



Municipality of Beitbridge

Beitbridge Town Master Plan



Written Statement

Prepared by

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CHAPTER I INTRODUCTION AND BACKGROUND

1.0 Introduction

Human settlements have always been transient in nature. The demand for fulfilment of different needs changes depending on level of development of a particular area and their aspirations. The interaction and demand for certain services present a complex matrix that expresses itself in the physical space within a settlement. If the model of unmoderated settlement is left unattended, it results in chaotic development over the years. There is need to recognize that settlements are shaped by the different needs of society, including need for shelter (housing), places of production (farms and industries), places to obtain daily and lifestyle needs (commercial), places for social interactions and relaxing (places of entertainment and open spaces) and places of assembly and learning (institutional places). Development should be balanced, where the socio-economic demand on the land respects the need for environmental preservation and protection and vice versa, where the need to protect the environment should not unnecessarily curtail development and where development is not allowed to take place without any measure for environmental protection. It is possible to achieve high level development in a sustainable manner.

It is against this background that His Excellency the President of Zimbabwe on 1 November 2023, issued A Call to Action which emphasised that there would be no compromise to service delivery, where the preparation of legally compliant master plans was identified as the first key intervention. The need to have operative master plans to guide and order development in the different local authorities cannot be over emphasized.

1.1 Legislative Framework

The Beitbridge Town master plan is being prepared in terms of Part IV the Regional, Town and Country Planning Act (RTCPA), Chapter 29:12 as the mother Act, read together with Statutory Instrument 248 of 1977 (Master and Local Plans Regulations). These set out the procedure of master planning process and the content of such plans. There are other Acts whose provisions should be considered in coming up with a master plan that endears to all the stakeholders.

1.2 The Purpose of Master Plan

Zimbabwe's cities are facing growth. However, this development has also brought with it the attendant challenges of equitable distribution of resources, quality of life and environmental sustainability. As cities have rapidly expanded, traditional modes of travel and living have begun to lose effectiveness. Unplanned assimilation of the rural into the



urban at the urban periphery has left them under provided with amenities and infrastructure. While competitive cities are desirable, there is need for planning efforts to moderate effects of growth on the environment and ensure equitable distribution of infrastructure and amenities.

It is imperative to prepare a master plan for a planning area to successfully institutionalize the decentralized planning process. A master plan will be comprehensive in content when it identifies growth centres, considering physical, social, and economic variables and suggests the future course of action for development of these centres and their environs to promote and sustain the local spatial-economic pressures and requirements in a given time frame. In simple words, a master plan spells out development strategies and policies in the physical, social, and economic aspects suitable for the planning area for the long term, in this case 15 years.

A master plan may be defined as the declared statement of the public, which sets forth its major policies concerning desirable future physical development. The master plan document normally includes a single unified physical design for the community and attempts to clarify the relationships between development policies and socio-economic goals. In other words, the master plan aims at restoring order and dignity for economic viability and social stability for the present and the foreseeable future. The master plan's main objective is to create a 'total environment', which is functional, efficient, healthy, and aesthetically satisfying as a setting for living, working, and recreating. It serves as a policy framework to fulfil the needs and aspirations of the community. The physical component of the master plan essentially deals with land use, circulation, housing, utility services, facilities, open space, etc. The economic component of the master plan aims at strengthening and diversifying the economic base while the sociocultural component is directed towards ensuring social equity and cultural fulfilment. The master plan adopts a comprehensive analysis approach by considering all the development sectors together with an emphasis on its spatial dimension in the planning area. Being a spatial economic plan, it plays a vital role in investment decisions in the area for all the development partners.

With specific reference to Beitbridge Town, the master plan comes at an opportune time as the town continues to face planning and development challenges. This is because of the many roles that the town plays. Beitbridge is the busiest port of entry and exit in Southern Africa, providing these services to all the countries in the Southern Africa Development Community (SADC), and beyond. It is also on the border with South Africa, which is Zimbabwe's most important trading partner. These two functions result in a very huge transient population. According to the Department of Immigration, in 2023, a total of 2,634,854 people entered and exited the country



through Beitbridge. This number rose to 4,334,102 in 2024. This was a 40% increase. By May 2024, when the master plan process was ongoing, the border had already serviced 1,735,172 people. The town has to cater for the needs of these people. In addition, Beitbridge town is the major service centre for the whole district. This means that it also has to service the needs of the people who come to the town on almost a daily basis. This is in addition to the population of the town itself. All these issues have a spatial component in terms of housing, educational, health, commercial, industrial, and recreational services. As was discussed in the Report of Study, and in other sections of this Written Statement, the town can only grow towards the east, west and north, as the south is bounded by the Limpopo River. This puts a lot of pressure on the land that is available for development. Even as it develops in those three directions, the land outside of the current boundary is administered by Beitbridge Rural District Council. The situation is not helped by the fact that, the town is on very environmentally sensitive land.

With all the foregoing, Beitbridge Town has an important role to play in the Government's plan for a middle-income economy by 2030, and proper spatial and strategic planning becomes important.

1.3 The Objectives of the Master Plan

Haphazard development is usually a result of the absence of a framework to guide the development and use of land. With no legal reference point, it leaves the Local Authority with no legal basis to regulate and direct development in a certain direction. This master plan will allocate every square kilometre of land to uses, leaving no opportunities for *ad hoc*, unplanned, non-compliant development. The objectives of the Beitbridge town master plan are therefore:

- (i) To allocate all land to specific uses for environmental protection and any uses as will be required through stakeholder consultations.
- (ii) To plan for an efficient traffic circulation within the town
- (iii) To plan for the provision of the requisite infrastructure that is potable water, wastewater management and smart energy for the community.
- (iv) To plan for efficient growth and development of growth nodes, through hierarchical commercial centres to reflect the demographic mix, population density and desires and aspirations of the communities.
- (v) To address the issue of illegal and ad-hoc land subdivisions, occupation, and development by making proposals on the currently affected areas.
- (vi) To identify areas where there will be need for local development plans that will provide more details on the allocation of land uses.
- (vii) To provide for environmental protection.
- (viii) To employ a public participatory approach by all stakeholders, including the



institutional framework, and rally the community around the need for co-operation by all to achieve coordinated development.

1.5 The Scope of the Project

The process of preparing the master plan will be guided by the RTCP Act together with the attendant regulations. There will not be any deviation from the legally laid out process. However, the plan will seek to address all current issues that may not be clearly laid out in the Act but are pertinent to the protection of the environment and well-being of people.

1.6 The Study Area

Beitbridge is a border town in Matabeleland South Province, Zimbabwe, situated on the banks of the Limpopo River. It is a key crossing point between South Africa, Zimbabwe, and the whole of the African continent. The town is an important transportation hub for goods and people moving between South Africa, Zimbabwe, and Southern Africa. The municipality covers approximately 6,950 hectares, with a total population of approximately 60,000 (Census Report, 2022).

The Municipality, Beitbridge, is named after Alfred Beit, a British citizen who found the De Beers diamond mining company. It is located at the border between Zimbabwe and South Africa. Beitbridge Town is the southernmost town of the country and is in Matabeleland South Province. The name also refers to the Beitbridge Border Post, the busiest inland port of entry in Sub-Saharan Africa. The town, founded in 1929, was for many years the terminus of the railway from Pretoria, until a rail connection to Rutenga was built in 1974.

Beitbridge town was granted its town status in July 2007 through Statutory Instrument 120 of 2007. Previously a Town Board under the Beitbridge Rural District Council administered the town. A Town Council was then established and came into being on the 1st of July 2007. The Town Council area was divided into six wards, each with an elected councillor. Its mandate as a local authority is to provide services to the community of Beitbridge. Almost a decade later after town status, Beitbridge graduated into Municipality status in 2018 through Statutory Instrument 28 of 2018, Proclamation 1 of 2018.

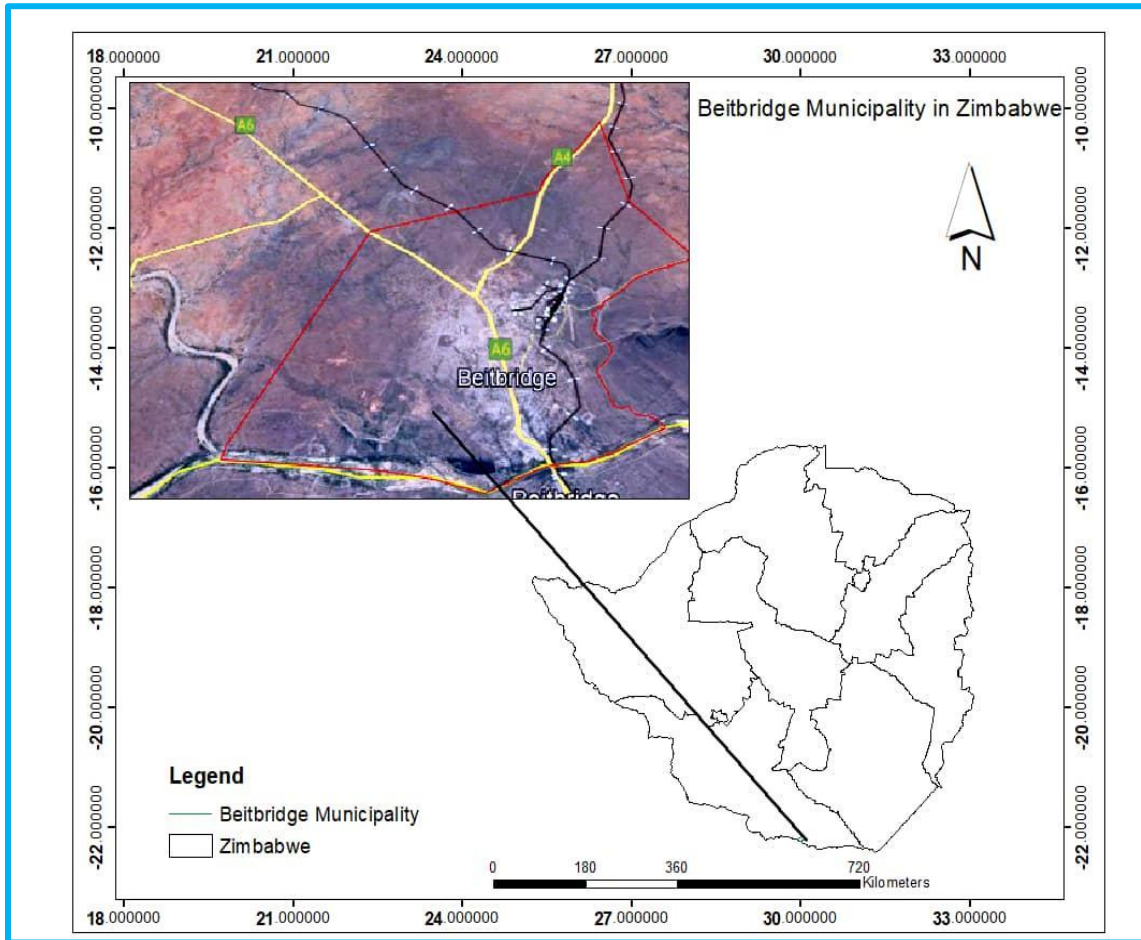


Figure 1 Location of Beitbridge in Zimbabwe

Beitbridge town lies just north of the Limpopo River about 1km from the Alfred Beitbridge Road Bridge which spans the Limpopo River between South Africa and Zimbabwe. The main roads lead from the Border Post 321kms North-West to Bulawayo and 585kms North-East to Harare via Masvingo.

1.7 Adoption of the Municipality of Beitbridge Town Master Plan

The Municipality of Beitbridge convened a Special Full Council meeting on 20 August 2024, to formally adopt the Master plan under Item SP3 of the Special Full Council Meeting Number 2 of 2024.

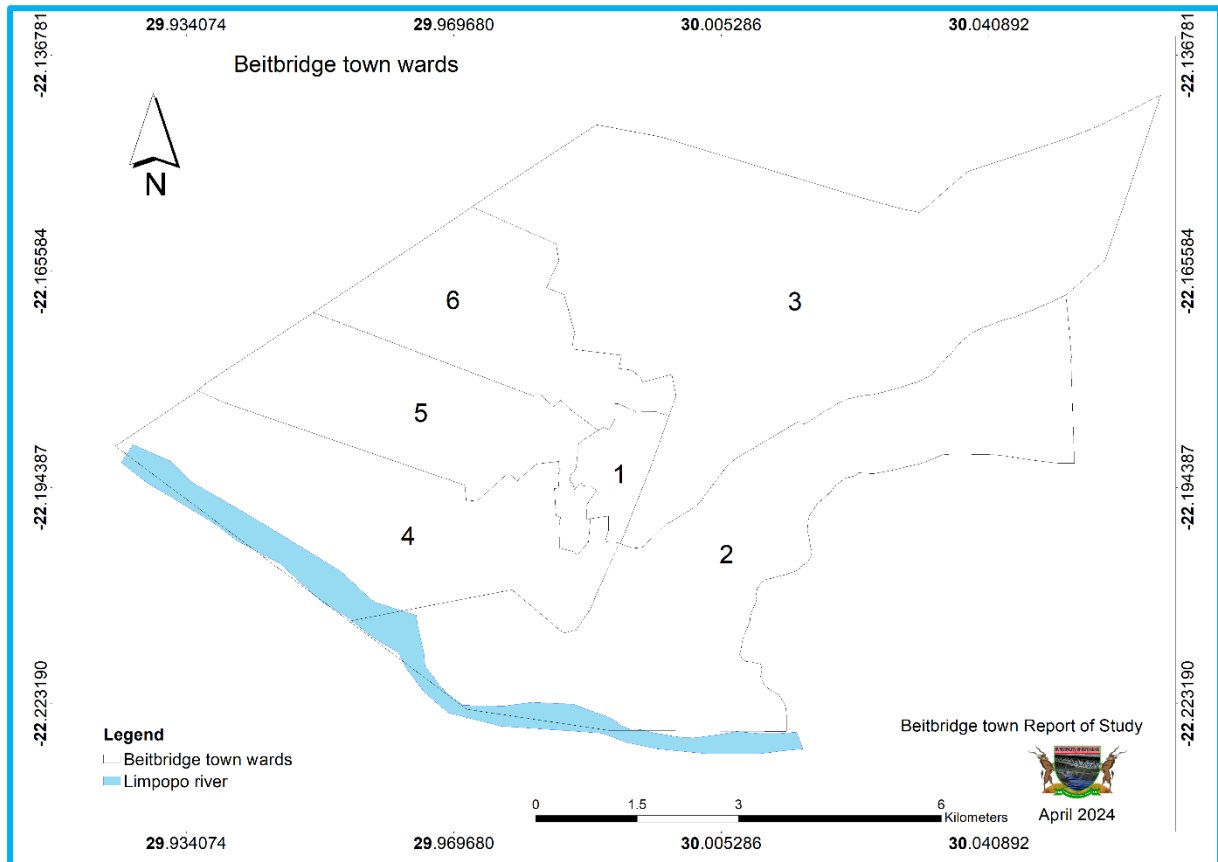


Figure 2: Beitbridge Town Ward Boundary Map



CHAPTER TWO THE RATIONALE FOR WRITTEN STATEMENT

2.0 The Rationale for the Written Statement

The Written Statement is part of the documents that are prepared under the master planning process. In the Regional, Town and Country Planning Act, the Written Statement is supposed to contain proposals on the spatial development of the area in question. These proposals shall emerge from the findings of the Report of Study. For the Beitbridge Town Master Plan, the Written Statement takes a three-tier approach as discussed in the sections below.

2.1 Tier 1 Planning and Development in the Existing Boundary

This refers to the land that is within the current boundary of the town. The Report of Study presented a number of challenges that the municipality faces in providing services to the residents. The challenges range from inadequate water, sewer, roads, housing, industrial, institutional, and commercial facilities. There are also issues of the contiguity of uses, the inadequacy of some services such as schools and clinics, which has led to the municipality resorting to the change of use procedure to cater for the demand. The argument being proffered is that the planning challenges that the municipality faces within the current context have to be addressed, before, or as part of the other tiers. Failure to do this means that planning issues are just carried over to the next phases of the growth of Beitbridge.

2.2 Tier 2 Planning and Development in the Expansion Proposed in the Draft Local Development Plan

In 2019, the municipality of Beitbridge embarked on a process to prepare a local development plan to guide the growth of the town. As part of the process, the Municipality proposed an expansion of the town's boundary to cater for the future growth of the town. This was done in accordance with the provisions of the Regional, Town and Country Planning Act, Section 14(6), which states that *"a master plan may include proposals in relation to any neighbouring area if the Minister, after consultation with any other local planning authority concerned, has authorized the local planning authority to include that area within the master plan, but the inclusion of such neighbouring area shall not be construed as meaning that the local planning authority which has prepared the master plan shall be the local planning authority for that neighbouring area for the purposes of any other provision of this Act."* The land that was supposed to be used for the purpose was and is still under the jurisdiction of Beitbridge Rural District Council. This meant that there was need for a discussion between the two local authorities on the mechanics of the expansion. The finalisation of the local development was overtaken by the Presidential Call to Action of 1 November 2023. However, the need for land for the expansion of the town is still there, hence the tier 2.



2.3 Tier 3 Planning for the Future Growth of Beitbridge Town

The preparation of the master plan provides an opportunity for a more futuristic view of the growth of the town. It presents an opportunity for both local authorities and to engage in a strategic discussion on the need to provide adequate land for the town and remove the necessity to have frequent discussions on this matter. The proposed boundary under Tier 3 stretches for a 20km radius from the town Post Office.

It is important to note that for both tiers 2 and 3, the land may not necessarily be acquired now. However, the process is more about the intention. There is a legal process that still has to be followed in order for the land transfer to go through. The other thing to note is that the two local authorities still have to discuss the permissible land uses and land tenure systems in the areas identified for future growth and expansion. In most cases, this land is used on a lease basis, with little or no permanent physical development.

2.4 Generating Evidence for the Master Plan Preparation Process

A triangulation of quantitative and qualitative methodologies was employed to gain holistic information that was essential to develop a sound master plan. The quantitative approach encompassed the utilization of various datasets, including secondary data retrieved from population and housing censuses.

Complementing this quantitative approach, a comprehensive survey was designed and administered targeting randomly selected households spanning across the wards of Beitbridge municipality. This survey covered a broad spectrum of topics, including household demographics, asset ownership, housing conditions, economic activities, home-based enterprises, and perceptions regarding the quality of municipal service delivery. Subsequently, through the application of simple descriptive statistics, it was possible to delineate economic development patterns within the municipality and discern their interplay with municipal systems such as service provision and infrastructure quality. The analysis also contextualised these economic patterns within the broader provincial and national economic landscapes, elucidating factors such as the municipality's percentage contribution to the provincial and national economies.

Furthermore, Geographic Information Systems (GIS) methodologies were to generate visualizations elucidating the spatial distribution of economic activity within the municipality. Additionally, conduct in-depth analyses of migration patterns, examining the demographics of individuals migrating both internally and externally, and exploring the nexus between migration trends, economic development trajectories, and service delivery dynamics were conducted.



The process also involved engaging with a wide range of actors which was vital to gather comprehensive insights to inform the planning process effectively. The qualitative approach entailed conducting key informant interviews with essential stakeholders, encompassing representatives from governmental and non-governmental entities alike. Moreover, to ensure inclusivity and community representation, residents were actively involved through participatory focus group discussions. These discussions served as platforms for residents to express their diverse opinions, concerns, and aspirations, with a particular focus on issues related to housing and municipal rates.

An inception meeting was held on 18 March 2024. The meeting was attended by Municipal staff and stakeholders from across the spectrum of the town. A validation meeting of the data collection exercise was held on 27 May 2024, and a final meeting to validate the proposals was held on 3 July 2024. Most of the stakeholders who attended the inception and Report of Study validation meeting attended the meeting to discuss the master plan proposals.



CHAPTER 3 WRITTEN STATEMENT PROPOSALS

3.0 Written Statement Proposals

This part of the Written Statement outlines the proposals for the period that the master plan. The proposals emanate from the findings in the Report of Study. The proposals contained in the Written Statement will be implemented through the preparation, adoption and approval of local development plans, layout plans and site plans. This is because the Written Statement contains policy proposals without going into the details of how the proposals will be converted into actionable activities. What this means therefore is that after the approval of the master plan, the municipality still has to prepare the operative plans as laid out above.

3.1 Assumptions Underpinning the Written Statement

The successful implementation of the proposals hinges on a number of assumptions. Some of the key ones are discussed below:

- **Commitment to the Plan by the Municipality of Beitbridge:** the master plan is supposed to guide the development of Beitbridge Town for the next 15 to 20 years. There should be commitment on the part of the local authority to implement the proposals as much as possible. There will be instances where it will be necessary to deviate from the provisions, but this should be an exception rather than the rule.
- **Ensure adequate institutional arrangements are in place:** one of the areas in the Presidential Call to Action is the setting up of a fully-fledged Spatial Planning Department within the local authority. This means that the department should have adequate and right skilled personnel and should also have the right equipment and technology to enable it to carry out its mandate. However, it is important to stress the point that setting up the department does not happen in a vacuum. All the other departments should be completely functional, otherwise the Spatial Planning Department will not be able to function properly.
- **Ensure support of the plan and its implementation modalities by the Full Council:** this master plan is a management and governance tool to guide development in Beitbridge. Whilst the executive arm of the Municipality will work towards the implementation of the plan, it is important that the full body of the Council, led by the Mayor plays its role in the process. The Full Council must be fully invested and seized with ensuring that the provisions of the plan are fully implemented. Without this commitment and support, the plan will face serious pressure.
- **Ensure a symbiotic and synergistic relationship between the Municipality and the residents:** during the master plan preparation process, it was evident that the residents are vested in the growth and development of the town. During the data collection process, the residents came up with very good ideas on what could be done to



enhance the development of the town. The municipality needs to tap into this and develop a good working relationship with the residents.

- **Support from the national level:** Beitbridge Town is important in its role as an entry and exit point for Zimbabwe. The Report of Study has demonstrated that the town has got a very high transient population in terms of both people and traffic. This transient population enjoys goods and services provided by the Municipality without necessarily paying fully for them. The national government has a duty to support the Municipality, especially on infrastructure development.

3.2 The Proposals

The proposals are presented by thematic area. At the end of each theme, there is a risk matrix which the Municipality has to take into account as the implementation of the proposals progresses.

3.2.1 The Environment

An Environmental inventory undertaken as part of the Report of Study (RoS) indicated several concerns and opportunities. Environmental pollution was a major concern. This manifested in the form of sewer system collapse, water contamination, illegal dumping of waste due to failure by the municipality to collect waste. Pollution levels are managed by using both national and local regulations. The Municipality should review its current by-laws that seek to control pollution and strengthen them where appropriate. Enforcement capacity within the Environmental Health section of the Municipality should be strengthened. Pollution needs to be mitigated because it endangers public health and makes the town less attractive to residents, visitors, and potential investors.

The collection and disposal of solid waste is not done timely, resulting in land pollution. The Report of Study noted the challenges in terms of a shortage of refuse bins in the town centre, manpower and refuse collection trucks. Erratic domestic refuse collection by the municipality has led to poor methods of domestic solid waste management such as illegal waste dumping at roadsides and in the bush resulting in pollution. This is exacerbated by roaming animals such as donkeys, cattle and dogs that scavenge in bins/ bin liners that remain uncollected for a long time. Littering undermines the town's aesthetic appeal. There was no waste separation in a context where there were home industries. This means domestic waste and industrial waste are combined and this is problematic. It also undermines the potential for recycling. A significant proportion of residents had no waste collection receptacles at home. In addition, injudicious waste management practices such as waste burning, dumping, and burying were widespread. This necessitate broad-based efforts to management pollution.



At the same time, the municipality has no sanitary land fill, going against the provisions of the Environmental Management Act. This compounds the solid waste management problem. The land fill should have all requisite ancillary facilities such as weigh bridges, methane gas collection system and security. A gas collection system is important since it may allow for the generation of energy for the municipality in a context of energy shortages in the country. Scavenging should be carefully managed and controlled.

There are several water, sanitation, and hygiene issues in Beitbridge. For example, the RoS revealed that unconventional toilet systems such as Blair toilets and open defecation are still widespread in the town. When this is combined with sewer pipe bursts and failure to pump sewerage to the final resting place, pollution risk is very high, and this compromise sanitation conditions in the town. Sewer pipe bursts are caused by a relatively high population, vandalism, old infrastructure, and human error. The capacity of the current sewerage works needs to be expanded to accommodate the rapidly increasing population in the town. Various options for sewerage waste treatment sites need to be explored in a context of energy crisis to power sewer treatment.

There is also scope for recycling in Beitbridge given a variety of solid waste generated by the local and transient population. However, the recycling business has not been explored adequately in the master planning area. Similarly, effluent from sewerage treatment plant is not recycled but is allowed to runoff into the environment to as far as Limpopo river. Given the very arid conditions, effluent from sewerage works provide an opportunity for irrigated urban agriculture and the wastewater for watering outdoor recreation parks in the town.

At the same time, there is a need to protect municipal land as there is widespread unregulated development in the town which are eating away passive open spaces which act as carbon sinks. This means therefore, that the potential of the town to contribute to the atmospheric CO₂ reduction is also compromised. The RoS also revealed that invasive alien plants such as *Calotropis procera* and *Cylindropuntia rosea* were also a threat in the municipality. These need to be judiciously monitored and controlled to allow for urban expansion. In addition, the proliferation of illegal quarrying, and sand poaching need to be monitored and curtailed to reduce negative environmental footprints in the municipality. Related to this, there is a need to safeguard the long-term municipality expansion needs. These activities render the land unusable as per the master plan. This may undermine the long-term municipality expansion. At the same time, degraded areas need to be identified and rehabilitated to increase the land available for urban development. Rehabilitation is an option that could promote urban expansion without necessary encroaching into the abutting local authority space. Such efforts will contribute towards long-term sustainable development of land resources in the master plan boundary.



There is lack of outdoor recreation and leisure facilities in the master plan area and the need for these cannot be overemphasised given the high population in the town and natural endowments to potentially encourage ecotourism activities.

Climate induced hazards are also prevalent in the planning area. Wetlands in the area have been decimated to allow for urban expansion. The development on wetlands proceeded without following requisite legislation and the need to following requisite pieces of legislation such as the Environmental Management Act cannot be overemphasised. The development on wetlands and poor storm drainage system in the town result in increased risk of flash flooding. In addition, the abundance of insolation provides opportunities for solar farm development to augment energy supplies in a context of increased power outages. Power outages interrupt many operations including the operation of critical facilities such as sewerage treatment plant. At the same time, the high ultraviolet radiation and exceptionally high number of days of heat stress per year, suggests the need for deliberate effort to protect the population from insolation to deflect associated risks such as diseases.

The Report of Study also revealed a general lack of capacity by the municipality to meet its environmental obligations. This will derail the municipality from achieving sustainable development and hence there is an urgent need to capacitate the municipality to achieve its environmental obligations.

Proposals

Policy goal: To develop Beitbridge into an environmentally conscious and environmentally sustainable town

The term Environment is used holistically to include the biophysical, social, economic, and political dimensions. The biophysical environment typifies the interdependent link between biotic and abiotic components of the environment and forms the basis upon which the municipality's aesthetics is perceived. It includes the interactions within and between the atmosphere, lithosphere, biosphere, and the hydrosphere. These interactions enable judgements to be made about the municipality's environmental performance. The social settings or context in which people live is crucial as it determines the development of social capital and society's worldview, which is important in determining how society interacts with the biophysical components of the environment. Related to this, the environment is increasingly becoming a political issue since political factors influence the design and implementation of environmental protection programmes. Economic aspects of a society influence environmental performance and in turn, the environment of the municipality affect the economy. All the four dimensions of the environment are stretched in Beitbridge town, and this undermines sustainability. This goal seeks to achieve a delicate balance among the different dimensions in pursuit of sustainable development of the town. Specifically, this goal



will address environmental challenges arising from solid waste management, wastewater management, climate, hydrological and pedological constraints/ opportunities in the town, urban agriculture, illegal sand abstraction, quarry, energy constraints in the town. Consequently, the environmental goal has several sub goals.

Policy sub-goal 1: To enhance the municipality's capacity to meet its environmental obligations

This policy has two objectives:

Policy Objective 1

To support and promote local environmental action planning and to develop environmental sensitive policies/ plans in pursuit of sustainable development.

In pursuit of this policy, the Municipality shall draw up an environmental action plan. The action plan should begin with programmes at ward level that will ultimately feed into the Beitbridge Environmental Action Plan (BEAP). The environmental action planning process will identify a list of ward development priorities in a participatory manner, which feed into the next planning level up to the overall Municipality wide environmental action plan. The process of environmental action planning will have a multiplier effect of promoting reversal learning among the participants. It is envisaged that this type of planning will help to identify real development priorities (as opposed to perceived) at a local level in a participatory manner. If these development initiatives are implemented within the context of available resources, it is hoped that sustainable development goals for the municipality could be achieved.

Policy actions

Guidelines to implementation of environmental action planning could include:

- Selection stakeholder groups and interests within the ward
- Selection of the facilitation team
- Planning workshops to identify local development priorities at ward level
- Development of ward environmental action plans
- Development of a monitoring and evaluation system/ plan

Indicators

- List of stakeholders
- Facilitation team in place
- Number of action planning workshops conducted
- Beitbridge Environmental Action Plan
- Monitoring and evaluation plan
- Budgetary allocation/ donations



Risk Mitigation

Risk	Description	Risk Classification			Proposed Mitigation
		Low	Medium	High	
Lack of commitment by stakeholders to the policy.	Stakeholders like the community and other service providers like the Environmental Management Agency may not embrace the policy			✓	Engage stakeholders a long time before unrolling the policy. Continuous stakeholder engagement is vital to educate communities on the importance of environmental action planning.
Availability of financial resources	The economy of the country continues a declining trajectory, and this also affects Beitbridge town. This means the capacity of the municipality to fund development projects such as the environmental action planning could be compromised.			✓	The municipality may engage other stakeholders like non-governmental organisations for additional funding.

Policy Objective 2: To promote the implementation of the Municipality's environmental obligations enshrined in the national constitution and attendant pieces of legislation such as Environmental Management Act, Public Health Act are implemented.

Policy actions

- Development of close working relations with government service providers such as the Environmental Management Agency
- Share environmental plans with other service providers
- Development of partnerships for implementing environmental plans to achieve necessary synergies.

Indicators

- Number of environmental plans shared with government service providers
- Number of partnerships for implementing environmental plans
- Number of working teams established



Risk Mitigation

Risk	Description	Risk Classification			Proposed Mitigation
		Low	Medium	High	
Lack of commitment by other stakeholders to the policy.	Stakeholders like service providers such as the Environmental Management Agency and Ministry of Health may not embrace the policy			√	Engage stakeholders a long time before unrolling the policy.
Availability of financial resources	The economy of the country continues a declining trajectory, and this also affects Beitbridge town. This means the capacity of the municipality to fund such environmental programmes may be diminished.			√	MOB needs to explore other fund-raising initiatives such as donations.

Policy sub-goal 2: Reduced pollution

This policy has nine objectives.

Policy objective 1: To develop appropriate waste management strategies to ensure a sustainable and clean environment

Policy Action

- Regularly weekly household waste collections.
- Encourage waste separation and waste segregation from the source and designate local waste collection centres.
- Provide an innovative way of enforcing households to have bins by integrating the costs into their bills. In addition, the municipality should evenly allocate dust bins across the town and public spaces to reduce littering.
- The municipality needs to form close partnership with the Environmental Management Agency in enforcing anti littering.
- Monitoring waste dumping in localities. This can employ community-based organisations to monitor waste dumping so that corrective measures are quickly taken.
- Educate communities on proper waste management practices such as reducing waste generation, reuse, recycling, and composting for biodegradable waste.
- Development of institutional waste management plans.



Policy Indicators

- Minutes of waste management meetings
- Number of bins distributed through the municipality initiative
- Number of bins in public spaces.
- Number of people engaged by council to monitor illegal waste dumping.
- Number of anti-littering campaigns held and number of joint anti littering raids
- Number of households with compost heaps.
- Municipal waste management plan

Risk Mitigation

Risk	Description	Risk Classification			Proposed Mitigation
		Low	Medium	High	
Lack of commitment by other stakeholders to the waste management policy.	Stakeholders like the community and other service providers like the Environmental Management Agency may not embrace the policy			✓	Engage stakeholders a long time before unrolling the policy. Continuous stakeholder engagement is vital to educate communities not to abuse municipality infrastructure.
Availability of financial resources	The economy of the country continues on a declining trajectory, and this also affects Beitbridge town. This means the capacity of the municipality to fund development projects such as the landfill.			✓	The municipality may engage into public private sector partnerships on a build operate and transfer basis to help speed up servicing. MoB needs to explore other fund-raising initiatives such as donations.

Policy objective 2: To construct an engineered sanitary land fill within the Municipal boundary.

The Environmental Management Act Cap 20:27 outlawed dump sites over 20 years ago. Hence, there is need to construct a modern landfill capable of recovery energy from waste to augment clean energy. A proper land fill will also enable organised waste scavenging and promote recycling initiatives

Policy Actions

- Site identification
- Mobilising financial resources and requisite equipment for operating a landfill



Policy Indicators

- Sited identified
- Budget allocated

Risk Mitigation

Risk	Description	Risk Classification			Proposed Mitigation
		Low	Medium	High	
Failure to find a suitable site for a landfill.	Given that the land within the master plan boundary is already committed, the Beitbridge Rural District Council may not be keen		√		Engage parent ministry to negotiate for additional from the rural district council.
Availability of financial resources	The economy of the country continues on a declining trajectory, and this also affects Beitbridge town. This means the capacity of the municipality to fund development projects such as the landfill.			√	The municipality may engage into public private sector partnerships on a build operate and transfer basis to help speed up servicing. MOB needs to explore other fund-raising initiatives such as donations.
Functional partnerships	Forging functional relationship with other stakeholders maybe a challenge as some partners may not be committed to the established cause		√		Engaging stakeholders at an early stage and throughout the project

Policy Objective 3: To promote solid waste recycling in Beitbridge

Beitbridge municipality produces large quantities of recyclable waste partly due to a very large transient population. Such waste include plastic containers, bottles, paper and e-waste.

Policy Actions

- Mobilisation of waste pickers
- Identification of potential investors
- Providing land for recycling industry



Risk Mitigation

Risk	Description	Risk Classification			Proposed Mitigation
		Low	Medium	High	
Low uptake of the recycling business	The community and potential investors may not be keen on the recycling economy.			✓	The municipality needs to educate community about the environmental and economic importance of recycling to gain community buy in. MoB may explore fund-raising initiatives such as donations to set up its recycling business to increase income streams.
Land availability	Considering competing land uses, the municipality may struggle to find appropriate industrial land for recycling.	✓			This master plan has made provisions for such land.
Technological changes	Rapid technological changes in the context of the fourth industrial revolution may result in the use of non-recyclable materials, throwing the recycling industry into disarray.		✓		The Municipality needs to be on the outlook for technological changes to enable proper adaptation.

Policy Objective 4: To continuously monitor air quality and enforce legislative provisions to improve ambient air quality.

Dust from excavations and construction activities will be produced into the atmosphere. The effects of dust will depend on the chemical composition of construction materials and the soil types. The deposition of dust on vegetation is also likely to occur retarding growth and development of the affected vegetation. Air pollution will also arise from exhaust fumes from trucks. Poor air quality may adversely affect the population.

Policy indicators

- Quality monitoring sites established
- Air quality results made available
- Water spraying for dust generating activities



- Regular maintenance of equipment
- Personal protective equipment for workers

Risk Mitigation

Risk	Description	Risk Classification			Proposed Mitigation
		Low	Medium	High	
Availability of financial resources	The economy of the country continues on a declining trajectory, and this also affects Beitbridge town. This means the ability to fund an air pollution programme could be reduced			✓	Forge partnerships with some organisations that have similar interests such as the Environmental Management Agency. MOB needs to explore other fund-raising initiatives such as donations.
Availability of air quality monitoring experts	Air quality experts may be hard to come by in Beitbridge and this may jeopardise the availability of requisite air pollution data			✓	The Municipality may subcontract air quality monitoring to everyone
Corruption	Owing to corruption, officials may not effectively enforce air pollution regulations			✓	Top management shall commit to urban development regulations enforcement. Top management should also be involved in encouraging operatives to shun corruption by imposing stringent penalties.

Policy objective 5: To improve sewerage waste management through the rehabilitation of collapsed, blocked, and replace inappropriate sewer pipes.

The collapse, blockage, and general lack of capacity of sewage works has led to periodic discharge of raw sewage into water courses. This is caused by old infrastructure and rapidly increasing population. This poses a potentially serious health risk to residents.

Policy Action

- Procuring requisite sewer pipe sizes and securing manholes to reduce vandalism
- Set up a call centre for sewer related issues to enable residents to report any problems.
- Provide a complaints and feedback system within the municipality
- Educate residents not to vandalise infrastructure



Policy Indicators

- Number of awareness campaigns held
- Call centre established.
- Number and sizes of new pipes installed
- A feedback and complaints system set up

Risk Mitigation

Risk	Description	Risk Classification			Proposed Mitigation
		Low	Medium	High	
Availability of financial resources	The economy of the country continues on a declining trajectory, and this also affects Beitbridge town. This means the capacity of the municipality to fund development projects such as the landfill.			✓	The municipality may engage into public private sector partnerships on a build operate and transfer basis to help speed up servicing. MoB needs to explore other fund-raising initiatives such as donations.
Behaviour change	Education and awareness campaigns may not have a concomitant effect on behaviour change			✓	Revamped education and awareness strategies needs to be adopted to engender behaviour change
Non adoption of complaints and feedback system and non-use of the call centre				✓	MOB should make systems of communication friendly to everyone

Policy objective 6: To increase the capacity of current sewerage works system by constructing new sewerage works for new residential areas in the northern side of the municipality

Pumping sewerage to a central treatment point is quite expensive for the municipality. At the same time, recurrent power outages and water shedding affect sewerage flows. Failure to pump sewerage to the processing plant may results in raw sewerage being discharged into the environment if temporary sewerage containment ponds overflow.

Policy Action

- Identification of new sites for sewerage treatment plant
- Procurement of requisite equipment
- Construction and operation of new sites

Policy Indicators

- Selected site
- Land preparation
- Number of equipment purchased and installed.



Risk Mitigation

Risk	Description	Risk Classification			Proposed Mitigation
		Low	Medium	High	
Availability of financial resources	The economy of the country continues on a declining trajectory, and this also affects Beitbridge town. This means the capacity of the municipality to fund development projects such as the landfill.			✓	The municipality may engage into public private sector partnerships on a build operate and transfer basis to help speed up servicing. MOB needs to explore other fund-raising initiatives such as donations.
Land availability	There is need for suitable land for the construction of a new sewerage treatment plant to cater for the rapidly growing municipality. In addition such land should enable a gravity system rather than pumping system to be used.		✓		Appropriate land needs to be identified before doing housing development layouts. If such land is not available, there is need to negotiate with the abutting local authority for additional land

Policy objective 7: To reuse or recycle effluent from the sewerage treatment ponds

Currently wastewater from the sewerage treatment ponds is neither recycled nor reused. Consequently, it flows as far as the Limpopo river. However, this water could be reused for crop irrigation and irrigating parks in the town. This is very important given that the report of the study revealed that the town was water limited to spur crop cultivation. Hence, this could provide an opportunity for urban farming.

Policy Actions

- Provision of land for urban agriculture subject to the following conditions:
 - a) Agricultural activities shall be permitted to small holders and plot owners, but applications for residential sub-divisions will be encouraged where and when appropriate.
 - b) Specific areas of land will be allocated for the urban agriculture. Such areas will be decided upon through an agreement between the residents and the Municipality.
 - c) The Local Authority will permit other undeveloped areas to be temporarily used for urban agriculture until such time that the land is required for development. However,



the Local Authority shall monitor the areas to ensure that the pegs are not removed. Urban agriculture on land close to the streams will not be permitted to prevent soils erosion and siltation of rivers.

- Identification of potential farmers to take up irrigation
- Development of a water pipeline system to return water for the irrigating recreational parks in town.
- Urban agriculture policy in place
- Review of urban agriculture policy from time to time

Policy Indicators

- Number of farmers identified for urban agriculture
- Length of the new pipeline system
- Number of hectares of land reserved for urban agriculture

Risk Mitigation

Risk	Description	Risk Classification			Proposed Mitigation
		Low	Medium	High	
Availability of financial resources	The economy of the country continues on a declining trajectory, and this also affects Beitbridge town. This means the capacity of the municipality to develop a pipeline for recycling wastewater may be limited.			√	The municipality may engage the private sector for funding in exchange of tax relief MOB needs to explore other fund-raising initiatives such as donations.
Land availability	There is need for suitable land for urban agriculture.		√		Appropriate land needs to be identified before doing housing development layouts. If such land is not available, there is need to negotiate with the abutting local authority for additional land
Uptake of using recycled water	The community may not be keen to use recycled water for agriculture as it is perceived to be dirty.	√			Education and awareness to be carried for the community to embrace using recycled water for irrigation purposes.
Ineffective sewerage treatment	There is a risk that the sewerage treatment system			√	The Municipality should conduct monitoring to ensure that the system



	may be ineffective leading to the discharge of semi processed or raw sewerage into the environment. This may contaminate the environment including the crops being produce, pausing a health hazard to people.				is efficient and raw sewerage is not being disposed from the treatment plant to guarantee health crops.
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Policy Objective 8: To improve sanitation practices and conditions in Beitbridge by formulating strategies for a programmed phasing out of pit/Blair toilets during the life span of the plan in newly developing areas.

Policy Action

- Urban development needs to be properly regulated by ensuring effective enforcement of requisite legislation and by laws. The municipality should ensure that there is no development on unserviced properties.
- Deliberate effort shall be directed towards providing requisite services so that developers adopt conventional systems in respective areas.
- Authorities are encouraged to deploy a coup of inspectors to monitor any unregulated developments and enforce the adoption of requisite systems where available.

Indicators

- Number of new and old areas that are being serviced or upgraded
- Number of prosecutions for flouting land development regulations
- Number of inspections carried out per quarter

Policy objective 9: To increase awareness of and enforce the adoption of good water, sanitation, and hygiene practices in the town.

The municipality, in collaboration with the Ministry of Health and Child Welfare and non-governmental organisations, is encouraged to promote WASH activities to enhance the health and safety. This will involve awareness meetings and demonstration on proper WASH activities. It will be worthwhile to form community-based groups led by community health workers to encourage the adoption of good WASH practices. The MoB should also make water to be more available across the town so that the WASH standards are not compromised. This could be achieved through water carting water with bowsters to neighbourhoods. Proper containers for keeping water could be made more available so that



collected water is not easily contaminated. This should be an ongoing activity rather than be carried out only when there is a disease outbreak.

Indicators

- Number of awareness meetings carried out and minutes from such meetings.
- Number of community-based institutions formed, and number of community health workers selected.
- Litres of water distributed to the community.
- Number containers distributed to the community.

Risk Mitigation

Risk	Description	Risk Classification			Proposed Mitigation
		Low	Medium	High	
Corruption	Corruption is now endemic in Zimbabwe, consequently, it is possible that service providers within the town may continue to allow development on unserviced properties			√	Top management shall commit to urban development regulations enforcement. Top management should also be involved in encouraging operatives to shun corruption by imposing stringent penalties.
Availability of financial resources	The economy of the country continues on a declining trajectory, and this also affects Beitbridge town. This means the capacity of the municipality to service stands may continue to decline resulting in non-enforcement of urban development laws in a context where the community is keen to build houses.			√	The municipality may engage into public private sector partnerships on a built operate and transfer basis to help speed up servicing. MoB needs to explore other fund-raising initiatives such as donations
Functional partnerships	Forging functional relationship with other stakeholders maybe a challenge as some partners may not be committed to the established cause		√		Engage several government and non-governmental organisations.



Policy sub-goal 3: Protecting municipal land

The Municipality shall ensure that no unregulated land development activities are undertaken within its master planning area. The proliferation of illegal quarrying, sand poaching, dump sites and unregulated development need to be monitored and curtailed to reduce negative environmental footprints in the Municipality. Related to this, the municipality will need to safeguard its long-term expansion needs. In this regard, it shall liaise with the appropriate Government Departments and Rural District Councils to prevent uses of land within its hinterland that will prejudice future growth. This policy has four objectives:

Policy objective1: To enhance the municipality as a carbon sink and control invasive alien species

Policy Actions

- Growing urban trees or plants and hedges that have high water use efficiency like *Portulacaria afra*.
- To preserve existing and create more open spaces as breathing reserves to capture carbon.
- A programme for monitoring and controlling problematic invasive alien plants such as *Calotropis procera*, *Cylindropuntia rosea* and *Eichornia crasspices*.

Policy Indicators

- Number of plants with high water use efficiency being grown
- Number of deliberately left open spaces
- Programming for monitoring and remove invasive alien plants.
- Area (m²) cleared of invasive alien plants.

Risk Mitigation

Risk	Description	Risk Classification			Proposed Mitigation
		Low	Medium	High	
Community does not embrace widespread plantings of plants with high water use efficiency	Given the increasing climate variability, there is scope to grow plants that optimise water use to achieve high biomass per drop of water used. Such plants may continue to capture carbon under extreme moisture deficit.			√	Revamped education and awareness programmes to engender behaviour change.
Availability of open spaces or carbon sinks	Often open spaces in towns are often re-offered for land development as infill stands to the extent that		√		Appropriate land needs to be identified before doing housing development layouts. If such land is not



	urban areas increasingly become devoid of open spaces. However, open spaces should be created and preserved as carbon sinks.				available, there is need to negotiate with the abutting local authority for additional land
Availability of financial resources to monitor and remove invasive alien plants	The monitoring and clearing programme may be underfunded given competing demands in the municipal budget.		√		Proper budgetary allocations and exploring partnerships with other organisations like the Environmental Management Agency

Policy Objective 2: To develop a solar plant as a back-up of municipal operations of critical facilities such as effluent management system

Beitbridge is endowed with high insolation throughout the year and there is scope to harness this renewable energy to augment electricity supplies. Critical facilities such as sewerage management tend to malfunction due to power outages.

Policy Indicators

- Site for solar farm(s) identified.
- Investors identified.
- Land development.
- Solar farm equipment installed

Risk Mitigation

Risk	Description	Risk Classification			Proposed Mitigation
		Low	Medium	High	
Availability of suitable land for the project	Land may have already been committed for other uses and as such the municipality may have challenges in identifying requisite land.			√	Site identification should be done early, and the Municipality will engage the rural district council to obtain more land
Availability of financial resources	The economy of the country continues a declining trajectory, and this also affects Beitbridge town. This means the capacity of the municipality to fund such a project could be			√	The municipality could enter partnerships on a build, operate and transfer basis. MOB needs to explore other fund-raising initiatives such as donations



	compromised.				
Availability of solar investors	There is a risk that solar investors may not be available for a potential solar farm in Beitbridge.			✓	Municipal budgetary allocations.

Policy Objective 3: To encourage the development and maintenance of recreation and leisure facilities/parks in the municipality

Policy Action

- Making land available particularly along the Limpopo River frontage for tourism facilities.
- Establishing and maintenance of recreation parks within the municipality boundary.

Policy Indicators

- Number of leisure and recreation activities established
- Number of recreation parks established

Policy Objective 4: To develop a robust land use monitoring system to reduce sand poaching, wetland/ streambank cultivation and other illegal developments in areas within the master plan.

The Municipality is fast losing prime development land to illegal land developments such as illegal sand mining and other illegal developments, rendering the land unusable as per the master plan. This may undermine the long-term Municipality expansion. In addition, there is a need to protect fragile environments within Municipality area such as steep, hilly areas and wetlands for use as public open spaces.

Policy actions

- Monitoring to ensure that unregulated development is not taking place within the master plan boundary
- Monitoring to reduce illegal activities such as sand poaching, wetland/streambank cultivation and deforestation activities to safeguard its long-term expansion needs
- Municipality liaison initiatives with appropriate Government Departments and Beitbridge Rural District Council to prevent uses of land within its hinterland that will prejudice future growth.
- Open spaces are preserved as carbon sinks and for passive recreation
- By-laws enforcement
- Education and awareness campaigns.



Indicators

- Evidence of Municipality liaison initiatives with appropriate Government Departments and Beitbridge Rural District Council to prevent uses of land within its hinterland that will prejudice future growth.
- Number of monitoring visits per quarter
- Number of prosecutions for illegal activities
- Number of education and awareness campaigns workshop/ meetings

Risk Mitigation

Risk	Description	Risk Classification			Proposed Mitigation
		Low	Medium	High	
Corruption	Corruption is now endemic in Zimbabwe, consequently, it is possible that service providers within the town may continue to allow development on unserviced properties			✓	Top management shall commit to urban development regulations enforcement. Top management should also be involved in encouraging operatives to shun corruption by imposing stringent penalties.
Availability of financial resources to monitor and remove invasive alien plants	The monitoring and clearing programme may be underfunded given competing demands in the municipal budget.	✓			Proper budgetary allocations and exploring partnerships with other organisations like the Environmental Management Agency
Behaviour change	Communities may not change behaviour even after being made aware of the dangers of certain actions on the land.			✓	Revamped extension packages to promote behaviour change

Policy Objective 5: To engage on a planned land restoration/ rehabilitation initiative for disturbed land within the master plan.

This may include rehabilitating excavated land, old dump sites and deforested areas.

Policy Action

- Identification of degraded land that needs to be rehabilitated
- Forging partnerships with other service providers such as the Environmental Management Agency to rehabilitate land



Policy Indicators

- Number of sites identified for rehabilitation
- Identification of land restoration experts.
- Number of partnerships for rehabilitation forged
- Number of hectares of land rehabilitated

Risk Mitigation

Risk	Description	Risk Classification			Proposed Mitigation
		Low	Medium	High	
Availability of restoration expertise	Restoration scientists may not be available to help out with proper restoration/ rehabilitation techniques.			✓	Expertise need to be identified at the planning stage. Also working in partnership with other organisations such as the Environmental Management Agency will deflect this risk.
Availability of financial resources	The economy of the country continues on a declining trajectory, and this also affects Beitbridge town. This means the capacity of the municipality to rehabilitate degraded land may also be reduced. In addition, the municipality may fail to pay experts that are spearheading rehabilitation.			✓	The municipality will work in partnership with other organisations such as the Environmental management Agency to reduce this risk. MOB needs to explore other fund-raising initiatives such as donations
Functional partnerships	Forging functional relationship with other stakeholders may be a challenge as some partners may not be committed to the established cause.		✓		Engage several government and non-governmental organisations.



Sub Goal 4: Reduced vulnerability to climate induced hazards.

This policy has two objectives.

Policy objective 1: To reduce flash-flooding risk in Beitbridge

Policy Action

- Construction of requisite storm drains in all roads in Beitbridge municipality
- Construction of artificial channels to route excess runoff
- Completing and strictly following the recommendations of environmental impact assessments
- Develop underground storm drainage system in vulnerable areas
- Micro water harvesting schemes from roof tops and underground tanks
- Preservation of some of them the remaining wetlands

Policy Indicators

- Total length of surface and underground drainage channels constructed.
- Number of micro water harvesting schemes per ward.
- Number of wetlands left undeveloped.

Risk Mitigation

Risk	Description	Risk Classification			Proposed Mitigation
		Low	Medium	High	
Community and developers do not embrace micro water harvesting schemes	Given that Beitbridge is generally arid, there is scope for water harvesting to augment water supplies. Several megalitres are lost as runoff, yet all this could be harnessed and used for various uses. Hence water harvesting will go a long way			√	Revamped education and awareness programmes to engender behaviour change.
Corruption	Corruption is now endemic in Zimbabwe, consequently, it is possible that service providers within the town may continue to allow development on unserviced			√	Top management shall commit to urban development regulations enforcement. Top management should also be involved in encouraging operatives to shun corruption by imposing stringent



	properties				penalties.
Availability of financial resources to monitor and remove invasive alien plants	All engineering works required may be underfunded given competing demands in the municipal budget.		√		Proper budgetary allocations and exploring partnerships with other organisations like the Environmental Management Agency

Policy objective 2: To reduce vulnerability to heat stress in the Municipality

Ambient temperature and associated ultraviolet radiation are relatively high in Beitbridge. The Report of Study also revealed that the number of days with temperature $>32^{\circ}\text{C}$ were many. These conditions can adversely affect residents if not carefully managed.

Policy Action

- Awareness campaigns for adopting heat protection measures
- Encourage air conditioning in buildings and homes
- Encourage air circulation in homes
- By-laws for heat stress protection for public buildings.
- Encourage UV radiation protection

Policy Indicators

- Number of properties equipped with heat protection measures
- By-laws passed

Risk Mitigation

Risk	Description	Risk Classification			Proposed Mitigation
		Low	Medium	High	
Community and developers do not embrace heat stress reduction measures	Owing to costs involved, developers and the community may not afford to adopt heat stress reduction initiatives.			√	Revamped education and awareness programmes to engender behaviour change.
Corruption	Corruption is now endemic in Zimbabwe, consequently, it is possible that service providers within the town may continue to allow development on unserviced properties			√	Top management shall commit to urban development regulations enforcement. Top management should also be involved in encouraging operatives to shun corruption by imposing stringent penalties.



3.2.2 Economic Development

High levels of informality, competing with formal business activities, thereby hindering growth of productive sectors. Labour has shifted to low-productive activities in the informal sector implying that the economy of Beitbridge municipality lacks the economic dynamism that is important for building an inclusive and resilient town that creates good quality jobs for its residents.

Inadequate industrial development. The town will not reach its full growth potential as long as it is service-driven, and with only one dominant sector, freight, and logistics. What is quite clear is that the current boom is fuelled by residential development, which on its own cannot sustain urban development, but actually puts a lot of pressure on the municipality to provide services for the residents almost without a return on the investment.

High levels of spatial inequality in business activities. There seems to be uneven distribution of business activities across the wards which means some residents, as the town grows, will travel long distances within the town to access economic opportunities.

Poor service delivery and infrastructure bottlenecks constraining businesses development.

Policy Goal

Economic growth, higher municipality revenues, job creation and poverty alleviation achieved in the municipality.

Policy Objectives

1. To attract new business and investment including those in the manufacturing sector (agro-processing-citrus fruits and cattle, energy-solar harvesting, glass manufacturing and mineral processing).
2. To retain and consolidate existing business and economic nodes.
3. Support the development and growth of Small and Medium Enterprises
4. To achieve better spatial economic distribution of economic activity and job opportunities as the town grows. Facilitate inclusive economic growth where everyone is not left behind, particularly disadvantaged regions/wards, youth and women in the municipality.

Policy Actions

Well-functioning urban systems unlock scale economies that are important for economic transformation.

1. Improve service delivery and speed up infrastructure development.
2. Allocate land and erect appropriate infrastructure for informal sector and SMEs to operate effectively-create hubs that facilitate the creation and growth of start-ups. The



area should be well connected to customers through access to transport networks, and infrastructure should secure the goods from theft and other hazards such as fire and weather-related disasters.

3. Land to be allocated for future industrial development should also allow for transport networks that will connect industries to the market.
4. Zoning laws should also allow mixed use development, that is, mix residential and commercial use, so that residents will not have to travel long distances to access jobs and shopping facilities.
5. As the town grows, in addition to developing appropriate infrastructure, council can provide incentives to encourage business to locate in other wards that are disadvantaged to promote the spreading out of economic activity across the municipality.
6. Improve visibility of the municipality to attract investments (also targeting Zimbabwean diaspora) by making sure that website is up to date and creating a geospatial visualisation platform with information about socio-economic indicators for the region-promote the website through various social media platforms such as Twitter, Facebook, LinkedIn etc., showcasing the attractiveness of the region.

Policy Indicators

1. Area of land allocated to informal traders, start-ups and, type and amount of market infrastructure for both informal traders, start-ups and SMES such as secure buildings.
2. Area of land allocated for manufacturing industries and erecting infrastructure connecting industries to markets.
3. Rates or other service charges reduced for businesses locating in other disadvantaged regions/wards.
4. Lower business licensing fees for start-ups.
5. Zoning laws passed allowing for mixed-use development.
6. A geospatial visualisation platform embedded on the municipality website, number of promotions on social media.

Risks and Mitigation

Risk	Description	Risk Classification			Proposed Mitigation
		Low	Medium	High	
External shocks such as pandemics and global conflicts	Disease outbreaks and wars that can disturb markets and also affect investments. For example, COVID 19 pandemic and Ukraine-Russia War have disrupted markets recently.		✓		Government intervention to support businesses such as loans and grants, tax reliefs or rebates during such periods.



Natural disasters such as droughts and floods, emanating from changing climate	Frequency of natural disasters such as drought and floods as a result of climate change can also disrupt markets and destroy infrastructure. Beitbridge municipality is vulnerable to such disasters.			✓	Adaptation strategies such as investing in early warning systems that provide information about impending disasters. Insurance and other government programs- social protection.
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3.2.3 Infrastructure Development

Water supply

Goal #1: To provide 100% reliable clean, good quality 24-hour water supply coverage on the municipal footprint by end of year 2025.

Policy Objective #1: To commission the new water treatment works by December 2024.

Policy Plans

- Assess the new plant condition.
- Repair and unblock any water or air way on the pipes
- Conduct jar test to determine optimum chemical dosages.
- Commission this plant and connect to the water supply system

Policy Indicators

- Purified water flowing into the clear storage sump.
- Water produced meeting the WHO/Zimbabwe drinking standards.
- Increase in water supply coverage and demand being met.
- Increase in water revenue.

Policy Objective # 2: To connect Mawale command reservoir to the water reticulation system by end of year 2025 and add one more reservoir North of town by end of 2030

Policy Plans

- To procure a transformer for the ZESA substation at the tower.
- Test and commission the Variable Speed Drives (VSD) and Motor Control Centre (MCC) equipment for Mawale reservoir boosters.
- Energise and commission the Mechanical & Equipment.
- Connect the delivery line from the command reservoir to whole network of reservoirs.
- Design and construct a new 2.8 Ml/ reservoir and associated pipe connection



Indicators

- Functional mechanical and electrical equipment as per design.
- A new 2.8 Mℓ/ reservoir connected to the system.
- Water delivered to all reservoirs.

Policy Objective #3: To remove all properties supplied by pumping mains and connect them to gravity mains by second quarter of year 2025.

Policy Plans

- Identify all properties connected to any pumping mains and disconnect them.
- Connect disconnected properties to the gravity mains.
- Install air and scour valves on all transmission mains.

Indicators

- All properties having adequate water supply all the times.
- Increase in water revenue since consumers will be supplied by water 24 hours a day.

Policy Objective #4: To increase water quality monitoring and surveillance by August 2024

Policy Plans

- Procure modern water quality testing equipment.
- Train staff on standard water quality testing interpretation and processing of data.
- Develop reservoir operation and cleaning tool, reticulation scour procedures and scour valve operations.

Indicators

- Target residual chlorine value of 0.2 mg/ ℓ/ at the consumers taps.
- Acceptable water quality in terms of test, colour, and odour.
- Less water quality complaints logged from consumers.
- High level of consumer willingness to pay for water due to water quality acceptability.

Policy Objective #5: To produce an updated accurate water supply asset management register by end of year 2025

Policy Plans

- To appoint a consultant to develop the asset management register.
- Consultant to produce the asset management register within time and budget.



Indicators

- A water supply asset management register with the whole municipal infrastructure assets.
- A consolidated development layout plan showing water supply system of the municipality

Goal # 2: Eliminate all water reticulation and house connection backlogs by end of year 2025.

Policy Objective #1: eliminate all reticulation and house connection backlogs by third quarter of year 2025.

Policy Plans

- Identify all properties not connected to water supply although the area is covered with proper water reticulation.
- Connect all properties identified above.
- Expedite water reticulation in all areas not covered and connect all properties.

Indicators

- Reduced number of properties without municipal water connection.
- Reduced areas under the municipal jurisdiction with properties without proper water reticulation.

Policy Objective #2: No new development shall be approved for property construction before the area is fully serviced with water with immediate effect.

Policy Plans

- Develop/enforce policy on property development.

Indicators

- No new development in areas where there is no proper stands servicing.

Goal # 3: To provide efficient non-revenue water supply connections at strategic and populated municipal areas by end of year 2025.

Policy Objective #1: define and identify populated areas by end of year 2024.

Policy Actions

- Expand water reticulation and connect to all active populated areas by end of year 2025

Indicators

- Presence of stand pipes on the populated areas.



Goal # 4: To reduce unaccounted for water from 42% to 20% by end of year 2026.

Policy Objective #1: Develop and implement water demand management and water conservation strategy by end of second quarter of year 2026.

Policy Actions

- Detect and eliminate all water leaks with immediate effect.
- Identify and phased replacement of ageing and failing infrastructure
- Eliminate by 100% water theft and declare war on illegal connections.
- Implement water conservation strategies at municipal and household level.
- Ensure that all properties have functional and accurate meters.

Indicators

- Municipality Water demand management and water conservation strategy.
- Reduced leaks reported and repaired.
- All properties metered and water supplied accounted for.
- Reduced estimated consumption figures for billing.

Policy Objective #2: Equip the water billing and revenue collection teams by end of year 2025

Policy Actions

- Train and equip the water meter reading team on accurate capture of meter readings.
- Train and equip plumbers on water meter repairs.
- Equip and strengthen water billing and revenue collection teams on accurate data capturing and revenue collection.

Indicators

- Increased water sales figures due to accurate meter reading, data capturing and billing.
- Reduced unaccounted for water due to improved data capture, accurate water billing and revenue collection.
- Reduction in redundant and non-functional water meters.



Goal # 5: To export good quality reliable water to the South African border as well as Musina Municipality by 2035.

Policy Objective #1: Water supply reconnection to the South African border post end of year 2025.

Policy Actions

- Engage South African Department of public works, roads, and infrastructure on reconnecting the border post.
- Design and implement the border post connection.
- Engage Musina Municipality on the feasibility of supplying them with portable.
- Design and construct the pipeline to Musina.

Indicators

- Successful water connection to the SA border post.
- Pipeline to from SA border post to Musina town.
- Revenue from Department of public works, roads and infrastructure and Musina local municipality.

Goal #6: To produce reliable and clean 24-hour good quality reliable water supply to the surrounding villages such as Malala, Makakhule, Tshidixwa, Lutumba, Mapaye and Dite by 2035.

Policy Objective #1: Define and identify the footprint of the project year 2025

Policy Actions

- Develop design proposals

Indicators

- Draft designs to be presented to the RDC.

Policy Objective #2: Implement the project in phases by 2035

Policy Actions

- Engage the local authority (RDC) and implement the project in phases by 2035

Indicators

Commissioned project.



Sanitation Infrastructure

Goal #1: To meet sanitation by 2030 as current demand outstrips available infrastructure.

Policy Objective #1: To eliminate sewer reticulation and connection backlog on the municipal footprint so as to increase coverage by end of year 2030.

Policy Actions

- Identify all properties not connected to proper sanitation (onsite or off site) although the area is covered with proper water reticulation.
- Connect all properties identified above.
- Expedite sewerage reticulation in all areas not covered and connect all properties.

Indicators

- Reduced number of properties without sewerage connection.
- Reduced areas under the municipal jurisdiction with properties without proper sewerage reticulation.

Policy Objective #2: To reduce sewage spillages at the transfer station/s by end of year 2026.

Policy Actions

- To procure and install new pump sets at the transfer station.
- Construction of one emergency pond with capacity to store at least 24hr sewage discharge.

Indicators

- New set of the pumping equipment at the transfer pump station.
- Emergency sewage pond at the current transfer station

Goal # 2: To clear the backlog on maintenance and replacement of ageing infrastructure by year 2030

Policy Objective #1: To provide adequate maintenance fit for purpose fleet such as honey suckers and unblocking equipment by end of year 2026.

Policy Actions

- Procure modern sewer maintenance equipment.
- Equip the maintenance team with adequate tools to maintain the sewer line.



Indicators

- New sewer maintenance tools and equipment.

Policy Objective #2: To eliminate the sewage flow bottle necks, which lead to blockages and reduce stormwater ingress/egress to produce good quality organic and hydraulic loading at the wastewater stabilisation ponds by end of year 2030

Policy Actions

- Identify all the network bottlenecks through frequency of blockages.
- Upgrade all overloaded sewers identified above.
- Identify and replace all collapsing/near collapsing ageing sewers.
- Identify and replace all silted sewers

Indicators

- Reduced frequency of blockages.
- Upgraded sewer pipelines to meet demand.

Policy Objective #3: To produce an updated accurate sanitation infrastructure asset management register by end of year 2025

Policy Plans

- To appoint a consultant to develop the asset management register.
- Consultant to produce the asset management register within time and budget.

Indicators

- A sanitation infrastructure asset management register with the whole municipal sanitation infrastructure assets.
- A consolidated development layout plan showing sanitation system of the municipality

Goal # 3: Ensure the provision of public sanitation conveniences in crowded spaces by year 2028

Policy Objective #1: To provide public ablution facilities at strategic and populated municipal area by 2028.

Policy Actions

- Identify crowded and heavily trafficked areas such as bus or taxi termini, market areas, malls etc.



- Construct ablution facilities with running water at areas identified above. These will be operated on an affordable user pay principle to maintain them and will be manned during the day and locked overnight.

Indicators

- Functional ablution facilities at markets, bus, and taxi terminuses

Goal #4: To reduce pollution from poor effluent quality from the wastewater treatment works and on-site sewage disposal from properties

Policy Objective # 1: To improve the quality of effluent from the wastewater stabilisation ponds by end of year 2030.

Policy Actions

- To expand the ponds to meet the sewage flows/demand

Indicators

- Upgraded wastewater treatment ponds

Policy Objective #2: To add more transfer sewage pump stations to reduce use of septic tanks where the terrain does not allow sewage gravity flows to the ponds by end of 2030.

Policy Actions

- To identify areas with septic tanks which can be upgraded at an affordable cost. Limpopo view and low-density houses in ward 2 will be a priority.
- Upgrade and reticulate the areas and construct the sewage pump stations with associated emergency ponds.

Indicators

- More transfer sewage pump stations and associated emergency ponds.
- Reduction of use septic tanks on identified areas.

Objective policy #3: To recycle and reuse effluent from the wastewater stabilisation ponds thereby eliminating direct effluent disposal to the tributary of the international water course by end of 2030.

Policy Actions

- Provide the infrastructure to effluent reuse, particularly on the farm.
- Pump back the sewage to the municipality park



Indicators

- Increased use of recycled water from the ponds on the farm.
- Reduced effluent flow to Limpopo River.
- Reclaimed water use in the municipality park.

Roads and Road Infrastructure

Goal # 1: To meet road infrastructure demand as demand outstrips available infrastructure.

Policy Objective #1: To eliminate backlog of access roads and storm water management construction to all properties by year 2030

Policy Actions

- To identify and prioritise all areas without proper access roads and stormwater management.
- Construct proper access roads and stormwater drainage.

Indicators

- Proper stands access roads with functional stormwater drainage.

Policy Objective #2: To upgrade existing access roads and stormwater to acceptable standards by year 2029

Policy Actions

- To identify and prioritise all areas with substandard access roads and stormwater management.
- Construct proper access roads and stormwater drainage.
- To construct Wamlala stream drainage up to the box culvert behind Beitbridge Mission.

Indicators

- Standard access roads.
- Less flooding in the old location Renkini area and hostels.
- Functional Wamlala stream stormwater drainage channel.



Goal # 2: Clear the backlog for periodic road and stormwater maintenance by year 2030

Policy Objective #1: To eliminate blocked pipe and silted paved drains by end of year 2024

Policy Actions

- To identify and prioritise all areas with blocked stormwater drains.
- To desilting and unblock blocked stormwater drainage.
- To identify and refurbish all ageing road and stormwater infrastructure.

Indicators

- Debris free piped stormwater pipes

Policy Objective #2: To reduce all weather surfaced and gravel roads maintenance backlog and restore them to acceptable riding quality each budget year.

Policy Actions

- To identify and prioritise all surfaced roads with potholes.
- Patch all potholes and paint all carriageway markings.

Indicators

- Properly maintained roads with visible carriageway markings.
- Improved riding quality.

Policy Objective #3: To procure adequate road maintenance equipment fleet by year 2030.

Policy Actions

- Procurement of basic road making and maintenance equipment.

Indicators

- Roads construction equipment

Policy Objective #4: To produce roads and stormwater asset management register by year 2025.

Policy Actions

- To appoint a consultant to develop the asset management register.
- Consultant to produce the asset management register within time and budget.

Indicators

- Roads and stormwater management asset management register.
- A layout plan showing the roads infrastructure.



Energy and Electricity

Goal #1: To meet demand as current by year 2035 demand outstrips available infrastructure.

Policy Objective #1: To eliminate backlog of energy infrastructure provision by end of year 2035

Policy Actions

- To identify properties without ZESA coverage.
- To engage ZESA on service provision and expansion of the grid

Indicators

- Grid expansion

Policy Objective #2: To eliminate backlog electricity house connections by year 2030

Policy Actions

- To identify properties where there is ZESA reticulation but without ZESA connection.
- To engage ZESA on service provision.

Indicators

- Increased ZESA connections

Policy Objective #3: To invest on energy supplies off the ZESA grid by year 2028

Policy Actions

- To identify new developments such shopping centres where the whole area can be taken off ZESA grid.
- To invest on power source alternative such as solar energy.
- Connect the properties

Indicators

- Use of alternative source of power such as solar power and removal of such areas covered by solar power off the ZESA grid.

Policy Objective #4: To increase public lighting coverage by year 2028

Policy Actions

- To identify areas without tower lights and heavily trafficked roads with street lights.
- To invest and develop those area preferably with solar as the source of power.

Indicators

- Increase in areas covered by public lighting



Risk	Description	Risk Classification			Proposed Mitigation
		Low	Medium	High	
Climate change	Climate change and variability reduces the catchment yield of the supply dams and rivers				Harness water as much to filled up off river storage dams at one given day
New treatment works not handed over to the municipality	ZINWA refusing to hand over the treatment plant. This will mean there will no present solution of water supply outstripping demand				To engage ZINWA at higher management level such as at a ministerial level.
New treatment works fails functionality test.	The treatment works has been idle for a long time. This might have an effect on the performance of the plant. Mechanical and Electrical equipment failure as it contains rotating parts which need regular lubrication.				Replace the failed M & E equipment.
Blocked air ways and pipes	There might be blockages on the pipework especially the chemo pipes and pipes from blowers.				Replaced blocked pipes
New treatment works fails watertightness tests	As the works have been idle for a long time, this might cause spalling of concrete, joints materials and formwork tie hole plugging materials. These will cause weaker points for leakage.				Repair and patch all damaged or leaking points
Inadequate ZESA services	Power needed to energise the new works and the Mawale booster pumps might not meet demand				To engage ZESA at higher management level such as at a ministerial level.
Existing infrastructure not rated for the new level of water and sanitation supply	There will be increased water pressure due Mawale command reservoir, this might above the pressure rating of the transmission pipes				refurbish and replace all failing pipes and add air valves along the transmission lines



Consumers not willing to pay for services	Consumers might resist paying for the municipality improved services there by reducing the anticipated revenue from water and sanitation services				Train the revenue collection team and step up disconnecting defaulting consumers.
Limpopo Department of Public Works, Roads and Infrastructure refusal	Limpopo Department of Public Works, Roads and Infrastructure might refuse to reconnect water at the South African border post				Market the water sales to this potential customer
Musina local Municipality refusal	Musina local Municipality might refuse the municipality's proposal to supply water to them				Market the water sales to this potential customer



3.2.4 Traffic and Transportation

Proposal Number 1: Full residential development conditions compliance before occupation

The proportion of unpaved roads is increasing in Beitbridge owing to the relaxation of mainly residential development conditions wherein developers are not fully serving the new areas. This is creating a problem of 'ruralising' urban areas making most areas inaccessible and increasing Vehicle Operating Costs (VOC) due to bad road conditions. It is therefore recommended that Beitbridge Town maintain the standard practice of no occupation before full residential development compliance by the developers.

Proposal Number 2: Public-Private Partnership for Transport Infrastructure Financing and Management

Transport infrastructure maintenance is one of the key challenges facing Beitbridge Town especially in the residential areas owing to the inadequate and delayed funding from ZINARA. This has resulted in the non-functionality or absence of traffic control devices such as street lighting, carriageway markings, traffic lights as well as traffic control signs leading to traffic control induced traffic congestion and accidents. Based on this, it is therefore recommended that Beitbridge Town Council explore innovative models for its transport infrastructure financing and management to complement the ZINARA funding. One of the ways the city could explore is partnerships between the City (a public entity) and the private sector through Public-Private Partnerships, (PPPs). Specific PPP arrangements can then be tailored to suite specific projects.

Proposal Number 3: Maintenance and upgrade of traffic control devices

Traffic congestion levels obtaining in Beitbridge, although not yet witnessed at corridor and network levels now, they are however obtainable at critical nodes (intersections). It is important to note that the current road network capacities in Beitbridge are largely operating at good Levels of Service. The recurrent congestion currently being witnessed on the nodes (intersections) is largely due to non-functional traffic lights, absence of traffic control devices such as Yield Signs and Stop Signs and demarcations on pedestrian crosswalks and other side frictional factors such as vending and pushcarts. Hence, once proposal number 2 has been implemented then the nodal type of traffic congestion will be greatly reduced.

Proposal Number 4: Investment into Corridor Management Strategies

The Town of Beitbridge, currently does not have an Advanced Traffic Management System (ATMS) in the form of Corridor Management strategies to ensure early detection and response to the border induced traffic congestion. The town is currently using manual methods of traffic and transportation data acquisition, storage, analysis, and dissemination. Considering the nodal incidences such as border congestion, accidents and other incidences,



an investment into Corridor Management Strategies would greatly improve on the efficiency of the city in traffic and transportation planning and management. Corridor Management Strategies together with Incident Management Strategies would help with planning and managing incidences such as accidents through a reduction in incident occurrence-to-detection time; a reduction in incidence detection-to-response time and a reduction in incidence response to restoration of normal traffic flow conditions.

Proposal Number 5: Regular Intersection performance monitoring and evaluation (Site Specific)

Intersections are an immediate source of traffic congestion. A capacity and safety performance analysis conducted for this study has shown that most intersections (unsignalized, yield controlled, uncontrolled and roundabouts) are operating at good Levels of Service. However, some sites require attention in terms of redesigning and or change form stop controlled or yield controlled to traffic light controlled. Thus, it is recommended that Beitbridge Town proactively conduct regular intersection performance monitoring and evaluation for timeous to improve on the traffic flow and reduce the probability of road traffic accidents.

Proposal Number 6: Development of a web application software for accident and incidents data management

Results obtained from the Report of Study indicated that neither the Town of Beitbridge nor the Zimbabwe Republic Police, (ZRP) Beitbridge have an automated system for detection and management road traffic accidents around the city. There is serious challenge regarding accident data collection, storage, and analysis. Thus, interventions aimed at reducing Road Traffic crashes remain ineffective due to the unavailability, insufficient and unanalysable road traffic accident data. It is therefore recommended that Beitbridge Municipality engage a consultant to develop a web application software for road traffic accident data collection, analysis, and reporting.

Proposal Number 7: The Development Beitbridge Town Council Non-Motorised Transport Strategy

Despite having a larger proportion of residents in Beitbridge using Non-Motorised Transport such as walking and cycling, the city does not have a comprehensive Non-Motorised Transport strategy to guide the planning and management of NMT infrastructure. Pedestrian walkways are non-existent in most parts of the city, cyclist lanes have since been invaded by other uses such as vending and pedestrian sidewalks and crosswalks are not visible and in deplorable condition. Furthermore, the transport system in Beitbridge is largely exclusionary as it does not cater for Vulnerable Road Users (VRUs) such as school children, the elderly and the physically challenged. This is evidenced by lack of specific facilities such as ramps, elevated platforms at bus stops, reserved sidewalks etc. developing a comprehensive Non-Motorised Strategy would guide the city in terms of planning, management, and financing of the City's NMT.



3.2.5 Gender and Social Inclusion

The Beitbridge master plan presents an opportunity to accelerate gender equity across all sectors of development through targeting specific elements in urban planning that continue to exclude women socially and economically, girls, the disabled and other minorities. Often, traditional urban planning and design create barriers of access, safety, availability, and affordability perpetuating wider social and economic exclusion. Access to safe and reliable transport, affordable housing, affordable quality health care, quality education, safe water and sanitation facilities is often gender blind and exclude the marginalised.

Policy Goal: To create gender and socially inclusive cities that support the full social and economic inclusion of women, girls, and other minorities of all ages and abilities.

Policy Objective: Systemically combat the gendered imbalances and access for disabled people in the built environment that prevent women, girls, and the disabled groups from enjoying equal access, mobility, safety, health, and security of tenure.

Policy Actions

- **Equitable Representation and participation in planning and decision-making structures**
- **Prioritize upgrading buildings and amenities** that facilitate and institutionalize informal economic activities, for example by improving access to and affordability of water, sanitation, energy, and other basic services so that informal markets and businesses can run smoothly and profitably.
- **Prioritize mixed-use zoning** (residential and commercial) in low-income settlements to promote home-based and other informal economic activity and to improve access to essential services and amenities.
- Expand and **improve street and public space lighting to increase mobility for women, girls, other minorities and reduce the risk of gender-based violence after dark and in early mornings.**
- **Promote safe, convenient, and affordable public transport and active transportation**, such as cycling and walking, to reduce greenhouse gas emissions and heat island effects while better catering to the complex transportation needs of women, girls, other minorities.
- **Promote low-carbon and renewable energy sources to women, girls, other minorities** through awareness activities and projects in order to promote cleaner cooking and more efficient energy consumption in the household.
- **Improve solid waste management**, especially in informal settlements, to reduce pollution, flooding, and toxic emissions in order to reduce the health, hygiene, and caregiving burdens for women, girls, and people with disabilities.



- **Construct all sidewalks and walkways with materials that are easily traversed by a stroller or wheelchair**, such as bricks, concrete pavers, concrete, or asphalt.
- **Provide clear street and building signage**, listing street names for wayfinding purposes, to increase access and perceptions of safety for able and disabled residents (sounds at street crossings for visually impaired).
- **Provide curb ramps to allow wheelchairs and strollers to safely navigate streets**, at a slope that is designed for disability access.

Indicators

- Increased economic opportunities for women, young people and the disabled
- Reduced cases of gender-based violence
- **Inclusive, extensive, and safe networks of public spaces**
- **Improved solid waste management**, especially in informal settlements.
- **Reduced cases of disease outbreaks** in the town-educate the health, hygiene, and caregiving burdens for women, girls, and people with disabilities

Risk	Description	Risk Classification			Proposed Mitigation
		Low	Medium	High	
High incidences of Gender Based Violence	The cases of commercial sex work due lack of employment opportunities			x	Employment opportunities for women. GBV awareness Skills training targeting young people Shelter for victims of GBV
Human trafficking	young women and men trafficked into prostitution and sex work		x		
Disease outbreak due to the numbers of people that traffic the town				x	Robust disease surveillance system Waste management State of the art health facilities
Flooding of refugees transiting the town to and from SA				x	Accessible and Affordable transit accommodation



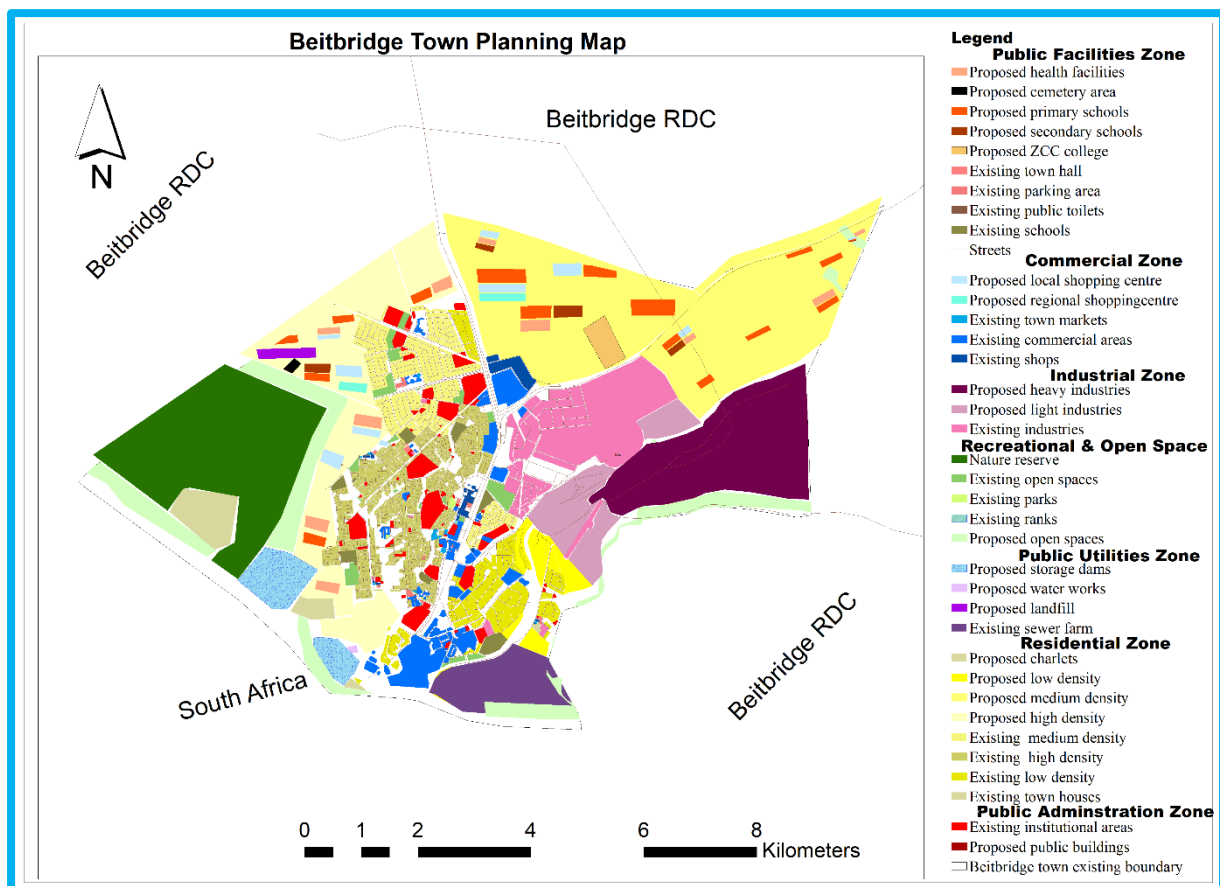
CHAPTER 4 LAND USE PROPOSALS

4.0 Landuse Proposals

The proposals for the Master Plan follow a three-pronged approach.

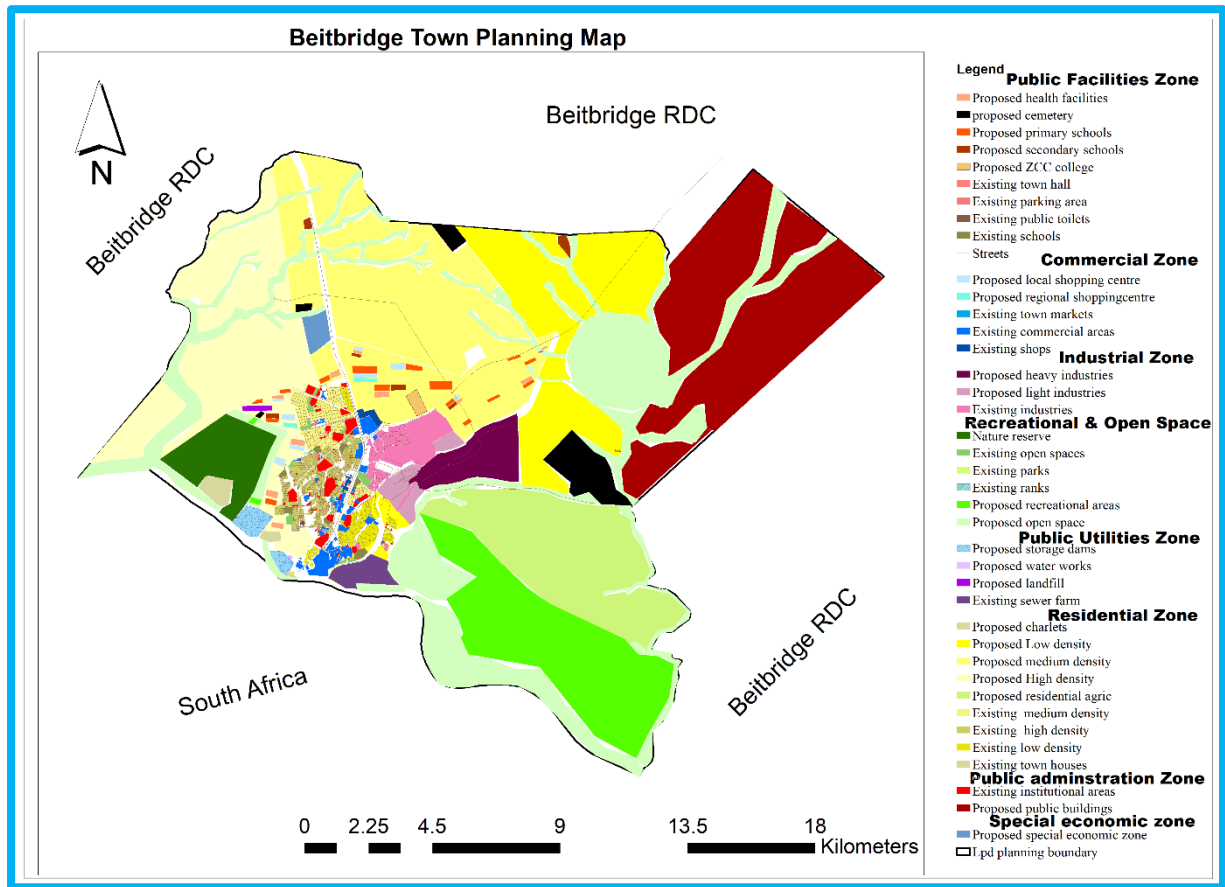
4.1 Planning within the Existing Boundary

The map below shows proposals for land utilisation within the current planning boundary. These proposals are mainly dominated by issues of development control. Within the confines of the current boundary, emphasis should be placed on ensuring that the provisions of existing approved layout plans are respected. The existing boundary has 6,590 hectares of land.



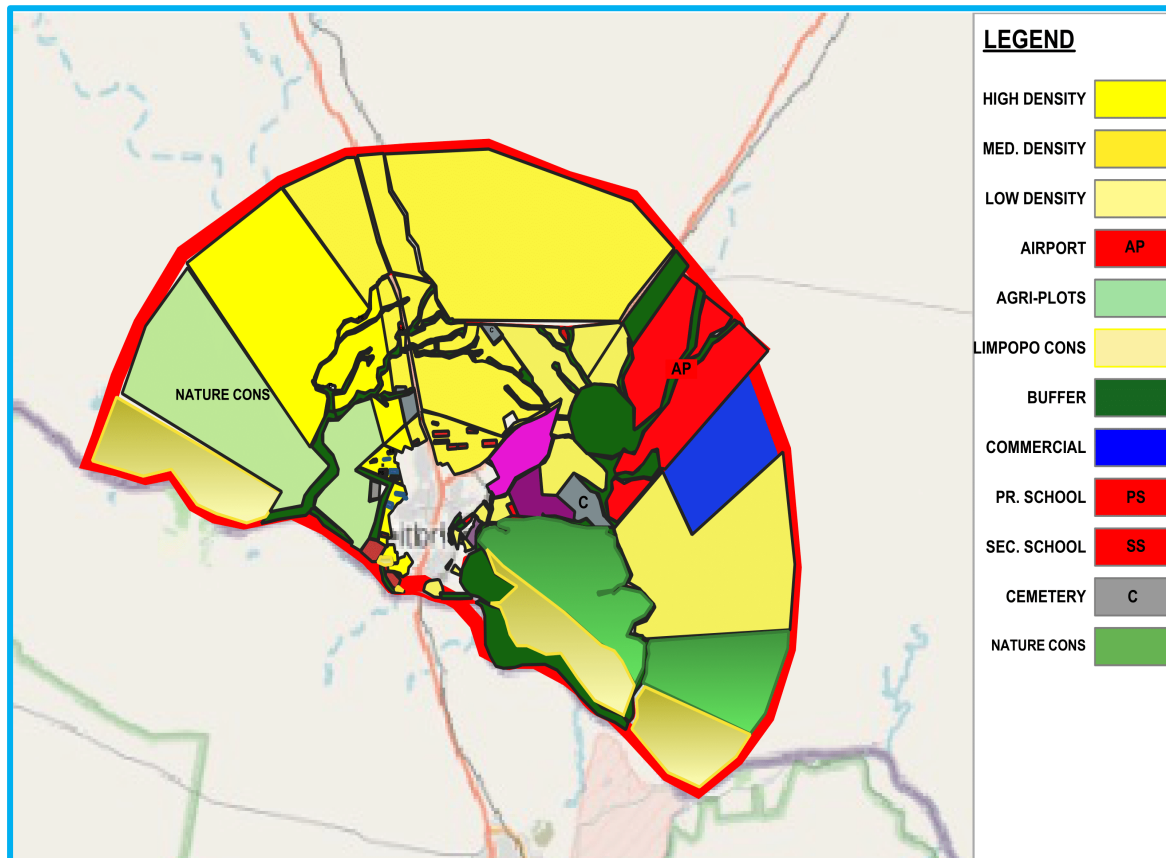
4.2 Planning within the Boundary Proposed in the Draft Local Development Plan

Within the boundary that was proposed for the local development plan, the proposals focus on ensuring that there is contiguity with the existing development. This makes it easier to provide services such as water, sewer, roads, and electricity, at a minimum cost. A total of 23,670 hectares has been reserved for this part of the plan.



4.3 Planning for the Land within 20km Radius of Beitbridge

Planning within this boundary is more intentional in the sense that the amount of land provided for should cater for any long-term development initiatives. However, this is also the land that could be used for developments such as solar plants that require a lot of space. A total of 40,138 hectares has been reserved for development.



4.4 Implementation of Proposals

The proposals enunciated in the master plan will only make sense if the Municipality takes a conscientious effort to implement them. As has already been discussed, the master plan provides a foundation for the detailed and intensive planning processes to be carried out through the respective local development plans and layouts. The municipality must undertake an exercise to determine which areas require local development plans. A contentious issue remains that of land for expansion for the town. This master plan has provided guidance as to the areas that should be considered for the growth of the town. Currently, all the land that is earmarked for expansion falls under the Beitbridge RDC. It is important to ensure that the two local authorities come up with a workable system to guide the incorporation of the land. One way of doing this is to set up a technical working committee made up of officials from the two local authorities to guide the development process.



4.5 Proposed Areas to be Covered by Local Plans

From the discussions with stakeholders and municipal staff, there are three main areas that require further analysis and planning, after the adoption and approval of the master plan. The areas have been identified on the basis of their economic and social importance to the continued growth and development of the town.

4.5.1 The Beitbridge Town Central Business District

Currently, the town has one recognisable commercial area which is on the left side of the highway from South Africa, towards the border. Whilst, in the recent past, there have been a few new developments, the area is characterised by old buildings which no longer have the outlook of a growing town. There is need to come up with a redevelopment plan for this area. The municipality has already started preliminary work on engaging consultants to start work on the redevelopment.

4.5.2 Urban Regeneration for Dulibadzimu Township

Dulibadzimu is the oldest high density residential area in the town. It also has the highest population and population density of all the residential areas in the town. Almost all the houses in the township are very old. In addition, the area is also prone to flooding, every rainy season. The township also houses the biggest bus terminal in the town. Dulibadzimu also suffers from poor water, road, sewer, and electricity infrastructure. There is need for a local plan that focuses on the regeneration of the township.

4.5.3 Beitbridge Industrial Area

Throughout the consultation process during the preparation of the master plan, the overwhelming opinion from the stakeholders was that the development of Beitbridge should be based on its industry. There are so many advantages on growing this sector, the most important being its location on the border with South Africa. Beitbridge Town already has Export Processing Zone status, and this means that investors can benefit from a lot of rebates. A local plan for the industrial area will be useful in unpacking the opportunities that investors can take advantage of.