Chitungwiza Master Plan 2024

Vol. 2, Report of Study

Prepared by

Chitungwiza Municipality

With technical support from:

Kudzai Chatiza (Lead Planner) and Team
The Development Governance Institute (DGI)

Dzivaguru House
2682 Mainway Meadows, Harare
Contact: +263 772 908 160/712 210 148

Chitungwiza, December 2024

List of Acronyms

AIDS	Acquired-Immunodeficiency Syndrome
ART	Antiretroviral Therapy
BNR	Biological Nutrient Removal
CAMERA	Chitungwiza and Manyame Rural Residents Association
CAVITA	Chitungwiza Amalgamated Vendors and Informal Traders Association
CBD	Central Business District
CHEC	China Harbour Engineering Company
CHIPRA	Chitungwiza Progressive Residents Association
CHIRRA	Chitungwiza Residents and Ratepayers Association
CSO's	Civil Society Organisations
DEM	Digital Elevation Model
DGI	Development Governance Institute
DSPD	Department of Spatial Planning and Development
ECD	Early Childhood Development
EHO	Environmental Health Officer
EHT	Environmental Health Technicians
EIA	Environmental Impact Assessment
EMA	Environmental Management Agency
FGD	Focus Group Discussion
GIS	Geographic Information System
HIV	Human Immunodeficiency Virus
HO	Health Officer
ICT	Information Communication Technology
IGFT	Inter-Governmental Fiscal Transfers
KII	Key Informant Interview
LULC	Land Use Land Cover
MDA's	Government Ministries, Departments and Agencies
ML	Mega Litre
MoC	Municipality of Chitungwiza
MRDC	Manyame Rural District Council
NCD	Non-Communicable Diseases
NCP	National Climate Policy
NDS 1	National Development Strategy 1
NDS 2	National Development Strategy 2
NGOs	Non-Governmental Organisations
NHSP	National Human Settlement Policy
NIDP	National Industrial Development Policy
NRW	Non-Revenue Water
Nurse RGN	Registered General Nurse
PLHIV	Person Living with HIV
PPE	Personal Protective Equipment
RACT	Residents Association of Chitungwiza Trust
SMEs	Small to Medium Enterprises
STI's	Sexually Transmitted Infections
TB	Tuberculosis
TFR	Total Fertility Rate
UDCORP	Urban Development Corporation
UMSC	Upper Manyame Sub-Catchment
USD	United States Dollars
WASH	Water Sanitation Hygiene
WTW	Water Treatment Works
ZIG	Zimbabwe Gold
ZIMSTAT	Zimbabwe National Statistics Agency

ZINARA	Zimbabwe National Roads Administration
ZWL	Zimbabwean Dollar

Technical/Research Team

Lead Planner

Kudzai Chatiza (PhD)
Development Governance Institute
Dzivaguru House, 2682 Mainway Meadows, Harare
http://devgov.inst.org/ kudzai@mweb.co.zw;

Research Team Members

Miss. Tatenda Michelle Chatiza, Project Manager/Coordinator
Mr. Tariro Nyevera, Environnemental Management Expert
Dr. Tazviona Richman Gambe, Town Planning Expert
Dr. Godfrey Mahofa, Economist
Dr. Amos Milanzi, Demographic Specialist.
Ms. Gladys Mvumira, Environmental Health Specialist
Mr. Tapiwa Nyamukapa, Local Governance Specialist
Mr. Wesley Lupenga, GIS Expert
Eng. Lloyd Agere, Urban Infrastructure Specialist
Mr. Tinashe Takaruva, Planning Technician
Mr. Godfrey Goredema, Planning Technician
Mr. Desmond Bhobho, Research Assistant
Miss. Hazel Musvovi, Research Assistant

Household Survey Enumerators

Arthur Mereki
Hellen Mike
Mercy Siziva
Newton Chisina
Panashe Mafunga
Prosper Chipote
Tadiwanashe Nyevera
Tanatswa Marengureni
Trevor Mnyatsi
Unity Marangarire

Traffic Survey enumerators

Blessing Chapisa
Enias Moyo
Francis Makoni
Irvine Madhidhi
Leeroy Msindo
Listen Moyo
Simbarashe Mapindu
Tapiwa Darare

Shopping Centers Survey Enumerators

Langton Chigurugudu
Nigel Chidoko
Rutendo Chatiza
Tatenda Zimbodza

Table of Contents

List of Acronyms ii
Technical/Research Team iv
Lead Planner iv
Research Team Members iv
Household Survey Enumerators iv
Traffic Survey enumerators iv
Shopping Centers Survey Enumerators iv
Chapter 1: Introduction and Background Information 1
1.1 Scope of the Report of Study 1
1.2 History of Chitungwiza Municipality 1
1.3 Immediate Background to Plan Preparation 2
1.4 National Policies and Legal Frameworks guiding Master Plan preparation 3
1.4.1 Key Policies guiding the Chitungwiza 2025 Master Plan 3
Table 1.1 Relevant policy context for the Master Plan 3
1.4.2. The 2023 Presidential 'Call to Action' 4
1.4.3. National Laws 4
Table 1.2 Key Laws for Master Planning 5
1.4.4 Municipal Policies, Laws, and Strategies 5
1.4.5 International Conventions 5
Chapter 2: National and Regional Context 6
2.1 National Development Context 6
Map 2.1: Location of Chitungwiza Municipality 6
2.2 Regional and Local Development Context 7
Figure 2.1: Encroachment onto road servitudes 8
Chapter 3: Methodology 9
3.1 Introduction 9
Table 3.1: Data Collection Methods and their Reach – in Brief 9
3.2 Planning and Study Boundary 9
Map 3.1 Planning and Study Boundary 10
3.3 Research Methods and Techniques 11
3.3.1 Secondary Literature Review 11
3.3.2 Other (un)Published Records 11
3.3.3 Workshops 11
3.3.4 Key Informant Interviews (KIIs) 12
3.3.5 GIS Mapping and Analysis 12
3.3.6 Surveys 12
Table 3.2: Sites sampled for traffic survey 12
3.3.7 Focus Group Discussion (FGD) sessions 13

3.3.8 Shopping Centre and Industrial Area Assessments 13
3.3.9 Environmental Audits and Other Facility or Service Observations 14
3.4 Data Entry, Quality Assurance, Analysis and Reporting 14
Chapter 4: Physical Features and Land Coverage 15
4.1 Climate, Topography, Geology, and Soils 15
Figure 4.1: Annual Rainfall Distribution and Sun Coverage in Chitungwiza 15
Figure 4.2: Monthly Temperature Trends over 12 months 16
Map 4.1: Elevation and Slope Map, ... 16
Map 4.2: Soil Profile, ... 17
Figure 4.3. Image Showing a Protruding Granite Rock 18
4.2 Vegetation 18
Map 4.4: Vegetation Cover, ... 18
4.3 Hydrology and Drainage 19
4.3.3 Wetland Management 19
Map 4.4: Wetlands Map 20
Map 4.5: Wetlands Map and built-up area 20
Figure 4.4: Wetland management gaps and opportunities 21
4.4 Solid Waste Management 21
Figure 4.5: Waste generated versus the waste collected from 2021 to 2023 22
Map 4.6: Illegal waste dumping hotspot areas 22
Figure 4.6: Solid waste management experiences in Chitungwiza 23
4.5 The Environment 23
Table 5.1: EMA orders to Council for environmental penalties 24
Chapter 5: Land Use and Land Ownership 25
5.1 Main Land Uses in Chitungwiza 25
Table 5.1: Land uses by district in Chitungwiza 25
Figure 5.1: Main Land uses in Chitungwiza 25
Map 5.1 Chitungwiza Base Map, 2024 26
5.1.1 Urban Land Management 27
Figure 5.2: % traders at formal and informal markets 27
Map 5.3 Land use land cover changes between 2004 and 2024 29
5.2 Land and Development Management 29
5.2.1 Council has no land of its own 29
5.2.2 Chitungwiza's Town Centre isn't Developed 30
5.2.3 Scarce and Stretched Burial Space 30
5.3 Vehicular Traffic to/from Chitungwiza 31
Table 5.2: Outgoing Vehicles by modes and times (across all 4 sites) 31
Table 5.3: Incoming vehicles by modes and direction of traffic (across all 4 sites) 31
Figure 5.3: Combined traffic flow estimates by mode at 4 survey points 32

5.3.1 Average Daily Departures from Chitungwiza 32
Table 5.4: Average Daily Departures from Chitungwiza 33
5.3.2 Vehicular traffic from Chitungwiza's peri-urban areas 33
5.4 Potentially Developable Land 33
5.5 Peri-Urban Land Development 33
Figure 5.4: Peri-urban developments, Chitungwiza-Manyame RDC boundary 34
5.6 Degraded areas within Chitungwiza 34
Figure 5.5: Unit G Hostels 35
Map 5.3: Location of degraded areas, Chitungwiza 35
5.7 Use Optimisation: Case of Church Buildings 35
Map 5.4: Distribution of Church Buildings in Chitungwiza 36
5.8 Chapter Summary 36
Chapter 6: Population 37
6.1 Chitungwiza's Population 37
Figure 6.1: Population growth in Chitungwiza 37
6.2 Chitungwiza's population density compared to other centres in Harare province 37
Map 6.1: Population distribution in Harare and surrounding areas 38
6.3 Population projections 38
Table 6.1: Population growth scenarios 39
6.4 Age – Sex Structure 39
Figure 6.2: Population by age and structure (thousands) 39
6.5 Projected Dependency Ratio 40
Figure 6.3: Dependency ratio 40
6.6 Projected Fertility Trends 2022 – 2042 41
Figure 6.4: Total Fertility Rate by Scenario 41
6.7 Projected Mortality Trends 41
6.7.1 Life Expectancy Trend 41
Figure 6.5: Principal Scenario Life Expectancy trend 2022 - 2042 42
6.7.2 Infant Mortality Rate Trend 2022 – 2042 42
Figure 6.6: Principal Infant Mortality Rate Trend 2022 - 2042 43
Chapter 7: Socio-Cultural and Economic Activities 43
7.1 Education 43
Map 7.1: Distribution of Primary Education Facilities 44
7.1.1 Relationship between primary and secondary schools 44
Figure 2.1: Relationship between primary and secondary schools by district 45
Map 7.3: Status of planned school sites in Chitungwiza 46
Table 7.1 Status of planned school sites in Chitungwiza 46
7.2 Health Services 46
Figure 7.2: Patients served at Council clinics by year 47

Table 7.2: Staff establishment in Chitungwiza Health Facilities 47
Figure 7.3: Disease prevalence, 2021 to 2023 48
7.2.1 City Health Facilities and Services 48
Map 7.4: Health Facility Distribution and Population Density 49
7.3 Culture and Heritage 49
Map 7.5: Worship Centres/Churches and Possible Tourism Trail 50
7.4 Sports and Recreation Facilities 51
Table 7.3: Selected Recreational Facilities in Chitungwiza 51
7.5 Economy and Livelihood Activities 52
7.5.1 Employment 52
7.5.2 Income Levels 52
Figure 7.4 Reported Gross Monthly Income 52
7.5.3 Comparative Economic Analysis 52
7.5.4 Economic Structure of Chitungwiza 53
Table 7.4: Distribution of business by sector 53
7.5.6 The Spatial Distribution of Economic Activity in Chitungwiza Municipality 54
Map 7.7: Spatial distribution of business licenses in Chitungwiza 54
7.5.7 Industry and Services Sub-Sectors 54
Figure 7.5 Percentage of business types in 4 locations in Chitungwiza 55
7.5.8 Urban Agriculture 55
Figure 7.6 Plant Nurseries along Hadzinanhanga Road 56
7.6 Chapter Summary 56
Chapter 8: Economic Infrastructure 56
8.1 Roads, Rail and Transport Networks 56
8.1.1 Roads and Transport Networks 56
Figure 7.4: Current use of road reserves 57
Figure 8.1: Road Network in Chitungwiza 58
Map 8.2: Road network condition 58
8.1.2 Rail Network 59
Map 8.3 Proposed Chitungwiza Harare Railway Line 59
8.2 Non-CBD Shopping Centres 59
Map 8.4: Location of Commercial Centres outside the CBD 60
Figure 8.3: Type of businesses at shopping centres 60
Table 8.1: Availability and functionality of toilets at shopping centres 61
Table 8.2: Efficiency-Accessibility of Shopping Centres 62
8.3 Water and Wastewater Infrastructure 62
8.3.1 Institutional arrangements for municipal engineering services 62
8.3.2 Water Supply 62
Map 8.5: Water infrastructure network in Chitungwiza 63

Figure 8.4 Water Supply Schematic, Chitungwiza 64
Figure 8.5: Residents' satisfaction with water services 65
Figure 8.6: Water Access Experiences in Chitungwiza 65
Box 8.1: Unit 'O' community group borehole drilling application 66
Figure 8.7: Vandalised water pipes 66
Table 8.5: Summary of water supply systems in Chitungwiza 67
8.3.3 Reticulated Wastewater System 67
Figure 8.8: Sewer Network, Chitungwiza 69
Box 8.1: Sewer management experiences in Chitungwiza 71
Table 8.6: Summary of wastewater management in Chitungwiza Municipality 72
8.3.4 Attempts at bettering the Chitungwiza's WASH 72
Table 8.7: Initiatives to improve Chitungwiza's WASH sector 73
8.4 Energy Infrastructure 73
8.5 Communication infrastructure 73
Map 8.6: Spatial Distribution of Information and Communication Infrastructure 74
8.6 Public Transport Infrastructure 74
8.6.1 Public Transport 74
Figure 8.9: Zengeza 2 bus terminus now used for driving school vehicle parking 75
Map 8.7: Transport Ranks and Routes 75
8.6.2 Driver behaviour experiences 76
8.10 Chapter Summary 76
8.10.1 State of infrastructure and remedial efforts 76
8.10.2 Residents' satisfaction will infrastructure and services 76
Figure 8.10: Residents' satisfaction with the services they receive 77
Chapter 9: Summary of Key Issues 78
9.1 Introduction 78
9.2 Areas Needing Master Plan Attention 78
9.2.1 Corporate Stability and Performance at Chitungwiza 78
9.2.2 Sound Economic Structure and Performance 78
9.2.3 Urban Management Competence 78
9.2.4 Post-dormitory Urban Form and Function 79
9.3 Chapter Summary 79
Chapter 10: Administration and Finance 80
10.1 Strategic Planning 80
Table 10.1: Strategic Plan Key Result Areas and Outcomes 80
10.2 Institutional and Organisational Development 81
Table 10.2: Council departments and functions 81
Table 10.3: Employee Distribution per Department 82
10.3 Financial Management 82

10.3.1 Valuation Roll 82
Table 10.4: Summary of Chitungwiza Municipality 2016 Valuation Roll 82
10.3.2 Budget Structure 83
Table 10.5: 2021 to 2024 Budget Structure 83
10.3.3 Capital Expenditure 83
Table 10.6: Capital expenditure 83
10.3.4 Inter-Governmental Fiscal Transfers (IGFTs) 84
Table 4: Inter-Governmental Fiscal Transfers 84
10.3.5 External funding, loans and other sources of financing 84
10.3.6 Auditing and Financial Management 84
10.4 External Relations (local) 85
10.4.1 Mechanisms for Citizen Engagement 85
Figure 10.1: Residents' satisfaction with how they work with Chitungwiza Municipality 86
10.5 Framework for monitoring service delivery 86
10.6 Chapter Summary 87
12. Annexes 88
12.1: Information Requests Made to Key Staff 88
12.1.1 Municipal Planning 88
12.1.2 Municipal GIS Team: 88
12.1.3 City Engineer's Department 88
12.1.4 Chamber Secretary's Department and Town Clerk's Office 89
12.1.5 Municipal Finance/Treasury 89
12.1.6 Housing and Community Services 89
12.1.7 Health Services 89
12.2 Health Service Assessment 89
12.3 Household Socio-Economic Survey Tool 92
12.4: Data Requests from MDAs 94
12.5 Registers meetings and workshops with Stakeholders 96
12.5.1 Inception Meeting 96
12.5.2: FGDs with Residents Associations (Women) 97
12.5.3 FGDs with Residents Associations (Men) 97
12.5.4 Focus Group Discussion Session with Chitungwiza Municipality's Finance Team 98
12.5.5 Focus Group Discussion Session with Chitungwiza Municipality's Health Team 99
12.5.6 Validation Workshop, Chitungwiza Aquatic Complex, August 14th 100
12.5.7 Works Committee Meeting, 29th August, Council Chambers 101

Chapter 1: Introduction and Background Information

1.1 Scope of the Report of Study

This Report flows from a study of the Chitungwiza planning area and its surroundings by Chitungwiza Municipality, with support from a team led by Kudzai Chatiza, Development Governance Institute (DGI). The Lead Planner was deployed to support Chitungwiza Municipality in preparing its first Master Plan. Council Resolution No. 14 of March 13th, 2020, at the 463rd Ordinary Full Council guided the Master Plan preparation. Steps to consult stakeholders faced intermittent interruptions resulting in delayed completion of the Master Plan. The delays persisted until the November 2023 Presidential Call to Action, a directive issued requiring, among others, all local authorities in Zimbabwe to develop Master Plans.

The Report consolidates evidence that informs the Municipal area 's Master Plan, which will shape its future urban growth and management. It documents aspects on which relevant will and strategic pathways for urban transformation of Chitungwiza are needed. Overall, the Report rationalises the need for Chitungwiza to be transformed from a dormitory town whose population is over-reliant on socio-economic opportunities in Harare City to a prosperous, resilient, and sustainable urban area.

The Master Plan, of which this Report is a key part, defines a clear vision, outlines actionable strategies, and guides decision-making and resource allocation to achieve standalone spatial and socio-economic status for Chitungwiza Municipal (planning) area. The Master Plan also frames Chitungwiza Municipality's governance and spatial relations with other local authorities in the Harare Metropolitan and nationally. The Master Plan horizon is 20 years, with constraint reviews as and when necessary as guided by the RTCP Act.

1.2 History of Chitungwiza Municipality

The name Chitungwiza is derived from the home of the legendary Prophet Chaminuka, whose home, *Dungwiza*, was said to have been surrounded by thorny shrubs and tall grass. The urban settlement, now Chitungwiza, grew out of government[1] initiated low-income housing developments from the 1950s starting with portions of by St Mary's and Seke Townships, followed by Zengeza, which was commissioned in 1974.

Seke Township's Unit G was established in 1952 to house civil servants when 137 rented houses were built by the then Department of Native Affairs. St Mary's Township emerged from 87 government-built houses in the area where an Anglican congregation had established a parish. Built in 1956 these houses were sold to Central African Airways (Air Zimbabwe), Shell Company, Skyworks, and Anglo-American Corporation. The Anglican Church remains a significant owner of tracts of land within the planning area to this day. By 1962, St Mary's township had grown to cover 425 hectares. It was handed to the City of Harare for administration in 1971.

Zengeza township's first settlers came on the 1st of October 1975, and the Township was officially opened on the 23rd of April 1976. The first rented houses to be built were in Zengeza 2 and Zengeza 3. Between 1975 and 1977, the government embarked on another massive housing development, marking the beginning of the township's growth.

[1] Led by the Ministry responsible for Native Affairs

The three settlements were amalgamated to establish Chitungwiza Urban Council on the 1st of January 1978. Chitungwiza was granted Town Council status in 1981 and Municipal Status in 1996. The town was established as a satellite settlement to alleviate the housing shortage in Harare.

1.3 Immediate Background to Plan Preparation

Chitungwiza Municipality had chances to prepare a Master Plan over the last decade. First was an Urban Development Corporation (UDCORP) Chitungwiza Town-Seke Communal Land Combination Concept Plan of 2014. Second was an attempt at partnering with China Harbour Engineering Company (CHEC) in the same year. Third was a recent Chitungwiza Municipality-Wistmer partnership.

These attempts are testament to the Municipal area 's efforts at coming up with a Master Plan. Although unable to deliver a Master Plan, these initiatives clarified the Municipal area 's development based on strategic analyses. For instance, the CHEC process highlighted nine development issues as follows:

1. Dam construction (Muda) for the town's water supply
2. Setting up a wastewater (sewer) treatment plant
3. Setting up a potable water treatment plant
4. Construction of an engineered landfill
5. Construction and rehabilitation of the urban area's roads
6. Development of housing
7. Construction of a Civic Centre
8. Developing an Urban Scheme
9. Preparing a Master Plan

UDCORP and Wistmer initiatives also focused on this relatively straightforward spatial planning and development priorities. That appropriate processes were not concluded to enable the Municipal area to have a Master Plan explain some of the challenges the local planning authority has experienced. Fortunately, Councils (before and after August 2023) retained this initiative on the political and technical agenda. The 2024 (current) process drew on these experiences and benefited from additional primary data collection and analysis within Chitungwiza and the surrounding areas.

Besides the above efforts, the 1994 Harare Combination Master Plan (HCMP) had some imolications for Chitungwiza. The HCMP however focused primarily on Harare's infrastructure development, neglecting Chitungwiza's needs. Although a railway system was proposed for Chitungwiza, it was never implemented. The plan overlooked essential amenities like cemeteries and solid waste management in Chitungwiza and failed to identify areas requiring Local Development Plans (LDPs) for the municipality.

1.4 National Policies and Legal Frameworks guiding Master Plan preparation

1.4.1 Key Policies guiding the Chitungwiza 2025 Master Plan

The Table below summarises the key policies and legal instruments that informed both the analysis in this Report and the Master Plan preparation overall.

Table 1.1 Relevant policy context for the Master Plan

Policy/Law	*Relevance to Master Plan Preparation*
Vision 2030, Upper Middle-Income Society	Eliminating socio-economic and spatial disparities with a focus on employment creation, investment promotion, enhanced access to basic services, infrastructure, food and nutrition security. NDS 1 and 2 (2021-25/2026-2030) help frame the Master Plan, which in turn frames Chitungwiza's Vision 2030 aspirations.
National Industrial Development Policy	An industrial growth, diversification, and competitiveness framework informing how Zimbabwe's transformation from an agrarian to an industrialised society. Chitungwiza's Master Plan will contribute to full operationalisation of this policy in the planning area.
Climate Change Policy	Consistent with global, and regional frameworks the policy guides how Zimbabwe (from national to local) pursues its socio-economic development sustainably, builds resilience to adverse effects of climate-induced shocks and stresses, reducing climate change inducing activities. Chitungwiza has a role in reducing negative externalities by adopting renewable energy, adopting cleaner production, among other responses through its Master Plan
Tourism Master Plan	A guide for national tourism development based on a vision of 'an inclusive, robust, and vibrant tourism economy' with principles that include concern with sustainable tourism that considers climate change issues in the spatial organisation and infrastructure development, heritage management and nature conservation. The Chitungwiza Municipal area has relevant tourism and heritage assets that the Master Plan can integrate.
Decentralisation and Devolution Policy	The constitution obliges government to devolve governance. Through the policy faster, more efficient, and effective devolution is anticipated focused on realising outcomes of equitable access to quality local services in a democratic environment where residents effectively participate in their development. Effective intergovernmental relations, supportive of effective utilisation of fiscal transfers and local resources are central to a performing Master Plan.
Human Settlements Policy	Guides establishment and management of sustainable settlements where residents access adequate, affordable, and secure basic services are consistent with Vision 2030. Its principles of inclusivity, equity, and environmental sustainability and objectives of affordable housing, upgraded informal settlements, and strengthening institutions are critical for Chitungwiza's Master Plan.
Energy Policy	With a focus on balancing sustainable energy access expansion including use of renewable sources the policy helps frame local responses to energy poverty and climate change responses based on appropriate local and national incentives (including penalties). The Chitungwiza Municipal also experiences energy poverty like other parts of Zimbabwe that the Master Plan must consider.
Wetlands Policy	The Chitungwiza Municipal area has strategic wetlands. Some of these have been negatively affected by human settlement activities. The policy mainstreams management of wetlands to maintain (and enhance) the positive functions/services they perform. It is supported by National Wetlands Master Plan that maps sensitive areas and details relevant management practices some of which Chitungwiza can adapt for wetlands in its Municipal area.
Water Policy	Key aspects of the policy include ensuring equitable and sustainable access by different users including urban (domestic, industrial and other) uses. The Chitungwiza Municipal area is starved of potable water resources that the Master Plan must respond to, based on the policy especially relating to catchment institutional arrangements affecting urban water, sanitation, and hygiene (WASH) services.

1.4.2. The 2023 Presidential 'Call to Action'

On November 1, 2023, the Blueprint on "A Call to Action – No Compromise to Service delivery: First Stage of Interventions to Modernise the Operations of Local Authorities towards 2030" was launched. The Blueprint acknowledges that the quality of service provision by local authorities should align with upper middle-income economy standards. Realising this was far from reality, the Call to Action mandated local authorities to develop the necessary roadmaps towards Vision 2030 realisation. Key areas that local authorities were not performing well were identified as follows:

1. Revenue collection and distribution
2. Compliance with applicable laws relating to planning, partnerships, financial reporting and governance, estate accounts, inspection of buildings, and the development-implementation of Master Plans. On planning, the Blueprint noted that "No Local Authority can run efficiently without a Master Plan".
3. Leasing and selling of land by local authorities in servitudes.
4. Leasing and selling of communal and agricultural land.
5. Valuation of properties for rating purposes.

Several measures were provided to guide local authorities in responding to these five areas of concern, including the development and implementation of Master Plans, which is the focus of this report.

1.4.3. National Laws

Laws passed by the Parliament of Zimbabwe guide planning and development consistent with the constitution of Zimbabwe, which accords specific rights to citizens and residents. The Constitution of Zimbabwe guides spatial planning, which is more specifically governed by the Regional, Town and Country Planning Act, Chapter 29:12 of 1996, read together with RGN 248 of 1977, the Urban Councils Act, Chapter 29:15 or Rural District Councils Act, Chapter 29:13 (depending on the category of local authority), the Environmental Management Act, Chapter 20: 27, and other sector laws.

Other legal instruments are deployed as additional guidance depending on spaces and sectors. For instance, sector legislation becomes critical when planning an education, health, agricultural, or social protection service. Similarly, when planning in a communal, forest, mining, around a water body or course, and a national park or conservancy area/space, the relevant legislation becomes a critical additional guide. As such, in the context of a Master Plan, most laws guide analyses of planning issues to which the Plan will be expected to respond. The table below focuses on the four primary laws cited above without limiting the relevant applicability of the other myriad national laws.

Table 1.2 Key Laws for Master Planning

Legislation Name	*Aspects of relevance to Master Planning*
Constitution of Zimbabwe, Amendment Number 20 of 2013	• Establishes a constitutional framework for development planning and management and the institutions or state agents responsible (including local authorities and tier three of government). • It defines the rights of citizens (and residents) for whom the planning function is performed, as well as the good governance (including public participation) and public administration regime that guide the agencies' performance.
Urban Councils Act, Chapter 29:15	• Outlines the power/functions of the Urban Councils regarding planning and overall local governance within the areas they are established.
Regional, Town, and Country Planning Act Chapter 29:12	• The law that guides spatial planning with specific provisions for different types of Plans as provided for in ss13-16 of Part IV of the Act. It provides substantive and procedural guidance for preparing, implementing, and reviewing Plans.
Environmental Management Act Chapter 20: 27	• Provides the legal framework for the sustainable management of natural resources (natural or altered through human activity), environmental protection through preparing-executing plans, and law enforcement to reduce environmental infractions.
Municipal bylaws and strategic policies	• All relevant bylaws governing the natural and built environment, trading, and other socio-economic activities. • Investment and other policies.

1.4.4 Municipal Policies, Laws, and Strategies

Chitungwiza Municipality makes subsidiary, local, or by-laws. These local laws apply to the local authority area. In making them, the Council considers national policy and law relevant to the issue for which a local law is required. The passing of local laws involves the national government in terms of the Ministry responsible for local government, the relevant sector Ministry (e.g., the Ministry responsible for the environment for environmental by-laws), and the Parliament of Zimbabwe through the office of the Attorney General. This process ensures that local laws align with national policy and law. The city has passed a raft of local laws to assess issues identified by the study leading to this report. This allowed for grounded analysis and distilling matters relevant to the Master Plan.

1.4.5 International Conventions

Zimbabwe has a longstanding tradition of domesticating international and regional laws and conventions into its local policies and laws. This tradition has been extended to global and compacts like the 17 Sustainable Development Goals, SDG's (and the Millenium Development Goals before them), Africa's Agenda 2063, and other global priority issues on climate change, and children's rights, among others. Policies and laws in tables 1.1. and 1.2 constitute formal instruments that communicate domesticated global good practices. In this case, all seventeen (17) SDGs and particularly SDG 11 frame the most appropriate framework for the Chitungwiza Municipality's Master Plan

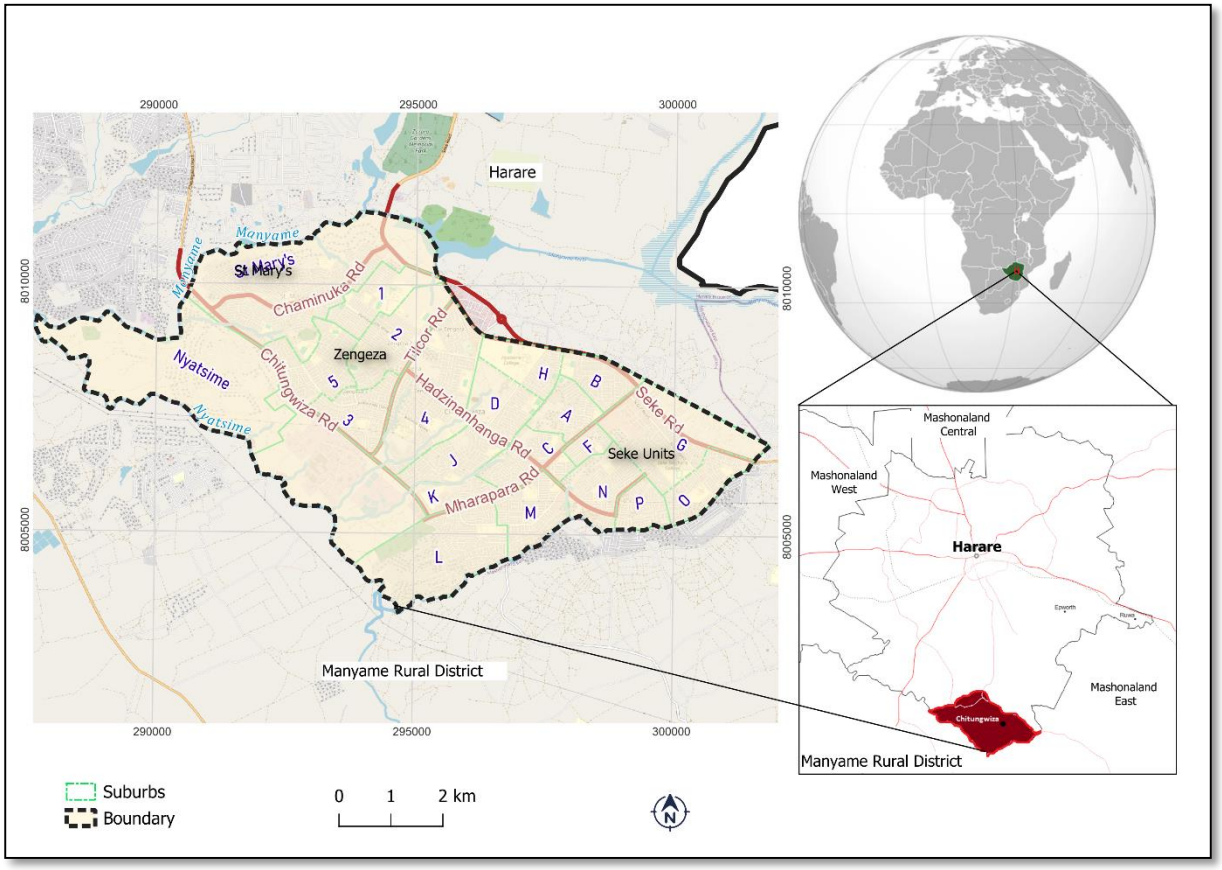
Chapter 2: National and Regional Context

2.1 National Development Context

Chitungwiza is a key urban centre in Harare Metropolitan Province of Zimbabwe. It is approximately 30 kilometres southeast of Harare, Zimbabwe's capital. The urban centre is close to the Robert Gabriel Mugabe International Airport, Zimbabwe's biggest airport. Because of its population Chitungwiza, one of nine Municipalities in Zimbabwe, is the third largest urban centre after Harare and Bulawayo.

Previously referred to during precolonial times as Dungwiza (territory of tall grass), it now has nicknames such as 'Chitown' and has a motto, *'Pamberi nekushandira pamwe.'* During the last years of the liberation war (*Chimurenga 2*), Chitungwiza experienced rapid rural-urban migration up to when the local government was formed in 1978 through amalgamating Seke, Zengeza and St Mary's[2]. the Map below shows the national and provincial location of the Municipal area . It also shows the four areas of St Mary's, Zengeza, Seke North and South, which form the planning area.

Map 2.1: Location of Chitungwiza Municipality



Chitungwiza has a heritage and cultural history of national significance. These include the shrine and gravesite associated with Chaminuka, a spirit medium from the 19th century, which offer insights into ancient Zimbabwean civilisation. The grave of Chaminuka's aide, Rwizi, is in a cave near the river named after him. On the banks of Harava Dam, there is a swampy area of spiritual, historical and cultural importance. During the Ndebele/Shona conflicts of the 19th century, locals under attack would

[2] Mashingaidze, N. T. (2015). The impact of urbanization on environmental sustainability: the case of Chitungwiza.

flee towards the swampy area, where their pursuers unfamiliar with the territory would be trapped in the quicksand[3].

Chitungwiza is famous for its community of artists, notably the stone sculptors. At Chitungwiza Arts Centre, several artists work with various mediums but are primarily known for their stunning stone sculptures. Further, there are several notable places for recreation. Harava Dam is where recreational activities such as boat rides are available, attracting visitors from across the province. There is also Mbizi Game Park, Kufunda Village (agro-tourism facility), Leisure Centre, and Dam View along the Manyame (former Hunyani) River, which are all close to Chitungwiza.

Additionally, Chitungwiza is proud to be home to various prominent religious and entertainment personalities[4] with strategically located shrines and places of assembly. These include church leaders and musicians, who all impact local and national development. The Municipal area is also home to a sports facility built in 1995 for the All-Africa Games, the Aquatic Complex. It has a clubhouse, indoor swimming pool, boiler house and children's pool. The complex also serves as an events centre hosting music performances, church services, meetings and conferences. However, it is not being used to its full potential. Without big musical shows, the venue would be a white elephant[5].

2.2 Regional and Local Development Context

Chitungwiza is connected to other local authorities within Harare Metropolitan Province. It has two major roads that link it with neighbouring areas. These roads are Chitungwiza Road and Seke Roads. The local distributors, including Tilcor, Chaminuka, Mharapara, Hombarume, and Madyirapanze, and Hadzinanhanga facilitate internal mobility. These main roads have also shaped Chitungwiza's growth pattern. Formal and informal commercial and light industrial development is emerging along these major roads. Over the years, the roads have deteriorated and require significant rehabilitation and widening. The Report returns to this in later sections.

Chitungwiza's predominant land use is residential, a characteristic rooted in the town's history. Established during the colonial era as a dormitory town for Harare, Chitungwiza responded to the influx of rural-urban migration (Wekwete and Rambanepasi, 1994). The spatial configuration of residential structures in Chitungwiza is high-density, with plot sizes averaging 200m^2. In addition to residential areas, the town also features some industrial, institutional and commercial land uses.

The residential layout of Chitungwiza adheres to a grid system, where streets are arranged in a rectangular pattern with intersecting roads forming a network of squares and rectangles. This design has enabled the Municipal area to optimise land use, accommodating a substantial population within a limited area. As a result, Chitungwiza boasts a density of 7,500 people per square kilometre, making it the most densely populated town in Zimbabwe (Chitungwiza Municipality, 2024).

The town's rapid development has led to a situation where green spaces are shrinking. Express urbanisation has resulted in swift town expansion, causing the conversion of natural areas into residential and commercial spaces. Furthermore, the proliferation of illegal land parcels has put wetlands, greenways, and open spaces at risk of encroachment. Almost all the urban area's greenbelt areas along the Seke and Chitungwiza Roads have been settled. This is also the case in selected parts

[3] https://www.sundaymail.co.zw/chitungwiza-an-untapped-tourist-destination
[4] These include Madzibaba Nzira (now late but with a following that has lived on), Reverend E. Makandiwa of the United Family International Church (UFIC), several Assemblies of the African Apostolic Faith Mission (AFM) in Zimbabwe, Zimbabwe Assemblies of God Africa (ZAOGA) churches, and other locally popular leaders of white, red, or green garment open air worshippers
[5] https://www.newsday.co.zw/2013/10/11/chitungwiza-aquatic-complex-begging-restoration

of major roads within the settlement. The case of Hadzinanhanga Road is a poignant as sections of the road's reserve now has permanent structures and broken-down vehicles (see Figure below).

Figure 2.1: Encroachment onto road servitudes



The economy of Chitungwiza is closely connected to Harare, the capital city. However, this does not imply that the Municipal economy is entirely dependent on Harare. Chitungwiza has thriving sectors and enterprises that provide livelihoods for its residents. The manufacturing sector, which includes food processing, textiles, and construction materials, has some momentum. Notably, Surface Wilmar, a cooking oil producer, operates in Chitungwiza. The produced goods are consumed across the country. Transport and logistics firm located in the town's industrial area also serves the whole country.

Further, many Chitungwiza residents operate small-scale enterprises. These include trading, automotive repairs, hairdressing, markets for second hand clothes, agricultural produce and cooked food, backyard gardens, tailoring and learner driver training schools. Government and private actors in the town operate schools, colleges, and provide other various services that contribute to the local economy. The significant population size has also created a lucrative real estate industry resulting in a high number of community-based property "agents", managing homes for rent. Homeowners also sustain themselves by renting out parts of their homes.

Chapter 3: Methodology

3.1 Introduction

A participatory mixed method approach was used to gather and analyse data for preparing the Master Plan. The methods were grouped into three categories of i) workshops with Council staff and stakeholders, ii) secondary data review, and iii) primary data collection from the town's residents (household heads, entrepreneurs, and public, private, and civil society sector stakeholders).

Table 3.1: Data Collection Methods and their Reach – in Brief

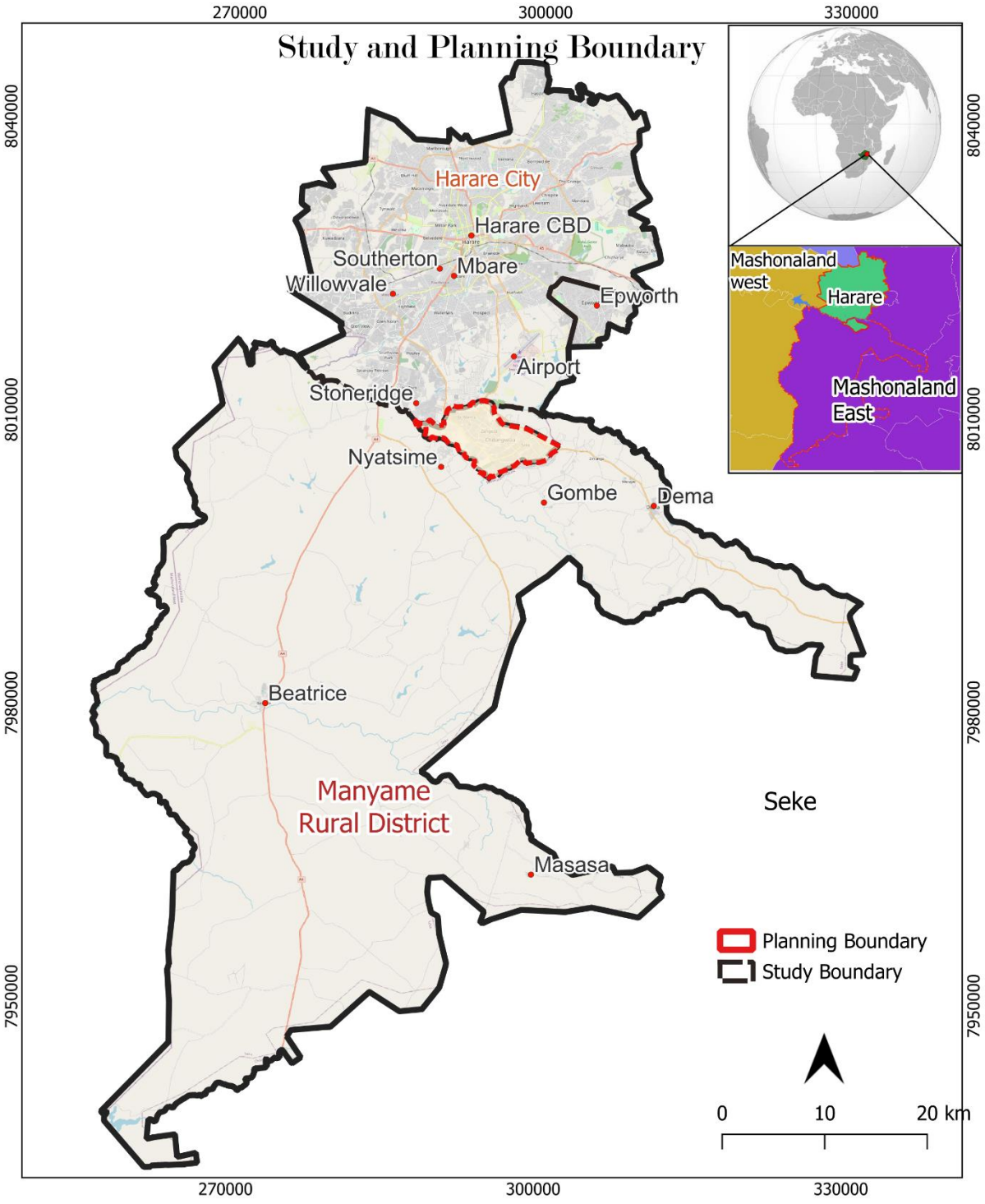
	Activity Category	*Count*	*Reach*
1.	*FGD sessions*	4	Two (2) with Council staff (finance, and health), and two (2) with members of Residents Associations men and women.
2.	*KII sessions*	23	Ten representatives of Government Ministries, Departments and Agencies (MDAs), eight shop owners, and five industry operators (construction, recycling, agriculture, and retailing.
3.	*Base Mapping*	1 Map	
4.	*Site visits and general observations*	Various	Municipality's water and sewer treatment network and plants. Informal dumpsites, Municipal waste disposal site, strategic open spaces, and sewer choke hotspots, other areas of interest (potential urban renewal areas, roadside garages and automotive repairs, bus termini, noise pollution, and 'social nuisance' sites)
5.	*Traffic Count*	2 days	Two sessions (on different weekdays) at four points, two on Seke Road (Zororo Memorial Park and Murisa/Ziko) and two on Chitungwiza Road (Mharapara Intersection, and Manyame River Bridge).
6.	*GIS Mapping and Analysis*	Various	Preparation/cleaning of infrastructure/service Maps, Digitising/specialising city economic and social data
7.	*Surveys*	1	434 household heads.
		12	Major residential area Shopping Centres
8.	*Workshops*	5	Two (2) at inception with staff and Councillors in Chamber (attended by senior staff) and one (1) with stakeholders (validation), with Works Committee and Full Council
9.	*Secondary Literature*	Various	Municipal (including studies undertaken with other agencies like JICA), academic, and policy literature

3.2 Planning and Study Boundary

The focus of the study was principally the area within the Chitungwiza Municipality legal boundary. Apart from general coverage of this planning area, the team selected specific sites or locations for detailed inquiry e.g. Jambanja Market. These were identified with close Council technical and political input. Additionally, some sites outside the formal boundary were of interest. These are areas where Chitungwiza shares a boundary with Manyame Rural District Council (MRDC), including farms in Harare Province that have yet to be formally incorporated into the Municipal boundary.

A third dimension of the study area saw the engagement of adjoining local authorities such as Harare, Epworth, the Civil Aviation Authority of Zimbabwe for the International Airport Area, and MRDC to explore opportunities presented by regional infrastructure and economic development opportunities that Chitungwiza Municipality's Master Plan may take advantage of. This included interrogating regional potable water and wastewater, economic development (industrial) zones, and strategic commercial, agricultural, tourism, and recreational nodes.

Map 3.1 Planning and Study Boundary



3.3 Research Methods and Techniques

3.3.1 Secondary Literature Review

The team began by reviewing all the relevant minutes produced from previous Master Plan workshops and meetings since 2022. These included i) the inaugural Chitungwiza Master Plan internal stakeholders' workshop held on the 30th to 31st of August 2022 at Margolis Resort, ii) all stakeholders workshop of 20 September 2022 held at the Aquatic Complex, Chitungwiza and iii) the meeting to review the Aquatic Complex workshop held on 29th September 2022.

Additional literature review focused on i) local authority plans e.g. Chitungwiza Town-Seke Communal Land Combination Concept Plan of 2014, Southern Chitungwiza Local Development Plan 2005-2015, and Chitungwiza Municipality layout plans, and ii) Draft Master Plans of neighbouring local authorities (Epworth, Harare, Manyame, and Ruwa) and others such as the Civil Aviation Authority of Zimbabwe (responsible for the Robert Mugabe or Harare International Airport).

Municipal or administrative data was also used to analyse services and economic activities. For instance, the Valuation Roll, business/operator licensing and registration databases, land sales records, housing stock, market stalls, and other services offered by Chitungwiza Municipality. This data proved valuable for understanding the local economy's character.

National government reports, plans, policies, development programs or strategies, and legislative documents were also reviewed. This category of literature was sourced from relevant Government Ministries, Departments, and Agencies (MDAs). For instance, Zimbabwe National Statistics Agency (ZIMSTAT) sources were scoured for Municipality-level data not readily available in census reports. Authority was requested from ZIMSTAT on the following variables:

- Age sex data
- Sex ratio at birth
- Total Fertility Rate trends
- Age-Specific Fertility Rate trends
- Age-specific mortality rate trends
- Life expectancy trends at birth for both sexes
- HIV prevalence trend (ZIMSTAT/ National AIDS Council)

In terms of the economy, Population and Housing Census data, Poverty, Income, Consumption and Expenditure Survey, and other ZIMSTAT household survey data were also helpful.

3.3.2 Other (un)Published Records

Some civil society and private sector documents were considered for spatial planning insights. These included company reports/records, newspaper or media reports, NGO and business association records. Secondary data review continued throughout the Master Plan preparation process.

3.3.3 Workshops

The Master Plan preparation involved 2 workshops that were carried out with i) Council's technical team and ii) Councillors together with senior managers. The purpose of the meetings was to i) introduce the Master Plan preparation process and ii) identify preliminary planning issues in the Municipal area.

One stakeholder meeting was held to validate the Report of Study and Written Statement. Stakeholders included representatives from strategic MDAs, business operators in different sectors, CSOs, NGOs, and Municipal officials (elected and appointed).

The consulting team facilitated the workshops in a manner that built on findings from previous workshops and meetings for the Master Plan. The focus was on identifying and validating issues (opportunities and challenges) and strategies (policies and proposals) for the Master Plan.

3.3.4 Key Informant Interviews (KIIs)

Key informants were drawn from state and non-state institutions including business. The entry point for KIIs was the participants' list for stakeholder workshops already conducted and the formal request for a Master Plan based on a checklist developed as part of the study (see Annex 7.4). Those with relevant data were identified, and follow-ups were made. A snowballing approach was also used to engage all key stakeholders with pertinent data for the Master Plan.

3.3.5 GIS Mapping and Analysis

GIS methods anchored spatial data gathering, consolidation, and analysis. Machine learning was employed to classify the significant Land Use Land Cover (LULC) changes over the past 20 years in terms of built-up areas, vegetation coverage, agriculture and water bodies. Google Earth imagery was used to validate classified land uses. GIS and town planning personnel at DGI coordinated over a 4-day intense period to create a base map using satellite imagery, existing plans, and fieldwork for ground truthing.

The digital elevation model (DEM) was used to model terrain with water and streams. Surface modelling was also employed to produce a map showing the surface water resources of the areas under study. Wetlands were obtained from the Environmental Management Agency (EMA) and combined with a GIS model created through remote sensing. Field visits were conducted for rapid indicator assessment of wetlands, which was used to triangulate results from satellite imagery.

Spatial data analyses were used to map the current state of service provision, environmental and social concerns captured in the socio-economic survey.

3.3.6 Surveys

Two main surveys were conducted: a traffic survey and a household survey. The traffic survey established the vehicular volumes, mode, distribution, and destinations of motorised and non-motorised transport systems circulating in, out, and within Chitungwiza over a day's progression between 6 am and 7 pm. The specific time slots were from 0600-0900 hours, 1100-1400 hours, and 1600-1900 hours. The survey was conducted from four points on the edge of Chitungwiza town, and two enumerators were stationed at each end, manually documenting incoming and outgoing traffic. One DGI supervisor oversaw data gathering and collated the data for analysis.

Table 3.2: Sites sampled for traffic survey

Point ID	***Counting Route***	***Road Condition***
Seke Road (Zororo)	Enter Chitungwiza and exit Harare (and other destinations)	Asphalt dual carriage
Chitungwiza Road and Mharapara Intersection	Traffic flow inward of Chitungwiza.	Single carriageway
Chitungwiza Road (Manyame River Bridge)	Entry/Exit Chitungwiza from Mbare (and other destinations)	Single carriageway
Seke Road (Ziko)	Entry/Exit Chitungwiza, Used as a connecting route to Harare (and other destinations)	Single carriageway

Source: Fieldwork data, July 2024

Enumerator recruitment prioritised those based in Chitungwiza; they were trained online to conduct the survey. The enumerators were responsible for manually counting the traffic and tallying on a sheet form that accounted for hourly flow from 6 am to 7 pm. Results were averaged to determine the total volume of vehicles passing through each point on an entry and exit basis.

Enumerators conducting the household survey indicated that during the early morning and evening slots, traffic lights would blind their vision. They had to circumvent this by moving a little distance away from the road so they could easily count the cars. They also indicated that speeding was common at the Seke [Zororo] point, especially during the midday shifts, when there was less traffic. Notably, enumerators observed that pedestrian facilities are somewhat constrained, resulting in pedestrians having to use unsafe crossing points to access the other end of a road.

A socio-economic survey was also conducted (see Annex 7.3 for the tool) targeting households in the town. A Raosoft sample size calculator was used to determine the representative survey sample from the estimated 96,221 households in Chitungwiza (population of 371,246) in 2022 by ZIMSTAT.[6] At an average of 4 members per household using the number of households at 5% margin of error, 95% confidence level, and 50% distribution, a sample size of 383 respondents was drawn.

Ten (10) enumerators based in Chitungwiza were recruited and trained online to acquaint them with the survey tool. Enumerator recruitment blended a mix of males and females, with others being council attaches and others having had previous enumerator experience. The enumerators were deployed in pairs for four days, targeting one district per day. Shopping centres were used as entry points to households and nodes to distribute the survey evenly.

Each enumerator administered ten questionnaires on average, totalling 434 over four days. A supervisor from DGI was assigned to coordinate the survey process. Enumerators collected data using tablets loaded with Kobo Collect for real-time data gathering and systematic uploading to a central server. Data gathering was tracked based on geo-locations, with each completed questionnaire only being saveable when entering the respondents' location coordinates.

Some enumerators brought forward that they faced some resistance from household survey respondents. Household respondents were indicated as refusing to participate in the survey upon learning that the enumerator was working on a Municipality of Chitungwiza assignment. Enumerators had to give a lengthy survey description for respondents to understand the work better.

3.3.7 Focus Group Discussion (FGD) sessions

A total of four FGD sessions were carried out. These sessions were held with Council health and finance employees, and members of residents associations, one with men and another with women. The focus questions were on i) how it is to live and work in Chitungwiza, ii) quality of life gaps that need addressing in the short, medium and long term, and iii) the role the groups (and their members) in making that possible.

3.3.8 Shopping Centre and Industrial Area Assessments

This was focusing on assessing the state of Chitungwiza's socio-economic and spatial nodes of in St Mary's (Huruyadzo, Chigovanyika, Zanamwe), Zengeza (Limbani, Pagomba, Zengeza 2), Seke South (Unit L, Unit M, Town Centre), and Seke North (Unit A, Unit C, Makoni). The understanding informed Master Plan proposals and policies to guide urban development and management. Twelve (12) centres

[6] Population_Distribution_by_District, Ward,Sex_and_Households_Volume_2

were purposively sampled (four best-performing district, four medium, and four least-performing nodes). A team of 4 enumerators were engaged for the assignment. They were deployed in pairs to cover three shopping centres a day. A DGI supervisor was assigned to oversee shopping centre and industrial area assessments. The enumerators used an assessment checklist focusing on infrastructure, ambience, access to services, and quality of available goods and services. Additionally, the team also took pictures of the facilities to document visuals on the state of the centres.

The same team covered the Municipal industrial area on the third day to assess the state of play by interviewing conveniently selected respondents at industrial stands visited. Five respondents in the construction, retailing, recycling, and agriculture sectors were interviewed.

Enumerators covering shopping facilities and industries faced several challenges. In sensitive areas like Unit M, they had to exercise caution to avoid drawing attention to themselves, which limited their ability to conduct interviews with shop owners. Furthermore, enumerators were denied entry to industries at the gate, restricting their ability to collect data. These challenges highlight how non-collection of routine administrative data by local planning authorities limits available evidence on business operations critical for planning. Within the short period over which the study was conducted field constraints imposed challenges that were however countered using other research methods.

3.3.9 Environmental Audits and Other Facility or Service Observations

Environmental data, including waste and wetlands management, natural resource use (e.g. sand abstraction, non-reticulated water, etc.), health, education and other infrastructures and services, were gathered using simple observations. Areas where specific issues of concern are identified were mapped with short case study write-ups being developed for the report of study.

3.4 Data Entry, Quality Assurance, Analysis and Reporting

All gathered data was digitised and kept in a secure database. Quality assurance processes were conducted to ensure the accuracy and reliability of the data entered. Analysis was done using appropriate statistical software and frameworks or protocols for qualitative data analysis.

Chapter 4: Physical Features and Land Coverage

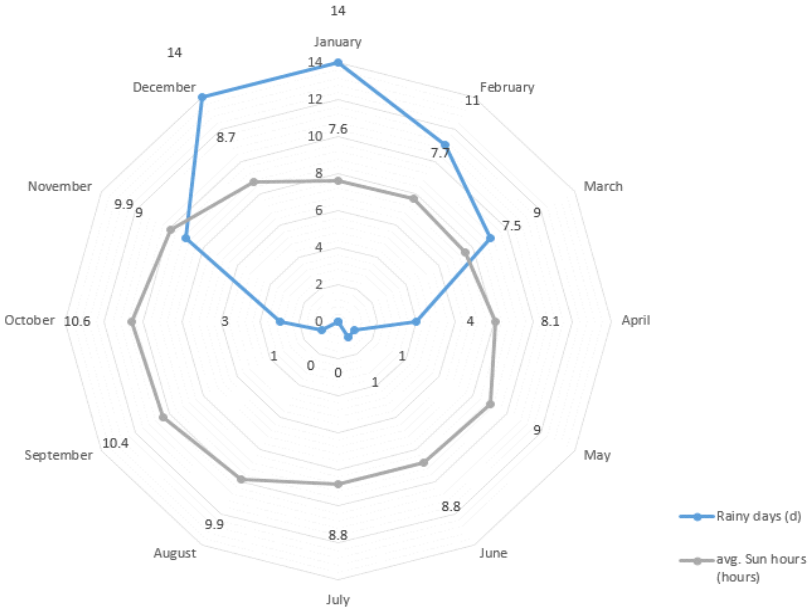
This Chapter focuses on the natural aspects of the landscape.

4.1 Climate, Topography, Geology, and Soils

Chitungwiza has two main rain seasons: a rainy season, which stretches from November to March, and a dry season, which begins from April to October. The rainy season is characterised by frequent and intense rainfall, while the dry season receives minimal to no rainfall.

A mild and moderate climate characterises the weather conditions in Chitungwiza. In winter, there is much less rainfall than in summer. The annual precipitation is approximately 799 mm. The highest rainfall amounts occur between December and February, with average monthly rainfall ranging from 100 to 200 mm (3.9-7.9 inches). Average monthly rainfall ranges from 50 to 100 mm (1.9-3.9 inches). Two periods of April to May and September to October are characterised by transitioning to decreasing and increasing rainfall. The dry season from June to August is characterised by minimal to no rainfall and harsh winter months with cold temperatures.

Figure 4.1: Annual Rainfall Distribution and Sun Coverage in Chitungwiza

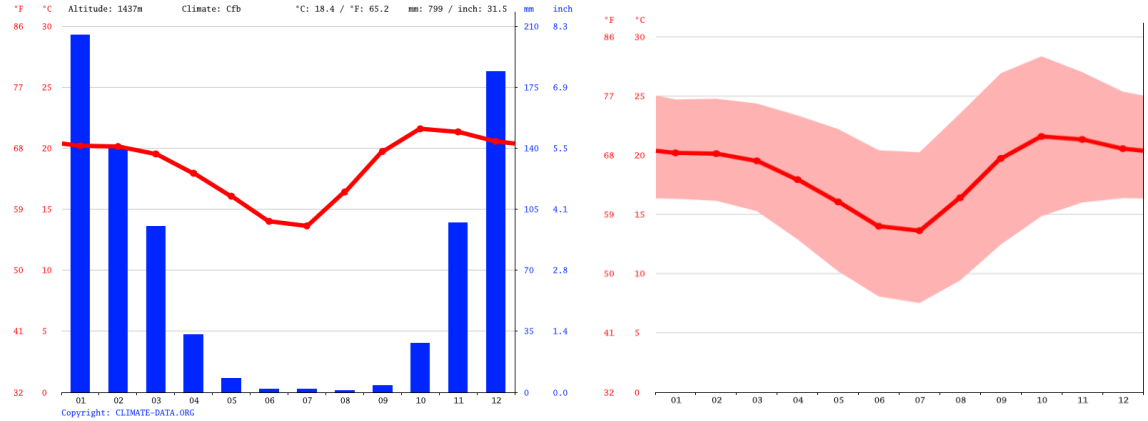


Source: Climate Data, accessed 29th July 2024, at: www.en.climate-data.org/africa/zimbabwe/harare-province/chitungwiza-924391/

From the Figure above, the blue line indicates average rainy days in the corresponding months. This explains why the line is pulled closer to November 9 days up to March 7.5. The grey line shows Sun hours, which explains why it is pulled closer to July 8.8 hrs to November 9.9, where high sun cover is experienced.

The dry season, April to October, receives more sun exposure but has lower insolation capacity due to the scattering of sunlight than the wet season, which has less sun exposure but high insolation capacity due to direct solar radiation. This influences solar energy production. Smaller infrastructure is usually adjusted in the dry season to avoid radiation scattering on buildings.

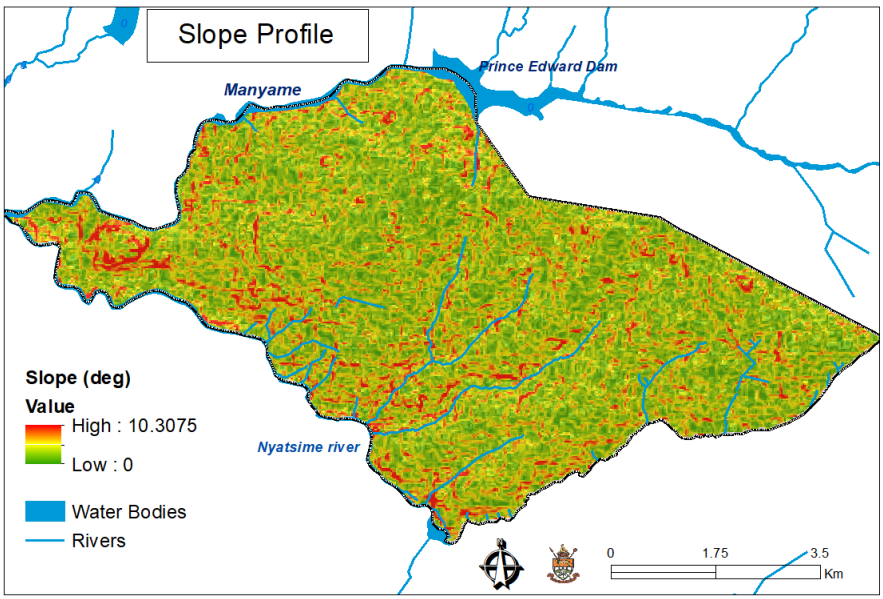
Figure 4.2: Monthly Temperature Trends over 12 months

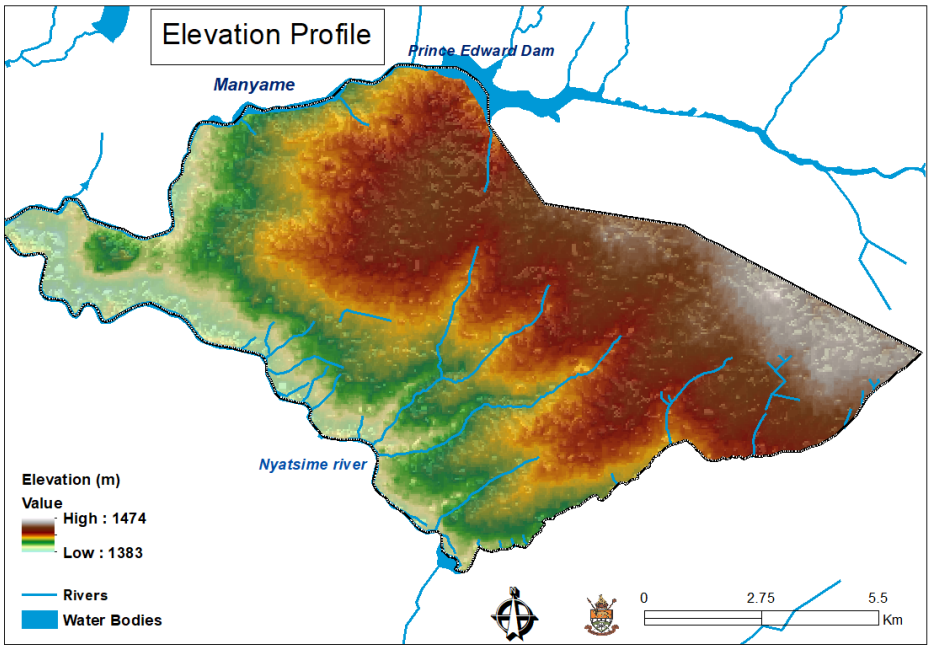


Source: www.climate-data.org, accessed July 27th 2024

Chitungwiza spans an elevation range of 1383 to 1474 above sea level. This range suggests a gentle to moderate slope, with an average increase in elevation of about 10-20 meters per kilometre. There is a transition from upland to lowland in a northeastern to south-western direction. The eastern and southern regions are exposed to flooding hazards due to several streams and wetlands that drain into the Nyatsime and Manyame rivers.

Map 4.1: Elevation and Slope Map,





The geological formation of Chitungwiza is a younger intrusive granite. Although the soil is highly acidic and coarse-grained to support large-scale agriculture, it is also suitable for constructing high-rise buildings and massive structures. The soils have a low absorption rate, reducing the risk of water damage and erosion. Protrusion of granitic features on the topsoil creates problems for some residents as it hinders connectivity and accessibility to their household units, especially in the northeastern locations of Nyatsime.

Map 4.2: Soil Profile,

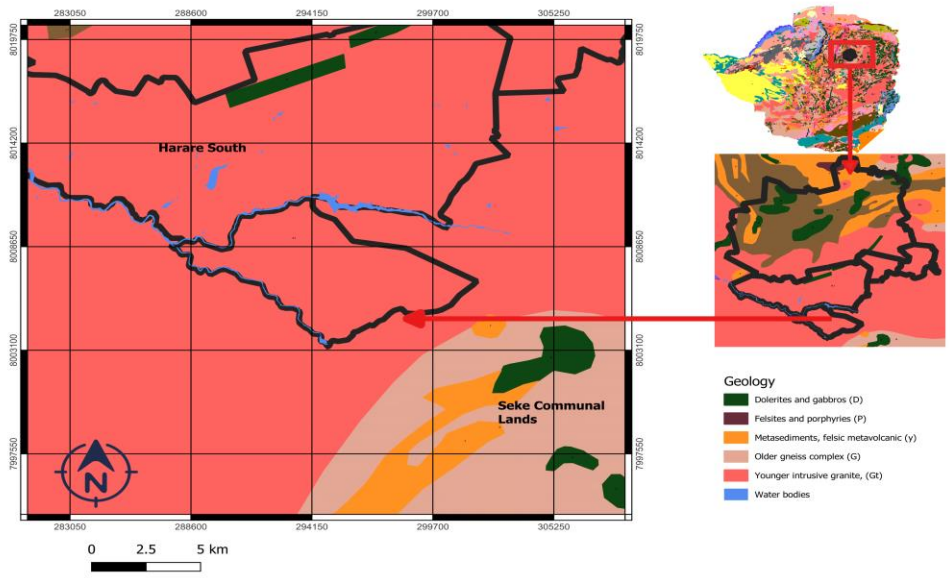


Figure 4.3. Image Showing a Protruding Granite Rock

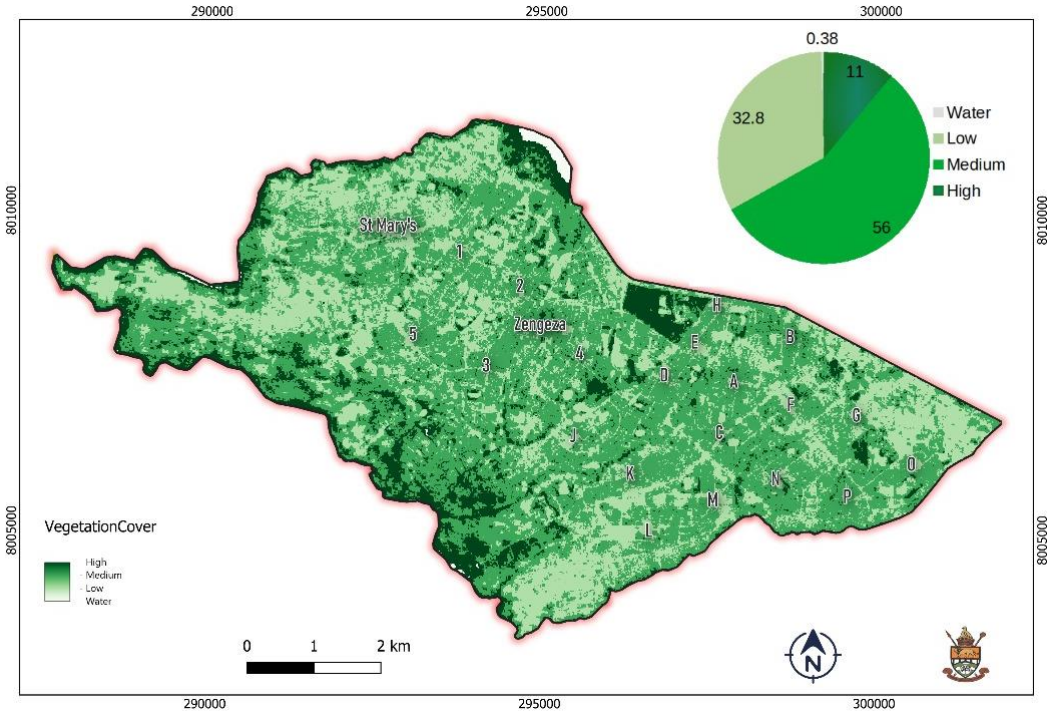


Source: Fieldwork, July 2024

4.2 Vegetation

There is sparse vegetation due to the geological formation, which impedes the growth of natural vegetation coupled with the rapidly expanding population encroaching onto wetlands and other protected natural spaces. Exotic jacaranda tree-lined avenues, mango and avocado fruit trees around households characterise urban vegetation. Impervious surfaces dominate the environment, leaving few spaces for vegetation cover. Open spaces have varied grass cover, with most spaces dominated by short grass. There is seasonal grass cover where the grass grows above 30cm to 60cm in the wet season and shorter during the winter.

Map 4.4: Vegetation Cover,



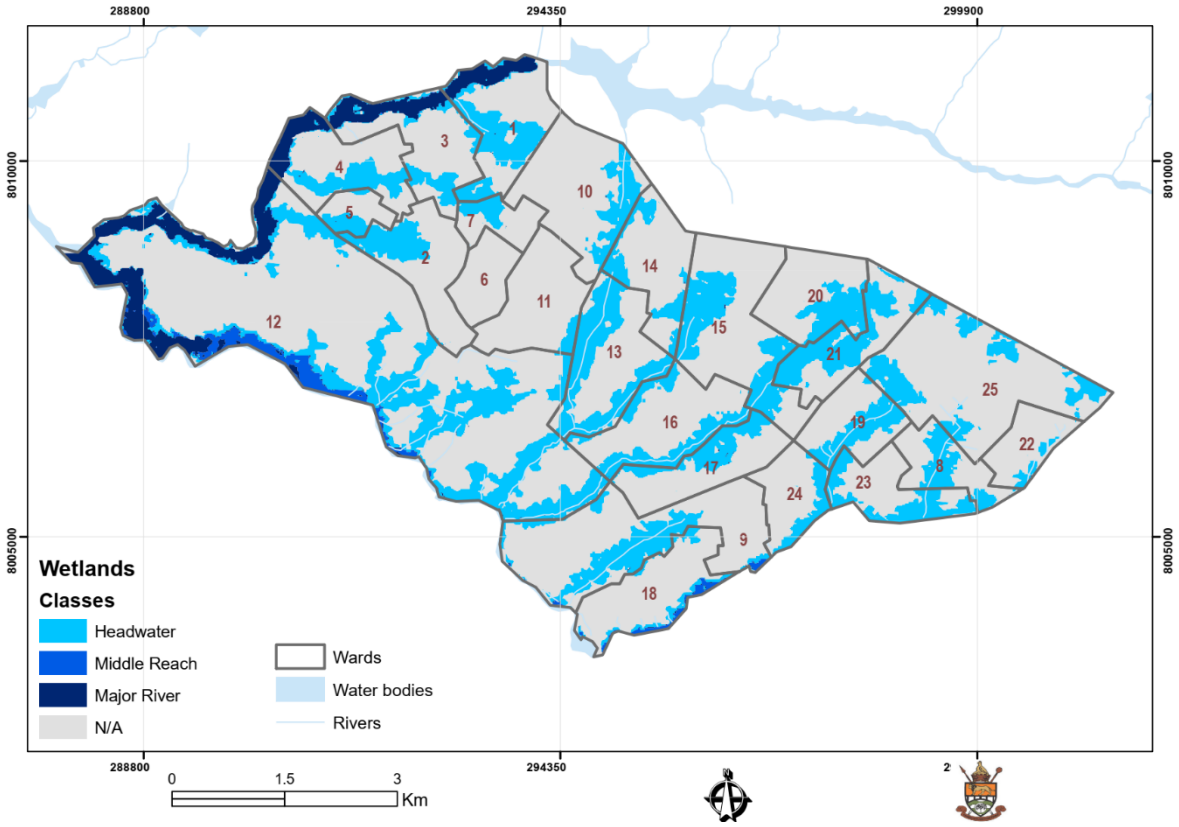
4.3 Hydrology and Drainage

The eastern and southern regions are exposed to flooding hazards due to several streams and wetlands that drain towards Nyatsime to the south and Manyame to the north. The two rivers are part of the Upper Manyame sub-catchment (UMSC) area. Manyame River is the main drainage course of the sub-catchment and the primary watercourse, draining the sub-catchment and flowing into Lake Chivero. The rivers converge at the eastern side of the town acting as a natural Municipal boundary.

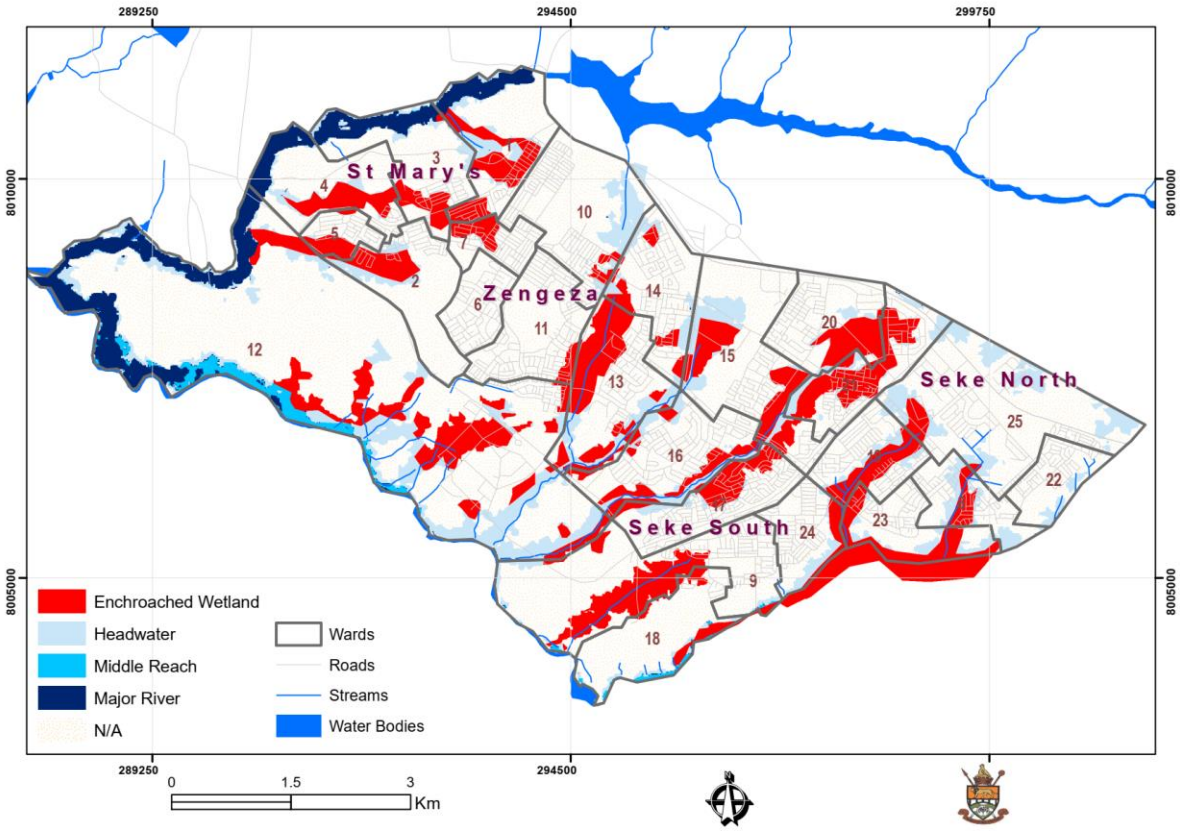
4.3.3 Wetland Management

Wetlands in Chitungwiza are no longer in their pristine condition. Physical development has encroached with most such development being illegal. The Maps below shows wetland spatial coverage and the extent of encroachment into the wetlands. An estimated 54% of the wetlands have been encroached into. Despite this encroachment, the study noted that the remaining wetlands can be protected.

Map 4.4: Wetlands Map



Map 4.5: Wetlands Map and built-up area



There is wetland utilisation for gardening activities with both positive and negative implications. Where facilitated, it serves as an urban agriculture opportunity. However, where uncontrolled, environmental

sustainability gaps arise. Additionally, the study noted that some wetlands in Chitungwiza are showing potential for developing into streams. These include the wetlands passing through Hadzinanhanga Road. The pictures below show wetlands i) under crops and ii) slowly turning into a stream.

Figure 4.4: Wetland management gaps and opportunities



Source: Fieldwork, July 2024

4.4 Solid Waste Management

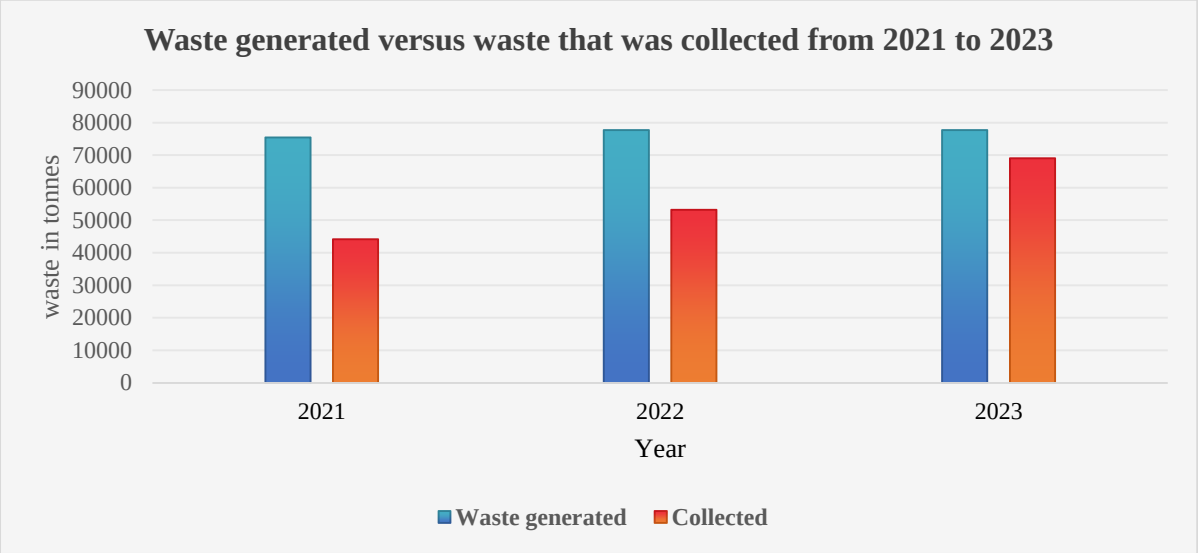
Chitungwiza faces challenges in solid waste management in collecting, treating, and disposing of solid materials. Residents resort to illegal waste dumping on open public spaces. Council has the responsibility for collecting and managing commercial, industrial, residential, and medical waste. For waste collection from 2021 to 2023, the Chitungwiza Municipality had two tippers, three compactors, one garbage tractor, one skip, and one loader.

Chitungwiza Municipality has the following planned garbage collection schedules:

- Residential waste: Once a week,
- Commercial waste: Daily,
- Industrial waste: As needed,
- Medical/Clinical waste: Three times a week, and
- Indiscriminate rubbish: Daily (illegal dumpsites).

Currently, the garbage is being disposed of at an open landfill behind the Masanga Industrial Area. The amount of waste generated in 2021, 2022, and 2023 that Chitungwiza Municipality was able to collect was 58.59%, 68.54%, and 88.93%, respectively. There is a noticeable rise in collection capacity. However, integrated solid waste management practices remained underdeveloped with Council not having an engineered landfill.

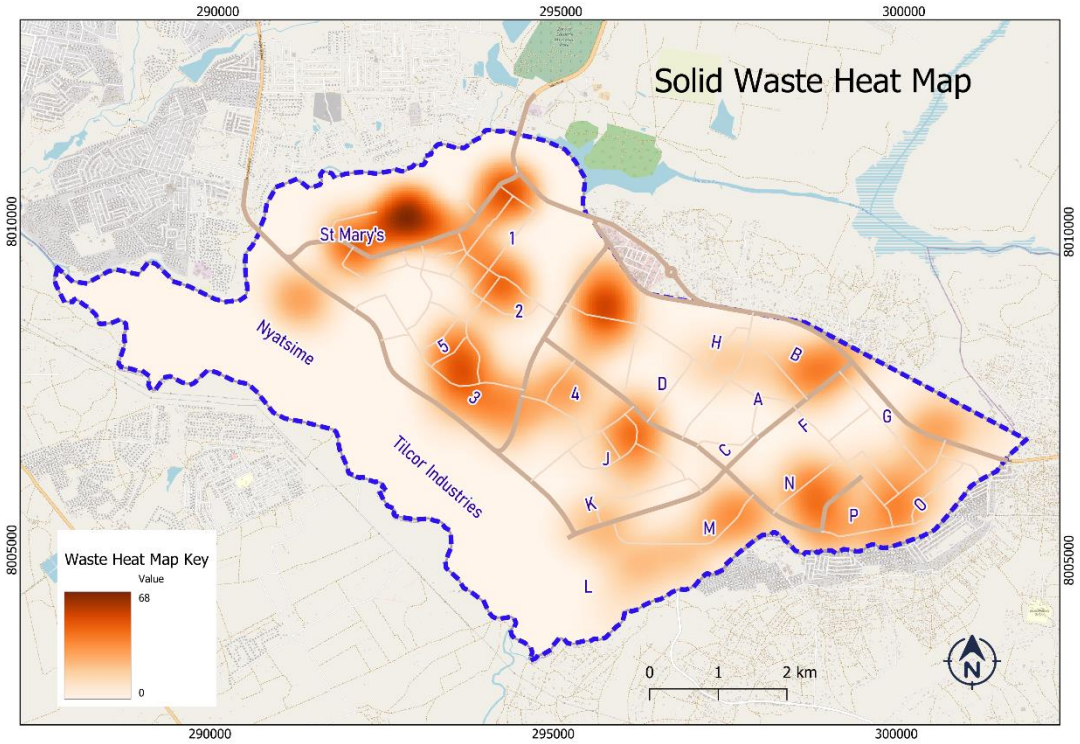
Figure 4.5: Waste generated versus the waste collected from 2021 to 2023



Source: Chitungwiza Municipality, 2024

The reduced percentage of waste collected versus generated was attributed to the need for a properly constructed landfill for waste disposal. The equipment available is old, and there are no replacements; hence, there is inappropriate equipment for door-to-door domestic waste collection. Because of the gaps in waste generated versus collected, residents in Chitungwiza are resorting to illegal waste dumping. The map below shows the areas where illegal dumping waste is being carried out the most.

Map 4.6: Illegal waste dumping hotspot areas



Chitungwiza Municipality has land designated for a landfill. However, this landfill needs to be managed appropriately as it has become a dump site. Solid waste is "dumped" without mitigations to keep it from

adversely affecting the environment. Waste pickers are currently utilising the opportunity of the dumpsite to generate income in an unregulated and unfacilitated manner.

There is a small 'army' of waste pickers collecting mainly plastic waste for recycling. An interview with two waste pickers in Chitungwiza showed that, on average, one tonne of plastic waste is collected from dumping areas, cleaned, and sold to recycling companies in and around Chitungwiza. One interviewed waste collector revealed that they get USD 100 to 150 per month despite operating under unfavourable conditions of no formal operating space, unclear recycling value chains, and no formal authority support. The pictures below tell some of the stories of waste managemet in Chitungwiza.

Figure 4.6: Solid waste management experiences in Chitungwiza

Plastic waste at Zengeza is ready for delivery



Private waste collection for recycling, Zengeza



Illegal waste dumping at Jambanja market



Illegal waste dumping in Unit M



Source: Fieldwork, July 2024

4.5 The Environment

Chitungwiza's natural environment is under threat from uncontrolled activities. These include religious, housing, brick moulding, and pit sand extraction activities in open spaces. There is also informal utilisation of road and other infrastructure servitudes for car parks, car wash, retail, trading, as repair shops, and for manufacturing activities. Further, raw sewage effluent disposal and illegal waste dumping into streams and the environment negatively affects the quality of the outdoors. Raw sewage effluent disposal and illegal solid waste dumping result in land, water, and air pollution. Generally, residents' access to a clean and safe environment is seriously compromised.

Data from the Council's Refuse Removal and Cleansing File Volume 7 (H/3/7) of 2024 reveals a pressing need for improved waste management and environmental conservation in Chitungwiza.

Garbage accumulation and EMA penalty offences for environmental violations indicate inadequate waste disposal systems and regulatory compliance.

Table 5.1: EMA orders to Council for environmental penalties

Agency	*Order No.*	*Issues*	*Fine (USD)*
EMA	0021073	Collapsed sewer pipe discharging effluent into the environment	700
	0035220	Disposal of effluent	500
	0013475	Sewage bursts and manhole overflow	500
	0013476	Sewage effluent disposed at Seke 8 outfall and Zengeza 3 along TILCO Rd.	500
	0035206	Disposal of effluent in such a manner	-

Source: Chitungwiza Municipality, Refuse Removal and Cleansing File Vol 7, H/3/7, (2024)

The numerous applications and requests for waste disposal facilities, recycling dumping areas, and bins suggest a growing demand for adequate waste management infrastructure. Furthermore, the Environmental Impact Assessments for various projects highlight the importance of considering environmental implications in development initiatives. The Chitungwiza Solid Waste Baseline Survey and requests from communities like Unit O Extension emphasise the need for data-driven solutions and community engagement. Overall, there is urgency for Council to address environmental concerns, institute integrated waste management practices, and promote sustainable development.

Chapter 5: Land Use and Land Ownership

5.1 Main Land Uses in Chitungwiza

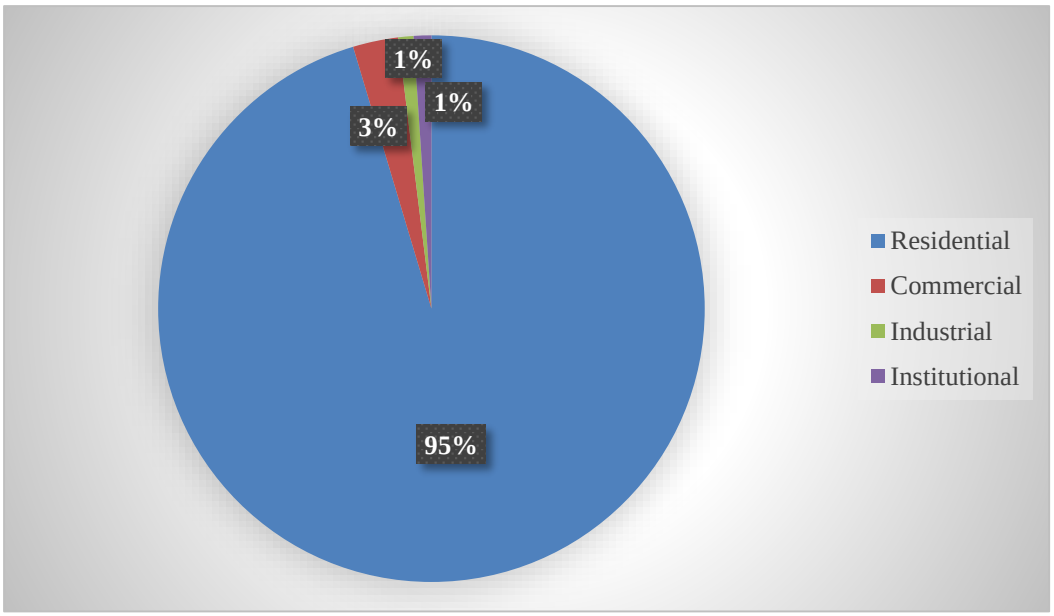
Residential use constitutes the primary land use in Chitungwiza. One explanation is because the town was set up as a housing area to accommodate the extra Harare population. The other is that Chitungwiza has a history of providing affordable housing. Ultra-low-cost units were provided in several suburbs, allowing residents to prefer Chitungwiza for residential purposes. The table below shows the categories of land uses in Chitungwiza, including residential, which makes up 70,036 units (95.5%), followed by 1,819 commercial, 749 institutional, and 625 industrial land use units.

Table 5.1: Land uses by district in Chitungwiza

District	*Residential*	*Commercial*	*Industrial*	*Institutional*	*Total*
Zengeza	15128	218	274	92	15 712
St Mary's	10058	236	00	44	10 338
Seke North	16745	1083	292	72	18 192
Seke South	13013	150	00	410	13 573
Total	**54944**	**1687**	**566**	**618**	**57 815**
Nyatsime	15092	132	59	131	15 414
Total	**70 036**	**1819**	**625**	**749**	**73 339**

Source: Chitungwiza Municipality, Housing and Community Services Department (2024)

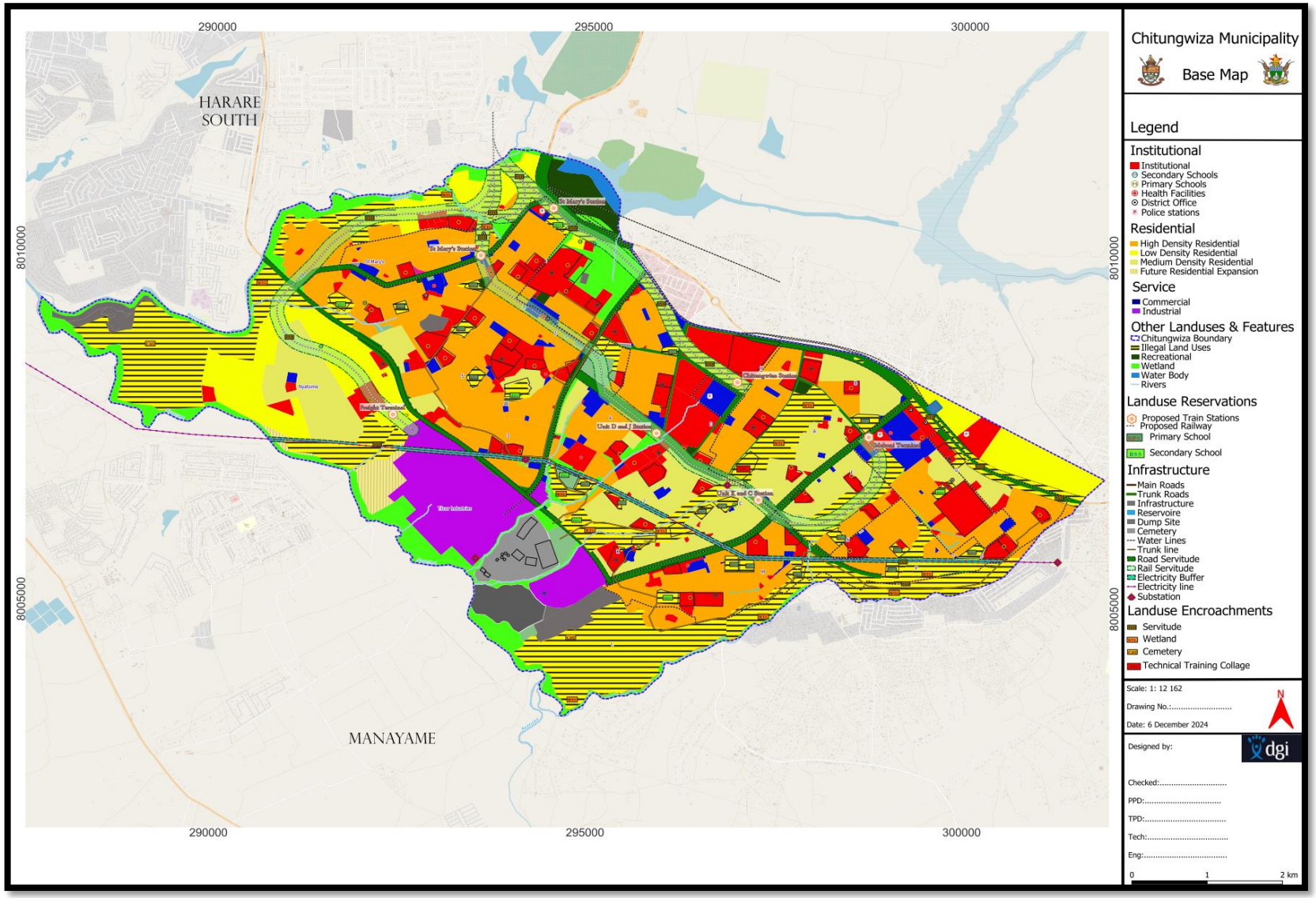
Figure 5.1: Main Land uses in Chitungwiza



Source: Chitungwiza Municipality, Housing and Community Services Department (2024)

The Map below shows the distribution of key land uses within the Municipal area. It confirms the status of Chitungwiza as being principally a housing area with sparse integrated or consolidated commercial development.

Map 5.1 Chitungwiza Base Map, 2024

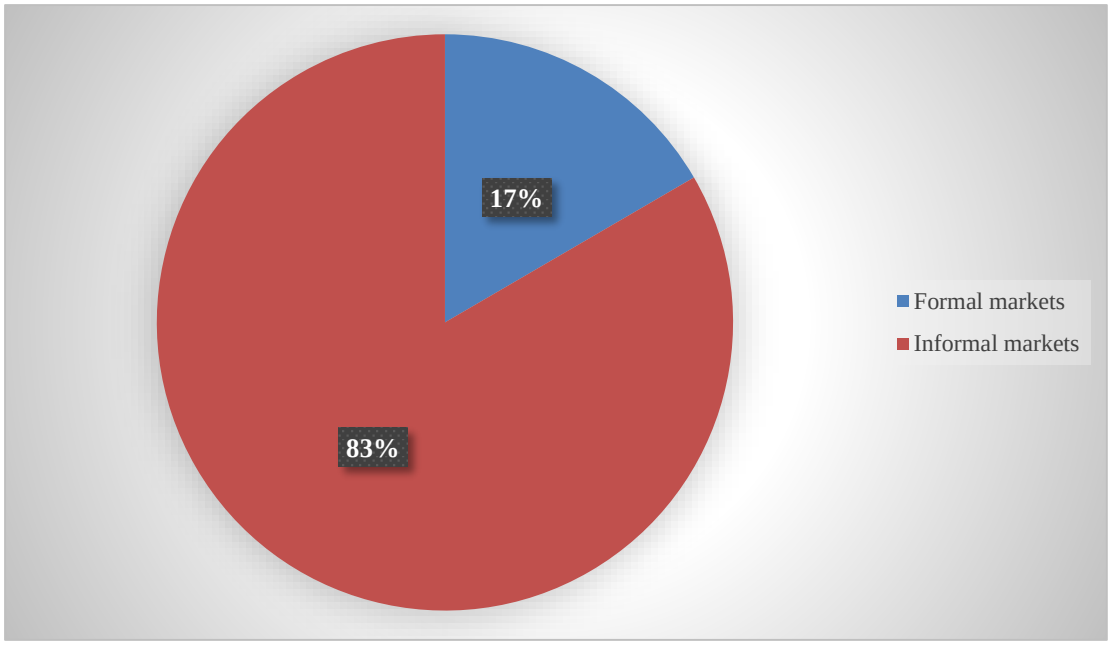


5.1.1 Urban Land Management

Chitungwiza has an estimated 25,000 residential properties not on the Council database. A higher number of unregistered properties could be a result of Chitungwiza managing mostly urban state land, where layout plans are prepared and approved at the provincial level. As a result, some copies of the layout and site plans remained at the provincial level hence the local authority could not update its database. It is also conceivable that some of the land and housing allocations are not devolved to Council. These factors do not underplay capacity challenges that Chitungwiza Municipality has had over the years resulting in the town being known for chaotic land and housing administration. What the analysis shows is that structural issues that have existed since establishing the local authority are largely to blame.

Additionally, data from the Housing and Community Services Department (Municipality of Chitungwiza 2024) shows that informal markets are more dominant than formal ones in terms of trader numbers. This may be attributed to i) the Council's inability to meet the increased demand for trading activities and ii) traders evading paying Council levies by flocking informal markets. The figure below shows that the number of traders at formal (2 458) is far less than at informal markets (12 340) in Chitungwiza. With approximately 1300 traders, Jambanja is an example of a mega-size informal market in the town.

Figure 5.2: % traders at formal and informal markets



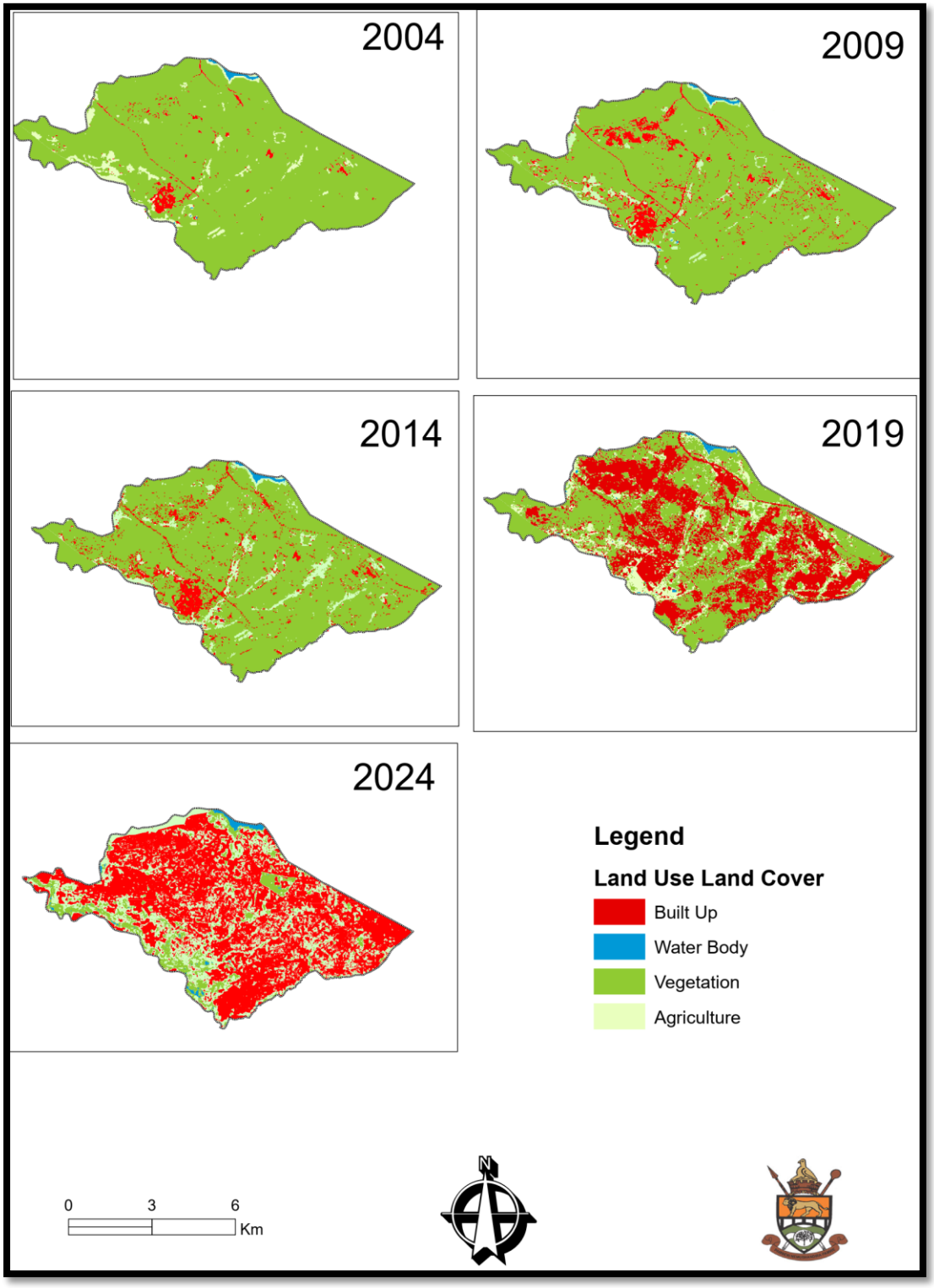
Source: Chitungwiza Municipality, Housing and Community Services Department (2024)

Interviews with District Officers in Chitungwiza have shown that initial beneficiaries of stalls at the markets have preserved 'family commons' for future generations. This may hinder new seekers from accessing stalls. A stall will be passed on to the next family member, even if they have little interest in market activities. An increase in traders in informal markets may imply that the formal markets are now 'locked' towards specific families. Additionally, the management of markets, either directly by the council or through committees, requires re-looking, considering that markets have expanded their roles beyond social services to include thriving economic enterprises.

Chitungwiza's land cover changes have been rapid, from green to brownfield (See Map 5.1). Figure 5.1 shows how land use changed between 2004 and 2024. Residential developments comprise the bulk of land use expansion, with the majority occurring without council supervision. The Chitungwiza-Seke Land Audit (Government of Zimbabwe 2013) revealed that most residential developments occurred on institutional stands, commercial zones, open spaces, cemetery sites, wetlands, atop trunk sewers, under power lines, and on road servitudes. This suggests that there has been a land transformation from lawful original to variously illegal other uses.

Most illegal developments were initiated and supervised by 'a shadow' local authority, referred to as '*Council yepazhe'* by stakeholders who participated in an inception meeting of July 2024. These groups engaged professional town planners, building inspectors, surveyors, architects, and construction artisans (Government of Zimbabwe, 2013).

Map 5.3 Land use land cover changes between 2004 and 2024



5.2 Land and Development Management

5.2.1 Council has no land of its own

There is no Municipal land in the Chitungwiza Municipal area. Key informants suggested 2005 as when land literally ran out in the town. Most land is state land. This explains why the Department of Spatial

Planning and Development (DSPD) prepared most of the layouts. Like any other local authority, Chitungwiza Municipality has faced challenges controlling state land. In the housing sector, several Chitungwiza homeowners need more secure tenure due to failure to meet relevant development standards. The need to address this as a way of ensuring Municipal fiscal stability and economic participation is critical. Security of tenure on the back of completing service emplacement in affected areas can contribute to local economic development.

Because Chitungwiza Municipality manages urban state land, its local planning authority status is flimsy. It is difficult for Chitungwiza to have its planning initiatives. This has led to most planning initiatives coming from outside the Council. Additionally, Chitungwiza's urban management functions are hamstrung by the unavailability of Municipal land. This has led to hanging development control, increasing illegal development activities.

5.2.2 Chitungwiza's Town Centre isn't Developed

Chitungwiza Municipality has a town centre that still needs to be fully developed. Land reserved for a civic centre is yet to be developed. A piece of land designated for the core market was taken up and used for single story commercial development used for offices and some trading activities. The Old Mutual Shopping Mall opened in 1990 has experienced operational challenges partly a reflection of incomplete city centre development as other commercial developments that would have complemented the Mall remain outstanding. A mega church and religious conference centre within the town centre's core block is largely active during weekends.

Overall, the development conditions that cap building height at 3 storeys for the city centre appear ill-adapted to establishment of a vibrant town centre. Abutting the town centre to the northern side is Nyatsime College, which has vast undeveloped land, which provides untapped opportunities for expanding the town centre benefiting the College in terms of land value realisation while the Chitungwiza Municipal area creates a more meaningful Central Business District (CBD). The study used these data and untapped opportunities as evidence of inadequate performance of the spatial planning and land governance functions by the local planning authority. The Report returns to some of these capacity issues in later sections.

5.2.3 Scarce and Stretched Burial Space

Chitungwiza has four burial sites. These are St Marys', Unit L, and Nyatsime Cemeteries and Anglican church run cemetery. St Marys and Unit L cemeteries were decommissioned because the designated land was exhausted. However, two religious groups bought burial space in advance, so they were the only groups continuing with burials at the time of the study. However, the study learnt of illegal burials being carried out, mainly at the St Marys and Unit L cemeteries usually happens during the night raising concerns that these may be of unregistered or unrecorded deaths (without burial orders).

The active public cemetery is Nyatsime, which, however, faces continued threats from non-burial activities, which include illegally built housing and brick moulding activities within part of the land designated as a cemetery. An interview with Chitungwiza Municipality's Parks and Amenities Superintendent showed that approximately 70% of the cemetery had been invaded. This shows that burial space issues will affect the town over the planning period.

Data from Chitungwiza Municipality shows that an average of 6 burial spaces are demanded daily (3 for adults and 3 for infants). This translates to 2,190 burial spaces per year. Over the 20-year planning period, an estimated 43,800 burials, assuming no health emergencies occur with the effect of a spike in deaths. Data from Chitungwiza Municipality shows that a standard grave measures 2.225m^2 for adults and 1.5m^2 for infants. To estimate the demand for burial space in the next 20 years, the grave sizes are

adjusted to $3m^3$ for adults and $2m^2$ for infants to cater to space between graves. This means that $109,700m^2$ ($65,900m^2$ for adults and $43,800m^2$ for infants) or 11 hectares will be needed excluding associated facilities like offices and parking space.

The 2024 Council budget pegged each burial space for non-Chitungwiza residents at USD94 for adults (24 years and older) and USD 48 for young people (below 24 years). For Chitungwiza residents, the burial space is pegged at USD70 for adults and USD 14 for young people. However, residents have been resistant to payments of USD 70. As such, the residents resorted to paying USD28, a fee pegged using the 2023 Council budget.

5.3 Vehicular Traffic to/from Chitungwiza

Chitungwiza town primarily functions as a residential area, with most residents employed outside the city. As a result, residents often leave the settlement as early as 6 am, leading to high traffic volumes, particularly during morning and evening peak hours. The Seke (Zororo) intersection records high volumes, averaging 3,009 outgoing vehicles daily. This intersection also receives traffic from Seke Communal areas abutting the town.

Public transportation in Chitungwiza is dominated by kombis, with 7,764 kombis entering and exiting the town daily, compared to 624 buses. This highlights the need for investment in bulk public transportation, such as buses. Survey enumerators also observed that small cars, light and medium trucks also provide public transport services

.

Table 5.2: Outgoing Vehicles by modes and times (across all 4 sites)

Date and direction of traffic	Cars	Kombis	Buses	Light Trucks	Medium Trucks	Heavy Goods Vehicles	Bicycles	Motorcycle
23-Jul Outgoing	11594	4288	321	594	314	243	243	140
24-Jul Outgoing	10294	3884	268	476	323	263	257	140
Grand Total	21888	8172	589	1070	637	506	500	280

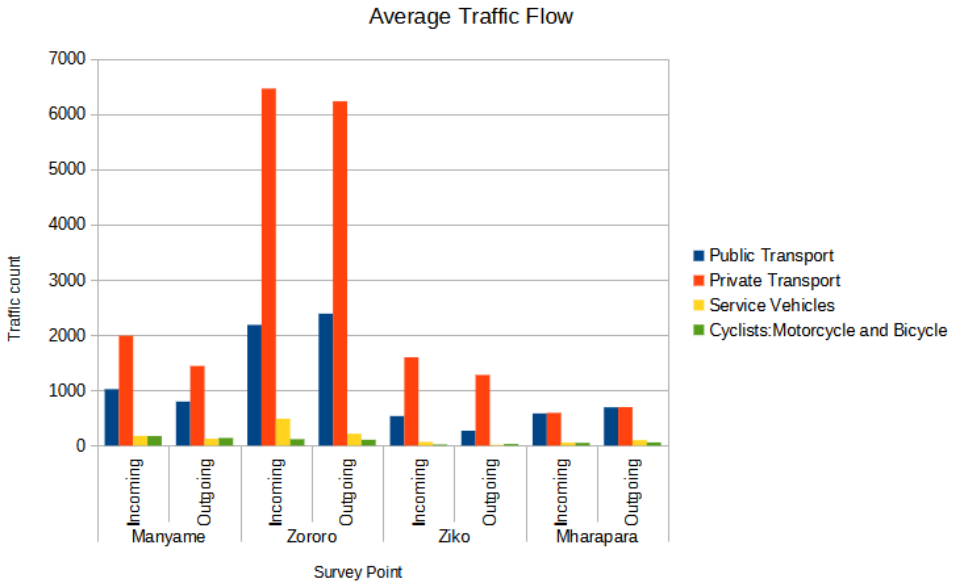
Source: Fieldwork, July 2024

Table 5.3: Incoming vehicles by modes and direction of traffic (across all 4 sites)

Date and Direction of traffic	Car	Kombi	Bus	Light Truck	Medium Truck	Heavy Goods	Bicycle	Motorcycle
23-Jul Incoming	10496	3666	339	747	477	469	219	160
24-Jul Incoming	11524	3598	317	670	336	325	227	122
Grand Total	22020	7264	656	1417	813	794	446	282

Source: Fieldwork, July 2024

Figure 5.3: Combined traffic flow estimates by mode at 4 survey points



Source: Fieldwork, July 2024

5.3.1 Average Daily Departures from Chitungwiza

The table presents the average number of vehicles departing Chitungwiza daily. It was generated by multiplying the vehicles counted by the average passenger capacity for each vehicle type to estimate the total number of commuters. The following assumptions were made regarding number of passengers each vehicle carries:

- **Small cars**: 3 passengers per vehicle
- **Kombis**: 18 passengers per vehicle
- **Buses**: 70 passengers per vehicle
- **Medium trucks**: 10 passengers per vehicle
- **Large trucks**: 12 passengers per vehicle

This analysis reveals that approximately 136,208 people commute out of Chitungwiza daily for various purposes, including attending school, working, and sourcing goods and services for their businesses. Since traffic count was carried out within three specific intervals, this number could get to 200,000 for the whole day. This underscores the need for proposals to ensure that Chitungwiza can develop into a self-sustaining economy, retaining its working-age population for the town's overall improvement.

The modal split reflects how stretched mass public transportation, while resilient, has been negatively affected for this route (Chitungwiza-Harare-Chitungwiza). In terms of travellers' route fare at USD2.00 the total for the estimated 136 000 travellers comes to USD272 000. Expenses per trip for the 16 000 vehicles at an inclusive USD0.48/kilometre for the 60 kilometres round trip the investment comes to USD461 000. As a proxy for investing to access socio-economic opportunities in Harare city the estimated USD733 000 (¾ of a million) daily is to big to ignore in terms of the Master Plan.

Table 5.4: Average Daily Departures from Chitungwiza

Vehicle Mode	*Car*	*Kombi*	*Bus*	*Light Truck*	*Medium-Large Truck*	
Average No. of travellers	10 944	4 086	295	535	319	16 179
Total No. commuting out of Chitungwiza	32 832	73548	20650	5350	3828	*136208*

Source: Fieldwork data, July 2024

5.3.2 Vehicular traffic from Chitungwiza's peri-urban areas

Peri-urban settlements such as those in Seke communal lands are utilising Chitungwiza as a transit route, relying on the town's infrastructure and contributing to its wear and tear. Notably, these settlers are not drawn to Chitungwiza for its economic opportunities but rather pass through the city enroute to other destinations. This suggests that Chitungwiza needs to develop its standalone economic identity to sustain itself and benefit surrounding settlers. By doing so, the town can become a hub that attracts and retains economic activity rather than simply serving as a conduit for neighbouring communities.

5.4 Potentially Developable Land

There is very little unused land available for development in Chitungwiza. The town is also now fully hemmed in by developments in Manyame RDC areas abutting it. Opportunities exist in terms of vertical expansion, urban regeneration and utilisation of spaces in under-developed areas. The area earmarked for the town centre is an example of an area that is under-developed. Opportunities for vertical expansion at strategically located commercial centres also exists. The development conditions for the town centre show a maximum of three stores. This is too low, considering limited availability of developable land in Chitungwiza. The Master Plan will consider options for having a high bulk factor for commercial centres in Chitungwiza to promote densification.

5.5 Peri-Urban Land Development

Some areas on the edge of the town suffer some authority fragmentation regarding land management. Currently, the planning and development frameworks on either side of the Chitungwiza-Manyame RDC boundary are not in sync. At the same time, the interests of MRDC particularly, need to be considered when seeking to streamline the co-management of such areas. Some of these areas may remain outside the Municipal boundary. However, mutual benefits between Chitungwiza and concerned local authorities and residents need to be addressed for equitable access and sustainable development.

Preliminary assessments show that boundary relations between Chitungwiza Municipality and Manyame RDC are the most tested. One stretch of such stress is from the Duri River source the Harawa Dam Wall including at Chikwanha/Guzha Shopping Centre. The other area is in the Nyatsime area, where a residential layout was approved under Chitungwiza, and after 2013, the local authority boundaries were frozen. Those who had gotten offer letters from Chitungwiza Municipality before 2013 are now entangled between the two local authorities, Chitungwiza and Manyame RDC. In these two instances, the development and provision of services across the administrative boundary need attention by the two local authorities and the DSPD.

Figure 5.4: Peri-urban developments, Chitungwiza-Manyame RDC boundary



Source: Fieldwork, July 2024.

Another peri-urban development in Chitungwiza that is critical for this Master Plan is the Nyatsime area. In 2021, the Ministry of Local Government and Public Works issued a notice declaring the formation of a Joint Committee between Manyame Rural District Council (RDC) and Chitungwiza Municipality for the development and management of the Braemor, Longlands, Cawdor, Edinburgh, Tantallon, and Dunnotta farms. The main objective of this joint committee was to oversee and ensure the development of these farms. The layout for Nyatsime was approved in 2007, followed by a survey instruction that was issued by MLGPW in 2009. Despite having the joint committee in place, developments in Nyatsime are not being adequately regulated. Both Manyame RDC and Chitungwiza Municipality are facing constraints in regaining control of the area.

Overall, peri-urban development in Manyame RDC has at once imposed constraints on Chitungwiza's horizontal (outward) expansion at a time when it is short of land while also placing a responsibility to co-provide urban management services from water and wastewater treatment, solid waste management, and land rights administration to health, education, transport, and public safety.

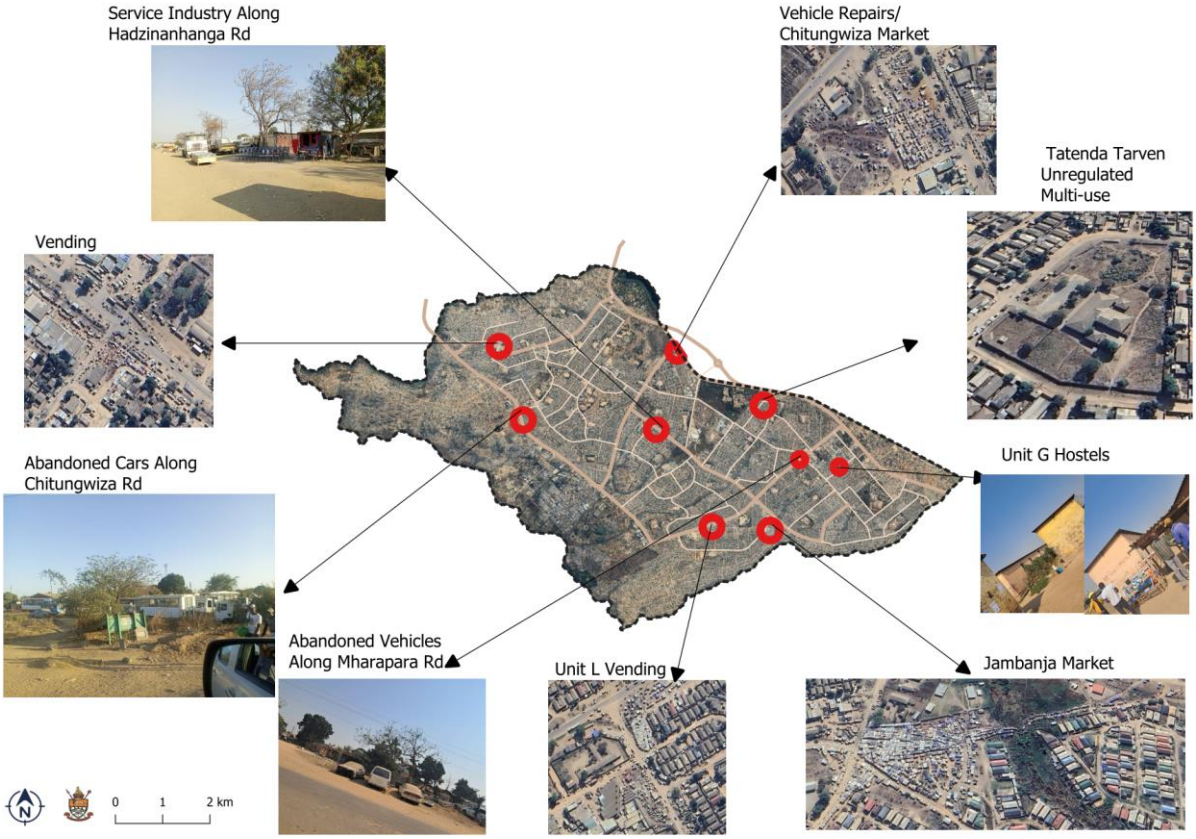
5.6 Degraded areas within Chitungwiza

There are notable areas within Chitungwiza that have degraded in terms of infrastructure, superstructures and overall services. An FGD session with women mobilised by Residents' Associations revealed that these degraded areas have social ills to the community. Some of the degraded areas were visited, mapped, and assessed (See Map below). The Master Plan will consider viable options for responding to the degradation of these areas as part of detailed local development plans (LDPs). An example is Unit G Hostels that are due for renewal. The hostels lack adequate infrastructure. Additionally, the beneficiaries of the hostels are informally subletting to others because most of them eventually bought houses elsewhere. The figure below shows the state of hostel superstructures.

Figure 5.5: Unit G Hostels



Map 5.3: Location of degraded areas, Chitungwiza



5.7 Use Optimisation: Case of Church Buildings

Buildings for worship are generally in the institutional use groups. There are at least 200 church buildings in the Municipal area. The sizes vary from 50 seaters to mega-church structures like the UFIC facility located in the Town Centre area. The town also hosts hundreds of open-air worship centres whose congregations are also significant in terms of numbers.

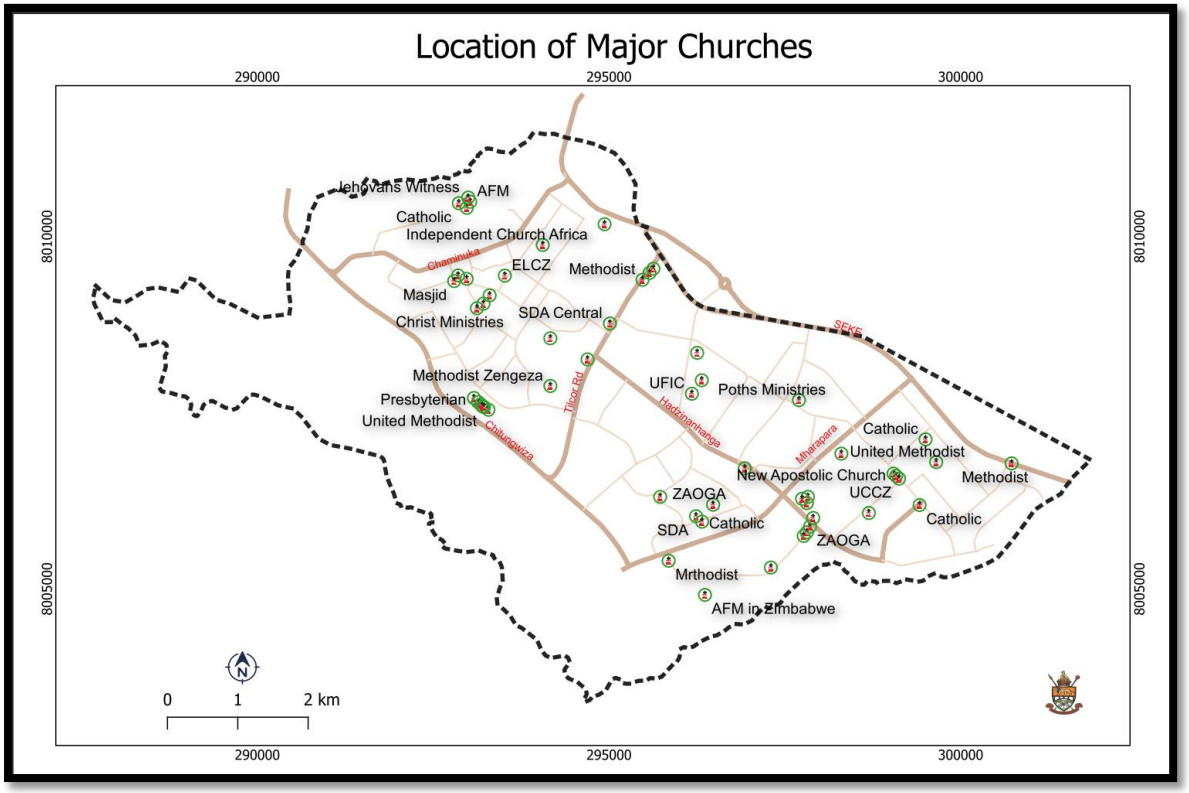
Not all the church buildings are optimally utilised. In terms of basic water and sanitation services, open-air centres are the least provided while for older church buildings some of these key services are stressed. An assessment of 42 churches showed opportunities for use diversification or expansion by

owners/users. Such expansion may help council respond to high demand for spaces in the planning area for compatible uses that are permissible within the institutional zone.

Of the 42 churches visited, respondents at three of them confirmed other uses, like education, youth entertainment and art. Poths Ministries International in Unit A, Seke is one such centre that already runs activities that involve non-congregants. Given virgin land constraints in Chitungwiza, there is an opportunity to promote efficient use of existing church buildings and related spaces by allowing a variety of uses. The expanded or diversified uses will enhance dynamic space use, income realisation by the churches, and responding to societal issues like drug and substance abuse partly rising because of limited opportunities especially for young people.

The Map below shows the distribution of main church buildings in the Municipal area.

Map 5.4: Distribution of Church Buildings in Chitungwiza



5.8 Chapter Summary

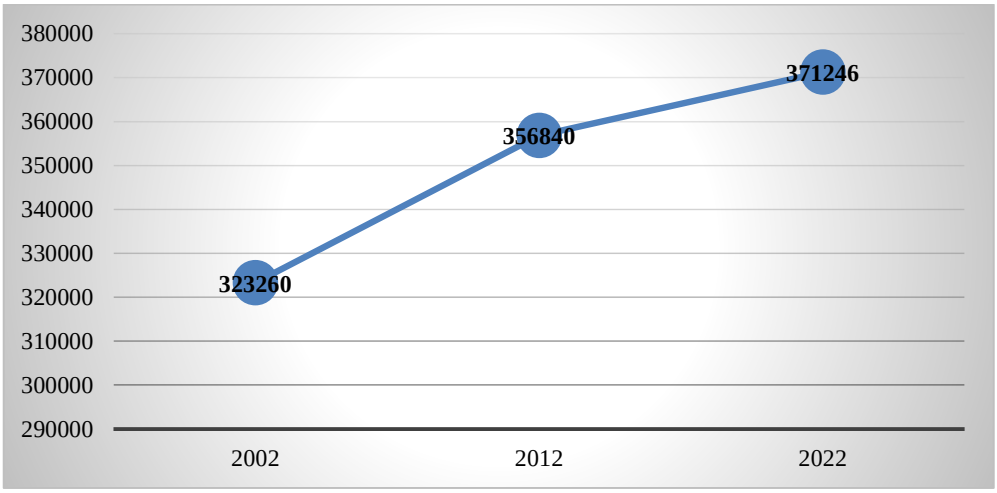
The Chitungwiza Municipal area is on state land. Council owns no land of its own. The planning area is now devoid of developable land of any significant size. Peri-urban housing developments in surrounding Manyame RDC governed areas have hemmed Chitungwiza in. Internally, the local authority has areas that are now significantly degraded and in need of renewal. Further, the density of commercial development particularly the town centre is low. Together with patches of open and developable land these areas (needing renewal, densification, and new developments) constitute the basis for the town's Master Plan. It is this framework around which land and development management in Chitungwiza can be improved to ensure the town becomes a standalone vibrant urban centre.

Chapter 6: Population

6.1 Chitungwiza's Population

Chitungwiza's population significantly increased from 2002 to 2022. In 2002, the population was estimated to be 323,260, which included 156,424 males and 166,836 females. In 2012, the population increased to 356,840, consisting of 168,600 males and 188,240 females. In 2022, the population was estimated at 371,246, including 173,468 males and 197,778 females. The population's increase from 2002 to 2022 is shown in the Figure below.

Figure 6.1: Population growth in Chitungwiza



Source: ZIMSTAT, 2002, 2012, 2022

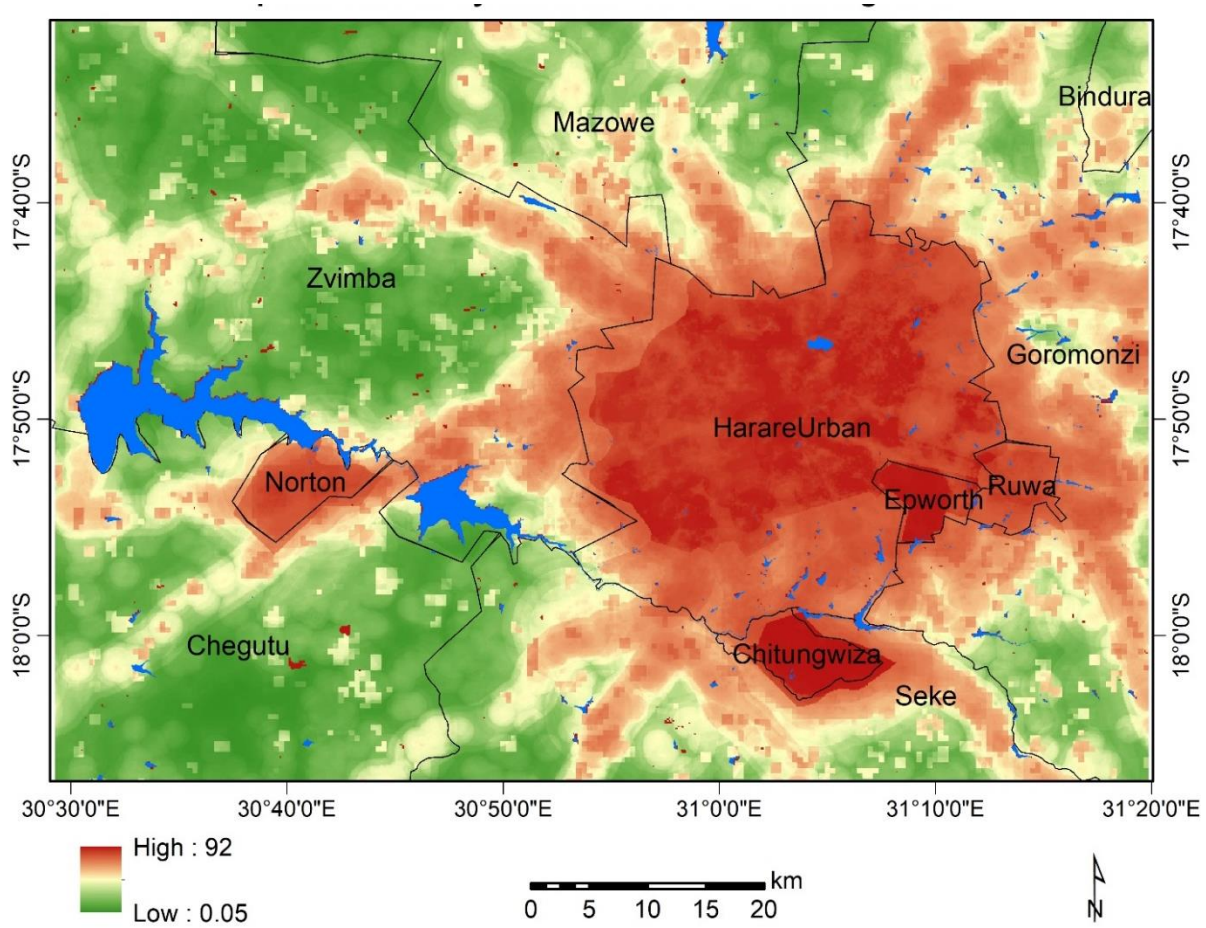
Emerging data from stakeholders during the study validation report showed that the population in Chitungwiza may go beyond 371,246. This was based on the analysis that Chitungwiza has approximately 100,000 properties (70,000 that are formal and 28,000 which are informal). Assuming each property has 7 people, the population may get up to 600,000. Though this is not verified, the Master Plan will consider the implications of this population to infrastructure and services.

6.2 Chitungwiza's population density compared to other centres in Harare province

Chitungwiza, Epworth, and Harare reveal a diverse demographic landscape shaped by unique historical and geographical factors. Harare urban, encompassing the most significant area at 660.3 km², boasts a population of 1,491,754, resulting in a population density of 2,259 individuals per square kilometre. This starkly contrasts Chitungwiza, which, despite its smaller area of 49.02 km², houses a population of 371,246, leading to a significantly higher density of 7,573 individuals per square kilometre.

Epworth presents a similar situation with a smaller area (35.35 km²) and a population density of 5,837 individuals per square kilometre. Harare Rural, as its name suggests, covers the most significant area (195.3 km²) but has a significantly lower population density of 1,832 individuals per square kilometre. These disparities in population density across the districts suggest differing urbanisation, economic development, and migration patterns. To fully understand the nuances of these differences, further investigation into the historical development, economic, and migration trends by district is necessary.

Map 6.1: Population distribution in Harare and surrounding areas



6.3 Population projections

The study used the cohort component method to produce the sub-national population projection. The cohort component was used because the size and age structure of the base year population determine the projected population. Uncertainty does not come with the projection model but rather from the uncertainty of population data and assumptions of future vital trends. For this study, the required population by age and sex data are available. Thus, the cohort component method will be used. The projection time span used in this study is a 20-year period. The base year for the projection is 2022, and the horizon year is 2042. Shorter time spans are adopted because they account for weaker assumptions.

Using the principal/medium scenario, the population of Chitungwiza is expected to grow from 371,246 in 2022 to 546,410 (a 47% increase) in 2042. Table 6.1 below shows the population projections produced using High, Principal/Medium, and Low scenarios. The high scenario shows that the population will increase to 574,041 in 2042, while the low scenario shows that the population will grow to 523,377 in 2042. All scenarios suggest that the population will surpass half a million in 20 years.

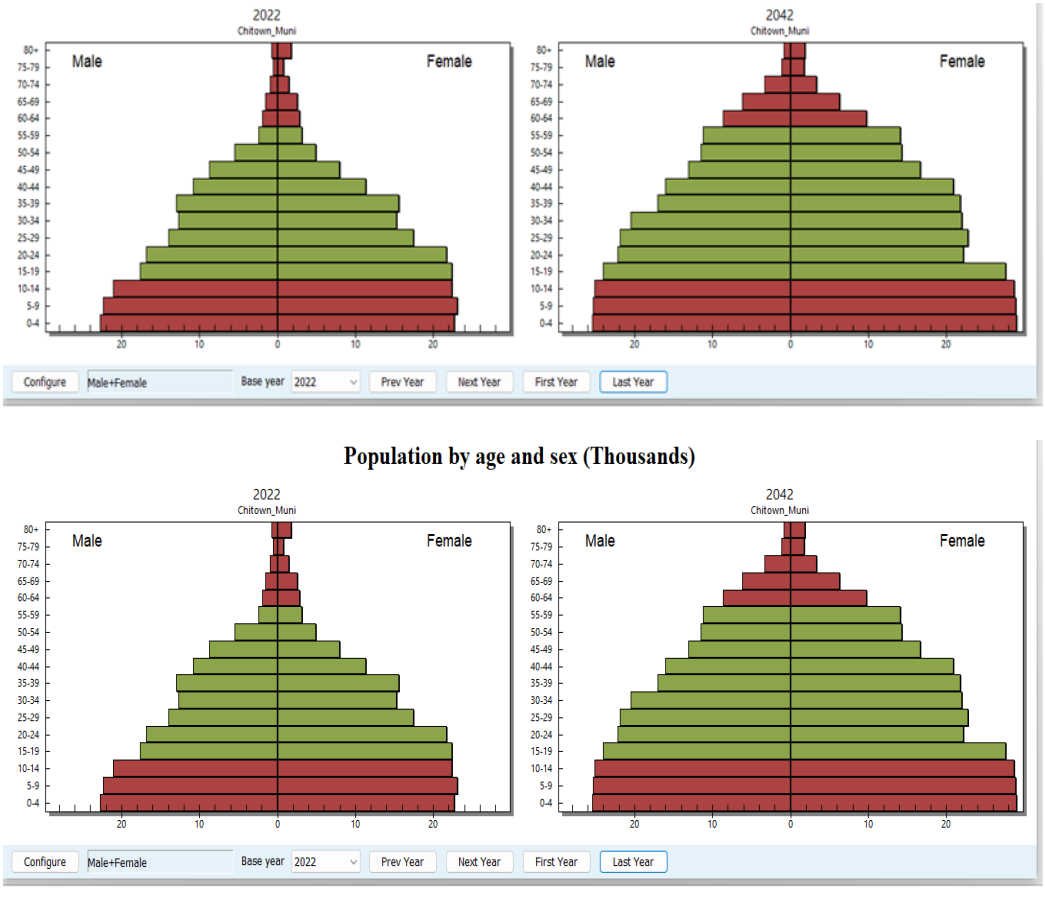
Table 6.1: Population growth scenarios

High Scenario				**Principal/ Medium Scenario**			**Low Scenario**		
Year	Males	Females	Total	Males	Females	Total	Males	Females	Total
2022	173,468	198,507	371,975	173,468	198,507	371,975	173,468	198,507	371,975
2027	195,277	223,151	418,428	193,926	222,253	416,179	192,676	220,661	413,337
2032	218,634	250,013	468,647	214,644	246,602	461,246	211,293	242,428	453,721
2037	242,629	278,066	520,695	234,615	270,400	505,016	228,245	262,618	490,863
2042	266,999	307,092	**574,091**	253,322	293,088	**546,410**	242,860	280,517	**523,377**

6.4 Age – Sex Structure

The Figure below illustrates the principal scenario projected age sex structure through a population pyramid from 2022 to 2042. The pyramid's base is more comprehensive, and the top is slender, meaning that a young population dominates it. The total population of females is projected at 293,088, while males are projected at 253,322 in 2042. Overall, Females dominate the sex structure in all three age groups (i.e. 0-14, 15-64, and 65+).

Figure 6.2: Population by age and structure (thousands)



The projected population is divided into three groups, which are i) children aged 0 to 14 years, ii) economically active population aged 15 to 64 years, and iii) elderly population aged 65 years and above. Those aged between 0-14 years in 2022 constituted 36 percent (134,685) of Chitungwiza's total population. This category is projected to decrease to 30 percent (162,640) of the total population in 2042. Those aged 15 to 64 years were 70 percent (226,733) and in 2042, will constitute about 65.7 percent (358,789). The population aged 65 years and above constituted about 2.8 percent (10,557) of the total population in 2022 with the 2042 projections putting this at 4.6 percent (24,981).

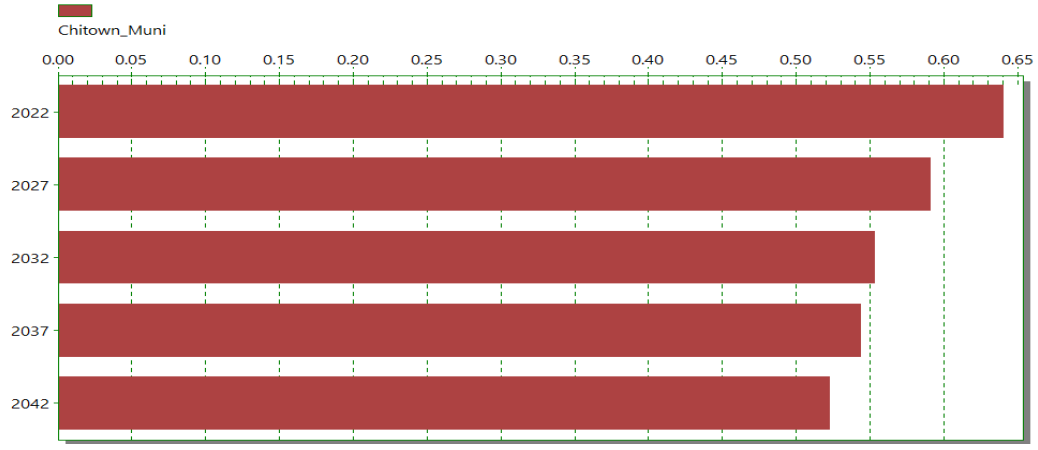
The population changes presented above have Master Plan implications as summarised below.

- The labour force will experience changes in its composition, with potential implications for workforce planning and skill development programs.
- There may be a need for adjustments in healthcare infrastructure and services to cater to the growing elderly population.
- Educational policies and programs need to be adapted to meet the evolving needs of a changing youth population.
- Long-term planning for pension and retirement systems will be essential to support the increasing elderly population.

6.5 Projected Dependency Ratio

The total dependency ratio is expected to decrease from 64 dependents per 100 economically active population to 54 dependents per 100 economically active population. The figure shows the dependency ratio projection in 20 years from 2022 to 2042, divided into five-year groups. The low scenario projected that the dependency ratio would decrease from 54 dependents per 100 economically active to 48 dependents per 100 economically active, while the high scenario projected that it would be at 59 dependents per 100 economically active in 2042.

Figure 6.3: Dependency ratio



The implications of these changes are summarised below:

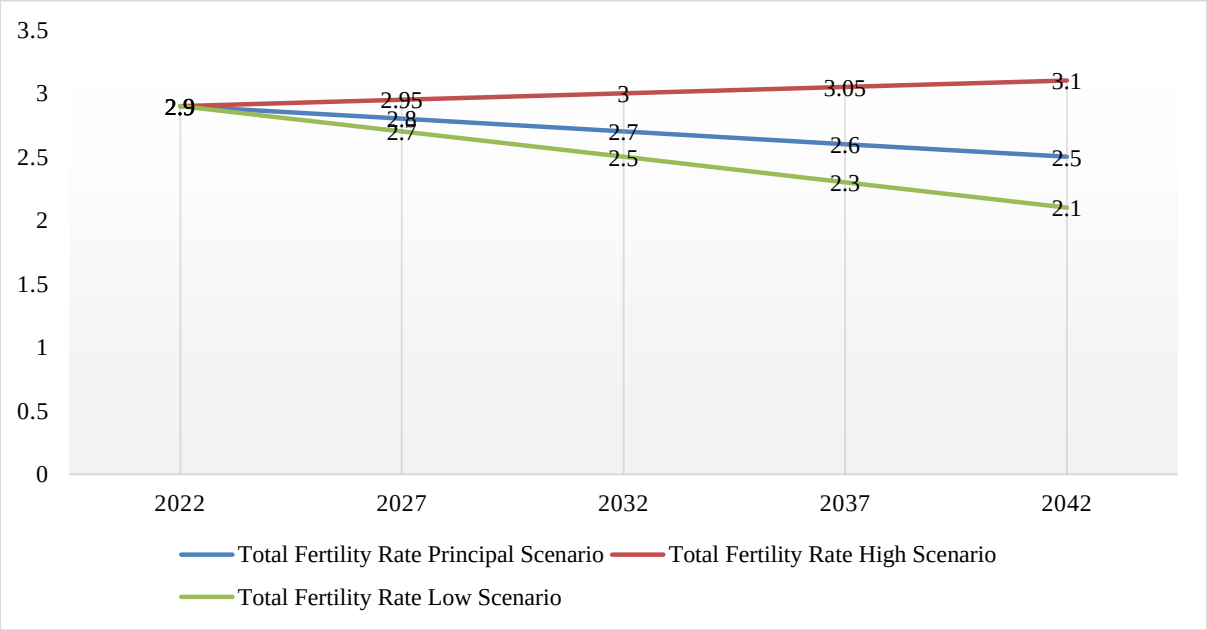
- A decrease in the total dependency ratio from 64 dependents per 100 economically active population to 54 dependents per 100 economically active population signifies a potential reduction in the burden on the working-age population.
- This shift may lead to improved economic productivity and growth as more resources can be allocated towards development rather than supporting dependents.
- There could be implications for social welfare programs and policies, as a lower dependency ratio may require adjustments in allocating resources for healthcare, education, and other social services.

- Planning for future workforce needs and skill development programs may require considering the changing dependency ratio to ensure a sustainable and productive labour force.

6.6 Projected Fertility Trends 2022 – 2042

The fertility assumptions were determined by Total Fertility Rate trends and Age-specific fertility rates from the 2022 census data. ZIMSTAT provided Chitungwiza TFR trends. The principal scenario assumed fertility would significantly diminish from 2.9 to 2.5 children per woman. The low scenario assumed a fertility decline from 2.9 to 2.1 children per woman, while the high scenario projected a fertility increase from 2.9 to 3.1 children per woman. The principal scenario projected that Chitungwiza's fertility will decline but will be above the replacement fertility by 2042. However, the low scenario projected that Chitungwiza fertility will reach replacement fertility in 2042. This is shown below in the figure below.

Figure 6.4: Total Fertility Rate by Scenario



The fertility rates scenarios have the following implications:

- This decline in fertility may lead to a shift in the population's age structure, which has implications for workforce dynamics and social support systems.
- Planning for healthcare services, education facilities, and other social infrastructure may need to account for the changing demographic patterns resulting from lower fertility rates.
- Economic planning and policies may need to adapt to a potentially slow population growth rate, impacting labour supply and consumer markets.

6.7 Projected Mortality Trends

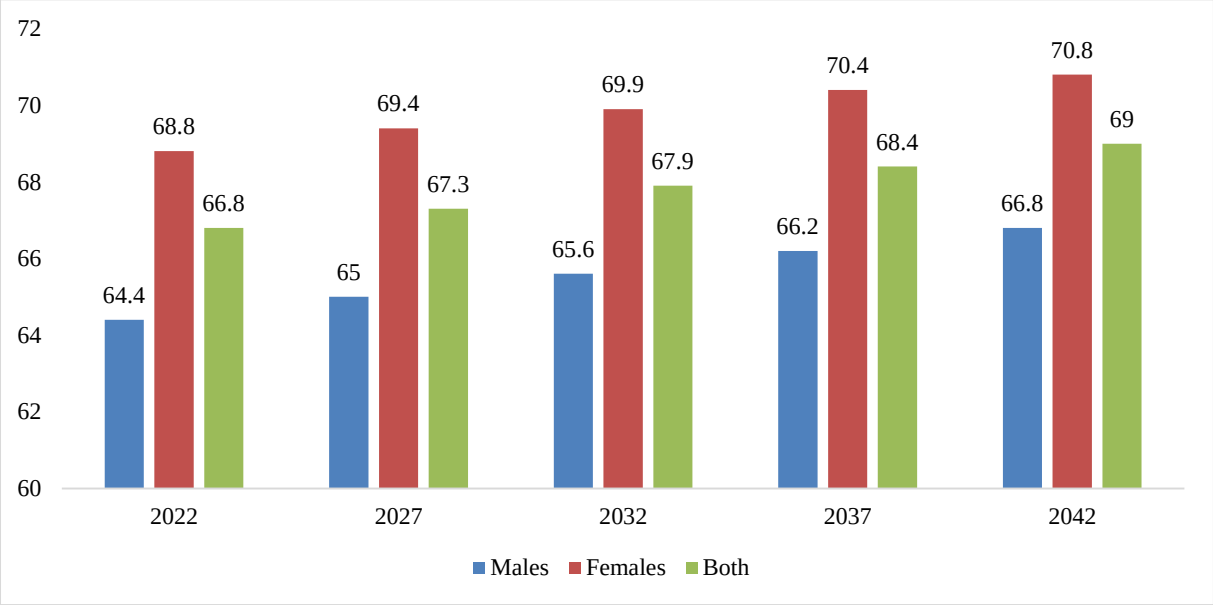
6.7.1 Life Expectancy Trend

This study used the recent United Nations model and Age-specific mortality rates from the 2022 census data. The study also incorporated the recent HIV prevalence rate in Chitungwiza from the National AIDS Council (2024). Chitungwiza's life expectancy is projected to increase from 66.8 to 69 years for both sexes. Male life expectancy will increase from 64.4 to 66.8 years, while for females it will rise from 68.8 to 70.8 years. This is shown in the figure below. The High scenario projected that the life expectancy would rise from 67.7 to 69.4 for both sexes, while the Low scenario projected that the life

expectancy would increase from 63.8 to 67.6 years for both sexes. The implications of these changes are listed below:

- The rise in male life expectancy from 64.4 to 66.8 years and female life expectancy from 68.8 to 70.8 years suggests progress in addressing health disparities and promoting overall well-being.
- When planning for healthcare services, one may need to consider the implications of a longer life expectancy, such as increased demand for elderly care and preventive health measures.
- Social support systems and pension schemes may require adjustments to accommodate a population living longer, impacting retirement planning and financial sustainability.
- Economic planning could benefit from a healthier and potentially more productive population with extended life expectancies, contributing to long-term growth and stability.

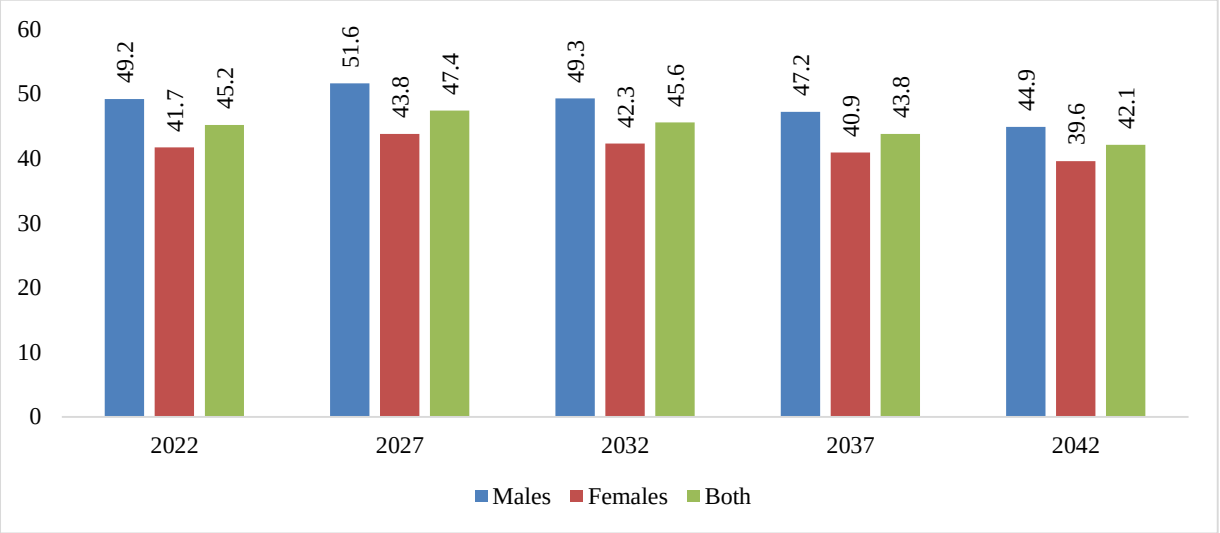
Figure 6.5: Principal Scenario Life Expectancy trend 2022 - 2042



6.7.2 Infant Mortality Rate Trend 2022 – 2042

The principal variant projected that Chitungwiza's infant mortality rate will decrease from 45.2 deaths to 42.1 deaths per 1000 live births in 2042. The male infant mortality rate will decrease from 49.2 to 44.9 deaths per 1,000 live births in 2042, while the female infant mortality rate will decrease from 41.7 to 39.6 deaths per 1,000 live births. This is shown in the figure below.

Figure 6.6: Principal Infant Mortality Rate Trend 2022 - 2042



The implications are summarised below:

- Demographic planning may need to consider the implications of lower infant mortality rates on population growth and age structure, potentially leading to a healthier and more sustainable population over time.
- Healthcare infrastructure and resources may need to be further developed to sustain the decreasing trend in infant mortality, ensuring continued progress in maternal and child health outcomes.
- Social policies and programs focused on maternal and child well-being could be reinforced to support the positive trajectory in infant mortality rates, contributing to overall community health and development.

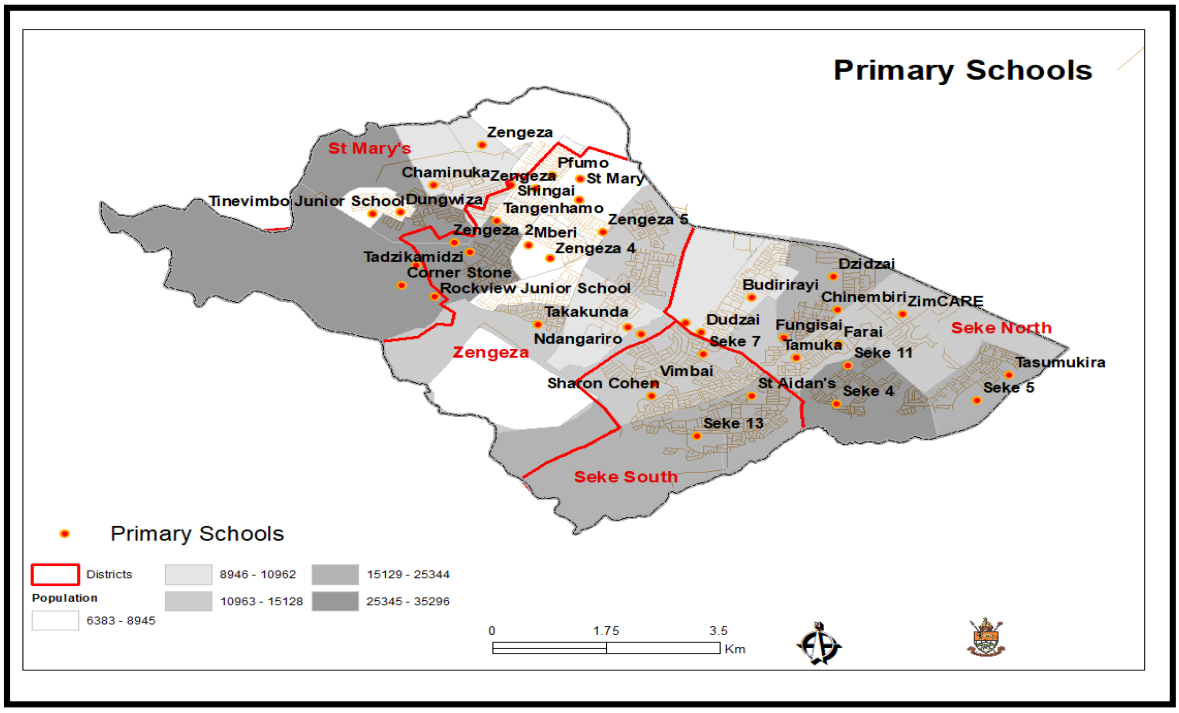
Chapter 7: Socio-Cultural and Economic Activities

7.1 Education

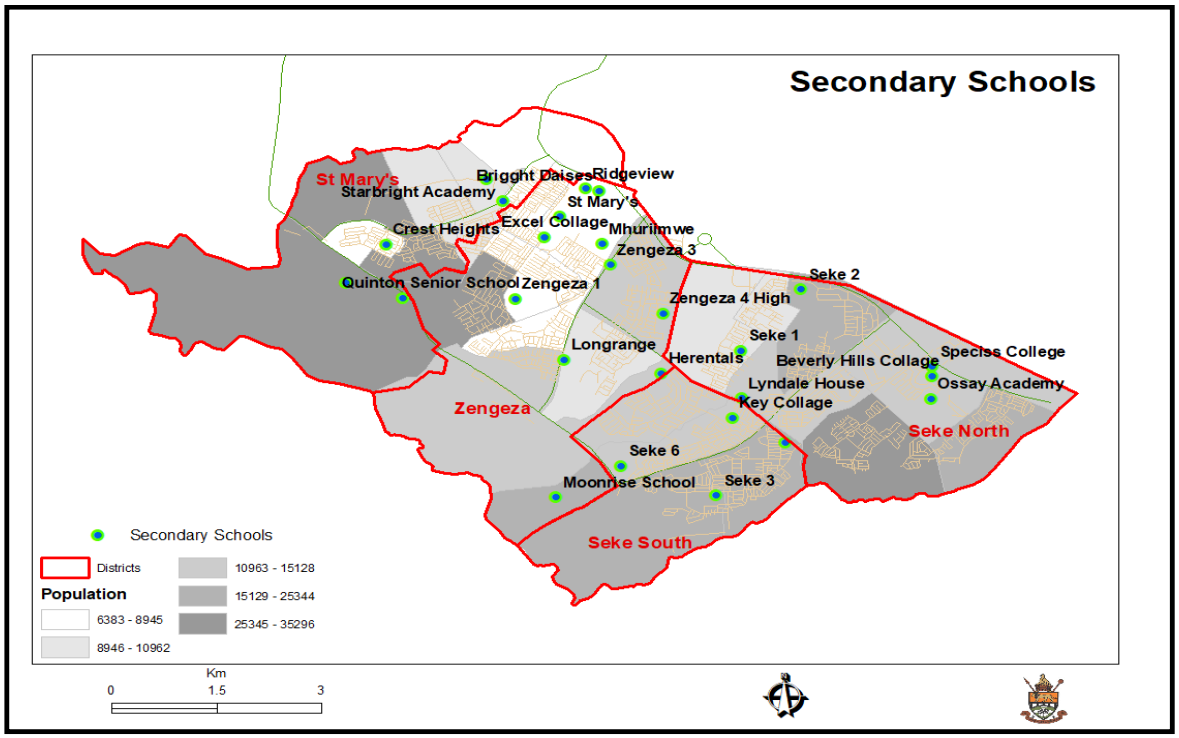
There are 50 schools (34 primary and 16 secondary) in Chitungwiza. Teacher-student ratios are generally high based on the overall statistics from the Ministry of Education's district office. An interview with the DSI for Chitungwiza revealed that the ideal teacher-pupil ratio is 1:40, but the current ratio is 1:79 for both primary and secondary schools. The statistics for ECD centres are not accurate, since some of the private facilities are not registered and therefore enrolment figures are incomplete.

Access to education is constrained by a number of factors including i) part of school space occupied by houses ii) overcrowding for example at Chaminuka and Tasimukira primary schools, forcing school authorities to opt for double sessions, iii) limited space for play centres, with only 17% of the schools having adequate sporting space, and iv) limited access to infrastructure including water, solid waste management, and sewer.

Map 7.1: Distribution of Primary Education Facilities



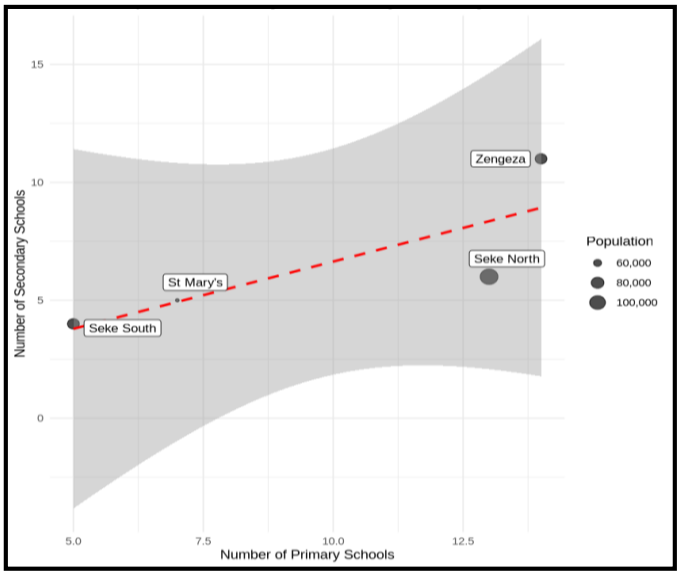
Map 7.2 Distribution of Secondary Education Facilities



7.1.1 Relationship between primary and secondary schools

As shown in the fugire below, there is a strong positive correlation (person product moment) of r = 0.812 between the number of primary and secondary schools in the districts, as shown by the upward-sloping trend line. The grey shaded area represents the 95% confidence interval for the trend line, which is relatively narrow, suggesting a reliable relationship.

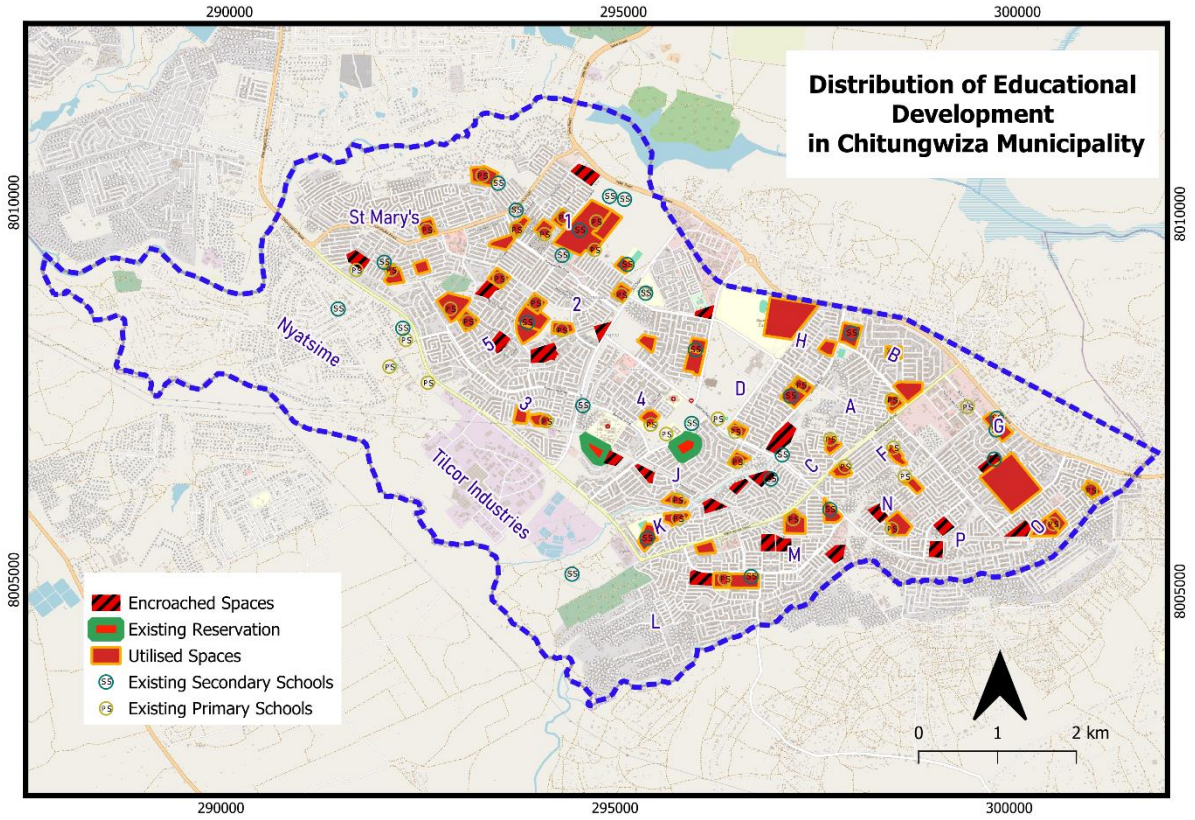
Figure 2.1: Relationship between primary and secondary schools by district



The grey dots represent population sizes. Seke North has the largest population (117,157) with 13 primary and 6 secondary schools. Zengeza, despite having a smaller population (74,900), has the highest number of schools (14 primary, 11 secondary). St Mary's has the population of 54,575 and has 7 primary and 5 secondary school. It is critical to note that there is critical shortage of secondary schools in St Mary's. Seke South has the second-lowest number of schools (5 primary, 4 secondary) despite having the third-largest population (75,449). The distribution suggests that while there's generally a correlation between primary and secondary schools, the number of schools doesn't strictly follow population size. Zengeza appears to be the best-served district in terms of school infrastructure relative to its population, while Seke South and St Marys appears to be undeserved.

Schools shortages in Chitungwiza is partly resulting from encroachments that were done on land that was planned for schools. The map below shows the planned school sites against developments that had happened.

Map 7.3: Status of planned school sites in Chitungwiza



Information on the above map correlates with data from Chitungwiza Schematic Layout (GP No. SPF 13). The data is presented in the table below.

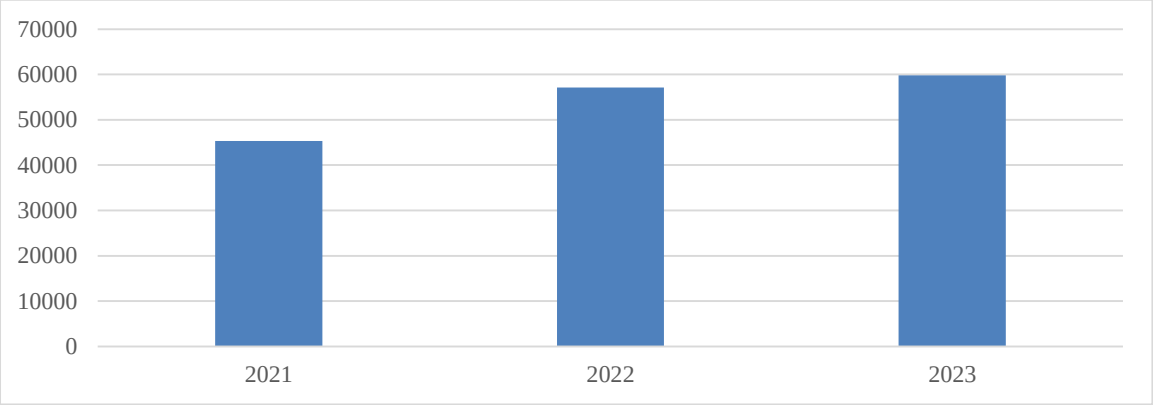
Table 7.1 Status of planned school sites in Chitungwiza

Facility Type	Encroached by other uses	Existing reservation	Utilised for school uses
Primary School	17	0	39
Secondary School	4	2	12
Technical Training Collage	1	0	2

7.2 Health Services

Chitungwiza has a total of 38 health facilities. These are categorised into 4 Municipal clinics, Chitungwiza Central Hospital (a higher order referral centre), 9 private hospitals, and 23 General Practitioners' 'rooms' (often called surgeries). Additionally, there are 41 pharmacies in the planning area. Table 7.1 below shows that Chitungwiza Municipality provided health services to 162 288 for the past 3 years with patient staff ratio of 1 to 854, which is way above the recommended ratio.

Figure 7.2: Patients served at Council clinics by year



Source: Source: Chitungwiza Municipality, Health and Environmental Services (2024)

Chitungwiza Municipality has no district and infectious diseases hospitals. This is putting pressure on the referral centre (Chitungwiza Central Hospital). Patients are directly being transferred from primary healthcare facilities to the central hospital. Ideally, patients should first be transferred to a district centre.

Besides a district and infectious diseases hospital, there are also gaps in terms of primary health facilities. An FGD session with healthcare staff showed that two more facilities were needed immediately and for the 20-year Master Plan period, an additional two would be needed. This implies that 4 primary health facilities would be needed in the next 20 years.

Household survey findings revealed that 44% of the respondents were not satisfied with the health service situation in Chitungwiza, 36% were satisfied while 20% were neutral. This is most likely due to the shortage of medicines and staff to cater for the patients as well as long waiting hours before being attended to. The remainder of the respondents were neither satisfied nor dissatisfied.

There is also a shortage of staff, and a large gap was observed in nurses with a shortage of approximately 19 vacant posts as shown in Table 7.2 below.

Table 7.2: Staff establishment in Chitungwiza Health Facilities

Post	Authorized post	In-post	Gap/Vacancy
Medical Doctors	2	2	0
Matrons	2	2	0
Nurse in Charge	8	6	2
Registered General Nurse (RGN)	120	101	19
Nurse aides		50	0
General Hands		14	0
Primary counsellors	24	24	0
Pharm Tech	4	4	0
Data Entry clerks	4	4	0
Lab Tech	4	3	1
Dental Therapist	2	1	1
Microscopist	2	1	1
Environmental Health Officer	8	6	2
Environmental Health Technician	12	3	9
Tuberculosis Coordinator	1	1	0
Pest Controllers	16	10	6
Total	209	182 (232[7])	27 (13%)

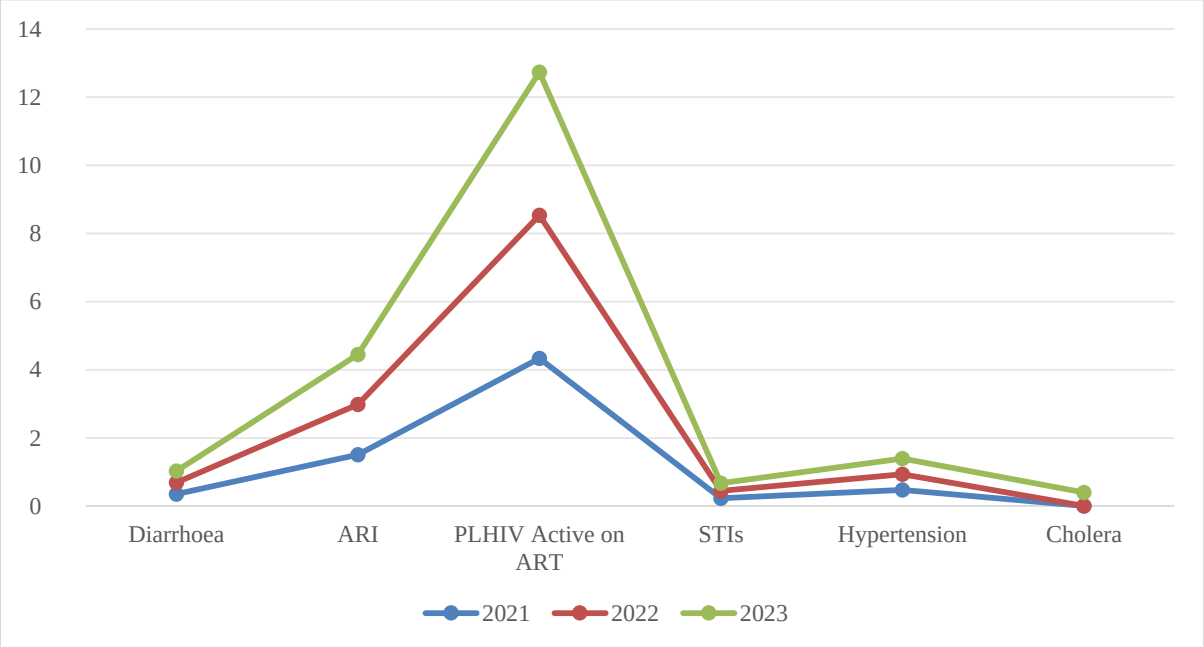
[7] Including Nurse Aides who are not on the establishment

Source: Source: Chitungwiza Municipality, Health and Environmental Services (2024)

There are some health service inadequacies, particularly in terms of access and quality. Through key interviews, the FGD session and household survey, it became evident that significant barriers existed that impeded residents' access to essential healthcare services. These barriers encompass issues such as limited healthcare facilities, insufficient medical supplies, and transport challenges. Furthermore, the quality of care provided was compromised by understaffing, lack of essential equipment, and failure to maintain facilities. Addressing these deficiencies would improve health outcomes and ensure the well-being of Chitungwiza's population.

The most prevalent disease from 2021 to 2023 was HIV and AIDS with a mean prevalence of 4.24 % followed by Acute Respiratory Infections with a mean prevalence of 1.48%. Hypertension was also reported with a mean prevalence of 0.46% and the number of cases increased from 2274 to 3471 in 2021 and 2023 respectively. Noncommunicable diseases (NCDs) are projected to be the leading cause of death and disability by 2030, eclipsing the burden of communicable diseases globally (Bigna and Noubiap, 2019). A rise in cholera cases was observed in 2023. Although the town had no index case inadequate water and sanitation services as well as poor sanitation and hygienic practices exposed the population to the spread of imported cases. Some 80% (n=213) of the household survey respondents were not satisfied with the water situation in the area.

Figure 7.3: Disease prevalence, 2021 to 2023



Source: Chitungwiza Municipality, Health and Environmental Services (2024)

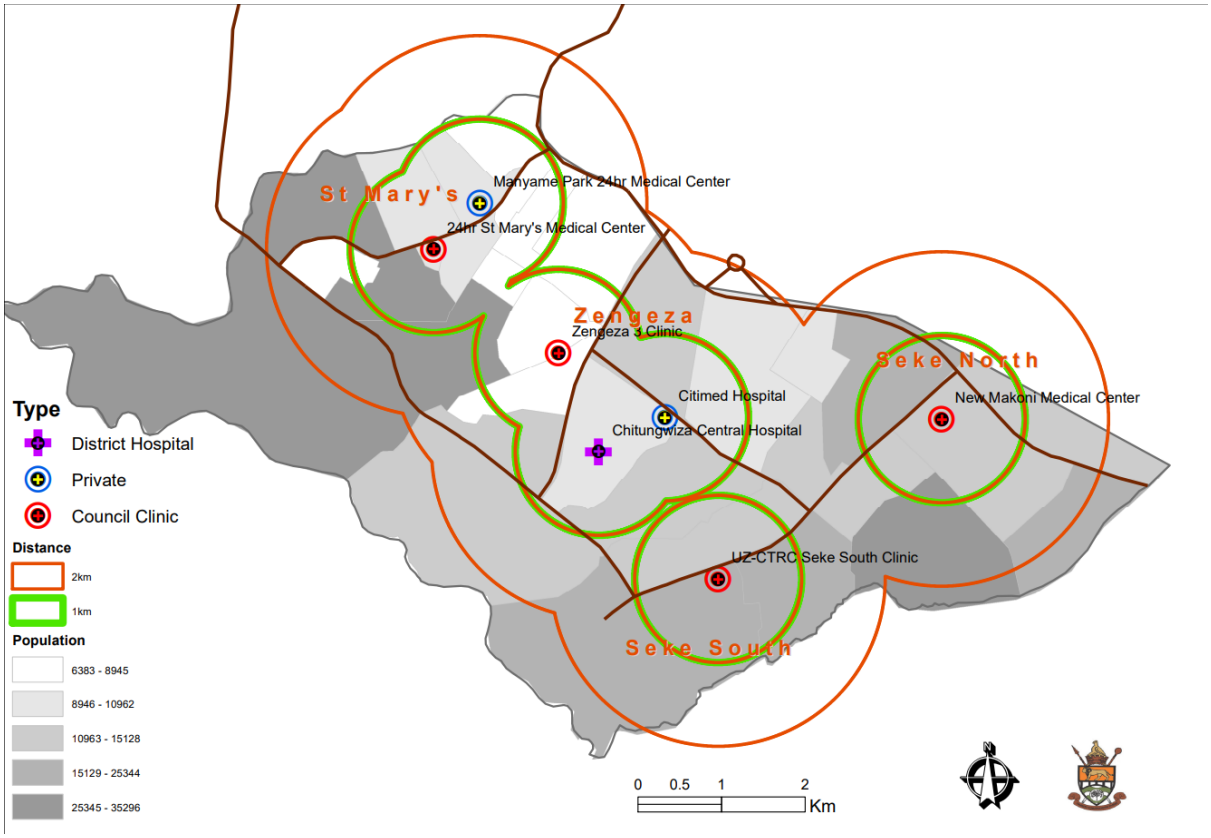
7.2.1 City Health Facilities and Services

Chitungwiza Municipality has four primary health care facilities (clinics). Their distribution is as shown in map 7.3 below. Each district has a facility providing a relatively equitable distribution. The Municipal area ’s health facilities are however resource constrained. Ideally, Chitungwiza Municipality should be responsible for overseeing and supporting its health facilities based on a Municipal healthcare vote. Council budget gaps necessitated a transition of staffing from the Council to national government. Currently, the Municipal area relies on national government and donor funding. An FGD with healthcare staff seconded from national government confirmed serious challenges regarding the Council’s prioritisation of resource support towards health consumables and infrastructure.

The council's health facilities are understaffed. As of August 2021, the Council health facilities had 66 nurses. This number increased to 101, against an establishment of 120. Additionally, the number of people that should be served by one Health Officer should be 10,000 people. However, the status is that the HO is serving over 400,000 people. Similar gaps for Environmental Health Technicians were observed, with only three being available for the whole town.

A strategic health service upgrade is clearly important for the Municipal area over the Master Plan period. The upgrade is justified across staffing, service financing, health equipment and infrastructure including energy, water, and sanitation.

Map 7.4: Health Facility Distribution and Population Density



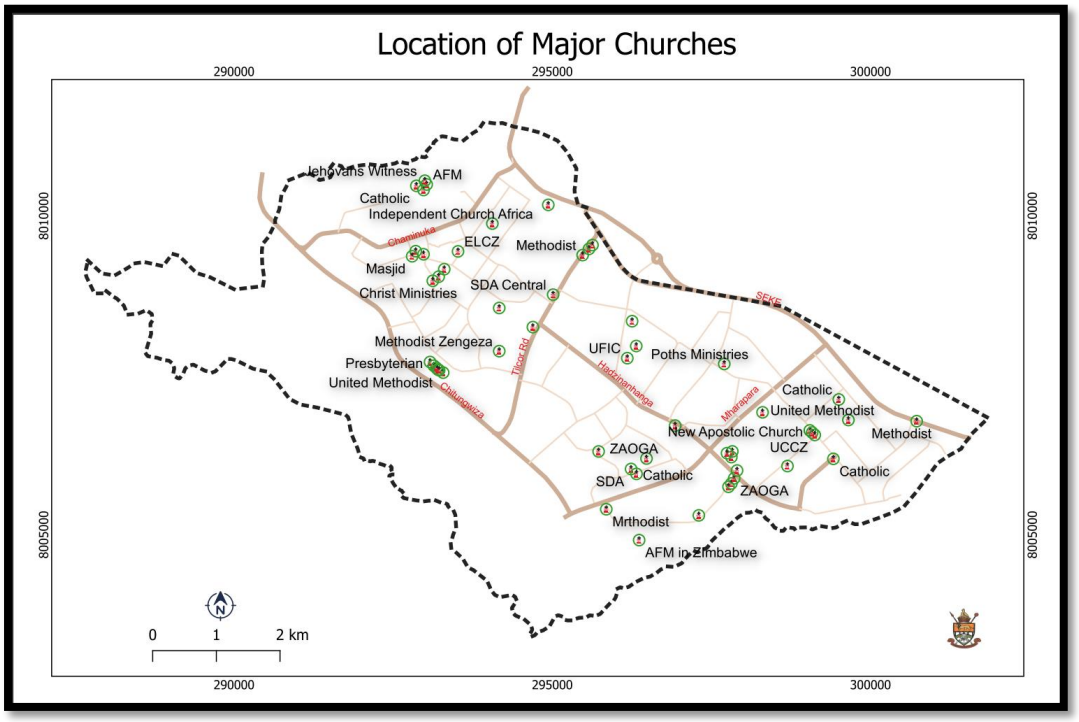
7.3 Culture and Heritage

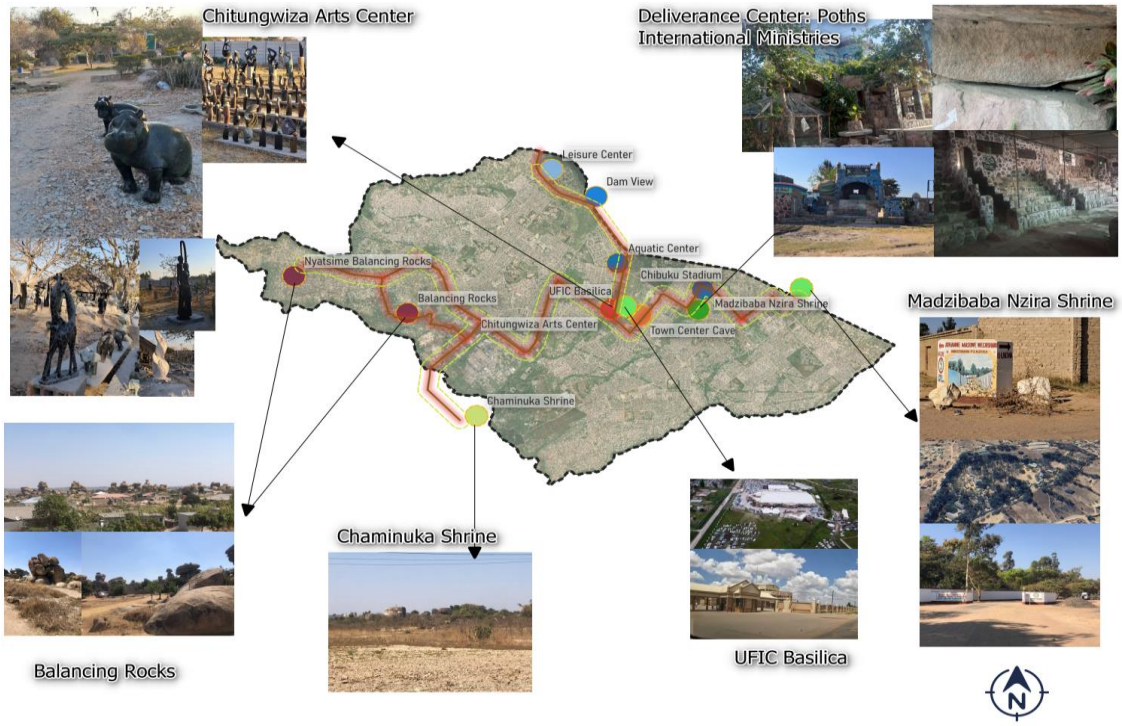
Chitungwiza Municipality has a religious and cultural heritage that is of significance for tourism development. However, the potential centres of significance have not been properly planned for to attract tourism activities. The Municipal area has craft and heritage centre, Chitungwiza Arts Centre established in 1997 by the Ministry responsible for Education. It provides an opportunity for talent nurturing, local employment and trade. In the religious sector, Chitungwiza has over 212 churches of various sizes in terms of buildings, congregations, and popularity. UFIC, AFM in Zimbabwe, ZAOGA and Poths Ministries International are some of the big brands in this sector.

Outside the town's southern and northern, there is Chaminuka's village and Madzibaba Nzira's shrine. Together with the churches, these are key sites in Chitungwiza with potential for tourism development. They can host cultural and religious tourism centred around different faiths and beliefs practised by different groups of people. The Map below shows the location of some of the churches in Chitungwiza.

The study learnt that relevant tourism and heritage products had not been developed. This is despite being mentioned in council strategic documents including the framing of the vision of ‘a world class heritage city by 2030’. Interactions with Manyame RDC’s core Master Plan team showed that their draft Master Plan had proposed tourism sites to the north of Chitungwiza. Chaminuka and Madzibaba Nzira alongside other sites were included in the RDC Master Plan. Integrating these into urban tourism trails in the Chitungwiza Municipal area was considered worth exploring. The Map below shows findings regarding cultural nodes or places of tourism value.

Map 7.5: Worship Centres/Churches and Possible Tourism Trail





Chitungwiza has Chaminuka's shrine situated just outside the Municipal area's southwestern reaches. Chaminuka was a legendary prophet. There is also an opportunity for tourists to visit the grave of Chaminuka's aid, Rwizi. Additionally, Chitungwiza has San rock paintings and meandering caves Harawa and Epworth Dams.

7.4 Sports and Recreation Facilities

Sports and recreational facilities in Chitungwiza comprise stadiums, community halls, welfare centers, playing grounds, and recreational sites. Generally, these facilities are not performing well because of limited infrastructure, equipment, upkeep or management and basic services, especially water, and sanitation. Chitungwiza has one major soccer stadium and an aquatic complex with an Olympic-sized swimming pool. Regarding community halls, Chitungwiza has two in Unit L and St Mary's. The Municipal area has 3 welfare centres namely Zengeza 1, Zengeza 3, and Seke North.

Chitungwiza has six playgrounds in Seke South, Zengeza 2, Macheka, Zengeza, Unit O, and Zengeza 4. There are about 10 recreational facilities within the Municipal area. Seven of these are public or Municipal while three are private facilities. However, all are open to Chitungwiza residents with public ones being available for nominal to no entry fees while private ones require payment of some substantial fees. However, not all these facilities are in good condition due to a lack of adequate management. This is particularly the case for the public facilities or sites while privately owned recreational areas are better run and have improved facilities. It is critical to acknowledge the presence of these spaces. With improved management it is possible for residents of Chitungwiza to access quality outdoor spaces. Their distribution in the town is also relatively equitable.

A final point to make regarding recreation is about gaps regarding access to facilities at schools and other institutions. Related to this is the absence of publicly supported facilitation of sporting and recreational activities in terms of coaches and stewards. Setting up appropriate access and use conditions for a broadened pool of facilities will have a positive effect as residents will have a broader choice regarding outdoor activities. Map 7.4 above also shows some of strategic recreational sites within and immediately outside the Municipal boundary.

Table 7.3: Selected Recreational Facilities in Chitungwiza

Name of facility	*Status (Private/Public)*	*Name of facility*	*Status (Private/Public)*
Dam View	Private	Chitungwiza Arts Centre	Public
Leisure Centre	Private	St. Mary's Open Ground	Public
Unit G Recreational Centre	Public	Zengeza 2 Open Ground	Public
Zengeza 3 Grounds	Public	Unit J Royal Gardens	Private
Unit L Sports Grounds	Public	White Sands, Nyatsime	

Regarding community beerhalls, Chitungwiza Municipality has a total of 11. These are sparsely located across the district. In terms of functionality, a total of 6 beerhalls are operating while 5 are defunct. However, despite the state of functionality, none of the beerhalls have corporate licenses meaning whatever informal activity is taking place at the site, the Municipality is not able to accrue any value from the operations.

The major challenge that beerhalls in Chitungwiza are facing is primarily embedded in shifts in cultural and social traits. Modernization has altered traditional social habits, leading to a decrease in patronage. Additionally, the increased accessibility of alcohol in stores and supermarkets has made it easier for people to consume beer in the comfort of their own homes. This shift to home consumption has further contributed to the decline of beer halls. Moreover, the infrastructure and maintenance of beer halls have

also played a role in their decline. Deteriorating facilities and neglect of maintenance have made beer halls uninviting. Limited amenities and outdated infrastructure have failed to attract modern consumers. The lack of investment in maintenance and renovation has accelerated the decline of beer halls.

7.5 Economy and Livelihood Activities

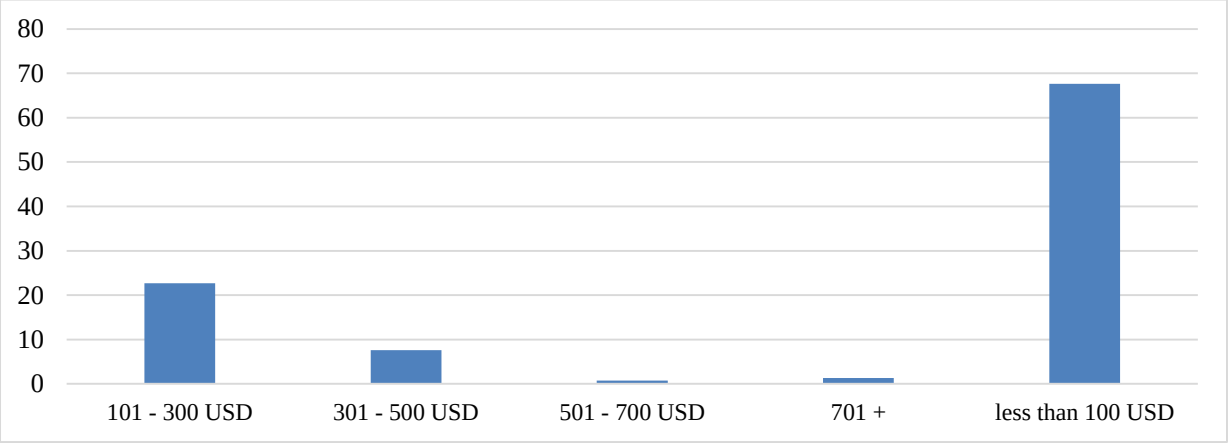
7.5.1 Employment

Chitungwiza Municipality was created as a dormitory town to house workers commuting to Harare. Since it is closer to Harare some manufacturing companies have set up business units in Chitungwiza. However, the economic activities in the Municipal area have been affected by the negative macroeconomic shocks that have impacted Zimbabwe since 2000. Historically, the Municipal area was home to some manufacturing industries such as textiles manufacturing, but this has shifted to informal entrepreneurship as one of the main economic activities in the Municipal area. Informal entrepreneurship in the Municipal area includes street trading, foreign currency exchange, urban farming, and home industries and cross border trading (Gunhidzirai & Tanga, 2017). In terms of formal employment, the Municipal area contributed about 14% of total employment in the province and 10% of national employment in 2022 (ZIMSTATS, 2022).

7.5.2 Income Levels

Data from the household survey shows that Chitungwiza residents' income levels are generally low. This may be attributed to a limited economic base, which is centred around SMEs. The survey findings show that most respondents are getting USD100 or less per month, as shown in the figure below. Additionally, most of the respondents (67%) are not employed, with only 34% saying they were employed. However, residents may conceptualise only being formally employed as employment, and not factoring in other non-formal employment activities that are dominant in Chitungwiza.

Figure 7.4 Reported Gross Monthly Income



Source: Household Survey Data, July 2024.

7.5.3 Comparative Economic Analysis

Data from the 2017 Poverty, Income, Consumption and Expenditure Survey (PICES) reveal that Chitungwiza municipality performs poorly as compared to other town councils, in terms of total monthly household income earned. The data show that monthly household income in Norton, Ruwa and Rusape is 3 times, 1.5 times and 2.5 times higher than those recorded in Chitungwiza respectively. The low-income levels in the Municipal area are also confirmed by the results from the household survey where most of the respondents are reported to be earning less than USD100 per month. These differences in incomes across town councils may reflect differences in productivity levels across the

councils that may arise from the quality of infrastructure and service provision in the local authority. In terms of employment, about 40% of the population in the Municipal area are employed (ZIMSTATS, 2022). Results from the household survey are also in line with this finding, showing that 37% of respondents are employed.

7.5.4 Economic Structure of Chitungwiza

The economy of the Municipal area is characterized by the dominance of services sector. Using data from the 2012 population and housing census[8], employment contribution by sector were: services (78 %), manufacturing (20%), and agro processing (2%). This finding may also reflect the presence of general trade, and wholesale and retail trade, which are sub-sectors of the services sector. In terms of number of businesses operating and registered with the Municipal area. The results confirm earlier findings from employment data. Wholesale and retail sectors are 83% of total business, education, training, and services (1.7%), other services (9.3%), and agro-processing and manufacturing (2.3%).

Since 2021 there has been no significant changes in businesses registered and the sector composition in the town suggesting a lack of dynamism in the local economy. Data from business licensing reveal that the number of businesses registered in the town council increased by 20% during the 2021/2022 to 2023/2024 period and this has been attributed to increase in the wholesale and retail sector and other services. The same data shows that the Municipal area offers secure tenure through its business licensing. This essentially enhances business planning and development allowing Council to better plan and develop its jurisdiction by knowing which businesses have long-term investments.

The structure of the economy of the Municipal area is a manifestation of developments that have happened over the years including overall macroeconomic downturns in the country. The COVID-19 pandemic also disrupted business operations, impacting the economy of Chitungwiza. From the early 2000s, the country experienced various economic shocks that led to rapid de-industrialisation. Consequently, the Municipal area has experienced significant services sector employment growth.

Informal sector entrepreneurial activities in the Municipal area have been growing and this has been a worrying concern for the local authority and the government. This highlights the dominance of the informal sector in the economy of Chitungwiza. The large increase in informal employment in both sectors suggest that resources have shifted from productive formal to less productive informal services. This suggests that the economy of Chitungwiza lacks the economic dynamism that is important for building an inclusive and resilient town that creates good quality jobs for its residents.

Table 7.4: Distribution of business by sector

	2021/2022		2023/2024	
Sector	Count	Percent	Count	Percent
Agro-processing and manufacturing	5	0,33	42	2,32
Education, training and security services	25	1,66	31	1,71
Financial services	33	2,20	52	2,87
Other services	206	13,71	168	9,28
Wholesale and retail trade	1234	82,10	1518	83,82
Total	1503		1811	

Source: Chitungwiza Municipality Business licenses dataset, 2024

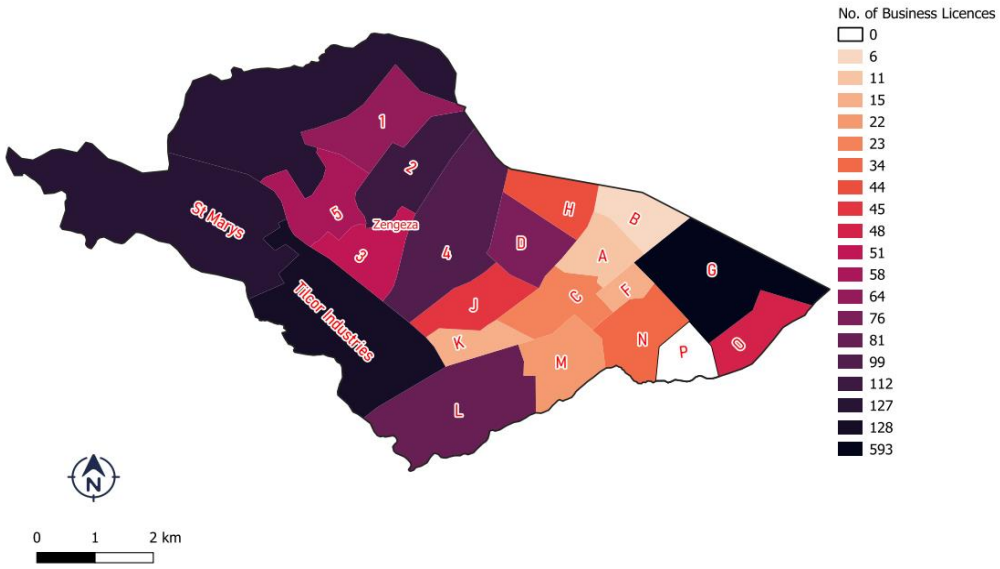
[8] Population and housing census data for 2012

7.5.6 The Spatial Distribution of Economic Activity in Chitungwiza Municipality

Although the sectoral contributions to the economy and changes are important to characterize the structure of the economy, the spatial distribution of economic activities is also important because of the persistent inequality experienced throughout an economy. The spatial distribution of economic activities is important for productivity improvement associated with agglomeration of business activities. This has significant implications for future development of the town and reduction of poverty and inequality. This is particularly relevant for a town grappling with disparities in economic activity suggesting a need to identify areas with increased concentration of economic activities so that targeting of infrastructure development and policy interventions can be done properly.

Apart from the industrial zone Chitungwiza's Makoni and St Mary's areas show a major concentration of businesses. The Town Centre area and parts of Seke North show some depression when licensed business records are considered. However, informal trading and other unlicensed economic activities that occur across the Municipal area may present a picture of 'even spread'.

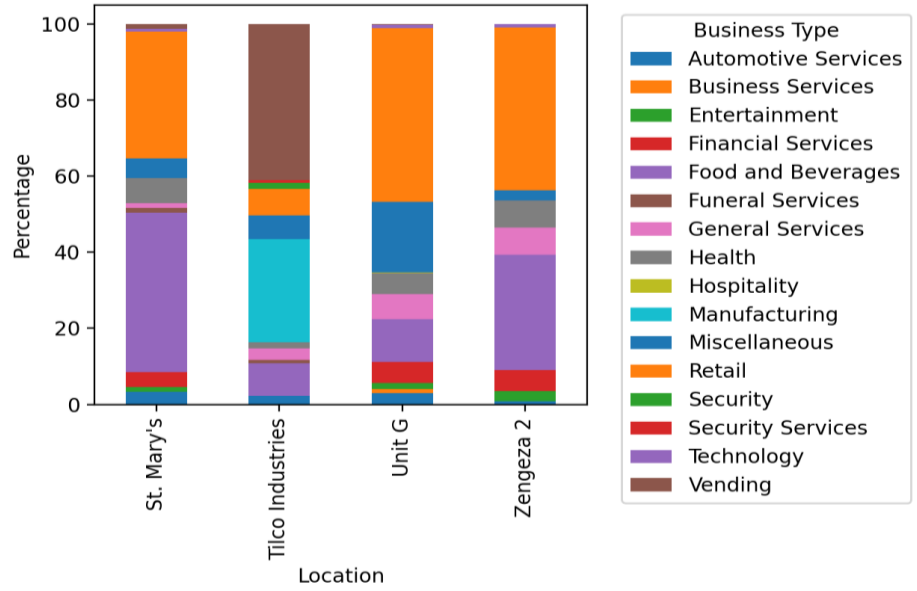
Map 7.7: Spatial distribution of business licenses in Chitungwiza



7.5.7 Industry and Services Sub-Sectors

Chitungwiza is home to a diverse range of industries. Council data shows that there are 291 industrial stands in Chitungwiza occupying a total of 212.3 hectares. The data categorised the size of each stand, the value of land and of improvements. The research team's assumption was that stands with no value of improvements were yet to be developed with only 153 of 291 (52.6%) being developed suggesting potential underutilisation of or operations without industrial structures at 48% of industrial stands. Undeveloped stands currently sitting on approximately 68.9 hectares. Additionally, data from the business licenses shows that there is a high trading activity in the industrial zone. Tilcor industrial area is surprisingly dominated by trading activities (41%) over industrial activities (See Figure below). This may suggest a shift from heavy to light industrial activities.

Figure 7.5 Percentage of business types in 4 locations in Chitungwiza



Major industries in Chitungwiza include Surface Wilmer, a cooking oil producer, Chibuku Super Brewery, Flinvest Packaging Solutions, and Rasmaz Automotive Engineering. These provide employment opportunities to locals. In addition, Chitungwiza boasts of a strong textiles industry and construction materials sector, with companies like JD Bricks contributing to the local workforce. An assessment of five industries in Chitungwiza revealed that Small to Medium Enterprises (SMEs) are thriving in the industrial area, employing at least 10 people each. Consultations with managers, foremen, and workers indicated that operations had been going on for at least five years. Industry challenges include water scarcity, power outages, and billing issues. Frequent power outages were reported to halt operations. Despite this, industrialists complained of high electricity bills. Additionally, instances of crime were reported including incidences of individuals posing as council or law enforcement officials demanding bribes cited.

7.5.8 Urban Agriculture

Open spaces in Chitungwiza are being utilised for agricultural activities including animal husbandry (Gunhidzirai, 2023)[9]. This includes vegetable gardens as well as seasonal crops, mostly maize. Wetland areas are used by residents to practise crop production, taking advantage of water availability. The urban agricultural activities are however illegally being practised alongside other economic activities like roadside vehicle repairs.

[9] Gunhidzirai, C., 2023. Urban Agriculture and the attainment of Sustainable Development Goal 2 (Zero Hunger) in Zimbabwe. *International Journal of Development and Sustainability International Journal of Development and Sustainability*, (12 7), pp.286-302.

Figure 7.6 Plant Nurseries along Hadzinanhanga Road



Source: Fieldwork 2024

7.6 Chapter Summary

Chitungwiza's education, sport, recreation and health services need strategic attention. This is in terms of available levels from primary to tertiary, quality and distribution or equitable access to Municipality-run services. The council area also has heritage and tourism assets that have not been fully developed. Private enterprises are dominated by wholesale and retail with the town's industrial area relatively under-developed as evidenced by 48% of industrial stands remaining undeveloped. Monthly gross incomes are below USD100 for most household heads who were interviewed. The distribution of licensed businesses is skewed towards older neighbourhoods a situation that is exacerbated by a small and under-developed town centre.

Chapter 8: Economic Infrastructure

8.1 Roads, Rail and Transport Networks

8.1.1 Roads and Transport Networks

A 2017 road condition survey conducted by the Ministry responsible for transport and ZINARA reported Chitungwiza's total road network as 465 km. The road network has three road types of earth (152km), sealed (292km) and unclassified (17km). Two tables below show the Municipal area road classification and condition. The condition of roads in Chitungwiza is fair to good regarding riding quality with roads on the city edges (Map 8.2) tending to be the worst. However, most roads are lacking in lined drainage. Additionally, major roads such as Hadzinanhanga and Chitungwiza still have their road reserves that can be used for road expansion. Currently, the road reserves are used for temporary uses such as furniture making and trading, car wash activities, and vehicle repairing (See Figure below).

Figure 7.4: Current use of road reserves

Parked & abandoned vehicles along Chitungwiza Road



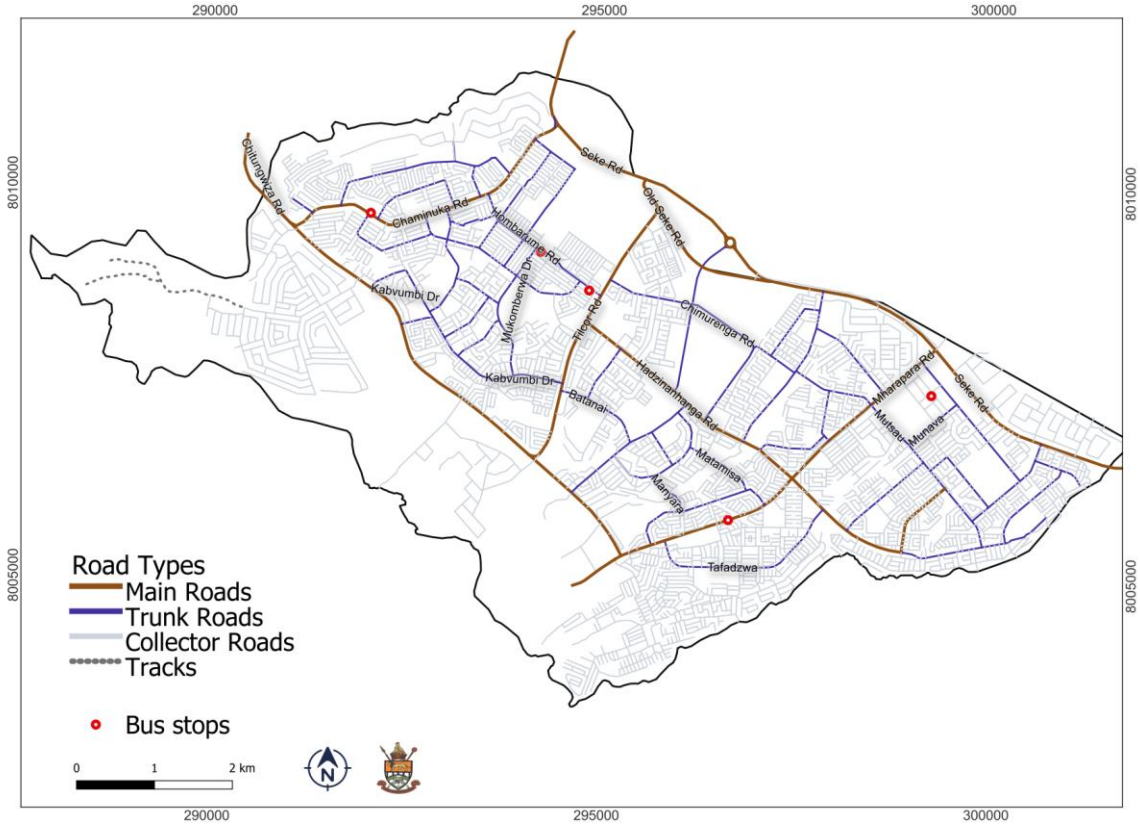
Commercial activities along Hadzinanhanga Road



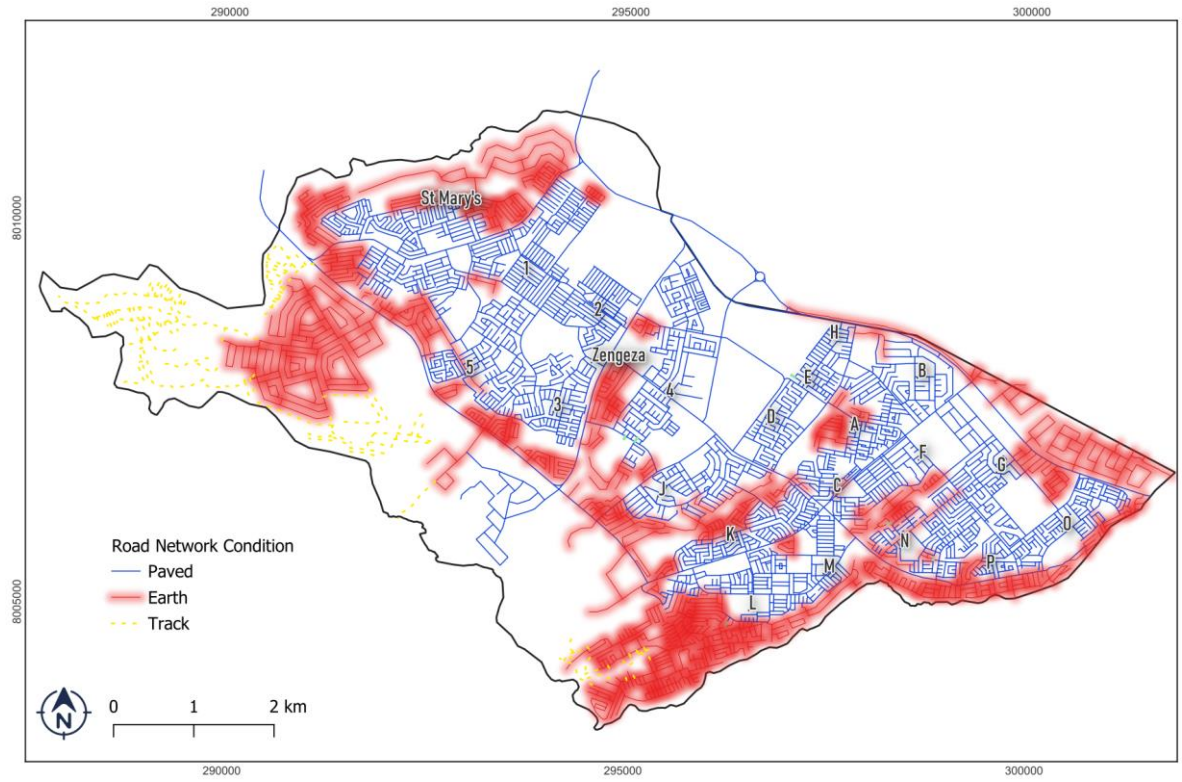
Source: Fieldwork, July 2024

The above images suggest the need to revisit the uses that can be permitted and regulated along road servitudes. The study noted rampant parked and 'dead' vehicles along major roads. These vehicles may have been parked for repairs but end up not being fixed. Other spaces are used as car parks, and vehicles develop problems while parked and are never properly disposed. As the assessment of degraded areas in Chitungwiza during fieldwork has shown that abandoned vehicles close to shopping areas have become places where illegal substances are sold and used. These informal junkyards affect urban spatial functionality and aesthetics while some are becoming crime hotspots.

Figure 8.1: Road Network in Chitungwiza



Map 8.2: Road network condition



The road hierarchy in Chitungwiza is clear. There is one freeway, Seke Road, which is 80m wide. This is followed by district distributers which are Hadzinanhanga Rd (60m wide), Mharapara Rd (50m wide),

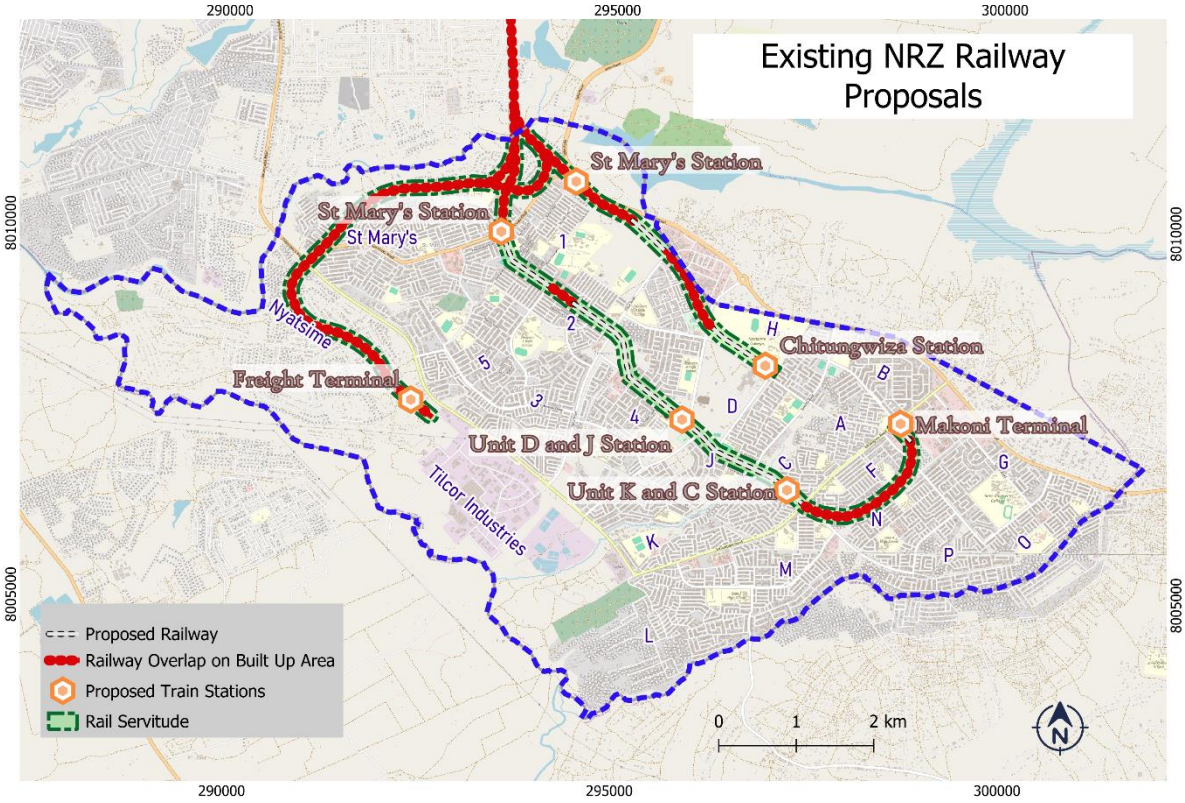
Tilco Rd (35m wide), and Chitungwiza Rd (30m wide). Below these major roads are local distributor and access roads. Service lanes are at shopping centres with 6 – 8 metre wide ranges.

8.1.2 Rail Network

Chitungwiza has no railway infrastructure or service. National Railways of Zimbabwe (NRZ) has 1991 Harare-Chitungwiza railway line proposals. The original proposal that had the line entering the town along Old Seke Road at Chikwanha has been adjusted to focus the line on heavily populated parts of the town as shown in the Map below. Experiences from railway servitudes and stations in Bulawayo, Harare, and Masvingo show that efficient utilisation of land requires attention in the Master Plan.

In doing so, consideration of the designation of 91.44 metre servitudes along mainlines on all corridors. Considering that the 1991 Chitungwiza-Harare railway line proposal is still to be developed locking significant land (on the surface) for future development in urban areas with land stress like Chitungwiza is a key challenge. Further, the adjusted proposals for the railway line affect houses that are already occupied (See Map below). The Master Plan will have to explore how to address these issues to ensure mass rail transport services without undermining the rights of property owners that will be affected. For the Master Plan duration, it appears the railway link is not as strategic as enhancing the standalone socio-economic performance of Chitungwiza. Its orientation is the daily emptying of the urban centre's population to Harare returning them only to sleep.

Map 8.3 Proposed Chitungwiza Harare Railway Line



Source: National Railways of Zimbabwe (2024)

8.2 Non-CBD Shopping Centres

Chitungwiza has 80 shopping centres across its four districts, offering diverse services that cater to local needs. These centres provide everyday essentials, with a high concentration and strength in retail,

entertainment, food and beverage, healthcare, printing, and tailoring services. Regarding the hierarchy, Chitungwiza's retail landscape is dominated by neighbourhood shopping centres, which typically feature a bus stop, market, beerhall, and essential services like general dealers, bottle stores, and bakeries. Additionally, corner shops scattered throughout the area. In contrast, district shopping centres like Makoni Shopping Centre and Town Centre offer a more comprehensive range of services, including banks, restaurants, surgeries, and bookshops.

Map 8.4: Location of Commercial Centres outside the CBD

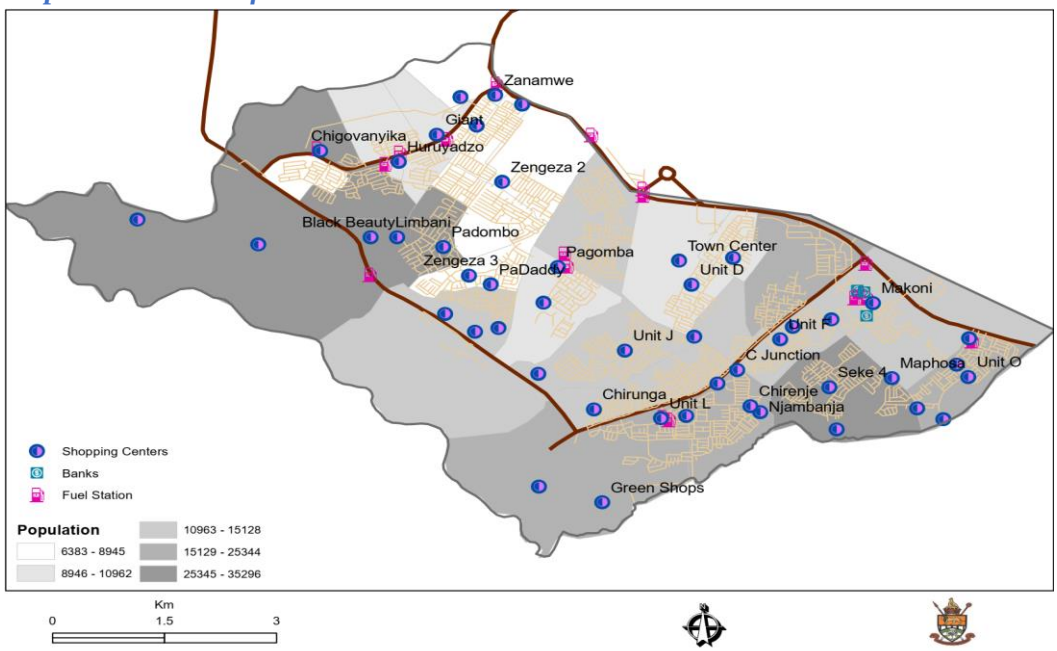
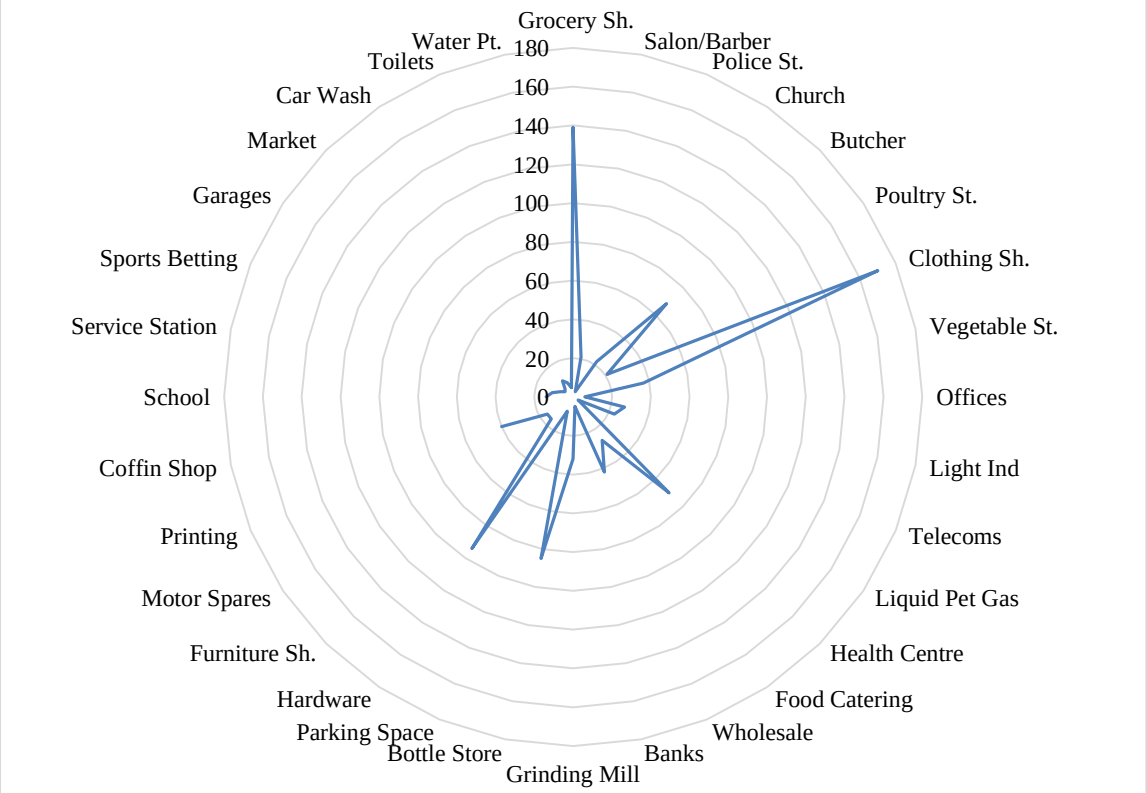


Figure 8.3: Type of businesses at shopping centres



Source: Shopping Centres Assessment, July 2024.

The chart above depicts the types of businesses found at the 12 Shopping Centres visited for the assessment. Clothing shops are the most common types of enterprises followed by grocery shops, hardware, bottle stores, and butcheries. Some concentration on the services side includes the availability of health centres at Chitungwiza shopping centres.

The figure above shows that shopping centres in Chitungwiza offer diverse retail options, including clothing, grocery, and hardware stores, as well as bottle stores for food and beverages. Butcheries are a common feature across all shopping centres, drawing large crowds, particularly during peak hours. Additionally, several health facilities are strategically located within the shopping centres, providing easy access to essential services such as clinics, pharmacies, and surgeries. This blend of retail and healthcare services ensures that the shopping centres are vibrant, catering to the daily and medium order needs of the local community.

Data from the household survey shows that most residents in Chitungwiza prefer to shop locally, with a significant proportion (57.1%) frequenting these business centres. A notable percentage (39.6%) use corner or tuck shops. This suggests that local shopping options are popular choice for residents, highlighting the importance of accessible and convenient retail options within the community.

WASH is an issue at shopping centres in Chitungwiza. The 12 centres visited have gaps in access to basic infrastructure, including toilets (with 9 centres having toilets, but some being non-functional, and 3 centres lacking WASH infrastructure altogether) and water services (with 7 centres lacking public water services). Some centres offer public toilets, while others operate pay toilets, and shops rely on private or community-managed water points, highlighting the need for improved infrastructure to support local businesses and residents. Absence or non-functionality of WASH facilities at shopping centres promotes use of indoor facilities only accessible to shop staff resulting in open defecation at some of the centres.

Table 8.1: Availability and functionality of toilets at shopping centres

District	Name of Shopping Centre	Availability	Functional	Management
Seke South	Unit L	✓	×	Public
	Unit M	✓	×	Public
	Town Centre	✓	✓	Public
Seke North	Unit A	✓	✓	Pay
	Unit C	×	×	×
	Makoni	✓	✓	Public
St Mary's	Huruyadzo	✓	×	Public
	Chigovanyika	✓	✓	Public
	Zanamwe	×	×	×
Zengeza	Zengeza 2	✓	×	Public
	Limbani	×	×	×
	Pagomba	✓	×	Public

Source: Shopping Centres Assessment, July 2024.

Most shopping centres are now in a state of decay. At some of them e.g. at Chigovanyika once-functional buildings are idle due to lack of maintenance and management hence urban decay. Meanwhile, large shopping centres like Makoni, Unit L and Huruyadzo among others are being overrun by a proliferation of small, informal tuckshops, straining the existing infrastructure. Also, the surrounding land is being invaded for various purposes, including informal trading, overnight car parks, and SMEs, leading to a chaotic and unregulated environment. Remarkably low crime rates are recorded at the visited shopping centres, attributed to shop owners' reliance on security guards who protect overnight car parks and essential facilities.

Table 8.2: Efficiency-Accessibility of Shopping Centres

Attributes	*Comments*	*Mean*	*Condition*
Services	Cleanliness	2.5	Bad
	Security	3.0	Neutral
Ambiance	Crowd and Noise Level	3.5	Neutral
	Overall aesthetic and visual appeal	2.8	Bad
Accessibility	Signage	1.9	Very Bad
	Pedestrian Flow	3.1	Neutral
	Store Placement	3.1	Neutral

Source: Shopping Centre Assessment, July 2024.

The assessment of shopping centres revealed several areas that require improvement. Cleanliness was a major concern, with a rating of 2.5, indicating that the environment was not clean. Security was deemed neutral, scoring 3.0, suggesting room for investing in security measures that ensure the overall safety of shopping centres exists. Noise levels were also rated neutral at 3.5. Aesthetic or visual appeal was unsatisfactory, receiving a low rating. On accessibility, signage was a significant issue, rated as very poor, while pedestrian flow and store placement were deemed neutral.

Just outside Chitungwiza's boundary is Guzha Business Centre, which is under Manyame RDC. The business centre is opposite Chikwanha Chikwanha shopping centre, which is the gateway into Chitungwiza. The 2 shopping centres have a regional significance in that they are visited by people from Chitungwiza, Harare, Manyame and several other places because of the entertainment facilities they offer. Additionally, there are employment opportunities created for SMEs.

8.3 Water and Wastewater Infrastructure

8.3.1 Institutional arrangements for municipal engineering services

Municipal engineering services for the town, namely, water supply services, sewerage services and roads and stormwater drainage services are provided by the Municipality of Chitungwiza (MoC). Bulk water supply for the town is procured from Harare City Council. The Director of Works (DoW) manage all the municipal engineering services. The DoW is also responsible for the approvals of new municipal engineering infrastructure installed for any new settlements in the town. The DoW is supported by several engineers, technicians, and other semi-skilled and un-skilled personnel.

The engineering department also receives technical and collaborative support from the Ministry of Local Government and other government organs like Urban Councils Association of Zimbabwe (UCAZ), Urban Development Corporation (UDCORP) and the City of Harare. Over the years, the town has also received technical backstopping support from multilateral and non-governmental organisations like Japan International Cooperation Agency (JICA), The World Bank and the African Development Bank (AfDB), among many others. The town, like many others in the country, receives periodic road maintenance funds from the Zimbabwe National Roads Administration (ZINARA) as well as intergovernmental transfers to finance some of the key urgent activities required for the town.

8.3.2 Water Supply

The town is supplied with treated water from Harare City Council which is produced at nearby Prince Edward Treatment Works (with water source being Seke and Harava dams). The design capacity of the treatment works is 90ML/d but due to technical and operational issues, the plant can only manage to produce on average 40-55ML/d. This treatment works also supplies water to some of the northern suburbs of Harare. The dams no longer have adequate capacity to supply raw water to the plant throughout the year with maximum clean water production capacity only managed during raining seasons. After the raining seasons, production capacity gradually decreases until production is stopped as the dry seasons starts in months of September and October. For 2024, due to the depleted water levels

in the dams, the plant is scheduled to be closed much earlier and that is at the end of August (Ref. https://www.herald.co.zw/prince-edward-water-works-to-shut-down). In situations like this, the town is then supplied with water from the main Harare water supply system (supplied with water from the Morton Jaffray Water Treatment Works).

Chitungwiza's daily water demand is approximately 31.56 megaliters, based on a population of 371,246 and a daily consumption rate of 85 liters per person. However, the town's water supply is inconsistent, with the council receiving 16 megaliters per day during periods of adequate water supply, resulting in a deficit of 15.56 megaliters per day. During drier months, such as September to November, the supply decreases to just 1 megaliter per day, widening the deficit to 30.56 megaliters per day. Looking ahead to 2042, Chitungwiza's projected population of 574,041 is expected to drive up daily water demand to around 48.79 megaliters. The water supply system for the town is therefore unreliable and inadequate resulting in chronic water shortages.

Various initiatives have been undertaken after the cholera outbreak of 2008/9 to try to improve the water supply situation in Chitungwiza and the greater Harare area. These included short-term interventions like borehole drilling by government, humanitarian organisations as well as other private organisations and individuals, and studies for alternative water sources and water supply regimes for the town. Bulk water supply for the town is procured from Harare City Council. The water supply system for the Chitungwiza comprises of 4 x 10ML bulk ground water reservoirs and a 1ML elevated tank at Makoni. From Makoni, water is distributed by gravity pipelines to various parts of the town for consumption. Of the 56 327 properties in Chitungwiza based on the Council's 2017 valuation roll, 42 760 are connected, which is 76% coverage (Chitungwiza Municipality Works Department, 2024).

Map 8.5: Water infrastructure network in Chitungwiza

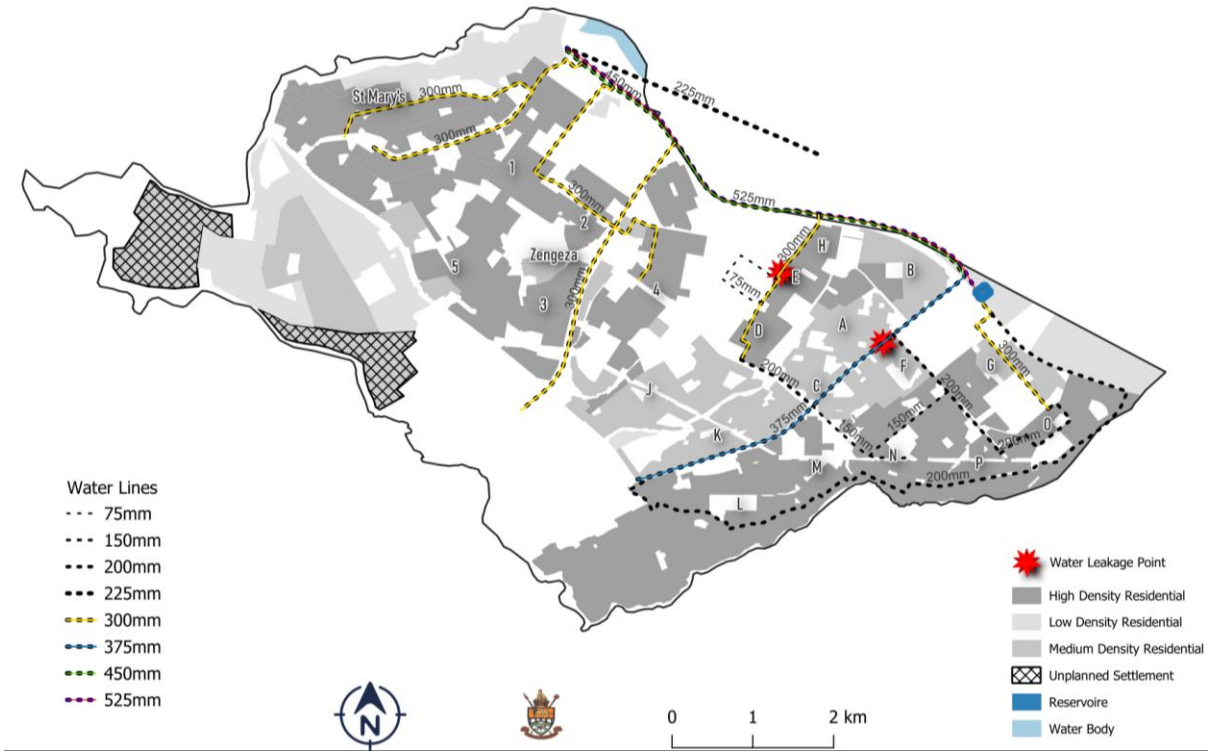
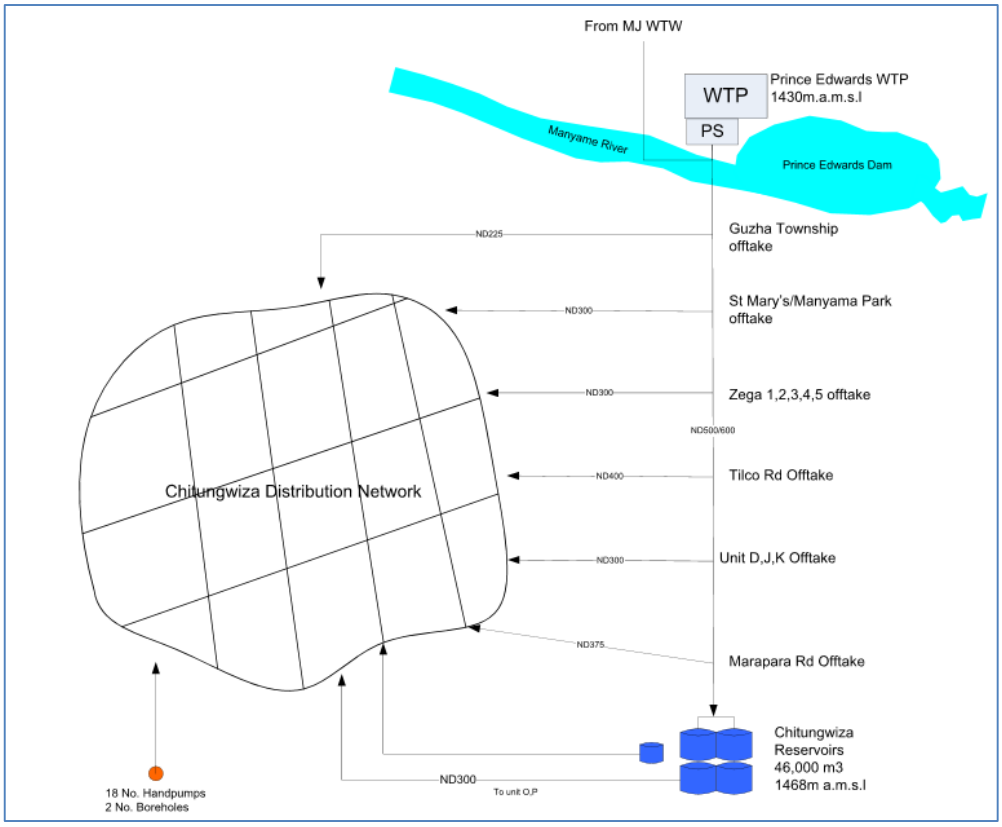


Figure 8.4 Water Supply Schematic, Chitungwiza



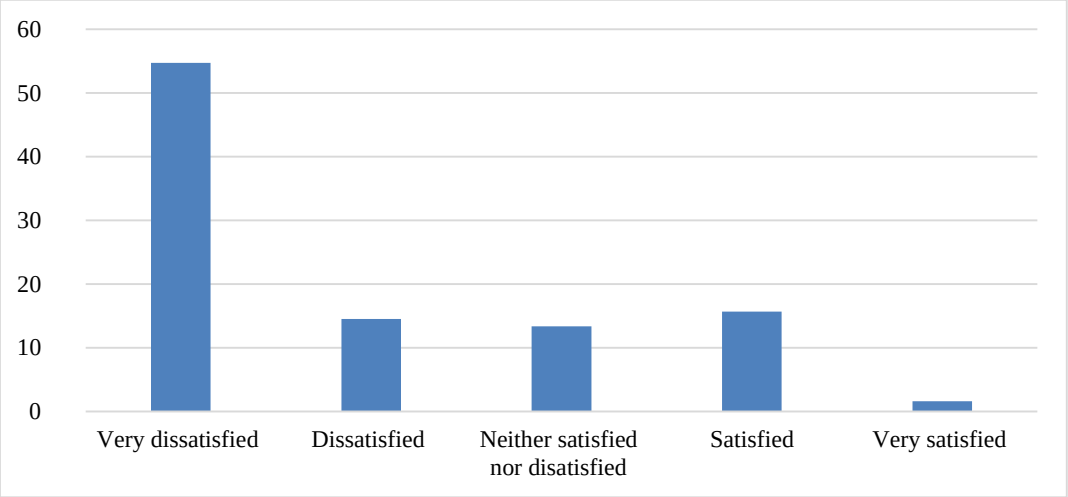
Source: Extracted from Greater Harare Water and Sanitation Strategic Plan of June 2014 (Gauff Ingenieure)

The water tanks in Chitungwiza are supplied with treated water pumped from Prince Edward Water Treatment Works which belongs to Harare City Council. Some sections of the town are supplied directly from the Prince Edward pumping mains. These areas include parts of St Marys, parts of Zengeza and Unit H. This operational regime is problematic as it results in reduced water reaching the reservoirs which makes the water supply system very inefficient. Additionally, the town is receiving water from Harare City only twice a week with supplies limited to a maximum of 16ML/day. This is resulting in chronic water shortages in the town. To enable more equitable distribution of the water, the town is having to supply water to one section at a time.

Chitungwiza faces several service delivery issues resulting for instance, in recurrent cholera outbreaks. Roads are generally below par. Untreated wastewater is discharged into the environment. Solid waste management is also resulting to the accumulation of garbage, creating breeding grounds for disease vectors. Chitungwiza's reticulated water comes from the City of Harare and has been supplemented by shallow wells and deep boreholes. Daily consumption of water ranges between 30 to 45Ml/day. Water pricing is on a sliding scale but averages $0.38 per m^3. Residents receive water at least once per week, but most have not been paying for the service citing poor service delivery. The proportion of people receiving water is under 50% and water availability is 50% to 60% and is worse in the Seke Area.

A review of Council's Rent and Water Arrears File (ACC/5/1) for April to July 2024 showed that 21 residents complained about being billed for water services which they were not receiving. 11 of these residents were from Manyame Park, 5 from Unit L, 3 from St Mary's and the other 2 from Zengeza. Household survey data showed resident dissatisfaction with Council water services.

Figure 8.5: Residents' satisfaction with water services



Source: Household Survey, July 2024

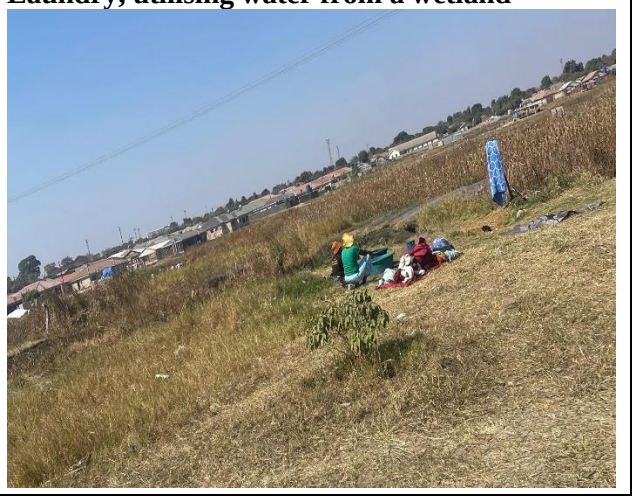
Besides reticulated water, several boreholes have been drilled by residents, Council, national government and humanitarian organisations to augment the water supply. Suburbs where boreholes are most prevalent include Zanoremba, Chivhanga, and Nyatsime as a result of the absence of reticulated infrastructure. Even in suburbs where reticulated infrastructure is available, residents are resorting to boreholes because of the erratic reticulated water supply. Residents are forming groups to collectively drill boreholes to service their homes. These, however, are not adequate and some of the boreholes have dried. One of the challenges experienced with boreholes is that they are not regulated and controlled. There is no ground water monitoring and water quality tests that are being done, exposing residents to diseases. The Figure below shows residents queuing for water at various water points.

Figure 8.6: Water Access Experiences in Chitungwiza

Water access in Seke North



Laundry, utilising water from a wetland



Source: Fieldwork, July 2024

Data from Council's Development Plans, Boreholes and Wells File, E/5/16 (2024) showed that Chitungwiza received several applications by organised community groups for borehole drilling. In 2024 alone, the Municipal area received 22 applications from communities seeking to drill or sink boreholes. Acknowledging its limited capacity to provide potable water, the Municipal area has

responded favourably to these applications, conditioning permissions on compliance with borehole drilling regulations, including water testing and reporting requirements.

Box 8.1: Unit 'O' community group borehole drilling application

The Unit 'O' community group involved 14 households who decided to actively address their water challenges. The members paid subscriptions towards electricity costs for water pumping purposes. Additionally, they were paying other service costs as they arose. Given the multi-stakeholder nature of the initiative, ownership of the borehole was a shared responsibility amongst the households.

Installation of household water access from the borehole was gradual till all had a tap installed in their yard. It was only then when the project was regarded complete. Council does not allow borehole groups to sell water to others. Tenants of committee members would access water by paying subscription fees to the committee.

Source: Chitungwiza Municipality Development Plans Boreholes and Wells File, E/5/16 (2024)

The above box shows that residents are 'making do' in terms of the provision of water. This has implications for Council revenue, as well as powers to govern. With more residents self-providing, the overall Council's duties as enshrined in the Urban Councils Act become limited. Additionally, a review of council file E/5/16 showed that various stakeholders, including NGOs, churches, and individual donors, expressed interest in funding borehole drilling projects, often seeking assistance from the Municipality to identify suitable sites. The Upper Manyame catchment also offered to collaborate with Council to monitor boreholes in Chitungwiza, to ensure sustainable groundwater extraction.

Due to water shortage, there is an emerging private water trading business ranging from small local suppliers selling water buckets from hand pushed carts to bulk water suppliers using water trucks or tankers. The situation of inadequate and intermittent water supply forces residents to resort to unsafe water sources posing a public health risks that must be addressed. Some residents are resorting to water infrastructure disruptions by creating informal connections and collection points that act as 'wells'. The figure below shows a water pipe that has been vandalised to allow direct access to water from the pipe.

Figure 8.7: Vandalised water pipes



Source: Fieldwork, July 2024

In 2021, Council adopted an NDS1-Aligned 5-Year Strategic Plan (2021-2025), which aimed at incremental improvements in the water supply as well as other Municipal services. However, this plan has not been successful due to funding issues. The table below provides a summary of the water supply systems in the Municipal area.

Table 8.5: Summary of water supply systems in Chitungwiza

ITEM	***UNIT***	***VALUE***	***COMMENTS***
Demographics			
Population	No.	+371,975	ZIMSTAT 2022
Water Production *(Prince Edward Water Treatment Works)*			
WTW Design Capacity (Prince Edward)	m^3/day	90,000	JICA Study Report on Water Supply, Sewage and Solid Waste Management in Chitungwiza (2013)
Actual capacity realised	m^3/day	40-55,000	JICA Study Report on Water Supply, Sewage and Solid Waste Management in Chitungwiza (2013)
Current supply to Chitungwiza	ML/week	32	Water supplied twice a week @16ML/day (*Town Engineer's office)*
Water Availability			
Approximate Per capita water availability (Calculated)	l/c/d	`15	Residents are having to rely on alternative water sources
Water Accounting			
NRW	%	62	(Derived *from the NDS1-Aligned 5-Year Strategic Plan 2021-2025)*
Water Supply Coverage			
Coverage of piped water supply	%	78	(Derived *from the NDS1-Aligned 5-Year Strategic Plan 2021-2025)*
Total length of pipelines	km	654	Ditto
Number of properties connected	No.	42 766	Ditto
Water Quality			
Water quality at production and in distribution system	-	Not very good	Raw water polluted with sewage *(JICA Report)*

NOTE: *Information obtained from the NDS1-Aligned 5-Year Strategic Plan 2021-2025 which was updated in 2023 is considered representative of the current situation though some minor variations could have occurred*

8.3.3 Reticulated Wastewater System

The sewerage collection system in Chitungwiza comprises of gravity sewers and 4 sewage pumping stations to lift sewage from some low-lying areas. Figures 2 and 3 below show the schematic of the sewage collection system. As shown, sewage from a sizeable portion of the town gravitates towards sewage pumping stations from where it is lifted into trunk sewers leading to the sewage treatment facility. Sewage from parts of St Marys and Manyame gravitates into Sewage Pumping Station (SPS) No.1. From this pumping station the sewage is pumped into SPS No. 3 which also receives sewage from other parts of St. Mary's, Zengeza 1 and Zengeza 5, respectively. Sewage from SPS No. 3 is then pumped into a gravity system leading to the sewage treatment facility. The also SPS No.2, which collects sewage from parts of St Marys and pumps into the gravity trunk sewers.

Sewage from other parts of the town like Zengeza 2,3 & 4, Seke Unit D, Seke Unit J, Seke North and Seke South are collected by gravity sewers culminating into trunk sewers leading directly to the sewage treatment facility. Sewage collected from the industrial area called Tilcor, gravitates towards a local

sewage pumping station known as Tilcor SPS. From this pumping station, sewage is also pumped into a trunk sewer leading to the sewage treatment facility. The total length of the sewer network is estimated to be 650km and is characterised by chronic operational and hydraulic problems. The schematic below shows the system in brief.

Figure 8.8: Sewer Network, Chitungwiza

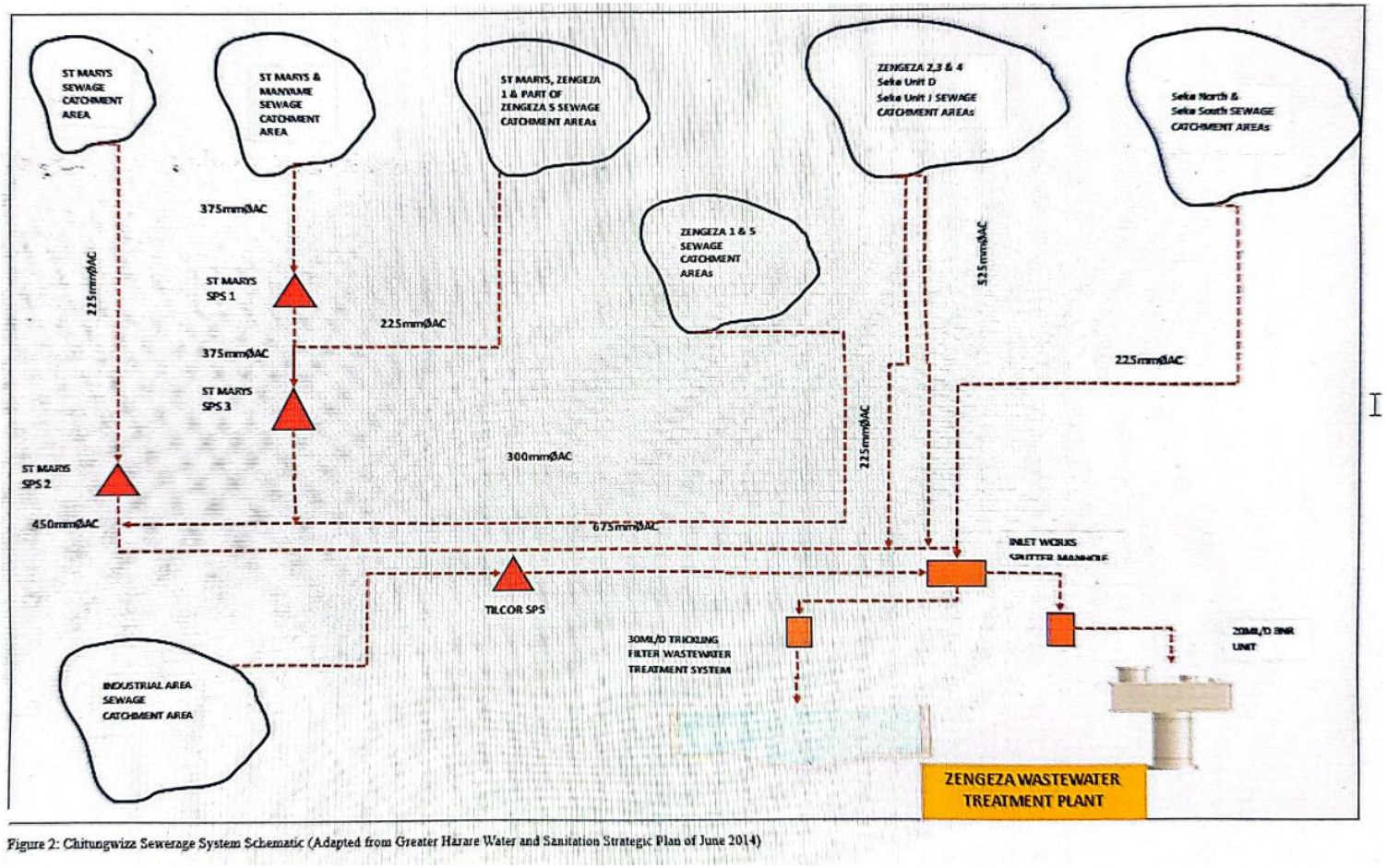


Figure 2: Chitungwiza Sewerage System Schematic (Adapted from Greater Harare Water and Sanitation Strategic Plan of June 2014)

The hydraulic problems have been due to low flows in sewers of flat gradients. The sewage low flows are due to clean water shortages which result in conservative water use and limited sewage generation. The flat sewer gradients are normally dictated by natural ground terrain conditions and the need to minimise sewer depths. Low sewage flows in flat gravity sewers result in the same failing to achieve required self-cleansing velocities to push solids (like grit and sand) away. This then causes accumulation of debris in sewers which, consequently, creates conditions for sewer blockages resulting in sewage spills through manholes and sometimes backflows into houses. These sewage spills have been causing severe pollution in some areas of Chitungwiza. Some residents with houses prone to these sewage backflows have been experiencing frequent sewage flooding in their houses or restricted toilet use. Most of the natural drainage channels are flowing with raw sewage which is undesirable.

At present, no sewage is reaching the sewage treatment facilities due to the blockages. All the generated sewage is spilling into local water courses and drainage channels posing a huge environmental pollution and public health risk to community. To help alleviate the problem, MoC is carrying out a construction project to replace a section of the trunk sewer which had collapsed.

Another major operational problem for the sewer system at Chitungwiza is ingress of sand into sewers resulting in sewer blockages and sewage spills. The causes of ingress of sand have been identified as sand ingress emanating from dishwashing using sand at homestead level and ingress of stormwater containing sand into sewers through collapsed manholes or broken sewers. This issue is so huge to the extent that regular desludging of trunk sewers using honeysuckers is required to remove sand and avoid blockages and sewage spills. Sand also affects pumps at the sewage pumping stations as it damages pump impellers. All the sewage pumping stations in the town are not functional at present.

Power supply and Operational and Maintenance (O&M) issues have also been hampering effective use of the sewage pumping stations. The electromechanical plant at the stations requires regular maintenance which include replacement of various consumables and moving parts. Intermittent power supply due to national power problems renders the pump stations non-functional in periods of no power supply, resulting in sewage spills. Reliable back-up electricity power is required in such instances.

Chitungwiza's sewage is treated at the Zengeza Sewage Treatment Works which has a capacity of 36 Ml/d (built in the 1970s) and a 20Ml/d Biological Nutrient Removal (BNR) plant built in the late 1990s with Japanese aid. Both treatment plants are currently not working. About 90% of the Municipal area has reticulated sewerage. The pipes are of various materials and in different states of functionality. Some new infill housing developments and low-lying areas do not have reticulated sewer systems.

These sewers are of various sizes increasing to 800mm diameter trunk sewers as they approach the sewage treatment facilities. The sewer network is characterised by chronic operational and hydraulic problems. The hydraulic problems have been due to low flows in sewers because of water shortages. This causes the sewers to fail to achieve self-cleansing velocities and thereby resulting in accumulation of debris which, consequently, creates conditions for sewer blockages which causes sewage spills through manholes and sometimes backflows into houses. The operational problems have been due to ingress of sand from dishwashing at homestead level and storm water through collapsed manholes or broken sewers. This issue is so huge to the extent that regular desludging of trunk sewers using honey-suckers is required to remove sand, avoid blockages and sewage spills. Sand also affects pumps at the sewage pumping stations.

Power supply issues have also been hampering effective use of the sewage pumping stations. At present no sewage is reaching the sewage treatment facilities due to blockages. All the generated sewage is spilling into local water courses and drainage channels posing a huge environmental risk and public

health risk to community. To help alleviate the problem, Chitungwiza Municipality is carrying out a construction project to replace a section of the trunk sewer which had collapsed. The sewage treatment facilities, comprising of a trickling filter system and a Bio- Nutrient Reactor (BNR) were both not functional at the time of the study. The BNR works proved to be too expensive to operate and maintain. As a result, Chitungwiza had plans to reconfigure BNR works into a less power intensive Oxidation Ditch system. Absence of wastewater in some of the Council sewer ponds at the time of the study suggested that some lines may have collapsed. Frequent fines for discharging untreated wastewater into the environment also show the complete dysfunctionality of the system. The Figure below shows the 'empty' sewer ponds.

Box 8.1: Sewer management experiences in Chitungwiza

Sewer chocks in Zengeza 	**Sewer flowing at Jamnanja Market** 
Empty Sewer ponds at the treatment plant 	**Empty Sewer ponds at the treatment plant** 

Source: Fieldwork, July 2024

Table 8.6: Summary of wastewater management in Chitungwiza Municipality

Item	Unit	Value	Comments
Demographics			
Population	No.	+371,975	Zimstat 2022
Sewerage Treatment *(Tricking Filter System and Bio Nutrient Reactor (BNR) Works)*			
Design Capacity (Trickling Filter System)	ML/day	21	JICA Report
Design Capacity (BNR Works)	ML/day	20	JICA Report
Current Capacity	ML/day	0	Both systems non-functional
Sanitation Coverage			
Sewer coverage	%	78	(Derived *from the NDS1-Aligned 5-Year Strategic Plan 2021-2025)*
Number of properties connected to sewerage network	No	46,000	*Ditto*
Effluent Quality			
Quality of effluent discharge	-	Very bad	Raw sewage is being discharged through sewer flooding into the environment *(Observations and information obtained)*
Demographics			
Population	No.	+371,244	ZIMSTAT 2022
Number of properties in the service area	No	?	
Sewerage Treatment *(Tricking Filter System and Bio Nutrient Reactor (BNR) Works)*			
Design Capacity (Trickling Filter System)	ML/day	21	
Design Capacity (BNR Works)	ML/day	20	
Current Capacity	ML/day	0	Both systems non-functional
Sanitation Coverage			
Sewer coverage	%	78	
Number of properties connected to sewerage network	No	46,000	
Effluent Quality			
Quality of effluent discharge	-	Very bad	Raw sewage being discharged in the environment

Projecting into the future, an estimate population of 574,091 in the next 20 years. Assuming that water supply will be augmented and all residents have access to water at 85 litres per capita, a total of 48.7 mega litres will be required. Using a rule of thumb of 72% of water accessed being returned as wastewater, it is estimated that 35 mega litres of wastewater will be generated.

8.3.4 Attempts at bettering the Chitungwiza's WASH

National government, the local authority, national NGOs, the UN and some international partners have been involved in seeking to understand and address the water and sanitation situation in Chitungwiza. Some of the work has generated knowledge products that remain useful while also leading to practical responses. The Municipality of Chitungwiza has itself been actively looking to finance some of its projects and invited investors for potential Public Private Partnerships. In the past, the town flighted tenders for such projects and has also been inviting partners in various fora. However, all these initiatives, concrete projects and interventions at the scale needed are yet to be realised. This is against

a background of rising poverty affecting residents' ability to pay for few services the town provides. Rising capital costs have also affected Council's ability to fund projects as well as plan and effectively conduct operation and maintenance activities. The growing population and fast-paced urbanisation, frequent power shortages, and aging infrastructure contribute to considerable stress that Chitungwiza Municipality is yet to find sustainable solutions for.

Table 8.7: Initiatives to improve Chitungwiza's WASH sector

No.	*Funder*	*Description of Project/Study*	*Year*	*Remarks*
1	JICA	BNR works completion	2000	Plant worked for a brief time and has not been operational due to Operation and Maintenance issues. Council now plans to reconfigure the system to an Oxidation Dutch System.
2		Sanitation Improvement Study	2011	Significant data on design operational parameters of the system collected.
3		Water Supply and Sanitation Master Plan data collection	2012	Options to upgrade WASH systems identified incl. investigating use of underground water sources at nearby Jonasi Aquifer, which deemed too small to develop.
4		Water and Sanitation Study for Greater Harare	2017	Contributions made to Greater Harare initiatives with input for Chitungwiza systems
5		Sewerage Technical Backstopping Support	2021	Saw preparation of a Sustainable Sewerage Services Action Plan.
6	WB	Multi-Donor Trust Fund	2014	Situational analysis with options for investment planning for Greater Harare Water and Sanitation Services (including Chitungwiza)
7	AfDB	Africa Water Facility	2010	Emergency Water Supply and Sewerage Systems rehabilitation activities for Chitungwiza of after the cholera epidemic of 2008/9
8		ZIM-Fund Project	2011-2022	Varius WASH systems rehabilitation projects including institutional strengthening, and some infrastructure works
9	ZINWA	Studies for water supply options for Chitungwiza	Ongoing	Feasibility assessments for potential water sources. Options include Muchekeranwa-Harawa Pipeline/Canal, Muda, Kunzwi and Musami dam systems to supply adequate raw water to the Water Treatment Plant (WTP) at Prince Edward/Harawa Dam. The 2022Chitungwiza Action Plan gives first preference to conveying from Muchekeranwa Dam to WTP for treatment with the second option being construction of Muda Dam

Sources: Various

8.4 Energy Infrastructure

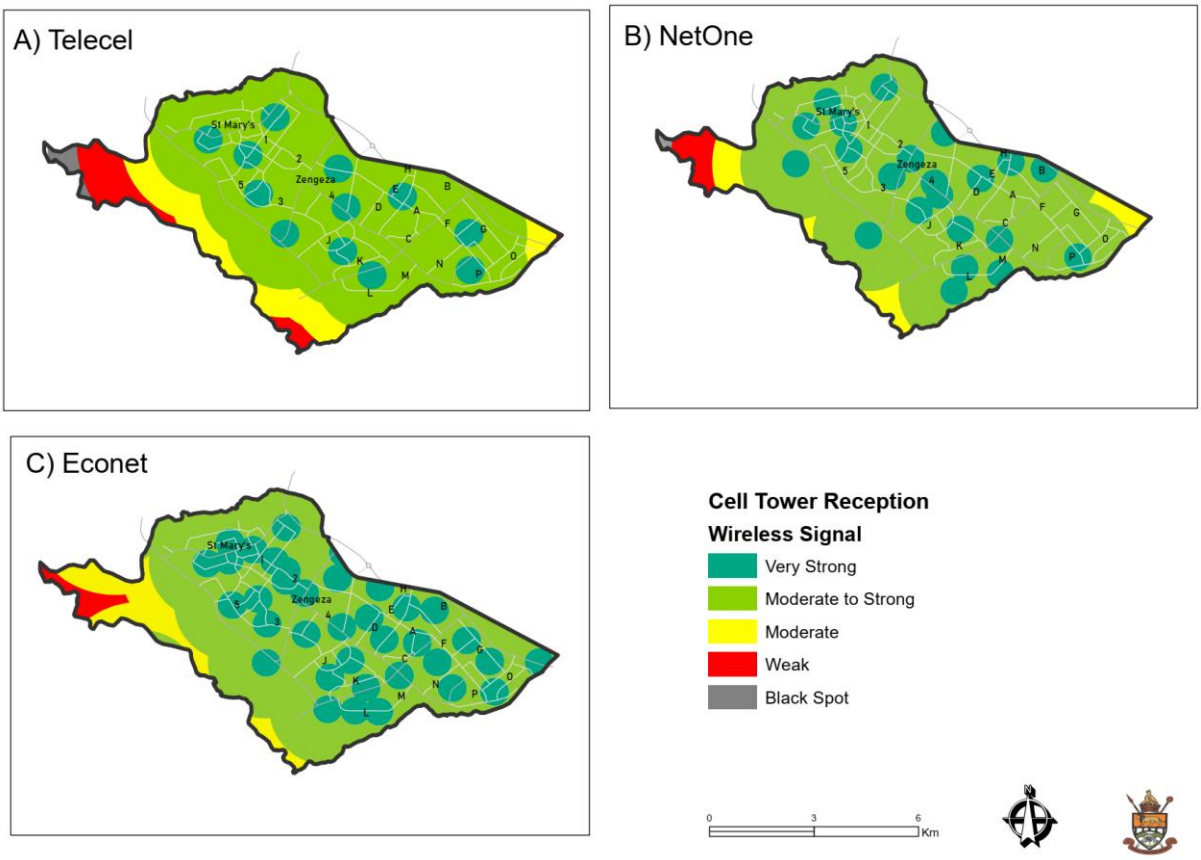
Chitungwiza Municipality is fairly covered with the national energy grid. Only the new suburbs and infill properties are not connected. One issue noted was that there are some people illegally residing under pipeline servitudes (See Base Map). Regarding solar energy use, all council buildings do not have solar systems. This is despite there being opportunities for renewable energy promotion in Chitungwiza.

8.5 Communication infrastructure

Communication infrastructure for the main telecommunication service providers (Econet, Telecel and NetOne) is fairly distributed in Chitungwiza. The Map below shows that most areas within the Municipal area have access to information and communication infrastructure excepting the

southwestern, southeastern and southern edges of the town. Regarding Fibre connection, Chitungwiza Municipality is served by NetOne, ZOL, and Liquid. NetOne for instance has 11 base stations, with each base station serving 450 clients.

Map 8.6: Spatial Distribution of Information and Communication Infrastructure



8.6 Public Transport Infrastructure

8.6.1 Public Transport

Chitungwiza is served by a mix of registered and unregistered public transport operators. Registered operators use buses, commuter omnibuses, and taxis. Similarly, unregistered operators use the same modes of transport. The fleets are dominated by small vehicles with some commercial trucks (1 to 3.5 tons) and 30-ton lorries being used as 'pirate taxis' especially on the Chitungwiza-Harare route. Chitungwiza is adequately connected to all areas in Harare, Seke communal, Wedza and Marondera. The dominant route is Chitungwiza to and from Harare.

There is a significant rise in cases of light and medium sized trucks ferrying passengers. This was observed during the traffic survey. Traffic survey enumerators noted that these trucks frequently carry passengers, particularly during peak hours. Further inquiries by the research team revealed that this mode of transport is preferred because it is affordable. Light and medium sized trucks charge an average of USD 0.50 for Chitungwiza-Harare trip, whereas other public transport options charge USD1 to USD2.

Figure 8.9 and Map 8.7 below show the public transport termini and routes respectively. The termini and related infrastructure around the town have experienced medium to long-term disuse. This has seen

most now being used for other purposes like as driver training sites, vehicle parking and repairs, informal cooked food trading spots, among others.

Figure 8.9: Zengeza 2 bus terminus now used for driving school vehicle parking

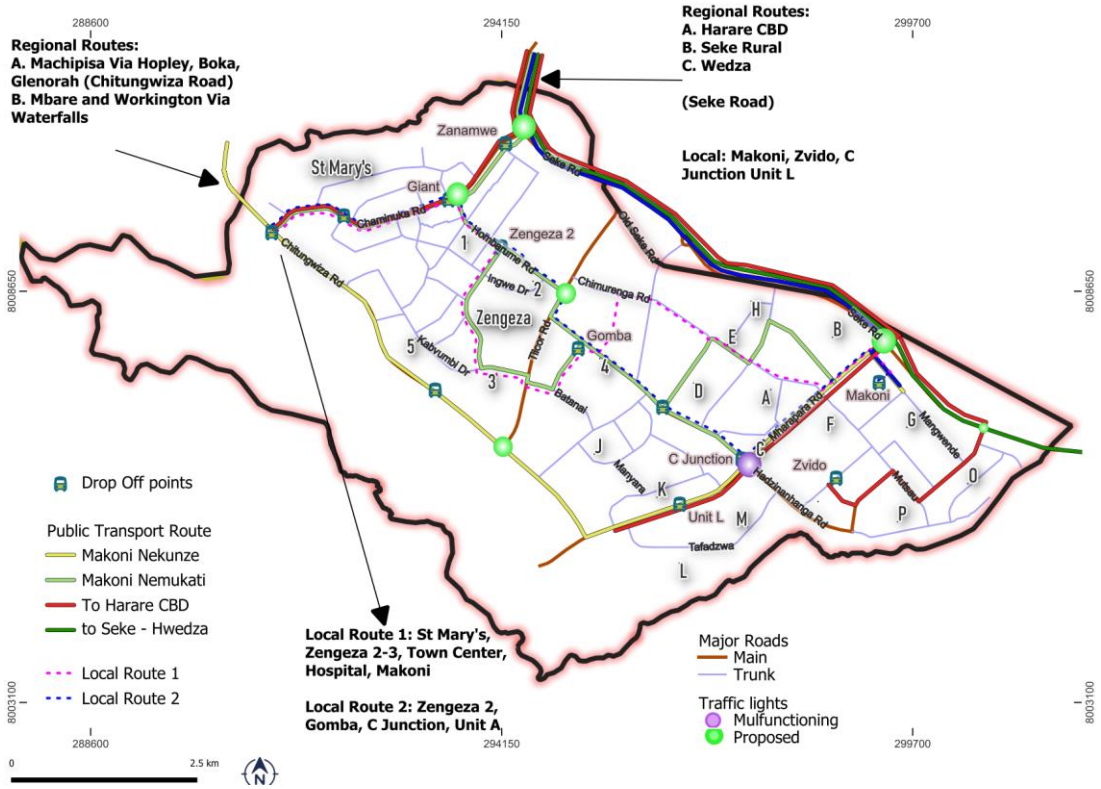


Source: Fieldwork, July 2024

Public transportation ranks are being underutilised by transport operators. One of the reasons is that operators will be evading paying to the Municipal area rank disc fees. For instance, Council's General Transportation Services File (A/9/11) of 2023-2024 shows one of the institutions representing public transport operators complaining that they are paying fees to both Chitungwiza Municipality and City of Harare, which increases their costs of doing business.

The influx of informal public transport operators with undesignated pick up and drop off points has contributed to the underutilisation of designated bus terminuses. This change has impacted the performances of fruit and vegetable markets that were located adjacent to bus terminuses.

Map 8.7: Transport Ranks and Routes



8.6.2 Driver behaviour experiences

Public transport operations are using undesignated pick up and drop off points. This disturbs the flow of traffic, especially on major roads. For instance, the intersection of Seke and Hombarume roads experiences traffic congestion during peak hours because of multiple undesignated drop-off points along the road. Additionally, some impatient public transport drivers drive against traffic on the opposite lane during peak hours. Others drive by the road edges creating additional lanes. This is common along the road connecting Seke communal lands to Chitungwiza which is narrow but experiencing a substantial volume of inbound traffic. This practice poses a risk to pedestrians.

8.10 Chapter Summary

8.10.1 State of infrastructure and remedial efforts

Economic infrastructure and spaces in Chitungwiza experience serious strain. Commercial centres exhibit some of these inadequacies resulting in suboptimal resident and business operator experiences. Water and sanitation infrastructure is inadequate as the town does not have a treated water source of its own and the sewerage system isn't working fully with ponds and the BNR plan non-operational at the time of the study.

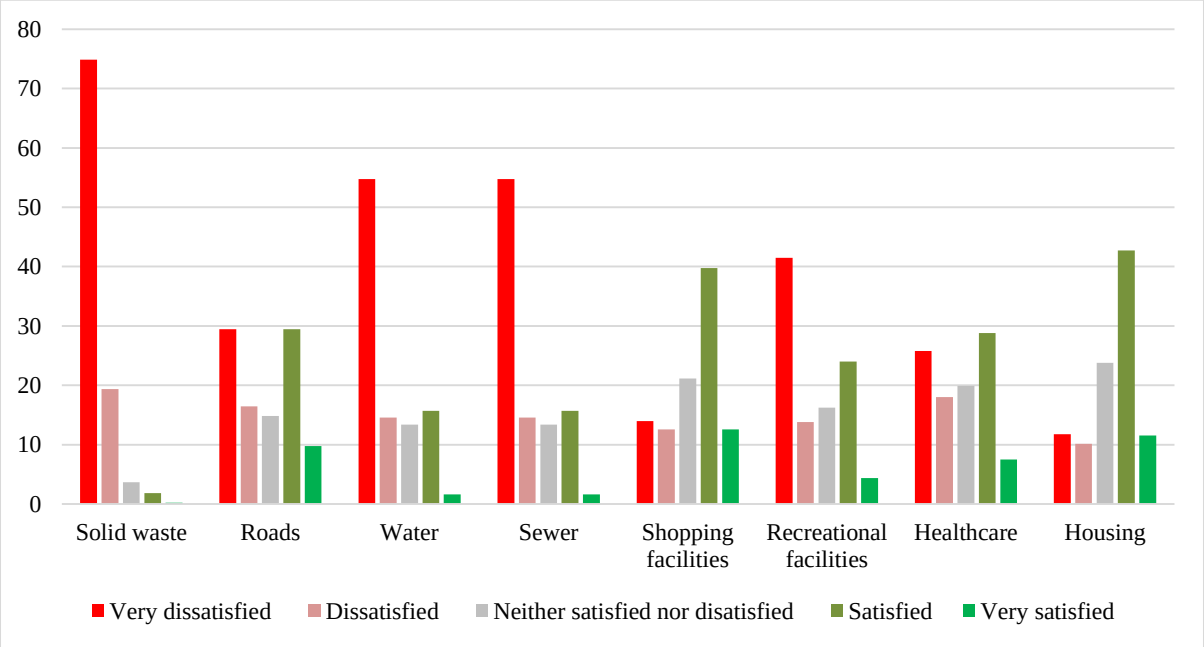
National and local authorities, alone and in partnership with other actors have provided responses that have not go far enough. Studies have explored options with some of these not pursued because of inadequate Municipal resources. Roads are in a fair state and most internal roads are paved, trafficable, and still have sufficiently wide servitudes. Roads on the periphery of the town are not well maintained. This is also the area dominated by earth roads in newly developed areas, some of which informally developed.

The energy sector is heavily reliant on stretched national electricity grid with minimal growth in the renewable energy sector. Solar and biogas, among other options, are not being promoted. Local authority facilities (schools and clinics) lack alternative energy. Excepting the southwestern, southeastern and southern edges of the town, Chitungwiza is adequately covered by mobile telephony services.

8.10.2 Residents' satisfaction will infrastructure and services

Chitungwiza residents are not satisfied with the infrastructure and services. The Municipality is facing challenges in terms of providing adequate infrastructure and services. A summary of residents' responses regarding all the services they receive is shown in the Figure below.

Figure 8.10: Residents' satisfaction with the services they receive



Source: Household Survey, July 2024.

Chapter 9: Summary of Key Issues

9.1 Introduction

Chitungwiza is Zimbabwe's third largest urban centre in terms of population. Though smaller in geographic extend than Masvingo (almost similar land area), Kwekwe, Gweru and Mutare, it packs a considerable population estimated to grow to over half a milling by 2042 with prospects of higher productivity due to an extended life expectancy. Chitungwiza is a strategic socio-economic space within Harare Metropolitan Province. It is also an important area in Zimbabwe's political history. It has a longstanding tradition of nurturing artists in the music and stone sculpture subsectors, popular religious and cultural leaders in Zimbabwean society.

The town is relatively compact and well designed with generous provisions for road infrastructure whose servitudes remain generally available for expansion. The politically active youthful population is also a key resource that the town can effectively mobilise. For these strategic advantages to materialise, the town's Master Plan must activate key parts of social, economic, environmental, and engineered infrastructure. The key areas distilled from the study are elaborated below.

9.2 Areas Needing Master Plan Attention

The Report of Study pulled out strategic areas that require Master Plan attention. Some of these are presented in the Chapter summaries. This subsection conceptualises them in a synthesised form into four broad categories of i) corporate governance strengthening, ii) economic structure and performance, iii) urban management (post land grabbing), and iv) urban form (post-dormitory status).

9.2.1 Corporate Stability and Performance at Chitungwiza

Chitungwiza has teetered on the verge of collapse for over two decades. Part of this has been a result of continuation of a dormitory status in relation to Harare City that national government has not facilitated the town's corporate structure and culture out of. The current study identified indicators of corporate performance gaps in staffing, fiscal management, and service delivery overall. The local authority has not had a Master Plan over the last 46 years and in the last decade it has not had a substantive head of executive (Town Clerk) for extended periods.

9.2.2 Sound Economic Structure and Performance

At 83% wholesale and trading dominate the town's economy. The tourism and heritage assets of the economy including prospects for religious tourism as well as more efficient use of spaces churches occupy have not fully developed let alone integrated into the economy. Economically active residents spend most of their time in the City of Harare economy investing significant earnings in travelling to and subsisting in the capital's economy during the bulk of their working days and lifetimes. A reframing of the town's economy is required towards an independent high performing one that competes with others in the province and nationally.

9.2.3 Urban Management Competence

The dormitory status of Chitungwiza was more evident in terms of dependence on Harare for treated water. To date the town has no water supply system of its own despite its huge population. The town's wastewater treatment system has long stopped functioning. Urban planning and land management functions have been some of the most stressed in the town with land grabbing and informality across diverse land uses dominating urban practices. Land grabbing and self-settling in terms of residential

and trading land uses disrupted service delivery, governance, and the functionality of the built environment. The different studies undertaken in Chitungwiza, and partnerships explored in the last two decades have repeatedly confirmed the town's inability to plan, deliver, operate and maintain services sustainably.

The standing of Council in this area is poor. While the stressed urban management is comparable to other urban jurisdictions in Zimbabwe, for Chitungwiza this takes a different dimension because of its having the highest urban population density. The range and depth of critical services fall short of both resident expectations and appropriate standards. For instance, the study found that the town's four health facilities only offer primary services referring patients to a central hospital. The town has no Municipal Polyclinics and no District Hospital. In the education sector, there is no University while existing primary and secondary schools are over-enrolled. Solid waste management is improving but remains inadequate with no engineered land fill and key urban roads littered with broken down vehicles (from small vehicles to buses and trucks). Recreational facilities are not adequately managed, and some have been taken over for trading or residential uses often informally.

9.2.4 Post-dormitory Urban Form and Function

Forty-six years on Chitungwiza's form remain predominantly residential. This is aside from the industrial area, which itself remains administered from Harare due to lack of a focal central business district or 'high street' in the town. Nationally supported infrastructure (road and rail) principally focused on ferrying the residents of the town to a commercially and industrially more diverse Harare making the town more of an economic catchment rather than a focal point. Local governance administration has remained the equivalent of a District Office for Harare City without a designated and competently built civic centre.

The 1991 town centre proposal, itself not fully implemented had limiting development conditions. For instance, building height was capped at 3 storey suggesting basic conveniences were anticipated rather than a full-scale commercial hub focusing the rest of the town. Study findings suggest the population's changed relationship with their town. They demand more local services and spend more time as most families now clearly call the town home. In a context of de-industrialisation and informalisation the town is no one's dormitory any longer. It seems strategic that Chitungwiza spatial form be re-designed to communicate and function as a post-dormitory standalone and sustainable urban settlement.

9.3 Chapter Summary

The performance of Chitungwiza's corporate, economic, infrastructure and service offerings as well as the town's spatial or physical form are ripe for innovative Master Planning responses. This will allow transforming the town into a sustainable urban centre. The transformation has a lot to build on as discussed in subsection 9.1. above. Strategic policies and development proposals to underpin such an urban transformation for Chitungwiza are needed. The evidence gathered and analysed by this study suggest and validate considerably viable options across the four anchors discussed above.

Chapter 10: Administration and Finance

10.1 Strategic Planning

Chitungwiza Municipality is currently guided by its 2021 to 2025 strategic plan under the theme *'Rebranding Chitungwiza, a Preferred City for Investment'*. The strategic plan was reviewed at the end of 2022 to sharpen its focus on delivering the town's vision of *a Smart Heritage City by 2030*. The vision aligns with the national vision of an upper-middle-income society by 2030 as summarised in the table below.

Table 10.1: Strategic Plan Key Result Areas and Outcomes

Key Result Area	*Weighted Average %*	*Responsible Department*	*Outcome*
1. Provision of sound local governance and administration	20	All	Improved governance and administration
2. Provision of water sanitation and hygiene	25	Works, Health	Improved access to water sanitation and hygiene
3. Provision of affordable and quality education, settlements, social services and amenities	15	Housing, Health	Improved access to social services and social amenities
4. Road infrastructure development, maintenance and utilities	20	Works, Chamber Secretary's	Improved road network
5. Public safety, security services and emergency service provision	15	Works Chamber Secretary's Health	Improved public safety and security services
6. Environmental management and climate change and adaptation	5	All	Sustainable use of natural resources

Source: Municipality of Chitungwiza, Strategic Plan 2021 - 2023

The strategic plan is alive to the challenges facing the Municipal area as a settlement and Chitungwiza as an institution. It identifies the following as challenges currently being experienced and needing remedies. (Municipality of Chitungwiza, 2023, p. 16).

- Compromised governance resulting in inefficiencies
- Corruption and culture of impunity
- Leadership crisis – too many acting heads of key units across all levels of leadership
- Unsuitable financial model,
- Inadequate and aged tools, plant and equipment
- Lack of departmental integration and coordination
- Disengaged staff
- Lack of innovation and weak internal systems – systems inefficiency
- Weak procurement regulations and processes
- Stakeholder apathy

The synthesis of the challenges results in a clear intervention logic. Part of the strategic priorities set out by Councilors in the strategic plan was the development of a Master Plan by December 2025. As part of their contribution to the strategic planning process, stakeholders consulted said that to restore confidence, trust and stakeholder participation in council affairs, the local authority must prioritise continuous engagement, informal sector transformation, by-law enforcement, regularisation of informal settlements and review valuation roll. The executive prioritised improved conditions of service, including improved communication and engagement. Overall, the strategic planning of the local

authority shows inclusivity and a shared vision between the policy makers (councilors), management (executive staff) and external stakeholders.

10.2 Institutional and Organisational Development

Chitungwiza Municipality has an established structure and competent governance framework guided by the Urban Councils Act, Chapter 29:15. The table below shows the formal functions of the key departments of Council.

Table 10.2: Council departments and functions

Department	Function
Town Clerk	• Internal audit functions • ICT services • Public Relations • Business Development • Procurement
Finance	• Financial management • Accounting support services • Treasury management • Revenue collection • Budget preparation and control
Health and Environmental Services	• Solid waste management • Primary health care • Shop licensing • Environmental management
Housing, Education and Community Services	• Housing Administration • Allocation and administration of commercial, industrial, service and properties/stands • Management of council estates • Provision of education and oversight duties on Council schools • Provision and management of community services
Central Administration Services	• Provision of secretarial services • Provision of security and investigation services • Human Resource management • Enforcement of Council by-laws • Provision of legal services • Management of records and files
Works	• Provision of potable water • Provision of sanitation services • Provision of sewer reticulation • Road infrastructure • Public light – installation of all electrical installations • Fleet maintenance • Liquid Waste Management • Spatial Planning and Development Control

Source: Municipality of Chitungwiza, Strategic Plan 2021 - 2023

Functional clarity is not enough without the presence of adequate and competent staff in the positions. Table 10.3 shows the employee distribution by department. The total number of employees in service stood at 1185 at the time of the study. However, the medium-term plan is to have a staff complement of 1777 employees suggesting a manning levels of less than half (46.5%) and two-thirds (66.7%) in relation to the permanent and total (including casual) staff required. In terms of permanent staff health, planning, and central administration at 29.7%, 38.9%, and 41.2% were the Council sections with the least staffing. As observed in section 7 health is currently anchored by national government staff.

Table 10.3: Employee Distribution per Department

Department	*Current Manning Levels (% of medium-term)*	*Medium Term*
Town Clerk	20 (55.6)	36
Finance	109 (77.3)	141
Health and Environmental Services	123 (47.7)	258
Housing, Education and Community Services	60 (29.7)	202
Central Administration Services	239 (41.2)	580
Works	267 (51.8)	515
Urban Planning	9 (38.9)	45
Total permanent employees	**827 (46.5)**	**1777**
Contract employees	20	
Sewer section (casual)	101	
Refuse section (casual)	157	
Roads section (casual)	40	
Amenities section (casual)	40	
Total casual employees	358	
Total employees	**1185 (66.7)**	**1777**

Source: Chitungwiza Municipality Human Resource Department, Fieldwork July 2024

10.3 Financial Management

10.3.1 Valuation Roll

Chitungwiza Municipality is operating based on a 2016 valuation roll, as shown in the Table below.

Table 10.4: Summary of Chitungwiza Municipality 2016 Valuation Roll

Zone	*Area*	*Minimum Stand Size (Sqm)*	*Number of Properties*	*Zone Amount (USD)*
1	Unit G, B, J, and K	300	7560	9
2	Seke North and South	200	20705	6
3	Unit K	1800	14	20
4	Zengeza 4, Unit B and Unit G	1000	555	17
5	St Mary's and Zengeza	180	14909	5
6	Zengeza	400	628	11
7	Manyame Park & St Mary's	2000	357	25
9		800	1234	15
10		500		11
Units and half			8293	
Commercial[10] *and Industrial*[11]			2072	
Total number of formal properties			**56327**	
Informal settlements			32000 est.	

Source: Chitungwiza Municipality Finance Department, Fieldwork July 2024

The table shows the 2016 operational valuation roll with 56,327 residential, commercial and industrial properties. The 2016 valuation roll also shows an estimated 32,000 informal settlements. Revenue mobilisation and the accuracy of the budgets and rates for Chitungwiza Municipality are affected by

[10] Commercial rate per unit of land value 0.00259 Rate per value of improvements 0.00109
[11] Industrial rate per unit of land value 0.00223Rate per of improvements 0.00095

the current valuation roll. When preparing the report of the study, Chitungwiza Municipality commenced preparations to come up with an updated valuation roll.

10.3.2 Budget Structure

Table 10.5: 2021 to 2024 Budget Structure

Year	Budget	Actual	Collection Efficiency
2021	ZWL2.4b[12]	ZWL658.5m	27%
2022	ZWL3.75b	ZWL2.1b	55%
2023	ZWL28.2b	ZWL21.45b	76%
2024 (half year)	ZiG248m[13]	ZiG54.3m	37%

Source: Chitungwiza Municipality Finance Department, Fieldwork July 2024

The table shows the budget structure for 2021 to 2024. Like many local authorities in Zimbabwe, Chitungwiza Municipality has not been spared from the currency volatility that has affected the country. While collection efficiency for 2022 and 2023 has been over 50%, revenues received were affected by inflation, resulting in a weakened purchasing power. Chitungwiza Municipality should be able to service its clients better if collection efficiency is maintained in a stabilised currency environment. The study learnt from Chitungwiza Municipality's Finance Department

The figure above shows Chitungwiza Municipality's debtors. As of June 2024, Chitungwiza Municipality was owed ZiG166 million, with residential properties owing ZiG 119 million (72%) and commercial properties owing ZiG47 million (28%). The amount owed to the Municipal area by residential properties shows the gap between the residents of the Municipal area's residents and Council.

10.3.3 Capital Expenditure

Table 10.6: Capital expenditure

Year	Expenditure	Recurrent	Capex	% Capex to Total Expenditure
2021	1,994,783,284.00	1,983,224,008.00	11,559,276	1
2022	4,024,124,588.00	3,943,774,322.00	80,350,266.00	2
2023	35,657,834,393.42	35,484,251,437.00	173,582,956.42	0.49

Source: Chitungwiza Municipality Finance Department, Fieldwork July 2024

The table shows the capital expenditure for Chitungwiza Municipality for 2021 – 2023. The local authority has only achieved a high of 2% capital expenditure to total expenditure over the period. The Ministry of Local Government guidelines stipulate a minimum of 15% should be allocated towards capital expenditure[14]. The allocation of financial resources to capital expenditure has been affected by the low levels of revenue collection, currency volatility and high inflation. The bulk of the revenue has been utilised for recurrent expenditure. Investments in capital expenditure have been minimal, affecting operation and maintenance budgets, infrastructure expansion, social service provision and maintenance of Council properties.

[12] Billion
[13] Million
[14] Key Informant Interview, Ministry of Local Government and Public Works – Financial Advisory Services, 01 August 2024

10.3.4 Inter-Governmental Fiscal Transfers (IGFTs)

Table 4: Inter-Governmental Fiscal Transfers

Year	*Allocation*	*Disbursement*	*% Disbursement*
2021	247,423,822.00	60,843,729.00	25
2022	2,576,131,292.00	396,519,218	15
2023			

Source: Chitungwiza Municipality Finance Department, Fieldwork July 2024

The above table shows IGFTs to Chitungwiza Municipality in 2021 and 2022, which was 25% and 15%, respectively. The IGFTs to local authorities have been dependent on how much cash the national government is able to collect in the financial year. Therefore, the allocated revenue is not disbursed in full. Chitungwiza Municipality allocates IGFTs for capital expenditure. The low levels of IGFT disbursement partly explain why capital expenditure is minimal and infrastructure fails, and no expansion is undertaken.

10.3.5 External funding, loans and other sources of financing

Chitungwiza Municipality receives external funding, which is not administered through its budget. External partners allocate these funds to specific services, including health through direct procurement. For instance, the health department receives direct disbursements through Chitungwiza Hospital. Additionally, some funding streams go directly to non-Council service providers. For instance, JICA supported the technical development of Chitungwiza's water and sewer treatment plant, with no direct funds coming through the local authority accounts. Similarly, those supporting borehole drilling do direct procurement.

10.3.6 Auditing and Financial Management

Chitungwiza Municipality's last audit was for the year 2020[15]. Due to the critical issues outlined in the Basis for Disclaimer of Opinion, the Auditor General needed more suitable audit evidence to form an opinion on Chitungwiza's 2020 financial statements[16]. This shows that the Municipality has some way to improve in terms of competent performance of local fiscal management. Capacity development is required for the town to fully implement the Master Plan.

A review of the Auditor General's reports for the years 2019 and 2021 was carried out, based on the data in the 2023 report. The 2023 AG's report highlights that accounts for the years 2022 and 2023 were yet to be concluded. Based on the available data (for the years 2019-2021), a recurring trend from the financial analysis indicate the municipality's non-compliance with International Public Sector Accounting Standards (IPSAS), which resulted in material misstatements and variances in both years. This non-compliance affects the accuracy and validity of the financial statements, making it challenging to verify the municipality's financial position and performance.

The key issues affecting the municipality's financial statements include a lack of compliance with IPSAS, inadequate financial reporting, and a need for improved internal controls. The municipality's failure to comply with IPSAS has resulted in material misstatements and variances, affecting the accuracy and validity of the financial statements. Inadequate financial reporting, including errors in

[15] Office of the Auditor General, 2023, p. 97
[16] ibid

accounting for business license fees and unsupported accounts payables, further exacerbates these issues. To address these issues, the municipality needs to improve its internal controls to prevent errors and non-compliance with IPSAS. The gaps in the municipality's financial reporting and management practices are significant. A lack of transparency and accountability in the financial statements makes it challenging to verify the accuracy and validity of the financial statements. Inadequate training and capacity building for staff may contribute to the municipality's non-compliance with IPSAS.

10.4 External Relations (local)

Chitungwiza Municipality's relations with national and provincial government is cordial and mutually beneficial. The local authority maintains close interactions with the national government through the office of the Minister of State for Provincial Affairs and Devolution. Politically, the Minister engages with the Mayor of Chitungwiza, while administratively, the Permanent Secretary communicates with the Town Clerk. However, national government has not fully empowered the local authority with the land and spatial governance functions presenting a parent-child relationship not suited to the town's independent development. Despite declaration as a standalone local government 46 years ago Chitungwiza is still referred to as a dormitory town by public officials and residents alike.

Residents play a crucial role as stakeholders. Their relations with council are at once strained due to the Council's inability to meet service delivery expectations but also productive in that there is active engagement with resident associations. The current study benefited from insights of representatives of five[17] resident associations. These associations serve as bridges between council and residents, participating in strategic planning workshops and reviews while also mobilising people to attend budget consultative meetings and other relevant Council gatherings.

Chitungwiza Municipality collaborates with the private sector in various ways. Industry players assist during government programs and crises, such as cholera outbreaks. The Municipality supports awareness campaigns and hosts events where it engages with corporates. The local authority maintains its relationship with stakeholders through initiatives like tree planting, Mayor's Cheer Fund, and donations of sanitary pads. The Fund explicitly benefits organisations that support the less privileged.

10.4.1 Mechanisms for Citizen Engagement

The local authority engages residents through various platforms, including:

- Budget Consultative Meetings
- Strategic Plan Review Meetings
- Stakeholder Meetings
- Multi-stakeholder Meetings
- Ward Feedback Meetings
- Social Media, Website, Newsletter, and Printed Material
- Exhibitions
- National Programs (e.g., the National Clean Up exercise)

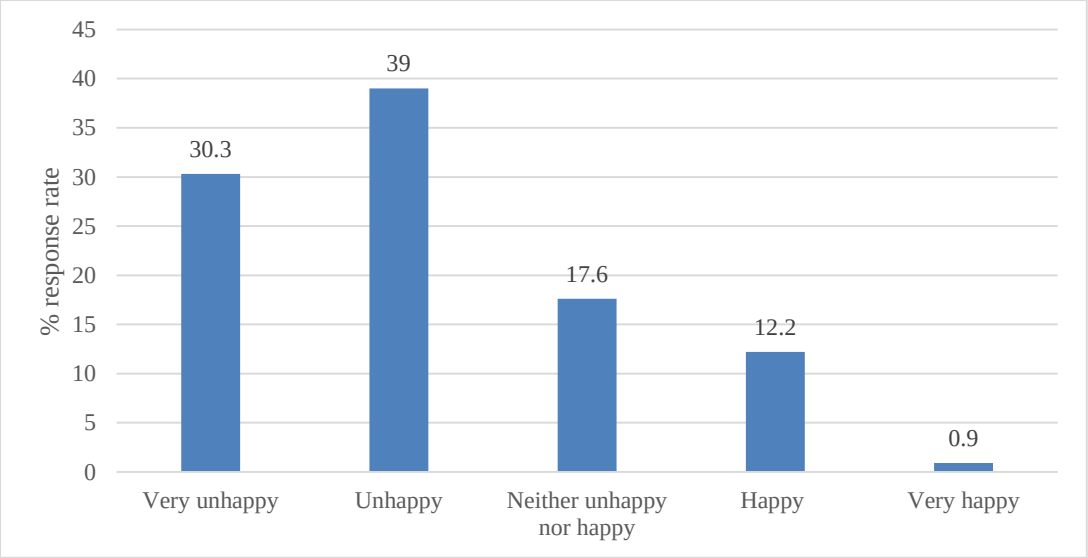
Citizens can voice their concerns through these channels. Chitungwiza Municipality shares important notices, advertisements, and program updates on its social media platforms. Complaints typically reach

[17] Chitungwiza Residents and Ratepayers Association (CHIRRA); Chitungwiza Progressive Residents Association (CHIPRA); Residents Association of Chitungwiza Trust (RACT); Chitungwiza Amalgamated Vendors and Informal Traders Association (CAVITA); Chitungwiza and Manyame Rural Residents Association (CAMERA)

the Public Relations Officer via phone calls, WhatsApp, Facebook, SMS, and physical interactions. Recently, the council introduced suggestion boxes and applied for toll-free lines.

Despite the above mechanisms, data from the household survey shows that residents are not satisfied with how they are engaging with council. The figure below shows how happy citizens are with working with Chitungwiza Municipality. The data indicates a significant dissatisfaction among the citizens with the Chitungwiza Municipality, with a majority expressing unhappiness. This sentiment could contribute to lower revenue collection, as citizen cooperation is often tied to satisfaction with municipal services. Addressing the communication gap and enhancing the Municipal area 's image could be critical strategies in improving relations and, consequently, the financial standing of the local authority.

Figure 10.1: Residents' satisfaction with how they work with Chitungwiza Municipality



Similarly, household survey data shows 54.6% and 29.4 of the respondents have never or rarely met with their local Councilor. The data presented highlights a significant gap in civic engagement within the Chitungwiza Municipality. With over half of the citizens having never met their local Councilors and a mere 16% engaging regularly, it suggests a disconnect that could have far-reaching implications for community development and governance. The presence of shadow Councilors, wielding more influence than their elected counterparts, further complicates the dynamics of local governance. This lack of direct interaction fosters apathy among the populace and potentially undermines revenue collection efficiency, which is vital for municipal services and infrastructure. Addressing these issues may require a multifaceted approach, including establishing more accessible and functional ward development structures to facilitate meaningful interactions between Councilors and citizens.

10.5 Framework for monitoring service delivery

Chitungwiza Municipality has used the strategic plan for setting targets, and a yardstick for monitoring service delivery. The 2021 – 2025 strategic plan has been reviewed annually. The development of Chitungwiza's Client Service Charter in 2013 was also an inclusive process, engaging residents and other stakeholders. Continual reviews occurred during service delivery benchmarking until 2019. As observed above, currently the local authority lacks appropriate forums for strengthening interactions with its various publics around its plans. Part is this weakness arises from absence of substantive executive heads of key departments (executive instability).

10.6 Chapter Summary

Chitungwiza has endured corporate governance under-performance for some time. The study learnt of gaps in implementation of strategic plan priorities, institutional development, fiscal management, enforcement of regulations within and outside spatial planning functions, external relations and mobilisation of strategic support. Executive instability is a key challenge at present. This stands in the way of any organisational renewal and institutional strengthening. Policy or political priorities of Council received from residents are not being adequately converted into programs. Related, is the traditional public sector perspective of seeing Chitungwiza as a dormitory town with provincial and national government holding key governance levers like land. The governance under-performance requires strategic attention to ensure the Master Plan will be a key instrument for transforming the urban centre into a sustainable dynamic settlement.

12. Annexes

12.1: Information Requests Made to Key Staff

12.1.1 Municipal Planning

Does Chitungwiza have the right structure?

Does it currently perform the service & other strategic functions that residents (natural and corporate) expect?

If the form or structure were to change, what would be the implications on functions and their performance?

1. Building plans submitted for approval by city land use zone and
2. Change of Use applications
3. Change of Reservation applications
4. Subdivision/Consolidation Applications
5. Layout Plans prepared, submitted, and approved describing location, land parcels created, the uses, and state of development for approved ones.
6. Operative Local Development Plans
7. Key development nodes and corridors in the Municipal Area
8. Land management framework and issues over the last 3 years

For these data we can use the last 3 years. Once they are ready the info, kindly consider adding a few sentences in terms of your own analysis. We can later have an informed discussion to think trends etc.

12.1.2 Municipal GIS Team:

1. Total land area broken down into the built up and natural environment, the land available for development and the open spaces that are strategic.
2. The neighbourhood shopping centres with data on number of facilities by type, land area available at the node, extent of development (is all land allocated and developed), and prospects for expanding each node horizontally/vertically.
3. Service and light industry sites with details as above.
4. Wetlands (managed and 'mismanaged') Map and issues including flood risk areas
5. The land use transitions depicting the new land uses that have been formally approved by Council and those that are not yet submitted for approval (we can get students/enumerators to pick what's not known later).
6. Main public transport routes and formal nodes including old bus-stops, commuter omnibus and pirate taxi principal pick up/drop off points (again we can have students/enumerators to pick what's not known later).

12.1.3 City Engineer's Department

1. Road length by grade and comments on conditions, short, medium and long-term plans including whether there are plans for grade separation or other ideas for managing specific intersections, any traffic 'pain points' and the drivers
2. Water supply infrastructure and coverage in the Municipal area, supply mix and reliability, issues, and plans i.e. short, medium and long-term
3. Wastewater connections, collection, and treatment: help write up the story and explain/close any statistical gaps with Municipal Departments responsible for housing, commercial, and institutional, recreational, and industrial properties (if Valuation Roll has been completed, use this as well to reconcile data differences).
4. Street/tower lights data and where possible provide a shape file.
5. Sharing any water and sewer as well as other relevant feasibility studies and if there is (or any need for) an Infrastructure Master Plan
6. Exploring data (perhaps corroborated with EMA) on industrial and commercial wastewater as part of painting a near complete picture on pollution of wetlands, public streams and water bodies.

12.1.4 Chamber Secretary's Department and Town Clerk's Office

1. Connecting the Master Plan Team with business and other stakeholder bodies
2. Staffing (across the Municipal area): current and medium-term plans (3-5 years).
3. 2023 Ward boundaries
4. 2022 Census Point Shapefiles with spatial references for those counted to have an accurate map of population density.
5. Point shapefiles of network boosters.
6. Point shapefiles for electricity substations, main lines throughout the Municipal area and coverage by other sources e.g. solar penetration in the city, any net-metering.
7. Crime types, statistics and prevalence including by location where possible (in liaison with ZRP)

12.1.5 Municipal Finance/Treasury

1. Data on licensing by business type and location over last three years to evaluate/count businesses and other activities within the city.
2. Municipal parking data (perhaps together with Engineering) in terms of number of bays.
3. Rates or property tax levels and performance by land use zone. We need to have a sense of the size/status, structure, and potential of sweating the Valuation Roll
4. 2021-2024 budget structure including revenue/expenditure heads and budget performance (collection efficiency) with comments or separate tables on capital budget and intergovernmental fiscal transfers ('devolution funds) received.

12.1.6 Housing and Community Services

1. Total housing stock in the Municipal area by density and ownership (e.g. Municipal, national government etc) and comment on state of overcrowding, areas needing renewal within the Municipal area, and other housing issues (quality, design etc.)
2. Housing Waiting List size for 2021 to 2024
3. Land delivery for housing development (by Municipality and other actors) for 2021 to 2024
4. Municipality provided and run recreational facilities by type and size e.g. 1000-seater hall
5. Total number of educational facilities in the Municipal area from ECD to tertiary centres with enrolment numbers, teacher: pupil ratio and classroom occupancy in liaison with Ministry responsible for education as needed
6. Institutional, light and commercial space managed by the department and demand

12.1.7 Health Services

1. Number of Council health facilities by category, patients served 2021-2023, staff: patient ratios
2. Number of other facilities by category established and run by national government and the private sector including other health service providers like pharmacies
3. Municipal health staff establishment and numbers in post by category e.g. Medical Doctors
4. Prevalent diseases by patient numbers 2021 to 2023
5. Solid waste management in the Municipal area in terms of waste generated, disposal/management system including scheduling, fleet size etc, presence of landfill,
6. Health service or facility gaps and other issues

12.2 Health Service Assessment

Interview guide for Key Informant: Adequacy of Health Services Assessment Tool

This assessment tool aims to evaluate the adequacy of health services in Chitungwiza town for the prevalent diseases. Your responses will help us to understand the availability and accessibility of human resources, diagnostics, medicine, equipment, guidelines, and IEC materials in the healthcare system. All information provided will be kept confidential.

Section 1: General Information

1. Healthcare Facility Name: _____

2. Date of Assessment: _____

Section 2: Human Resources

3. How many healthcare professionals are available in the facility to manage the epidemic prone diseases in Chitungwiza health Facilities?

4. Are there any shortages or gaps in the availability of healthcare professionals? If yes, please specify the areas of shortage and their impact on service delivery.

5. Do you have programs aligned for refresher courses, workshops or upgrading of Heath care workers?

Section 3: Diagnostics

6. What diagnostic tests are available in the facility for most prevalent diseases in Chitungwiza Town? e.g. RDT, PCR or bacterial cultures

7. Are the diagnostic tests readily accessible and affordable for patients?

8. Are there any challenges or limitations in terms of the availability or functionality of diagnostic equipment? If yes, please provide details.

Section 4: Medicine and Treatment

9. Are essential medicines available in the facility to treat the prevalent diseases?

10. Are there any stockouts or shortages of essential medicines? If yes, please specify the affected medicines and their impact on patient care.

11. Are there any challenges in terms of medicine affordability or accessibility for patients? If yes, please provide details.

Section 5: Equipment and Infrastructure

12. What essential medical equipment is available in the facility for managing the prevalent diseases?

13. Are there any challenges or limitations in terms of the availability, functionality, or maintenance of medical equipment? If yes, please provide details.

15. Is the healthcare infrastructure adequate to support the management of the disease prevalent? If not, please specify the areas of inadequacy and their impact on service delivery.

14. Do you have enough equipment for waste disposal i.e gloves or potentially infected material

Section 6: Guidelines and Protocols

15. Are there standardized treatment guidelines or protocols in place for managing the prevalent diseases?

16. Are the guidelines regularly updated and adhered to by healthcare professionals?

17. Are there any challenges in terms of guideline implementation or adherence? If yes, please provide details.

Section 7: Information, Education, and Communication (IEC) Materials

18. Are there IEC materials available in the facility to educate patients about the disease of interest, its prevention, and management?

19. Are the IEC materials culturally appropriate and easy to understand?

20. Are there any gaps or limitations in terms of the availability or quality of IEC materials? If yes, please provide details.

Section 8: Additional Information

21. Is there any additional information you would like to share regarding the adequacy of health services in Chitungwiza town? _____

12.3 Household Socio-Economic Survey Tool

Enumerator introduction

DEMOGRAPHY

1. What is your Name
2. What is your age [18 to 24] [25 to 34] [35 to 44] [45 to 54] [55 to 64] [65+]
3. What is the name of the area you live in? open

EMPLOYMENT AND INCOME

1. Are you currently employed? [yes] [no]
2. What is your average monthly income [less than 100USD] [101 – 300] [301-500] [501 -700]
3. Do you run a business, with employees? [note to enumerators capture all forms of employment eg tomato stall]
4. If yes how many employees?
5. Where are you employed (location) [Chitungwiza] [Harare] [Within Harare province]
6. Which sector employs the most people in Chitungwiza?
7. Are you satisfied with the employment opportunities in Chitungwiza?

SERVICES

1. What is your satisfaction with the following services (*Likert scale*)

[1= very dissatisfied, 2= dissatisfied, 3= neither satisfied nor dissatisfied, 4 = satisfied, 5= very satisfied]

    a. roads
    b. Solid waste management,
    c. Housing,
    d. Shopping facilities,
    e. Recreational centres)
    f. Health
    g. education
2. Do you receive reticulated water in your area?
3. Do you receive reticulated sewer in your area?
4. What do you think should be done to improve these services?
5. What else can be done to improve the community?

GOVERNANCE

1. how happy they are with the way the Municipal area is working with residents? Likert
2. was your house developed with council approval? (Yes, no or don't know).
3. have you gone to Council to acquire relevant paperwork. (Yes/No)
4. how difficult is it for anyone to access land from the Council?
5. how often do you engage with the Councillor in your area?

ENVIRONMENT

1. how well maintained is the built and natural environment in your community? [very well maintained, well maintained, neither well maintained nor neglected, neglected, very neglected]
2. Which environmental risks which one is prevalent in your area? [solid waste dumping, air pollution, flood] [high medium low]
3. When was the last occurrence?
4. Do you now have a plan if it reoccurs

SHOPPING EXPERIENCE

1. Where do you get your basic commodities [Harare, tuckshop, business centre
2. How do you rate the experience of your local shops?
3. Explain your answer
4. What do you want to be improved?

SOCIAL ISSUES

1. What is the prevalence of drug use in your area?
2. What is the prevalence of crime in your area?
3. What is the general sense of security in the community?
4. What would you like to be done to improve public safety?

GEOLOCATION

12.4: Data Requests from MDAs

Stakeholders	Checklist
Zimbabwe Republic Police	• Crime types and statistics for the year 2023 • Crime hotspot areas • Plans and proposals for a safer Chitungwiza
Religious Leaders (Pastors, Prophets etc.)	• Number of churches and overall population of followers • Community issues that churches deal with (e.g. GBV, drug abuse etc.) giving numbers attended to where available • Master Plan expectations that Churches have.
Residents Associations (CAMERA, CHITREST and others)	• Membership disaggregated by age, sex, and disability • What it is like to live and work in Chitungwiza for their members • Land use plans and proposals that the Master Plan can include. • What the Residents Associations can do to support Chitungwiza Municipality implement the Master Plan when approved
Upper Manyame Sub-catchment Council (ZINWA)	• State of water security for Chitungwiza for the past and next 3 years. • What ZINWA expects Chitungwiza Municipality to prioritise in the next 3-5 years regarding potable water • ZINWA plans related to Chitungwiza for the next 3-5 years
Local authorities (Ruwa LB, Epworth LB, Harare City, Manyame RDC)	• Spatial planning and development relations with Chitungwiza Municipality (boundary, service relations, population movement, economic relations etc.) • Problems faced in the relationship • Your local authority's Master Plan proposals and policies that relate to Chitungwiza • What your local authority considers to be something for Chitungwiza to prioritise in its Master Plan
EMA	• Wetlands Map for Chitungwiza and surrounding areas and comments on their sustainability/integrity • Environmental issues in Chitungwiza and how they are being addressed. • Proposals Chitungwiza Municipality's Master Plan to improve environmental management (land use policies or proposals to address issues or seize opportunities).
Business & SME bodies including CZI, ZNCC, ZCIEA etc.	• Association membership disaggregated by economic sector, size, and other variables. • Views on the business operating environment in Chitungwiza (issues e.g. space availability, infrastructure, business viability etc. and opportunities) • Plans and proposals that Chitungwiza Municipality can consider in its Master Plan. • What role the associations can play in supporting Chitungwiza implementing such proposals.
Ministry responsible for SMEs	• Database of SMEs in the Chitungwiza Municipal area by sector, size, gendered participation and performance or profitability, local and regional market reach etc. • Business environment questions or issues and advantages cited by SMEs • Current Ministry plans/projects supporting SMEs in the town • Suggestions for Chitungwiza Municipality's consideration in its Master Plan

Min. responsible for Education	• Number of schools and enrolment levels • Teacher Student Ratio per school • Comment on access to and quality of education in Chitungwiza • Space availability (classrooms against number of pupils, outdoor space, play centres and facilities at schools and within the community, etc). • Plans and proposals that the Master Plan can address.
Min. responsible for health	• Health centres in Chitungwiza by type that are run by the Ministry (national government) • Type of services offered at such health centres • Future health service plans relevant to Chitungwiza • Plans and proposals that that Chitungwiza Municipality can consider in its Master Plan.
National Railways of Zimbabwe	• Current activities covering Chitungwiza. • Issues that the Master Plan can address relevant to railway infrastructure investments for the future e.g. state of land reserved for the Chitungwiza Railway Line. • Plans and proposals that that Chitungwiza Municipality can consider in its Master Plan.
NGOs	• Current and future projects/programs undertaken in Chitungwiza • Views on the civic (operational) space or environment in Chitungwiza. • Plans and proposals that Chitungwiza Municipality can consider in its Master Plan.

12.5 Registers meetings and workshops with Stakeholders

12.5.1 Inception Meeting

Date: 15 July 2024

Venue: Chitungwiza Municipality Boardroom

Name	Phone Number	Organisation
Tatenda Chatiza	078 453 6239	DGI
Tanatswa Manengureni	0733 832 975	DGI
Hazel Musvovi	0771 836 955	DGI
Wesley Lupenga	0773 164 261	DGI
Gladys Mvumira	0774 885 757	DGI
Lloyd Agere	0774 649 222	DGI
Mutanda Winnie	0773 111 955	Chitungwiza Municipality
Desmond Bhobho	0774 077 725	DGI
Tapiwa Nyamukapa	0772 248 548	DGI
Freeman Rwodzi	078 357 4943	Chitungwiza – Engineering
Robert Nyikadzino	0716 800 636	Chitungwiza – Finance
Memory Mupukuta	0772 690 535	Chitungwiza – CAS
Bright Chisango	0772 740 112	Chitungwiza – Planning
Kudzai Chatiza	0772 908 160	DGI – Lead Planner
Tariro Nyevera	0771 921 636	
Tinashe Takaruva	0775 185 358	
Mr. Mutambanengwe		Chitungwiza – Lead Planner

12.5.2: FGDs with Residents Associations (Women)

Date: 25 July 2024

Venue: Chitungwiza Municipality Boardroom

Name	Phone Number	Organisation
Tapiwa Nyamukapa	0772248548	DGI
Kudzai Chatiza	0772908160	DGI
Wickliff Mutambanengwe	0772381454	Chitungwiza Municipality
Wadzanai Cherera	0772237472	CHERRITH Tourism Company
Tsitsi Kondo	0788173986	CHIRRA
Tendai Mapasure	0775312518	CHIRRA
Dadirai Nyamhandu	0782480790	CHIRRA
Shamiso J Sanyamandu	0772745937	CHIRRA
Winnet Tapera	0777227646	CHIRRA
Mary Saizi	0714774496	CHIRRA

12.5.3 FGDs with Residents Associations (Men)

Date: 23 July 2024

Location (venue): Chitungwiza Municipality, Planning Office

Name	Phone Number	Organisation
Misheck Guzha	0772864726	CAMERA
Gift Kurupati	0774724333	CHIRRA
Arthur Tuderere	0772284219	CHIRRA
Albert Mangwende	0783513210	RACHT
Admire Zaya	0774446867	CHIRRA
Donald Makuvaza	0778925347	CAVITA
Mereki Musauro	0773613650	CAVITA
Ian Chidamba	0779712650	CAVITA
Wickliff Mutambanengwe	0772381454	CM
Khama Simutumbi	0773638416	CM
Willie Pandukani	0718484354	CAMERA
Marvellous Kumalo	0776191402/0776379966	CAMERA
Wilson Makomba	0781309097	CHIRRA
Munyaradzi Vambe	0714752014	CHERRITH
Tafadzwa Kachiko	0773942266	

12.5.4 Focus Group Discussion Session with Chitungwiza Municipality's Finance Team

Date: 25 July 2024

Venue: Chitungwiza Municipality Boardroom

Name	**Phone Number**	**Organisation**
Tapiwa Nyamukapa	0772248548	DGI
Kudzai Chatiza	0772908160	DGI
Wickliff Mutambanengwe	0772381454	Chitungwiza Municipality
Tariro Nyevera	0771921636	DGI
Nobert Nyikadzino	0716800636	Chitungwiza Municipality
Godfrey Shumba	0712831528	Chitungwiza Municipality

12.5.5 Focus Group Discussion Session with Chitungwiza Municipality's Health Team

Date: July 2024

Venue: Chitungwiza Council

Name	**Phone Number**	**Organisation**
Caroline Ndemera	0773459928	Chitungwiza City
Tendayi G Masakure	0775839869	Chitungwiza City
Robert Nobert Jaka	0775056073	Chitungwiza City
Munyaradzi David Kwaramba	0775041854	Chitungwiza City
Sekai Souya	0772698684	Chitungwiza City
Shingairai Tsvangirai	0773254502	Chitungwiza City
Natsai Wenyimo	0784069214	Chitungwiza City
Octavia Munyukwi	0772784967	Chitungwiza City
Sitembile M Sambo	0773474793	Chitungwiza City
Tongai R Mukomonoera	0773733504	Chitungwiza City
Gladys Mvumiri	0774885775	Chitungwiza

12.5.6 Validation Workshop, Chitungwiza Aquatic Complex, August 14th

Name	Phone Number	Organisation
Dadirai Nyamandu	0782 480 790	CHIRRA
Arthur Taderera	0773 284 819	CHIRRA
Tendai Mapashure	0775 312 518	CHIRRA
Arthur Gunzvenzve	0778 170 689	CHIRRA
Wilson Makomba	0781 309 097	CHIRRA
Winnet Tapera	0777 227 646	CHIRRA
Shamiso Shanyamandwe	0772 745 937	CHIRRA
Mary Saizi	0714 774 496	CHIRRA
Wickliff Mutambanengwe	0772 381 454	Chitungwiza Municipality
R Nyikadzino	0773 419 577	Chitungwiza Municipality
A Mamome	0773 994 819	Chitungwiza Municipality
S Chitsa	0777 950 264	Chitungwiza Municipality
Darlington Chimbwanda	0777 736 212	Chitungwiza Municipality
M Muzozo	0775 781 398	Chitungwiza Municipality
N Msiza	0775 282 872	Chitungwiza Municipality
Agatha Mujati	0772 277 865	Councillor
Priscilla K Chitembwe	0778 035 872	Councillor
George Chatanga	0774 390 430	Councillor
Glylord Chenjera	0773 884 395	Councillor
Michael Mukashi	0772 274 289	Councillor
Veronica Gutu	0773 194 881	Councillor
Beaven Murada	0772 646 428	Councillor
Obert Matsika	0773 280 155	Councillor
Forster Chabuka	0774 803 732	Councillor
Richard Mangene	0772 903 797	Councillor
Ishewedu Maremwa	0777 395 664	Funcity Theatre
Noel Maremwa	0772 543 597	Funcity Theatre
Victor Mandere	0772 957 052	--
Albert Machuma	0719 508 252	--
Kudzai Chatiza	0772 908 160	DGI
Tanatswa Manengureni	0733 832 975	DGI
Hazel Musvovi	0771 836 955	DGI
Wesley Lupenga	0773 164 261	DGI
Lloyd Agere	0774 649 222	DGI
Desmond Bhobho	0774 077 725	DGI
Tinashe Takaruva	0775 185 358	DGI
Godfrey Goredema	0785 202 188	DGI

12.5.7 Works Committee Meeting, 29th August, Council Chambers

Name	Designation
C. Madya	Chitungwiza Municipality, Councillor
D. Matsika	Chitungwiza Municipality, Councillor
F. Chabuka	Chitungwiza Municipality, Councillor
A. Mamombe	Chitungwiza Municipality, Councillor
B Jasoni	Chitungwiza Municipality, Councillor
G. Chatanga	Chitungwiza Municipality, Councillor
G. Chenjera	Chitungwiza Municipality, Councillor
R. Mangene	Chitungwiza Municipality, Councillor
S. Mugunde	Chitungwiza Municipality, Councillor
M. Makweza	Chitungwiza Municipality, Councillor
J. Zenda	Chitungwiza Municipality, Staff
W. Mutambanengwe	Chitungwiza Municipality, Staff
W. Mutanda	Chitungwiza Municipality, Staff
T. Mashinga	Chitungwiza Municipality, Staff
Dr. K Chatiza	DGI, Lead Planner
T. Nyevera	DGI, Environment Specialist
G. Goredema	DGI, Junior Planner
T. Takaruva	DGI, Town Planner and Planning Tech.