



# **Municipality of Chegutu**

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## **DRAFT LOCAL ECONOMIC DEVELOPMENT PLAN FOR MUNICIPALITY OF CHEGUTU**



**January 2025**

## FOREWORD

### A Message from the Town Clerk of Municipality of Chegutu



"As the Town Clerk of Chegutu Municipality, it is both an honour and a privilege to serve a community with such a rich history and a bright future. Since its establishment in 1902, Chegutu has grown from a small settlement into a thriving urban centre, driven by the resilience, innovation, and unity of its people. Today, we stand as a testament to what can be achieved through collaboration, hard work, and a shared vision for progress, through the Office of the Honourable Minister of State for Provincial Affairs and Devolution, Mashonaland West.

I am proud to share that in 2024, Municipality of Chegutu was recognized as the *Best Performing Municipality in Mashonaland West Province*, a testament to our unwavering commitment to excellence in service delivery, infrastructure development, and community engagement. Additionally, we have been celebrated as the *Fastest Growing Municipality*, in the Province, reflecting the dynamic progress we have made in expanding our city centre, establishing vibrant residential neighbourhoods, and fostering a robust industrial sector anchored by agro-processing businesses. Indeed from the same Offices of the President and Cabinet, Mashonaland West as assisted by the Provincial Agricultural Show Society, Chegutu Municipality was also presented with third accolade as the most outstanding sports team in Mash West through the Premiership League Participation of Chegutu Pirates in 2024.

Our achievements are a direct result of the dedication of our professional staff, the support of our stakeholders, and the trust of our residents. We are committed to fostering sustainable development, improving the quality of life for all, and creating opportunities for economic growth. At the heart of our success is our belief in the power of partnerships—working hand-in-hand with government entities, private sector players, and the community to address challenges and seize opportunities.

As we look ahead, we remain dedicated to transparency, inclusivity, and innovation. Together, we will continue to transform Chegutu into a model municipality that balances growth with sustainability, tradition with modernity, and ambition with compassion. Thank you for your trust and support as we work tirelessly to make Chegutu a place we can all be proud to call home" as we also remain focused to become the next Provincial City by 2030.

**Remember our mantra, "*Chegutu, Best Investment Destination of your Choice.*"**

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# **CHAPTER ONE: BACKGROUND AND INTRODUCTION**

## **1.1 Introduction and Background**

The Municipality of Chegutu boasts of a rich and variegated history that dates back to 1902, when it was first established as a Sanitary Board. Over the decades, it evolved into a Town Management Board in 1947 and was officially granted Municipal status in 1974. In 1982, it was renamed to Municipality of Chegutu, marking a new chapter in its development trajectory.

Since attaining Municipal status, Chegutu has experienced remarkable growth and transformation. The city centre has expanded significantly, becoming a vibrant hub of commerce, culture, and community life. This growth has been complemented by the establishment of well-planned residential neighbourhoods, catering to diverse populations. Low-density suburbs such as Riffle Range Extension and Hintonville offer serene, spacious living environments, while high-density areas like Kaguvi Phases 1 to 4 provide affordable housing solutions for a growing population.

Chegutu's economic landscape has also flourished, anchored by a thriving industrial area that specializes in agro-processing. This council has become a cornerstone of the local economy, leveraging the region's agricultural strengths to create jobs, stimulate innovation, and drive sustainable development. The industrial zone is a testament to Chegutu's commitment to fostering economic resilience and diversification.

At the heart of Chegutu's success lies a deep-rooted culture of collaboration. The Municipality places a strong emphasis on partnerships and stakeholder engagement, working closely with local businesses, community leaders, professional staff, and government officials to achieve shared goals. This collaborative approach has enabled Chegutu to navigate challenges, seize opportunities, and deliver meaningful progress for its residents.

Today, the Municipality of Chegutu stands as a shining example of urban development and community-driven governance. With a clear vision for the future, Chegutu continues to build on its legacy of growth, innovation, and inclusivity, striving to create a prosperous and sustainable future for all its citizens, with the express intention to become the next accomplished City in Mash West by 2030.

## 1.2 Vision, Mission Statement and Values

At the heart of Municipality of Chegutu's growth and development lies a clear and inspiring roadmap for the future. Our Vision and Mission statements reflect our commitment to building a prosperous, inclusive, attractive and sustainable community. They guide our decisions, shape our strategies, and remind us of the values we hold dear as we work tirelessly to serve our residents and stakeholders.

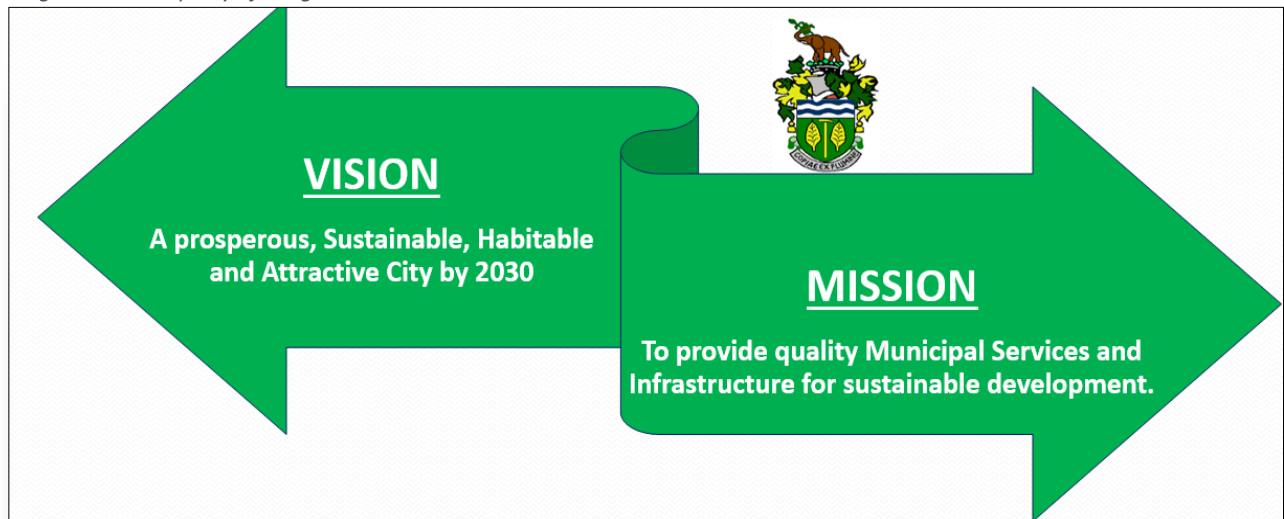
Our Vision encapsulates the future we aspire to creating a thriving, resilient, and forward-thinking municipality that balances economic growth with social equity and environmental stewardship.

Our Mission defines our purpose and the steps we take to achieve this vision. It is a promise to deliver excellence in service, foster collaboration, and empower our community to reach its full potential.

Together, our Vision and Mission serve as the foundation for all that we do, ensuring that Chegutu remains a place of opportunity, innovation, and pride for generations to come.

### 1.2.1 Vision

Figure 1: Municipality of Chegutu Vision and Mission



Our Vision and Mission are more than just words, they are the guiding principles that drive Municipality of Chegutu forward. Together, they reflect our commitment to building a prosperous, inclusive, and sustainable community. By staying true to these ideals, we are not only shaping the future of Chegutu but also ensuring that every resident has the opportunity to contribute and thrive in a vibrant and resilient municipality.

### 1.2.2 Core Values

The Municipality of Chegutu is guided by a set of core values that drive our mission to create a trusted, equitable, and prosperous community. These values ensure that we deliver on key four outcomes as demonstrated below:

Figure 2: Municipality of Chegutu Values and Outcomes



Together, these values define who we are as Municipality of Chegutu. They guide our actions, inspire our progress, and ensure that we build a community where every resident can thrive. By staying true to these principles, we are committed to creating a brighter, more equitable, and sustainable future for all.



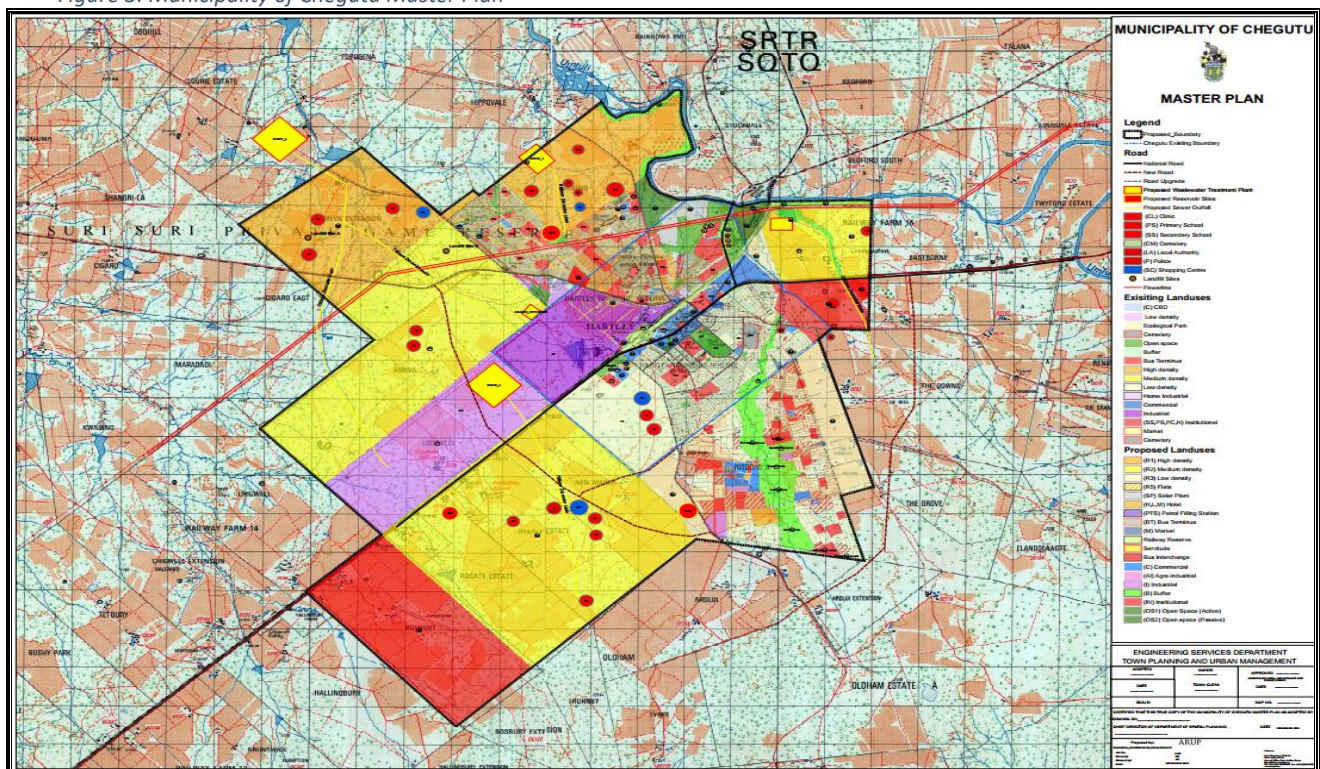
## CHAPTER TWO: CHEGUTU MUNICIPALITY PROFILE

### 2.1 Master Plan of Municipality of Chegutu

The Master Plan of Municipality of Chegutu is a comprehensive roadmap designed to guide the sustainable growth and development of our community over the coming years. Rooted in the principles of inclusivity, innovation, and sustainability, this plan reflects our commitment to creating a vibrant, resilient, and prosperous municipality. It outlines strategic priorities, actionable goals, and measurable outcomes that will shape Chegutu into a model urban center, balancing economic progress with social equity and environmental stewardship.

Aligned with the National Vision of achieving Upper Middle-Income Status by 2030, the Master Plan positions Chegutu as a key contributor to the country's developmental goals. By focusing on areas such as infrastructure development, housing, economic diversification, environmental conservation, and community well-being, the master plan aims to drive local growth while supporting national priorities. By aligning our Vision and Mission with practical strategies, the Master Plan ensures that Chegutu remains a place of opportunity, pride, and progress for generations to come.

Figure 3: Municipality of Chegutu Master Plan



This plan is a collaborative effort, informed by the voices of residents, stakeholders, and experts, ensuring that it reflects the aspirations and needs of our community. Together, we are building a future that honors our rich heritage while embracing the possibilities of tomorrow.



## **2.2 Economic Profile**

Municipality of Chegutu is a thriving economic hub, driven primarily by agriculture and mining, with significant investments from farmers, miners, and businesses in the region. Located in Agro-Ecological Region II, the district boasts fertile soils and favorable climatic conditions that support large-scale farming of cash crops such as wheat, maize, soya beans, and horticultural produce. This agricultural strength has positioned Chegutu as a key player in Zimbabwe's agro-based economy.

The town is home to some of the largest poultry producers in the country, including industry leaders such as Charles Steward and Sable Chickens. The high agricultural potential has also attracted agro-processing companies that rely on raw materials from the farming sector. Key institutions anchoring Chegutu's economy include the Grain Marketing Board (GMB), Agri-Value Chain (AVC), and David Whitehead Textiles (DWT), Chegutu Cannery, which all contribute significantly to job creation and value addition.

In addition to agriculture, Chegutu is a major mining district, rich in mineral deposits. Mining companies operating in the hinterland, such as Zimplats, Magaya Mine, Pickstone Mine, and G Zone Mine, benefit from the services provided by the municipality, including accommodation, mining supplies, and logistical support. These mining activities have further stimulated local economic growth and diversification.

To support the thriving agricultural and mining sectors, a network of complementary businesses and institutions has established a presence in Chegutu. These include agricultural suppliers such as SPSA, Agricura, Farm and City, and Gains Wholesale, as well as the Veterinary Department under the Ministry of Agriculture. Financial institutions like the Agricultural Finance Company (AFC), Commercial Bank of Zimbabwe (CBZ), African Century, ZB Bank, and Stanbic Bank provide essential financial and technical services to farmers, miners, and businesses. These are complemented by mobile money platforms such as Ecocash, Mukuru, MoneyGram, and One Wallet, ensuring accessible financial services for all.

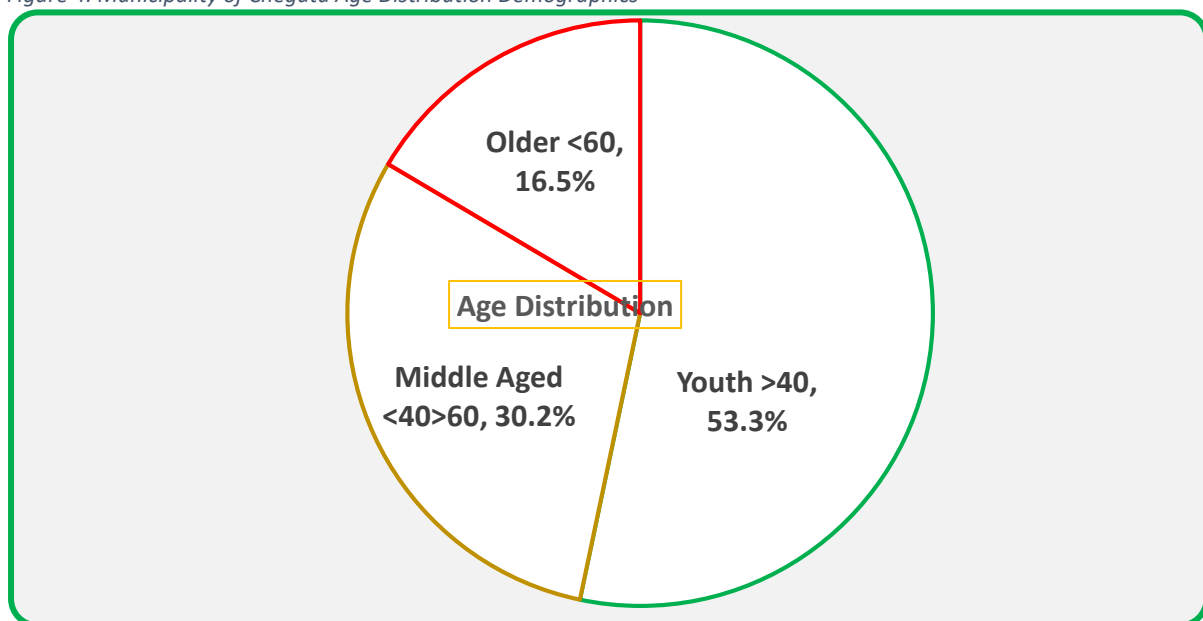
Together, these sectors and supporting institutions make Chegutu a dynamic and resilient economic center, contributing significantly to both local and national development.

### 2.3 Social Profile

Chegutu is a vibrant, multi-cultural town that celebrates its rich diversity and inclusive community spirit. The town is home to a dynamic mix of cultures, traditions, and backgrounds, creating a unique social fabric that fosters unity and mutual respect. This cultural diversity is reflected in the festivals, community events, and everyday interactions, making Chegutu a welcoming place for all.

Demographically, Chegutu boasts of a youthful population, with a significant proportion of young people who are capable in driving innovation, energy, and creativity in the community. At the same time, the town is home to a considerable number of elderly residents, whose wisdom and experience contribute to the preservation of cultural heritage and community values. This balanced demographic distribution ensures a blend of fresh perspectives and traditional knowledge, enriching the social and economic life of the municipality. Chart below shows the Municipality of Chegutu age distribution demographics.

Figure 4: Municipality of Chegutu Age Distribution Demographics



This balanced demographic distribution ensures a blend of fresh perspectives and traditional knowledge, enriching the social and economic life of the municipality. Together, Chegutu's multicultural identity and diverse demographics create a thriving, inclusive community that values collaboration, progress, and shared prosperity. The cultural diversity and demographic distribution of the population consisting of youthful population and a considerable number of the elderly. Further, Chegutu boasts of social and community facilities which include Civic Centre, Swimming Bath, the Pfupajena Stadium 1 and 2, Community Hall and Welfare Centre, educational (schools and universities) and health facilities.

## **2.4 Environmental/ Climatic Profile**

Chegutu is blessed with one of the most favorable climate conditions in Zimbabwe, making it an ideal location for agriculture, tourism, and sustainable living. Situated in Agro-Ecological Region II, the town enjoys a humid subtropical climate, characterized by distinct wet and dry seasons. This climate supports a wide range of agricultural activities and contributes to the town's lush, green environment during the greater part of the year.

The rainy summer season spans from September to March, bringing life-giving rainfall that averages 123.03 millimeters annually. This precipitation is crucial for the cultivation of cash crops such as wheat, maize, soya beans, and horticultural produce, which thrive in the region's fertile soils. The dry winter season, from April to August, offers cooler temperatures and clear skies, creating a pleasant environment for outdoor activities and tourism. Throughout the year, Chegutu experiences an average annual temperature of 23.99 degrees Celsius, providing a comfortable and temperate climate for residents and visitors alike. The town also enjoys ample daylight, averaging around 12 hours of sunshine daily, which supports both agricultural productivity and solar energy potential.

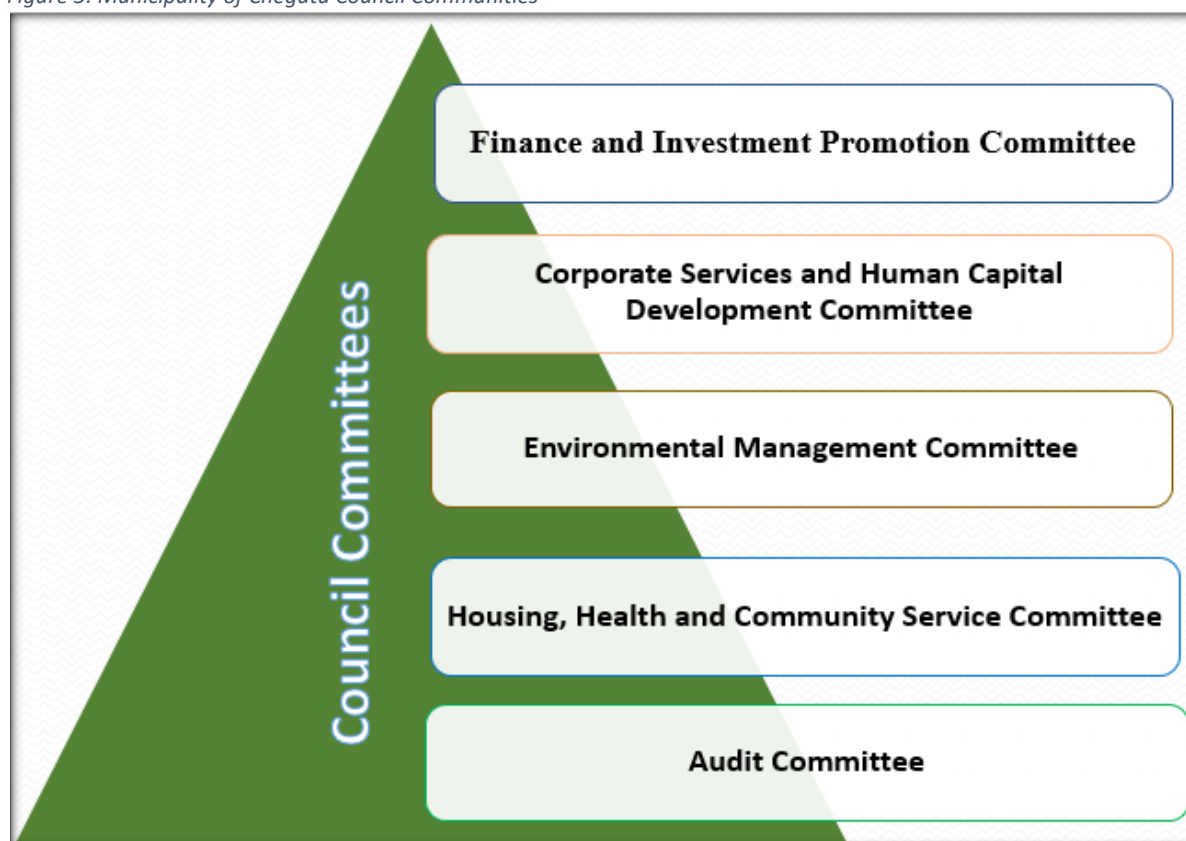
This favorable climate, combined with the town's rich natural resources, positions Chegutu as a hub for sustainable development and environmental stewardship. It also enhances the quality of life for residents, making Chegutu a desirable place to live, work and visit.

## **2.5 Governance Profile**

### **2.5.1 Council Administration/Institution of Council**

Chegutu Municipality is a local authority within Chegutu District, located in the Mashonaland West Province of Zimbabwe. The municipality is governed by a Council comprising 12 elected Councilors, each representing one of the 12 wards, and 4 Proportional Representatives. The Council is led by the Mayor, supported by the Deputy Mayor, who work together to ensure effective governance and service delivery.

Figure 5: Municipality of Chegutu Council Communities



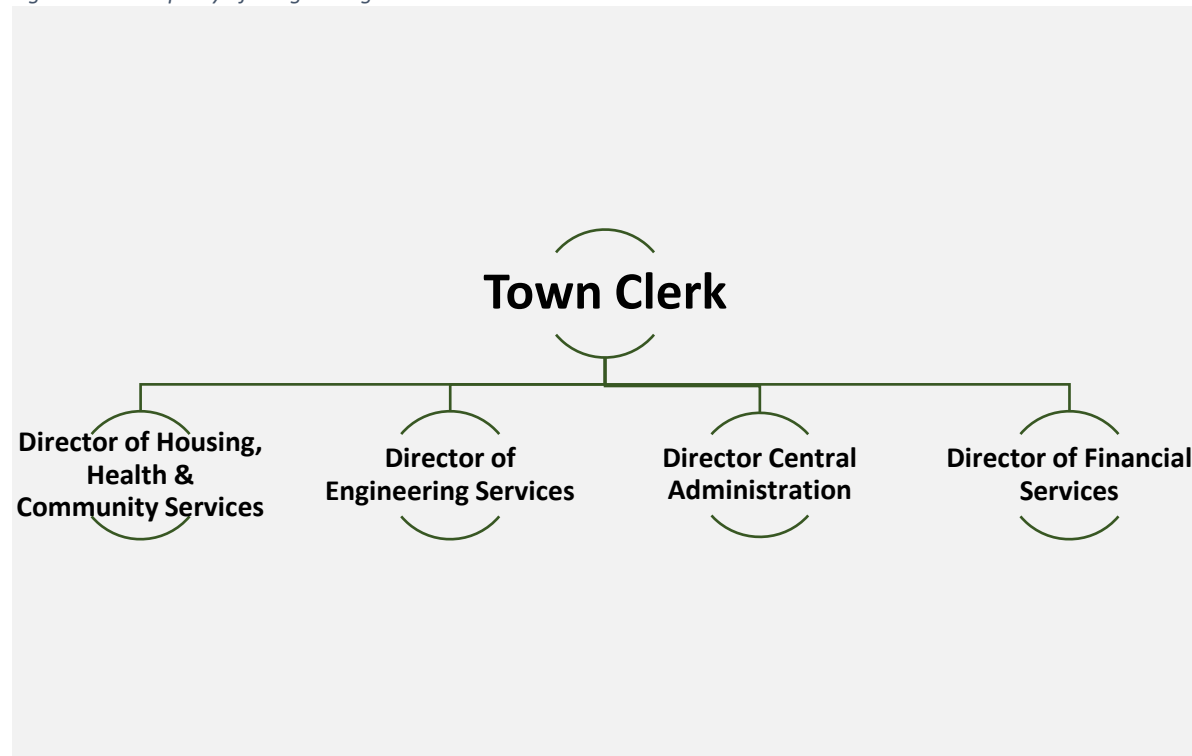
The Chairpersons of Committees are elected from among the Councilors to oversee key functional areas, ensuring that the municipality's operations are well-coordinated and aligned with community needs. The oversight role of the District Development Coordinator is well recognized as the overall driver of development within the entire district.

### 2.5.2 Council Administration

The day-to-day operations of Chegutu Municipality are overseen by the Town Clerk, who serves as the Accounting Officer. The Town Clerk is responsible for executing Council decisions and managing municipal affairs through a team of appointed Directors and staff. This includes ensuring efficient service delivery, maintaining financial accountability, and implementing policies that align with the municipality's strategic goals. In broader terms, the Town Clerk plays a pivotal role in Governance and Administration by fostering collaboration between various departments, stakeholders, and the community, ensuring compliance with legal and regulatory frameworks, and driving initiatives that promote transparency, accountability, and sustainable development.

The municipality has a total workforce of 385 employees, and the high level structured is as follows:

*Figure 6: Municipality of Chegutu High Level Structure*



This well-defined structure enables the municipality to function efficiently, respond to community needs, and drive sustainable development for the benefit of all residents. By fostering clear lines of communication and accountability, it ensures that resources are utilized effectively and that services are delivered in a timely and equitable manner. Furthermore, this functional organogram supports innovation and adaptability, allowing the municipality to address emerging challenges and seize opportunities for growth, ultimately enhancing the quality of life for everyone in Chegutu.

## **2.6 Municipality of Chegutu Fact Sheets**

The Chegutu Fact Sheet table below provides a concise overview of key statistics, demographics, and features that define Chegutu Municipality. This table highlights essential information about the town's population, economy, climate, governance, and infrastructure, offering a snapshot of its unique characteristics and development priorities. Designed for quick reference, the Fact Sheet serves as a valuable resource for residents, stakeholders, investors, and visitors seeking to understand Chegutu's profile and potential.



Table 1: Municipality of Chegutu Fact Sheet

VARIABLE	FACTS
<b>Location</b>	<ul style="list-style-type: none"> <li>- Its located 110km South of Harare along the Harare Bulawayo Road and 90km from Chinhoyi, the provincial capital.</li> <li>- Its bordered by Chegutu Rural District Council on all sides</li> <li>- Geographic coordinates (197932.25 m E, 7992659.50 m S, Zone 36K UTM WGS 84).</li> </ul>
<b>Total Land Area (Extents)</b>	<ul style="list-style-type: none"> <li>- Approximately 3600Ha consisting of residential, commercial and industrial land uses as well as supporting institutional and recreational spaces.</li> <li>- The total land is envisioned to increase to 13400Ha upon approval of the master plan and incorporation of adjacent hinterland (see attached map on the first page of this chapter)</li> </ul>
<b>Governance</b>	<ul style="list-style-type: none"> <li>- A Municipality within Chegutu district in the Mashonaland West Province, Zimbabwe.</li> </ul>
<b>Climate</b>	<ul style="list-style-type: none"> <li>- Located in agro ecological region II, with the following main features:               <ol style="list-style-type: none"> <li>2 distinct winter and summer seasons,</li> <li>an average annual temperature of 23.99 degrees Celsius,</li> <li>average annual precipitation of 123.03 millimeters</li> <li>An annual average of 12 hours of daylight hours</li> </ol> </li> </ul>
<b>Natural endowments</b>	<ul style="list-style-type: none"> <li>- Water bodies, fertile arable land, mineral deposits (gold)</li> </ul>
<b>Economic Base</b>	<ul style="list-style-type: none"> <li>- Agriculture and agro-processing</li> <li>- Mining</li> </ul>
<b>Population</b>	<ul style="list-style-type: none"> <li>- Has a population of 66 258 consisting of 31376 males and 34882 females</li> </ul>
<b>Health Facilities</b>	<ul style="list-style-type: none"> <li>- Chegutu Municipality is home to Chegutu District Hospital and other supporting health facilities</li> </ul>
<b>Educational Facilities</b>	<ul style="list-style-type: none"> <li>- Pre Schools, High Schools, University under construction and vocational training centres facilities</li> </ul>
<b>Official Language</b>	<ul style="list-style-type: none"> <li>- The dominant languages are English and Shona</li> </ul>

## 2.7 WHY INVEST IN CHEGUTU?

### 2.7.1 Strategic Location as a Road and Rail Transport Route Hub

Chegutu's strategic location positions it as a vital transportation and logistics hub in Zimbabwe. Situated along the A5 Highway, which connects Harare and Bulawayo, the town enjoys seamless access to two of the country's largest economic centers. Additionally, Chegutu serves as the main gateway into Mashonaland West Province and by extension, Zambia, for the four southern and southwestern provinces of Matabeleland North, Matabeleland South, Bulawayo, and Midlands. This is facilitated by the Chegutu-Chinhoyi Road, a critical artery for regional trade and transit.

The town's accessibility is further enhanced by its proximity to key rail networks, which support the efficient movement of goods and people. This connectivity not only boosts local

economic activity but also positions Chegutu as a preferred destination for businesses looking to tap into regional and international markets. Additionally, Chegutu's close proximity to Harare which is just a short drive away, makes it an attractive option for residents and businesses seeking a more affordable and serene environment while maintaining easy access to the capital. As a result, Chegutu is rapidly growing into a dormitory urban for Harare, offering a perfect blend of urban convenience and suburban tranquility.

By investing in Chegutu, businesses can leverage its transport infrastructure to reduce logistics costs, expand their reach, and capitalize on the town's role as a gateway to trade and commerce, while also benefiting from its growing appeal as a residential and commercial hub near the capital.

### **2.7.2 Rich and Strong Agricultural and Mining Hinterland**

Chegutu is strategically positioned within a rich agricultural and mining hinterland, making it a prime destination for investment in these key sectors. The town is encircled by fertile farmlands that support the cultivation of cash crops such as wheat, maize, soya beans, and horticultural produce, as well as large-scale poultry farming. This strong agricultural base not only ensures local food security but also creates significant opportunities for agro-processing industries, including the production of processed foods, animal feed, and other value-added products. Investors can capitalize on Chegutu's agricultural potential to establish processing plants, storage facilities, and distribution networks, tapping into both local and export markets.

In addition to its agricultural strengths, Chegutu District is endowed with vast mineral deposits, including platinum, gold, and other valuable resources. The town serves as a strategic service hub for mining companies operating in the region, providing essential services such as accommodation, mining supplies, and logistics support. Furthermore, opportunities exist within the municipality for value addition and processing of mining products, transforming raw materials into finished goods for domestic and international markets. This integration of agriculture and mining creates a dynamic economic ecosystem, offering diverse investment opportunities across the value chain.

By investing in Chegutu, businesses can leverage its agricultural and mineral wealth, supported by a robust infrastructure and a strategic location, to drive growth, create jobs, and contribute to the sustainable development of the region.

### **2.7.3 Growing Economy: A Hub of Opportunity**

According to the Office of the President and cabinet, as represented by the Honourable Minister of Provincial Affairs and Devolution, as technically assisted by the Provincial Agricultural Show Society (2024, Municipality of Chegutu is recognized as one of the fastest-growing urban council in Mashonaland West Province and across Zimbabwe, making it a dynamic and attractive destination for investment. This rapid growth is driven by its strategic location, rich agricultural and mining hinterland, and robust infrastructure, which collectively creates a thriving economic environment. The town's expanding economy is evident in the increasing number of businesses, industries, and residential developments, all of which contribute to job creation and improved livelihoods for residents.

As the fastest-growing urban council, Chegutu offers unparalleled opportunities for investors to capitalize on its booming sectors, including agriculture, mining, manufacturing, and services. The municipality's proactive approach to development, coupled with its commitment to creating a business-friendly environment, ensures that investors can operate efficiently and profitably. Additionally, Chegutu's growth is supported by its young and vibrant population, which provides a skilled and motivated workforce ready to drive innovation and productivity.

Investing in Chegutu means becoming part of a high-growth economy with immense potential for returns. Whether in agro-processing, mining, real estate, or retail, businesses can benefit from the town's upward trajectory and its role as a key economic player in the region. By choosing Chegutu, investors are not only securing their own growth but also contributing to the sustainable development of one of Zimbabwe's most promising urban centers.

### **2.7.4 Youthful Population: A Dynamic and Productive Workforce**

Chegutu is home to a youthful and vibrant population, a key asset that drives the town's economic growth and development. With a significant proportion of its residents falling within the economically active age group, Chegutu boasts of a skilled, energetic, and productive workforce ready to support the objectives of the Local Economic Development Plan. This demographic advantage creates a fertile ground for businesses seeking to tap into a pool of talent that is adaptable, innovative, and eager to contribute to the town's progress.

The youthful population not only provides a ready labor force for industries such as agriculture, mining, manufacturing, and services but also fosters a culture of entrepreneurship and creativity. Young people in Chegutu are increasingly engaging in small and medium enterprises

(SMEs), digital innovation, and other emerging sectors, adding dynamism to the local economy. Additionally, the municipality's focus on education and skills development ensures that the youth are equipped with the knowledge and expertise needed to meet the demands of a rapidly evolving job market.

For investors, Chegutu's youthful population represents a strategic advantage, offering access to a workforce that is both productive and cost-effective. By investing in Chegutu, businesses can leverage this demographic dividend to drive growth, enhance productivity, and achieve long-term success, while also contributing to the empowerment and development of the next generation.

### **2.7.5 Favorable Natural Climate: A Foundation for Growth**

Municipality of Chegutu is blessed with one of the most favorable natural climate conditions in Zimbabwe, making it an ideal location for a wide range of economic activities. Situated at an average altitude of 1,180 meters, the town enjoys a temperate climate characterized by adequate rainfall, moderate temperatures, and an average of 12 hours of daylight daily. These climatic conditions create a perfect environment for agriculture, with fertile farmlands supporting the production of cash crops such as wheat, maize, soya beans, and horticultural produce. The thriving agricultural sector, in turn, fosters backward and forward linkages, stimulating growth in agro-processing, manufacturing, and related industries.

The abundant sunlight also positions Chegutu as a prime location for renewable energy projects, particularly solar energy production, which can support sustainable development and reduce reliance on traditional energy sources. Furthermore, the favorable climate enhances the town's appeal for residential, commercial, and industrial investments, offering a comfortable and productive environment for businesses and residents alike.

With ample land available for development, Chegutu Municipality is actively seeking investors to capitalize on these opportunities. Whether for agricultural ventures, renewable energy projects, or urban development, Chegutu's natural advantages make it a preferred investment destination. By investing in Chegutu, businesses can leverage its favorable climate and strategic location to achieve long-term growth and contribute to the sustainable development of the region.

## **CHAPTER THREE: CHEGUTU MUNICIPALITY LOCAL ECONOMIC DEVELOPMENT PLAN**

### **3.1 Preparation Process of the Local Economic Development Plan**

The Municipality of Chegutu Local Economic Development Plan (LEDP) is a comprehensive and strategic framework designed to drive sustainable growth and improve the quality of life for residents. The preparation of this plan is guided by a range of national, provincial, and local policy documents, including the National Vision, National Development Strategy 1 (NDS1), the Provincial Local Economic Development Plan, the Chegutu Strategic Plan, and the Draft Chegutu Master Plan. These documents ensure that the Plan aligns with broader development goals while addressing the unique needs and opportunities of Chegutu.

The development of the Plan was the result of an extensive and inclusive consultative process, involving a wide range of stakeholders from both the public and private sectors. These consultations were conducted in line with the strategic programs that Municipality of Chegutu contributes to, ensuring that the plan reflects the aspirations and priorities of the community. Through these engagements, stakeholders unanimously agreed to focus on four key service delivery priority areas, which form the foundation of the LEDP:

i. **Infrastructure and Utilities:**

- ✓ Developing and upgrading critical infrastructure such as roads, water supply, sanitation, and energy systems to support economic activities and improve living standards.
- ✓ Enhancing digital infrastructure to foster innovation and connectivity.

ii. **Housing Delivery (Inclusive of Basic Amenities):**

- ✓ Expanding access to affordable and quality housing for all income groups.
- ✓ Ensuring that housing developments are accompanied by essential amenities such as schools, healthcare facilities, and recreational spaces.

iii. **Economic Growth:**

- ✓ Promoting investment in key sectors such as agriculture, mining, manufacturing, and tourism.
- ✓ Supporting small and medium enterprises (SMEs) and creating employment opportunities to stimulate local economic activity.

iv. **Environmental Protection and Natural Resources Management:**

- ✓ Implementing sustainable practices to protect the environment and manage natural resources effectively.
- ✓ Promoting renewable energy, waste management, and conservation initiatives to ensure long-term ecological balance.



The LEDP represents a shared vision for Chegutu's future, rooted in collaboration, inclusivity, and sustainability. By focusing on these priority areas, the plan aims to transform Chegutu into a prosperous, resilient, and equitable municipality, where all residents can thrive.

### **3.2 Development Compass towards City Status Achievement by 2030**

The journey towards achieving city status by 2030 is guided by the criteria outlined in the Urban Councils Act Chapter 29:15, First Schedule. These criteria provide a comprehensive framework for evaluating Chegutu Municipality's readiness and progress in attaining this milestone. The key elements considered in this process include:

**a. Population Size and Density:**

- Assessing the population size and density within the municipal area to ensure it meets the threshold for city status.

**b. Employment Opportunities:**

- Evaluating the extent to which the municipality provides employment opportunities for residents and surrounding areas, fostering economic growth and reducing unemployment.

**c. Property Valuation:**

- Analyzing the total valuation of property as reflected in the valuation roll, including the ratio of industrial, commercial, and residential property values.

**d. Provision of Local Services:**

- Ensuring the municipality caters to community needs through the provision of essential services such as firefighting, ambulance services, public parking, and other local amenities.

**e. National Influence:**

- Demonstrating the municipality's influence as a national centre for commercial, industrial, mining, agricultural, administrative, and financial activities.

**f. State Services and Infrastructure:**

- Highlighting the municipality's role as a hub for state services, including law courts, prisons, police stations, road, rail, and air communications, postal and telecommunication services, and tourism facilities such as hotels, motels, and caravan parks.

**g. Commercial and Financial Services:**

- Showcasing the standard of marketing and shopping facilities, as well as the availability of specialist, professional, banking, and other financial services.

**h. Cultural, Educational, and Recreational Facilities:**

- Providing a wide range of cultural amenities, educational institutions, and recreational facilities to enhance the quality of life for residents and visitors.

**i. Armed Forces Presence:**

- Considering the presence of armed forces stationed in or around the municipal area as a factor in the municipality's strategic significance.

**j. Religious Significance:**

- Recognizing the religious significance of the municipality as a centre for spiritual and cultural activities.

**k. Growth Rate:**

- Evaluating the municipality's growth rate in terms of population, property valuation, commercial and industrial facilities, and other provisions, ensuring sustained and balanced development.

By addressing these elements, Municipality of Chegutu is strategically positioning itself to achieve city status by 2030, transforming into a vibrant, inclusive, and economically thriving urban center that meets the needs of its residents and contributes to national development.

**3.3 Business and Investment Opportunities as guided by Local Authority Endowments and Needs**

**3.3.1 Service Delivery Priority 1: Infrastructure and Utilities**

Municipality of Chegutu identifies investment in basic infrastructure and utilities as its highest service delivery priority. Recognizing that infrastructure is the backbone of economic growth and improved living standards, the municipality is committed to ensuring that every real estate development or human settlement is supported by robust and reliable infrastructure. Well-planned infrastructure and utilities not only enhance the quality of life for residents but also serve as key drivers of economic enablers/facilitators, attracting businesses, creating jobs and fostering sustainable development.

To achieve this, Chegutu Municipality is prioritizing infrastructure development in the following key areas:

**i. Potable Water System:**

- Expansion of the Potable Water Treatment Plant to increase capacity and meet growing demand.

- Rehabilitation of the water distribution network to reduce losses and ensure reliable access to clean water for all residents.

**ii. Wastewater Treatment System:**

- Construction and rehabilitation of wastewater networks to improve sanitation and environmental health.
- Expansion of wastewater treatment plants to accommodate increasing population growth and industrial activity.

**iii. Renewable Energy:**

- Investment in solar energy projects to diversify the energy mix, reduce reliance on traditional energy sources, and promote sustainability.
- Development of solar farms and rooftop solar installations to enhance energy access and affordability.

**iv. Telecommunications:**

- Upgrading telecommunication infrastructure to increase connectivity and access to high-speed internet.
- Expanding fibre-optic networks and mobile broadband services to support digital transformation and economic growth.

**v. Solid Waste Management:**

- Modernizing waste collection to improve management models along the Geo-Pomona system and through waste energy and other useful products
- Disposal systems to improve efficiency and environmental sustainability.
- Establishing recycling facilities and waste-to-energy projects to reduce landfill dependency and promote a circular economy.

By investing in these critical areas, Chegutu Municipality aims to create a resilient and future-ready infrastructure system that supports economic growth, enhances quality of life, and ensures sustainable development for generations to come. Investors are encouraged to explore these opportunities and partner with the municipality to build a brighter future for Chegutu.

**Infrastructure and Utilities Broad Objective**

The primary objective of Chegutu Municipality's infrastructure and utilities development is *to enhance the quality of life for residents, promote sustainable development, and ensure efficient and reliable service delivery*. By investing in modern and resilient infrastructure, the municipality aims to create a foundation for economic growth, social well-being, and environmental sustainability. This includes providing access to essential services such as clean water, sanitation, energy, telecommunications, and waste management, while also fostering an

environment that attracts investment, supports businesses, and improves overall community resilience

### **Specific Objectives for Infrastructure and Utilities**

- i. **Ensuring Public Health and Safety:**
  - Provide clean drinking water and adequate sanitation facilities to all residents.
  - Maintain effective waste management systems to prevent pollution and promote public health.
- ii. **Promoting Economic Development:**
  - Develop reliable transportation networks (roads and public transit) to facilitate commerce and connectivity.
  - Ensure access to essential utilities (electricity, water, and telecommunications) to attract businesses and stimulate investment.
- iii. **Enhancing Quality of Life:**
  - Improve accessibility to public spaces, parks, and recreational facilities for community well-being.
  - Invest in community amenities such as libraries, community centres, and sports facilities to foster social cohesion.
- iv. **Sustainability and Environmental Stewardship:**
  - Implement green infrastructure solutions, such as storm water management systems and green roofs, to reduce environmental impact.
  - Promote energy efficiency and the adoption of renewable energy sources (e.g., solar, wind) to support sustainable development.
- v. **Resilience and Adaptability:**
  - Upgrade infrastructure to withstand natural disasters and climate change impacts, ensuring long-term durability.
  - Develop emergency response systems and evacuation plans to enhance community preparedness and safety.
- vi. **Technological Advancement:**
  - Integrate smart city technologies (e.g., smart lighting, traffic management systems) to improve service delivery and efficiency.
  - Enhance digital infrastructure (e.g., broadband, fibre-optic networks) to support connectivity and communication.
- vii. **Community Engagement and Inclusivity:**
  - Involve residents in planning and decision-making processes to ensure infrastructure projects meet community needs.
  - Ensure services are equitable and accessible to all community members, including marginalized and vulnerable groups.
- viii. **Maintenance and Upkeep:**
  - Regularly maintain and upgrade existing infrastructure to prolong its lifespan and ensure optimal performance.
  - Establish a systematic monitoring and reporting system to track infrastructure conditions and address issues proactively.
- ix. **Financial Sustainability:**
  - Develop innovative funding strategies for infrastructure projects to minimize the burden on taxpayers.

- Explore public-private partnerships (PPPs) to leverage additional resources and expertise for infrastructure development.

By achieving these objectives, Chegutu Municipality aims to build a prosperous, inclusive, and sustainable community that meets the needs of its residents today while safeguarding resources for future generations.

### **3.3.1.1 Water System - Potable Water Treatment Plant Expansion and Network Rehabilitation**

#### **Portable Water Supply Medium to Long-Term Investment Plans**

Chegutu Municipality currently operates a single water treatment facility, the Chegutu Water Treatment Works (Chegutu WTW), which has a nominal capacity of 12 megalitres per day (ML/day) and currently produces approximately 8 ML/day. This conventional surface water treatment plant plays a critical role in providing clean and safe drinking water to residents and businesses within the municipality. Treated water is transmitted through a network of pipelines to two terminal reservoirs located at Chakari and ZRP, which are primarily used for balancing supply and ensuring consistent water distribution. Off-takes along the rising transmission mains feed directly into the distribution network, enhancing efficiency and reliability.

To address current challenges and meet future demand, Municipality of Chegutu has developed a comprehensive medium to long-term investment plan for its water supply system. This plan focuses on upgrading infrastructure, expanding capacity, and improving service delivery to ensure sustainable and equitable access to water for all residents. Key components of the plan include:

- i. **Expansion of the Chegutu Water Treatment Works:**
  - Increasing the plant's capacity to meet growing demand and reduce the current production gap.
  - Modernizing treatment processes to enhance efficiency and water quality.
- ii. **Rehabilitation of Transmission and Distribution Networks:**
  - Upgrading aging pipelines and infrastructure to reduce water losses and improve reliability.
  - Extending the network to underserved areas to ensure equitable access.
- iii. **Development of New Water Sources:**
  - Exploring alternative water sources, such as groundwater or additional surface water reservoirs, to diversify supply and enhance resilience.



**iv. Implementation of Smart Water Management Systems:**

- Integrating advanced technologies for real-time monitoring, leak detection, and demand management.

**v. Community Engagement and Education:**

- Promoting water conservation practices and raising awareness about the importance of sustainable water use.

The table below summarizes the results of the assessment of the various components of the water supply system, highlighting priority areas for investment and improvement.

*Table 2: Water Supply Component System and Proposed Interventions*

<b>STATION</b>	<b>STATUS</b>	<b>PROPOSED INTERVENTIONS</b>	<b>TIME FRAMES</b>	<b>EXPECTED OUTCOME</b>
<b>Raw Water Abstraction.</b>	✓ Unreliable off-river Clifton dam recharging during the rainy season due to unreliable rain patterns and pumping power infrastructure.	✓ Resuscitation of Mupfure river weir pump station	2025-2026	Improved reliable and sustainable raw water supply.
	✓ Mupfure River weir pump station is completely down.	✓ Construction and commissioning of Darwendale raw water pump station and 40km pipeline	2026-2030	
<b>Water Treatment Plant</b>	✓ Water treatment plant underperformance due to elements that had outlived their design lifespan and are due for rehabilitation to increase its production output to 12ML/D from the current 8ML/D	✓ Water treatment plant elements rehabilitation with target design production output. ✓	2024-2026	Improved water supply that meets the required demand.
	✓ Water Treatment Plant failure to cater for future municipal growth with an estimated need of 15ML/D by the year 2030	✓ Expansion of Water treatment plant to 15ML/D Capacity.	2026-2030	
<b>Water Transmission and distribution network.</b>	✓ The water reticulation network in old suburbs has outlived its design lifespan and is a major culprit of none revenue water	✓ Rehabilitation of 56 km of water reticulation network.	2024-2030	Improved Sanitation and hygiene.
	✓ The increase in population will contribute to residential expansion, which also needs to be connected to water infrastructure.	✓ Construction of new 50km water reticulation network	2024-2030	

### **3.3.1.2 Waste Water Treatment System – Network Construction, Rehabilitation and Treatment Plant Expansion**

#### **a) Waste Water Treatment System- Medium to Long-Term Investment Plans**

The sewerage scheme in Chegutu currently consists of three pond systems and three sewage pump stations located at ZMDC, Kaguvi Phase 1&2, and Kaguvi Phase 3. However, the pond systems are not functioning properly, resulting in effluent being discharged into river systems that does not meet the Treated Effluent Standards. As a result, it is classified as Category Yellow according to the Operational Guidelines for Pollution Control of the Republic of Zimbabwe.

The combined nominal capacity of the Waste Water Treatment Plants (WWTPs) is around 11 000 m<sup>3</sup>/day. On-site sanitation areas, particularly in low-density areas, are serviced by vacuum tankers, which are operated by both private contractors and the council. The sewer collector network is primarily composed of AC pipes. While the sewer lines in the pilot area appear to be in good condition, this is not representative of the entire town of Chegutu.

Many areas in Chegutu experience intermittent water supply, leading to siltation and collapsing of old pipes, causing blockages. Furthermore, some parts of the sewer network experience frequent blockages, overloading, and surcharging due to collapsed sewers. To improve the wastewater treatment system, it is essential to address these challenges by developing a comprehensive plan for medium to long-term investments. This will help to ensure that the sewerage scheme in Chegutu is functioning properly and meeting the required standards, ultimately protecting the environment and public health.

#### **Conceptual Design of Investment Measures**

Assessment of the existing sewerage scheme has confirmed that major rehabilitation investment is needed to bring the facilities back to good working order and to cater for planned estates developments including Risboro, Smart City, Hintonville Extension and Gabroc. Further analysis of the sewerage service requirements indicates that the sewerage schemes need to be extended in the medium and long term.

Table 3: Medium-Long Term Sewerage Reticulation Plan

STATION	STATUS	PROPOSED INTERVENTIONS	TIMEFRAMES	EXPECTED OUTCOME
<b>Sewer Reticulation Network</b>	✓ Asbestos Cement pipe network outlived its design life and silted.	1. Rehabilitation of 14km sewerage pipe network by replacing the AC network with a PVC network.	2024-2026	Improved sanitation and hygiene
<b>Wastewater Treatment Plant</b>	✓ The three wastewater treatment plants underperformance due to siltation, weeds, and equipment breakdown.	✓ Rehabilitation of all 3 wastewater treatment plants and scheduled maintenance.	2024-2026	Improved sanitation and hygiene
	✓ Wastewater treatment Plants fail to cater to future municipal growth.	✓ Completion of Kaguvi Phase 4 3000m <sup>3</sup> /day Wastewater treatment plant.	2021-2025	
		✓ Construction and commissioning of new 3000m <sup>3</sup> /day wastewater treatment plant.	2026-2030	

### 3.3.1.3 Renewable Energy – Investment in Solar Energy

As part of its commitment to sustainable development, the Municipality of Chegutu is prioritizing investment in renewable energy, with a particular focus on solar energy. This initiative is a cornerstone of the Local Economic Development Plan, aimed at transforming the local energy landscape, enhancing energy security, and promoting environmental sustainability.

Chegutu's abundant sunshine and favorable climatic conditions make it an ideal location for solar energy projects. By harnessing this renewable resource, the municipality seeks to:

- Reduce reliance on fossil fuels and lower energy costs for households, businesses, and industries.
- Create job opportunities in the growing green energy sector, fostering economic growth and skills development.
- Mitigate environmental impact by reducing greenhouse gas emissions and promoting clean energy solutions.

This strategic focus on solar energy aligns with global trends towards sustainability and climate resilience, positioning Chegutu as a leader in renewable energy adoption. The municipality aims to attract local and foreign investments, forge public-private partnerships, and build a supportive ecosystem for renewable energy innovation. By prioritizing solar energy, Chegutu will not only address its immediate energy needs but also lay the foundation for long-term economic stability and environmental stewardship. Through this initiative, Chegutu Municipality envisions a future where clean, affordable, and reliable energy powers homes, businesses, and industries, ensuring a brighter, more sustainable future for all residents.

### **Renewable Energy- Medium to Long-Term Investment Plans**

The table below outlines the medium to long-term investment plans for renewable energy, focusing on solar energy projects, their objectives, timelines, and expected outcomes, as part of Chegutu Municipality's commitment to sustainable development.

*Table 4: Renewable Energy- Medium to Long Term Investment*

<i>Station</i>	<i>Status</i>	<i>Proposed Interventions</i>	<i>Timeframes</i>	<i>Expected Outcome</i>
<b>Treatment Plants and Pumping stations</b>	✓ Unsustainable use of none renewable source of energy.	✓ Feasibility Studies and Assessments of Soar power use.	2024-2024	Reliable factual data on the adoption of solar energy
		✓ Pilot Solar Projects in selected pump stations.	2025-2026	Reliable and sustainable solar energy.
		✓ Installation of 2MW solar plant for Treatment plants.	2026-2030	Reliable and sustainable solar energy.
<b>Building Systems</b>	✓ Unsustainable use of non-renewable sources of energy for private and public buildings.	✓ Community Awareness Programs	2024-2025	Uptake of renewable energy use.(solar power)

### **3.3.1.4 Transportation- Road Infrastructure to Increase Access and Trafficability**

In the quest for sustainable development, the Chegutu Municipality recognizes the critical role of robust transportation infrastructure in enhancing economic growth and improving access to essential services. The municipality's focus is on the strategic improvement of road infrastructure, aimed at increasing access and trafficability throughout the Municipality. Chegutu's road network is vital for connecting communities, facilitating trade, and attracting investment. A well-developed road infrastructure plays a crucial role in the economic and

social development of the Municipality. It enables the efficient movement of goods, services, and people, which is essential for economic growth and development.

However, many existing roadways in Chegutu require upgrading to meet the demands of a growing population and economy. The Municipality's total road network is 240km, which comprises of:

- 60km tarred roads
- 120km gravel roads
- 60km earth roads. This existing infrastructure is in need of improvement to support the municipality's growth and development plans.

By prioritizing the enhancement of road infrastructure, the municipality aims to:

- Reduce transportation costs
- Improve logistical efficiency for businesses
- Enhance the overall quality of life for the general public. The adoption and approval of the municipality's Master Plan will bring about robust residential, industrial, and commercial expansion, driving economic growth and development in Chegutu.

### **Transportation- Road Infrastructure - Medium to Long-Term Investment Plans**

The following table outlines the Chegutu Municipality's Transportation- Road Infrastructure - Medium to Long-Term Investment Plans, which details the proposed upgrades and developments to the road network over the next few years, aligned with the municipality's overall development strategy.

*Table 5: Transportation- Road Infrastructure - Medium to Long-Term Investment Plans*

Station	Status	Proposed Interventions	Timeframes	Expected Outcome
<b>Chegutu Municipality Road Network</b>	✓ Urban expansion will require access to properties and facilities	Construction of 20km new roads	2025-2030	Improved accessibility and traffic ability.
	✓ Dilapidated tarred roads	✓ 6km road rehabilitation.	2025-2030	
	✓ Earth Roads	✓ 12km road upgrade(to standard gravel)	2025-2030	
	✓ Gravel Roads	✓ 6km road upgrade(to surfaced)	2025-2030	



### **3.3.2 Service Delivery Priority 2: Housing Delivery**

Chegutu Municipality, like many urban areas in Zimbabwe, faces significant challenges related to rising overcrowding, the proliferation of informal backyard shacks, and deteriorating housing conditions. The rapid population growth in Chegutu has led to an unprecedented demand for housing and associated services, necessitating a comprehensive and inclusive housing delivery strategy.

To address these challenges, Chegutu Municipality is committed to prioritizing the prompt allocation of suitably zoned and serviced land to accommodate all income groups. Aligned with Vision 2030 and the National Development Strategy 1 (NDS 1), the municipality aims to enhance its contributions to national housing initiatives by providing diverse housing options and ensuring access to essential support services within communities. The goal is to ensure that every resident has access to adequate, affordable, and decent shelter, fostering inclusive and sustainable urban development.

The housing delivery strategy will focus on the following key areas:

#### **a) Residential Housing:**

- Provision of decent housing in various forms, including high-density, medium-density, and low-density housing, as well as flats, clusters, and other shelter options tailored to meet the needs of diverse income groups.
- Development of mixed-use housing projects that integrate residential, commercial, and recreational spaces to create vibrant and self-sustaining communities.

#### **b) Community and Social Facilities:**

- Construction of community facilities such as sports grounds, community halls, libraries, and recreational centres to enhance social cohesion and improve quality of life.
- Provision of essential support services, including healthcare facilities, schools, and childcare centres, within residential areas to ensure accessibility and convenience for residents.

#### **c) Infrastructure and Utilities:**

- Ensuring that all housing developments are supported by adequate infrastructure, including water supply, sanitation, electricity, and road networks.
- Integration of green spaces and sustainable design principles to promote environmental sustainability and community well-being.

#### **d) Public-Private Partnerships (PPPs):**

- Collaborating with private sector partners and development agencies to mobilize resources, expertise, and innovation for housing projects.

- Encouraging community participation in housing planning and development to ensure that projects meet the needs and aspirations of residents.

By implementing this housing delivery strategy, Chegutu Municipality aims to reduce overcrowding, eliminate informal settlements, and improve living conditions for all residents. This will not only enhance the quality of life but also contribute to the broader goals of economic growth, social inclusion, and sustainable urban development.

### **Housing Delivery Broad Objective**

The primary objective of Chegutu Municipality's housing delivery strategy is *“to provide adequate land and suitable conditions for all residents to access decent housing and essential supporting infrastructure, including community and social facilities”*. This broad objective aims to create inclusive, sustainable, and vibrant communities that cater to the needs of all income groups, particularly the most vulnerable.

### **Housing Delivery Specific Objectives**

- i. **Provision of Adequate Land for Decent Housing:**
  - Ensure the availability of affordable and appropriate housing options with a wide range of tenure choices, particularly for low-income groups.
  - Develop low-density, medium-density, and high-density residential stands to accommodate diverse housing needs.
  - Promote densification through vertical expansion (e.g., flats and cluster developments) to optimize land use.
  - Introduce social housing initiatives, such as retirement homes, to cater to specific community needs.
- ii. **Upgrading and Regeneration of Blighted Areas:**
  - Identify and implement strategies to upgrade and regenerate blighted areas and poor-quality housing in older high-density neighbourhoods.
  - Focus on the modernization of old suburbs, such as Chegutu through urban renewal/revitalisation projects i.e. Pfupajena etc, to improve living conditions and infrastructure.
- iii. **Provision of Social and Community Services:**

- Ensure adequate and accessible social and community services for all residents, including:
  - Educational facilities: Primary, secondary, and tertiary institutions to support lifelong learning.
  - Health facilities: Health posts, clinics, hospitals, and specialist medical centres to promote well-being.
  - Community facilities: Community halls, information centres, and recreational spaces to foster social cohesion and engagement.
- iv. Integration of Infrastructure and Utilities:**
- Provide essential infrastructure such as water supply, sanitation, electricity, and road networks to support housing developments.
  - Incorporate green spaces and sustainable design principles to enhance environmental quality and community well-being.
- v. Promotion of Public-Private Partnerships (PPPs):**
- Collaborate with private sector partners and development agencies to mobilize resources and expertise for housing projects.
  - Encourage community participation in planning and development to ensure projects align with residents' needs and aspirations.

### **3.3.2.1 Residential Housing Development - Short to Medium Term Residential Developments (1-5 Years)**

Chegutu Municipality is committed to addressing the housing needs of its residents through a continuous and sustainable approach to residential development. As part of this effort, the municipality will prioritize the timely release of serviced land onto the market, ensuring a steady supply of land for residential development as infrastructure becomes available. Over the next 1 to 5 years, several key residential housing projects have been identified for implementation, which are outlined in the table below, highlighting the municipality's plans for short to medium-term residential developments.

The following table outlines the Residential Housing Development in short to medium term plan, which details the proposed residential developments, including the location, number of stands, and estimated completion dates. These projects will not only provide much-needed housing, but also stimulate economic growth, create employment opportunities, and contribute to the overall development of the municipality.

Table 6: Residential Housing Development - Short to Medium Term Residential Developments (1-5 Years)

Proposed Development	Residential	Institutional	Public Spaces	Total (Stands)
Risboro Smart City Development	5,445	48	14	5,507
Riffle Range Low-Density Plan	120	5	4	129
High-density and institutional residential plan	30	6	-	36
Mixed-use Plan on Portion of Hartley Township Lands	8	1	-	9
High-density residential Plan (Kaguvu Phase 2)	293	9	12	314
High-density residential Plan (Kaguvu Phase 4)	305	1	2	308
<b>TOTAL</b>	<b>6,111</b>	<b>70</b>	<b>32</b>	<b>6,303</b>

### 3.3.2.2 Urban Renewal Projects in Chegutu's Old Suburbs

Urban renewal and redevelopment are central to the government's housing policy, as outlined in the Zimbabwe National Human Settlements Policy. This policy emphasizes the regeneration of old suburbs across cities, aiming to replace derelict housing units and outdated buildings with high-rise flats and multistoried apartments in line with the densification strategy. By revitalizing these areas, the government seeks to create modern, sustainable, and inclusive urban spaces that meet the needs of growing populations.

In alignment with this national strategic direction, Chegutu Municipality has prioritized the redevelopment of the old Pfupajena high-density suburbs. These areas, commonly referred to as J, K, L, M, N, R, S, T, V, and Z in the Chegutu and Pfupajena old African townships, will undergo a comprehensive transformation. The municipality will prepare a local plan focused on improving the physical environment and service delivery in these neighborhoods. Key objectives of the urban renewal initiative include:

- **Upgrading infrastructure** such as roads, water supply, sanitation, and electricity to meet modern standards.
- **Replacing outdated housing** with high-density, multi-storeyed apartments to optimize land use and accommodate more residents.
- **Enhancing community facilities**, including schools, healthcare centres, and recreational spaces, to improve quality of life.

- **Promoting sustainability** through the integration of green spaces, energy-efficient designs, and climate-resilient infrastructure.

This urban renewal project will not only address the challenges of overcrowding and deteriorating infrastructure but also create vibrant, livable communities that align with Chegutu's vision for sustainable urban development. By revitalizing these old suburbs, the municipality aims to set a benchmark for inclusive and forward-thinking urban regeneration.

### **3.3.2.3 Medium to Long Term Residential Development (5 - 15 Years)**

The Chegutu Municipality has embarked on an ambitious Medium to Long Term Residential Development strategy, spanning 5 to 15 years, aimed at addressing the significant demand for housing and servicing the Municipality's waiting list. In a bold move, the town has proposed the zoning of over 9,000 hectares of land for urban development through its Master Plan, with a significant portion allocated for residential housing.

Notably, more than 75% of the total land earmarked for urban development will be dedicated to the provision of residential housing, catering to a wide range of needs and preferences. This comprehensive approach will enable the municipality to provide a diverse array of housing options, including low-density, medium-density, and high-density developments, as well as specialized housing such as retirement villages and student accommodation. The medium to long term residential development strategy is designed to:

- Address the current housing backlog and waiting list
- Provide affordable and sustainable housing options for residents
- Stimulate economic growth and development through the creation of new housing opportunities
- Enhance the overall quality of life for residents through the provision of well-planned and serviced neighbourhoods.
- Contribute to the municipality's vision of creating a vibrant, inclusive, and sustainable community.

By adopting a proactive and forward-thinking approach to residential development, the Chegutu Municipality is poised to make significant strides in addressing the housing needs of its residents, while also driving economic growth and development in the region.

### **3.3.2.4 Social/ Community Facilities Development**

In line with the national vision to become an upper-middle-income society by 2030, the Chegutu Municipality is committed to creating a vibrant and sustainable community that offers a high quality of life for its residents. Recognizing the importance of social and community facilities in enhancing the well-being and livelihoods of its citizens, the municipality has prioritized the development of leisure, recreation, and social amenities that meet and exceed minimum international standards.

The municipality's Social/Community Facilities Development Strategy is designed to provide a comprehensive range of amenities that cater to the diverse needs of the community, including:

- Recreational facilities: parks, gardens, sports fields, and playgrounds that promote physical activity, social interaction, and community engagement
- Cultural and entertainment facilities: libraries, museums, art galleries, cinemas and performance venues that foster creativity, cultural expression, and social cohesion
- Health and wellness facilities: hospitals, clinics, and community health centres that provide access to quality healthcare services
- Educational facilities: schools, universities, and vocational training centres that support lifelong learning and skills development
- Community centres and social services: facilities that provide support for vulnerable groups, such as the elderly, youth, and people living with disabilities

The key intentions outlined below are a testament to the municipality's commitment to creating a thriving and inclusive community that offers a high quality of life for all residents. By investing in social and community facilities, the Chegutu Municipality aims to:

- Enhance the overall well-being and livelihoods of its residents
- Foster a sense of community and social cohesion
- Support economic growth and development through the creation of jobs and opportunities
- Contribute to the national vision of becoming an upper-middle-income society by 2030.

The following table outlines the Social/Community Facilities Development Projects, which highlights the key initiatives and investments planned by the Chegutu Municipality to enhance the quality of life for its residents, including the development of recreational, cultural, educational, and health facilities, as well as community centres and social services, over the next few years.

Table 7: Social/Community Facilities Development Projects

Community Facility Project	Location
1. Chegutu Pfupajena Stadium	- Pfupajena, Ward 8
2. Chegutu Swimming Bath	- CBD, Ward 2
3. Community halls	- Various wards across town
4. Events centres	- Tourism corridor along Chinhoyi road
5. Sports club	- Tourism corridor along Chinhoyi road
6. Camp and caravan park	- Riffle Range Extension, Ward 2
7. Picnic zone park	- Riffle Range Extension, Ward 2
8. Amusement Arcade	- Riffle Range Extension, Ward 2
9. Sports academy	- Riffle Range Extension, Ward 2
10. Recreational open spaces	- Various wards across town

### 3.3.2.5 Educational Facilities Development Strategy

The Chegutu Municipality recognizes the critical importance of education in driving economic growth, social development, and individual prosperity. However, the current distribution and availability of educational facilities in Chegutu are not aligned with the town's growing population, highlighting the need for a comprehensive and strategic approach to educational facilities development.

In line with the Government of Zimbabwe's (GOZ) policy guidelines, the Municipality aims to achieve the following benchmarks for educational facilities in each residential area:

- One primary school per 500 housing units, ensuring that young children have access to quality education from an early age
- One secondary school per 1500 houses or for every two to three primary schools, providing opportunities for students to pursue secondary education and acquire essential skills
- Two pre-schools for every primary school, with additional pre-schools to be established as needed, to cater to the early childhood education needs of the community

Furthermore, the Municipality's unique location, surrounded by natural resources that support the extractive industry, presents an opportunity to establish vocational training centres that can provide young adults with specialized skills and training upon completion of secondary or high school. These centres will focus on equipping students with industry-relevant skills, enhancing their employability, and contributing to the local economy.

To address the existing gaps in educational facilities and align with the GOZ policy guidelines, the local economic development plan proposes the development of new educational facilities in the existing residential areas, using the following models:

- Primary schools: to be established in areas with high population density and limited access to existing primary schools
- Secondary schools: to be developed in areas with a high demand for secondary education and limited availability of existing secondary schools
- Pre-schools: to be established in areas with a high number of young children and limited access to early childhood education
- Vocational training centres: to be developed in areas with a high demand for specialized skills and training, particularly in the extractive industry, agriculture, Universities or Vocational Training Centres. Also school of Mining will tap into the competitive advantage in the District mining operations.

The proposed developments will not only enhance access to quality education but also contribute to the municipality's overall economic growth and social development. The following table outlines the Educational Facilities Development Projects, which provides a detailed overview of the proposed initiatives and investments in educational infrastructure.

*Table 8: Educational Facilities Development Projects*

Stand Number	Stand Size	Location	Land Use	Disposal/ Investment Model
<b>28178</b>	4.2678Ha	Kaguvi Phase 4	Primary School	PPP
<b>28975</b>	7.9258Ha	Kaguvi Phase 4	Secondary School	PPP
<b>29010</b>	2.7480Ha	Kaguvi Phase 4	Primary School	PPP
<b>29597</b>	3.5592Ha	Kaguvi Phase 4	Primary School	PPP
<b>31530</b>	3.6000Ha	Kaguvi Phase 4	Primary School	PPP
<b>31821</b>	3.2040Ha	Kaguvi Phase 4	Primary School	PPP
<b>31368</b>	4.1580Ha	Kaguvi Phase 4	Primary School	PPP
<b>24089</b>	6.0000Ha	Kaguvi Phase 3	Primary School	PPP
<b>28000</b>	1931sqm	Kaguvi Phase 4	Creche	Outright Sale
<b>28577</b>	976sqm	Kaguvi Phase 4	Creche	Outright Sale
<b>29266</b>	1818sqm	Kaguvi Phase 4	Creche	Outright Sale
<b>29855</b>	1740sqm	Kaguvi Phase 4	Creche	Outright Sale
<b>31308</b>	2800sqm	Kaguvi Phase 4	Creche	Outright Sale
<b>31002</b>	2404sqm	Kaguvi Phase 4	Creche	Outright Sale
<b>30906</b>	2180sqm	Kaguvi Phase 4	Creche	Outright Sale
<b>31627</b>	1843sqm	Kaguvi Phase 4	Creche	Outright Sale



### **3.3.2.6 Health Facilities Development Strategy**

The national policy goal for health is to achieve Health for All, ensuring that every resident of Chegutu can lead a socially and economically productive life. In line with this vision, Chegutu Municipality is committed to providing accessible, affordable, and high-quality healthcare services to all residents. This strategy focuses on expanding and upgrading health facilities to meet the growing needs of the population, while also addressing gaps in service delivery and promoting preventive healthcare.

The following key initiatives are envisioned to achieve these goals:

- i. Expansion of Healthcare Infrastructure:**
  - Construct and upgrade clinics, health posts, and hospitals to ensure equitable access to healthcare services across all residential areas.
  - Establish specialist medical centres to provide advanced care for chronic diseases, maternal health, and other specialized needs.
- ii. Integration of Primary Healthcare Services:**
  - Strengthen primary healthcare services to serve as the first point of contact for residents, focusing on preventive care, health education, and early diagnosis.
  - Ensure that every residential area has access to a functional health facility within a reasonable distance.
- iii. Promotion of Public Health Initiatives:**
  - Implement community health programs to address prevalent health issues such as malaria, HIV/AIDS, and non-communicable diseases.
  - Conduct health awareness campaigns to educate residents on hygiene, nutrition, and disease prevention.
- iv. Partnerships and Resource Mobilization:**
  - Collaborate with the Ministry of Health and Child Care, NGOs, and private sector partners to mobilize resources and expertise for healthcare projects.
  - Explore public-private partnerships (PPPs) to enhance service delivery and infrastructure development.
- v. Adoption of Technology and Innovation:**
  - Integrate digital health solutions, such as telemedicine and electronic health records, to improve service efficiency and accessibility.

- Invest in modern medical equipment and training for healthcare professionals to ensure high standards of care.

By implementing this strategy, Chegutu Municipality aims to create a resilient and inclusive healthcare system that meets the needs of its residents, aligns with national health goals, and contributes to the overall well-being and productivity of the community.

The following table outlines the Health Facilities Development Projects, which details the Chegutu Municipality's plans to upgrade and expand its healthcare infrastructure, including the construction of new clinics, hospitals, and health centres, as well as the renovation and equipping of existing facilities, to improve access to quality healthcare services for its residents.

*Table 9: Health Facilities Development Projects for Upgrades and Expansion*

Health Facility Type	Development Proposal	Model
a) Chegutu District Hospital	- Redevelopment and upgrading to a specialist referral hospital.	Government funded
b) Infectious Diseases Centre	- Establish one infectious disease centre	Grant
c) Drug Rehabilitation Centre	- Establish one drug rehabilitation centre to service the district	Grant
d) Neighborhood clinics	- Activate the maternity ward at Chinengundu Clinic - Built 5 more clinics for the existing population and ensure that all new developments are provided with a health facility at a rate of 1 clinic for every 10000 people.	Grant
e) Privately operated specialist medical centres	- Chegutu Municipality shall not ignore the role of the private sector in offering quality health services.	Private investment with Council providing a conducive environment for investment

### 3.3.3 Service Delivery Priority III: Economic Growth

The Chegutu Municipality is strategically positioned for economic growth, leveraging its unique location along major economic transport corridors and its natural resources endowments, including gold and fertile arable farmlands. This competitive advantage presents opportunities for the town to become a thriving economic hub, driven by the processing industry. In line with the national Vision 2030 and the National Development Strategy 1 (NDS1), the Chegutu Municipality's local economy will be developed and diversified through the following key areas:

- **Processing and Value Addition:** The municipality will attract investors that focus on adding value to products from the extractive industries, including:

- Agro-processing: developing facilities and infrastructure to process and package agricultural products, such as food processing, animal feed, and biofuels
- Mining products: establishing facilities to process and refine mining products, such as gold, nickel, and other minerals
- **Redevelopment of Chegutu Urban Centre:** The municipality will invest in redeveloping the urban centre into an attractive and vibrant commercial hub, featuring:
  - Modern infrastructure: upgrading roads, utilities, and public spaces to support business growth and investment
  - Mixed-use development: encouraging a mix of commercial, residential, and recreational uses to create a dynamic and lively urban environment
- **Small to Medium Enterprise (SME) Development:** The municipality will support the growth and development of SMEs, including:
  - Business incubation: providing resources and support to start-ups and early-stage businesses
  - Access to finance: facilitating access to funding and financial services for SMEs
  - Training and capacity building: offering training and capacity-building programs to enhance entrepreneurial skills and business management
- **Tourism and Recreational Products Development:** The municipality will develop and promote tourism and recreational products, including:
  - Natural attractions: showcasing the town's natural beauty, such as parks, gardens, and wildlife areas
  - Cultural heritage: preserving and promoting the town's cultural heritage, including historical sites, museums, and cultural events
  - Recreational facilities: developing facilities for sports, entertainment, and leisure activities, such as stadiums, theatres, and restaurants

By focusing on these key areas, the Chegutu Municipality aims to create a diversified and thriving local economy, driven by innovation, entrepreneurship, and investment. The following table outlines the Economic Growth Projects, which provides a detailed overview of the proposed initiatives and investments to support economic development in the municipality.

### **Economic Development Broad Objective**

The broad objective of Service Delivery Priority III: Economic Development is “*to create a favorable environment that supports the growth and operation of businesses, ultimately leading*

*to the creation of employment opportunities in both the private and public sectors for the residents of Chegutu.”*

### **Economic Growth Specific Objectives**

The municipality has outlined several specific objectives to achieve this goal, including:

- *Promoting Small to Medium Enterprise (SME) development* as key drivers of the local economy, by establishing suitable sites for development and creating business incubation hubs that cater to the needs of local entrepreneurs
- *Formalizing the informal sector* by streamlining business licensing procedures and simplifying the process of acquiring space for development, thereby encouraging informal businesses to transition into formal, tax-compliant entities
- *Revitalizing investment in the industrial area*, with a focus on processing agricultural and mining products, through extensive marketing of available land and the creation of additional industrial sites to attract potential investors
- *Redeveloping Chegutu's commercial centres* into vibrant and attractive hubs that draw businesses, by renewing and expanding the town centre, upgrading neighbourhood shopping centres, and developing premium shopping centres
- *Promoting tourism and related recreational products*, by investing in Meetings, Incentives, Conferencing, and Exhibition (MICE) facilities, and establishing Chegutu as a hub for business-enabling tourism infrastructure, such as conference centres and hotels
- *Preparing investment maps* for all wards within Chegutu, to ensure that economic opportunities are distributed equitably and that each area has the potential to contribute to the municipality's overall economic growth

The following table outlines the Economic Development Areas and Typical Businesses, which highlights the various sectors and industries that are expected to drive economic growth in Chegutu, including manufacturing, agriculture, tourism, and services, and identifies the typical businesses that are likely to thrive in each area, such as food processing, textile production, hotel and restaurant services, and retail trade.

*Table 10: Economic Development Areas and Typical Businesses*

<b>Economic Development Area</b>	<b>Typical Business</b>
<b>1. Small to Medium Enterprise</b>	<ul style="list-style-type: none"> <li>- Waste recycling</li> <li>- Carpentry</li> <li>- Welding</li> </ul>

<b>Development and formalization of informal business.</b>	<ul style="list-style-type: none"> <li>- Motor mechanics</li> <li>- Upholstery</li> </ul>
<b>2. Agro processing and value additions</b>	<ul style="list-style-type: none"> <li>- Grain milling, oil production</li> <li>- Meat processing and canning</li> <li>- Textile and clothing</li> <li>- Leather production and footwear</li> <li>- Fish products processing</li> <li>- Abbatoir</li> </ul>
<b>3. Mining beneficiation</b>	<ul style="list-style-type: none"> <li>- Formalization of artisanal small scale mining and incorporating gold processing in the industrial area.</li> <li>- Establishment of manufacturing plants for mining equipment and accessories</li> <li>-</li> </ul>
<b>4. Commercial real estate development</b>	<ul style="list-style-type: none"> <li>- An urban revitalization programme has been launched to rejuvenate the central business district.</li> <li>- Investment in commercial space</li> </ul>
<b>5. Tourism and Hospitality Sector</b>	<ul style="list-style-type: none"> <li>- Given the strategic location of Chegutu Municipality in terms of transport connectivity, the town is very strategic in becoming a hub for hotel and conferencing. Chegutu Municipality is exploring opportunities in contributing the national target of 5 billion tourism economy by 2030 through creating sites for budget and premium/ high end transit accommodation and conferencing facilities. The town boast of its location to promote Meetings, Incentives, Conferencing and Events (MICE) tourism. The intention is to provide facilities to host large business events and gain competitive advantage in the province in particular and national at large</li> </ul>
<b>6. Cultural and Creative Industries Sector</b>	<ul style="list-style-type: none"> <li>- <i>Establishment of a Cultural Village:</i> a hub for traditional arts, crafts, and music, showcasing the local culture and heritage</li> <li>- <i>Development of a Museum and Art Gallery:</i> a facility to preserve and exhibit the town's history, art, and cultural artifacts</li> <li>- <i>Creation of a Performing Arts Centre:</i> a venue for music, dance, theater, and other performing arts, providing a platform for local talent to showcase their skills</li> <li>- <i>Support for Local Craftsmen and Artisans:</i> training, mentorship, and marketing support to help local craftsmen and artisans develop their skills and access new markets</li> <li>- <i>Organization of Cultural Festivals and Events:</i> regular festivals and events to celebrate the town's cultural diversity, promote tourism, and foster community engagement</li> <li>- <i>Development of a Digital Media Hub:</i> a facility to support the growth of digital media, film, and video production, providing resources and infrastructure for local creatives to produce high-quality content.</li> </ul>
<b>7. Research and Development</b>	<ul style="list-style-type: none"> <li>- <i>Establishment of a Research and Innovation Hub:</i> a facility to support research, innovation, and entrepreneurship, providing resources and infrastructure for scientists, engineers, and innovators to develop new ideas and products</li> <li>- <i>Development of a Technology Incubation Center:</i> a center to support the growth of start-ups and early-stage companies, providing mentorship, training, and access to funding and markets</li> <li>- <i>Implementation of a Smart City Initiative:</i> a project to leverage technology and data to improve the efficiency and effectiveness of municipal services, enhance the quality of life for residents, and create new economic opportunities</li> <li>- <i>Support for Agricultural Research and Development:</i> research and development initiatives to improve agricultural productivity, enhance food security, and promote sustainable agriculture practices</li> </ul>

	<ul style="list-style-type: none"> <li>- <i>Development of a Mining and Mineral Processing Research Centre</i>: a centre to support research and development in mining and mineral processing, improving the efficiency and sustainability of the extractive industry</li> <li>- <i>Collaboration with Universities and Research Institutions</i>: partnerships with universities and research institutions to promote research, innovation, and knowledge transfer, and to support the development of new technologies and products</li> </ul>
<b>8. Technology and Innovation</b>	<ul style="list-style-type: none"> <li>- <i>Development of a Fibre Optic Network</i>: a high-speed fibre optic network to provide fast and reliable internet connectivity to residents, businesses, and institutions</li> <li>- <i>Implementation of a Smart City Infrastructure</i>: a range of smart city initiatives, including intelligent transportation systems, smart energy management, and smart waste management, to improve the efficiency and sustainability of municipal services</li> <li>- <i>Establishment of a Technology Incubation Centre</i>: a centre to support the growth of start-ups and early-stage companies, providing mentorship, training, and access to funding and markets</li> <li>- <i>Development of an E-Government Platform</i>: an online platform to provide citizens with easy access to municipal services, including bill payment, permit applications, and service requests</li> <li>- <i>Implementation of a Geographic Information System (GIS)</i>: a GIS to provide spatial data and analysis, supporting informed decision-making and planning in areas such as urban planning, transportation, and emergency services</li> <li>- <i>Promotion of Digital Literacy and Skills Development</i>: programs to promote digital literacy and skills development, including training and education initiatives, to support the growth of a skilled and competitive workforce</li> </ul>
<b>9. Support services</b>	<ul style="list-style-type: none"> <li>- Growth potential of Chegutu Municipality present an opportunities for establishment of companies manufacturing and trading in construction equipment and building materials such as construction tools and equipment, bricks and roofing sheets among other.</li> </ul>

### 3.3.4 Service Delivery Priority IV: Environmental Protection and Natural Resources Management

Chegutu Municipality places a high priority on environmental protection and the sustainable management of natural resources as integral components of its local economic development plans. Recognizing the critical role of a healthy environment in achieving the goals of Vision 2030, the municipality is committed to fostering climate resilience, preserving biodiversity, and ensuring the sustainable use of natural resources. Sustainable development is a guiding principle, emphasizing that economic activities must not compromise the environment's ability to regenerate and support future generations.

However, the municipality faces significant challenges, including the depletion of natural resources, environmental degradation, and the adverse impacts of climate change. Practices such as the excessive burning of natural forests and improper disposal of solid and liquid waste

have exacerbated these issues, leading to ecological harm, reduced agricultural productivity, and threats to food security and livelihoods. These challenges disproportionately affect vulnerable populations, underscoring the urgent need for action.

To address these pressing concerns, Chegutu Municipality has developed a comprehensive strategy to promote sustainable environmental protection and natural resource management. Key initiatives include:

- i. Sustainable Land and Forest Management:**
  - Implementing programs to prevent deforestation and promote reforestation, including community-led tree planting initiatives.
  - Encouraging sustainable agricultural practices to reduce soil erosion and improve land productivity.
- ii. Waste Management and Pollution Control:**
  - Establishing efficient solid waste management systems, including recycling and waste-to-energy projects, to minimize landfill dependency.
  - Improving liquid waste treatment to prevent water pollution and protect aquatic ecosystems.
- iii. Climate Resilience and Disaster Preparedness:**
  - Developing climate adaptation strategies to mitigate the impacts of extreme weather events, such as droughts and floods.
  - Enhancing early warning systems and community preparedness programs to reduce vulnerability to climate-related disasters.
- iv. Water Resource Management:**
  - Protecting and rehabilitating water sources to ensure sustainable access to clean water for all residents.
  - Promoting water conservation practices and efficient irrigation techniques to reduce wastage.
- v. Environmental Education and Awareness:**
  - Conducting public awareness campaigns to educate residents on the importance of environmental conservation and sustainable practices.
  - Engaging schools, community groups, and local leaders in environmental stewardship initiatives.
- vi. Green Energy and Renewable Resources:**
  - Promoting the adoption of renewable energy sources, such as solar and wind power, to reduce reliance on fossil fuels.

- Supporting green infrastructure projects, such as energy-efficient buildings and sustainable urban planning.

By implementing these strategies, Chegutu Municipality aims to create a resilient and sustainable community that balances economic growth with environmental protection. This approach ensures that natural resources are managed responsibly, ecological health is preserved, and future generations can thrive within the limits of their environment.

## **CHAPTER 4: LEPD FINANCING & IMPLEMENTATION STRATEGY**

### **4.1 Implementation Strategy of the Local Economic Development Plan (LEDP)**

The Chegutu Municipality recognizes that the primary role of local authorities in the economy is to deliver essential services and promote investment, which is achieved through strategic capital investment in infrastructure, utilities, and services that support economic development. The municipality acknowledges that bulk infrastructure, including water, sewer, power, transport, and telecommunications, forms the foundation of economic growth and service delivery.

To support its economic development goals, the Chegutu Municipality has identified key infrastructure priorities, including:

- *Roads and transportation networks*: upgrading and maintaining roads, highways, and public transportation systems to facilitate the movement of people, goods, and services
- *Sewer networks and waste management systems*: developing and maintaining modern sewerage systems and waste management facilities to ensure a healthy and clean environment
- *Energy and power supply*: investing in reliable and efficient energy sources, including renewable energy, to meet the growing demand for power and support economic growth
- *Potable water supply network*: developing and maintaining a safe and reliable water supply system to meet the needs of residents, businesses, and industries



- *Telecommunications and ICT infrastructure*: investing in modern telecommunications and ICT infrastructure to support business growth, innovation, and connectivity

The municipality also acknowledges the critical role of sectoral ministries, government departments, and agencies in supporting service delivery and infrastructure provision. These partners include:

- **Ministry of Local Government and Public Works**: providing guidance and support on local government issues, including service delivery and infrastructure development
- **Ministry of Transport and Infrastructural Development**: supporting the development of transportation infrastructure, including roads, highways, and public transportation systems
- **Ministry of Energy and Power Development**: supporting the development of energy infrastructure, including power generation, transmission, and distribution
- **Ministry of Environment, Water and Climate**: supporting the development of water and sanitation infrastructure, including water supply, sewerage, and waste management systems.
- **Ministry of Foreign Affairs** in facilitating international cooperation and investment, which can support infrastructure development and service delivery.
- **Zimbabwe Investment and Development Agency (ZIDA)**: promoting and facilitating both local and foreign investment in the country.
- **Zimbabwe National Roads Administration (ZINARA)**: supporting the development and maintenance of roads and transportation infrastructure

By working together with these partners and utilizing a range of funding sources, the Chegutu Municipality aims to deliver high-quality infrastructure and services that support economic growth, improve the quality of life for residents, and contribute to the achievement of the municipality's economic development goals.

## **4.2 Sources of Funding**

The municipality recognizes that projects covering these key infrastructure areas are often capital-intensive and require significant funding. To address this challenge, the Chegutu Municipality utilizes a range of funding sources, including:

### **4.2.1 Internal Funding sources**

The Chegutu Municipality relies on internal funding sources, such as service charges and special development levies, to fund infrastructure development and maintenance. These

traditional methods of funding are essential for supporting the municipality's development plans and ensuring that residents have access to basic services.

**a) Service Charges**

Service charges are fees levied on residents and businesses for the provision of municipal services, such as:

- Water and sanitation
- Refuse collection
- Road maintenance
- Street lighting
- Public health services

These charges are typically collected on a monthly or quarterly basis and are used to fund the operation and maintenance of municipal infrastructure. The municipality shall continue to rely on service charges as a primary source of funding for infrastructure development and maintenance.

**b) Special Development Levies**

Special development levies are additional fees levied on residents and businesses to fund specific development projects or initiatives. These levies are typically proposed and approved by the municipality's council and are used to fund projects that are not covered by regular service charges. Examples of special development levies include:

- Levies for new infrastructure development such as community facilities
- Levies for upgrading or rehabilitating existing infrastructure, such as water treatment plants or sewerage systems
- Levies for special projects, such as urban renewal or economic development initiatives

The municipality shall propose special development levies from time to time to cater for special development needs that arise as it implements its development plan. These levies shall be carefully considered and approved by the council to ensure that they are fair, equitable, and aligned with the municipality's development priorities.

**Benefits of Internal Funding Sources**

Internal funding sources, such as service charges and special development levies, offer several benefits, including:

- *Predictable revenue streams:* Service charges and special development levies provide a predictable source of revenue for the municipality, allowing it to plan and budget for infrastructure development and maintenance.

- *Local control*: Internal funding sources give the municipality control over its own funding, allowing it to prioritize its development needs and make decisions about how to allocate its resources.
- *Accountability*: Internal funding sources promote accountability and transparency, as residents and businesses can see how their fees are being used to fund municipal services and infrastructure development.

Overall, internal funding sources, such as service charges and special development levies, are essential for supporting the Chegutu Municipality's development plans and ensuring that residents have access to basic services.

#### 4.2.2 External Funding Sources

Target or Expected External Sources Funding for Chegutu Municipality's local economic development plan are anticipated to comprise the following components:

- Government Grants**, which come in the form of devolution funds and project-specific interventions like the Emergency Road Rehabilitation Programme (ERRP 2) and Nhimbe. These grants will contribute significantly to the funding scheme for capital projects.
- Devolution Funds** are a crucial source of funding, allocated by the central government to local authorities under Zimbabwe's devolution policy. This financial resource enables local governments to prioritize and implement development projects tailored to their specific needs. Devolution funds are also available as grants to support capital project development in Chegutu, including social services like schools and basic infrastructure maintenance, such as roads, water, and sewer networks.
- Special Loans** from banking institutions or infrastructure development financiers, as empowered by the Urban Council's Act. These loans can finance capital-intensive projects, like developing new potable water and wastewater treatment plants, with approval from the line ministry.
- Public-Private Partnerships (PPPs)** are another key external funding source, where Chegutu Municipality can leverage private sector investment for infrastructure development. This approach reduces the burden on public resources and accelerates project implementation.

- e) **Private Sector Investment** is also expected to play a crucial role in driving economic growth and development in Chegutu, and the municipality is committed to creating a conducive business environment that attracts investment and fosters entrepreneurship. Through private sector investment, the municipality aims to leverage resources, expertise, and technology to support the development of key sectors such as manufacturing, agriculture, and tourism. The municipality will work closely with private sector partners to identify opportunities for investment, provide support and incentives, and facilitate the implementation of projects that align with the municipality's development priorities. By partnering with the private sector, the municipality can tap into new sources of funding, expertise, and innovation, and accelerate the implementation of its development plans, ultimately driving economic growth and prosperity in Chegutu.
- f) **International organizations and development agencies**, such as the African Development Bank and the World Bank, which provide financing for infrastructure development and economic growth initiatives. Furthermore, Chegutu Municipality can utilize online platforms, like the Zimbabwe electronic Government Procurement System, to access funding opportunities and tender for projects.

By diversifying its external funding sources, Chegutu Municipality can ensure a stable and sustainable financial foundation for its local economic development plan, driving growth, and improving the quality of life for its residents.

## **CHAPTER V: MONITORING AND EVALUATION**

The Chegutu Municipality's Local Economic Development Plan (LEDP) will be subject to regular monitoring and evaluation to ensure that it is on track to achieve its objectives. This will involve tracking progress, identifying challenges, and making adjustments as needed. The monitoring and evaluation process will be participatory, involving stakeholders from the public, private, and civil society sectors.

## 5.1 Key Monitoring and Evaluation Exercises

- i. **Developing Business Plans:** The municipality will work with local businesses and entrepreneurs to develop business plans that align with the LEDP's objectives. These plans will outline strategies for growth, job creation, and investment attraction.
- ii. **Marketing Business Plans to Potential Investors:** The municipality will support local businesses in marketing their business plans to potential investors, both domestic and international. This will involve providing training and capacity-building programs to enhance the competitiveness of local businesses.
- iii. **Securing Funding:** The municipality will work with local businesses and entrepreneurs to secure funding for their business plans. This will involve identifying potential funding sources, such as grants, loans, and equity investments, and providing support in preparing funding proposals.
- iv. **Implementation of Business Plans:** The municipality will provide support to local businesses and entrepreneurs in implementing their business plans. This will involve providing technical assistance, training, and mentorship to ensure that businesses are able to overcome challenges and achieve their objectives.
- v. **Progress Tracking:** The municipality will establish a monitoring and evaluation system to track progress against the LEDP's objectives. This will involve collecting data on key indicators, such as job creation, investment attraction, and business growth.
- vi. **Review and Adjustment:** The municipality will regularly review the LEDP's progress and make adjustments as needed. This will involve identifying challenges and opportunities, and making changes to the plan to ensure that it remains relevant and effective.

### **Benefits of Monitoring and Evaluation**

- *Improved Accountability:* The monitoring and evaluation process will ensure that the municipality is accountable for its actions and outcomes.
- *Enhanced Transparency:* The process will provide stakeholders with regular updates on the LEDP's progress, ensuring that everyone is informed and engaged.
- *Better Decision-Making:* The monitoring and evaluation process will provide the municipality with accurate and timely data, enabling it to make informed decisions about the LEDP's implementation.
- *Increased Efficiency:* The process will help the municipality to identify areas of inefficiency and make adjustments to improve the LEDP's implementation.

By regularly monitoring and evaluating the LEDP's progress, the Chegutu Municipality will be able to ensure that it is on track to achieve its objectives, and make adjustments as needed to drive economic growth and development in the area.

**The End**