and Amaveni, the third is from a gravity flowsewer main. Apparently all three outfall sewer mains suffer from vandalism but the two pump station outfall sewer suffer from persistent breakdowns.

**7.4.1** For the KKMP period KKM intends to continue operation and maintenance efforts to

ensure the functioning of the two raw sewage pump stations.

**7.4.2** The KKMP period should see a detailed investigation and report studying possibility of

eliminating the two pump stations and creation of new sewage treatment works for each sewage catchment area. Also, the report will provide opinion on what the effect of cutting of raw sewage from the NSTW will have on its functioning.

#### **8.0 Sewage Conveyance**

Outfall sewer mains are a combination of rising mains and gravity mains. Rising mains capacity is controlled by the pump station pumps and their failure to perform will be due to pipe bursts and/blockage. For gravity sewer mains their fitness of service is determined by lack of capacity and/or the bad quality of the pipes due to age or vandalism. KKM has a program of upgrading the existing sewer mains, which started with the Amaveni pilotproject. Next in the upgrading program are the Southwood and Msasa suburbs. The KKMP period should see a continuation of the upgrading program.

#### **9.0 Raw Sewage Pump stations**

KKM has the Mbizo 10, Mbizo 21 and the Amaveni raw sewage pump stations. The Mbizo 10 and Amaveni pumpstations are the pumpstations that convey the raw sewage to the NSTW. Both face acute breakdown issues during service and this is visibly shown by the overgrown reeds, polluted slim filled water and stench streams from the pumpstations. The meeting proposed that there be an investigative report on their decommissioning with a view to replacing them with a sewage treatment works.

**9.1** The meeting proposed that the ADOW together with Town Planning immediately:-

**9.1.1** quickly verify how much land can be availed for a modern mini sewage treatment works for the pumpstations sewage catchment

**9.1.2** check to see if the proposed new mini sewage treatment works can be located

downstream to cater for any additional or proposed residential developments.

**9.2** The mini new sewage works should aim at producing a minimum green and blue quality treated effluent. The effluent should be used for creating active and passive recreation parks containing commercial, cultural, nature walk (birdcage/animal feed pens e.g., goats, sheep, ducks etc.) enterprises.

**10.0** Perennial and ephemeral streams

Kwe Kwe does not have any rivers within its boundaries and does not have many perennial streams. The City does contain ephemeral streams to which most can be viewed as fair to badly polluted. Mbizo unfortunately has create perennial streams out of a number of ephemeral stream due to untreated sewage being the source of the surface water. The source of this untreated sewage can also be the subject of the report under item 9.1 above.

**11.0** Traffic and Transport

Vehicle ownership and volume has steadily grown in Kwe Kwe 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, Kwe Kwe has identified two major areas that need to be addressed immediately for the KKMP 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. The second is need to create City Centre bypass route for intercity traffic not interested in stopping in Kwe Kwe. The operating Kwe Kwe 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 KKMP needs to see a more defined and implementation program for these bypasses. The meeting agreed that the starting point will be the study, design and construction of the Kwe Kwe ring road portion is from Harare Kwe Kwe highway to Mbizo, now referred to as Maunganidze road. Finally, the meeting noted that there has been a pickup in development activity between the Kwe Kwe Bulawayo Highway and the Steelworks road. The Zibagwe Rural District Council has already approved a high density residential development on the boundary with Kwe Kwe'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. KKM's position is to make the Steelworks road the primary road access to Redcliff and the peri urban area in-between. It was agreed that during the KKMP period, a study (including traffic counts), design and possible the construction of Steelworks Road from Hazeldene to Redcliff be carried out. The following are in term priority of attention during the KKMP the traffic and transport aims:-

**11.1** Industrial Road /Faraday Road/Mbizo road and Kwe Kwe Harare Highway/Maunganidza Road to Mbizo.

**11.2** Mvuma Road roundabout – Faraday road/Mvuma road adjacent golf course. Traffic count and design drawings at completed.

**11.3** Ring road/ Bypass Road – Gokwe road and existing Gokwe road West End. Road diversion being reviewed in proposed new shopping centre to be constructed from the Amaveni road about, old bus terminus and burned down tavern bar.

**11.4** Steelworks Road – KKM to confirm whether this road will be MOT/ZINARA funded as it will be intercity road. Design and construction.

**11.5** Routine Annual Targets

**11.5.1** Mvuma Roundabout – Mvuma road/Potohuru road to cover traffic for Mbizo 14, 15, 17, 21 and 22.

**11.5.2** Town centre dual carriageway exit road and Kwe Kwe Civic Centre roundabout. Proposal completed.

**11.5.3** KKM to investigate feasibility of KKM run buses. Pilot route will be City centre to Mbizo.

**11.5.4** Kwe Kwe aerodrome – study to be carried out on moving it to another location.

**12.0** Infrastructure Service Point Person Pr Eng Mutambirwa will be KKM's point person on the KKMP infrastructure services point person. Pr Eng Chenga will be PlanAfric's point person.

**13.00 End of Meeting.**

**APPENDIX 4: Stakeholder Attendance Register ROS  
Validation (See Overleaf)**