



Municipality of Redcliff

INVESTMENT PROSPECTUS



Investment
Opportunities

"A city by 2030"

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Municipality of Redcliff

@redcliffcouncil





*Municipality
of Redcliff*

**Attained Municipal
Status in 1978 has a
Population of 38 000.
Total Surface Area
covers 6400 Hectares**



Location: Midlands Province, Kwekwe District



Distances: 225km From Harare | 225km From Bulawayo



Economic Activities: Iron Ore Mining, Gold Mining, Steel Manufacturing, Cement Manufacturing, Meat Processing.



Social Services: Five Clinics of which two offer 24 Hour Service. Five Council and Government Primary Schools, One Private School and Three Secondary Schools.



Road Network: 87.1km Tarred | 37.7km Earth And Gravel



Water Reticulation covers 69km | Sewer Reticulation covers 88.5km



Water Storage Capacity has 25387m³



Work Force of Municipality: 207 Employees



Developed Properties: Low Density has 1075 | Medium Density has 162 | High Density has 6156 | Industrial Properties has 40 | Commercial Properties has 112.



Hospitality & Tourism: Two Hotels, One Lodge, Nine Wards and Nine Ward Councillors



Our **VISION**

"A City by 2030"

Our **MISSION**

To provide affordable, quality services and a pleasant living environment to the community through organizational excellence and **strong** community leadership that promotes sustainable economic development.

Our **CORE VALUES**

- Transparency
- Professionalism
- Integrity
- Innovativeness
- Accountability
- Commitment
- Team Work



FOREWORD BY **HIS WORSHIP THE MAYOR**

It is my distinct honour to present the **Municipality of Redcliff 2026 Investment Prospectus**, a strategic document that highlights the vast opportunities available in our town as we continue to position Redcliff as a competitive investment destination in Zimbabwe.

The Municipality of Redcliff remains firmly aligned with the national development agenda articulated in the **National Development Strategy 2 (NDS2)**, which lays the foundation for Zimbabwe's transformation into an upper middle-income economy. As a local authority, we are committed to translating this national vision into tangible development outcomes for our community while laying a strong foundation for the next phase of national growth beyond 2025.

Guided by our ambitious vision of becoming a **City by 2030**, the Municipality of Redcliff is implementing strategic programmes aimed at expanding infrastructure, stimulating economic activity and improving service delivery. Our geographic location along a key transport corridor between the industrial hub of Kwekwe and other major centres places Redcliff in a unique position to attract investment in manufacturing, logistics, commerce and residential development.

In response to the growing demand for urban housing and modern settlement patterns, Council has prioritised several housing development projects aimed at addressing accommodation needs while promoting orderly urban expansion. These projects are opening up new residential opportunities for individuals, property developers and financial institutions interested in participating in Redcliff's urban transformation.

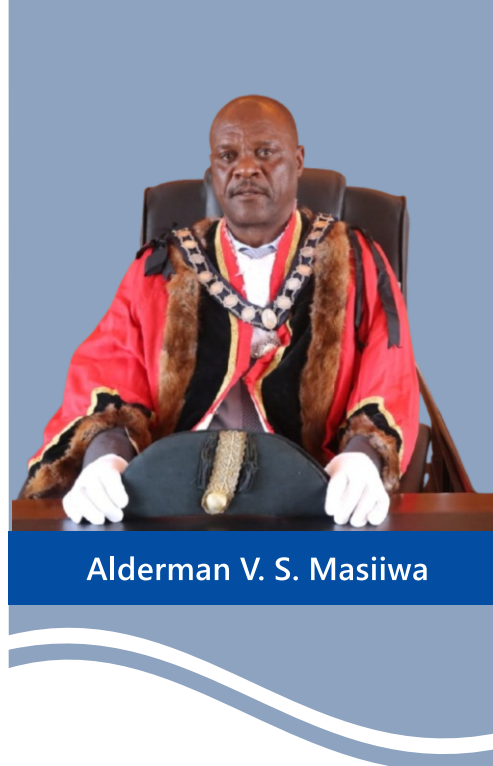
Equally significant is the planned development of the Redcliff Turnoff area along the Harare–Bulawayo Highway, which presents immense potential for commercial, hospitality and service-related investments. This gateway development is expected to stimulate business activity, improve accessibility to the town and strengthen Redcliff's position as an emerging economic node within the Midlands region.

Redcliff's development trajectory is further supported by Council's commitment to improving infrastructure, enhancing governance systems and fostering strong partnerships with investors, residents and development partners. Through these collaborative efforts, we aim to create an enabling environment that promotes sustainable growth, job creation and inclusive development.

This prospectus therefore serves as an invitation to investors, development partners and entrepreneurs to explore the many opportunities that Redcliff offers. The Municipality of Redcliff stands ready to work with all stakeholders who share our vision of building a vibrant, modern and prosperous urban centre.

On behalf of Council, I invite you to partner with us as we unlock the potential of Redcliff and move confidently towards our shared goal of a thriving City by 2030.

His Worship, the Mayor
Municipality of Redcliff



Alderman V. S. Masiwa

FROM THE TOWN CLERK'S OFFICE

It gives me great pleasure to welcome you to the **Municipality of Redcliff 2026 Investment Prospectus**, a document that presents the vast economic and development opportunities available within our municipality.

Situated in the Midlands Province of Zimbabwe, just outside the city of Kwekwe, Redcliff occupies approximately **6 400 hectares** of land, a significant portion of which remains available for future residential, commercial and industrial development. This strategic land availability places the Municipality in a strong position to accommodate investment-driven urban expansion.

The Municipality is home to a steadily growing population of about **42 000 residents**, forming a vibrant community that continues to support economic growth and urban development. The town's central location—almost equidistant between Zimbabwe's two major metropolitan centres—provides convenient access to key markets, transport networks and supply chains, making Redcliff an attractive investment destination.

Over the years, Council has made significant strides in expanding and maintaining urban infrastructure and service delivery systems. The Municipality continues to service residential areas with essential utilities including water, sewer, road networks and waste management services to support both existing and new housing developments. Several housing expansion projects across the municipality are opening new opportunities for property developers and investors to partner with Council in addressing the growing demand for residential accommodation.

Redcliff's economic foundation has historically been anchored in industry, particularly steel manufacturing, and the town continues to build on this heritage by promoting industrial revitalisation and diversified investment opportunities. Located along the mineral-rich Great Dyke, the Municipality is well positioned to support value addition in mining, manufacturing and related downstream industries.

Council is also pursuing strategic development initiatives designed to stimulate economic activity and unlock the town's full potential. These include the expansion of residential estates, the development of commercial and service centres, and the planned transformation of key growth nodes such as the Redcliff Turnoff area along the Harare–Bulawayo Highway, which presents immense opportunities for commercial, retail and hospitality investment.

As the administrative head of the Municipality, I wish to assure investors and development partners that Council remains committed to efficient governance, transparent investment processes and improved service delivery. We continue to strengthen institutional systems that support business growth while creating an enabling environment for sustainable urban development.

This prospectus therefore serves as an invitation to investors, developers and strategic partners to explore the opportunities that Redcliff offers. Together, we can harness the town's potential and accelerate its transformation as we move steadily towards our vision of achieving **City status by 2030**.

On behalf of the Municipality of Redcliff administration, I welcome you to partner with us in building a resilient, dynamic and prosperous urban economy.

Town Clerk
Municipality of Redcliff



Mr G. M. Chakauya

THE REDCLIFF WE WANT



MUNICIPALITY OF REDCLIFF

The **Municipality of Redcliff** is fully positioned to attract and support private investment as we advance toward our vision of becoming a sustainable, resilient **City by 2030**, a goal fully aligned with **Zimbabwe's National Development Strategy 2 (NDS2)**. NDS2 prioritizes urban economic transformation, infrastructure development, job creation, and local value addition all of which are central to our development agenda. With a population of approximately 41,526 and only 50% of our 6,400-hectare land area developed, Redcliff offers vast, well-located space for industrial, residential, and commercial expansion.

Strategic Location

- Centrally located (225km from Harare & Bulawayo)
- Ideal logistics & distribution hub in the Midlands corridor

Abundant Land Availability

- 6,400 hectares total land
- Only 50% developed - vast expansion potential

Rich Natural Resources

- Located along the Great Dyke
- Iron ore, limestone, nickel & gold
- Strong opportunities in mining, beneficiation & manufacturing

KEY INVESTMENT SECTORS

Manufacturing & Industrial Development

- Metal recycling
- Construction materials
- Agro-processing

Housing Development

- 4,640 high-density stands under development
- Public-Private Partnership (PPP) opportunities

Water Infrastructure

- 0.1 ML/day water treatment plant (planned)
- Water network rehabilitation
- Smart prepaid water meter installation

INFRASTRUCTURE & CONNECTIVITY

- Modern road network
- Rail access
- Reliable digital connectivity

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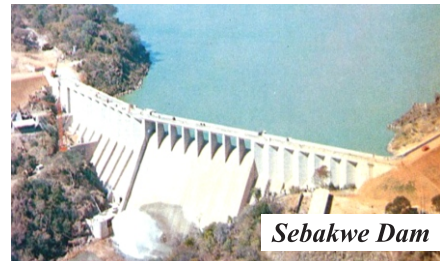


Invest in Redcliff's WATER SECURITY FUTURE



PROJECT OVERVIEW

The Municipality of Redcliff is advancing plans to construct its **first dedicated water treatment plant (50ML/day capacity)** to ensure a reliable, sustainable, and self-sufficient water supply. Currently dependent on Kwekwe City Council, Redcliff is transitioning toward **long-term water security** to support its rapid population growth, **industrial revival**, and **housing expansion**.



Sebakwe Dam

WHY THIS PROJECT MATTERS

- **Growing** demand driven by urbanization & industry
- **Supports** a population projected to double by 2030
- Enhances **climate resilience** and service reliability
- **Reduces** dependency on external water suppliers

STRATEGIC ALIGNMENT (NDS2)

- ✓ Urban infrastructure modernization
- ✓ Self-reliant local service delivery
- ✓ Climate-resilient water systems
- ✓ Public-Private Partnerships (PPPs)
- ✓ Reduced inter-municipal dependency

INVESTMENT OPPORTUNITY

PPP-Ready Project

- Build-Operate-Transfer (BOT)
- Equity partnerships
- Lease or concession models

Land Already Allocated

- Strategically located municipal site ready for development

Revenue Security

- Tariff structures aligned with regulatory frameworks
- Designed to ensure cost recovery and investor returns

WATER SOURCE OPTIONS

- Cactus & Padris Pooledams (supplementary sources)
- Groundwater aquifers (under assessment)

CALL TO INVESTORS



We invite infrastructure developers, water technology firms, and impact investors to partner with us in delivering this transformative, climate-smart utility project. This is more than a plant it's the foundation of a water-secure Redcliff and a model for decentralized urban water systems in Zimbabwe. Together, let's turn water security into economic security.

Invest in Redcliff. Build Resilience. Deliver Value.

INVESTMENT OPPORTUNITY:

Sustainable Tourism & Hospitality Development

Advancing NDS2 – Pillar IV:

Tourism, Environment & Climate-Resilient Growth

The Municipality of Redcliff is unlocking high-potential, eco-conscious investment opportunities in tourism and hospitality, anchored in our rich natural assets and strategic location. This initiative directly supports NDS2's vision to grow tourism as a key economic pillar, promote climate-resilient infrastructure, and ensure sustainable management of natural resources.

Redcliff already hosts Hotel Redcliff, a two-star establishment in the Central Business District offering quality accommodation and modern conferencing facilities. Complementing this are two private lodges providing comfortable guest experiences laying the foundation for a growing hospitality sector.

We invite investors to co-develop a sustainable tourism corridor along the scenic Kwekwe River basin.

Strategic Tourism Zone: 200 Hectares for Eco-Development

The Municipality administers 200 hectares of state land zoned exclusively for tourism and hospitality, stretching 7km along the Kwekwe River.

The site includes:

- Cactus Poort Dam – a serene lake ideal for water-based recreation
- Riparian forest and open grassland ecosystems
- Proximity to Redcliff town and Kwekwe (10km) — ideal for weekend getaways, eco-tourism, and business retreats

This site is designated for low-impact, environmentally sensitive development in line with NDS2's call for green urbanism and biodiversity conservation.

COMMERCIAL DEVELOPMENT



The New Redcliff Commercial Node

Located along the Kwekwe Gweru highway and at the intersection of Gweru highway and Zisco Road is 200 hectares earmarked for the development of a New Redcliff Town Center. Investment opportunities are available for the development of, Fuel service stations and Convenience shops, Restaurants and Fast Food outlet, Liquor store/Butchery, Office Building, Hotels, Shopping malls.



Build critical infrastructure. Secure the future.



THE NEW REDCLIFF COMMERCIAL NODE

Investment Opportunities include:

- Fuel Service Stations
- Convenience shops
- Restaurants
- Fast Food outlets
- Liquor Store
- Butchery
- Office Buildings
- Hotels
- Shopping malls



 **Investment
Opportunities**

TOURISM & HOSPITALITY

Environmental Protection, Climate Resilience
and Natural Resource Management



*Municipality
of Redcliff*
"A city by 2030"

The Municipality of Redcliff boost of the existence of a two star hotel, The Hotel Redcliff which offers quality accommodation and conferencing facilities. The hotel is located at the Central Business District.

Also offering accommodation facilities the Municipality has two private lodges offering quality accommodation.

Tourism opportunities

The Municipality is charged with the administration of 200 hectares of state land which is zoned for hospitality and tourism. The land is located along Kwekwe River and it spans for 7km of the Kwekwe River basin. There is also a lake along the river, Cactus Poort dam.

Opportunities for investment in this property include:

- Hotel and conference facilities.
- Recreation parks.
- Game and nature reserves.
- Boating and Water sports and games.



Cactus Poort Dam



Hotel Redcliff



HEALTH



HEALTH INVESTMENT OPPORTUNITIES

- Refurbish Torwood Hospital, Rehabilitation of Bell Medical Center
- Construction of a Poly Clinic in Rutendo
- Construction of 8 Clinics in Rutendo Extension
- Maintain and capacitate all existing clinics.

SOLID WASTE MANAGEMENT

Promote Waste Sorting –

- Provide Colour Coded Disposal Bags

Investment Opportunities:

- Increase refuse collection Vehicles
- Convert the current dumpsite to a landfill
- Rehabilitate Sewer infrastructure
- Connect new developments – Millennium Park, Engelbrecht, Rutendo Extension



EDUCATION



The Municipality does not have adequate primary and secondary school to cater for the Education need of the Community. This development has seen most schools having hot sitting and most classrooms having too many children. Some of the Children have to walk long distances to for their secondary education.

Available Investment Opportunities.

CATEGORY	STANDS AVAILABLE
Primary schools	18
Secondary schools	5
Tertiary	These are availed as per investor requirements.

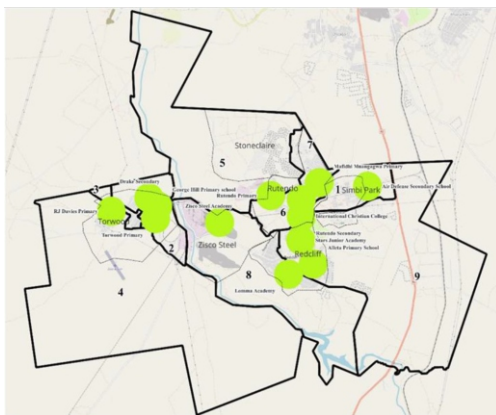


Building a Legacy...



Fostering stakeholder partnerships in Education

INFRASTRUCTURE MASTER PLAN



LAND DEVELOPMENT

- Commercial Stands
- Industrial Stands
- Institutional Stands
- Residential Stands



Partner with the Municipality of Redcliff

COUNCILLORS 2023-2028



Ald. S. V. Masiwa
His Worship, The Mayor
Ward 4



Cllr. F. Makava
Deputy Mayor
Ward 5



Cllr. W. Makonese
Ward 1



Cllr. M. G. Munikwa
Ward 2



Cllr. C. Sigauke
Ward 3



Cllr. T. Ndebele
Ward 6



Cllr. L. Chanetsa
Ward 7



Cllr. G. Sibanda
Ward 8



Cllr. B. Mutero
Ward 9



Cllr. L. Mukwapuna
Women's Quota



Cllr. R. Ketl
Women's Quota



Cllr. J. Mutamangira
Women's Quota

OUR DIRECTORS



Eng. T. P. Kundhlande
Director of
Engineering Services



Mrs. L. Whata
Director of Finance



Mr. G. M. Chakauya
Town Clerk



Mr. N. Gomba
Director of
Central Administration



Mr A. Chigayo
Director of Housing and
Community Services



Mr E. G. Chigwagwa
Acting Director of
Spatial Planning and
Land Management



Municipality of Redcliff

CONTACT INFORMATION

The Town Clerk

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SCAN CODE



LEARN MORE



“A city by 2030”



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