

# MUNICIPALITY OF MASVINGO MASTER PLAN



## LEGEND

**BOUNDARIES**

- ADMINISTRATIVE CITY BOUNDARY
- FUNCTIONAL BOUNDARY
- 5 Km BUFFER BOUNDARY

**EXISTING FEATURES**

- WATER COURSE
- CONTOURS
- MAIN ROADS
- RAILWAYS
- AIRFIELD FLIGHT PATH RESTRICTION ZONE
- POWER LINES 33KV
- MAJOR LAND USES

**PROPOSED**

**RESERVATIONS FOR EXPANSION**

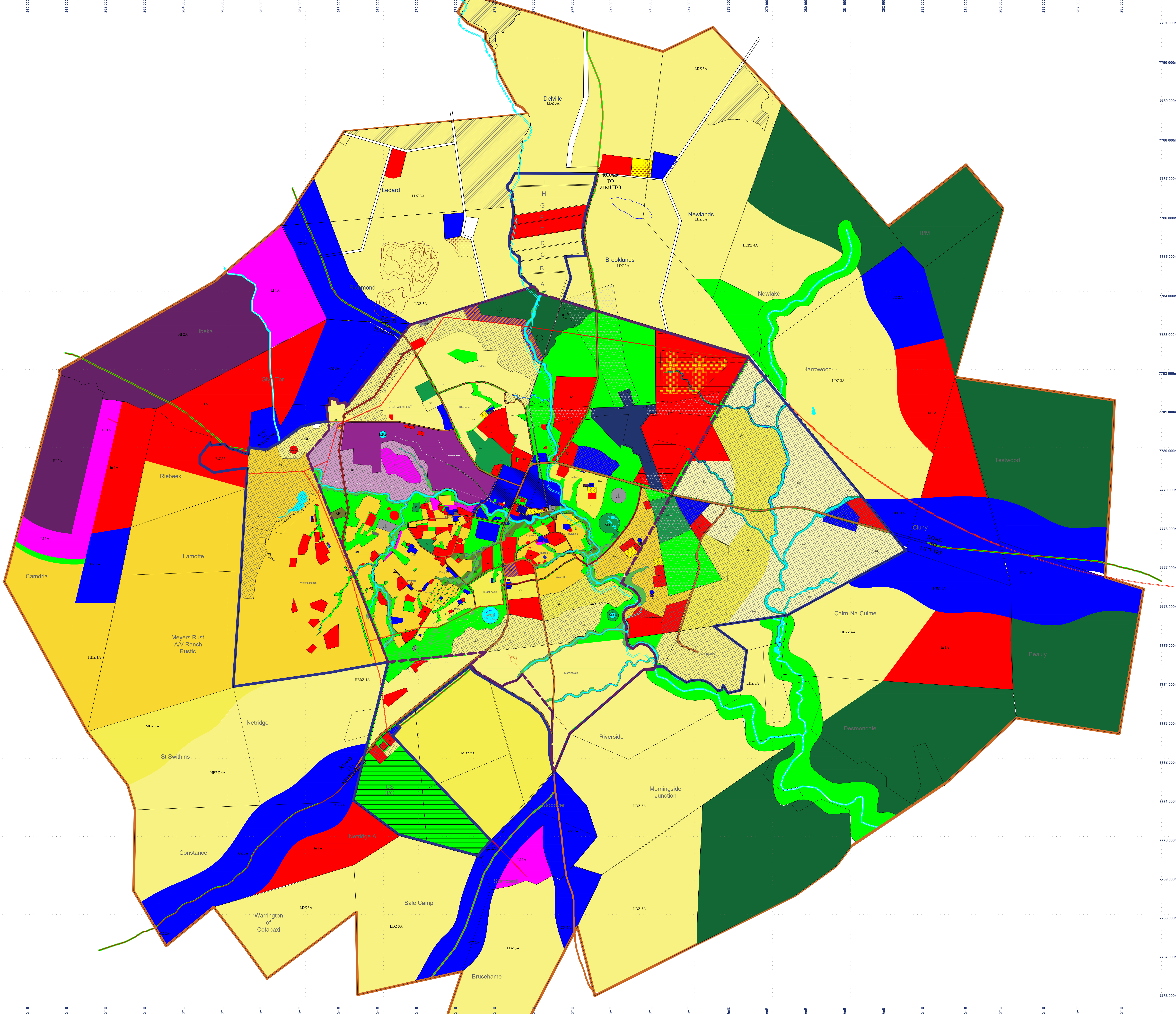
- Over batch: (Commercial/Residential/Industrial)
- RESIDENTIAL
  - Military Establishment
  - High Density Extension
  - Medium Density Extension
  - Low Density Extension
  - High Density Expansion Zone R1
  - Medium Density Expansion Zone R2
  - Low Density Expansion Zone R3
  - High-end Low Density Gated Community
  - Residential Flats Zone R4
- COMMERCIAL
  - Town Center Local Plan
  - High-end Commercial Zone
  - Suburban Commercial Zone
  - Hotel
- INDUSTRIAL
  - Heavy and Light Zone
  - Heavy and Light Expansion
  - Light Warehouse and Storage Expansion
  - Service Expansion
- INSTITUTIONAL - EDUCATION
  - Primary School
  - Secondary School
  - Tertiary Institutions
  - Provincial Hospital
  - General Hospital
  - Infectious Hospital
  - Mental Hospital
  - Clinics
- HEALTH
  - Z.R.P
  - Magistrate Court
  - 4 Brigade Extension
- SOCIAL WELFARE & LAW
- OPEN SPACE
  - Recreational Area
  - Golf Course
  - Public Park
  - Game Park
  - Proposed Natural Corridor

**INFRASTRUCTURE**

- WATER SUPPLY
  - Pure Water System Main
  - Additional Reservoirs
- SEWERAGE DISPOSAL
  - Existing
  - Proposed
- ROADS
  - Bradburn Rd (Mucheke Link)
  - South East Ring-road
  - Rajoko-City Link
  - North South Bypass
  - Bus Terminus
  - Bus-stops
- RAILWAYS
  - Existing Railway
  - Extension Railway
- ELECTRICITY
- REFUSE DISPOSAL
  - Public Open Spaces
  - Dump Sites
- RESERVATIONS
  - Municipal Boundary CHANGES
- EXTRA-TERRITORIAL ACTIVITIES

**FUNCTIONAL BOUNDARY TOWNSHIPS**

- Proposed East of Admin Boundary
- Glyn Harm Small-Holdings
- Victoria Ranch
- Clipsham 3C
- Proposed Zones (within 5km Buffer Belt)



## LAND BUDGET distribution of 6 841.2202 (ha)

allocation within Masvingo City's administrative boundary

NAME	AREA	%age
<b>RESIDENTIAL</b>	354.5658	8,54
Expansion Zone	104.4998	1,53
Medium Density	81.0481	1,18
Low Density	208.7398	3,05
Expansion Zone	1241,9227	18,14
Expansion Zone	571,2857	8,35
Expansion Zone	5.4058	0,08
Expansion Zone	35.9920	0,53
Committed Area	897.5422	13,12
Expansion Zone	9.4678	0,14
Committed Area	192.1837	2,81
Expansion Zone	75.9275	1,11
Heavy Industry	334.2156	4,89
Expansion Zone	235.4539	3,44
Expansion Zone	13.9916	0,20
Expansion Zone	42.1701	0,76
Power lines	27.3253	0,84
Roads (Existing)	72.9215	1,07
Roads (Proposed)	11.1624	0,16
Car Park/Terminus	1.0754	0,02
Cemetery	28.4169	0,42
Dumpsite	6.7833	0,10
Water Reservoir	12.4955	0,18
Wastewater System	22.1010	0,33
Aerodrome	172.8721	1,88
Recreational	99.0263	1,45
Public Open Spaces	1383.9639	20,23
Game Park	206.1562	3,01
Rivers	168.1718	2,46
<b>TOTAL</b>	<b>COMMITTED</b> 5470.4148	<b>79,96</b>
	<b>RESERVED</b> 1170.8054	<b>20,04</b>

## MASVINGO City Council Rural District Council

Proposals for 5km buffer zone covering a Total Area of 21 061 3908 Ha

PROPOSALS TEXT	Proposed Use	Area (ha)	%age
Farm Name	HDZ 1A	41,40	0,60
Secondary School	MDZ 2A	18,43	0,27
Tertiary Institutions	MDZ 2A	18,43	0,27
Provincial Hospital	LDZ 3A	18,43	0,27
General Hospital	LDZ 3A	18,43	0,27
Infectious Hospital	LDZ 3A	18,43	0,27
Mental Hospital	LDZ 3A	18,43	0,27
Clinics	LDZ 3A	18,43	0,27
Z.R.P	LDZ 3A	18,43	0,27
Magistrate Court	LDZ 3A	18,43	0,27
4 Brigade Extension	LDZ 3A	18,43	0,27
Recreational Area	LDZ 3A	18,43	0,27
Golf Course	LDZ 3A	18,43	0,27
Public Park	LDZ 3A	18,43	0,27
Game Park	LDZ 3A	18,43	0,27
Proposed Natural Corridor	LDZ 3A	18,43	0,27
<b>TOTAL</b>	<b>COMMITTED</b> 5470.4148	<b>79,96</b>	
	<b>RESERVED</b> 1170.8054	<b>20,04</b>	

## City's functional allocations outside administrative boundary

NAME	AREA	%age
<b>RESIDENTIAL</b>	979.8932	18,03
Committed	252.6548	6,49
High	344.1453	6,37
Medium	598.0444	11,01
Proposed	1372.8407	24,53
Low	3.9609	0,07
Committed	215.261	3,96
Reserved for Exp	215.8396	3,97
Committed	0.9162	0,02
Reserved for Exp	50.1312	0,92
<b>COMMERCIAL</b>	682.9712	12,57
Rivers & Open space	682.9712	12,57
Golf Course	75.0000	0,18
Open area	130.8660	0,22
Proposed (CS Farm)	461.7053	8,50
<b>TOWN AREA Exp</b>	<b>COMMITTED</b> 2889.2486	<b>53,18</b>
<b>RESERVED</b> 2544.1896	<b>46,82</b>	

**SCALE** 1:32 000

**DRAWING No**

**DATE** 19 / JUNE, 2024

**DESIGNED** dgi

**CHECKED**

**PPD**

**T.P.D**

**TECH**

**ENG**

**By:**

**Checked:**

**PPD:**

**T.P.D:**

**TECH:**

**ENG:**