

**The Regional Town and Country Planning Act:  
Chapter 29:12**

**MVURWI**  
TOWN COUNCIL



**Mvurwi Draft Master Plan**

2024



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

**MVURWI TOWN COUNCIL MASTER PLAN**

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

Certified that this is a true copy of the Master Plan Adopted by the Mvurwi Town Council at its meeting held on the:

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..... Town Council Chairperson

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.....  
..... Town Secretary



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## **PART A: REPORT OF STUDY**

# **CHAPTER 1: INTRODUCTION AND BACKGROUND**

## **1.1 Introduction**

Mvurwi Master Plan has been prepared in terms of Part IV of the Regional Town and Country Planning Act [Chapter 29:12]. A master plan is an official document developed by rural and urban councils, overseen and approved by the Ministry of Local Government. The primary purpose is to guide development in a manner that promotes order, sustainability, public health, and community well-being. The Mvurwi Master Plan is a comprehensive blueprint that includes a detailed study report, a written statement, and accompanying land use maps. The justification this master plan lies in its ability to provide a structured approach to urban development that considers social, economic, environmental, and regulatory factors. By fostering community engagement and outlining clear objectives and strategies, the master plan will play a critical role in shaping sustainable and liveable Mvurwi Town. This master plan seeks to provide a holistic view of urban development, allowing for coordinated planning across various sectors. The sectors include land use planning, infrastructure development and environmental protection. In land use planning, the master plan identifies how different areas will be utilized (residential, commercial, recreational) ensuring there is efficient land management. It details programs and plans for infrastructure development. Plans include detailed infrastructure requirements that correlate with land use, preventing issues such as oversizing or under sizing facilities. The master plan often incorporates environmental assessments to mitigate impacts on local ecosystems while promoting sustainable development practices.

The preparation of this Master Plan is in compliance to the provisions of the Regional, Town and Country Act [Chapter 29:12] and the Urban Council Act [Chapter 29:15] which requires a local authority to prepare such a document; it's a statutory requirement. The Master Plan is aligned with Vision 2030, which aspires to position Zimbabwe as an upper-middle-income economy by 2030. Specifically, the master plan preparation is the implementation of the declaration by the President of Zimbabwe that all local authorities must have operative master plans by the 30th of June 2024. The call for master plan preparation was made at an opportune time when Zimbabwe is in the process of implementing the National Development Strategy 1 (NDS1). Consequently, the master plan for Mvurwi Town Council shall provide sufficient development guides and proposals that advances the implementation of various programs under NDS1, Agenda 2063 and Sustainable Development Goals.

## 1.2 Historical Background

Mvurwi town is a prosperous farming town in Mashonaland Central province which is located about hundred (100) kilometers north of Harare along Kanyemba road. Mvurwi was formally known as Umvukwesi or (Mumugwi in Shona). It derived its name from the Great Dyke range of mountains which stretches from Mberengwa in the south to Guruve in the North. Mvurwi town is found in Agro ecological region 2A. It started as a farming marketing place with Umvukwesi rural board in control. This later changed to Umvukwesi Rural Council and finally to Mvurwi Gato Rural Council after amalgamation with Centenary council. Mvurwi rural council was then swallowed by Mazowe Rural Council and leaving Mvurwi with no Council but under the supervision of Mazowe Rural District Council. For some time, Mvurwi town was under the control of Mazowe Rural District Council until it was bestowed a town status, in February 2010. It was proclaimed a town through Statutory Instrument 32 of 2010 wherein it established a separate autonomous governance structure called Mvurwi Town Council. All the surrounded farms remained under Mazowe Rural District Council.

Mvurwi is the only urban council within Mazowe District and is Mashonaland Central Province's second urban council after the provincial capital, Bindura Municipality. The economic activities of Mvurwi town council are linked to the surrounding districts of Muzarabani, Mbire, Guruve. Mazowe District has a total population of **293 363**. In terms of the 2022 Census report, the town of Mvurwi has a total population of **15 645** residents. The town is a gateway to neighboring countries that include Zambia and Mozambique, through the Kanyemba Border Post. The economy of Mvurwi is driven by agricultural activities but the town is fast shifting from being 'a farm worker settlement' to a 'booming business center'. It is surrounded by resettled and commercial farmers who produce tobacco, wheat and maize. It is basically conducive for farming hence it is agro-based. The town has tobacco sales floors which have created downstream value chain industries and small to medium enterprises that support the processing of tobacco. The location of Mvurwi town is only 13km from the Great Dyke, this then situates it close to major minerals including chrome. The mining activities in the Great Dyke has potential to contribute, positively, to the economic growth of Mvurwi. The town is home to most of the Shona stone sculptors in the country. It is near Tengenenge Arts Centre which is believed to be the biggest stone sculpture hub in the sub-Saharan African

region. Consequently, most of the foreign tourists and arts collectors who visit Tengenenge pass through Mvurwi Art Centre which is a positive economic prospect for the town.

At present, the existing Mvurwi town is guided and regulated by Mvurwi Concept Plan. The plan covered the core part of the original service centre including the low-density areas and the high-density areas of Suoguru and Kurai Townships. The concept plan also included a small industrial area. It also provided for the public facilities such as the hospital and a few schools.

### **1.3 Scope and Methodology**

The Master Plan has been prepared in terms of the provisions of Part IV of the Regional, Town and Country Planning Act, [Chapter 29:12] together with the relevant RGN Regulation 248 (Master and Local Plans) 1977 Regulations. In terms of the Act, the report has to cover, among other issues, the following issues and aspects;

- Population issues,
- Socio-economic issues,
- Land use,
- Physical characteristics
- Infrastructure issues,
- Traffic and transportation, and
- Environmental issues.

The information about these issues would then assist in making important decisions on the general direction of growth and expansion of Mvurwi Town, land use zoning following the identified development corridors and nodes, accessibility and sustainability of the development in Mvurwi.

The study of the planning area did not use a single methodology given the complexity of the process and the timelines given for the work. Various approaches and methodologies were employed to collect data. The approaches observed the need for implementing a participatory approach to ensure that all the stakeholders own the final suggestions. The methodologies observed the need to guarantee that the planning process fosters long-term development by strengthening capacity and developing a shared vision. The study also observed the commonly accepted scientific principles in research and policy making.

The below methodologies were implemented in data collection;

- I. Documentary and Literature review was the main source of secondary data for this study. There have been previous efforts to prepare Mvurwi master plan which could not get this town a Master Plan. The data collected for these previous efforts contributed immensely in this master plan. There has been extensive review of documents and reports to get population characteristics, socio-economic issues and environmental issues, among others.
- II. Un-structured interviews were administered to key stakeholders of Mvurwi Town that include officials from Mvurwi Town Council, Zimbabwe National Water Authority (ZINWA), Zimbabwe Electricity Supply and Distribution Company (ZETDC), Ministry of Health and Childcare, Ministry of Lands (Land Officer, Agritex Officer and Veterinary Inspector), Zimbabwe Republic Police (ZRP), Civil Registry Department, Ministry of Primary and Secondary Education, Environmental Management Agency (EMA), TelOne and Ministry of Local Government. The stakeholders were purposively selected mainly due to the stakeholders' role in the community of Mvurwi.
- III. Consultative meetings were held with the residents of Mvurwi at ward level. The business community, inclusive of the informal sector, and the farmers were also engaged separately, through a consultative meeting.
- IV. Field Observations were also undertaken to get to appreciate the geography, environment and state of infrastructure of Mvurwi.
- V. Validation workshops were held to allow Mvurwi stakeholders to verify that the findings represented the lived experiences of Mvurwi. These workshops also included stakeholders from the neighboring districts, the national planning authority represented by the Mashonaland Central Planning Office.

## **1.4 Focus of the Report of Study**

The report of study whilst giving a basis upon which the plan policies and objectives are formulated, is also a statutory fulfilment of Section 13 of the Act which requires a comprehensive study to precede the preparation of any statutory plan. Section 13(1)a of the Regional Town and Country Planning Act [Chapter 29:12] stipulates that before preparing any master plan or local plan undertake, a study of the planning area and to the extent it considers necessary of any neighboring area, examining such matters as it considers may be likely to

affect the development or redevelopment of the area or the planning of its development or redevelopment'. There has been several social, economic, environment and demographic changes that have been occurring. In some cases, structural changes have taken place, therefore, the report seeks to;

- Assess the spatial development extent of Mvurwi focusing on zoning and the provision or spatial extent of various land uses.
- Analyze existing social and economic activities of Mvurwi town including the provision of basic municipal infrastructure services.
- An evaluation of artefacts of the environment that require attention in the management of Mvurwi town.
- Assess demographic trends and their implication on population growth, employment creation and generation of wealth in general.

## **1.5 The Study Area in Regional Context**

Mvurwi is a vibrant agricultural town located in Mashonaland Central Province, Zimbabwe, between latitudes 16°98 'S and 17°03 'S and longitudes 30°82 'E and 30°90 'E. It is situated approximately 100 kilometres north of Harare and has a small population of around 15 649 residents, according to the 2022 census. The town is surrounded by agricultural areas, with farming being the primary economic activity in the region. The area is also known for its fertile soils and production of crops such as tobacco, cotton, maize and vegetables. The master plan adopted the boundaries that were set in a statutory instrument that gave the service center of Mvurwi town status (**See Map 1**)

## **1.6 Statutory Provisions**

The following legislations and national policies have a significant influence on the plan and have to be taken into account:

### **1.6.1 Constitution of Zimbabwe Amendment (No.20) Act 2013**

The Constitution of Zimbabwe 2013 allows the establishment of urban local authorities in the urban areas which guides and manages the affairs of people living in the urban areas. Urban local authorities are managed by councils composed of councillors elected by registered voters in the urban areas concerned and presided over by elected mayors or chairpersons (Section



274:2). The Act empowers the authorities to govern on its own initiative and deal with affairs that deal with their respective areas/ administrative boundaries. Section 276 (2a) local authorities have power to make by-laws, regulations or rules for the effective administration of the areas for which they have been established. Hence the act is a fundamental tool which can be used to effectively guide the preparation and implementation of a master plan in the planning area. The plans took cognisance of the provisions of the Constitution especially on the Bill of Rights.

### **1.6.2 Regional Town and Country Planning Act [Chapter 29:12]**

The plan took into consideration the provisions of the Regional, Town and Country Planning Act, Chapter 29:12. In particular, the master plan preparation process, the content and its implications are specified in the Regional, Town and Country Planning Act, Chapter 29:12, Revised Edition, 1996 as read with the relevant RGN Regulation 248 (Master and Local Plans) 1977 Regulations. In general, the Act provides for the planning of regions, districts, and local areas with the object of conserving and improving the physical environment and in particular promoting health, safety, order, amenity, convenience, and general welfare, as well as efficiency and economy in the process of development and the improvement of communications. It authorizes the making of regional plans, master plans and local plans, whether urban or rural and hence is a crucial legislation to which guide both the preparation and implementation of the master plan.

### **1.6.3 The Environment Management Act [Chapter 20:27]**

The plan should also consider the provisions of the Environmental Management Act [Chapter 20:27] with the aim of advancing the objectives of this legislation in the master plan. The Act, among other objectives, seeks to provide for the sustainable management of natural resources and protection of the environment and the prevention of pollution and environmental degradation and the preparation of plans for the management and protection of the environment. The Master Plan has to respond to this call for sustainable development.

### **1.6.4 Urban Councils Act [Chapter 29:15]**

This Act provides for the establishment of municipalities and towns and the administration of municipalities and towns by local boards, municipal and town councils. The Urban Councils Act empowers municipal councils, town councils, and local boards as the local planning

authorities responsible for land use planning and control in urban areas. This gives the local authorities the mandate to prepare and implement statutory land use plans like master plans and local plans. The master plan should consider the provisions of the Act so that the proposals are within the scope the Town Council's obligations

### **1.6.5 Water Act [Chapter 20:24]**

The planning area has water bodies which are being administered by ZINWA using the Water Act. Therefore, it is very important to refer to this Act when preparing the master plan so that its provisions are enshrined. The Water Act [Chapter 20:24] is an act to provide for the management, administration and conservation of water resources in Zimbabwe. It also guides water resource planning and development, use of water, water quality control, environmental protection as well as servitudes in respect of water and safety of dams.

## **1.7 National Policies**

### **1.7.1 Vision 2030**

Vision 2030 aims to transform the country into an upper middle-income economy. The Vision 2030 framework is being implemented through the Transitional Stabilisation Programme (2018-2020) and successive Five-Year Medium-Term Development Strategies, with annual national budgets operationalizing these plans. The key aspirations of vision 2030 will be realized through strategic pillars which are governance, macroeconomic stability and financial reengagement, inclusive growth, infrastructure and utilities and social development. The vision 2030 emphasized on the construction of affordable house, sufficient educational facilities, provision of quality health care system, gender equality and women empowerment, sports, recreation, arts and culture. The master plan should embrace the aspirations of this nation vision so that it drives development in that charted direction.

### **1.7.1 The Zimbabwe National Human Settlements Policy**

Zimbabwe National Human Settlements Policy serves as a guiding framework towards development of well-planned settlements by emphasising on the importance of sustainability, inclusivity, order and amenity in communities. It aligns with the broader goals of promoting equitable access to housing, infrastructure, and services while ensuring environmental sustainability. In the context of the master plan, the National Human Settlements Policy

provides a framework for integrating social, economic, and environmental considerations into land use decisions.

## **1.8 Structure of the report of study**

This report is structured into eight (8) broad chapters, each dealing with critical thematic issues. It starts with the background chapter, that is chapter one wherein the setting of the report is done.

**Chapter One** serves as an introduction to Mvurwi, its setting location and methodologies employed in the preparation.

**Chapter Two** examines the global, regional and national urbanization trends and issues that have an impact or can serve as useful lessons for Mvurwi in its development endeavors.

**Chapter Three** looks at the environment or physical characteristics of Mvurwi which includes climate, geology and soils, vegetation and pertinent environmental issues affecting Mvurwi because of anthropogenic interventions.

**Chapter Four** deals with the existing infrastructure that is, water, sewerage, roads and transport, telecommunications, telephone services, mobile services, electricity and public lighting and the summary of Mvurwi infrastructure.

**Chapter Five** examines housing and social amenity issues in Mvurwi looking at the fundamentals affecting housing demand and supply, housing stock delivery trends and spatial distribution, educational facilities, health and recreational facilities.

**Chapter Six** looks at industry and commerce; large scale and small scale, formal and informal sector and shopping facilities.

**Chapter Seven** deals with land use plan provisions, existing land use, land ownership, development status, agriculture lands, and nodes of development and identifies potentially developable land in and outside Mvurwi.

**Chapter Eight** deals with the main source of livelihoods in Mvurwi Town Council and the opportunities available in Mvurwi.

**Chapter Nine** is the last chapter and it identifies and summarizes the emerging issues in Mvurwi.

# CHAPTER 2: GLOBAL, REGIONAL AND NATIONAL CONTEXT

## 2.1 The concept of Urbanization and trends

Urbanization is an increase in the number of people living in towns and cities. For many cities, this phenomenon has been rapid culminating in unmatched pressure on the limited socio-economic infrastructure and facilities. There has been constant call to responsible authorities, including those managing the built environment, to brace up for the challenges and capitalise on the opportunities associated with rapid urban population growth. Urban areas need to be properly planned so as to meet the dynamic socio-economic needs of the urban population. More than half of the world's population is now living in towns and cities, and by 2030 it will swell to around 5 billion, (UNFPA 2023). UNFPA further elaborated that urbanization has the potential to usher in a new era of well-being, resource efficiency and economic growth if the towns and cities are being properly managed which begins by setting up a proper planning framework. Urbanization is a process that happens over a lengthy period of time, where by a society change from a predominantly rural society to an urban society, (Northam 1975; Mulligan 2013). This is best illustrated by the urbanization curve

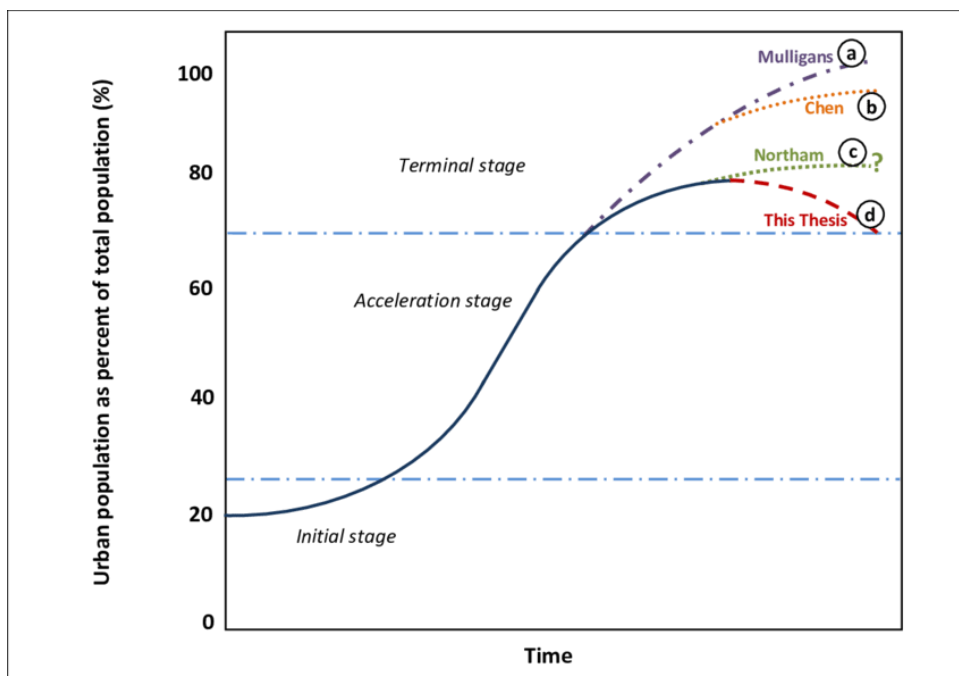


Figure 2.1: The Urbanization Curve.

Source: Mulligan (2013)

On the urbanization curve, the initial stage refers to a point of early onset, which shows low level of urbanization whereby about 20 percent of the total population lives in urban areas due to the society being agro-based, whereby majority was still living in rural areas, usually before massive industrialization. The initial stage is followed by the accelerated stage on the urbanization curve where there is a more dramatic increase in the level of urbanization where there is a transformation from an agrarian society to an industrial setup, where about 60 percent of the total population are living in urban areas. The last stage on the urbanization curve is the terminal stage. This is the stage where full urbanization takes place as majority of the population will be residing in urban areas and it accounts to about 80 percent. In the local context of Mvurwi, national population census statistics from 2002 to date shows that there is a somewhat population growth. The urbanisation curve concept acts as a reminder of the need to plan beforehand so as to unlock the full potential of the town when it reaches the terminal stage.

## **2.2 Rapid urbanization and global scale**

From the rapid urbanization analysis made on the Global scale, the world is fast becoming more urban. According to the United Nations, the world reached the ‘tipping point’ in 2008 when more people were living in the urban areas than the rural areas. According to the World Bank, in 2023 the rate of urbanization worldwide was at 57%. More than half of the world’s population is now living in towns and cities, and by 2030 this number will swell to around 5 billion, (UNFPA 2023). Fig 2 below shows the projections on the urban and rural populations for the next three decades.

The urban and rural population of the world graph (see Figure 2.1) shows that since 1950, the urban population has been increasing and it is projected that it is going to sharply increase in 2050 to around 66 percent, (UNDESA, 2014). In developed regions such as in Europe and Asia, this trend has led to development of mega cities (an urban area with over 10 million people). Rapid urbanization leads to the development of mega cities due to the expansion of city boundaries as a result of population growth and infrastructural development. According to (UNDESA, 2014), there were only three mega-cities across the globe in 1970, but by the year 2000, the number had risen to seventeen (17). It is projected that by 2030, 24 more mega-cities will be added.

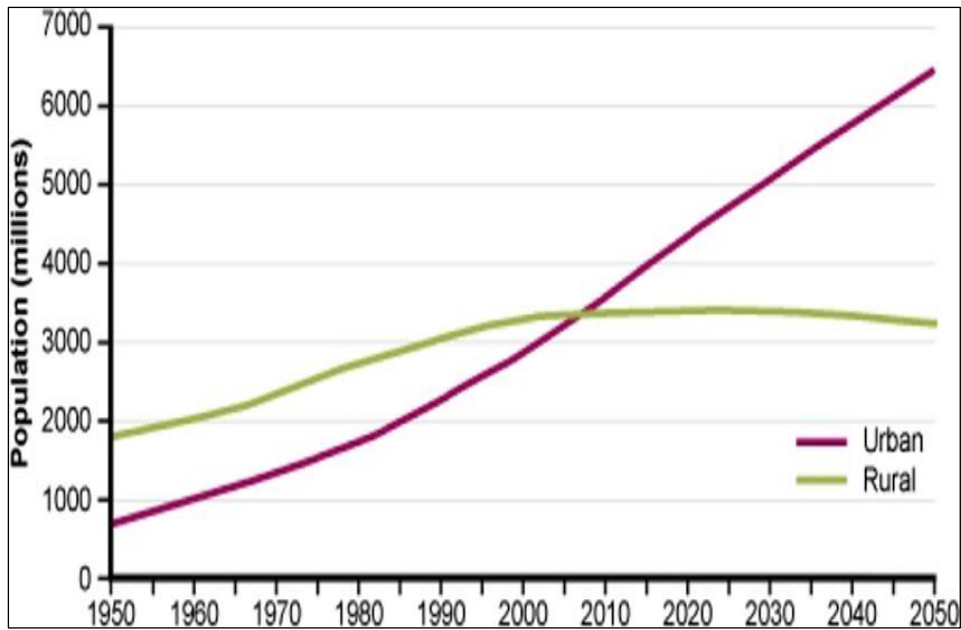


Figure 2.2: Urban and Rural Population of the world.

Source: UNDESA (2014)

### 2.3 Urbanization in the Sub-Saharan Africa

The Sub-Saharan region covers almost all the countries south of Sahara Desert. According to (O'Neill, 2024), 41.83% of Sub-Saharan Africa's total population lives in urban areas and cities. Table 2 below shows that in 2022, the urban population living in Sub-Saharan Africa was 42.37 percent. Further analysis of the data below on the rate of urbanization in sub-Sahara highlights that since 2012, the rate of urbanization is ever increasing.

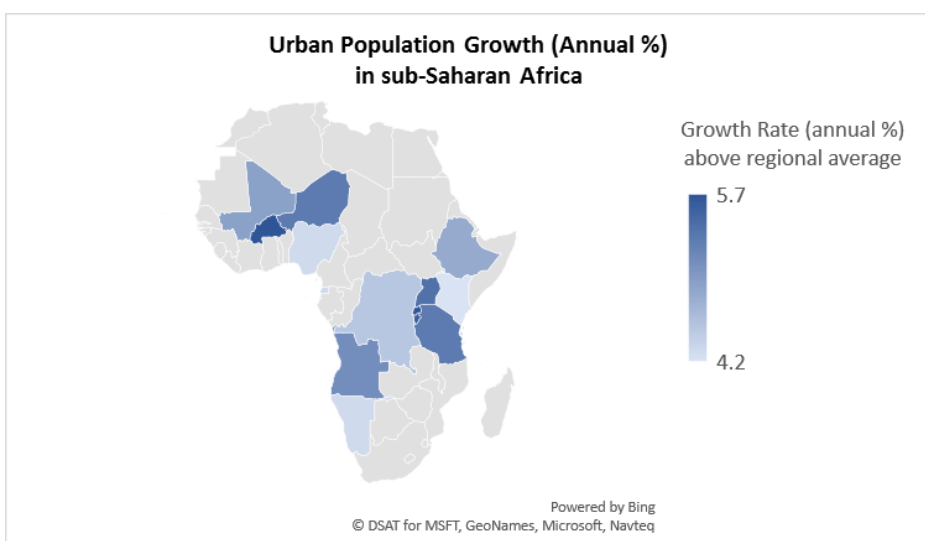


Figure 2.3: Urban Population in Sub-Sahara Africa.

Source: O'Neill (2024)

Rural-urban migration is the primary driver of population growth in most urban areas (Hove et al., 2013; UN-Habitat, 2009) and this has led to an increase in the demand for infrastructure, infill of undeveloped spaces, high unemployment rate and expansion into the rural areas resulting in land and boundary disputes. The growth rate of these Sub-Saharan African towns and cities outweighs the capacity of many local authorities to provide adequate housing and much of the basic needs which results in pressure on the existing inadequate services. These problems justify the need to conduct an effective land-use planning exercise within all urban setups so as to control development.

## 2.4 Urbanization trends in Zimbabwe

Zimbabwe is categorized as one of the fast-urbanizing countries in Southern Africa. In the 1970s, about 20 percent of the population were urbanites and in the mid-1990s, that number increased by 10 percent. It is predicted that by 2025, the number of people residing in urban areas will exceed 50 percent. The 2012 census report for the nation highlighted that about 33 percent of Zimbabwe’s population was residing in urban areas. On the contrary, the 2022 census report states that about 38.9 percent of the nation’s population is living in urban areas. This shows that in the last decade, the urban population has increased by about 5.9 percent.

YEAR	URBAN POPULATION SIZE (%)
2012	33
2022	38.9

*Table 2.1: Urban Population increase.*

*Source: Zimstats (2012; 2022)*

The statistics above illustrate that Zimbabwe is rapidly urbanizing and there is need to provide socioeconomic services to these urban areas for them to have the capacity to sustain the needs of these people and it begins with the adoption of a proper responsive planning approach.

## 2.5 Urbanization in Mvurwi

Urban population growth is a critical consideration in urban planning as it shapes the spatial, socio-economic and environmental dynamics of towns and cities. Through strategic planning, designing, and policy interventions, planning plays a critical role in managing population growth, developing inclusive and resilient communities, and constructing liveable urban

environments. Urban planning can lead sustainable development of urban areas and enhance the quality of life for current and future generations by forecasting the opportunities and challenges presented by population growth. This can be achieved by planning for more residential areas, more infrastructure (such as roads and industries), more public transportation facilities (such as trains), more social services amenities (such as healthcare and recreational facilities), more cultural services to meet a variety of needs, and policies that address environmental impacts (such as pollution, greenhouse gas emissions, and pressure on natural resources).

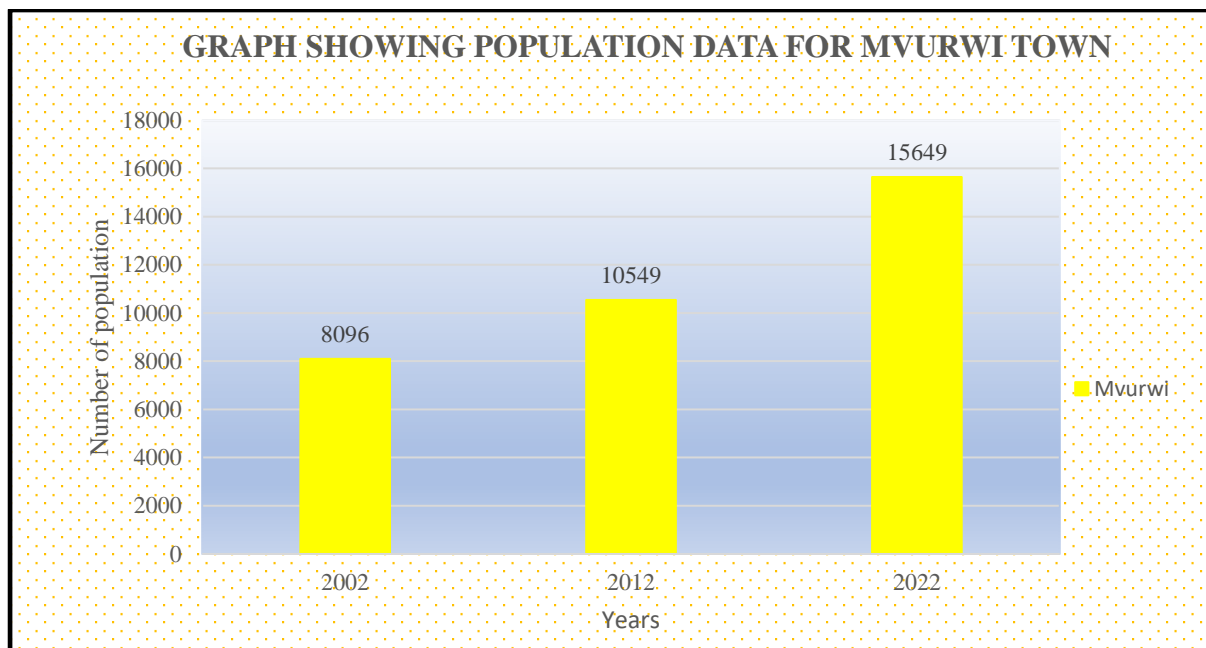


Figure 2.4: Mvurwi population data at every 10-year interval

Source: Zimstats (2002; 2012; 2022)

Figure 2.4 shows that the population of Mvurwi was 8,096 in 2002, which subsequently rose to 10,549 in 2012. There was a notable surge in population figures in 2022, reaching 15,649 residents, marking an increase of 5,100 individuals. This accounts for a 13.2% population growth from 2002 to 2012 and a further 19.50% increase from 2012 to 2022. This increase in population could be attributed to heightened birth rates or a significant influx of individuals from rural areas to urban centres like Mvurwi, drawn by the allure of improved living conditions and prospects.



Deducing from the population trends, there was a 6.3% population increase which means +/- 6.3% can be projected for the 2032 population, taking the total increase in population to 25.80% from the 2022 population if it happens to be an increase.

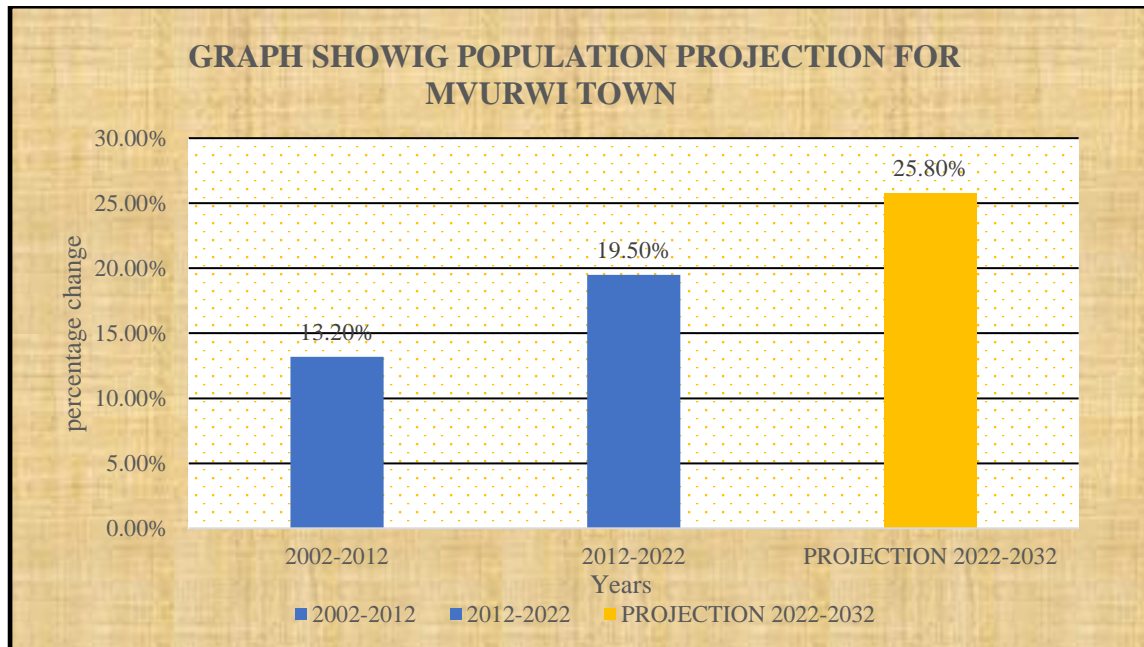


Figure 2.5: Population projection for year 2032

## 2.6 Challenges and Benefits of Urbanization

Urbanization is a complex aspect which can either help to unlock the maximum potential of an area resulting in proper urban development and improved standards of living or can pose challenges to the area if not properly planned and managed. Developed countries such as those in the European and Asian spheres benefit more from urbanization, unlike the developing African countries such as Zimbabwe. Rapid urbanization in developing countries, mostly in the African continent are associated with challenges such as,

- Congestion on the existing transport infrastructure.
- Pollution of water sources and wetlands through urban agriculture and quarrying.
- Pressure on existing social services such as water, schools and housing.
- Unemployment rate increase.
- Development of informal settlements and informal trading.
- Rise of anti-social activities such as crime, prostitution and drug abuse.

Cities and towns have been facing these challenges for the past two decades hence the need to adopt a comprehensive planning approach, like master planning, to guide, nurture and control development. The present master plan preparation is an effort towards transformation of our urban areas into middle income economies that can sustain both the present and the future generations. On the contrary, developed countries in Europe and Asia have benefited from urbanization, a model which developing countries especially in Africa must adopt. Findings from a documentary review on urbanisation in developed countries highlight that urbanisation can bring more benefits than problems such as,

- Cultural diversity which improves creativity and productivity.
- Advancement in technology and infrastructure.
- Improvement in investment opportunities.
- Improvement in employment opportunities.
- Increased global influence and dominance.

Washington D.C in United States of America and Brussels in Belgium are two cities that have benefited from urbanization. They are properly managing urbanization which has helped them to turn challenges into opportunities within their cities thereby unlocking their full economic potentials. Therefore, there is need to formulate and adopt such policies and comprehensive planning frameworks in developing African nations such as Zimbabwe for them to become upper middle-income economies where urban areas are drivers and hubs for economic growth.

# **CHAPTER 3: ENVIRONMENT AND PHYSICAL CHARACTERISTICS**

## **3.1 Environmental Characteristics**

The environment, encompassing natural resources, ecosystems, and the overall ecological balance, plays a pivotal role in the success and longevity of a master plan. In order to come up with effective provisions sustainability of the environment, this chapter explored the environmental features of Mvurwi town. These environmental aspects included soils, vegetation, climate, wildlife, drainage, and rivers and dams,

## **3.2 Physical features**

### **3.2.1 Geology**

The geology composition of an area plays a crucial role in urban planning as it influences land use, infrastructure development, environmental sustainability and disaster risk management. Mvurwi town area is dominated by young intrusive granite rocks which is indicative of a complex geological history involving intrusive volcanic processes. Young intrusive granite are rocks that have undergone intense heat and pressure, resulting in the re-crystallization and alteration of their mineral composition and thus resulting from high temperatures. Granite and granodiorite are intrusive igneous rocks that slowly cool deep underground in magma chambers called plutons. This slow cooling process allows easily visible crystals to form. Both rocks are the product of the melting of continental rocks near subduction zones. The Younger Granites are famous for their tin (cassiterite) mineralisation, which is mainly associated with the biotite granites. Granite is typical of a larger family of granitic rocks, or granitoids, that are composed mostly of coarse-grained quartz and feldspars in varying proportions (**refer to Map 2**).

### **3.2.2 Soils**

Soil composition of an area is in many ways a significant consideration in urban planning. Soil composition determines the stability of the ground on which buildings and infrastructure are constructed. Haplic luvisols in Mvurwi provide good load bearing capacity and stability for building foundations. They are also characterised by good structural properties that contribute to slope stability and erosion resistance making them suitable for infrastructure development.

In addition, Haplic luvisols have moderate to high water holding capacity which can affect drainage conditions. Therefore, there is need to consider the soil's permeability and infiltration rates when designing storm water management. In addition, Haplic luvisols also pose environmental considerations as they may be susceptible to erosion, compaction or degradation if improperly managed during infrastructure development activities thus the need for soil conservation practises to protect these soils and minimise their environmental impact.

It would appear that the soils are generally stable and well-suited for development in most parts of the town and the planning area (**Refer to Map 3**). The stability of the soils was assessed based on the type of foundations being used for development of existing and new buildings coming up in the area. There are however, a few areas of clayey loams particularly in wet areas along streams and close to rivers. In such areas, development should be limited or carefully managed. Guidance should also be sought from relevant authorities such as the Environmental Management Authority for ecologically-sensitive areas, and the Zimbabwe National Water Authority for developments near water bodies.

### **3.2.3 Topography and Drainage**

The slope of an area plays a significant role in urban planning and development for example, land use and development suitability. The terrain of Mvurwi is characterized by a generally flat to gently undulating landscape with some scattered hills and ridges in the surrounding areas (**Refer to Map 4**). The highest part of the town is the central business district. The land generally gently slopes in two directions to the two catchments on either side of the town. Some of the land gently slopes to the west towards the river. There is also a dam on that west side. The land also slopes gently towards the east where there is a river on which the current water supply dam is situated on the Pembi River. The relatively flat to gently sloping provides suitable sites for different urban functions enabling the town to grow. Flat or gently sloping areas are often preferred for the construction of residential, commercial, and industrial zones due to their eased of development, accessibility, and cost effectiveness. The slopes are more conducive to efficient construction and transport infrastructure. It also provides favorable conditions for cultivation and facilitates agricultural operations, including crop farming and livestock grazing.

### **3.2.4 Rivers and water bodies**

There are two major river systems in the planning area. There is the Pembi river system to the east of the planning area and another river system to the west of the planning area. The two river systems form the eastern and western boundaries of the planning area. Both river systems are important to the town of Mvurwi as they also have water bodies in the form of three dams. There are two dams to the east of the planning area on the Pembi River. One of these dams, Pembi Dam, supplies water to the town. There is a stream towards the western river system that forms a third system (**Refer to Map 5**).

There is also a large dam about two kilometers west of the planning area which marks the western planning boundary. Although the dam is not currently used by the town, consideration of the need to protect the said water body must be made as the town expands westwards. Whilst the dam is more than two kilometers away from the existing town, future developments closer to the river have to incorporate additional measures for safeguarding the environmental integrity of the river and dam that are situated there. This is especially important since the town's old and new sewerage plants are both located on the western slope and river system. This issue will also be discussed under sewerage infrastructure.

### **3.2.5 Land use/ Land cover**

Land use and land cover are fundamental components of urban planning as they shape, function and character of urban areas. Land use refers to the activities or functions that occur on a piece of land for example residential, commercial, industrial, recreation or agricultural uses. Land cover, on the other hand refers to the physical characteristics of the land surface such as buildings, roads, open spaces, vegetation and water bodies. Understanding and managing land use and land cover are essential for sustainable urban development and effective urban planning as they help managing land use patterns, promoting mixed land use development, integrating green infrastructure and addressing land use change and urban sprawl issues. It also aids urban planners to create more resilient, equitable and vibrant urban environments that meet diverse needs of residents, businesses and ecosystems thus a strategic approach to land use and land cover planning should be done to shape the future of urban areas and fostering sustainable and inclusive communities. Mvurwi is mainly dominated by shrubs, cropland and built up area. The Spatial Variation of Land cover in Mvurwi Town is shown on Map 6, attached.

### **3.2.6 Vegetation and wildlife**

Mvurwi predominantly comprises of savanna woodlands and grasslands, consistent with the region's semi-arid climate and diverse topography. The grassy areas showcase a blend of both tall and short grass species, specially adapted to thrive in the conditions prevalent in the area. Notable features include sparse gum plantations and an indigenous msasa forest encircling the Pembi dam. The specific distribution and composition of vegetation in Mvurwi can vary significantly, influenced by factors like soil characteristics, elevation, and prevailing land use practices. In numerous locales, trees have been cleared to make room for agricultural activities and burgeoning urbanization. As the town experiences continuous growth and urban expansion, the necessity arises to clear land for essential infrastructure projects such as roads, residential complexes, and commercial establishments. Regrettably, this progression has resulted in the deforestation of once-forested or vegetated regions within the town.

The urbanized landscape of Mvurwi limits the presence of wildlife within its confines. Nevertheless, monkeys are a prominent feature in the area, thriving on a diet comprising fruits, leaves, flowers, seeds, and insects. These arboreal creatures heavily rely on trees and vegetation for shelter and sustenance. Beyond monkeys, there exist birds and other wildlife on the outskirts of town, particularly in forested areas, encompassing species like snakes and lizards.

### **3.2.7 Climate**

Mvurwi Town, situated in natural ecological region 2 of the country, experiences a distinct hydro-ecological profile. The predominant rainfall in Mvurwi is concentrated within the summer months, typically spanning from November to March. December and January emerge as the wettest months, marked by substantial precipitation, often punctuated by heavy downpours and thunderstorms. The annual rainfall average in Mvurwi oscillates between 700-900 millimeters. Conversely, the dry season in Mvurwi prevails between April and October, exhibiting diminished precipitation levels and drier environment. The driest months typically unfold from July to early October, characterized by heightened temperatures and a diminished likelihood of rainfall occurrences. Throughout this period, the region experiences a notable scarcity of rain, reinforcing the aridity of the landscape and the prevalence of drier conditions.

The planning area enjoys moderate temperatures ranging from a daily minimum 16 degrees Celsius to a maximum of 30 degrees Celsius in summer months. The minimum temperature

drops to average below 10 degrees Celsius in winter months where the maximum also drops to average of 20 degrees Celsius. Moderate winds are common in Mvurwi particularly during the dry season. These winds can help alleviate the heat and provide some relief from high temperatures.

### **3.3 Environmental Issues**

#### **3.3.1 Air Quality**

The air quality in the Mvurwi region is relatively good. This can be attributed to the absence of really heavy industries in the area as well as the climatic conditions experienced in the town. However, due to erratic supply of electricity in the town most households rely heavily on burning firewood for heating and cooking purposes. This not only results in deforestation in the area but also contributes most significantly to the air pollution in the area. This is especially the case during winter months. The issue of poor waste water management (sewer) has potential to cause bad smell in the affected especially around the dysfunctional sewer treatment plant areas. The dumpsite produces strong smells on the side that the wind blows given that it is not a proper landfill.

#### **3.3.2 Solid Waste Management**

The town has a regular refuse collection system that covers all the built-up areas of the town where designated trucks or vehicles collect solid waste from households, commercial areas, and public spaces. The frequency of collection may vary depending on the specific area and the volume of waste generated. Commonly, collected waste includes household garbage, recyclable materials, and green waste. The collected waste is transported to a designated waste disposal site where is deposited and managed. The efficient refuse collection service in the Town is however not complimented by a similarly efficient service at the dumpsite where crude dumping is still applied in a dis-used sand extraction pit. There is no lining at the dumpsite nor a regular covering or compaction of deposited waste as shown on Plate 3.1.



*Plate 3.1: Dumpsite area for Mvurwi town*

There is evidence of land pollution as observed at the dumping site, plastic and paper are flying all over the land around as well as strong smells from decomposing material. Apart from the health risk associated with this open dumpsite, there is also an increased risk of fire as the waste (as shown on the plate above) also comprise of combustible materials which can easily spread to nearby structures and vegetation, risking property damage as well as endangering lives. It was observed that there is informal waste recycling or re-use activities on the dumpsite. The informal and small-scale traders have embarked on a project of separating recyclable materials such as paper, plastic, glass, and metal from the dumb sites to sell to the recyclers thereby decongesting the dumpsites to some extent. Plate 3.2 shows the heaps of selected waste ready for collection to the respective markets.





*Plate 3.7: Plastics and other recyclable materials*

Integrating these informal waste workers into the formal waste management system and providing them with proper support can help improve waste management practices and livelihood opportunities.

### **3.3.3 Wetlands**

The delicate balance of wetlands in Mvurwi is being adversely affected by the expansion of housing and urban agriculture. Wetlands play a vital role in maintaining ecological balance, acting as natural filters for water, providing habitats for diverse species, and mitigating flood risks. However, the encroachment of urban uses into these wetland areas poses significant environmental concerns. The conversion of wetlands into industrial lots, residential units and agricultural fields disrupts the natural hydrological processes and alters the delicate ecosystem, leading to disturbance of the natural water systems, loss of biodiversity and potential water pollution. As the town expanding, there is growing demand for land to accommodate housing, infrastructure, and commercial developments and this has led to the conversion and degradation of wetlands. Spatial variations of wetlands in Mvurwi are shown on **Map 8**.

### **3.3.4 Brick Moulding and sand extraction**

There is growing concern about sand mining for construction and brick molding in the town of Mvurwi. There are no formal sites for sand mining in the town which some ways are promoting uncontrolled and illegal sand mining. Brick molding in Mvurwi town have boomed in the recent years due to increased demand of bricks as the construction sector is growing in the town. Informal brick molding activities has grown fast due to the issue of affordability and accessibility for construction purposes. While brick molding contributes to meeting the demand for construction materials, it also poses significant environmental degradation. The process involves soil mining and cutting of trees which leads to disused pits, loss of vegetation cover and soil erosion. Additionally, the curing of bricks in traditional kilns releases harmful pollutants into the atmosphere, contributing to air pollution and climate change. Unregulated and unsustainable sand mining also lead to severe environmental consequences. The uncontrolled excavation of sand and other natural resources disrupts the balance of ecosystems, causing erosion, habitat destruction, and the alteration of river courses. Illegal sand extraction can also lead to the depletion of groundwater resources, affecting local water supplies.

# CHAPTER 4: INFRASTRUCTURE

## 4.1 Existing Infrastructure

The chapter examines the infrastructure that exists to support the human settlement in Mvurwi town. The infrastructure includes water, sewerage, roads and transportation, telecommunications and electricity including public lighting. All these are discussed separately in the following sections (**Refer to Map 9**).

## 4.2 Water

Water in Mvurwi is treated and supplied by the Zimbabwe National Water Authority (ZINWA). It is extracted from Pembi Dam and treated on site, on the eastern bank of the dam. At the current water abstraction levels, Pembi Dam is still adequate to supply Mvurwi's water needs. The water is pumped using 60 litres per second centrifugal pumps to a 2000 cubic metre reservoir. The infrastructure was commissioned in the late 1980s. The water is distributed to the high-density area of Suwoguru, Kurai medium-density and high-density, the town centre as well as other low-density areas. However, many residents testified a certain level of dissatisfaction with the water supply. Table 4.1 summarises the Mvurwi town water supply.

Design capacity	270m <sup>3</sup>
Current capacity	150m <sup>3</sup>
Pump size	90m <sup>3</sup> /hour centrifugal pumps
Water Quality	Highly turbid in rainy seasons and fairly good in other seasons
Method of abstraction	Bottom suction for the new abstraction points and top suction for the old raw-water point
Water treatment Capacity	250m <sup>3</sup> /hour
Year of commission	1980s
Treatment Process	Flocculation, coagulation, sedimentation, filtration, chlorination

*Table 4.1: Pembi Dam Water Supply Data*

*Source: ZINWA (2018)*

In order to provide sufficient head, there is a 500m<sup>3</sup> tower reservoir, which is 1,7km from the source. The water distribution network covers approximately 70 percent of the urban settlement. There are two (2) pumping stations at the water works which are coded the new and the old, although all of them are fairly old. The old station has 2 pumps and the new one has 3 running pumps.



*Plate 4.1: Water treatment plant*

There are no serious water treatment challenges observed at the treatment plant except the issue of electricity and, frequent, but minor breakdown of treatment equipment. Water treatment stops when there is no electricity. However, the impact has been downplayed as it was indicated that when there has been enough production in the previous days, the reservoir can sustain the demand for the whole day without production at the pump. The issue of breakdown of equipment, mainly due to old age, is a concern.

Pump sizes	60-litre/hour centrifugal pumps
Storage reservoirs	2000m <sup>3</sup> ground reservoir 500m <sup>3</sup> tower reservoir
Commission year	Late 1980s
Network coverage	+/-70%
Monthly water losses	Treatment 30% Reticulation 45%

Table 4.2: Mvurwi Water Transmission and Distribution

The water network mainly comprises asbestos and cement pipes. There are high water losses due to the ageing network. About 30% of the water is lost at the treatment works. Along the distribution network, approximately 45% is also lost due to pipe bursts and leakages. The water authority acknowledges the losses but indicates that they are not significant to the extent that they do not disrupt the water supply system as they quickly attend to any burst in time and have the spares to deal such challenges. The water distribution network covers approximately 65 percent of the urban settlement. The diagram below shows the statistics of water distribution in households.

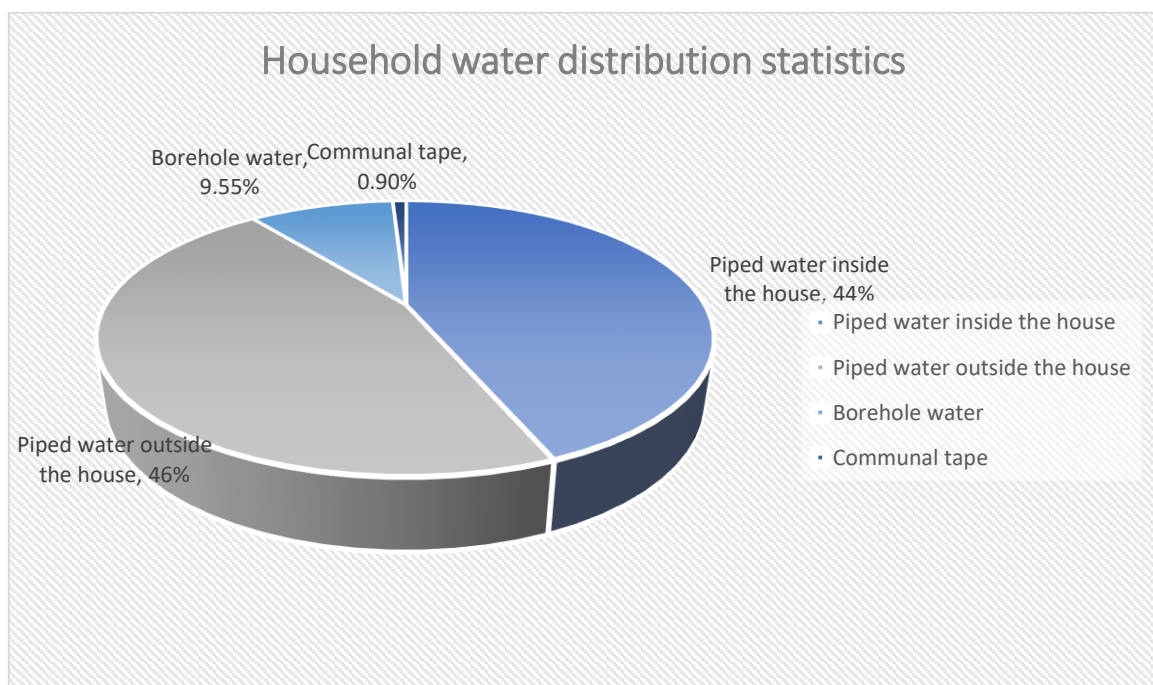


Figure 4.1: Household water distribution

Whilst there is high network coverage of the water system, as shown on figure 4.2, some residents showed dissatisfaction with about service delivery. Some Mvurwi residents expressed levels of dissatisfaction with the water supply citing the issue of erratic supplies and low pressure especially to the new low-density areas like Pembiview Low Density. The residents reported that there are frequent disruptions to the water supply which has left them with no water for a period of time. In a stakeholder meeting, the parties admitted that the supply has improved somehow, but the residents wanted the issue to remain on the agenda for better improvements.

### **4.3 Sewerage**

Upon the proclamation of town status towards end of 2010, the town continued to use the same old infrastructure consisting of small old sewer pipes feeding into small dilapidated sewer ponds. There's been a mismatch between population growth and sewer reticulation. The sewer system of Mvurwi town now seem to be in a deplorable state, which triggered the current sewer reticulation project aiming to solve the issue of sanitation. Mvurwi town council has embarked on a project to build new sewer ponds and the project is at 90% complete. The old ponds have been not functioning and untreated effluent is being pumped into wetlands behind Suwoguru Township, around the area where the old ponds are located. There is significant environmental degradation due to the town's sewerage effluent is being improperly handled.

#### **4.3.1 Sewerage Distribution Network**

There is a sewerage distribution network in the old Suwoguru Township as well as Kurai Township. Some of the new residential areas are being serviced with sewer lines. Whilst the reticulation in Suwoguru is now old and subject to sewer pipe bursts in most of the locations. There is now a problem with the old sections of the town where the network needs replacement. Currently, the most faced challenge is not the distribution network but the treatment plants.

#### **4.3.2 Sewerage treatment**

There is a crisis in terms of effluent treatment as the town has functional waste water treatment plant. It has not been maintained for some time and can no longer function effectively as a treatment plant should. On a positive note, the town constructed a new conventional 2-Megalitres sewerage treatment plant and it's almost done. The town will soon have a functional

sewerage treatment plant and this will put an end to the current sewer situation. The following are the images showing the new sewer treatment ponds.



*Plate 4.2: Newly Constructed Sewer Ponds*

## **4.4 Roads and Transportation**

It is important to acknowledge that the analysis in this study and the results presented in this report, is subject to the accuracy and completeness of the data received and gathered throughout the project. Data collection was mainly done through consultative meetings, site visits and group interviews at ward level. The process prioritised participation for the community stakeholder in order to promote participatory planning.

### **4.4.1 Roads**

The town has direct access to four major places of significance which are reflected in the road network (**Refer to Map 15**). These are links with Guruve in the north-west, Mutorashanga to the south, Centenary to the north-east and Harare to the eastern direction. These places are currently connected via 31m roads from the centre of town. The problem with the road network connecting these places is that it forces traffic to pass through the Central Business District. This then create unnecessary congestion because the passing-through traffic which do not have any business in the CBD. Where possible, it would be helpful to divert some of the traffic from

the CBD so as to reduce the challenges associated with passing traffic. In this vein, the Town Council and the Ministry of Transport are reviving work on the Mvurwi-Impinge by-pass. This is meant to divert traffic passing to or from Harare or Guruve from the CBD.

The 2015 National Roads Condition Survey indicates that the total kilometres of the road network in Mvurwi Town is 75km comprising of 27km being tarred roads and the remaining 48km being gravel roads. In this, the local authority, Mvurwi Town Council, is responsible for the maintenance of about 70km of the roads while the Ministry of transport only maintain 5km of the road, which partly passes through the CBD. Most of the roads need repair and maintenance. The gravel roads, especially in the new settlements and or high-density neighbourhoods are not trafficable especially during the rain periods.

#### **4.4.2 Transport**

With the current size of the town, most of the population in Mvurwi walk from their homes to various service areas like workplaces, market, schools, clinics, and to the Central Business District, among other places. There is no formal urban transport system in Mvurwi. However, there is an emergent type of transport; informal transport. Small passenger vehicles are offering a service of transporting residents especially from the Central Business District to their respective locations such as Suwoguru and Kurai high-density and medium-density. These operators do not follow traffic rules, or otherwise, as they drop or pick passengers at undesignated points. This has negative consequences on traffic flow and safety. However, the problem is not yet significant, as compared to other urban centres, due to the small-scale nature of the service.

The town being a gateway to various destination in Mashonaland Central province, the issue of long-distance transport and its infrastructure becomes significant. The town has one bus terminus situated in the Suwoguru high-density, at the western end of the town. Whilst this is fairly utilised by the large passenger buses, smaller carriers also known as kombis are operating at undesignated zones. There are challenges associated with the kombi drivers picking and dropping off passengers at undesignated places in and around the Mvurwi town. In an effort to deal with these challenges the Mvurwi Town Council constructed a commuter rank in the town centre, which is underutilized, up to now, since passengers and public transport drivers prefer undesignated locations along Harare Road, approximately 100 meters from the designated



rank. The public that use these services are reluctant to wait for the buses to fill up at designated ranks which further encourages operators to pick up passengers, illegally, on roadsides, creating potential hazards and safety risks. This behavior not only violates traffic regulations but also poses dangers to both passengers and other road users. It is crucial for both commuters and operators to prioritize safety and adhere to traffic laws to prevent accidents and ensure smooth traffic flow. Cooperation between authorities, operators, and passengers is essential to address these challenges effectively and promote safer and more efficient transportation systems.

#### **4.4.3 Parking**

Currently, parking space appears adequate but with the growth in vehicle population, there is need for more defined parking provisions. There are no marked and properly managed car parks in the CBD except for the one that is along Chatham Street, which is still to be properly demarcated. Any future parking policies should discourage indiscriminate parking in the CBD. Parking bays should be appropriately marked, and parking meters should eventually be installed as a revenue-generating and cost recovery measure

### **4.5 Telecommunications**

The town has two main telecommunication service providers. The first one is the traditional telecommunications service offered by the quasi-government organization; Telone. The second one is the modern communication services offered by the mobile network companies.

#### **4.5.1 Telephone services**

There is an extensive network of the fixed-phone service in the residential, commercial and industrial areas of Mvurwi. Most of the businesses still use the service for communication and the service is widespread. There is less use of the fixed telephone service in residential areas because most people are now using mobile phones.

#### **4.5.2 Mobile services**

There is full coverage of the whole planning area by three mobile network operators which are, Econet, Netone and Telecel. In areas visited, there is a fair signal of the three network operators which makes communication easier. The mobile network providers also offer communication services that include data provision as well as more specialised services such as voice over

internet. These services have allowed business and individuals to communicate effectively using modern and convenient internet-based services which are both cost-effective and quick. However, load shedding has been affecting mobile network signals specifically for Econet and Telecel. There are frequent outages of Econet mobile networks which in some cases inconveniences the public given the dominance of this service provider on both telecommunication and mobile financial services. During the downtime, many people get stranded.

## **4.6 Electricity and Public Lighting**

The town is fairly serviced with electricity and public lighting provided by the Zimbabwe Electricity Supply Authority through its subsidiaries that are represented in the town.

### **4.6.1 Electricity**

The built-up area of the planning area is fully-serviced with electricity. The town centre, the industrial areas, as well as the residential areas are all connected to the national grid, which offers multiple avenues for the flow of electricity. The residents reported that they have access to electricity. The only complaints about the electricity service were from the new residents in a recently-built area who reported delays in the connection of electricity. The service providers expect to be provided with all future plans so that they can also factor the growth into their plans. At site level they expect to be provided with all layout plans at processing stage so that they can make their inputs, as well as at approval stage so that they also adopt the plan.

### **4.6.2 Public Lighting**

Public lighting is a key service provided at local levels. This public lighting service have a host of benefits which include; enhanced road traffic safety, improved night-time visibility which therefore result in decreased criminal activity and an improved sense of security among residents and increased productivity due to a rise in legitimate activity after dusk, and a longer workday that allows people to travel in later times.

In Mvurwi, there're two forms of public lighting. These are, the high-mast lights which are also known as tower lights in the old low-income areas of the town whilst there are traditional street lights in the higher-income low-density residential areas as well as the town centre. These are all fed from the national electricity grid. The local authority has however installed a few

solar-powered street lights. These solar-powered street lights are along Chatham Street near AFC Bank and the other one is around the Commuter Bus rank in the Central Business Centre. Along Mvurwi road, heading to Suwoguru there are other street lights which are functional. The project has gone a long way in ensuring that some parts of the town are well-lit at night thereby improving safety and security.

# **CHAPTER 5: HOUSING AND SOCIAL AMENITIES**

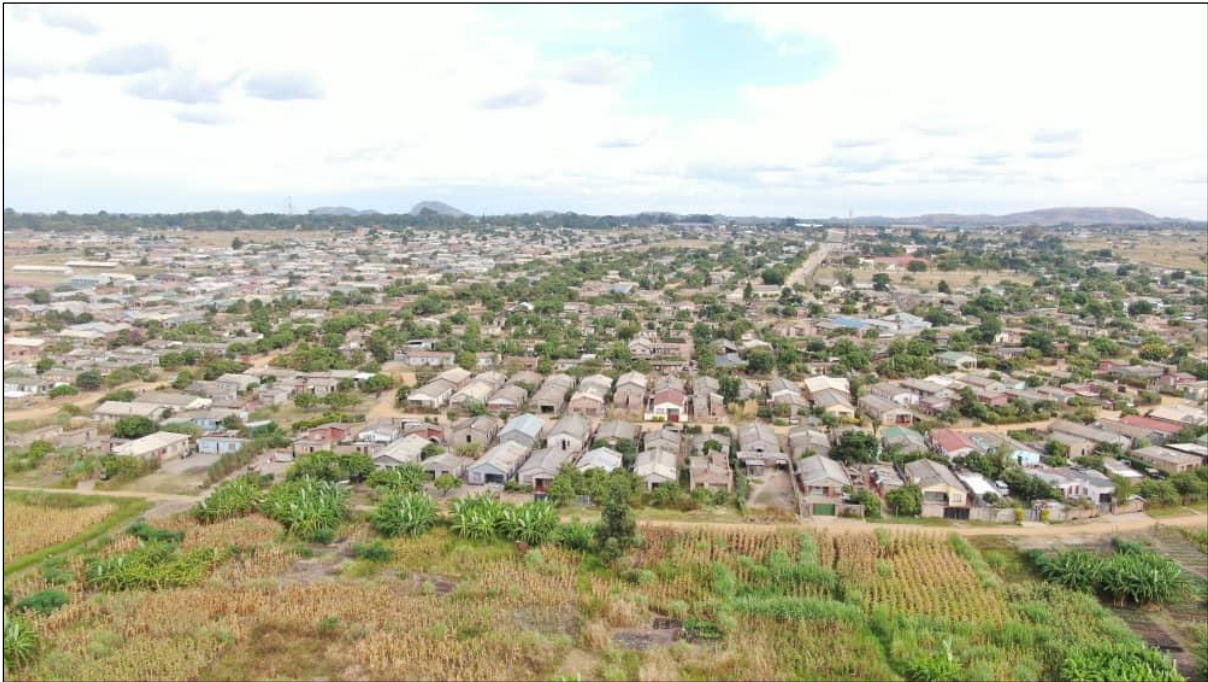
The provision of adequate housing and essential social amenities is of paramount importance in the development of a vibrant inclusive community. This chapter present a comprehensive analysis of housing needs, strategies for sustainable housing development, and the provision of essential social amenities for Mvurwi town. The primary objective of this chapter is to examine the current housing situation, identify the key challenges that the people are facing and the council in providing affordable, quality housing for all residents. Furthermore, it will delve into the planning and integration of essential social amenities such as educational facilities, health facilities, recreation and sports that promote community well-being, enhance quality of life, and foster social cohesion. This chapter will be structured as follows:

1. Overview of the housing landscape:
  - An overview of the existing housing stock, including the housing types
  - Identification of any housing deficiencies, such as overcrowding, inadequate infrastructure, or substandard living conditions
2. Social Amenities Planning and Integration:
  - Educational institutions
  - Healthcare facilities
  - Recreational spaces
  - Community centers
  - Burial Facilities

## **5.1 Overview of the housing landscape**

There is reasonable provision of housing in Mvurwi. There is low-density housing for the upper income groups, medium density housing, and high-density housing for the middle to low-income groups. Whilst the availability of detached dwelling houses is widespread in the planning area, there are no other forms of housing such as cluster houses and flats. High density housing is on demand in the town as they have over 1 600 people on the waiting list. There are also a few institutional houses in the town which are only found at the hospital and the police. These housing facilities are inadequate compared to the demand within the government institutions signaling a deficit in institutional housing. There is need to provide high density housing that is not necessarily low-income housing for young families, professionals, and other groups that may not desire the existing housing types. Alternative housing such as flats and

cluster houses can offer greater density, promote community living, and provide more affordable alternatives for individuals.



*Plate 5.1: Overview of the Housing Development*

### **5.1.1 High density housing**

The high-density areas have a total of 3 575 housing units, in which the bulk of the town's population is accommodated. Suwoguru and Rusununguko are the oldest suburbs with some of the houses built in the late 1960's. These suburbs have the most housing units of over 2000 units in the area. Some of the houses are semi-detached. These houses have small rooms which are not well ventilated, and having leaking roofs and some may need renovation. However, houses in Kurai are new and spacious. Kurai high has a total of 1075 housing units and most of the houses in the high density are serviced with electricity, water and sewer reticulation. The average stand size in the high density is 300 sq. The waiting list for housing is over 1 600 and they are all for high density housing.

### **5.1.2 Medium density housing**

The medium density residential component has a total of 1 479 housing units. These include Mbizi Township, Kurai medium, and Kurai high density extension. The average stand size is

800 sq. It was reported that 70% of these houses are well serviced with electricity, sewer, roads (gravel roads), and water reticulation system.

### **5.1.3 Low density housing**

Pembi View is the suburb in the low-density areas which has a total of 518 housing units. The average stand size is 1500 sq. There are tarred roads in the most part of the suburb. There is water reticulation on every house. They use septic tanks for solid waste disposal. 70% of the area is supplied with electricity.

## **5.2 Planned residential stands**

There is at present one residential layout plan for a low-density development. The site for this residential development is in Pembi A. The layout plan has been approved, and title surveys done, but has not yet been serviced. The layout provides for 120 stands.

### **5.2.1 Potential land for residential development**

At present, 30% of 47 square kilometers has been developed within the boundary which leaves out 70% which still needs to be developed for mixed use including residential development. Housing development has been limited due to lack of financial resources for servicing the stands thus leading to limited development.

### **5.2.2 Illegal settlements**

There are illegal settlements in Mvurwi which were given as an industrial stand but people ended up constructing houses at these industrial stands. The council is in the process of regularizing these settlements and providing the infrastructure that is needed.

## **5.3 Educational facilities**

The town of Mvurwi is currently facing challenges in terms of educational facilities. There is acute shortage of schools that cater for the educational needs of its population. This shortage is particularly severe in the secondary education sector, where only two schools are currently operational. As a result, the teacher-student ratio in these schools is significantly high, which has an impact on the quality of education (**Refer to Map 11**).

### **5.3.1 Crèches**

The residents indicated that the crèches are still inadequate for the town's needs. There is a growing demand for the crèches to cater for the needs of the young children. As the town is growing, families are seeking reliable, high-quality, and affordable childcare options. The residents indicated that, with both parents often engaged in work or other commitments, there is a pressing need for safe and nurturing environments where children can learn, play, and develop essential skills. By providing accessible and affordable early childhood education, crèches would empower parents, support child development, and foster a sense of community cohesion.

### **5.3.2 Primary schools**

Residents in Mvurwi town have diverse opinions regarding the need for increased primary schools to accommodate the growing number of children. The majority of the residents strongly advocates for the increase in primary schools, highlighting the challenges that are faced by children who have to endure long and sometimes unsafe journeys to access education. The issue of hot-sitting where there are two sessions of classes for the same grade, the other starting in the morning and finishing at midday and the other group starting midday up to 4pm. The community emphasized the importance of proximity and convenience in primary education so as to present equal opportunities to all the children in terms of access to quality education. The school authorities indicated that there is need to increase the primary schools by at least 2 so as to absorb the current demand for these (**Refer to Map 10**).

### **5.3.3 Secondary Schools**

There is and consensus among the residents and authorities in Mvurwi that there is need for additional secondary schools to cater for the secondary educational needs of the town. With a population of over 15 600 inhabitants, having only two secondary schools compromises the provision and access to quality secondary education. It was observed and reported, severally, that the available secondary schools are overcrowding. These secondary schools do not only serve pupils from Mvurwi Town but are taking pupils from surrounding areas, as far as Mutorashanga and other surrounding farms. This situation further amplifies the issue of overcrowding and puts a strain on the existing educational infrastructure. It has been reported

that each class can have a minimum of 75 pupils and a school with a total school population of above 1500 pupils. **Map 11** shows the distribution of secondary schools in Mvurwi Town.

### **5.3.4 Tertiary Education Institutions**

Mvurwi has just one private college offering academic and a few professional courses. The college is very small with a narrow range of options. There is no technical college, teachers' training college or university in Mvurwi town. Therefore, there is a strong desire among residents to establish tertiary education institutions including a university, colleges and vocational training centers, to cater for the youth and other groups. With an understanding of the importance of higher education, the community recognizes the need for accessible avenues for advanced learning. The residents also believe that the idea of constructing a university would bring opportunities to the Town as it attracts students (good population) which can be good business for commerce leading to local economic growth and development. The need for vocational training centers would also empower the youth with knowledge and skills necessary to contribute to the local economy and society. Residents also mentioned that this would reduce the level of drug abuse by the youth and hence the need for these vocational training centers.

## **5.4 Healthcare Facilities**

The healthcare facilities in Mvurwi town are currently limited but showing signs of improvement. The town has one government hospital, two private clinics and one surgery providing healthcare service in the town. However, the demand for accessible and comprehensive healthcare services requires an upgrade of the health facilities. There is an ongoing construction of a council clinic which indicates a positive step towards addressing the need for primary healthcare. While the council clinic is still under construction, efforts are being made to provide essential healthcare services to the community by utilizing the community hall as a makeshift clinic. This demonstrates a commitment by the authorities to meeting the primary healthcare needs of the residents.

The local hospital is facing challenges relating to underutilization as it is operating below the thresholds that support cost-recovery and effective healthcare provision. According to the hospital administration, the facility is not operating at its full capacity, which indicates a gap between the available resources and the demand for healthcare services. Furthermore, the health services sector in Mvurwi faces resource constraints which manifest as shortages in



medical equipment, supplies, and personnel. There is need for additional ambulances because there is only one ambulance in the town which responsible for various medical emergencies. The distribution of health facilities in Mvurwi Town is as shown on **map 12**.

#### **5.4.1 Adequacy of healthcare facilities**

The majority of the residents indicated that there was a lack of healthcare facilities in Mvurwi town. The delayed completion of the council clinic construction project is a significant issue, as it leaves the community without a much-needed primary healthcare center which is affordable and within a walking distance. In addition, the residents passed concerns on the shortage of staff and certain essential drugs in the health care facilities, hindering the provision of quality care. Moreover, the inadequate number of functioning wards at the hospital poses challenges particularly in the maternity department where one ward is currently operational. The residents indicated that the unfinished wards limit the capacity to accommodate patients and provide appropriate care.

#### **5.5 Recreational facilities**

The town has limited recreational facilities, limiting the opportunities for leisure, sporting and recreation in the town. While a park and leisure center exist, the absence of other recreational and sporting facilities such as playgrounds hampers the recreational options for children, youth and adults in Mvurwi town. The town therefore lacks sports facilities. The lack of sporting facilities is leaving a void in terms of sports development. There is one small soccer stadium in the town. There is little anything else excerpt school grounds which specifically cater for school needs. The construction of a multi-purpose stadium, which could serve as a hub for sporting events and community gatherings, was the main takeaway from the residents of Mvurwi. Furthermore, the residents indicated that the change of use of the open spaces into other uses has further diminished the availability of recreational centers. This has limited the availability of green spaces, parks, and outdoor play areas of which are very crucial in promoting physical activity, mental well-being and community engagement.

## **5.5.1 Community centres**

### **1. Community Halls**

Community centers play a vital role in fostering the unity, social interaction, and engagement within neighborhoods. These centers are where residents meet and share experiences, and participate in various activities that contribute to the overall well-being and development of the community. Mvurwi town has only one community hall serving the entire neighborhood and the whole town. The residents indicated that they sometimes use the church for other gatherings which are not even church related instead of the community hall due to the scarcity of these halls in the town. This therefore indicate that there is a shortage of community halls in the town.

### **2. Libraries**

The town has no functional library for its residents. The lack of a library has become a pressing concern, particularly for parents who recognize the importance of access to conducive reading environment and educational materials for their children's intellectual development. Some residents in the town strongly advocate for the establishment of a library which would enable children to access a wide range of books and reference materials.

### **3. Information technology centers (IT)**

There is an internet center at the local post office in Mvurwi town. This center offers free internet access and computer usage to the public, providing a valuable resource for residents to conduct research, access online services, and develop essential digital skills. Some of the residents expressed interest in the idea of establishing more IT centers. They recognize the increasing importance of digital literacy and the transformative impact of technology in today's interconnected world. The need for IT centers stems from the realization that access to computers, internet, and digital skills is essential for personal and professional growth.

## **5.6 Burial Facilities**

There has been significant progress in addressing the need for a cemetery in Mvurwi as the previous cemetery was full. A new cemetery, covering at least 5 hectares, was unveiled and it is now fully functional, providing ample land for final resting place for the deceased within the community.

## **5.7 Justice and legal facilities**

The town has a challenge in terms of legal and justice infrastructure. It lacks both a court and a prison within its boundaries whereby these services are accessed in other jurisdictions like Guruve, Concession and other surrounding areas. Although there is sufficient policing, the lack of these secondary justice delivery infrastructure poses a number difficulties for residents seeking justice and legal recourse. Recognizing the need, the residents of Mvurwi and the police have advocated for the incorporation of these facilities in the town. The importance of a local court was emphasized with the intention to expedite justice delivery and reducing the burden of traveling to distant courts for hearings and legal proceedings.

## **5.8 Social inclusion**

### **5.8.1 Mayor's Cheer Fund**

Mvurwi town has made significant strides towards promoting social inclusion through the establishment of the Mayor's Cheer Fund. This fund plays a crucial role in fostering inclusivity by providing assistance to the disadvantaged and vulnerable residents of Mvurwi which include the widows, disabled, old people and orphans. By recognizing the unique challenges faced by marginalized individuals and communities, the Mayor's Cheer Fund aims to bridge the gaps and create a more equitable society. Through financial support, the fund enables access to vital resources such as education, healthcare, and housing. This empowers those who are often left behind. Moreover, the initiative goes beyond financial aid, as it also provides food and clothes among other non-monetary benefits that might help the vulnerable groups in their day-to-day living actively promoting social integration and community engagement. By fostering a sense of belonging and providing opportunities for participation, the Mayor's Cheer Fund is instrumental in creating a more inclusive and cohesive society in Mvurwi town.

### **5.8.2 Actions needed for vulnerable groups**

The residents expressed the need for social inclusion through various initiatives that aim to cater to the various needs of different groups within the community. The Mvurwi community indicated that there is need for an orphanage and old people's homes. This is recognition of the importance of providing care and support to vulnerable populations. In order to meet the educational needs of children with disabilities, residents expressed the need for a school

specifically designed for students living with disabilities. These facilities would serve as safe and nurturing environments for the vulnerable groups.

## **CHAPTER 6: INDUSTRY AND COMMERCE**

Industry and commerce are the two fundamental aspects that define the business environment. The issues on industry covers the large-scale industrial and small-scale operations that are taking place within Mvurwi. Commerce covers on buying and selling of goods and services between two or more entities and the facilities that allows this to take place. The subject has been divided into two phases, the formal commercial business environment and the informal Small-Medium Enterprises (SMEs). This was done in order to give a clear picture of the business environment in Mvurwi.

### **6.1 Large-scale industrial sector**

The planning area has a limited number of industries. The few industries are agro-based and form part of the agriculture produce value-addition. All the large industries are dependent on the productivity of the agriculture hinterland. The largest operation in the industrial areas is the government-owned parastatal, the Grain Marketing Board (GMB). The operation is mainly of a warehousing nature where procured grain is stored for future use. There is also a tobacco sales auction floor. There are other industrial activities that also support agriculture such as agriculture equipment servicing and repairers, the Delta Distribution and Warehouse, Zimbabwe Electricity Supply Authority storage facilities, and a few other industrial operations. Most of these are in the designated industrial area, but quite a few of these industrial operations are situated in the central business district. Large scale industrial zone in Mvurwi is located along the Dawson-Mutorashanga Road. Most of the industrial stands within that zone are properly serviced and proper warehousing structures are constructed on those stands. However, other supporting industries are located in and around the CBD.

#### **6.1.1 Agriculture Sector**

Agriculture is both a new and old industry which falls under the primary sector industry. It has been practiced for several years but the forms of production have been evolving constantly. The agriculture industry is made up of companies and corporations that are involved in the production, processing and distribution agriculture inputs and produce. As observed in the study, Mvurwi is an agro-based town where there are A1 and A2 farms within and around the town (20km radius). Maize is one of the main crops grown in the surrounding farms. Thus, the location of the Grain Marketing Board (GMB) in Mvurwi provides a huge relief to the farmers in vicinity as there will be no need to go to Concession with the produce after harvesting.

However, farmers and other business personnel within the town emphasized that just selling at GMB does not create much value for them and the town at large. They recognised the need to add value on this primary by introducing grain millers within the town so that the Town can then sell processed agriculture products. They factored out that Mvurwi must be a processing hub so as to improve the functionality of its economy.

Tobacco is a cash crop that is being grown in Mvurwi. This has led to the opening of Tobacco auction sales floors within the town in the large-scale industrial zone. TIMB is the tobacco regulating authority that governs the growing and purchasing of tobacco in the town, ensuring that both the farmer and the buyer are doing their business within the law confinements. Norton leaf Tobacco, Ethical Leaf Tobacco, and Tobacco Sales Floor (TSF) are some of the companies in the town that buy raw tobacco direct from the farmers as well as providing handling services. The buyers will then transport it to their final destinations. The TSF management noted that they are currently operating on a 2 hectares piece of land in the industrial zone and they still need 5 more hectares to construct another sales floor.

However, from the consultations made with the local farmers and local residents, they highlighted that there is need for establishment of tobacco processing factories in the town. Their emphasis was on value addition to the tobacco they are producing in order to generate more income which will be beneficial to the whole town in terms of economic development as well as being the source of employment for the locals. Despite these auction floors being a source of employment for many residents, the Mvurwi residents raised that the tobacco companies are not employing the local people hence the benefits from this part of the industry is not beneficial to the locals. Below is a picture of tobacco bales at TSF.



*Plate 6.1: Industrial Shells in the Industrial Zone outside the CBD*

### **6.1.2 The Energy Sector**

The electricity and power distribution industry is one of the most powerful industrial players in Mvurwi. It is a secondary industry and it focuses on the transmission and distribution of electricity power in the town and other parts in the province. The ZETDC, a member of the Zimbabwe Electricity Supply Authority (ZESA) is the responsible authority for the distribution of electricity within the town to its clientele for domestic, institutional and industrial use. From the engagement made with ZETDC, their representative highlighted that Mvurwi is fast growing and their depot in the Central Business District (CBD) has become small especially on the storage space which they store transformers and overhead poles. The representative also highlighted that they are proposing to introduce a solar plant that will generate electricity, hence need for a land zoned for that specific use.

### **6.1.3 Telecommunications Sector**

The telecommunications industry is a communications businesses using regulated or unregulated facilities or services. It includes broadcasting, telecommunications, cable, computer, data transmission, software, programming, advanced messaging, and electronics businesses, (Telecommunications Law in the Internet Age, 2002). Apart from providing a service to the community of Mvurwi, this sector has created employment for the people. From

the engagement made with Tel-one, one of the main network providers in the town, their representative noted that cable vandalism is one of the main challenges they are facing in terms of network provision within the town. The representative suggested that when planning, the Local Authority must set aside space along roads where they can construct their underground tunnels which will house their communication cables.

#### **6.1.4 Finance and banking Sector**

Banking falls under the tertiary industry category, providing support services to primary and secondary industries as well as activities relating to trade. The banking industry includes systems of financial institutions named banks that helps the people store and use their money at any given time. From the observations that were made, as well as information deduced from the interactions made with the Mvurwi residents, there are only two commercial banks in Mvurwi, namely CBZ and AFC. These banks provide banking services to the people, comprising of depositing, withdrawals and loaning services. The farmers are the main beneficiaries of the AFC bank loaning scheme. However, residents highlighted that these two are inadequate as per the town's population growth rate and there is need for more commercial banks. Residents informed that Standard Chartered, another commercial bank that was previously in Mvurwi closed their operations in the town some years ago due to high council rates.

### **6.2 Small scale and Informal Sector**

#### **6.2.1 The light/ home industry**

There is a growing small-scale industrial sector in Mvurwi. The light or home industry encompass many small-scale secondary industrialists covering services that include, welding, carpentry and vehicle repairs. This also refers to micro industries making appliances such as hoes, garden forks, and shovels. It also includes those manufacturing and welding bigger equipment such as scotch carts, wheelbarrows, and informally repairing cars and servicing other equipment. Such activities occur at residents' homes, outside properties in road reservations and at open spaces.

Some of these operators have been formally accommodated by the Mvurwi Town Council at a space opposite the main bus rank in Suoguru. Whilst these are fortunate to enjoy security of



tenure, the facility has run out of space. Most of the operators interviewed were of the opinion that the space is inadequate. Site observations also confirmed the inadequacy of the space. Some of the operators are being forced to store and display some of their products outside their operating spaces. Mvurwi Town sited a light industry area in Kurai a response to the rising number of artisans who were operating on unauthorized open spaces in the town's CBD and many other places around the town. The operators are refusing to relocate to the place citing a number of challenges that include the issue of remoteness, sub-standards in terms of servicing and poor accessibility. The operators highlighted that the place has no trafficable road for accessibility, there is no electricity and is not maintained which has made this place uncondusive for any industrial activity. The Mvurwi Town council opened up roads for access on the place, surveyed the stands for various artisans that include carpenters, welders and vehicle repairs. It is in the process of making the place electrified as the transformer for that purpose was secured and only awaiting connection.

There is need to support this growing sector. Basing on the findings, there is a renewed need by policy makers to device policies and flexible legislation towards informal economy. More importantly, it is beneficial to the operators if more space can be provided for those that are growing in the businesses. Whilst there is consensus in the country that the informal sector is now the biggest employer and is growing, little has been done to support this growth so that more people can benefit. The operators in the small-scale sector are upbeat that the plan must suggest proposals to cater for the informal sector included other small-scale traders.



*Plate 6.2: The Underutilised Home Industry Site*

## **6.3 Commerce**

This section focuses on the Mvurwi business environment, both the formal and informal sectors. Commerce is an exchange between two parties of goods and services for money and it often implies large scale transactions but this has changed over the years since small to medium scale transactions have begun to contribute towards the GDP, hence need to be considered. Commerce drives economic growth, development and prosperity in line with nation's vision 2030.

### **6.3.1 The formal commercial business environment**

A commercial business is an activity conducted by companies to provide goods or services for sale. It comprises of activities outside the manufacturing or producing industry. The formal sector comprises of businesses and economic activities that are under the supervision of the government. The formal business community has an organized system of employment with clear rules of recruitment and has specific wages and allowance perks as well as all the required business operating paperwork. Therefore, in this context, Mvurwi town has quite a number of business operators that fall in the formal band of operation. However, due to the loopholes in the business governing systems in Zimbabwe, a lot of business operators in Mvurwi town do not have all the required paperwork that can make them fall in the formal business operators'

bracket. The mainline business operators with a big reputation to protect are the only operators with all the required paperwork, hence they fall within this sector. Some of these formal business operators in Mvurwi are supermarkets, hardware, wholesales and fuel stations.

### **6.3.1.1 Shopping facilities**

#### **1. Supermarkets**

These are large retail markets that sell food and other household goods on a self-service basis. They usually sell groceries, fresh produce, meat, bakery, dairy products and an assortment of non-food products. Zapalala supermarket, Mega-Save and Gollys are the operating supermarkets in Mvurwi, offering a variety of household goods that are required by the Mvurwi residents. There are just small grocery dealers whose range of goods is limited and the prices not-so-competitive. There is also a limited availability of other types of shops. There are no large school uniform suppliers, furniture supplier, large clothes retailers or specialist shoe shops. There are also no large national wholesalers with the exception of the national bottling company which has a distribution centre for both alcoholic and non-alcoholic drinks. The shortage or unavailability of these shops was mentioned by several stakeholders during the stakeholder meetings.

Residents are longing to have a much wider pool of options to pick from when they decide to go for shopping. Basing on the information that was gathered from the engagements made with the residents and all the business community, it was noted that they need more supermarkets. The majority of the residents indicated that the supermarkets in Mvurwi are inadequate and they recommend bigger super markets such as TM Pick n Pay, Bon Marche', and OK Supermarkets for their convenience in Mvurwi. The limited range of shopping facilities is forcing many people in Mvurwi to shop, even groceries outside Mvurwi Town. Groceries are low order goods that are ordinarily purchased in one's town of residence.

## **2. Hardware Shops**

Hardware shops specialises in supplying agricultural inputs and equipment as well as building materials. Mvurwi is an agro-based economy where most of the people depend on both subsistence and commercial agriculture. Therefore, there are agricultural hardware shops in the town that sell agricultural machinery and agricultural inputs and chemicals to the farmers. Farm and City, CP Chemicals, and Landrix, are some of the big and most prominent agricultural hardware shops that supply agricultural products in Mvurwi. Mega Save and Gollys are the two major hardware shops that are selling building materials and tools in Mvurwi. However, the stakeholders recommended the establishment of big enterprises as Union hardware and Total which can create competition to the existing ones for the benefit of the residents in Mvurwi.

## **3. Service Stations**

A service station is a commercial establishment meant for fuel selling and distribution. In Mvurwi town, service stations are evenly distributed especially in the CBD. In the CBD, there are three service stations and along Mvurwi Road close to Suoguru bus rank, there is another service station. Redan, Glow Petroleum and Energy Park are the most prominent service station operators in Mvurwi. The operation of different service station brands is good for competition which improves the economy of the town and the nation at large.

## **6.4 Small to Medium Enterprises**

Small to Medium Enterprises (SMEs) are defined as businesses that maintain revenues, assets and number of employees below a certain threshold. Notably, the SMEs in developing countries are informal and constitute a big number in the business sector. In 2019, the World Bank noted that SMEs account for 70 percent of the total world employment and up to 90 percent of the businesses worldwide. In Mvurwi, SMEs are playing a pivotal role in supporting the economy and they are creating massive employment. There are certain characteristics that define SMEs and these include;

- They are run by a single person or a very small group of people.
- They exist in all sectors of the economy.
- They help in harnessing the growth of domestic and national markets.
- There is more involvement of physical work than intellectual work in their operations.
- They have an annual revenue and total assets below \$50 000 (Zimbabwean context).

#### **6.4.1 Small to medium enterprises in Mvurwi**

Small to medium enterprises (SMEs) are driving the town's economy and they exist in all the economic sectors. Carpentry, vehicle maintenance, vegetable marketing, steel fabrication, transport and transportation, grocery and clothing retailing are some of the SME activities in operation which are supporting the town's economy. Most of these operators commenced their operations from personal savings. Engagement in the informal economy is a means of sustaining livelihoods for survival entrepreneurs as a result of economic hardships and failure to secure formal employment

##### **a) Retail Business Operators**

The Town CBD host a significant portion of Small and Medium Enterprises (SMEs) comprises retail business operators. These operators specialize in the sale of groceries, clothing, electronic devices, automotive components, and construction materials. Recognizing the inadequacy of the formal market in meeting all consumer needs, they have taken the initiative to bridge this gap by providing essential goods and services. The majority of these retail businesses operate from rented premises, with hardware shops often utilizing container structures. However, local business proprietors have raised concerns regarding the town council's failure to allocate commercial plots for the construction of permanent buildings. This limitation forces them to bear substantial rental costs. Additionally, they face challenges posed by high rental fees and shop licensing expenses, hindering smooth operations and sustainable growth within the business environment

##### **b) Transport and Transportation**

Transport and transportation are sectors which deals with the transportation of people and goods from one point to the other. Informal transport operators are the major operators within the town of Mvurwi. Light motor vehicles termed, '*Mushika-shika*' offer transport services in the town. The informal transport operators are transporting passengers from Mvurwi to various destinations in and out of Mvurwi like Guruve, Mutorashanga, Concession, Centenary or Harare. There are issues surrounding overloading of motor vehicles by these informal operators, for example, a vehicle intended for a maximum of four passengers will end up transporting eight individuals posing a significant safety risk, imperiling the lives of the passengers. The police underscored the importance of formalizing informal public transport in

the town and enforce the stricter rules and regulations governing traffic and transportation, especially on loading capacity and driver behavior. This regulatory framework is designed to bolster passenger safety and elevate operational standards within the town's transportation sector.

Agricultural business in Mvurwi and chrome mining in the Great Dyke, a belt close to Mvurwi, has intensified the freight business in the town. Outputs from both sectors need to be transported to respective destinations by heavy trucks and a lot of freight transporting trucks have commenced operations in the town. However, it was noted that the town does not have a Truck-inn and this is causing massive congestion in the CBD as well as in residential zones where these trucks will be parked, especially, during the tobacco and grain selling periods. During discussions with officials from the residents and other key informants, revealed the following:

- Streetlights to be provided all over (especially on commuter transport routes).
- Potholes to be repaired.
- Sheds and toilet facilities at bus terminals to be provided.
- Road markings and road signs required.
- Narrow streets need to be widened.
- Public transport routes to be upgraded from gravel roads to paved roads.
- Road signs need to be provided at speed humps.
- Need to provide safety measures

### **c) The Vegetable Market**

A vegetable market is a place where green and fresh farm products are sold. The fresh farm produce include tomatoes, vegetables, and fruits. The people who sell such products are commonly named vendors. There are two vegetable markets in Mvurwi, the first one is in the town's CBD and the other one is at the Suoguru bus rank which is named the Suoguru vegetable market. From the consultations, the vendors expressed concerns about the lack of suitable operating spaces. Residents highlighted that the current layout of vegetable markets puts them at a disadvantage in attracting customers, resulting in them resorting to operating in undesignated points. This situation has fostered a contentious relationship akin to a cat-and-mouse dynamic with the local authority.

#### **d) Artisanal Operations**

Artisans are workers in a skilled trade, especially those that involves making things by hand. These include clothing design, furniture making, homeware designing, tombstone making, sculpturing and tool making. In Mvurwi, most of the artisans operate on the open spaces along Mvurwi road and on Suoguru bus rank. Some of them operate at their residential homes. Furniture making, tool making, clothing designing, tombstone making and vehicle repairs are the most prominent artisanal income-generating operations in Mvurwi. However, the artisans noted that they do not have a proper place to operate on and the local authority is always affecting their operations as they fine and or confiscate their goods. The artisans argued that the light industrial zone is not properly serviced, hence lack of a consensus between the two groups which need to be addressed. Sculpturing is another growing activity in Mvurwi town. With sites dotted along the road to Mutorashanga and Guruve and across Pembi dam on the western shore of the dam on the road from Harare, sculpturing has shown a lot of potential of becoming a great industry in the town. Mvurwi town council has a vision of developing an arts gallery which they have already opened to sculptures. It has water facilities but still to lack ablution facilities. Stone-carved wild animals and birds are displayed in that area such as Warthogs, Owls, Buffaloes and Rhinoceros. From the engagements made with the sculptures, it was noted that financial support is also needed and they believe that a well-developed art gallery can boost the town's tourism.

#### **6.4.2 Benefits of SMEs**

The study showed that despite lack of recognition in the mainstream economy, the informal sector plays an important role sustaining livelihoods of the citizenry as well as contributing to national development. Instead of seeing informality as a nuisance, the council is recommended to recognize and regularize the informal economy for the town and national benefit. Planning authorities are also recommended to reserve designated built up and serviced designated spaces for the informal traders to promote their businesses, health as well as order and environmental protection. Regularizing the informal economy leads to wider tax base and open opportunity of reducing total tax rates as well as promoting public service delivery.

SMEs are proving to be problematic to the authorities due to a failure to reach a consensus between the operators and the local authority. However, from a documentary analysis that was

done on the impact of SMEs in Malawi, it was noted that it has brought more benefits to the nation in terms of contributing to the GDP. Some of the benefits are;

- They stimulate the main potential for entrepreneurship which facilitate a wide economic base leading to the massive creation of wealth.
- SMEs create a more competitive business environment which is key in driving all the business participants to unlock their full potential, thereby improving the economy at large.
- SMEs create employment for the majority of the local people.
- SMEs are hubs for innovation as they focus on creating new products in response to the people's needs as they have a direct relationship with their clientele base.
- SMEs can respond and adapt swiftly to market changes.

Therefore, it is noted that SMEs have more benefits to the economy, hence the need for Mvurwi town council to regulate them so that they can directly contribute towards economic development. ZIMRA and RBZ reported that about 70 percent of the formal SMEs in Zimbabwe directly contribute towards GDP. National Development Strategy 1 (NDS1), a government blueprint to guide development between 2021 and 2025 emphasized on unlocking SMEs potential, an important move towards fostering inclusive economic transformation. Therefore, there is need to regularize all the informal SMEs in Mvurwi through supporting them with proper space to operate on so that they can unlock their full potential.



## **CHAPTER 7: MVURWI TOWN'S ECONOMIC BASE**

Mvurwi is surrounded by agricultural and mining areas and these operations are carried out on a large scale both within and outside the town council boundary. These activities form the economic base for the lives in Mvurwi Town Council

### **7.1 The hinterland**

#### **7.1.1 Mining**

Chrome mining activities are taking place in surrounding areas of Mvurwi. It was reported that the youths in Mvurwi are also taking part in the mining activities especially in the Great Dyke. The increased mining activity in the Great Dyke has seen an increase in the number of trucks passing through the Mvurwi CBD and neighbouring communities. While chrome mining is taking place in surrounding areas of the town with trucks passing through, the town has not yet realised benefits from this economic activity. The chrome is largely being transported for export without value addition hence could be game changer if the industries for value addition can be set-up in Mvurwi town. The processing and refining of chrome, which can create additional job opportunities and the growth of industries, tend to be located elsewhere. As a result, Mvurwi tends to miss on the opportunities for potential enhanced diversification and local value creation that could arise from a mining value chain within its boundaries. There is need for proactive engagement and negotiation to ensure that the town receives its share of benefits from the mining activities.

#### **7.1.2 Economic linkages – Planning area and Hinterland**

There are no strong economic linkages between the economy of Mvurwi and that of the hinterland as evidenced by the lack of many industries in the mining sector save for a few agro-based industries. Most products are processed outside Mvurwi, only to be bought back as finished products. The mining outputs are processed and refined in the major towns outside of Mvurwi making the town benefit nothing from the minerals. There is Therefore there is need to foster the development of local industries that support the mining activities. This could involve attracting investment in processing and refining facilities, promoting entrepreneurship and small-scale industries, and providing incentives for local business.

## **7.2 Agriculture**

The region's fertile soils and favourable climate have made it conducive for crop cultivation, with a focus on cash crops. The primary crop that is produced in Mvurwi is tobacco, which has traditionally been a significant contributor to the local economy which has seen the establishment of companies and regulatory authorities such as Tobacco Sales Floor (TSF) which serves as a marketplace for the sale and auctioning of tobacco crops. The TSF provides a platform for farmers to showcase their tobacco produce and engage in competitive bidding and market access to their harvest. In addition to tobacco, there is also engagement in the production of other crops including maize, soyabeans, groundnuts, and wheat. Livestock rearing is largely for beef, with dairy farming to a lesser extent. Horticulture produce includes vegetables, citrus, and mangoes. These crops serve both domestic consumption and export markets, contributing to the region's agricultural diversity and economic stability. To support these agricultural activities, the farmers rely on irrigation tapping water from nearby dams so they can optimise their yields and mitigate the risks associated with unpredictable weather patterns. The Grain Marketing Board which was established in Mvurwi was to support the farmers into grain production and this it is playing role in promoting livelihoods in Mvurwi.

## **7.3 Employment**

The term employment as used in this context means an activity or occupation bringing one income in cash and kind. Such an activity is engaged regularly for a continuous period of the day. Employment in Mvurwi Town plays a vital role in the local economy, providing livelihoods and opportunities for residents. The availability of employment is a key indicator of the state of the local economy, including the level of prosperity or the degree of poverty. The lack of paid work forces households to rely on transfers from other family members (remittances), or from the state in the form of pensions or other social grants. Employment can be looked in the various sectors and according to major employment areas including the informal sector which is best understood through its relationships with other parts of the economy and the state, rather than in isolation.

The employment sector in Mvurwi Town is dominated by the informal sector (a loose term that includes vendors and SMEs). This is mainly due to the fact that Mvurwi is agro-based with little industrial activities. Activities in the informal sector range from street vending, motor car repairs, street vending, carpentry, welding. There are no proper facilities for street vendors are

available except for market stalls at bus termini and local retail centres. Motor car repairs, welding and carpentry are mainly done at the backyards of some commercial and residential stands. Both the economy and the Local Authority can constrain the growth of informal enterprises, for example by squeezing them out through cost-cutting or by physically excluding traders from natural market places. The informal economy may add to the resilience of cities by providing livelihoods for people who cannot secure positions in the formal economy, and by meeting unmet needs for particular goods and services. Policymakers need to understand that the informal sector is here to stay for the foreseeable future because of the persistence of high unemployment.

The formal jobs available are in the few agro-based industries, the public administration sector, service industries like telecommunication companies and electricity distribution, among others, construction sector, and retail sector, hospitality sector, education and health sector, among other. The formal job opportunities are limited and it has been reported that many of the vacancies are filled by people from outside Mvurwi; a situation that irks the locals. The agricultural sector provides employment on a seasonal basis which is usually tobacco season or during the harvest period for maize and other grains. Public administration are also notable sources of employment. It is important to note that the availability of formal employment opportunities is limited, leading to a significant portion of the population relying on informal or self-employment activities.

## **7.4 Opportunities and Constraints**

There is great potential to increase employment levels through the establishment of more commercial and industrial enterprises like milling companies, food processing companies and mining beneficiation companies as the raw materials for such enterprises are abundantly available in Mvurwi and its hinterlands. Shortage of affordable stands for both commercial and industrial use has affected growth of employment levels in Mvurwi Town as no new significant developments are being done.

## **7.5 Sources of Finance for the Town council**

The Mvurwi town council obtains its revenue from both internal and external sources. Internal sources comprise revenue from rates and charges levied by the council for the services rendered to residents such as refuse collection, sewer reticulation and water. The internal sources of

revenue for Mvurwi town council include service charges, taxes, licenses for liquor, plan approvals, building inspections, lease renewal, leasing properties, development permits, regularization, valuation fees, waiting list for residential stands, change of ownership, parking fees, penalties, cemetery fees, equipment hire and selling of stands. Selling of stands gives generate significant council revenue. The council collect rentals from a beer hall in Suwoguru, council shopping mall complex in the CBD, home affairs offices, community hall, ground, waiting room at the bus rank, and Pamvura resort by the Pembi dam. External sources on the other hand include grants from the central government, including devolution funds and therefore the central government is the major source of external finance. Most of the revenue generated from internal sources is used to finance recurrent expenditure such as salaries, refuse removal, water supply and electricity bills, among others. Finance obtained from external sources is utilised mainly for capital development projects like infrastructure and housing development.

## **CHAPTER 8: LAND USE AND OWNERSHIP**

### **8.0 Introduction**

This section focuses on the land-use and ownership in Mvurwi. In Zimbabwe, land is the major central economic resource and it must be properly managed. Land ownership refers to the legal control over a piece of land. Zimbabwe has a legal framework that deals with land rights in the form of acts and these include,

- The Constitution of Zimbabwe (amended in 2013).
- Urban Councils Act (29:15)
- Regional Town and Country Planning Act (29:12)
- Land Acquisition Act (20:10)
- Deeds Registry Act (20:05)
- The Presidential Proclamations

These acts are important because they protect the rights of land owners which is fundamental in dealing with land disputes such as boundary disputes and double allocations especially when land in the hinterland is required for urban expansion. Acts also guide the distribution of land so that equity and equality is attained.

### **8.1 Land Use Plan Provisions**

The existing Mvurwi town is regulated by an old Mvurwi Concept Development Plan. The plan covered the core part of the original service centre including the low-density area and the high-density areas of Suoguru and Kurai Townships. The concept plan also included a small industrial area. It also provided for the public facilities such as the hospital and a few schools. The Mvurwi Concept Development plan is shown on **Map 13**.

### **8.2 Existing Land Uses**

There were a few other land uses that occurred in addition to the uses shown on the old Mvurwi Concept Development Plan. A new low-density residential layout was prepared and approved further north-east of the existing low-density area which added about 1200 stands. A medium density layout was also added opposite the GMB site, adjacent to the existing cemetery. Two high-density layouts were also added to the existing Kurai suburb. The industrial area was also

increased significantly. One of the issues that must be resolved is the existence of a few commercial farms that were allocated to individuals under the land reform programme. There are a few farms in the planning area and the gazetted Mvurwi town boundaries that are under the control and use of individual farmers. Farm land in Mvurwi is shown on **Map 12**.

The land that was allocated as A2 farms around Mvurwi is found in three areas and coloured green in map 12, attached.; near the Pembi Dam to the south-east, near another dam north-east of the town, and west of the town, again near another dam. Some of this land will be required for development in future. There are other strategic and planning issues with the farms. The fact that they are close to water bodies mean that they require careful management and strategies to curb pollution and siltation. These dams are strategic for the current and future supply of water to the planning area. The land around them must therefore be in the hands of the local authority in order to prioritize and guarantee public interest.

### **8.3 Land Ownership**

There are four distinct land ownership categories in the planning areas. The first category is private housing and commercial land that is owned by individuals and institutions. The second category is public land owned by the local authority or handed to the local authority by the Government of Zimbabwe. The third is land owned by public institutions which are quasi-government such as ZESA, Telone, and other public institutions. The fourth category is the farmlands within the planning boundaries. This land is essentially state land but has been allocated to individuals who have a right to farm them. These are the farms that were discussed above and shown on **Map 14**. There will be need to resolve the ownership issues regarding these farms with the Ministry of Lands so that development on these farms can be coordinated with the rest of the planning area. Some strategic amenities that are non-existent in Mvurwi may have to be proposed in some of these farms. It is therefore urgent and important that any issues with these farms are resolved quickly.

In Mvurwi town, land is owned by,

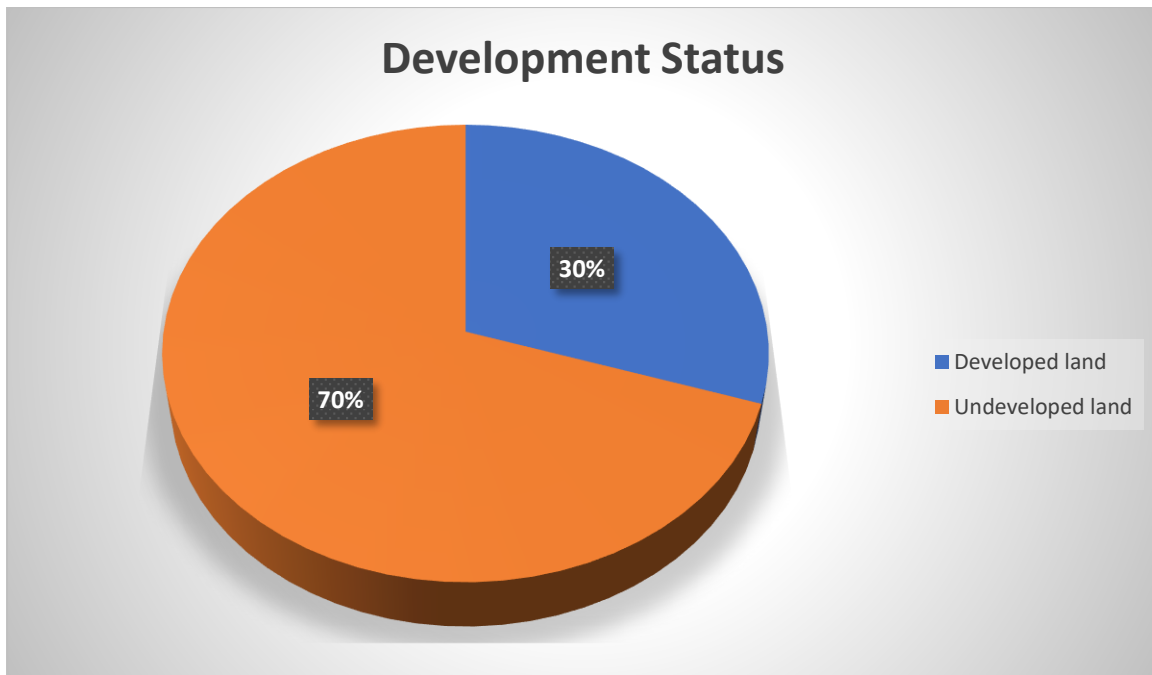
- Local Authority
- Government through its various ministries
- Private Owners

### **8.3.1 Local authority**

Majority of the land in Mvurwi is urban land and it is under the jurisdiction of Mvurwi Town Council. It is responsible for the development of that land that is to provide infrastructure such as roads, sewer system and to facilitate water connection before parceling it out to people. Much of the land under its jurisdiction is already planned, though proper development is still lagging behind. The land under the local authority's jurisdiction is for residential, commercial, industrial and recreational purposes. Some of the areas under its jurisdiction are Suoguru, Pembi A, Mvukwe North, Pembi Ville, and the Town's CBD.

The Local Authority has a model of allocating stand to the people who need it for any of the purposes mentioned above. Interested parties have to join a waiting list and when there is land readily available, the parties will be notified and they will have to pay the fee for that stand. They start by paying lease fees which is renewable on a yearly basis. After stand allocation, the occupier is bound to complete the actual building construction, then apply for a certificate of occupation. After acquiring the certificate of occupation, one will be able to apply for a title deed for that specific property to the Local Authority.

The land that is under the jurisdiction of the Local Authority, much of the land is still undeveloped; only 30 percent is developed, as shown on Figure 8.1. It is reported that the much of the undeveloped land has been planned but pending approval and other land administration issues. The pie chart below shows the development status of the land under the jurisdiction of Mvurwi Town Council.



*Figure 8.1: Development status of the land owned by Mvurwi town council*

## 8.2 Government

Government also owns land in Mvurwi which they hold as state land which is under the jurisdiction of the Ministry of Lands, Agriculture, Fisheries and Rural Development. According to Section 290 of the Zimbabwean Constitution, all agricultural land belongs to the state and it can be occupied through a lease or an offer letter. Majority of the farmers in and around Mvurwi are A2 farmers who practice small scale to semi-commercial farming. The farmers hold offers letters that were given to them by the Ministry of Lands, Agriculture, Fisheries and Rural Development. However, from the analysis that was made, it was figured out that the town still need more land for urban expansion. Engagements made with the Mvurwi residents highlighted that they still need more social services and it will require to expand into these farms that are within Mvurwi's area of jurisdiction and those that are in the hinterland.

However, some farmers have had made plans to develop some of the facilities that are required by the residents of Mvurwi such as tertiary institutions and recreational facilities on their farms. The farmers suggested that if the farms are to be affected by the new proactive masterplan, there is need to zone some sections agro-residential so that agriculture which is regarded as the backbone of Mvurwi economy will keep on thriving.



### **8.3 Private Owners**

Private ownership is a legal designation where land is owned by a non-governmental entity and its parastatals. The owner would have the right to use the property as they see fit so long it is in the confines of the law as well as the right to transfer the ownership to other owners. In Mvurwi town there is also land that is under private ownership. There are three known owners who privately own land in the town for various purposes. Mr. Dawson owns land in Pembi A which is for residential purposes. Mr. Chanzi is another private owner who owns land in Mvukwe north area, which is for industrial purposes and Mr. Chimbani is the other holder who owns land in Lot 4 and Lot 5 for agricultural purposes. All these private owners aim to provide the socioeconomic needs of the local people such as housing, employment creation as well as improving the town's food security.

## **CHAPTER 9: SUMMARY OF ISSUES**

The chapter synthesizes issues that have emerged from the above seven chapters that form the report of study. It also identifies areas that require to be addressed by the master plan by a way of formulating appropriate proposals.

### **Issue 1: Growing urbanization**

The study has shown that Mvurwi is growing. The master plan must anticipate both internal growth and in-migration. There must be an acknowledgement that the town is slowly developing, hence the town must be planned to accommodate that reality.

### **Issue 2: Environmental Management**

The study revealed that there are three large dams on either side of Mvurwi. These dams are strategic to the water supply and recreational needs of Mvurwi. Cautious planning must ensure the sustainability of these dams.

The study also noted the depleting vegetation cover around the planning area. The remaining indigenous forests must be protected from deforestation. Where possible, efforts can be made to allow for recovery of deforested areas. In the new developments to be made, urban forestry must be encouraged in order to address climate change concerns.

There is a problem with the current methods of solid waste management and the issue has to be addressed.

The study established that human activities in the town are encroaching on wetlands. There is no sustainable management of the wetlands which is a serious environmental challenge.

There is unsustainable sand mining and brick molding activities in the town. There is no designated site for sand mining and brick-molding and this creates pressure given the growing demand from the increased construction activities

### **Issue 3: Existing Infrastructure**

The most urgent and important issue under infrastructure is sewerage treatment. Whilst a project to construct a sewerage treatment plant is almost done, the urgency of this development under the circumstances where effluent is being discharged untreated cannot be overemphasized. Additional studies must be undertaken to establish the adequacy of the new infrastructure. The network must then be upgraded to cover new areas earmarked for development.

The study noted the erratic water supply in the town. Whilst there is sufficient raw water, this is being caused by the storage and distribution capacity. The water reticulation network is old and inefficient to achieve reliable water supply in the town. These must be addressed to guarantee regular uninterrupted supply.

The national road reservations are 31 meters wide and are no longer adequate to cater for future expansion, especially considering the government's plan to dualize most of national roads. Wherever possible, these must be upgraded. There is also need to address the challenge of passing traffic in the Central Business District so that it does not result in traffic congestion in the town center.

All gravel roads are in bad state and no longer benefit for an urban area like Mvurwi. It has been a recommendation that all the gravel roads should be upgraded to be tarred in line with all the other urban development trends.

The town is facing challenges with energy and electricity supply. The development, businesses and industries in the town are dependent on the grid hence national power outages are impacting the socio-economic activities in the town. There are no renewable sources, like solar plants/fields which can improve electricity supply. The plan should also provide for the production of renewable energy.

### **Issue 4: Housing and Social Amenities**

There is a shortage of other types of housing such as flats and cluster houses especially near the town center. It has been found, as recommendation, that land must be identified to establish high-value high-density housing around the CBD.

Observations shows that there's also a shortage of tertiary institutions in the planning area, as well as secondary schools. There is overcrowding in the available secondary school signaling a grave shortage. Once students finish high school, there is a holdup since there are no facilities that prepare young adults for work.

There are no recreational facilities in the planning area. It was recommended that the plan must provide for spaces where different age-groups are catered for. Similarly, there are no sporting facilities except for a small soccer stadium.

There are no sports facilities. The only available facility is the soccer stadium which is very small and cannot be adapted for other sports. There is need to facilitate establishment of other sports facilities.

There are still a few areas without public lighting. Whilst the local authority has embarked on a solar-lights project to improve public lighting, there are still a number of areas without public lighting

#### **Issue 5: Industry and Commerce**

There are a few agro-based industries that are mainly receiving produce such as grain and tobacco. Residents recommended downstream processing and value-addition industries in order to create employment.

The potential of the small-scale and informal manufacturing and service sector is not being fully realized. The plan must propose measures to stimulate economic development by supporting small-scale and informal sectors.

The Mvurwi Arts and Craft Centre was identified as a sector that could be enhanced if properly recognized and supported. The plan must propose measures that should grow this sector.

Residents and stakeholders indicated that the shopping facilities in Mvurwi do not meet the needs of the residents. Residents travel as far as Harare to get both low order and higher order goods.

The study identified that the small-scale and informal sectors have inadequate spaces to operate from. The spaces also require appropriate infrastructure to support and grow these sectors. The master plan must incorporate strategies to grow and support this increasingly important sector.

#### **Issue 6: Land ownership and use**

There are farmlands held by farmers under the A2 farming leases within the planning boundaries. There is need to resolve the ownership issues regarding these farms with the Ministry of Lands so that development on these farms can be coordinated with the rest of the planning area. Some strategic amenities that are non-existent in Mvurwi may have to be proposed in some of these farms.

Agriculture land use within planning boundary is a major potentially discordant existing land use. Some of this land is strategic in that it is around water reservoirs and fragile ecological areas which would ideally be better managed by the local authority. For land around dams, a more appropriate use would be environmental conservation and not agriculture.

There is private land in strategic spaces especially the land adjacent to the town centre. This is some of the prime real estate in the planning area that could be rezoned to accommodate high-density, high-value developments close to the CBD.

## **PART 2: WRITTEN STATEMENT**

# **SECTION 1: INTRODUCTION AND STRATEGY**

## **1.1 Statutory Basis of Plan**

The Mvurwi Master Plan is prepared in terms of the provisions of Part IV of the Regional Town and Country Planning Act Chapter 29:12 as read with Regional Town and Country Planning (Master and Local Plans) Regulations, 1977. This master plan is the local authority's overall land use planning policy that guides and provides strategic direction in terms of how Mvurwi should develop over the next 10 years, in order to keep the master plan relevant and current, all efforts shall be made to constantly review it in line with the socio-economic realities of Zimbabwe and Mvurwi. This is a futuristic land use planning document whose aim is to anticipate future problems together with current problems and propose measures to resolve such planning problems. A master plan also looks at whatever opportunities exist in the planning area and suggest measures to derive optimum benefits from these opportunities for the good of the community.

## **1.2 Structure of Written Statement**

The structure of the Written Statement is guided by the requirements of the statutes, that is, the Regional Town and Country Planning Act [Chapter 29:12] as well as the RGN Regulations 248 (Master and Local Plans) 1977 Regulations. It presents strategic and broad goals and policies that will guide the development and redevelopment of the planning area. Because it is broad and strategic, it does not provide the detail of the matters. Whilst the Mvurwi Master Plan makes a sustained effort to comply with this principle, there are a few areas where provision of detail was necessary due to scalar issues to do with the planning area. The document is divided into three distinct sections covering different aspects of the Written Statement.

### **Section One: Introduction**

The section links this document to the Report of Study by way of a brief description of the major problems, constraints and opportunities to development. This section then ends with a presentation of the preferred strategy for the land use, which gives guidance to the formulation of the policies and proposals.

## **Section Two: Goals and Objectives**

Section 2 deals with the goals, objectives, policies and proposals of the Written Statement. Goals are broad statements of intended action while objectives are specific ways of bringing identified goals to reality. Policies and proposals relate directly to the proposals map and it should be read with such. Relevant land use proposals and zones should be read together with the maps where applicable.

## **Section Three: Implementation and Monitoring**

The section gives light to the Master Plan by providing an administrative plan to oversee the plan implementation. It deals with issues such as provision and responsibility for resources for funding and monitoring the different aspects of the plan. Many aspects of the plan will only remain as aspirations in a blueprint.

### **1.3 Summary of Findings of the Report of Study**

This summary brings to light the major findings from the Report of Study that impact the future growth and development of Mvurwi. The findings form the basis upon which the Written Statement is founded.

#### **1.3.1 Population growth and characteristics**

Mvurwi's population increased by 13.2%, from 2002 to 2012, and 19.50% from 2012 to 2022. Currently, the population of Mvurwi is 15649 residents. This shows an increase in population. This population growth could be a result of increased birth rate or rural to urban migration in search of jobs and better living conditions in the town. The following key issues must be considered in the plan:

- Majority of the population in Mvurwi town is younger than 30 years, which is a youthful population so the Masterplan must consider and prioritize the needs of this young growing population.
- The population of Zimbabwe and that of Mvurwi is shifting to urban areas. The plan must therefore anticipate increased movement of people into the planning area since it is an urban master plan.
- The structure of the population requires that there are policies and proposals to generate employment for the increasing demand of the young people in the planning area



### **1.3.2 Environment**

Some of the important planning issues from the Report of Study include the following;

- Dams to be protected - The area has three large dams which give the planning area a large competitive advantage. The existence of dams near built-up areas is additional threat to the sustainability of dams. Some of these threats include pollution and siltation arising from the various urban development activities. Measures must be taken to protect all the dams around Mvurwi.
- Utilize dams for recreation - The three dams also present opportunities for addressing some of the inadequacies inherent in Mvurwi. The Report of Study exposed the lack of recreational spaces and facilities. These dams can be carefully planned and used for the provision of water sports and other forms of recreation.
- Vegetation loss and Reforestation – A lot of vegetation has been lost from the planning area due to urbanization and agriculture. Currently, there are only a few of indigenous forests remaining. These must be jealously conserved whilst considering measures for the regeneration of the deforested pockets.
- Refuse Management – The Report of Study indicated that the town does not have a proper landfill and is doing crude dumping of solid waste. Although there is an efficient refuse collection system, the solid waste disposal is rudimentary. A new and proper landfill has to be identified and properly developed.

### **1.3.2 Infrastructure**

The section reviews the state of infrastructure as found in the Report of Report.

- Sewerage Treatment – The town has been operating without a proper sewerage treatment. There has been a series of fines to the Council from the Environmental Management Authority as deterrents to direct discharge of sewer into the environment. The town council has embarked on a project to build new sewer ponds and the project is almost done. While expediting this project, there is need to ensure that its capacity is sufficient for current and future growth.
- Water Upgrades - The Report of Study revealed that some of the residents are not satisfied with the water provision by the water authority, ZINWA. There were reports of erratic water supply and low-pressure in some suburbs. It was also revealed that a lot of water is lost in the distribution system because most of the components of the water delivery system are old and subject to breakdowns. The plan must address the issue of adequate and reliable water supply.

- Ranks and Management – The Report of Study indicated the use of unauthorized ranks to pick and drop passengers around the town centre. This is common along the Harare Road near the hospital as well as in some other undesignated areas in the town centre. The plan must take into consideration these issues so that this can be solved.
- Public lighting – There are still some areas without public lighting. Although the local authority has made an effort to install solar-lights to improve, there's still a number of areas without public lighting.
- Ring Roads - there is some unnecessary traffic passing through Mvurwi from Harare Road to Guruve or from Rafingora Road to Harare Road. This traffic should be diverted so that it can pass through without getting to the town centre. The master plan must consider ring roads to cater for through traffic.

### **1.3.3 Housing and social services**

This section revisits the report of study findings on housing and social services

- Other types of housing - a major issue identified around Mvurwi housing is the shortage or unavailability of other types of housing besides detached dwelling houses. There is no stock of other high-density types of housing suitable for professionals and young families close to the town centre.
- Educational facilities - an issue that came out strongly is the absence of educational facilities in the planning area. There are limited primary, secondary and tertiary educational facilities that cater for the population of the town. The residents want more primary and secondary schools. They also want tertiary education institutions that will give school leavers an opportunity to acquire work skills.
- Healthcare facilities - the report established a shortage of primary healthcare facilities in the town. The residents also mentioned a shortage of staff and essential drugs in the available healthcare facilities. The Town is constructing a clinic to increase the provision of primary healthcare in the town.
- Recreation - there are a few recreational facilities in the planning area. Most residents indicated that they have limited options for recreation. Further, there are limited sporting facilities. The only available facility is the soccer stadium which is very small and cannot be adapted for other sports. There is need for other sports facilities.
- Justice and legal facilities - the town lacks both a prison and a court which poses a challenge and hence need to be addressed by the master plan.

### **1.3.4 Employment, Industry and Commerce**

Industry and commerce drive employment hence the consideration of these issues together. Strategies to enhance industry and commerce impact on employment creation. This section briefly discusses the report of study findings on the matters:

- Value addition and agro-industries - it was found that there are a few primary produce collection and storage facilities with little or no value-addition.
- Small-scale and informal sector - the small-scale sector has inadequate spaces to operate from. The spaces also require appropriate infrastructure to support and grow the sector. The master plan must incorporate strategies to grow and support this increasingly important sector.
- Shopping experience - the study revealed that Mvurwi residents have an unpleasant and inconvenient shopping experience in town. This is due to the lack of shopping facilities with a wide range of low order and high order goods. The master plan must address the issue of the shopping experience in Mvurwi.
- Arts and Craft centre - there is a large arts and crafts centre that already exists but could be supported to realize its full untapped potential. The first and simplest strategy is just to recognize this activity so that it has security of tenure and does not suffer legitimacy issues.

### **1.3.5 Land Use and Ownership**

This section briefly revisits the land use and land ownership issues as found in the study.

- Agriculture land use within planning boundary – agriculture is the major and potentially discordant existing land use in the planning area. There are farming activities by individuals who were allocated land as part of the land reform programme. Some of this land is strategic in that it is around water reservoirs and fragile ecological areas which would ideally be better managed by the local authority. For land around dams, a more appropriate use would be environmental conservation and not agriculture.
- Land owned by individuals under A2 - the agriculture land referred to above is also owned by the allocated individuals. There will be need to resolve the ownership issues regarding these farms with the Ministry of Lands so that development on these farms can be coordinated with the rest of the planning area. Some strategic amenities that are

non-existent in Mvurwi may have to be proposed in some of these farms. It is therefore urgent and important that any issues with these farms are resolved quickly.

- Private land in Strategic Spaces - there is also strategic land adjacent to the town centre that is in the private hands. This is some of the prime real estate in the planning area that could be rezoned to accommodate high value developments close to the CBD.

## **1.4 Strategy**

An in-depth analysis of the report of study suggests four key land use strategies to guide the Mvurwi Master Plan proposals. The strategies are around:

- a) Employment creation,
- b) Environmental sustainability,
- c) Infrastructure upgrading
- d) Enhancing opportunities for the young and growing population of Mvurwi.

The master plan must formulate proposals to create employment. There are many unemployed people in the productive age groups in Mvurwi. This plan must identify and target areas in which employment can be generated. Urban planning has potential to alleviate or resolve most of Africa's urbanization challenges through responsive and innovative plans. This plan seeks to make innovative proposals to enhance the livelihoods and opportunities of Mvurwi residents.

## **SECTION 2: GOALS, OBJECTIVES, POLICIES, AND PROPOSALS**

### **2.1 Introduction**

As previously mentioned, this document serves as a forward-looking land use policy plan aimed at anticipating and addressing planning challenges. It acknowledges existing constraints while maximizing the planning opportunities available in the area. The formulation of goals and objectives is crucial for achieving these aims. Goals provide a clear direction for planning activities, while objectives break down these goals into specific, actionable statements. In this context, the goals and objectives also reflect the findings outlined in the Report of Study, ensuring they are grounded on thorough research and analysis.

### **GOAL 1**

#### **To promote sustainable urbanization in Mvurwi Town.**

##### **Explanation**

This Master Plan is a tool that will be used to promote sustainable urban development in Mvurwi. This Master Plan seeks to promote smart growth of the town through innovative urban planning strategies and tools. As is the national trend, Mvurwi's population is and will continue to increase hence the need to have plans that put in place mechanism, infrastructure and systems that will make the residents of Mvurwi access a wide range of modern facilities and choices in transport, housing, employment, education, health, water and sanitation, recreation and energy, among others. The import of this goal is to anticipate future growth, and put in place mechanisms that support smart growth. To promote the sustainable urbanization, in Mvurwi town, there is need to invest time and resources in rectifying complex problems in Brownfields as well as creating new compact, smart and sustainable neighborhoods in the Greenfields that will be able to meet the needs of present and future generations.

**Objective 1A. To ensure services that support population growth are sufficiently provided with employment creation integrated in all new housing developments.**

**Justification**

The population of Mvurwi town is still small but growing gradually. It is projected to grow even faster if all the development fundamentals are met. Hence rapid urbanization is imminent. Rapid urbanization with limited infrastructure development and economic opportunities is causing serious problems in Zimbabwe and characterizes unsustainable urbanization. Where urbanization exceeds urban development, the emergent problems include shortage of water, bursting of sewer reticulation infrastructure, strain on health and education facilities, dilapidation of housing infrastructure, unemployment, and deteriorating road infrastructure, among other ills. It is not possible to transition from a low-income economy to a middle-income economy without striking a balance between urbanization and urban development in towns and cities.

**Policy 1**

Strike a balance between urban population growth and urban development

**Proposal 1: Invest in the upgrade and modernisation of the urban infrastructure and services in Mvurwi Town**

Mvurwi Town Council will increase financial investment in infrastructure development projects, during the master period, so as to meet the current and future demand of the same. It is anticipated that the population of the town will grow making it noble that action be taken now to upgrade and modernize infrastructure such as roads, water and sewer reticulation, education and health facilities, housing and others facilities to cater for this future population.

**Proposal 2: Ensure that all layouts for residential development have land use categories that create employment opportunities**

Employment is both a key economic enabler and an outcome of economic development on an area. Mvurwi Town Council will enforce reservation a certain percentage of land, in all layouts for residential use, for land uses that create employment such as industrial and commercial (prioritising the SMEs).

**Objective 1B: To Prepare Local Development Plans for the planning area with immediate priority on the CBD, Industrial Area and Suoguru and Rusunguko High Density Areas.**

**Justification**

Since its proclamation, Mvurwi Town Council has been operating without any statutory planning framework, save for the Concept Plan. This Master Plan, as a high order statutory plan, provides a framework for the development of Local Development Plans. Local Development Plans are the implementation tools of the provisions of the Master plan. They are area specific statutory plans that provide a land development policy and a framework within which development control process can take place. The priority is on the CBD, Industrial Area and Suoguru and Rusunguko High Density Areas. These areas have a number of development challenges and or opportunities which require urgent attention.

**Policy 2**

Prepare Local Development Plans for the CBD, Industrial Area and Blighted Areas.

**Proposal 3: To prepare Local Development Plan for the Central Business District**

The Town Council will prepare a Local Development Plan for the CBD. It has been observed that the CBD is being underutilized and several buildings are resembling a town because, either, have defaced or their architectural designs are now obsolete and not aesthetically pleasing. There are lot open spaces of this highly valued land in Mvurwi. There is need to revamp and upgrade the townscape in the CBD hence the local Development Plan will come up with measures to achieve this. A Local Development Plan for Mvurwi CBD, as a policy, should focus on,

- Expanding the current CBD to include some nearby residential areas (See Land use Proposal Map). The property owners in these residential areas can either redevelop their properties into modern commercial outlets, or sell to investors who can then redevelop them into commercial properties
- Development of the land close to the CBD into high rise flats and modern shops to expand the CBD area (See Land Use Proposal Map).
- Redevelopment of old dilapidated buildings in the CBD area using modern architecture and building technology
- Redevelopment and refurbishment of utility infrastructure servicing the CBD.

- Improving the environmental quality of the CBD
- Providing properly planned place for vendors to avoid a situation where they occupy pavements and shop fronts
- Promoting vertical expansion.

#### **Proposal 4: Prepare Local Development Plan for the Industrial Area**

The Mvurwi Town Council shall prepare a Local Development for the Light Industrial Area before the end of this Master Plan Period. The Report of Study highlighted that there is limited industrial growth in the town mainly due to shortage of space. Some light industrial activities are being conducted in residential areas. Given that the SMEs and the informal sector are growing and employing a sizeable number of people in Mvurwi Town, the council increase land allocated to these sectors to propel economic growth and livelihoods in the town. On the Industrial Zone, the Local Development Plan should focus on:

- Expanding the industrial area (See Land Use Proposal Map)
- Provision of adequate utility and communication infrastructure to support the light industrial activities,
- Improving the road infrastructure in the light industrial zone through tar surfacing and construction of proper drainage systems
- Supporting the SMEs in the industrial zones.

#### **Proposal 5: Prepare Local Development Plan for Suoguru and Rusununguko High Density Residential Areas**

Mvurwi Town Council will prepare a Local Development Plan for Suoguru High Density Residential area during the life of this plan. Suoguru and Rusununguko are the oldest suburbs in Mvurwi Town and hence the houses and facilities are now very old. There are opportunities for urban renewal hence a Local Development Plan could help upgrade these settlements. A Local Development Plan as a policy should focus on

- Complete renewal of Suoguru and Rusununguko Residential areas advocating for compact development as the new urban form and with buildings designed suiting modern architecture
- Installation of new water and sewerage reticulation mains capable sustaining dense population,
- Provision of social services such as education, health and recreational facilities



- Rehabilitation and modernization of existing roads through widening, tar surfacing and constructing proper road drainage systems.
- Provision of adequate electricity and telecommunication infrastructure
- Regularization of the informal developments

**Objective 1C: To actively promote adoption of Smart City Concept in the development of Mvurwi.**

### **Justification**

It has been noted that rapid urbanization has numerous challenges which negatively affect the natural environment, economic performance, and the social well-being of urbanites. In response to these issues, cities and towns worldwide are increasingly turning to information and communication technologies (ICT) as a solution to the problems associated with rapid urban growth. A key focus of this Master Plan is to establish a framework that accelerates the adoption of Smart Concepts in the development of Mvurwi.

### **Policy 3**

Promote Technology-Driven Urban Development in Mvurwi.

### **Proposal 6: Incorporate smart and green building features into plan approval**

Mvurwi Town shall enforce inclusion smart and green building principles in building plans approval. The benefits of implementing smart building technologies include enhanced operational efficiency, reduced costs, improved risk identification and management, and environmental sustainability.

### **Proposal 7: Promote the adoption of smart energy solutions in Mvurwi Town**

Mvurwi town enjoys abundant sunshine, making it an ideal candidate for harnessing solar energy to supplement supplies from the national grid. The Council, in conjunction with Government, shall initiate campaigns to educate and encourage residents to harness solar energy for both commercial and residential use and using Smart technologies to optimize energy consumption to enhance sustainability.

### **Proposal 8: Embrace Digital Technology in Governance**

Mvurwi Town Council shall revolutionaries its operations to adopt advanced digital technologies, including the Internet of Things (IoT), cloud computing, and artificial intelligence (AI), to enhance service delivery and improve governance. This strategic approach will modernize governance and foster a more responsive and efficient local authority.

### **Proposal 9: Provide for the development of a vibrant technology and innovation hub**

The council shall provide land for establishment of Technology and Innovation Hub in Mvurwi town. Establishing a technology and innovation hub in the town can significantly enhance economic vitality, promote community engagement, and provide educational resources that empower locals. By leveraging these advantages, the town can position itself as a competitive player in the global economy while fostering an environment conducive to innovation and growth.

## **GOAL 2**

### **To balance urban development and environmental sustainability in Mvurwi Town.**

#### **Explanation**

The Master Plan intends to incorporate and adopt sustainable development principles to strike a balance between urban development and environmental protection. It is also guided by emerging and accepted global environmental principles and issues such as curbing global warming and climate change management. Mvurwi has several aspects of environmental importance that must be protected by this master plan. The master plans seek to promote urban development which preserves the natural and built environment in Mvurwi Town. The efforts are towards protecting existing dams, conservation of vegetation and wetlands and curbing pollution.

#### **Objective 2A: To prevent all forms of environmental degradation in Mvurwi Town**

## **Justification**

Protecting the environment is essential for preserving biodiversity, public health, and climate stability. A healthy ecosystem supports diverse life forms, reduces exposure to pollutants, and helps mitigate climate change. Sustainable management of natural resources ensures their availability for future generations, while a clean environment enhances quality of life through recreational opportunities. Ultimately, prioritizing environmental protection fosters global cooperation and promotes a healthier planet for all. In towns and other urban settlements, land is a scarce resource and is in demand for the development of several competing land uses.

## **Policy 1**

Promote sustainable development in the whole planning area

### **Proposal 10: Subject all development projects to Environmental Impact Assessment in compliance to the Environmental Management Act [Chapter 20:27]**

Mvurwi Town Council shall work together with the Environmental Management Agency (EMA) to enforce the requirement for Environment Impact Assessment on all prescribed projects. The local authority will work closely with institutions that manage the environment such as the Environmental Management Authority in order to effectively manage the environment.

### **Proposal 11: Enact or enforce Bylaws to prevent illegal sand mining and brick molding in the planning area**

The Town Council, with assistance of various authorities, including the Zimbabwe Republic Police (ZRP), shall enforce the By-laws to stop the proliferation of illegal sand mining, quarrying and brick molding within the planning area. The Town Council will provide land and required licensing to control these activities.

### **Proposal 12: Impose buffers near and around all dams and water courses in the planning area.**

Mvurwi Town Council, with assistance from various authorities, including the Zimbabwe National Water Authority (ZINWA) and Environmental Management Agency (EMA), shall enforce the preservation of required buffers around water bodies including wetlands, in line with the relevant laws and policies. Large buffers around water bodies avoid pollution,

siltation, and general degradation of such water sources. The Town Council shall only allow low-intensity recreational activities within the buffers

**Proposal 13: Resolve land ownership issues in key strategic locations**

Mvurwi will engage with the relevant government departments to address ownership challenges concerning land offered under government offer letters. Some of the land is surrounding water reservoirs and delicate ecological areas which are best suited for management by the local authority. In the case of land near dams, the more suitable use would be environmental conservation rather than agricultural purposes.

- ❖ **Private land in strategic spaces:** The Mvurwi Town Council shall collaborate with owners of privately-owned land adjacent to the town centre to facilitate high-value developments in proximity to the Central Business District (CBD).
- ❖ **Land Owned by individuals under A2:** The Mvurwi Town Council shall engage the relevant authorities and owners towards resolving outstanding land ownership issues concerning farms held by individuals under A2 designation with the Ministry of Lands. This coordination aims to align development on these farms with the overall planning of the area. Such areas will be earmarked for the establishment of strategic amenities within Mvurwi.

**Proposal 14: Incorporate agroforestry and other urban greening measures in all the deforested areas of Mvurwi**

The Town Council shall promote regeneration of areas that have been deforested so as to recover and reclaim lost forests. The Town Council and other stakeholders shall plant trees in areas where there was deforestation. Going forward, the Town Council shall regulate the site clearance to minimize the cutting down of trees by the land developers.

**Proposal 15: Enforce the Bylaws on illegal dumping of Solid Waste**

Mvurwi Town Council shall enforce the by-laws to prohibit illegal dumping of solid waste. This reinforced by educational campaigns on improving the waste management behavior by the residents so as to reduce pollution in the town; this shall include new strategies such as reduction, reuse, and recycling (3R).

**Proposal 16: Identify and build a new landfill for proper refuse management in the planning area.**

Mvurwi Town Council shall construct a properly managed landfill in the area along Guruve road near the northern most extent of the planning area as indicated on the Land use Proposals Map.

**Proposal 17: Upgrade the sewerage treatment capacity to avoid discharge of raw sewage into the environment**

The Town Council shall upgrade the sewer treatment capacity and capabilities to stop discharging raw sewer into the environment. The Local Authority shall expedite the commissioning of the new sewer ponds to stop the current situation where sewer is being discharged directly into the environment.

**Goal 3:**

**To provide sufficient and modern public utility services and infrastructure in Mvurwi Town.**

**Explanation:**

This goal seeks to provide ample and suitable public utility services and infrastructure to all residents of Mvurwi Town. This goal underscores the importance of enhancing essential public utilities and infrastructure such as water and sewer systems, energy supply, waste management, communication and transportation. Access to high-quality public services is integral to urban liveability and hence ensuring residents have reliable utilities at reasonable costs is of utmost importance. This goal does not only seek to enhance the quality of life for the resident but also to attract investment in Mvurwi so as to trigger local economic development. The strategy involves repairing and upgrading existing infrastructure to support the town's anticipated growth. The approach entails both modernizing aged infrastructure and expanding it to accommodate future development needs

**Objective 3A: To develop a world-class road network capable of accommodating high pedestrian and vehicular traffic in Mvurwi Town.**

### **Justification**

It has been observed that the majority of roads in Mvurwi are still gravel and those tarred are in bad condition. This shows a need for revamping the roads conditions to improve mobility and accessibility in the town. Enhancing connectivity and accessibility to markets, services, and economic opportunities is crucial for the residents of Mvurwi. Investing in road infrastructure can trigger several opportunities for growth and development of Mvurwi.

### **Policy 3.1:**

Design and construct all-weather and modern transport infrastructure to improve the transport systems in the planning area

### **Proposal 18: Upgrade and rehabilitate the road network**

Mvurwi Town Council shall upgrade and rehabilitate the existing roads so as to make them trafficable every time of the year. All roads to have tarred surface as a development standard in order to improve quality of roads as well as to reduce maintenance costs.

### **Proposal 19: Improve the road markings and signage for national and local roads**

The Mvurwi Town Council shall invest in road markings and signage as an initial measure towards efficient traffic management system. It is imperative to enhance and harmonize the road markings and signage to align with SADC-approved standards. This will enhance safety and convenience to road users.

### **Proposal 20: Promote active and non-motorized modes of transport in the planning area**

Mvurwi Town Council shall develop a network of paved and well-lit pedestrian pathways and bicycle lanes within the planning area. This initiative can encourage residents and workers to adopt active modes of transport, such as walking or cycling. On top of promoting health lifestyles, this also helps in managing traffic congestion and the resultant carbon footprint.

### **Proposal 21: Provide for different modes of transportation that are complementary in the planning area.**

The Town Council shall explore the integration of rail transport for transporting bulk goods as a way to support industry and safeguarding the road infrastructure. The local authority shall allocate land for railway connectivity, potentially incorporating it into the expanded national

roads reservations. The council shall provide land reserved for aerodrome for air connectivity (See Land use Proposal Map).

**Proposal 22: Introduce formal public transport system in the town ensuring that it efficiently connects the CBD with residential areas and other key destinations.**

**Proposal 23: Create a by-pass from Harare Road to Mutorashanga-Centenary**

The Council shall collaborate with the national road authority to see the construction of the planned by-pass as a way to decongest the CBD (see the Landuse Proposals Map).

**Proposal 24: Identify and reserve sites for the parking of heavy goods vehicles (HGVs) in Mvurwi.**

Mvurwi Town Council shall provide land for the construction of a truck-inn to prevent roadside parking which often disrupts traffic flow.

**Proposal 25: Create designated pick-up and drop-off points (public termini) around the city centre to prevent congestion in the CBD.**

The Council shall identify suitable land and construct a public transport terminus in town, which may also include bus stops depending on the location. This should be integrated into the new town centre redesign.

**Proposal 26: Demarcate parking bays in the CBD so that there is proper parking.**

The Town council shall properly mark and maintain the parking bays in the CBD to create order in parking. There should be strict enforcement of the parking regulations to instill parking discipline among the motorists in the CBD.

**Objective 3B: To have functional sewer reticulation systems for every development in Mvurwi Town**

**Justification:**

There is need for a functional sewer reticulation system in every development within Mvurwi given the identified concerns surrounding sewerage infrastructure in the planning area. Installation of functional sewer system is consistent with the objectives of the New Urban

Agenda which seeks to ensure everyone has access to safe sanitation. Safe and high-quality sanitation methods contribute to the town's environmental quality and its livability status. The capacity of the existing sewer reticulation system has severe challenges which has caused ultimate discharge of sewage into the environment.

**Policy 3.2:**

Improve the Sewer Reticulation and Treatment Infrastructure of Mvurwi Town.

At the end of this plan period, the sewer conditions within Mvurwi town should have significantly advanced to a level where:

- Every planned development is connected to a functional sewer system.
- There is zero raw wastewater leaks or spillages into the environment.
- There is functional sewer treatment facility.

**Proposal 27: Accelerate the commissioning of the new sewer ponds**

The Council shall expedite the commissioning of the newly constructed sewer ponds so as to increase its waste water treatment capacity and capability.

**Proposal 28: Upgrade sewer pipes**

The Council shall upgrade and replace all aged and small sewer reticulation pipes with modern plastic alternatives. It is essential to enhance the capacity of the reticulation system by installing pipes with recommended diameters capable of supporting the needs of huge population.

**Proposal 29: Adopt compact town development**

The Town Council shall pursue the compact city development model. The town planning teams shall focus on promoting higher densities and mixed-use, and directing development towards existing communities. This helps in reducing the cost sewer and or water reticulation systems.

**Objective 3C: To ensure provision of sufficient clean water to the residents and all economic sectors in Mvurwi Town.**



### **Justification**

Sustainable Development Goal 6 seeks to ensure availability and sustainable provision of water and sanitation for all. It has been highlighted in the Report of Study that, the water supply situation in Mvurwi town is not pleasing and is undermining confidence of the residents in the water authorities.

### **Policy 3.3:**

By the end of the plan period, the water situation of Mvurwi should have improved to a point where;

- a) There is always sufficient supply of clean water to every household and business in Mvurwi.
- b) There is 0% non-water revenue water in Mvurwi.

### **Proposal 30: Rehabilitate and upgrade the water reticulation system**

ZINWA, in collaboration with the Mvurwi Town Council, shall rehabilitate and upgrade the old water reticulation in the town in line with the anticipated growth in the planning area. There is need to replace some old pipes with new pipes of appropriate diameters in every suburb. This strategic act of water infrastructure refurbishment will not only optimize water delivery but also bolster the overall resilience and sustainability of the town's water supply system.

### **Proposal 31: Construct additional water reservoirs**

ZINWA, in collaboration with the Mvurwi Town Council, shall construct additional water reservoirs in every suburb, in line with the anticipated growth in the planning area. The capacity of the reservoirs will be tailored to accommodate the needs of the respective residential, commercial, and institutional units within each area. This strategic initiative aims to bolster the water storage capacity of the town, ensuring a more reliable and sustainable water distribution system.

### **Proposal 32: Install smart pre-paid water meters**

As part of an innovative approach to water management, pre-paid smart water meters will be installed in every household and business establishment across Mvurwi Town. This initiative is designed to bolster water revenue collection following the user-pays principle. By adopting

smart metering technology, residents and businesses will gain greater control over their water consumption while promoting responsible usage within the community.

**Objective 3D: Improving public lighting infrastructure**

The goal seeks to have a well-lit Mvuriw townscape. Thus, it pushes for upgrades of public lighting in the planning area so as to guarantee safety and convenience. This is also crucial in creating a 24-hour economy in Mvurwi Town.

**Policy 3.4:**

Install sustainable public lighting infrastructure in all public spaces in Mvurwi

**Proposal 33: Enact and enforce the mandatory public lighting plans in all developments**

Mvurwi Town Council shall cause preparation of Public Lighting Plans for all new development as a condition for getting approvals and development compliance certificate.

**Proposal 34: Encourage the community to contribute to street lighting**

The Town Council shall enforce a requirement on individuals to install external lights on their property boundaries facing the street to enhance street lighting.

**Proposal 35: Upgrade and install public lighting infrastructure**

The Town Council shall repair, expand and or install new public lighting infrastructure in the planning area. The preference should be on solar-powered lights.

**Objective 3E: To ensure that there is sustainable solid waste management that will keep Mvurwi Town Clean.**

**Justification**

The Sustainable Development Goal 11 seeks to make cities and human settlements inclusive, safe, resilient and sustainable. One of the ways of making Mvurwi Town safe, resilient and sustainable is to ensure that there is adequate and sustainable solid waste management. While refuse collection by the Town Council is commendable, this waste is disposed in a waste dump which has its negative consequences to the environmental and society at large. There is limited use of refuse bins by the public in commercial, industrial and other places.

**Policy 3.5:**

By the end of the plan period, the solid waste management system should be improved to a point where;

- There is reliable and frequent solid waste collection in Mvurwi
- There is zero littering and the town is always clean
- Mvurwi Town has a functional landfill

**Proposal 36: Install adequate solid waste disposal bins**

Mvurwi Town Council, through collaborations and by-law enforcement, shall ensure that there is adequate provision of refuse disposal bins in all public places in the CBD, commercial centers, light industry and recreational areas.

**Proposal 37: Increase the personnel and appropriate tools and equipment that handle litter in the Town**

The Town Council shall increase, in line with the anticipated growth of the planning area, the number of workers who shall be deployed for cleaning the town.

**Proposal 38: Contact frequent community clean up campaigns**

Mvurwi Town Council, through the elected councilors and other community leaders, shall mobilize the community on clean up campaigns regularly to keep the town clean and inculcate positive waste management behavior.

**Proposal 39: Engage in education and campaigns**

Mvurwi Town Council shall partner with other environmental protection agencies or organizations in doing campaigns of educating the residents, including vendors, on the importance of keeping the environment free from litter and the recommended solid waste management strategies like the 3R (reduce, reuse and recycle). This will help the inhabitants to improve waste disposal behavior and take it as their responsibility to keep Mvurwi town clean.

**Proposal 40: Construct a proper refuse disposal landfill**

Mvurwi Town Council shall construct a proper landfill for solid waste management and abolish the open dump system. Industries dealing with waste, i.e. those in waste recycling and re-use, should be located close to the landfill site for easy access to their raw materials

**GOAL 4**

**Ensuring Adequate Housing and Social Amenities for Mvurwi  
Town Residents**

**Explanation:**

In response to the town's expansion, a diverse mix of housing options, including detached dwellings and other housing types, is essential. These residences should be complemented by essential social amenities like recreational spaces, education institutions, health facilities and burial site to cater for the varied needs of Mvurwi Town. The Mvurwi Town Council should focus on enhancing the overall health and welfare of the population by addressing their healthcare requirements and ensuring fair access to quality medical services. The accessibility and proximity of the social amenities is crucial in the town's social and economic advancement.

**Objective 4A: To provide affordable housing that meets the demand in Mvurwi**

This is a commitment to improve the access, by the generality of Mvurwi citizens, to affordable housing by the end of the planning period. This can be accomplished through meticulous planning, development control, and strategic land zoning for various housing types like flats and cluster developments.

**Policy 4.1:**

Mobilize resources to increase affordable housing stock in Mvurwi

**Proposal 41: Diversify housing typologies for sustainable development**

In order to promote sustainable urban development, Mvurwi Town Council shall encourage development of other housing typologies, like flats and cluster homes. The Council shall encourage private developers to invest in cluster homes and flats through incentives and implementing favourable zoning regulations to stimulate construction in these categories. The

focus shall be on designing new residential developments in a manner that supports vertical expansion and sustainability.

**Proposal 42: Allocate land for institutional housing in Mvurwi with the government overseeing the construction and allocation of the units.**

The council shall set aside land for institutional housing to cater to government employees and essential staff as a response to the loud call by this important segment of the workforce in Mvurwi.

**Proposal 43: Ensure that land for housing has adequate infrastructure and services before occupation.**

The Council shall ensure that all housing developments have access to water and sewer reticulation, and surfaced roads before occupation

**Proposal 44: Introduce special housing programs for the disadvantaged members of Mvurwi**

Mvurwi Town Council shall tailor make programs to assist the disadvantaged citizens, who include people with disabilities, old-aged, the poor, and child-headed families, among others, to acquire residential stands. This will be done in liaison with the social services department and the Ministry responsible for such groups.

**Proposal 45: Implement measures that ensure that all the houses that have inadequate sanitary facilities have basic sanitary facilities in the short term of this plan**

**Proposal 46: Ensure that the form and design of new residential developments promote vertical expansion and sustainability.**

**Proposal 47: Institute an urban renewal program to regenerate and upgrade houses in the old residential areas of the town.**

**Proposal 48: Computerize the housing waiting lists to facilitate quick and accurate updating.**

**Proposal 49: Maintain and, continuously, improve the functional, physical and visual conditions of residential suburbs by insisting on modern standards of layout, architecture and landscape while taking into account affordability indices.**

Mvurwi Town Council shall enforce modern standards in houses during house plan approval and building inspections.

**Objective 4B: To ensure sufficient provision of modernised educational facilities in Mvurwi that meets the current and future demand**

The master plan seeks to expand and improve the quality and quantity of educational facilities in the planning area. Currently, the town faces serious shortages in educational facilities ranging from crèches, primary schools, secondary schools and high education institutions. Additionally, the absence of a functional library further exacerbates the situation. Given these circumstances, the proposal emphasizes the necessity to establish tertiary institutions like universities, colleges, and vocational training centres. This expansion aims to broaden educational opportunities and career pathways for students, addressing the existing educational gaps within the community.

**Policy 4.2:**

**Provide adequate and appropriate education facilities to meet the Town's**

**Proposal 50: Construct additional primary and secondary schools in the planning area**

The Local Authority shall collaborate with the Ministry of Primary and Secondary Education and other public sector stakeholders for the development of primary and secondary schools in the town. This partnership aims to curtail mobilises resources for development of schools. The shortage of the education facilities is not due to lack of land but shortage of financial resources to construct the schools. The plan is to have constructed additional three secondary schools and two primary schools in the medium term of this plan.

**Proposal 51: Provide land reservation for tertiary facilities**

The Mvurwi Town council shall allocate land for the establishment of tertiary institutions, including a university and technical college, as outlined in the proposals map. The construction of a Vocational Training College/Technical College and a University in Mvurwi is crucial to open up opportunities for the youth in Mvurwi and beyond.

**Proposal 52: Construct a public library**

The Council shall identify land and construct a public library, equipped with modern facilities and ICTs to promote literacy, offer access to educational resources, and foster technological advancement within the community.

**Proposal 53: Ensure establishment of inclusive educational facilities in Mvurwi**

The Council, with collaboration with relevant government departments, shall ensure that all educational institutions are equipped with facilities that cater for people with disabilities and special needs so as to ensure inclusivity within the education environment. This can be enhanced through setting plan approval requirements and standards that support usability by people with special needs.

**Proposal 54: Invest in expansion of public preschools**

Ensure the provision of sufficient public preschools in both high-density and low-density areas in alignment with government policy, aiming to enhance early childhood education accessibility and quality across all sectors of Mvurwi Town.

**Objective 4C: To ensure the provision of adequate health care facilities and services that meet the needs of the growing population****Justification**

The inadequate health service delivery in Mvurwi, coupled with the escalating prevalence of infectious diseases and pandemics like COVID-19, smallpox, and cholera, poses a significant concern for public health. While the town currently relies on one government hospital, two private clinics, and one surgical center to meet healthcare needs, the increasing demand for accessible and comprehensive healthcare services necessitates the expansion of existing facilities. Moreover, the persistent issues of medication shortages, insufficient ambulance services, and a shortage of skilled healthcare professionals underscore the urgent need for intervention to enhance healthcare infrastructure, resources, and personnel. Addressing these deficiencies is critical to safeguarding the well-being and health outcomes of the community amidst the evolving healthcare landscape and challenges.

**Policy 4.3:**

Improve the quality and accessibility of healthcare services in Mvurwi

**Proposal 55: Invest in upgrading healthcare facilities in Mvurwi**

The Council, in collaboration with the Ministry of Health and Childcare, shall upgrade the existing healthcare facilities with state-of-the-art equipment, adequately trained staff, and a consistent supply of essential drugs. This will enable the provision of a spectrum of healthcare services, encompassing prenatal care, maternal care, and postnatal support, which are essential for the wellbeing of Mvurwi community. The Council, shall, where possible, engage in public-private partnership to modernize and maintain the health care facilities to ensure delivery of high-quality medical services.

**Proposal 56: Construct additional primary healthcare facilities**

The Council shall reserve more land for construction of additional primary healthcare facilities (clinics) to enhance access to essential medical services within the community. Council shall expedite the completion of the new clinic which is under construction within the short-term period of this plan.

**Proposal 57: Collaborate with national emergency medical Services for ambulance fleet**

The Council shall collaborate with national emergency medical services to procure and operate a fleet of ambulances in the town so as to ensure swift and efficient emergency response.

**Objective 4D: To improve access to judicial and legal services****Justification**

In the face of escalating domestic violence, increasing criminal activities, and rising drug abuse, there is a pressing demand for accessible judicial services and supportive infrastructure in Mvurwi. The town encounters challenges concerning its legal and justice infrastructure, as it currently lacks both a court and correctional services within its boundaries. Consequently, residents end up seeking these services in outside the town in areas such as Guruve, Concession, and other surrounding areas. Despite adequate policing, the absence of these secondary justice delivery facilities creates difficulties for residents in seeking justice and legal redress. Recognizing this need, the residents of Mvurwi and the police have advocated for the



inclusion of these facilities within the town. The significance of a local court has been underscored with the aim of expediting justice delivery and alleviating the burden of traveling to distant courts for legal proceedings.

**Policy 4.4:**

**Provide land for establishment of essential government services including civic and judicial infrastructure**

**Proposal 58: Allocate land for Civil, Magistrate court, and Correctional Services**

Council shall identify and allocate land for the establishment of a civil court, a magistrate court, and correctional services within the town. This initiative is crucial to bolster the legal system.

**Proposal 59: Allocate land for the construction of a government complex to serve as a hub of government services at the local level.**

Council shall identify and allocate suitable land for the construction of a government complex. The construction of this complex will improve access and convenience in accessing government services at the local level.

**Objective 4E: To provide adequate and appropriate recreational facilities in Mvurwi.**

**Justification:**

The master plans seek to ensure the availability of ample and appropriate recreational and sporting facilities in Mvurwi driven by the desire to enhance physical and mental well-being of the community. The town has limited recreational facilities, especially sporting facilities, which then constraints the leisure, sporting, and recreational opportunities of the residents. Although there is a public park, the shortage of sporting facilities and other public recreational facilities like playgrounds limits recreational options for children and the youth in Mvurwi. The increase in these facilities could widen the recreational options in the town thereby fostering healthier lifestyles and strengthening community bonds.

**Policy 4.5:**

**All housing developments must be supported by ancillary social amenities such as spaces for recreation, sport and leisure**

**Proposal 60: Construct multi-purpose recreational and sporting facilities in the planning area.**

The council shall provide for or construct a multi-purpose sports complex that can accommodate a variety of sporting disciplines, such as football, basketball, volleyball, athletics, and swimming, and other recreational activities.

**Proposal 61: Provide land for skills development facilities**

The Local Authority to allocate land for the establishment of skills development facilities aimed at assisting unemployed youth in professional growth and development.

**Proposal 62: Promote Inclusive and accessible recreational infrastructure**

The Council shall, through land reservations, ensure the provision of recreational spaces, public infrastructure, sporting facilities, and services that are intentionally designed to be inclusive and accessible by people of various ages, cultures, as well as abilities.

**Proposal 63: Construct a Community Resource Centre**

Mvurwi town council shall collaborate with social welfare agencies to establish a community resource centre. This centre would provide a spectrum of social services, encompassing counselling, career guidance, and childcare support to cater for the needs of the vulnerable population in the planning area.

**Proposal 64: Provide land construction of a hotel**

Council shall allocate suitable land and provide incentives for the construction of a Hotel in the planning area. This is noble for tourism development.

**Proposal 65: Allocate land for the construction of a Hi-Tech Centre**

Council shall allocate land construction of a hi-tech centre that functions as an ICT hub, offering services such as ICT hardware, software, repair, refurbishment, and training. This

centre would serve as a technological focal point, promoting digital literacy, skill development, and technological innovation within the community.

## **Goal 5:**

**To establish an inclusive, sustainable, and diversified economic base that promotes economic development and creates employment opportunities for Mvurwi Town.**

### **Explanation**

This goal emphasizes the importance of building a strong economic foundation that not only fosters growth but, also ensures equitable access to opportunities for the people of Mvurwi. Diversifying the economic base is central to this goal as it enables the town to move beyond a limited and obvious range of activities but achieve a diversity of investments opportunities. One of the biggest challenges faced by the majority of the population is unemployment. The plan aims to stimulate job creation by identifying and zoning land in a way that fosters opportunities. Industry and commerce can then translate these opportunities into employment. The plan envisages to create multiple employment opportunities and income sources for the residents. Ultimately, this goal seeks to establish a vibrant and equitable community that harnesses the full potential of its residents while contributing to the broader regional and national economic landscape.

**Objective 5A: To lure investment in Mvurwi so as to boost the local economy and stimulate job creation**

### **Justification:**

Prioritizing the attraction of investments stands as a pivotal strategic objective for this master plan as it unlocks the potential that ignites economic progress and foster essential job opportunities for its citizens. By cultivating a favorable environment for potential investors, the town can unveil fresh pathways for advancement and the creation of employment thereby enhancing the quality of life for its residents. This objective directs the local authority to ensure the availability of appropriate land designated for development to accommodate new

businesses, industries, and economic projects. This is driven by the desire to cultivate economic growth and establish a conducive environment for entrepreneurship in the community.

**Policy 5.1:**

Allocate land, resources and a conducive working environment for economic development

**Proposal 66: Engage in Public Private Partnerships for land development**

The council should establish Public-Private Partnerships (PPPs), as a funding mechanism, to develop land for commercial, industrial, and residential purposes. This approach will enable the Local Authority to service land by leveraging on private capital while ensuring the implementation of sustainable development practices. This will ensure the availability of suitable land to accommodate new businesses, industries, and economic projects.

**Proposal 67: Implement pro-business tax regimes**

Council shall enforce streamlined and transparent tax administration processes to enhance the business-friendliness of the town and promote a conducive environment for economic activities.

**Proposal 68: Simplification of administrative procedures for business operations**

Mvurwi town council shall consider reviewing and simplifying administrative procedures related to obtaining permits, licenses, and approvals for businesses. This initiative aims to reduce bureaucratic hurdles and facilitate smoother operations for entrepreneurs.

**Proposal 69: Land reservation for arts and crafts industry**

Mvurwi town council shall reserve land for the development and expansion of the existing Arts and Crafts industry within the planning area. This initiative aims to support and promote the growth of this sector, fostering creativity, cultural expression, and economic opportunities within the community.

**Policy 5.2**

**Rehabilitate and upgrade both the physical and social infrastructure to attract investors into the town.**

**Proposal 70: Invest in the rehabilitation and upgrades of physical infrastructure in Mvurwi**

Mvurwi Town Council shall increase investment in infrastructure development. Addressing infrastructure deficiencies is essential for attracting and retaining investors in the town. The council will prioritize the upgrade and rehabilitation of the road network to enhance mobility, accessibility, and connectivity, which are critical for business development in Mvurwi. Additionally, the council should focus on improving effluent and solid waste management infrastructure. A clean, efficient, and functional utility landscape is a key factor for businesses looking to establish or expand operations in the town.

**Proposal 71: Mvurwi Town Council should upgrade and improve the social infrastructure**

The council shall improve and ensure access to high quality and affordable healthcare facilities, education facilities and recreational amenities as they are also crucial in defining living conditions in the town which has the potential of attracting and retaining businesses in the town.

**Proposal 72: Allocate designated areas for food production, commonly referred to as urban agriculture.**

Council shall designate land reserved for future development as agro-residential or agricultural plots. This initiative will promote local food sourcing, enhance community resilience, and foster sustainable agricultural practices within the urban environment. By providing these allotments, we can empower residents to engage in food cultivation, improve access to fresh produce, and contribute to the overall well-being of the community

**Objective 5B: To facilitate and promote the growth of informal and, small and medium enterprises to create employment.**

**Justification**

Despite the challenges they face, such as limited access to finance, training, and infrastructure, both informal and formal small to medium enterprises make significant contributions to the economy. Supporting their growth could unlock their potential to create jobs, stimulate innovation, and enhance economic activity. The report of study indicates that, despite their lack of recognition in the mainstream economy, the informal sector plays a crucial role in sustaining

the livelihoods of citizens and contributing to national development. Therefore, it is important for Mvurwi Town Council to establish a clear and enabling regulatory framework for the informal sector, striking a balance between upholding standards and fostering a supportive environment. This plan envisions to bolster the growth and longevity of informal enterprises, promoting compliance with essential regulations and nurturing economic development within the community.

**Policy 5.3:**

**Establish a supportive regulation framework for the informal sector**

**Proposal 73: Adopt a supportive tax regime for the SMEs**

Small to medium and informal businesses frequently struggle with the financial resources needed to meet tax regulations and thus Council shall implement a gradual taxation system or a phased tax structure to enable informal businesses to increase their tax contributions gradually as their operations expand. This approach can facilitate the formalization of these businesses and improve their compliance with tax requirements.

**Proposal 74: Streamline inspections and compliance**

Small to medium and informal sector businesses often experience fear of harassment and extortion from regulatory authorities. Council shall streamline the inspections and compliance processes by reducing the frequency and intrusiveness of inspections, emphasizing on education and support over punishment. Additionally, clear guidelines and resources for compliance will be provided to assist these businesses.

**Proposal 75:** Streamline regulations and simplify licensing processes to ease the burden on the SMEs and the informal businesses.

**Policy 5.4: Ensure infrastructure support for small to medium enterprises**

**Proposal 76: Provide access to shared resources, such as incubators, co-working spaces, and equipment, to reduce operational costs.**

Small businesses and the informal sector often face significant operational challenges, including limited access to resources and intense competition. To address these challenges, the local authority shall play a crucial role in providing access to more shared resources such as incubators, co-working spaces, and equipment, to reduce operational costs and foster a supportive business environment.

**Proposal 77: The local authority to actively involve representatives from the informal sector, ensuring their perspectives and needs are incorporated into the planning decisions.**

All decisions impacting the informal sector shall be made following extensive consultation with the representatives of this sector to promote harmonious development and deal with unnecessary conflicts.

**Proposal 78: Promote and facilitate market access for the informal sector and SMEs**

The local authority, in collaborations with other relevant players, shall facilitate access to markets and cheap suppliers through trade fairs and exhibitions. The council shall provide land for an exhibition park (see Land Use Proposal Map).

**Objective 5C:**

**To provide adequate land and space for business and investment including for informal entrepreneurs, SMEs and large-scale businesses in Mvurwi town.**

**Justification**

There is a need to ensure adequate land and space for businesses, including informal operators, small and medium enterprises, and large-scale businesses. The rapid growth of informal and small enterprises, which have become the backbone of the town's economy, necessitates support and infrastructure to facilitate their formalization and expansion. Access to serviced land is crucial for attracting investment, creating jobs, and stimulating economic growth. Providing suitable and affordable land for small-scale and informal operations is essential for fostering an environment that encourages entrepreneurship and economic diversification.

**Policy 5.5:**

**Cultivate the investment culture in the planning area**

**Proposal 79: Increase land provision for industrial and commercial uses within the planning area.**

Council shall ensure that all layouts for residential development have land use categories that create investment and employment opportunities. Council shall provide additional land for industrial development along the Mutorashanga Road corridor

**Proposal 80: Land designated for industrial, commercial, and business purposes be serviced by the Local Authority or in collaboration with the private sector to streamline operations and facilitate ease of doing business.**

**Proposal 81: Support the creation of multi-purpose Exhibition Center**

The council shall establish multi-purpose exhibition center mainly to exhibit and promote agricultural, industrial, and commercial products through exhibition shows. This fosters marketing opportunities and economic growth.

**Proposal 82: Allocate land to the informal sector**

Council shall allocate suitable land, at appropriate site, for use by the informal sector within residential, commercial, and industrial areas. The Council shall strictly enforce measures to safeguard avoid abuse of such land and opportunities to operate in such places.

**Proposal 83: Allocate land and facilities for value addition industries**

Mvurwi Town Council shall allocate land and necessary facilities within the planning area to support minerals and agricultural produce value addition. This initiative aims to enhance the local economy by promoting the processing and refinement of mineral resources and processing of agricultural produce so as to create employment and foster local economic growth.

**Policy 5.6.**

**Improve Mvurwi Town Council's image**



**Proposal 84: Promote a positive image of the local authority to attract investment**

The local authority shall vigorously publicize its positive attributes and opportunities to attract new businesses and projects. By actively promoting the Council's positive image, the local authority can counteract any negative perceptions and create a more inviting environment for businesses.

**Proposal 85: Embark on staff development and reorientation**

Mvurwi Town Council shall invest in continuously development of the skills and competences of its staff to match the technological advancements, changing operational environment, changing national development trajectory and new service delivery obligations.

**Proposal 86: Revamp and upgrade the council's working environment**

Mvurwi Town Council shall equip its offices with suitable furniture, equipment, hardware and software to enhance efficiency and effectiveness when responding to the needs of potential investors and residents. The Local Authority's ability to efficiently and effectively respond to the needs of the current and potential investors is critical in attracting new businesses. By equipping the offices with modern machinery and gadgets, the council will be able to deliver the mandate timeously and efficiently.

**Proposal 87: Establish a modern and well-equipped civic center with adequate physical working space.**

Mvurwi Town Council shall construct a modern civic center. By constructing a modern civic center, the Local Authority can:

1. Enhance service delivery through the provision of adequate physical working space which can enable the staff to deliver efficient and effective services to the community.
2. Foster community engagement which through offering a welcoming and inclusive space for community events, meetings and activities.
3. Attract business and investment through projecting a positive image of the local authority
4. Improve operational efficiency through centralizing all council activities which reduces waste of resources and cut the red tape in processing investment applications.

**Proposal 88: Equip the operational departments of council with sufficient machinery and resources**

Mvurwi Town Council shall source adequate operational equipment and machinery, such as vehicles, tipper trucks, refuse compactors and any other equipment that is necessary to fulfil its mandate. The Local Authority's ability to effectively deliver its mandate is severely hampered by the inadequacy of equipment, vehicles and machinery. Council shall establish a Town Planning and Land Management Department which is fully equipped with appropriate furniture, machinery, equipment and vehicles so as to be able to carry out its huge obligations in the Master Plan.

### SECTION 3: IMPLEMENTATION AND MONITORING

No matter how well-thought out a master plan is, it is only as effective as it is implemented and periodically monitored. Without implementation and monitoring a master plan can easily become a traditional blue print that is kept on the wall without anything to show on the ground. The section assigns responsibility for implementing and monitoring the process.

#### 3.1 Implementation

Proposal	Implementing Agency	Time Frame
1. Invest in the upgrade and modernisation of the urban infrastructure and services in Mvurwi Town	LA, G	Medium to long
2. Ensure that all layouts for residential development have land use categories that create employment opportunities	LA,	Medium
3. To prepare Local Development Plan for the Central Business District	LA,	Short to medium
4. Prepare Local Development Plan for the Industrial Area	LA	Short to medium
5. Prepare Local Development Plan for Suoguru and Rusununguko High Density Residential Areas	LA	Short to medium
6. Incorporate smart and green building features into plan approval	LA	Short to medium
7. Promote the adoption of smart energy solutions in Mvurwi Town	LA	Medium to long
8. Embrace Digital Technology in Governance	G, LA	Medium to long
9. Provide for the development of a vibrant technology and innovation hub	LA, G	Short to long
10. : Subject all development projects to Environmental Impact Assessment in compliance to the Environmental Management Act [Chapter 20:27]	LA, EMA	Short to medium
11. Enact or enforce Bylaws to prevent illegal sand mining and brick moulding in the planning area	LA, EMA	Short to medium
12. Impose buffers near and around all dams and water courses in the planning area.	LA, EMA	Short to long
13. Resolve land ownership issues in key strategic locations	LA, G, Private	Short
14. Incorporate agroforestry and other urban greening measures in all the deforested areas of Mvurwi	LA, EMA	Short to Medium
15. Enforce the Bylaws on illegal dumping of solid waste	LA, EMA	Short to medium
16. Identify and build a new landfill for proper refuse management in the planning area.	LA, EMA	Short to medium
17. Upgrade the sewerage treatment capacity to avoid discharge of raw sewage into the environment	LA	Medium

18. Upgrade and rehabilitate the road network		Medium to long
19. Provide land for small-scale industry and trade	LA	Short to medium
20. Promote active and non-motorized modes of transport in the planning area	LA	Short to medium
21. Provide for different modes of transportation that are complementary in the town.	LA, Private	Short to medium
22. Introduce formal public transport system in the town ensuring that it efficiently connects the CBD with residential areas and other key destinations.	LA	Short to medium
23. Create a by-pass from Harare Road to Mutorashanga-Centenary	LA, G	Long
24. Identify and reserve sites for the parking of heavy goods vehicles (HGVs) in Mvurwi.	LA, Priva	Medium
25. Create designated pick-up and drop-off points (public termini) around the city centre to prevent congestion in the CBD.	LA	Short
26. Demarcate parking bays in the CBD so that there is proper parking.	LA	Short
27. Accelerate the commissioning of the new sewer ponds	LA	Short
28. Upgrade sewer pipes	LA	Short to Medium
29. Adopt compact town development	LA	Short
30. Rehabilitate and upgrade the water reticulation system	LA	Medium to long
31. Construct additional water reservoirs	LA, ZINWA	Medium to Long
32. Implementation of smart pre-paid water meters	LA, ZINWA	Medium to long
33. Enact and enforce the mandatory public lighting plans in all developments	LA	Medium
34. Encourage the community to contribute to street lighting	LA	Short
35. Upgrade and install public lighting infrastructure	LA	Medium
36. Install adequate solid waste disposal bins	LA, EMA	Short
37. Increase the personnel and appropriate tools and equipment that handle litter in the Town	LA, EMA	Long term
38. Contact frequent community clean up campaigns	LA, EMA	Short
39. Engage in education and campaigns	LA, EMA	Short to medium
40. Construct a proper Refuse disposal landfill	LA, EMA	Medium Term
41. Diversify housing typologies for sustainable development	LA, Private	Long Term
42. Allocate land for institutional housing in Mvurwi with the government overseeing the construction and allocation of the units.	LA, G	Short

43. Ensure that land for housing has adequate infrastructure and services before occupation.	LA	Long Term
44. Introduce special housing programs for the disadvantaged members of Mvurwi	LA	Short to medium
45. Implement measures that ensure that all the houses that have inadequate sanitary facilities have basic sanitary facilities in the short term of this plan	LA	Short to medium
46. Ensure that the form and design of new residential developments promote vertical expansion and sustainability.	LA	Medium to long
47. Institute an urban renewal program to regenerate and upgrade houses in the old residential areas of the town.	LA, Private	Medium to long
48. Computerize the housing waiting lists to facilitate quick and accurate updating.	LA	Short
49. Maintain and, continuously, improve the functional, physical and visual conditions of residential suburbs by insisting on modern standards of layout, architecture and landscape while taking into account affordability indices.	LA	Short
50. Construct additional primary and secondary schools in the planning area	LA, G	Long
51. Provide land reservation for tertiary facilities	LA	Short to medium
52. Construct a public library	LA	Long Term
53. Ensure establishment of inclusive educational facilities in Mvurwi	LA, G, Private	Long Term
54. Invest in expansion of public preschools	LA	Medium Term
55. Invest in upgrading healthcare facilities in Mvurwi	LA, G	Medium Term
56. Construct additional primary healthcare facilities	LA, G	Medium Term
57. Collaborate with national emergency medical Services for ambulance fleet	LA, G	Medium Term
58. Allocate land for Civil, Magistrate court, and Correctional Services	LA	Short to medium
59. Allocate land for the construction of a government complex to serve as a hub of government services at the local level.	LA, G	Medium to long
60. Construct multi-purpose recreational and sporting facilities in the planning area.	LA	Long Term
61. Provide land for skills development facilities	LA, G	Short Term
62. Promote Inclusive and accessible recreational infrastructure	LA	Medium Term
63. Construct a Community Resource Centre	LA, G	Medium Term
64. Provide land construction of a hotel	LA	Short Term

65. Allocate land for the construction of a Hi-Tech Centre	LA	Medium Term
66. Engage in Public Private Partnerships for land development	LA, Private	Short
67. Implement pro-business tax regimes	LA	Short Term
68. Simplification of administrative procedures for business operations	LA, G	Short to medium
69. Land reservation for arts and crafts industry	LA, Private	Short Term
70. Invest in the rehabilitation and upgrades of physical infrastructure in Mvurwi	LA, G	Medium to Long
71. Mvurwi Town Council should upgrade and improve the social infrastructure	LA, G	Medium to long
72. Allocate designated areas for food production, commonly referred to as urban agriculture.	LA, G	Medium to Long Term
73. Adopt a supportive tax regime for the SMEs	LA, G	Short
74. Streamline inspections and compliance	LA, G	Short
75. Streamline regulations and simplify licensing processes to ease the burden on the SMEs and the informal businesses.	LA, G	Short to medium
76. Provide access to shared resources, such as incubators, co-working spaces, and equipment, to reduce operational costs.	LA, Private	Short to medium
77. The local authority to actively involve representatives from the informal sector, ensuring their perspectives and needs are incorporated into the planning decisions.	LA	Short Term
78. Promote and facilitate market access for the informal sector and SMEs		Short to Medium Term
79. Increase land provision for industrial and commercial uses within the planning area.	LA	Short to Medium Term
80. Land designated for industrial, commercial, and business purposes be serviced by the Local Authority or in collaboration with the private sector to streamline operations and facilitate ease of doing business.	LA, Private	Short to Medium Term
81. Support the creation of multi-purpose Exhibition Center	LA	Short to Medium Term
82. Allocate land to the informal sector	LA	Short Term
83. Allocate land and facilities for value addition industries	LA	Short to medium
84. Promote a positive image of the local authority to attract investment	LA	Short Term
85. Embark on staff development and reorientation	LA	Short Term
86. Revamp and upgrade the council's working environment	LA	Short Term
87. Establish a modern and well-equipped civic centre with adequate physical working space.	LA	Medium Term

88. Equip the operational departments of council with sufficient machinery and resources	LA	Short Term
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**Key**

**LA-Local Authority, G-Government, EMA-Environmental Management Agency, ZINWA-Zimbabwe National Water Authority**

**Short Term – up to 5 Years; Medium Term – up to 10 years; Long Term – up to 15 years.**

**3.2 Monitoring**

The local authority shall create a vehicle for monitoring the Mvurwi Master Plan. This should ideally be a multi-stakeholder team of professionals as well as representatives of key stakeholders’ groups such as business and residents. This team should meet once a quarter to review implementation progress and recommend to the local authority areas requiring attention. The team will also organize five-year review conferences. This team may also be granted powers to mobilize resources for some projects in public interest. The specific terms of reference of this team will be approved by the local authority. One of the assignments of this team is to identify any gaps between the master plan intentions and day to day developments and prepare tools to address such gaps including bridging the gap between the master plan goals and the usual local plan detail.

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