

**Bulawayo City Council**



**REVIEW AND PREPARATION OF THE  
BULAWAYO MASTER PLAN (2019 – 2034)**

**VOLUME THREE (3)**

**PLANNING ISSUES AND CHALLENGES; DEVELOPMENT  
OPPORTUNITIES  
AND DEVELOPMENT PLANNING CONSIDERATIONS**

**Prepared by**

**Job Jika & Associates (Pty) Ltd**

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## **1.0 INTRODUCTION**

This Volume Three (3) of the Bulawayo Master Plan (Identified Planning Issues and Opportunities) constitutes of a report which is exclusively devoted to summarizing the identified current and emerging planning issues, challenges and development opportunities in the Study area during the preparation of Bulawayo Master Plan (2019 – 2034). These will need to be addressed and explored by the plan. These are synthesized and presented as follows:

### **1.1 BULAWAYO'S REGIONAL SETTINGS**

- 1.1.1 Bulawayo's geographical position within the southern African region is central. It occupies the midway position between the powerful economy of South Africa and the potentially strong economies of the Democratic Republic of Congo and Angola which is a strategic and pivotal position in the long run. Bulawayo's strong communication linkages to South Africa is becoming a major advantage especially after the construction of the Beitbridge – Bulawayo railway line.
- 1.1.2 Bulawayo has good road links to centres within the region, other parts of the country and outside the country, but has poor roads within the city and linkages between it and its hinterland.
- 1.1.3 Bulawayo city lies at the hub of a national and regional rail network but has no good air links to other countries except South Africa and to most centres in Zimbabwe, other than Harare and Victoria Falls.
- 1.1.4 Bulawayo, as Zimbabwe's second city exerts a strong influence over the south western region of the country, with no challenge to that position. The main hinterland consists of the dry and relatively under-developed provinces of Matabeleland North and South and significant parts of the Midlands province.
- 1.1.5 Bulawayo functions as an important marketing and distribution centre for the primary produce of its region. The peri-urban area of Bulawayo is closely tied to the city in terms of social and economic factors but is administered by different Local Authorities.
- 1.1.6 Bulawayo depends on the hinterland for food products. This is a pointer to the need for developing strategies for sustainable urban agricultural practices in the Study area.
- 1.1.7 The higher levels of infrastructure and service provision in Bulawayo attracts the youthful population from the lower order centres, other towns and districts and the implication is that unless socio - economic and employment conditions improve in areas where migrants are coming from, out migration will persist. The issue is whether such a situation is desirable or should conscious efforts be made to boost economic developments of these surroundings settlements such that they can grow and develop in

their own rights which would reduce imbalances in the distribution of services and investment as espoused in the Growth Point policy.

- 1.1.8 Bulawayo is some distance in relation to some of the major towns and cities which has financial, social and psychological implications on some of the people from Bulawayo who work in these major centres.
- 1.1.9 Bulawayo serves as the major commercial and shopping hub in the South Western region as it has a locational advantage of being located along major routes and also being a primary centre with higher levels of infrastructure and service provisions. However, there are other competing centres of attraction within the South Western region and hence the challenge is to identify Bulawayo's comparative and competitive advantages and exploit them to the fullest to ensure that it remain competitive and continues to attract developments and investments in addition to employment opportunities being created.
- 1.1.10 Although Bulawayo enjoys an edge over other cities in the country and region due to its locational advantages and existing economic infrastructure and facilities for industrial agglomeration, this comparative advantage has been lost in recent years largely due to the sustained economic recession and seemingly also due to adverse disinvestment decisions and the subsequent closure and/or flight of some key industries in the city.
- 1.1.11 Bulawayo's locational advantage and economic infrastructure still exist and it takes the relevant stakeholders to put their heads together to restore the city on a path towards regaining its status in the region.
- 1.1.12 There is a multi-layered administrative structures with overlapping responsibilities. There is therefore duplication of efforts and associated problems of coordination between the numerous structures and institutions. There is need to rationalize these structures to improve on decision making and service delivery.
- 1.1.13 Bulawayo is accessible to the fibre optic cable network which connects one country to the rest of the globe for voice and data transmission but it has not meaningfully tapped into this network. Elsewhere this network connection has penetrated deep into the built environment and forms part of futuristic planning efforts of cities and towns.

## **1.2 THE PHYSICAL ENVIRONMENTAL AND NATURAL RESOURCES**

- 1.2.1 Variable rainfall amounts are experienced in the city and region which has been further exacerbated by more frequent droughts over the past 10 years. Is it due to climatic changes? Should the city adopt some strategic response to the possibility that the city will become more prone to droughts and to excessive summer temperatures as a result of climatic changes, other than the drive to create long term water sustainability?
- 1.2.2 The city enjoys long periods of sunshine which can be used in the generation of solar energy not only by residents but a certain extent large scale seasonal energy generation.

- 1.2.3 Bulawayo’s climate is generally low in humidity, enjoys many hours of sunshine and has frequent frosts. These offer considerable advantages to agriculture and tourism.
- 1.2.4 Efforts to encourage the conservation of wildlife in and around Bulawayo will enhance the attractiveness of the city to residents and tourists.
- 1.2.5 Ground water is at risk of contamination due to the prevalence of pit toilets in areas which have not been provided with conventional sewer. Other sources of potential pollution of underground water include agricultural practices, fuel spillages, waste tips from the power station and organic pollution.
- 1.2.6 There is no information and publicity on areas/sites of scenic beauty, cultural and archeological significance and hence not many people are aware of their presence or their cultural or historic value. They are not being maintained and preserved hence some have become derelict and are in a bad condition.
- 1.2.7 Resources in Bulawayo are not being used in a sustainable manner. The majority of the households in the new development areas use fuel wood for cooking, while some cut trees for sale as sources of income. Another that affects the conservation of forest resources in Bulawayo is occasional bush fires. The environmental consequences of the above is loss of amenity, habitat for small animal species as well as the greenhouse effect of such practices on the atmospheric conditions.
- 1.2.8 Practice of harvesting sand aggregates from the river banks and other areas in the city has serious environmental implications on the riverine landscape and soil erosion. The excavation of sand aggregates results in unrehabilitated burrow pits which not only deface the landscape but constitute constraints to physical developments
- 1.2.9 Physical constraints to developments identified in the Study Area include:
- i) The flood plain areas along the banks of rivers/streams which though a constraint to physical development have ecological and environmental values;
  - ii) Existing burrow pits and old dump sites limit the use of those areas for Physical developments, unless if they are properly rehabilitated.
  - iii) There are some mining claims and a Mine which limits the settlement’s growth in those directions.
  - iv) The railway line and railway spurs running through the city mean that the railway reserves are precluded from developments.
- 1.2.10 Some of the Impacts of developments on the physical environment within the Study Area are:

- i) Air and noise pollution resulting from the activities of the industrial activities and the power station. These have implications on the health of the population.
- ii) Degradation of the physical environment as a result of digging of burrow pits for sourcing of sand and gravel which are never rehabilitated. In addition, the indiscriminate dumping of construction rubble deface the landscape which may sterilize such areas in terms of developments.
- iii) The increased use of concrete for the surfacing of large areas, especially at the neighbourhood shopping centre (car parks) has resulted in increased run – offs which if not properly channeled lead to problems of soil erosion. Such types of developments also lead to land surface impermeability often resulting in ponding in the car parks.

### **1.3 EXISTING LAND USE, DISPOSITION, ACTIVITIES AND ALLOCATION**

- 1.3.1 There are areas of land within the Municipality that remain undeveloped, but which are capable of development and there are a number of undeveloped stands, especially in the low density areas.
- 1.3.2 The City of Bulawayo is cognizant of the need for land to accommodate the outward growth of the city and it is has been strategic in building a land bank for the city’s future land needs. What is critical however, is the need to ensure that the principles of limiting urban sprawl, compact land development, cost-effective service infrastructure provision, and environmental sustainability are taken into account. In addition, land acquisition should facilitate outward city growth must be balanced in growth directions as opposed to the westward trend in city expansion.
- 1.3.3 There are settlements which have been developed without the provision of services as per planning permission granted by the municipality and this has not only had adverse implications on quality of service level requirements by residents but also have adverse environmental impacts. This trend is not localized in Bulawayo but has become a monumental problem nationwide prompting authorities to put a stop to such undesirable development trends. There are issues of spatial planning and land use management, land development and provision of services in the fringes of local authorities’ areas of jurisdiction with implications on one another through transboundary activities. It may be necessary that planning and development in such areas requires are considered as cross boundary planning areas for cross border alignment.
- 1.3.4 The pattern of land use is largely derived from the colonial era, which was premised on the policy of separate existence of people based on race and class in a very distinct manner. The colonial spatial structural imprint has not disappeared although there has

been a drive to alter the settlement scape in the eastern part of the city by way of creating middle income residential areas occupied largely by black people. The southwest to northwest trend in high density settlement development continues while the southeast to northeast lower density residential settlement also continues undisturbed. This spatial dichotomy is not helpful to spatial integration and equity.

- 1.3.5 There remain over 1 400ha of land allocated for industrial uses but not yet developed. Some of the designated industrial areas e.g. Umvimila are not yet serviced.
- 1.3.6 Well established industrial areas exists in the city but the economic downturn has seriously affected production and most of the industrial establishments have since closed down.
- 1.3.7 Bulawayo has fared well in making service industrial uses as part of the neighbourhood commercial nodes. However, residential areas in Bulawayo are sprawling away from the main industrial belt and are becoming inaccessible and costly to reach. Consideration should be made to structure future growth in such a way that mixed use nodes and corridors are strategically located to reduce the distance between major employment zones and residential areas.
- 1.3.8 Even under the most biting of economic recessions, effective local economic development interventions aided by strategic spatial targeting and allocation of catalytic projects in various sectors, may be used as tools to revive and resuscitate the ailing economic sectors. Different spheres of government have a role to play in such interventions in an unbiased public interest.
- 1.3.9 After long periods of crises, development stagnation, economic recessions, war, etc., reconstructive, renewal or regenerative efforts have tended to change the outlook cities through interventions in various sectors of city systems.
- 1.3.10 There is a low demand of large office space, although there remains a strong demand for smaller cheaper office units by emerging businesses. This is resulting in continuing pressure for change of use from residential to office space in areas close to the CBD.
- 1.3.11 Shopping uses have proved reasonable resilient in the face of reduced consumer spending, although there has been considerable turnover of space.
- 1.3.12 Only two out of eight proposed district shopping centres have been completed since 1983. The two completed centres at Entumbane and Nkulumane have improved access to shopping facilities in the western areas though occupancy at the moment is less than 50%.
- 1.3.13 Bulawayo CBD is somewhat undergoing decaying in various ways and is an area which the city authorities, building owners, the private sector, users of public urban spaces and the general public can do something about with a view to sprucing its image up.

- 1.3.14 Spatial planning plays a huge role in city regeneration, spatial transformation, promotion of the local economy.
- 1.3.15 Bulawayo city planning philosophy has largely followed its traditional approach and has not displayed a dynamism in spatial transformation through the creation of nodal points and development corridors which may dramatically alter the townscape. The economic recession has no inhibitive effect on spatial planning as it does not require significant cash injection.
- 1.3.16 Precinct planning in targeted development zones, identification development growth engines, infrastructure upgrades, movement corridor infrastructure, social interventions that directly touch people’s lives, environmental resilience, finance, etc., are part of the language that finds expression in spatial planning and city planners are duty-bound to be proactive in directing the city towards a renewed developmental paradigm.
- 1.3.17 There is no evidence of the infusion of the principles of new urbanism in city planning and development.
- 1.3.18 Is the hierarchy of spatial plans effective and delivering on original intentions of the hierarchical ordering of plans or is there a need to consider the amalgamation/combining of certain level of plans?
- 1.3.19 The municipality does not an open space system and open space policy, landscaping,
- 1.3.20 Urban sprawl in city growth seems to suggest that the city does not use the urban edge as a strategy to manage the city’s lateral expansion and subsequently optimizing the cost of providing service infrastructure and general community services.
- 1.3.21 Resilience – is the city mandate and the disaster and environmental protection are closely coordinated, flooding mitigation and service infrastructure?
- 1.3.22 The city can as part of effective, coordinated planning lead in the preparation of wall to wall planning scheme as part of unitary application of planning principles across the city and this can be applied together with the spatial and environmental planning tools
- 1.3.23 There is no Capital Investment Framework which is closely linked spatial planning and drawing on other service and line functions and the budget
- 1.3.24 Urban agriculture has expanded in recent years due to economic hardships faced by the majority of residents. Whilst the City Council has sought to bring the activity within the policy framework demand has been too high for the activity to be undertaken solely within Council designated areas.
- 1.3.25 The outward expansion of cities has a tendency to invade, capture, displace and succeed agricultural activities rather than protect prime and unique agricultural land as part of the city spatial structure on food security considerations.



- 1.3.26 The property market in Bulawayo has been depressed for most of the 18 years. There has been some improvement in recent years however rentals remain far below levels achieved in Harare. This may lead eventually to some relocations from Harare as business seek lower overheads and a better quality of life for their employees.
- 1.3.27 The areas of smallholdings and low density areas are capable of densification through voluntary subdivisions by the owners.
- 1.3.28 Due to the periling tough economic environment, most households are using their residential stands for subsistence economic activities as a livelihood strategy such activities include vegetable gardening, rearing of chicken, tuck shops etc.
- 1.3.29 There are some land use incompatibilities within residential areas in the city. There are in the form of commercial and industrial activities taking place within residential neighbourhoods and residential stands. These include activities such as welding, vehicle repairs (motor mechanics), carpentry and churches. They constitute a nuisance to neighbouring residents in the form of noise pollution and negative environmental impacts.
- 1.3.30 Special consent applications are being received by the Local Authority for changes of use from residential to day care centres, from residential to lodges and guest houses and from residential to commercial for office use. Some of the implications of changes of land use include:
- i) Intensification of plot usage which can lead to increased densities and more pressure on available infrastructure.
  - ii) Depletion of available housing stock (in case of residential to civic and community or commercial use)
  - iii) Social impacts in case of residential to lodge or guest house.
- 1.3.31 Informal sector activities are being undertaken in areas designated for commercial use and these are operating from temporary and make shift structures and on the pavements creating a conflict with pedestrians and motorists.

## **1.4 POPULATION AND HOUSEHOLDS**

- 1.4.1 There is a need for the realisation that the population estimates within the Bulawayo Master Plan Study Area boundary and any other planning area for that matter, are at the very core of forward planning and should be treated with extreme sensitivity, caution and care as they have a profound bearing on city planning and service delivery to the community.
- 1.4.2 The stand-off between Zimstats, Bulawayo City Council including other planning agencies is not progressive and hence consensus is all-important. Zimstats ought to instill confidence in the local authority that its statistics are credible beyond reasonable doubt

and at the same time the City of Bulawayo must be cautiously suspicious of professional statistics. Instead, if the municipality has reasonable grounds for being skeptical, it should intensify efforts to work towards reviving the local economy and leverage for public and private sector for investment, revenue generation, widening its revenue base and creation of employment opportunities for its citizens without having to solely rely on its equitable share in the national fiscus.

- 1.4.3 The AIDS pandemic is clearly having an impact upon Bulawayo's demographic structure and this is having social and economic consequences in the city. There will be some long-term implications for the city as well until either the medical profession can find a way of reducing the rate of infection or a cure is found. Therefore, planning for the worst case scenario in terms provision of HIV/AIDS impacted facilities is worthy of consideration.
- 1.4.4 The ICDS 2017 showed an in-migration of 336 218 (47,8 % or 478 per 1000) against an out-migration of 186 304 (26,6 % or 265 per 1000) resulting in a positive net-migration rate of 21,3 % or an increase by 213 people per 1000 meaning that more people were coming into Bulawayo than those who were leaving the city. This contributes to population growth and the demands for service delivery it brings along.
- 1.4.5 The rate of population increase in Bulawayo has declined from the high levels of the 1970's (5.9% annual average growth) to an estimated 4.5%p.a. growth rate in the period 1982-1992. The overall population estimates for the city as per 2012 census shows that there was a population decline by 3% although the 2017 Intercensal Demographic Survey shows an annual average growth rate of 2.68 percent per annum from 2012 to a population of 738 600 in 2017.
- 1.4.6 Planners and stakeholders in various sectors (public and private) can expect an upward trend in the population growth over the plan period (unless an extraordinary event occurs) and gear themselves to satisfy the population needs.
- 1.4.7 Projecting the population forward to 2034 requires making a number of assumptions. The unavailability of good data on population migration makes such forecast difficult, as does the rising phenomenon of the HIV/AIDS epidemic. The population projections made by Zimstats will be measured against the projections generated by this master planning exercise and will be reflected in the proposals stage.
- 1.4.8 It is assumed that over the next 15 years the impact of a declining birth rate (due to family planning) and a declining death rate (largely due to availability of ARVs). Whilst the birth rate may decline the actual number of births will continue to rise due to the increasing number of women in the child bearing age in the population. This will help to offset the rising number of deaths due to AIDS. It is assumed that rural to urban migration will continue to enhance Bulawayo's population in contemplation of a revival in the local economy, increase in in-migration and decline in out-migration.
- 1.4.9 In terms of the characteristics of the population Bulawayo has very young population and this is likely to remain a feature throughout the next plan period. This has planning

implications in the sense that the plan proposals should make a provision for adequate number of schools, sports as well as recreational facilities, healthcare and other public amenities in the short term. In the medium to long term, the youthful population will contribute to population growth and demand for jobs.

- 1.4.10 The old age cohort (65 years and above) increased from 2.76% in 2002 to 3.3% in 2012 in Bulawayo. This might be attributed to better medical care and social security in the urban centres of Bulawayo. The aged bring along pressures of their own in terms public healthcare and social welfare responsibilities of national government.
- 1.4.11 Females are more than males in the city's population composition hence it calls for policies, interventions, programmes, etc. to ensure that females are catered for or empowered by not only the city but national government as well.
- 1.4.12 It is estimated that Bulawayo currently has some 267 000 households. This figure is based upon an estimated national average household size in urban areas of 4.0. It is assumed that a further small decline has occurred since then.

#### **1.4 LABOUR FORCE AND EMPLOYMENT**

- 1.4.1 The lack of up-to-date statistics on the size of Bulawayo's labour force, unemployment and those in informal activity is an impediment to sound planning.
- 1.4.2 As at 2012, the city had 261 188 economically active people of which 189 697 were employed and 71 491 were unemployed. The current estimate is such that the size of the labour force in the Master Plan Area is estimated to be approximately 300,000 and with limited to no employment opportunities unemployed presents a major challenge to the local authority and the people of Bulawayo.
- 1.4.3 The highest population projection scenario will mean that the labour force will grow by approximately 250,000 over the next 15 years. This will present a further challenge to job creation efforts and incorporation of informal economic activities within the city and its region.
- 1.4.4 Employment patterns have changed markedly over the period of the current Master Plan. It was assumed in the 1980's that formal employment will remain dominant as an employment category. It is now clear that even if Bulawayo experiences economic growth informal employment will remain a major, if not a majority type of employment for most of the labour force.
- 1.4.5 The unemployed population within the working age group is composed of the 15 to 34 years age group who make up 80.4% of the unemployed population or those looking for work. Such a high rate of unemployment among the youth is a big challenge for the local planning authority and other sector departments at provincial and national government spheres. These people, together with those outside this group place a huge burden on those employed within the same age category.

## **1.5 LOCAL ECONOMY**

- 1.5.1 Bulawayo enjoys a favourable geographical position with Zimbabwe's major trading partner South Africa, which has been enhanced by the construction of a direct rail link (Bulawayo -Beitbridge railway line).The unemployed population within the working age group is composed of the 15 to 34 years age group who make up 80.4% of the unemployed population or those looking for work. Such a high rate of unemployment among the youth is a big challenge for the local planning authority and other sector departments at provincial and national government spheres. These people, together with those outside this group place a huge burden on those employed within the same age category.
- 1.5.2 The prevailing view on unemployment in the country including Bulawayo is that it has been trending at high levels contrary to the views from Zimstats. What is consistent on the subject of employment and unemployment in Bulawayo from the 2002 to 2012 censuses and 2017 ICDS is that consistently, Bulawayo had the lowest rate of employment but rated conversely highest on unemployment compared to Harare and the country in general.
- 1.5.3 Bulawayo is well placed geographically within the western part of the SADC region. How can it capitalize on this position?
- 1.5.4 However de industrialization has been a major challenge in the city over the past twenty or so years. The major questions which need to be addressed are; what should Bulawayo do to attract new investment? What are the competitive advantages that Bulawayo can offer potential investors?
- 1.5.5 Matabeleland has a potential to become a growth region. How can Bulawayo assist in this process and so benefit from the urban-rural linkages that exist between the city and its immediate environments?
- 1.5.6 What type of industrial activities are likely to grow in the plan period? What are their needs and how can the Master Plan facilitate their development?
- 1.5.7 There is a need to encourage greater emphasis on exports within the Manufacturing sector. How can this be done from a local perspective? Are Export Processing Zones the answer?
- 1.5.8 The Informal Sector now employs the majority of the labour force in Bulawayo. But for many sector provides only very marginal returns. How can the city assist in improving the performance of this sector to enhance incomes and reduce poverty?
- 1.5.9 The Bulawayo region is rich in mining potential. There are several mining claims and investment in existing mines and widespread exploration for additional mineral deposits. Major finds in methane gas in and around Hwange and Lupane will contribute to significant developments in the region.

- 1.5.10 The eventual construction of the Gwaai-Shangani Dam and the associated pipeline to Bulawayo {and the link to the river Zambezi} will herald a major boom both through the construction work and the provision of sustainable water supplies to the region. The creation of new large irrigation areas in both Matabeleland North and Matabeleland South, as well as new mining and tourism ventures will improve the levels of wealth in the region eventually creating new markets.
- 1.5.11 A large well educated labour force, relatively cheap land and good communications can encourage major investments into the city.

## **1.6 HOUSING**

- 1.6.1 Despite having a Housing Policy at national governmental level, the city does not have its own Housing Policy and a Housing Development Strategy. The latter two are critical towards achieving a structured approach in housing planning, financing, housing development and delivery. This is critical in view of the diversified housing delivery sector with several role-players in housing delivery and towards ensuring a guided approach to housing provision and ensuring that all fundamental requisites are adhered to through an enabling, facilitative environment.
- 1.6.2 The city, being a product of colonial city planning and now in a post-colonial era still displays the hallmarks of a colonial, spatially segregated residential structure with a clearly discernible polarisation between the western high density (predominantly black low income) and the eastern lower density (formerly white and now mixed race middle to higher income) areas. This has been perpetuated by successive planning efforts which have reinforced the colonial spatial structure. It is only through dynamism in planning that spatial development growth trends can be directed differently and towards achieving the principles of spatial equity and integration.
- 1.6.3 The housing environment, like the general building sector has undergone radical change globally through the adoption of alternative building technologies which also incorporate green building techniques. The city has not fully adapted to these technologies which come with huge savings in terms of financial costs and environmental benefits.
- 1.6.4 The city has not promoted the delivery of housing in line with the principles of the new urbanism paradigm. It may be largely due to the hardships faced during the sustained economic recession understandably and with the hope that in future there may be a shift towards modern housing delivery.
- 1.6.5 There is an increase in the number of residential development in the city over the past 15 years but this is not meeting the effective demand of the residents as the waiting list has increased from about 25 356 in 1998 to 115 000 as at 2018.

- 1.6.6 Residents in the oldest residential suburbs of Makokoba, Iminyela and Mabutweni have applied for homeownership status. However, there is need for the old residential suburbs to surveyed and be provided with individual toilets to facilitate conversion to home ownership programme.
- 1.6.7 The new residential areas such as Cowdray Park, Emganwini, Emthunzini and other such areas Hyde Park are not fully serviced and not yet electrified.
- 1.6.8 There are settlements which have been developed without the provision of services as per planning permission granted by the municipality and this has not only had adverse implications on quality of service level requirements by residents but also have adverse environmental impacts. This trend is not localized in Bulawayo but has become a monumental problem nationwide prompting authorities to put a stop to such undesirable development trends. There are issues of spatial planning and land use management, land development and provision of services in the fringes of local authorities' areas of jurisdiction with implications on one another through transboundary activities. It may be necessary that planning and development in such areas requires are considered as cross boundary planning areas for cross border alignment.
- 1.6.9 The high the demand for accommodation necessitates more dwellings to be constructed but the economic situation is hampering the efforts of the City council, the private sector and individual efforts.
- 1.6.10 Middle income earners are experiencing serious accommodation problems as there is no clear policy on the provision of accommodation for middle income earners resulting in them being catered for either in high or low income schemes. However, the City Council has made efforts to cater for the income group through schemes in Mahatshula and Emhlangeni.
- 1.6.11 Central and Local government have greatly reduced their participation in residential development such that an enabling environment for other players to assist in the provision of houses has been provided. However, most private developers are servicing land to the expected standards which is costing the Local Authority as they seek to rectify the situation.
- 1.6.12 The number of dwelling units in Bulawayo is approximately 135,000 (2018 estimate). These units have to provide accommodation for 267,000 separate households. This means that there is an average of 2.0 households occupying every dwelling. This points to a very serious problem of overcrowding.
- 1.6.13 Existing housing conditions are generally good, except for the old suburbs of Mabutweni, Makokoba and Iminyela which lack the provision of individual facilities

especially toilets and water. Some of the new developmental areas such as Cowdray Park lack individual water connection.

- 1.6.14 The future projection of households to 241 516 indicates a growing housing problem. Even if only 75% of all households actually desire and need a separate dwelling unit there will still be a need to construct a minimum of 79 887 houses in the plan period. This equates to a construction of 5 326 dwellings every year of the plan period. It is difficult to see how this task can be accomplished either in terms of affordability for the poor, who constitute the overwhelming majority of the need or in terms of construction capacity. The likelihood is that overcrowding will remain a problem for the foreseeable future.

## **1.7 EDUCATION**

- 1.7.1 Bulawayo has a full range of educational facilities from pre-school to University but these are inadequate at all levels.
- 1.7.2 Due to an increase in population and the development of new residential areas there is a need to construct more educational facilities within the city i.e. pre-school, primary and high schools.
- 1.7.3 It is important that it be ensured that there be a proper alignment of the various tiers of education within the education sector so that the education system in the city (country) is able to function in a coherent and integrated manner from the foundation phase (early childhood learning stage) to the higher echelons of the system for seamless transition and progression from one tier to the next. The municipality can play a meaningful role in influencing decision-making and policy formulation within the education sector as a prime role-player at the local government sphere.
- 1.7.4 The city has experienced an increase in the number of applications for change of use from residential for pre-school and day care centre use.
- 1.7.5 Few children attend Pre – School in Bulawayo compared to the total age cohort of children that should be attending ECD classes. Proper regulation and supervision on the establishment of day care centres is essential to ensure that the required standards are met.
- 1.7.6 The shortage of schools in some neighbourhoods has resulted in high enrollments in some primary schools.
- 1.7.7 There are shortfalls in the required number of facilities such as classrooms at primary and secondary levels of education in Bulawayo resulting in un conducive learning environments (hot sitting).
- 1.7.8 There is a high teacher to pupil ratio in most public schools in the city.

- 1.7.9 While efforts are made by planners during the design of layouts to ensure a provision of sites for primary schools in the neighbourhoods so that pupils attend schools nearest to their locality the development of these sites has lagged behind. Primary schools in Bulawayo are not enough to cater for the whole town.
- 1.7.10 The slow pace of development of secondary schools in relation to demand in the city has resulted in the sprouting of private colleges some of which are operating illegally.
- 1.7.11 Special schools in the city are adequate but the major handicap is finance to ensure a continuous sustenance.
- 1.7.12 The BCC has various youth training centres in the high density areas and their operation is limited by little financial allocation in council budget. Whilst these are important, there is a need for new residential areas to be serviced with these facilities.
- 1.7.13 Westgate training college is making contribution to the industry as the graduates are trade tested and ready for the industry/market.
- 1.7.14 There are 2 teachers training colleges and both are oversubscribed and cannot accommodate all the applications received.
- 1.7.15 The Zimbabwe School of Mines (ZSM) is making an important contribution to the mining industry locally and regionally.
- 1.7.16 There are four (4) universities operating in the city. The rate of development of the universities is being hampered by inadequate funding.

## **1.8 HEALTH**

- 1.8.1 The colonial spatial structure (lower population density in east and higher population density in the west) is still evident in Bulawayo's spatial structure. Most higher order health facilities are located in the eastern part of the city with a limited inclination towards the western part of the city on the western edge of Bulawayo Central Business District (CBD).
- 1.8.2 The two (2) referral centres (United Bulawayo Hospitals and Mpilo) in the city are strained as some patients are referred from the Midlands, Matabeleland North and South provinces.
- 1.8.3 The private health sector has expanded in terms of health service provision in the recent past and is likely to continue to do so provided there are sufficient customers. The opening of facilities such as All Saints Children's Hospital and Corporate 24 hospital during the plan period has improved health service provision in the city.
- 1.8.4 The failure to open Ekusileni Hospital since its commission in 2004 is disadvantaging the Bulawayo community in terms of health service provision.



- 1.8.5 Public health facilities in the city, such as two main referral hospitals and Municipal clinics are not sufficient to cater for the existing population. Additional facilities will be required during the plan period.
- 1.8.6 Ingutsheni Mental Institution is a national referral centre and requires more financial support for it to maintain this important role.
- 1.8.7 Like government, health institutions under the jurisdiction of the municipality are also experiencing problems such as lack of finance, up to date equipment and staff shortages.
- 1.8.8 There has been a decline in health service over the past ten years due to declining financial commitment for government and the inability of local authority resources to meet growing need. Health service have also suffered from lack of appropriate staff and high staff turnover.
- 1.8.9 It is encouraging to note that the private sector is extending its primary health care service to the high density areas.
- 1.8.10 There has been an increase in the number of applications received for change of use to surgeries in some residential areas.
- 1.8.11 While there is an improvement in health service provision, non - acceptance of some medical aids by doctors, failure by medical aid societies to honour some payments and large shortfalls is disadvantaging the intended beneficiaries in the western part of the city where the majority of the population of Bulawayo resides.
- 1.8.12 There is a fair spatial allocation of municipal clinics in the western parts of the city in the high density suburbs where most of the population resides. While this somehow promotes accessibility to health care in the western suburbs, it can hardly overcome the geographic fixity of existing higher order facilities and the friction of distance between the higher density population in the western part of the city and higher order health facilities to the east.
- 1.8.13 The current distribution of higher order facilities whose distribution is skewed in favour of the edge of the Central Business District needs attention as it does not only perpetuate spatial inequality in terms of distribution, but compromises geographic access to facilities.
- 1.8.14 It is of great concern that HIV/AIDS and Tuberculosis are topping the disease hierarchy especially considering that they are infectious diseases. The health sector in the city including the municipality, national government and other role-players have a huge responsibility in putting in place measures to reduce the prevalence of infectious diseases.

- 1.8.15 The health research community globally has made progress in reducing HIV/AIDS-related deaths through the use of ARVs but it has not been able to reduce the rate of infection.
- 1.8.16 It is an alarming statistic that 1 in 10 people have mental problems. The country has been beset by economic hardships since the turn of the millennium. The increase in mental health problems may be related to the high rate of unemployment, poverty, financial troubles and associated problems faced by households. While there are gestures for economic revival by government, it will take time for mental health to improve as it may take long for economic prosperity to be restored. A multi-faceted intersectoral approach is required in understanding the causes with a view to alleviating this undesirable mental health state.
- 1.8.17 The Municipality does not have a robust waste management infrastructure and equipment due to the financial challenges facing the municipality but efforts are being made to improve waste collection. Waste collection in parts of the city especially the high density suburbs has been erratic with some areas going for days with waste not having been collected.
- 1.8.18 The Municipality's Department of Health faces the same financial and staffing challenges which the municipality faces in service delivery. While the level of service standards are understandable, it is inadequate that domestic waste management (residential) industrial waste management is undertaken once a month. The norm is once a week or as per arrangement with clients as required.
- 1.8.19 The city does not have drop-off facilities and waste separation at source programme, strategies which have proved highly essential in waste management.
- 1.8.20 While the city has environmental/waste education and awareness programmes, it acknowledges that there is a need to improve on this very important environmental care strategy.
- 1.8.21 Special note should also be taken of the waste to wealth (recycling) potential especially cans and plastics which is a multi – million dollar industry elsewhere on the continent and in South Africa in particular. The conversion will not only create more jobs but will provide cheap raw material for some consumer products. Waste items therefore have important implications for planning not only because of the concern for environmental repair but also because of the multiplier effects on the economy.
- 1.8.22 Informal waste recyclers are an important component of the waste management process and it is important that measures are put in place for them to carry on with their business in a controlled manner and in line with legislation and compliance with by laws.
- 1.8.23 The emergence of the informal settlement around the waste disposal is a concern in

particular, in so far as the provisions of various legislation are taken into account. The settlement contravenes provisions of various pieces of legislation, viz, Town and Country Planning ACT, Public Health Act, Environmental Management Act not leaving out municipal by laws.

- 1.9.24 There is need for future disposal sites to be identified during the plan period given the high rate of waste generation currently being experienced in the city.

## **1.10 COMMUNITY FACILITIES, RECREATIONAL & ENTERTAINMENT**

- 1.10.1 Although Bulawayo maintains a strong diversity of cultural activities a wide range of facilities needs to be encouraged at community level.
- 1.10.2 Similarly recreational facilities need to be improved in the city and facilities expanded to meet future needs over the plan period.
- 1.10.3 There no entertainment facilities in the high density suburbs such as night clubs and cinemas.
- 1.10.4 Tourist related accommodation is not enough as evident during the trade fair periods.
- 1.10.5 There is the rapid proliferation of lodges resulting in changes of use of most residential buildings.
- 1.10.6 The caravan park is not well publicized and not operating to its full potential as it can be an important income generating project for the Municipality.
- 1.10.7 The introduction of elitist sports in the high density areas has been hampered by lack of adequate finance.

### **1.10.1 Social and Community Facilities**

- 1.10.1.1 There are various agencies of both Local and Central Government which are charged with the administration and co-ordination of development activities within Bulawayo.
- 1.10.1.2 There are twenty community halls and sixteen youth centres in the city. Some of the facilities are being managed by the Municipality while others have been leased out.
- 1.10.1.3 Socio Economic problems and breakdown of the extended of family life styles have contributed to growth in the number of street children.
- 1.10.1.4 The ZITF was established in 1960 due to the fact that, under the federation, there was a great upsurge in manufacturing, trade and exports which meant that all three territories, but particularly Southern Rhodesia needed a “shop window”. Bulawayo being the industrial hub of the country and headquarters of the Rhodesia Railways was better placed to be the host city of the trade fair.

- 1.10.1.5 There are 22 police stations in the City with a staff complement of 4 253. There are site which have been allocated for the establishment of police stations but these have not been developed due to financial constraints.
- 1.10.1.6 There are 5 prison and correctional services within the jurisdiction of Bulawayo.
- 1.10.1.7 Fifteen (15) post offices have been established in the city centre. Postal services have not kept pace with the expansion of the city especially with the needs of those who reside in the newer suburbs.
- 1.10.1.8 Community Information Centres have been established within Zim Post buildings to cater for disadvantaged members of the community who cannot afford to buy computers, access the internet, print, scan, photocopy and fax.
- 1.10.1.9 There are 11 old age homes which are registered with the Department of Social Welfare in Bulawayo. Most of the old age homes are located within the coronation cottage complex on fife street extension.
- 1.10.1.10 There are 10 child care facilities which are registered with the Department of Social Welfare.
- 1.10.1.11 There are four fire stations in the city namely; Famona, North end, Nketa and Nkulumane. There are plans to establish at least 2 more fire stations at Waterford and Cowdray Park to maintain or improve the response time by the fire department.
- 1.10.1.12 There are 726 registered churches within the city. 620 churches are operating from designated stands while 106 are operating from residential premises, industrial stands, schools and from premises within the city centre.
- 1.10.1.13 There are nine libraries in the high density residential areas which are being managed by the Municipality through the Bulawayo Library Municipal Library Service.
- 1.10.1.14 There are also two public libraries in the city namely the Bulawayo Public Library and the National Free Library. The Bulawayo Public Library has four public library branches namely Ascot Public library, Cowdray Park Library, Historical Reference Centre (HRC) and the book (mobile) bus library.
- 1.10.1.15 Sporting facilities in the city constitute of football, rugby, hockey and cricket stadiums. The facilities are municipal, state and privately owned. Privately owned sports centres are open to paid up members. Facilities at the clubs include tennis, squash, badminton, basketball courts, rugby, cricket, hockey and swimming pools.
- 1.10.1.16 There are 97 public conveniences which are integrated in places where there are high volumes of traffic to serve the entire city.

## **1.10.2 Cemeteries and Crematoria**

- 1.10.2.1 There are 10 site for cemeteries. Most of the cemeteries have been decommissioned except for a burial spaces for people who have already bought grave yards.

1.10.2.2 Cemeteries are fast filling up such that there will be need for additional cemeteries sites to be identified during the plan period.

1.10.2.3 A private cemetery has been developed in Umvutcha.

1.10.2.4 Crematorium facilities in Bulawayo are not operational.

### **1.10.3 Refuse Disposal**

1.10.3.1 As a result of growing population there is an increase in the amount of waste being generated in Bulawayo.

1.10.3.2 Uncollected refuse is becoming a cause for concern as a lot of refuse is being dumped on road reserves, vacant stands and open spaces.

1.10.3.3 The use of community vehicles has improved service delivery from fortnightly collection to weekly refuse collection.

1.10.3.4 No future site for a landfill has been identified as yet despite that the existing site at Richmond has a lifespan of less than 10 years.

1.10.3.5 There is the proliferation of squatter settlements close to the current dumping site.

## **1.11 INFRASTRUCTURE AND UTILITIES**

### **1.11.1 Water and Sewer**

1.11.1 Five (5) dams to the south with a combined capacity of 352 085 million m<sup>3</sup> against an estimated yield of 132.3ml per day constitute the major sources of water for the city.

1.11.1.2 The Government and the City Council are committed to the construction of the Gwaai - Shangani Dam, some 350km to the north of the city, which will be connected to the city by pipeline and six pumping stations. The cost of this water will, however, be exorbitant and ways of ensuring affordable water supply to customers are being explored.

1.11.1.3 The Mtshabezi pipeline which was commissioned in 2016 and Nyamandlovu aquifer are other sources which are available to boost supply.

1.11.1.4 The city's southern and northern sewage treatment works are overloaded. Efforts are underway through the Bulawayo Water and Sewerage services improvement project to improve water supply and sanitation services.

1.11.1.5 Khami dam is currently out of commission.

1.11.1.6 3 major treatment works with a total capacity of 260ml/d exist.

1.11.1.7 The city has two prime waste water treatment facilities namely Aisley and the Southern Areas Treatment works.

### **1.11.2 Roads and Transportation**

- 1.11.2.1 The City's transportation systems should look at economic efficiency, affordability and safety for all sectors of the City's residents.
- 1.11.2.2 A rail-based commuter transportation system to link at least the western areas of the City to the central area, must be considered though the implementation of a rail transit system within the planning period is unlikely.
- 1.11.2.3 Notwithstanding the present satisfactory level of traffic operations it is necessary to make provision for the establishment of transportation corridors that are capable of accommodating the City's long-term future needs looking at the establishment of a commuter transit system.
- 1.11.2.4 An integrated pedestrian/cycle routing system, particularly in the western areas, should be developed for their safety. Currently a lot of conflicts exists between pedestrian/cyclists and motor vehicles.
- 1.11.2.5 *Current Traffic Conditions:* General observations reveal that the road network is generally adequate for the present levels of demand. There are few impediments of any significance to traffic flow and a good level of cross-linking. However, it is necessary to ensure that adequate provision is made to handle the anticipated future growth of traffic volumes.
- 1.11.2.6 *Trends in the Growth of the Vehicle Fleet:* The Bulawayo {Municipal area} fleet comprised a total of 11 074 registered vehicles as at November 2018. It is assumed that the vehicle fleet within the planning area, and consequently traffic volumes, have grown at the same rate as national fleet.
- 1.11.2.7 *Pedestrian Needs:* Because of large volumes of pedestrian traffic the construction of pedestrian over-bridges must be considered in the vicinity of Sixth Avenue. Sixth Avenue Extension and Lobengula Street. However, this should be done subject to detailed studies.
- 1.11.2.8 *Other Pedestrian and Cyclist Needs:* It is important that plans for the financing and construction of an integrated pedestrian/cyclist routing system should be developed and programmed, particularly in Khami Road and Steelworks Road-Thirteen Avenue Extension and in the western industrial and residential areas. Where cycle and pedestrian volumes are large the facilities must be separated from vehicular traffic
- 1.11.2.9 *Changes in the Public Transport Sphere:* ZUPCOs influence in the urban public transport system is nonexistent and commuter omnibuses now constitute the largest public transport. The establishment of commuter omnibuses has substantially reduced passenger waiting times. Pirate taxis now constitute a major mode of public transport in the city. Poor operating practices by some of the minibus drivers and pirate taxis is discouraging potential patrons of this mode.
- 1.11.2.10 *Minibus Bus Terminals and Shopping Places:* Commuter omnibus terminals have been established on the perimeter of the City centre. These are well sited and well used though

incidences of picking passengers in the city centre especially Fort Steers and Leopold Takawira as well as Fort and 10<sup>th</sup> Avenue are a major concern.

- 1.11.2.11 *Country Bus Terminals in Bulawayo:* There are three country bus terminuses. The oldest of these is that at Renkini, in the Thorngrove industrial area with a capacity of about 70 buses. The other two are the Entumbane terminus adjacent to the Entumbane Shopping Centre, off Luveve Road and at Nkulumane adjacent to Nkulumane Shopping Centre off Masiyephambili drive. The Renkini country bus is used by buses operating to Harare and Gwanda, the Entumbane is used by buses operating out of Bulawayo to routes served by Victoria Falls Road, whilst the Nkulumane bus terminus is used by buses to routes such as Plumtree and Kezi.
- 1.11.2.12 *Metered Taxis in the City Centre:* The supply of taxis appears adequate for current demand levels as there are more companies which are now operating. However, some of the pirate taxis are competing with metered taxis in the provision of taxi services.
- 1.11.2.13 In an effort to prevent unnecessary through traffic in the City centre, residential and other sensitive areas the completion and expansion to the City's ring road and interlinked network, as well as traffic engineering and regulatory methods must be given priority.
- 1.11.2.14 To give effect to this suggestion access from the main arterials to the central area ring road would require {i} completion of the Basch Street Link to Falls Road, as a current proposed. {ii} re-routing of the airport access road from the bend near Colenbrander Avenue directly into the northern end of Samuel Parirenyatwa Street, via Redrup Road. {iii} re-routing Esigodini Road directly into the eastern end of Fourteenth, instead of connecting Twelfth Avenue into Fourteen Avenue, as currently proposed. {iv} Second Avenue will need to be widened. The 1981 proposed First Avenue/Second Avenue one-way couplet would be abandoned.
- 1.11.2.15 Analysis of traffic accident data suggests a growth in the number of accidents per year...
- 1.11.2.16 Generally parking seems adequate to meet the current levels of demand for parking in the city centre though there needs to be detailed studies in future on the parking situation in the city.
- 1.11.2.17 The preparation and adoption of an overall parking policy for the City centre is recommended.
- 1.11.2.18 Observations reveal that the road network is generally adequate for the present levels of demand. There are few impediments of any significance to traffic flow and a good level of cross-linking. However it is necessary to ensure adequate provision is made to handle the anticipated future growth of traffic volumes.

### **1.11.3 Electrical Power Distribution**

- 1.11.3.1 ZETDC distribution network in Bulawayo consists of 88kv and 33kv primary distribution networks which supply primary substations where voltage is stepped down to 11kv for local distribution.
- 1.11.3.2 There are bulk supply substations are at Insukamini and Marvel. These substation receive power from the 330kV National Grid.
- 1.11.3.3 The 88kV network system consists mainly of overhead lines with some underground cables.
- 1.11.3.4 Cowdray Park substation is currently under construction, its capacity will be 40MVA; supplied by two 88/11kV transformers each with 20 MVA capacity.
- 1.11.3.5 The 33kV network supplies the city centre, Steeldale Industrial area and the suburbs of Famaona, Hillside, Khumalo, Suburbs, Ilanda and Killarney. It has supply points at Marvel Bulk Substation and at the Bulawayo Power Station.
- 1.11.3.6 The 11kv distribution system is supplied from the 88kV and 33kV substations. It supplies the central business district, low density and high density residential areas including commercial and industrial areas.
- 1.11.3.7 The low voltage reticulation system consists mainly of overhead lines with some underground cable particularly in the low density residential area. In the high density residential areas substation capacity is based on 2.5kVA per consumer after diversity.
- 1.11.3.8 Current capacity of electric supply to Bulawayo Metropolitan is adequate. The refurbishment of Bulawayo thermal power station has improved power supplies to the city.
- 1.11.3.9 Future needs for electricity which are commensurate with the growth of the city will be met by ZETDC.
- 1.11.3.10 The introduction of cell phones has improved communication systems in Zimbabwe.
- 1.11.3.11 The introduction of digital systems in the mid – 80s (1987) has improved telecommunication in the quality of services, Value Added Services and expanded coverage.
- 1.11.3.12 There is a backlog of demand for additional lines amounting to 1103 voice and 593 broadband lines which are all residential. The backlog is mostly in the new residential neighbourhoods.

### **1.12 ENVIRONMENTAL AUDIT**

- 1.12.1 An Environmental Audit undertaken as part of the Report Study indicated a number of concerns. Sewer collapse, water contamination, illegal extraction of sand and gravel, illegal dumping of waste, illegal release of toxic waste by industrialists, tree cutting and a host of



problems associated with squatting and overcrowding were among the adverse points highlighted in the audit. On the positive side Bulawayo's air and water remain relatively clean and there remains many areas of quality open space in the city environs.

- 1.12.2 The quality of Bulawayo's drinking water is generally good and monitoring procedures are adequate. However, the activities of artisanal miners in the catchment areas of Bulawayo's water supply may be polluting the water courses.
- 1.12.3 Sewer collapse, blockage and general lack of capacity of sewage works has led to periodic discharge of raw sewage into water courses. This poses a potentially serious health risk to residents.
- 1.12.4 Industrial effluents and other pollutants still find their way into the city's waste systems causing maintenance problems and health risks.
- 1.12.5 Air pollution affects the city, major industrial establishments such as the power station, cement manufacturing plant and brick manufacturing are the major contributors.
- 1.12.6 Enforcement of existing environment protection measures is weak due to lack of sufficient resources to monitor and apprehend offenders. Even when offenders are caught the penalties are too low to act as a deterrent.
- 1.12.7 The rampant use of every available open space in large parts of the city for growing maize crops may be causing some land degradation and siltation of river systems. Illegal squatting is leading to land and vegetation degradation within their spheres of influence.
- 1.12.8 The use of wood fuel by many households is leading to greater tree loss within the study area and consequent loss of habitat for wildlife and increased dangers of soil erosion.
- 1.12.9 There is a growing problem of illegal extraction of sand, gravel, stone and other land materials by private builders from several parts of the city and possibly within the wider study area.
- 1.12.10 Dumping of builders waste, household waste and litter is on the increase and affecting certain localities to a marked extent.
- 1.12.11 Mining activities are sometimes incompatible with public health and residential well-being.