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KWEKWE CITY MASTER PLAN

EXECUTIVE SUMMARY

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1.0 BACKGROUND

The Master Plan for Kwekwe was prepared in conformity with the terms of reference issued by the Department of Spatial Planning and Development, the Ministry of Local Government and Public works in line with the Presidential Call to Action, “Mater Plan Preparation and the establishment of Department of Spatial Planning and Land Management at all Local authorities in Zimbabwe.”

The Master Plan has been prepared to supersede the expired Kwekwe Redcliff Combination Master, which is no longer responsive to current needs and cannot 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

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
- vi) Zimbabwe National Industrial Development Policy (2019 – 2023)
- vii) National Climate Policy (2017)

2.0 SCOPE OF THE MASTER PLAN

The Scope of the Master Plan is basically set down in the Regional Town and Country Planning Act (Revised Edition 1996) and accompanying Master and Local Plans Regulations (R.G.N. No.248 of 1977).

This includes addressing the following;

- The role of Kwekwe City Council in initiating, coordinating, implementing and managing development.

- Mobilization of resources and managing the resources in the best interest of the City.
- Identifying areas of conflict in land ownership and land use and management.
- Provide a framework for continuous planning and create a conducive environment for investment.
- Identifying the key drivers to development.
- Identifying key indicators to growth.
- Satisfying the social and economic aspirations of the residents of the city.
- Make concrete proposals that are firm statements of intended action by all stakeholders.

The Master plan is meant to set a vision for the future growth of the City of Kwekwe through recommendations for;

- i) Land-use Zoning
 - Ordering the different land-uses i.e. residential, industrial, commercial, institutional.
- ii) Land-use and land management.
 - Management and preservation of the natural and built environment.
 - Control of Development.
- iii) Infrastructure development

Assigning land for the development of;

- Road infrastructure: Setting aside land for and building new distributor roads and bypasses, and road maintenance and minor roadway projects.
- Power and Energy: Investing in traditional energy infrastructure and setting aside land/servitudes for electricity infrastructure.
- Water: Dams, water storage and reticulation
- Waste management: Landfills, treatment plants, recycling facilities, storage facilities, solid and hazardous waste transportation and waste water management
- Telecommunications: Investing in telecommunication infrastructure to meet ever expanding technology needs through siting of mobile network base stations, and satellites.
- Railways: Management and maintenance of railway infrastructure and investing in new rail infrastructure (buildings, land and equipment that support NRZ)

- Social amenities: Providing new recreational facilities that bring communities together through shared public amenities. Maintaining existing parks, playgrounds and active open spaces.

The ultimate goal of the Master Plan is to guide the spatial growth of the city by ordering the different land uses, as well as attract and drive future investment in the city, and contribute to the National Fiscus.

2.0 APPROACH AND METHODOLOGY

Key principles were adopted in the exercise being;

- Involvement of the public and key stakeholders at all stages.
- Creating a shared vision for the future of Kwekwe.
- The Master Plan brought out the perceptions and aspirations of Kwekwe City Council, Key stakeholders and the residents, as far as development is concerned.
- The engagement of key stakeholders and the Kwekwe community, through dialogue, helped give residents the opportunity to spell out issues that they consider critical to their welfare, and the successful development of the City.
- Preliminary investigations and discussions on the Master Plan with the Kwekwe City Council's Management and the Provincial Planning Office were key in driving the exercise before stakeholder engagements.
- This together with the review of literature provided by the planning department on existing studies and project proposals gave the team sufficient insight into the problems and issues which the plan addressed..

Secondary Data

Desk based research was done using secondary data which was readily available, and collected prior.

The secondary data used included data from internal and external sources.

a) Internal

- HR Filing – Documents, Reports and literature in the Council library
- We have been receiving information from the Planning Department and after a full review of this information we will map out our strategy for collecting more data in the field.
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Documentation used included;

- Kwekwe City Local Environmental Action Plans
- City of Kwekwe 2024 – 2025 Strategic Plan.
- Kwekwe Redcliff Combination Master Plan, Report of Study and The Written Statement.
- Kwekwe City Centre Local Development Plan.

Because of changes that have since taken place after the expiry of the Kwekwe Redcliff Combination Master Plan, the available data was complimented by field data to capture current issues and problems that needed to be addressed by the Master plan.

b) External

External data sources used included but not limited to;

- Ministry of Local Government and Public works.
- Ministry of National Housing and Social Amenities.
- Ministry of Environment Climate and Wildlife.
- Ministry of Mines and Mining Development.
- Environmental Management Agency (EMA).
- Zimbabwe National Statistical Agency (Zimstat).
- Other Stakeholder Ministries and Departments.

Primary data

For primary unprocessed data the team collected information through;

- Socio economic and house hold surveys.
- Interviews with the business community.

- Focus groups.
- Observation. And other Data Sources

3.4 Data Analysis

- The collected data was analysed to identify trends, patterns, and correlations between variables.
- Use Geographic Information Systems (GIS) to create maps and spatial analysis of the data.

Based on the analysis of the data and stakeholder engagement, a comprehensive Report of Study highlighting key findings and issues of interest was done.

Validation and Refining:

Presentation of Draft reports to stakeholders for feedback and validation.

Refine the master plan based on feedback and suggestions received.

Tools and Techniques Applied:

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

4.0 THE REPORT OF STUDY

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

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

Most proposals in the Combination master plan were implemented partially with council completely unable to implement some, a case in point being the failure to incorporate land that had been earmarked for future expansion. The Report of Study has unpacked the challenges that Kwekwe City has experienced over the years in terms of economic and spatial growth. It highlights areas that need special attention like environmental and mining. It also highlights areas that help to enhance the City's locational advantages and attract investment, from both local investors seeking to relocate from the major cities of Harare and Bulawayo, and international investors.

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

4.1 Location-based advantages

Strategic location:

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

Access to major cities:

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

Gateway to the Midlands:

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

4.2 Resource based Advantages

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

Mining:

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

Agricultural potential:

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

Water resources:

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

4.3 Infrastructure

Railway line:

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

Road network:

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

Aerodrome:

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

4.4 Human resources

Skilled workforce:

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

4.5 Cost advantages

Lower operational costs:

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

Affordable land:

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

4.6 Other advantages

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

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

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

Potential industries

Potential industries that can set up shop in Kwekwe include;

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

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

5.0 THE WRITTEN STATEMENT

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

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.

5.1 PART II GOALS AND OBJECTIVES

Goals and Objectives are planning intentions which will be used to resolve the issues identified in the Report of Study. They point the way to which planning activities should be directed, while the objectives are specific quantifiable intentions to achieve the goals.

The Goals and Objectives have been tested for appropriateness against alternative strategies in order to come up with a preferred development strategy. The main Goals identified are:-

Goals

- To ensure the optimum but sustainable use of land within the planning area and promote economic growth and development.
- Provide adequate, suitable, developable land for future housing development, to cater for all income levels.
- Ensure environmentally and socially responsible mining practices.
- Maximize economic benefits from mining operations.
- Protect and encourage the preservation, conservation and enhancement of the natural and built environment.
- To grow, strengthen and diversify the industrial base of Kwekwe.
- Enhance Administrative Efficiency, increase transparency and accountability and optimize resource allocation

5.2 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 environmental, social and cultural aspects are balanced and integrated.

- Advocates for the protection and preservation of the natural environment, biodiversity and ecosystems.
- It is inclusive and ensures access to education, healthcare, and social services for all residents of Kwekwe.
- Helps foster economic growth of the city, innovation, and employment creation, while reducing inequality.
- The plan will prioritize long-term benefits over short-term gains.

5,3 PART III-PLANNING POLICIES AND PROPOSALS

Part III of the Written Statement outlines the policies and proposals for major land-use 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.

Policies 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 2025 - 2040).

Below are general polies that have been identifies and relate mainly to land which is key to the implementation of tha master plan proposals,

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.

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.

6,0 IMPLIMENTATION PLAN

General

On approval of the Master Plan Kwekwe City should approach the Ministry of local Government and Public Works to initiate the process of having the approved Master plan boundaries gazetted and subsequently applying for the incorporation of farms identified for future urban expansion into the Municipal boundaries.

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 therefore prioritise most compelling development needs.

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
- Estates
- Rentals

- Grants

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

- Public Private Partnerships

Setting Up The Department Of Spatial Planning And Development

As per the Presidential Call to Action for setting up Departments of Spatial Planning and Land Management 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.