

**MHONDORO NGEZI
RURAL DISTRICT**

MASTER PLAN

**DRAFT REPORT
2024**

WRITTEN STATEMENT

REGIONAL, TOWN AND COUNTRY PLANNING ACT :29:12

MHONDORO NGEZI MASTER PLAN

Certified that this is the true copy of the approved Mhondoro Ngezi Rural District Master Plan

Council Chairman _____

Date _____

Chief Executive Officer _____

Date _____

Director of Spatial Planning _____

Date _____

Minister _____

Date _____

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PART 1: INTRODUCTION AND SUMMARY OF ISSUES

1.0 Introduction

The Mhondoro Ngezi Master Plan (herein referred to as the Master Plan) is being prepared so as to provide an overall strategic planning framework to guide the development of the Mhondoro Ngezi District and peri-urban areas within Mhondoro Ngezi District but near Kadoma Town over the next fifteen years. The Master Plan is prepared in terms of the provisions of the Regional, Town and Country Planning Act (Revised 1996) Chapter 29:12 as read with the Regional, Town and Country Planning (Master and Local Plans) Regulations, 1997.

1.1 Statutory Provisions and Plan Preparation Process

The Mhondoro Ngezi District Master plan is being prepared in accordance with provisions of the Regional Town and Country Planning Act (Chapter 29:12 and the Regional Town and Country Planning Regulations 1977 (RGN No. 248 of 1977). The plan is being prepared in order to serve as a guiding tool to the Mhondoro Ngezi District Council in as far as decision making is concerned.

The plan is also being prepared such that it complies with other acts and policies governing other sectors. Chief among these is Vision 2030.

The process for preparing this master plan involves three stages, which included preparation of:

- a) Inception Report;
- b) Report of Study and
- c) Written Statement

The lack of operative statutory plans has resulted in a number of issues, including chaotic land allocations, population growth and demographic changes that put pressure on resources, changes in the country's economic situation and development needs, a lack of accurate and up-to-date data, a lack of resources and capacity at the local level, a lack of coordination between the national and local governments, inadequate community participation, a lack of a clear development vision, conflicts between various stakeholder groups, and poor enforcement of planning regulations

The lack of detail, particularly on development control restrictions (for example, bulk factors, height, coverage, etc) for permitted uses, is a serious shortcoming due to the lack of an Operative Master Plan in the District.

Although the Turf Local Plan, Mamina Growth Point and Business Service Centre Layouts are used as basic land-use zoning guide, they are not comprehensive enough to provide clear guidelines for future rural and urban growth of the district. The Plans and layouts are no longer appropriate or responsive to present development needs.

In response to the changing planning environment in Mhondoro Ngezi District, the current Master Plan will attempt to be innovative, flexible and action oriented.

- The need for an investment drive by taking advantage of opportunities created by Zimplats Mines and the unexploited minerals resources through appropriate investment incentives.
- The more intensive utilisation of both industrial, commercial, mining and agricultural land currently under-utilised.
- Strategies for infrastructure provision (e.g. water supply) for the district rural service, business centres, communal areas and Turf Township.

1.2 Structure of Written Statement

The written statement identifies broad policies and proposals to guide the future development of Mhondoro Ngezi District and does not deal with matters of detail such as design and alignment of roads, etc According to the Act mentioned above, the written statement is divided into three main sections namely:

Part I: Which provides a link to the Background Study by identifying the main issues affecting the planning area (opportunities and constraints for development). This section of the document also looks at the strategies for the future development of Mhondoro Ngezi Rural District as well as an analysis of land available for development.

Part II: Focuses on goals, objectives, policies and proposals of the Written Statement. Goals and objectives are planning intentions to resolve the

issues identified in the Study. Goals point the way to which planning activity should be directed, while the objectives are specific intentions to achieve the goals.

The policies and proposals are derived from and give detailed substance to the summary of issues and goals and objectives of the Written Statement.

Proposals have been numbered with letters and digits and correspond with letter and digits which have been spatially indicated on the Proposals Plan (Map No.5) the control of development is to be guided by the Table in appendix I, except as when superseded by the provisions of Local Development Plans.

Part III: Plan implementation procedures and areas requiring priority action are dealt with under this section. Implementation of the Master Plan takes account of the sources of finance and the time frame required.

1.2.1 Written Statement Validation Workshop

The Workshop on the Validation of the Written Statement was held on the 14th of June 2024. The workshop was attended by officials from various government departments (24), chiefs (4), councillors and council officials (49) and Local Members of Parliament Representatives (2). The breakdowns of the attendance registers is attached to this report as Appendix B. The Written Statement of the Master Plan was adopted as having captured all the major issues that were relevant to the Policies and Proposals of the District.



1.3 Summary of issues identified in the Background Study

1.3.1 Background

Mhondoro Ngezi was established in 2008 after delimitation of Kadoma District. At the moment the local authority has been relying on District Development Plans and Strategic Plan 2021-2025 to guide development in the district. Main economic activities in the district include mining and agriculture. The district largely falls under natural farming region III. The Mhondoro Ngezi rural spatial master plan has been prepared to cover a period of ten to fifteen years (2024 to 2039) subject to review at least every 5 years. Mhondoro Ngezi RDC, as a LPA, adopted a resolution to prepare a master plan in compliance with this legal framework. The master plan will last for a period of 15 years from the date it becomes operative. The Master plan proposals and interventions will guide by stipulated minimum and maximum standards. This includes buffer zones around major rivers, dams and streams, sewer gradient, use of septic tanks, building material specifications, gravel thickness for roads.

1.4 Vision and Mission Statement for Mhondoro Ngezi Rural District Council.

Vision

A socially and economically empowered community by 2028.

Mission

To administer, facilitate and coordinate the provision of services in order to improve the standard of living of the inhabitants of the council area.

1.4 Summary of Issues

1.4.1 Locality

Mhondoro Ngezi District, is found in Mashonaland West Province and it is situated at the South- Eastern tip of the province. The district is bound to the west by Sanyati district, north by Chegutu, south west by Zibagwe and south east by Chikomba. It came into being in 2008 after the delimitation of Kadoma rural. *Map No 1 Shows the location of Mhondoro Ngezi District in relation to the surrounding districts.*

The Mhondoro Ngezi District's area of jurisdiction covers 9327, 41km² and has an estimated population of 140 994 people (Census, 2022). Mhondoro Ngezi District is made up of 16 wards categorized as follows: communal, resettlement schemes, peri-urban and large commercial farms.

1.4.2 National and Regional Setting

1.4.3 Physical Features

Climate- The district lies in agro-ecological regions 2b and III and receives a mean annual rainfall of 450mm – 650mm. Suitable for intensive farming, based on maize, tobacco, cotton and livestock. Semi-intensive farming region. Suitable for livestock production, together with production of fodder crops and cash crops under good farm management.

Geology and Soils- Predominantly they are sandy soils with patches of sand loams and clay loams and small patches of brown and black soils. The geology and soils in the Master Plan area generally permit development except in areas where there are localised active soils, vleis and wet lands.

Vegetation- The district comprises of Miombo woodlands which is highly prone to veld fires. In miombo woodlands, the grass layers is of perennial species which provide a high fuel load causing fire a major threat. Some parts of Mhondoro Ngezi are characterised by Mopane woodland which includes *Colophospermum mopane*. Veld fires are mainly a threat in wards 5, 9,10,11,13 and 12.

Hydrology and Drainage- The major rivers in the district are Munyati, Ngezi, Manhize, Muzvezve, Mombi, Gwazana, Gwefuti and Sokose. Most rivers and their seasonal tributaries have been affected by siltation due to mining and stream bank cultivation. Most agriculture activities that vary from communal subsistence farming to irrigation depend on these rivers and some other tributaries that drain into the major rivers.

Deforestation-There is severe deforestation in ward 1 and 12 for charcoal making and commercial firewood around areas such as Twintops and Sable Range.

1.4.4 Land Use and Land Ownership

Land use involve the management and modification of natural environment and wilderness into built environment. Agriculture dominates major land use in the district followed by mining. The table gives and analysis of the use and ownership of land in the district.

Table 1: Land Use

Land Use	Area (Ha)
Communal	54 288.78
Old Resettlement	67 089.43
A1 Resettlement	68 058.84
A2 Resettlement	51 044.38
Large Commercial Farms	4 036.72
Mining	22 456.98
Business Centres	12 200.00
Town	10 235.76
TOTAL	9 327.41km ²

The summary of all physical and existing features of the district are shown in Map No 2

1.4.5 Population and Employment.

In Mhondoro Ngezi there were 71 597 male and 69 397 females giving a total population for the district of 140 994. The sex ratio for the district is 103 males per 100 females. People aged 65 and above constituting 2%, 0- 14 years constituting 41% and between the age 15-64 constituting 57%. This calls for a balance on the provision of spatial planning opportunities for the youth mainly education, employment, training centres, entertainment and recreational centres which support the growth and development of young people.

Most of the people in the district are of the Apostolic Sect 44.2%, followed by Pentecostal churches 14.1%, a greater portion of the population 11.4% indicated that they were non-religious.

The majority (50.7%) of the households in the district do not have access to electricity, 31.9% are on off grid electricity and only 17.4% are on grid electricity.

The majority of the households rely on protected wells or springs for drinking and general use water. Most families (31.5%) collect water from boreholes, 11.6% are using unprotected well as their source of water for domestic use.

The district disability prevalence level rate in children aged 5-17 is 0.8%. It is also important to note that there are 37 males and 28 females with Albinism in the district. The prevalence of disability in the district points to the need for inclusivity in all human activities be they social or economic so that people living with disabilities are not left out in the development of the district.

Ward 1,2,11, 13 and 14 have got the highest number of people mainly because these areas have mining and farming activities. There is high concentration of people in these areas. The

population growth rate has increased by 3.2% from 104 342 from the 2012 Census. *The distribution of the population per ward is shown in Map No 5*

Projected Growth Rates for the Period 2022- 2032

	Mhondoro Ngezi
2012 Population	104 342
Birth Rate	32
Mortality	6.5
In Migration	6.2
2022 Population	140 994
Birth Rate	33.7
Mortality	7.0
In Migration	7.7
2032 Population	177 644

The population projections are based on three fundamental variables:

- i) Birth Rates (Sourced from ZimStat)
- ii) Mortality Rates (Sourced from ZimStat)
- iii) In-migration Rates-based on past trends

Arithmetic progression method is used to project future population. In this method the average increase of population per decade is calculated from the past census and added to the current population to find out population in the next decade. The average increase of population per decade of 9513 was used. This method is suitable for well settled and established communities, and Mhondoro Ngezi District has been assumed to be such.

The formula used is thus: $P_n = P + (Gr * C)$

where:

P_n = projected population;

P = Present population;

Gr = Annual growth rate

C = number of projected years

Population Projections

Table 2: Population Projections

Year	Population	Population Density (persons/hectare)
2022	140 994	32.83
2024	148 324	34.53
2027	159 320	37.09
2030	170 316	39.65
2032	177 644	41.36
2034	184 976	43.07
2039	203 300	47.33
2042	214 298	49.89
2044	221 628	51.60

Over the Plan Period, i.e. until 2039, it is anticipated that the population within the Study Area will increase by 3.2%.

1.4.6 Agriculture

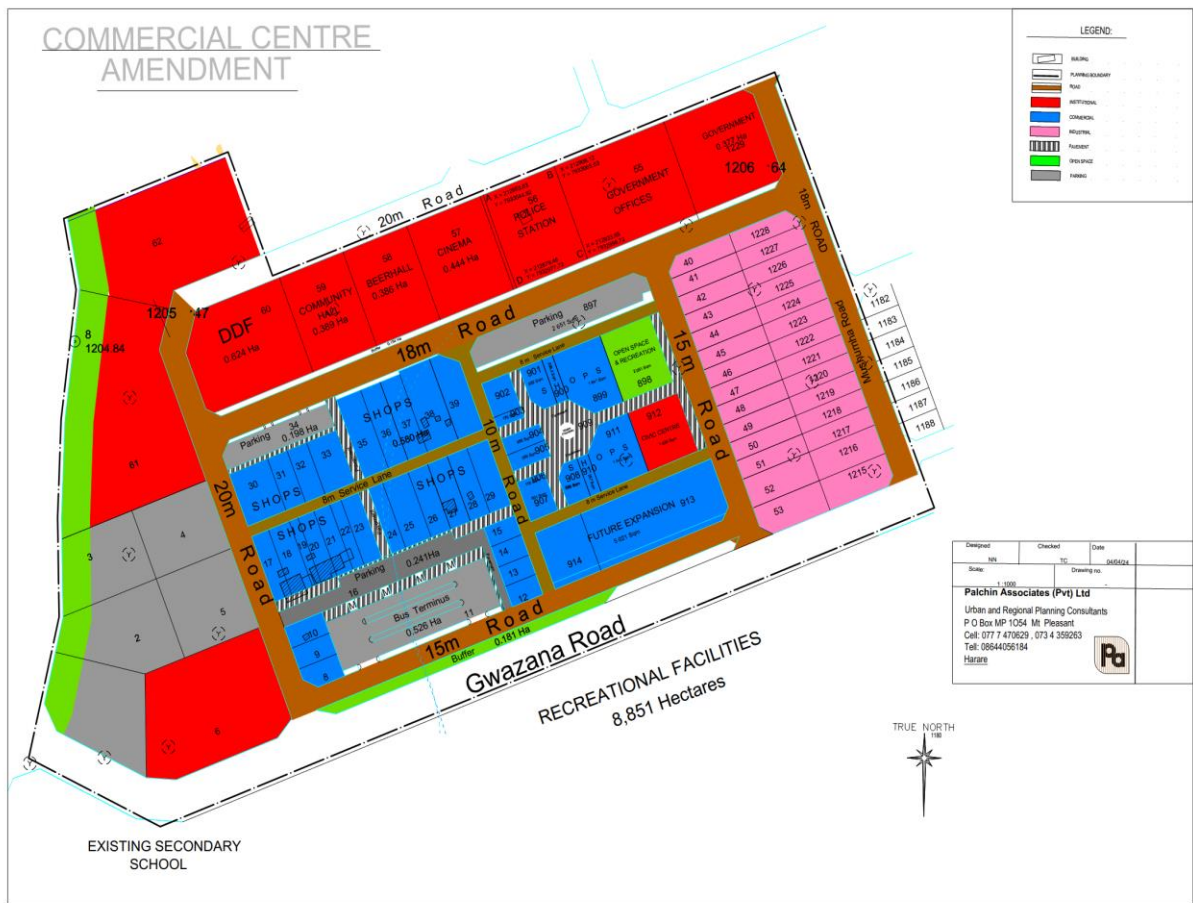
Agriculture is the main economic activity done in Mhondoro Ngezi District. Maize production is the backbone of the plan area. 15 % of the area are known for small scale commercial farming. 50% of the area practices subsistence farming growing various crops. Major crops grown include maize, groundnuts, Bambaranuts and cowpeas. The district has 35 dip tanks serving an estimated 45 000 cattle giving a service level of approximately 2300 cattle per dip point. Normally a dip tank should serve 1000-1500 cattle and therefore, current service provision is inadequate. The provision of adequate dip tanks enhances animal health, thus sustaining the district economy. Most of the irrigation schemes in the district have been affected their functionality by high ZESA and Water bills.

The plan area largely falls under natural region 2b and III, suitable for extensive and semi extensive faming. Therefore, there is need promote irrigation in order to intensify agriculture production.

1.4.6 Commercial

Turf Town

The main commercial activities are concentrated along Gwazana Road and the main Commercial Centre of Turf Township. The main commercial functions that are found in this area are Banks (2), Supermarkets, Service Station, shops, beerhalls and hair saloon. *Layout No 1 shows the Commercial Centre at Turf Township.*



1.4.7 Mining

Mhondoro-Ngezi District is endowed with many mineral resources inclusive of gold, platinum metals, chrome, silica and lithium. Mining is a major land use and economic hub in Mhondoro Ngezi District. Mhondoro-Ngezi is home to one of the largest platinum mine in the world. Zimplats is the largest platinum mine in Zimbabwe, and it has been operating in the area since 1994. Both mines are known for their high-grade platinum deposits and are significant contributors to the local and national economy. Artisanal and small-scale miners in the district are engaged in mining gold, chrome and Silica minerals. The majority of these miners are based in the rural areas of the district, and they often work independently or in small groups. While small-scale mining is an important economic activity in the district, it has also been associated with environmental and social problems, such as deforestation, water pollution, and child labour.

The mining sector in Mhondoro-Ngezi District provides significant employment opportunities for the local communities. Zimplats, the largest mining company in the district, employs over 3,000 people and contracting companies has employed more than 1000 employees.

The mining sector is an important contributor to the local economy, and it has helped to improve the standard of living for many people in the district. The mining sector has generated significant revenue for the district, which has helped to fund infrastructure development and social services. Mining has also created jobs and income-generating opportunities for the local communities, which has helped to reduce poverty and improve the quality of life in the district.

1.4.7.1 Projects implemented by Zimplats

Table 3: Projects implemented by Zimplats

Project Name	Benefits	Population served
Island dam	Water supply to Turf Irrigation projects Fishery projects Downstream gardening Tourism Aquatic life Livestock production Citrus project	Ward 9,1Turf, urban centre, ZIMPLATS
Selous Ngezi road	Communication Easy movement of goods Efficient service delivery Pull factor for investment opportunities	National benefit
Stadium and golf course	Recreation Marketing of Ngezi Employment creation Talent promotion Entertainment	Ward 2,11 and urban centre
Effluent irrigation scheme	Food security Environmental conservation Employment creation	Village 1,2,3

Drilling of boreholes	Water supply Food security	Ward 1,2,11,10
Electrification of 5 schools	Education empowerment,	Ward 2,10
Community Share Ownership Trust	Community empowerment capacity building	Ward 1-16
Turf Housing project	Employee welfare, social amenities	National benefit
Refurbishment of Kadoma Hospital	Access to health service	National benefit

The mining sector in Mhondoro-Ngezi District has played a significant role in the urban development of the district. The mining companies have invested in the construction of townships and settlements around their mining operations. For example, Zimplats has built the town of Ngezi, which is home to over 20,000 people. The town has a number of facilities, such as schools, hospitals, and shopping centres. Urban development in the district has also been driven by the influx of people to the area in search of employment in the mining sector.

The negative side, the mining sector has been linked to environmental degradation, health problems, and social conflicts in the district.

1.4.8 Social Services

Education- Mhondoro Ngezi district has 62 primary schools all with ECD classes and 30 secondary schools, 8 of them with Advanced level. 1 Vocational Centre in Ward 5. 1 Upcoming university –Maranatha University in Ward 14.

Table 4: Educational Facilities In The District

Type of facility	Total
ECD	62
Primary schools	62
Secondary	30
Vocational training centres	1
Upcoming universities	1

There is better access to schools in the communal areas when compared to new resettlement farming areas in the planning area. There is a generalized need to improve physical facilities at schools such as teachers' accommodation, upgrade and construct new school blocks.

The standard of primary schools in the LSCFA's is below par and needs to be addressed. The lack of permanency for most farm workers households affects their view and appreciation of education.

Within the planning area, there are a total of 30 Secondary Schools and one vocational training centre (Mamina Vocational Training Centre).

The average distance to a school is between 10-15km and few reported travelling between 16-20km to school. In most wards educational facilities such as lack of electricity, stationery, proper staff quarters, lack of internet and science teachers are affecting the proper delivery of education in the district.

Health- The district has 20 Health Facilities which are made up of hospitals, clinics and private centres. There are two hospitals in Mhondoro Ngezi District St Michaels and Ngezi Rural Hospital. Kadoma Hospital is used as referral hospital for resettlement and peri-urban wards. There are 10 operational council clinics, 5 government clinics, 4 private centres at Turf. There are 397 health workers in the district. Clinics provides service which includes family planning, maternity and child health. The availability of two Hospitals in the District forces people from various wards to walk long distance to seek medical facilities. Most respondents highlighted that they travel between 10-15km to seek medical attention at local clinics and 31-40km to the main hospitals in the district.

The main health facilities that are lacking in the district include lack of drugs/medication, lack of mother waiting facilities at local clinics, lack of enough staff and ambulances.

SMEs- The district has 4 registered SMEs and they are self-funded, of the 4 registered, Big Mountain which produces beer and drinks managed to get themselves export market. The SMEs are operating in spaces that falls below the minimum infrastructure requirements where there are no enough work spaces like no proper vending stalls, no toilets, no store rooms or lock rooms, no children play centres, poor road accessibility mainly for the home industries, no water and sewer reticulation system for the vending shelters. They are also struggling with skilled labour due to limited access to relevant training and development programs.

Gender and Women Affairs- Mhondoro Ngezi District has got a total of 14 ward coordinators who are mainly responsible for coordinating awareness campaigns. The coordinators are also responsible for recording and attending to cases of Gender Based Violence, Early Child Marriages and Cases of Rape. For the year 2024 the following statistics have been recorded in the district.

- 17 GBV cases were reported with the highest number, reported in Battlefields ward 13 and Venice ward 7(gold mining area with artisanal miners).

Community Share Ownership Trust- On 12 October 2011, the Mhondoro-Ngezi- Chegutu-Zvimba Community Share Ownership Trust was launched. In 2017 a commercial livestock project was initiated with support from the company,16 bonsimaro and Tuli bulls and 64 breeding stock was handed over to community to improve genetics in the community herds for 3500 households. School infrastructure either a 2-classroom block or staff house was constructed in each ward in the district.

Traditional chiefs benefitted boreholes while community received 24 boreholes, Tangwena Primary received solar powered borehole, whilst Gweshe clinic benefitted a semidetached staff house, mothers waiting shelter, maternity ward and kitchen.

Law and Order-The Zimbabwe Republic Police has a district headquarters in Kadoma and Chegutu. There is need to construct police post infrastructure at Donain and Gweshe. In the district there is no magistrate courts, hence bigger cases are referred outside the district. Therefore, there is need to establish a magistrate court in the district.

Zimbabwe National Army (ZNA)-5 Brigade is located at Battlefields (Ward 13).

National Aids Council-NAC provide for measures to combat the spread of Human Immuno Deficiency Virus (HIV) and management, coordination and implementation of programs that reduce the impact of HIV and AIDS. During the period under review NAC community peer educators have been targeting schools, within the district focusing on the fight against the use of drugs and dangerous substances.

Religion- Most of the people in the district are of the Apostolic Sect 44.2%, followed by Pentecostal churches 14.1%, a greater portion of the population 11.4% indicated that they were non-religious. Muslims are a minority with 0.53%.

1.4.9 Infrastructure.

Roads- The pattern of traffic flow is not expected to change significantly during the Plan period, however there are a number of improvements on the road system would improve traffic flows within and between the district and its surrounding districts.

The road network under the jurisdiction of Mhondoro Ngezi District is 1030 kilometres managed by RIDA, Mhondoro Ngezi RDC and Department of Roads. The main connecting roads like Mamina-Turf (65km), Battlefields- Recreational Park (70km) and Kadhani-Bumbe-Bandawe-Kadoma Roads (120km) should be upgraded and tarred to improve connectivity in the district.

A total of 36km the road network is tarred representing 3.4% of the total road network, Empress Road and Murambwa to Kadhani. The road from Selous to Ngezi Turf Township is the only well-maintained tarred road with only 25km within the district. Mhondoro Ngezi Rural District Council is responsible for feeder roads in the district.

Public Transport- The public system has been heavily surpassed by private players using unsafe small occupancy vehicles. Turf Township is the only area currently serviced by CAG and the services are reliable due to good infrastructure.

Table 5: Major Roads

Major Routes	Type of Transport
Harare-Turf	Mushikashika,Bus
Harare-Mamina	Bus,Combis,Mushikashika
Kadoma-Mamina	Bus
Kadoma-Donain	Bus, combis, mushikashika
Half-way -Turf	Bus, Combis,Mushikashika
Battlefields-Cricket	Mushikashika
Turf-Mamina	Mushikashika
Turf-Silverstar	Combis,Mushikashika

Post and Tele-Communication Infrastructure- Provision of modern telecommunication systems should be adopted as part of the modernisation of rural areas in the district in line with the Smart Zimbabwe 2030 Strategy on ICTs. Only 38.4% households in the district have access to internet in their households and the other balance of 61.6% have no access to internet facilities. The major sources of ICT in the district are radios, televisions, cell phones, and

computers. Most areas in the resettlement areas still have network challenges as boosters are not within range. Tel one coverage is only in ward 11 that is in the Turf Town.

Water Supply- The district lies on the summer rainfall region of southern Africa. The major rivers in district are Munyati, Ngezi and Muzvezve. Most rivers and their seasonal tributaries have been affected by siltation due to mining and stream bank cultivation. There are 16 dams in the district. Mamina dam has the capacity to irrigate 700 ha of land for 3 years without receiving normal seasonal rains.

Ground water supplies for the majority of the population are drawn through boreholes. Ground water supplies cater for approximately 51% of the population in the district.

The district being, largely rural has good quality surface and underground water sources. Mining is the major causes of pollution through the introduction of heavy metals (mercury) and chemicals (cyanide) into water sources. Efforts should be made to stop illegal mining and encourage legal miners to exercises good mining practices.

The survey revealed that 80% of irrigation schemes in the district are not functional. These schemes have gone for more than 10 years without operating due to the following challenges

- Power supply
- Theft
- Vandalism of property
- Land dispute
- Vandalism of boundary fence
- Non-payment of water user fees
- Non-payment of electricity bills
- Poor maintenance of irrigation facilities
- Poor organisation of irrigation committees.

Map No 3 shows the existing infrastructure in the district

1.4.10 Finance and Administration

The Administrative structures of Mhondoro Ngezi Rural District Council is well established and they are well placed to implement the development proposals contained in the Master Plan.

The only vacant post that need to be filled is the post of Building Inspector.

The Council is headed by the Chief Executive Officer. There are six departments namely, Finance, Human Resources and Administration, Social Services, Internal Audit, Lands and Environment, and Roads, Planning and Engineering Each department has its core values,

functions, missions and visions and when it is consolidated it forms the Council's mission statement. There are 8 committees namely Finance, Audit, Social Services, Lands and Environment, Human Resources and Administration, Roads Works and Planning, District Development Committee and Gender.

Mhondoro Ngezi financial streams are largely from rates, devolution funding, mineral royalties, development partners financing and income generating projects. The council has potential to increase income streams from private sector investments. Management of existing business centres/production hubs & nodes is in the hands of the RDC and there is a plan to develop other service centres into growth points.

The local authority is venturing into income-generating projects to improve service delivery within the district and employment creation. These projects are inclusive of Filling station, Overlaw farm project, gold milling project and drilling project.

The district has got a total of four (4) traditional Chiefs and 218 village heads. Currently there are no Traditional Chiefs in Old and New resettlement areas. A committee of 7 is elected to run the affairs of these areas. Council Resolution was made and Submitted to the Ministry of Local Government and Public Works requesting for emplacement of these wards amongst the current chiefs in the district.

The Local Authority has no Master Plan to guide, monitor and control development in its area. There is no statutory planning framework for Mhondoro Ngezi. Mhondoro Ngezi financial streams are largely from rates, devolution funding, mineral royalties, development partners financing and few income earning activities. The head office of the district is in Mamina while it has two sub-offices Kadoma and Turf growth point.

1.4.11 Mhondoro Ngezi and Hinterland Area

The district is bound to the west by Sanyati district, the north by Chegutu, south west by Zibagwe district, south east by Chikomba and Chirumhanzu to the south. Mhondoro Ngezi RDC is strategically serviced by a number of roads, a 70km tarred road Selous to Ngezi Turf Township. Mamina Growth Point is serviced by a road from the 52miles Road that is along the Harare-Masvingo. The Bulawayo-Harare Road provides vital direct transport linkages to the district from Battlefields. *Map No 7 shows the location of Mhondoro Ngezi District and its surrounding districts.*

The supply of raw materials (inputs), construction materials, food items as well as the sale of produce from mining and agriculture is dependent on economic linkages between Mhondoro Ngezi RDC and its hinterland.

The strategic road network servicing Mhondoro RDC enables access to raw materials from local and regional markets presenting good opportunities for modernization. Vital raw materials required in the mining sector namely plant and equipment are supplied from South Africa, Kwekwe, Gweru, Chegutu, Kadoma and Harare with ease.

The poor state of some primary roads linking the district to its hinterland limits movement of people, goods and services. The dispersed nature of settlement pattern makes electrification costly especially on the new resettlement areas, communal areas and old resettlement areas.

1.5 Forecast of Activities And Analysis Of Land Available For Development In Plan Area

1.5.1 Urban Land Use Suitability Analysis- *Map No 8 depicts the Land Use Suitability*

The background study provided an overview of the land inventory carried out in the plan area, taking into account the constraining factors and the suitability of the land for urban development. The geology and soils in Mhondoro Ngezi district also permit development without any major constraints on the foundations and porosity of the soils is good except for vlei areas along the river system, mined areas which were not reclaimed and Chinove gulleys.

TABLE 6: LAND AVAILABILITY AND CONSTRAINING FACTORS: TURF TOWN

LAND PARCEL (NO. AND DESCRIPTION)	LAND AVAILABLE (HA)	SEWERABLE	SOIL CONSTRAINT	ENVIRONMENTALLY SENSITIVE
1. Land Available for Development Area A Low density Uzugwe	180	onsite	No	deforestation
2. Area B: Contractors Camp	58	Yes	Fairly drain	Adjacent to chrome mines
3. Area C Village 1 and 2	32	Yes	Fairly Drain	Area currently being used as grazing for Village 1 and 2
4. Gravel Pits area	58	yes	Fairly Drain	Gravel currently being taken from this area

LAND AVAILABILITY AND CONSTRAINING FACTORS: MAMINA GROWTH POINT

LAND PARCEL (NO. AND DESCRIPTION)	LAND AVAILABL E (HA)	SEWERAB LE	SOIL CONSTRAINT	ENVIRONMENTALLY SENSITIVE
1. Land Available for Development Area A: GMB	20	On-site	Fairly drain	Area currently used as churches
2. Area B: Ngezi High grounds	23	On-site	Fairly drain	Grazing area
3. Area C: excision of Mugangavari village into Growth Point	53	yes	Fairly drain	Established villages

RURAL SERVICE CENTRES

LAND PARCEL (NO. AND DESCRIPTION)	LAND AVAILABLE (HA)	SEWERABLE	SOIL CONSTRAINT	Status
1. Land Available for Development Low density Mbudzirume	23	onsite	Fairly drain	State land
2. Donain	18	On-site	Fairly drain	Stateland
3. Manyewe	29	On-site	Fairly Drain	Communal land

Existing Business Centres

LAND PARCEL (NO. AND DESCRIPTION)	LAND AVAILABLE (HA)	SEWERABLE	SOIL CONSTRAINT	Status
1. Land Available for Development Gweshe	8	On-site	No	Agriculture land
2. Block 8	44	Yes	Fairly drain	Stateland
3. Venice	5	Yes	Fairly Drain	Mine claims
4. Cricket	3	yes	Fairly Drain	Agriculture land
5. Bandawe	1	On-site	Poor drainage	Area surrounded by farms

Other proposed areas

LAND PARCEL (NO. AND DESCRIPTION)	LAND AVAILABLE (HA)	SEWERABLE	SOIL CONSTRAINT	Status-area require excision
1. Land Available for Development Empress Turn-Off-	40	onsite	Fairly drain	Area currently being used as agriculture
2. Battlefields Turn-Off	30	On-site	Fairly drain	Stateland
3. Mupfura-new establishment	52	Yes	Fairly Drain	Stateland
4. Block 10-new establishment	23	On-site	Fairly drain	Agriculture
5. Island Dam-new establishment	30	On-site	Good	Grazing
6. Claw Dam-new establishment	20	On-site	Fairly drain	Grazing and claims
7. Pingo	20	On-site	Fairly drain	Agriculture land with Squatter settlement
8. Etina	25	On-site	Fairly drain	Agriculture land with Squatter settlement

Table 1, 2 and 3 provide a summary of the land assessment exercise which should be read in conjunction with Map No. 8. Factors which are either likely to constrain or offer opportunity for future use identified include: sewerability (and topography), soils (good or poor) for construction purposes and environmentally sensitive areas.

1.5.2 Land Available for Development: Turf Township

Map No.8 shows the land parcels available for development in the short to medium term and these are described below as follows: -

PURPOSE	TURF		
LOW DENSITY UZUG1200 sqm		HIGH DENSITY	250 SQM
PROPOSED LAND USES	No. of Stands	PROPOSED LAND USE	No of stands
RESIDENTIAL 6424-7240	791	stand number 4496-5609	1096
Commercial	17		7
Shops	10		6
Supermarket	1		1
Parking space	3		1
General Industry	3		0
Institutional	15		6
Secondary School	1		0
Primary School	2		2
Church	6		2
Creche	2		2
Market	1		0
Clinic	1		0
Post Office	1		0
LA Office	1		0
OPEN SPACE	5		3
Open space	2		
Road Buffer	3		
Total	827		1113
turf township			
stands ready for disposal		area	
2 primary schools		7.4ha	
1 secondary school		8.291 ha	
1 creche		0.0997ha	
corner shops		0.0520ha	
Commercial Turf 2		0.4145ha	

1.5.3 Analysis of Future Land Requirements

Future land requirements for Mhondoro Ngezi are demand driven based on projected population growth rates over the next 15 years and the existing backlog in shelter units, translated into high and low densities of development.

Housing Requirements

Table 8 details housing demand and land requirements as well as the existing population in Mhondoro Ngezi District.

Table 6: Housing demand list

Year	Waiting List Number- residential	Commercial
2021	525	134
2022	339	105
2023	417	95

Industrial and Commercial Demand

Industrial and commercial growth has been depressed for a long time in Mhondoro Ngezi District despite the district's location in a rich mineral and agricultural hinterland. With the advent of the ZIMPLATS development activities increased mainly in the housing and social services sectors, with fewer small-scale industries setting up shop to take advantage of the opportunities created by ZIMPLATS. Significant growth has been in the informal business sector spurred largely by a lack of alternative sources of employment.

The future demand for industrial land is therefore difficult to pin down in Mhondoro Ngezi District. This also varies according to the assumed types of industries (stand sizes) and the anticipated economic growth of the district. Growth trends in Mhondoro Ngezi are pointing towards the small-scale light/ service industries such as light engineering, vehicle repairs, brick moulding, depots (storage and distribution) electronics, etc which do not take up larger stands (average stand size is 2500m²).

Using the average annual land sales over the past five years and assuming a moderate rate of economic growth over the plan period, an estimate of future demand for industrial land has been made as shown in Table 2.3 below

Table 7: Land Requirements for Industrial and Commercial Uses, 2024- 2039

INDUSTRY	COMMERCIAL
Light/ Service Average of 5 stand per annum @ 2500m ² Over 15 years= 8-10 heacters	Turf Town= 33 vacant stands
Warehousing, Storage, Special and General Industry	
Average of 11 stands per annum @ 1400m ² over 15 years= 21-35 hectares	

Based on layouts prepared by DPP and includes Home Industries and market places.

Commercial developments, including the demand for office space is linked to the industry and purchasing power of the population (which has not been very strong in Mhondoro Ngezi) the retail sector has been dominated by the

retail shops and grocery shops for example OK Supermarket, while the office sector has been depressed over the past years.

The office trend has been in the Government Sector with some of its agencies establishing in Kadoma. It is anticipated that once these Government activities are established there may be a need for a larger complex to house the offices under one roof, depending on the Governments priorities.

A total of 33 vacant stands already exists in the Turf Town Centre which can accommodate future commercial developments over the plan period, in addition to some under-utilised stands which can be developed to their optimum level.

1.6 Alternative Development Strategies

1.6.1 Introduction

Adequate land exists within the Master Plan boundary for the future development of urban development nodes in Mhondoro Ngezi district. However, strategies for directing future growth need to be mapped out from these alternative strategies and a preferred strategy will be determined. It will provide for the different spatial allocations of land uses and resources. Land banking will be determined. It will provide for the different spatial allocations of land uses and resources. Land banking will be encouraged as a “safety” measure and as a continuous process depended on the growth rate of the urban nodes.

Two alternative development strategies have been outlined, based on the parcels of land available for development. Both strategies acknowledge the need for densification of land uses where under-development exist and optimally utilisation existing public infrastructure.

1.6.2 Alternative Development Strategies

The goals and objectives that have been generated are to guide development and utilization of resources in a rational, equitable, sustainable and balanced manner across the district. The goals are derived from the issues identified in the Report of Study. There are several possible courses of action that may be undertaken to address the issues identified.

To plan means to choose the best among possible alternative courses of action to solve the problems uncovered in the district. Possible strategies that have been considered and from which the best strategy can be selected include a non – intervention strategy and intervention strategies. These are as follows:

- a) Status Quo – Permit Existing Situation to Prevail
- b) Ad Hoc/Incremental Development Strategy
- c) Rational Development Strategy

Strategy 1

1. Status Quo – Permit Existing Situation to Prevail

This strategy has been adopted in planning and is commonly known as the ‘Do Nothing Approach’. The development option is a non – interventionist planning strategy where the status quo is allowed to prevail and shape the development of the district. Under this strategy, development of the district is not directed at achieving an end-desired state. There is no clearly defined course of action to solve the existing and expected future problems, issues and negative environmental impacts. Instead, planning intervention is undertaken in an ad hoc and unsystematic manner. This strategy implies that development would follow current development trends.

The Do-Nothing Approach/strategy implies that the efforts of role players in the development of the district which, among others, include Central Government, departments and parastatals, Mhondoro Ngezi District Rural District Council, Non-Governmental Organizations and various communities are not coordinated and directed towards the attainment of common goals.

The Status Quo approach to the development of the district means that development would not be directed towards sustainable exploitation of physical and natural environmental resource opportunities. Neither would there be comprehensive measures to prevent adverse environmental impacts of development. For instance, unsustainable agricultural practices would continue to cause dam and river siltation and little or nothing would be done to prevent this. Land use conflicts would persist while land is being devoted to unsuitable land use activities. As a result, optimum land utilization is not realized.

If anything, the DO-NOTHING APPROACH is reactive to issues and problems.

Strategy 2

2. Ad Hoc/Incremental Development Strategy

The AD OC or Incremental Development Strategy responds to most pressing problems and issues. It is reactive and focused towards solving particular problems as they arise and. It does not steer development towards chosen goals and objectives.

The strategy uses a firefighting approach. Instead of counting the risks today, action is taken in small chunks. The approach avoids confrontation and conflicts by not taking hottest action today.

At face value, the strategy appears to depict continuous development yet it lacks interconnectedness. In other words, the broader context is not assessed.

Strategy 3

3. Rational Development Strategy

The strategy is borne out of a rational comprehensive planning approach which revolves around the overriding purpose of the Master Plan, which is to guide and shape land and resource use utilization and development in a rational, equitable, sustainable and balanced manner.

The strategy seeks to put the land into more beneficial use through identified developmental potentials in the district. It is however, not oblivious of the constraints of existing development and proposes radical change where necessary. The strategy seeks to facilitate environmentally friendly resource utilization and good management of resources in a way that would bring positive change to people's lives.

This strategy addresses all issues, problems and constraints identified in the study and proffers solutions in each and every sector of the economy. The strategy is proactive to issues and problems.

1.6.3 Evaluation of Alternative Development Strategies

The evaluation of the three development strategies provides the basis for selecting the best strategy to shape and guide development of the district in a rational manner. Evaluation accords the evaluators insight into comparative advantage and disadvantages of each strategy.

Strategy 1

Status Quo/Do Nothing

Below are advantages and disadvantages of the strategy:

Advantages

- a) The way activities are being carried out is familiar as it has already been established and proven over the years.
- b) Since it is not bound by any rational comprehensive integrated planning, development under strategy is piece meal and the most flexible.
- c) Implementation of the strategy is the cheapest in the short run.

Disadvantages

- a) There is no defined planning framework for the guidance of development in the district. Therefore, development is subject to the influence of social, political and economic forces in the district.
- b) Development is not aimed at achieving goals and objectives for integrated development of the district.
- c) The potential of the land under the various categories of land uses is not fully exploited and hence the full benefits are not realized.
- d) The strategy does not offer comprehensive solutions to issues and problems affecting the district.
- e) The absence of plan-led guidance leads to conflicts between land use activities.

Strategy 2:

Ad Hoc/ Incremental Development

The Ad Hoc/Incremental Development Strategy has the following advantages and disadvantages.

Advantages

- a) It focuses at the problems as they arise.
- b) Quick action can be taken to solve the problems.

Disadvantages

- a) The strategy lacks a holistic approach at solving problems.
- b) It is disjointed, incremental and not systematic.

Strategy 3

Rational Comprehensive Development

The Rational Development strategy has the following advantages.

Advantages

- a) The strategy provides a rational activity system based on utilization of resources in a rational, equitable, sustainable and balanced manner.
- b) Development activities are carried out in a coordinated manner.
- c) With this strategy, courses of taken are proactive. Implementing agencies do not have to wait until situation is out of hand.
- d) It allows exploitation of diverse economic opportunities to improve efficiency in the economy and cost-effective resource utilization.

After due consideration of the alternative strategies, the **Rational Comprehensive Development** strategy turns out to be the preferred option that best meets the goals and objectives of the development plan.

PART II: GOALS, OBJECTIVES, POLICIES AND PROPOSALS

This section of the Written Statement outlines the goals, objectives, policies and proposals which will guide the future growth of Mhondoro Ngezi over the next 15 years.

Goals and Objectives are planning intentions to resolve the issues identified in the Study. Goals point the way to which planning activity should be directed, while the objectives are specific quantifiable intentions to achieve the goals. The policies and proposals are derived from and give detailed substance to the summary of issues and goals and objectives.

A **Policy** is an action, general in nature, which is required to solve an anticipated problem, realise an opportunity or overcome a previous deficiency or malfunction.

A **Proposal** is a specified activity, detailed in time and place, which is measurable and has an associated explicit cost. The implementation of a proposal will lead to an attainment of goals and objectives of the Master Plan during the time period i.e. to year 2039.

Proposals have been numbered with letters and digits and correspond with letters and digits which have been spatially indicated on the *Proposals Plan (Maps No. 6)*. Boundaries of the land-use zones, reservations and alignments of the proposed roads are indicated on the map although they are not rigidly fixed by the Master Plan. Exact alignment and boundaries are to be determined in subsequent layouts and Local Plans which will be statutorily prepared in the future.

The control of development is to be guided by the Appendix 1 and Appendix 2, except as and when superseded by the provisions of Local Development Plans.

2.1 Land and Environment

2.1.1 Goals and Objectives

Goals (A)

To ensure the optimum and efficient use of land within the plan area.

Objectives

- a) To rationalise and minimise conflicts between different land uses in the plan area.
- b) To encourage the densification of stands, particularly in the low-density areas for a more efficiently use of urban land and infrastructure.
- c) To speed up the process of land delivery for urban development purposes by either the public or private sector.

- d) To ensure that the Local Authority adopts a land banking policy as a strategy for future development.
- e) Creation of sustainable and resilient cities

Goals (B)

To encourage the preservation, conservation and enhancement of the natural and built environment of the plan area.

Objectives

- a) To ensure that all future development is sensitive to and compatible with its immediate environment.
- b) To encourage the harmonious development of the built environment with special reference to the aesthetic appeal of the town centre and the conservation of buildings.
- c) To put in place mechanism for the informal sector's participation in development processes as part of an environment strategy.
- d) To encourage the implementation of afforestation projects with the assistance of the Forestry Commission to counter the adverse effects of deforestation or land degradation.
- e) To ensure that public streams and the Muzvezve River are free from cultivation and any incompatible development through the creation of conservation zones.
- f) To ensure that there is a control on fires which are major threats to the environment, particularly in the communal lands and resettlement areas. Wetland resources in Mhondoro Ngezi are disappearing, fragmenting as well as degrading mainly due to various human activities including open grazing, agriculture, sand mining and deforestation.
- g) Encourage investment in rural service centres and selected business centres to provide and maintain a range of social services and employment opportunities.

2.1.2 Policies

- a) The proposals relate to land within the existing Master Plan Boundary within which development is subject to the provisions of the Rural District Council's Act, Urban Council's Act and the Regional, Town and Country Planning Act 29:12.
- b) Future development within the Master Plan boundary should be in accordance with the planning intentions and zoning provisions of the Plan. In particular, industrial, tertiary colleges and boarding schools should be encouraged within the Plan boundary through favourable concessions and incentives to be determined by the Local Authority.
- c) The Local Authority will continue maintaining the amount of urban land available for development within the town areas and where possible land deficit will be met for incorporation of more land through Local Development Plan review and incorporation of land from surrounding farms.

- d) The optimum and efficient use of the existing infrastructural services is a policy to be pursued by the local authority and should be achieved by promoting rational zoning and a mix of land uses and encouraging increased densities (Compact City Policy).
- e) No development shall be permitted within 100m of major rivers (Muzvezve, Ngezi, Munyati) and major dams such as, Claw, Ngezi, Mamina, Madhodha, Overlaw, Tiverton, Pasi and 50m for other streams (conservation zones).
- f) The Local Authority should enforce by-laws that promote the preservation of the vegetation, control stream bank cultivation and indiscriminate cutting down of trees in hot spots such as ward 1 and 12.

2.1.3 Proposals

- a) A Local Development Plan (LP1) is to be prepared for the Turf Town Centre and Mamina Growth Point. For the next 15 years the area within 5km radius of Turf Township shall be reserved for the expansion and development of Turf Town. Refer to Map No
- b) The preparation of Local Plan 1 is an immediate priority and shall seek to address issues pertaining to the Town Centre identified in The Report of Study.
- c) Service centres such as Gweshe, Battlefields, Bumbe, Kadhani, Donain, Bandawe and Windmill shall have layouts and planning reports prepared by the Local Authority with the approval of the Department of Spatial Planning. It is proposed that for service centres a radius of 2.5km shall be reserved for the expansion of the rural service centres for the next 15 years. Densification of development within these service centres is to be encouraged so as to avoid Urban Sprawl.
- d) Where it is technically feasible (i.e. easily sewerable), permit greater densities of development particularly in Turf Town. A mixed development approach must be encouraged wherever possible in all residential layouts and housing types to maximise the use of the available land for development and reduce carbon footprints through use of green source of energy (Renewable Energy Use Concept).
- e) Areas that are not sewerable should continue using on site individual or common septic tanks.
- f) The land immediately close to the Kadoma City within the jurisdiction of Mhondoro Ngezi District such as Umsweswe and Riverside will be planned and earmarked for Agro-plots.

2.2 Population and Employment

2.2.1 Goals and Objectives

Goals

Adopt the national trend which shows high population growth and an increasingly urban future. The population of Zimbabwe and that of Mhondoro Ngezi District is shifting to urban areas. The plan must therefore anticipate increased movement of people into the urban nodes in the planning area, reduction of this movement can only be achieved through industrialisation of rural communities. The structure of the population requires that there are policies and proposals to generate employment for the increasing demand of the young people in the planning area.

Objectives

- a) The plan commits to have initiatives around employment creation, infrastructure upgrading and enhancing opportunities for the young and growing population of Mhondoro Ngezi District.
- b) To ensure that major places of employment are accessible to residential areas and communication routes.
- c) This plan seeks to make innovative proposals to enhance the livelihoods and opportunities of Mhondoro Ngezi District residents.
- d) To identify sites in residential areas for the establishments of home industry zones in strategic areas for the informal sector enterprises.

2.2.2 Policies

- a) Set aside land in convenient locations for the establishment of micro and small-scale industries and socio-economic zones.
- b) Home industries shall only be permitted in accordance with the provisions of the Regional, Town and Country Planning (Use Groups) Regulations 1994, Statutory Instrument 216 of 1994 promulgated by the Minister of Local Government, Rural and Urban Development.
- c) However, the local authority shall put in place certain operating conditions to minimise any negative impacts of adjacent residential stands.
- d) Embark on a campaign to lure investors into Mhondoro Ngezi District by offering attractive incentives.
- e) Identify areas/sites in the planning area where self-initiative industrial activities can be permitted e.g. designated enterprise zones and/or planning zones with minimum development restrictions.

2.2.3 Proposals

- a) It is proposed that enterprises and industrial zones be established in Turf Town, Mamina Growth Point and Donain Rural Service Centre (Proposal E1 will be depicted as Industrial Zone Proposal in Local Development Plans)
- b) The three zones (Turf Town, Mamina and Donain) will provide an enclosure in which various small and informal entrepreneurs can operate without infringing on Municipal by laws and amenities.
- c) Simple structures must be erected to provide shelter for this sector and make the area more attractive.
- d) Ensure that all layouts for residential development have land use categories that create employment opportunities.

2.3 Commercial Development

2.3.1 Goals And Objectives

Goal

To facilitate the growth of a compact and efficient urban centres (town, business and rural service centres) which offer an adequate range of goods and services to residents

Objectives

- a) To encourage a more vibrant and environmentally attractive townscape in the town centre through improved building, facades, street furniture and entertainment facilities (*Model Picture 1*).
- b) To encourage denser development and redevelopment in the Turf town centre to realise permitted building bulk factors, heights and improve utilisation (*Refer to Appendix 2*).
- c) To encourage diversity and modern shopping facilities (e.g. malls, arcades, etc) in any future expansion of the town centre.
- d) To encourage development of flats in order to bring more life and activities in the town centre-densification development (Compact City).
- e) To provide corner shops easily accessible to the pedestrian population in residential suburbs and encourage the growth of suburban shopping centres.
- f) To permit informal sector activities in the Town Centre and shopping centres, whilst ensuring that public health is maintained.

Model Picture 1



2.3.2 Policies

Commercial development in the Turf Town Centre has occurred largely on an ad hoc basis. The Town Centre is also under-utilised from a bulk factor coverage point of view resulting in under-utilised infrastructure and available space.

- a) Review development control standards to encourage intensification and densification of use in the Central Business District (CBD).
- b) Investigate the compatibility of some uses in the light of the growth of light industrial activities in certain sections of the Town Centre.
- c) Each new residential area must incorporate accessible suburb centres and corner shops within detailed layout plans.

2.3.2 Proposal

- a) A hierarchy of shopping facilities is proposed as follows:-

The Town Centre, which is subject to the preparation of Local Plan (LP) and which should be treated as a matter of priority.

Rural Shopping Centres offering higher order goods and services, Corner shops shall be provided in each residential area on designated locations. The shop shall serve a maximum radius of 400m on site of approximately 600m².

2.4 Housing

The Zimbabwe National Human Settlements Policy builds on New Urban Agenda (NUA) aspects of (i) local economic development, (ii) sustainable land use and security of tenure, (iii) preserving socio-ecological functions of land and related resources through, inter alia, effective waste management (iv) appropriate spatial development strategies including densification, avoiding sprawl and renewing settlements, and (v) promoting sound socio-economic linkages within and between rural and urban areas. The policy focus on settlement siting, building codes and standards, energy, transport and mobility as well as institutional arrangements.

2.4.1 Goals and Objectives

Goal

To provide adequate land and suitable conditions for all residents in the district both rural and urban centres.

Objectives

- a) To make available sufficient serviced land for private and public high, medium and low-density housing, including potential infill areas.
- b) To provide convenient safe and self-contained neighbourhoods with easy access to major transport corridors and other land uses.
- c) To provide conditions for greater public sector involvement (housing co-operatives, public/ private sector partnerships, employers and private develops) in housing delivery for all income groups.
- d) To ensure that affordable and appropriate housing with a wide tenure choice is made available to the target groups especially the low-income group.
- e) To determine the possibilities of upgrading blighted areas and poor houses in the residential areas.

2.4.2 Policies

Overall Strategy

Turf township, like most urban centres in Zimbabwe that are developing, is facing a problem of increasing overcrowding and proliferation of backyard shacks. The residential strategy advocates the timely release of appropriately zoned and serviced land by the local authority for all income groups.

- a) The Local Authority should continue the timely release of serviced land onto the market to ensure that adequate land is always available for residential development.
- b) Public/private sector partnerships, involving companies (large and small), financial institutions (building societies) housing co-operative, individual, and the Local Authority should be forested to enable the servicing of raw land construction of houses.
- c) Sections of low-density suburb should be earmarked for densification to maximise the utilisation of infrastructure services.
- d) There should be a mix of residential densities with majority being high density and other spread between medium and low density. Site for flats should be designated in the high-density areas in all future layout plans.
- e) The Local Authority should reduce the current housing backlog though allocating two thirds and a third of the stands it services annually o high density and low-density residential development respectively.

2.4.3 Proposals: Turf Town and Mamina

- a) Zone R1 – High Density Residential

The zone includes areas to be developed for high density residential purposes, as follows: -

- i. The area commonly known core-house currently with a total of 52 will be expanded to accommodate additional houses.
- ii. The proposed low density stands on the northern of Gwazane road will have portion of high-rise buildings to reduce land consumption. This area comprises a total of 191 hectares of council approved residential stands and 121 hectares under Macdoh and the land developer will be guided by the master plan.
- iii. The area identified as contractors camp which is East of Turf 2 Primary is proposed for medium (400m²-799m²) with a total of 189 hectares.

2.5 Industry

2.5.1 Goals and Objectives

Goal

To ensure a diversified and sustainable economic and industrial base for the district

Objectives

- a) To provide adequate and sustainable serviced land for industrial purposes.
- b) To actively encourage industrial growth and promote Mhondoro Ngezi District as a major industrial node.

- c) To ensure that industrial areas are suitably located with respect to labour, housing and communication routes.
- d) To encourage Council staff to be positive and encouraging in their dealings with industrialists.
- e) To allocate specific zones on different industries (heavy, light and small enterprises).
- f) To accommodate the informal sector in the industrial estates and encourage them to make use of available Government Credit Schemes established in favour of this sector.

2.5.2 Policies

- a) The future industrial strategy must emphasize opportunities provided by its location within a rich mining and agricultural hinterland and in particular the need for industries based on processing of the available raw materials.
- b) Emphasis of industrial growth in the Town must be placed on the non-agricultural activities, such as manufacturing rather than dependence on mining for sustainability.
- c) A mix of industrial stand sizes should be provided to accommodate different types of industrial concerns. Generally, stand sizes should be smaller rather than large to avoid incidences of underutilisation of land and infrastructure.
- d) There is need to establish an Industrial Development Committee comprising officials from the Local Authority and private sector (e.g, CZI) with a mandate to promote linkages between the formal (large) and informal (small) scale industries and to promote a diversified industrial base in the district.
- e) Encourage industries operating in the areas like Kadoma, Harare and Kwekwe areas to re-locate to Turf Township through favourable incentives such as tax exemptions. Mining activities, however, must also be encouraged to invest in industrial activities within the Local Authority boundary.
- f) Establish small scale enterprise zones in strategic locations such as district shopping centres in order to stimulate growth of this sector.
- g) Ensure that adequate serviced land is always available and that a pre-determined area of industrial land is serviced every year. The local authority should continuously monitor the take up of land and that this is developed within a given period of time, not for speculation. Repossessions must be affected as per development permit conditions.

2.5.3 Proposals

- a) Set up an Industrial Development Committee as matter of priority to spearhead the promotion of Mhondoro Ngezi District as a major (economic zone) base and to work out appropriate incentives for luring investors into the district and also facilitate the development of the informal business sector.
- b) Establish small scale enterprise and service industrial zones at Rural Service Centres, to stimulate the development of this sector. The Local Authority must provide and or facilitate the provision of the

necessary requisite facilities – off site common services (e.g public toilets, standpipes and electricity take-off points) to cluster type of stands.

- c) In addition, development control requirements with respect to minimum plinth sizes and conventional building by-law requirements will be relaxed in those zones in order to minimise costs of entry into manufacturing activities by the small enterprises.

2.6 Social Services

2.6.1 Goals and Objectives

Goal

To Provide Adequate and Easily Accessible Social Services for All Residents of The District.

Objective

- a) To provide a tertiary college, vocational training centre and A-level facilities in the Plan Area.
- b) To ensure a greater number of educational and health facilities within the Plan Area, as dictated by the population growth rate and distribution.
- c) To provide more recreational facilities and encourage the development of community-based projects and activities.
- d) To encourage the provision of social and community welfare facilities, such as facilities that accommodate the disabled and disadvantaged.
- e) To ensure that all community facilities are accessible to all residents taking into account the disadvantage groups of the district.
- f) To reduce walking distances to primary and secondary schools.
- g) To equip schools with modern equipment and technological gadgets.
- h) To ensure all schools are adequately staffed with qualified teachers.
- i) To improve working conditions and environment for teachers for retention purposes.

2.6.2 Policies

Educational Policies

- a) The number and distribution of educational facilities in Mhondoro Ngezi is not consistent with the population of the district. In line with Government of Zimbabwe (GOZ) policy, each residential area in urban areas and rural areas should ideally have educational facilities allocated as:
 - i. One primary school per 500 houses
 - ii. One secondary school per 1500 houses or for every two primary schools, one secondary school must be built.
 - iii. Two pre-schools for every primary school provided

2.6.3 Proposals

- a) Construct new primary schools in order to reduce walking distances to 5 km for all primary schools in the district.
- b) Establish pre-schools which are within reasonable walking distance to ensure accessibility by young children below school going age.
- c) Construct new secondary schools in order to reduce walking distances to 5 km for secondary schools in the district.
- d) Introduce a tertiary university in Turf Area with major courses in mining being taught at the institute.
- e) Establish a tertiary educational institution (Mhondoro Ngezi Vocational Training Centre) in Mamina.
- f) All vacant posts must be filled in order to improve teacher-student ratio.
- g) Improve living conditions at all schools, particularly schools in Mhondoro Ngezi.
- h) Establish a District Police Headquarters at Turf Township and Magistrates Court at the proposed Government Complex Site in Turf Township area.
- i) There should be timely disbursements of BEAM funds in order to facilitate smooth running of schools.

Summary of Proposed Educational Facilities

Ward	Area	Estimated Costs (USD)
Ward 1	Maintenance of Wanganui classroom blocks	22 000.00
Ward 2	Construction of a Primary School 6 by 3 classroom blocks, administration block, computer lab, care taker's house	200 000.00
Ward 3	Roofing materials for Makwavarara Primary. Classroom block 1 by 2	10 000.00 30 000.00
Ward 5	Construction of staff house and toilets at Benhura primary school. Construction of staff house – Muchemwa Primary school. Completion of Dondoshava primary school ECD Block. Construction of staff house – Chirozva Primary School.	20 000.00 20 000.00 12 000.00 20 000.00 20 000.00

	Staff house construction – Dondoshava Secondary	
Ward 6	Staff house construction at Nyika Primary School.	20 000.00
Ward 7	Construction of 3 staff house at Venice Primary.	40 000.00
	Construction of Battlefields Secondary School.	100 000.00
Ward 8	Classroom block 3 by 3 Administration block, 3 staff houses	120 000.00
Ward 9	Construction of school's village 1 and 2.	50 000.00
Ward 10	Construction of toilets at Bumbe Primary.	10 000.00
	Roofing classroom block Bumbe primary.	15 000.00
	2 classroom blocks at Damvuri Primary School	40 000.00
Ward 11	Primary School in Ward 11 to decongest Turf Primary. Technical college	100 000.00
Ward 12	Establishment of Secondary School at Block 8	80 000.00
	Twintops Administration block ,2by 3 classroom block, computer laboratory	100 000.00
Ward 13	School blocks at BF Primary.	90 000.00
	Establishment of Battlefields Secondary	450 000.00
Ward 14	Roofing of Wharley range School.	15 000.00
	Queens dale Secondary School Construction	240 000.00
Ward 15	Construction of staff house at Donain Primary and Munyati Secondary School	40 000.00

	Establishment and construction of Primary school at Mutegude.	120 000.00
	Vocational Training centre at Cuba.	40 000.00
	Additional 3 classroom blocks at Munyati Secondary school	60 000.00
	Electrification of Secondary school	18 000.00
Ward 16	Construction of Secondary at Bolstick.	240 000.00
	Construction of 4 additional 3 by 3 classroom blocks, administration block,4 staff house	200 000.00

2.7 Health Policies

- a) Health facilities must be easily accessible to all people in the district.
- b) Improve the quality of health services at all health facilities in the district.

2.7.1 Proposals

- 1) Upgrade the clinics to provide a wider range of health services, including maternal health services.
- 2) Provide land for another hospital in Turf Township so as to reduce the long distances travelled by people to access Kadoma and St Michaels Hospital.
- 3) Increase the number of beds in all the existing health facilities in the district.
- 4) Encourage private sector participation in the provision of health facilities, especially in urban nodes where demand is highest.
- 5) Expand the current AIDS campaign and also include campaign for malaria, dietary and respiratory diseases.
- 6) Construction of District Infectious Centre and Incinerators
- 7) Construction of houses for EHTs at every clinic
- 8) It is estimated that 7 clinics, District Infectious Centre and 1 Hospital will need to be built in Mhondoro Ngezi District over the plan period to cope with the anticipate population growth of the district. Proposals for construction of clinics are for the following areas;
- 9) Solarisation of drinking water sources to improve sanitation, hygiene and nutrition.

Ward	Facility	Estimated Costs (USD)
Ward 16	Construction of Clinic at Chiname and Bannerlands.	240 000.00
Ward 15	Satellite clinic at Village 13	20 000.00
Ward 12	Completion of Block 8 clinic,3 staff houses, waiting shelter.	120 000.00
	Construction of mother's waiting home at Twintops clinic	35 000.00
Ward 11	District Infectious Centre	120 000,00
Ward 8	Clinic and Mothers Waiting Shelter at Lincoln	130 000.00
	Satelite Clinic at Shepton	25 000.00
Ward 7	Clinic at Venice	120 000.00
Ward 6	Staff house construction- (Mafindifindi and Bururu clinic)	20 000.00
Ward 4	Construction of clinic	120 000.00
Ward 2	Construction of a Hospital	500 000.00
	Incinerator	12 000.00
Ward 1	Satellite Clinic at Cycle G	35 000.00

The Proposals Map No 6 shows the location of the proposed health projects in the district.

2.8 Social Welfare Policies

- a) There is a shortage of social welfare facilities for the destitute, displaced, orphaned and handicapped. However, the Local Authority should provide land to non-profit making charity organisations for construction of shelter for these vulnerable groups. The present police facilities are also inadequate for the district.
- b) In order to redress the inadequacies in the provision of social welfare facilities, the Local Authority must continue, as a matter of policy, to allocate land to charitable and non-profit making organisations for the establishment of these facilities.

2.8.1 Proposals

- a) Provide a multi-purpose centre for the destitute, orphaned and disabled in Turf Township.
- b) Construction of standard police post in Ward 7 at Venice.

- c) Provide two reporting centres in Turf i.e Core house and old police camp

2.8.2 Recreation Policies

The Local Authority must redress the current shortage of recreational facilities in Mhondoro Ngezi, particularly in the rural areas. Allocation of funding for the recreational facilities should also be increased to ensure that the policy objectives are met. Maintenance of existing and future recreational facilities should be a key priority of the Local Authority.

Sufficient open space and recreational facilities must be provided on the basis of the following guidelines: -

- i. A stadium, and a park for passive recreation and swimming pool for every 10 000 dwelling units.
- ii. 2.5 hectares per 1000 population for local parks.
- iii. A library for every 6000 dwelling units
- iv. A beerhall for every 2500 dwelling units.
- v. A community hall for every 3 000 dwelling units.

2.8.4 Proposals

- a) All future residential layout plans must incorporate open spaces and playgrounds. These areas should also be equipped with requisite facilities to ensure full utilisation.
- b) Provide chiefs kraal, community halls and centres in the wards.
- c) Provide the existing open space area in the Town centre with the necessary facilities/equipment to ensure full utilisation (OS1).

Ward	Facility	Estimated Costs (USD)
Ward 2	Recreational facilities -gardens and grounds.	10 000.00
	Council library	20 000.00
Ward 5	Recreational Facilities	10 000.00

2.9 Cemetery

Policy

The existing cemeteries are not adequate, there is need to establish cemetery at urban centres and additional infrastructure at Turf Township in anticipation of future population growth.

Proposal

- i) Infrastructure provision for existing cemetery in the Turf Township.
- ii) Establishment of cemetery at Donain, Gweshe, Mamina and Mbudzirume

2.10 Gender and Youth Mainstreaming

Goal

To promote gender equality in the district and promote youth employment opportunities.

Objectives

- a) To implement the 30% quarter system in order to ensure that women occupy decision making positions in all sectors of the economy.
- b) To ensure women are involved in decision making and participate in planning and implementation of projects and programs in the district.
- c) To ensure there are no disparities and inequalities in accessing resources and opportunities across various sectors of the economy.
- d) To promote participation of the youth in sectoral planning and implementation of projects and programs.
- e) To create employment opportunities for the youth.

2.10.2 Policies

- a) Planning and implementation of all projects and programs at district must be gender and youth sensitive.
- b) Minimise incidences of gender-based violence in the district.

2.10.3 Proposals

- a) Allow women to fill positions of decision making by adopting positive discrimination.
- b) Ensure the 30% women quarter policy is strictly adhered to.
- c) Upscale awareness campaigns with the view to minimize incidences of gender-based violence.
- d) Establish a safe house in the district for victims of gender-based violence.
- e) Establish Youth projects and programs at every ward in the district.

2.11 Cultural and Heritage Sites

2.11.1 Policy

Preserve all sites with cultural and heritage, historical and archaeological significance in the district, and open them for tourism.

2.11.2 Proposals

- a) Identify and register all sites of cultural, historical and archaeological significance with the Department of Museum and Monuments.
- b) Market these as tourist attraction sites and promote the establishment of a showground in mostly the rural ward.
- c) Resuscitate operations of the Ngezi Recreational Park by it with wild life.

2.11 Infrastructure

2.11.1 Goals And Objectives

Goal

To provide an efficient, economic and co-ordinated infrastructural base in the plan area.

Objectives

- a) To provide measures that minimise traffic conflicts along the major roads of the district.
- b) To rehabilitate all priority roads presently in a poor state, particularly all gravel roads in the district.
- c) To investigate ways and means and the timing for the abstraction, purification and supply of Claw Dam to the future residential developments around Kadoma City.
- d) To consider upgrading sewage ponds located in the vicinity of Turf Township and establishment of recycling systems at the treatment works and generation of power through biogas.
- e) Installation of prepaid water metres and reduction losses and improve accountability to the supplied water.
- f) Using water harvesting technology.
- g) To provide an adequate and efficient posts and telecommunications network.
- h) To consider recycling of solid and liquid waste as a way of enhancing and conserving the natural environment.

2.11.2 Policies

1. Water

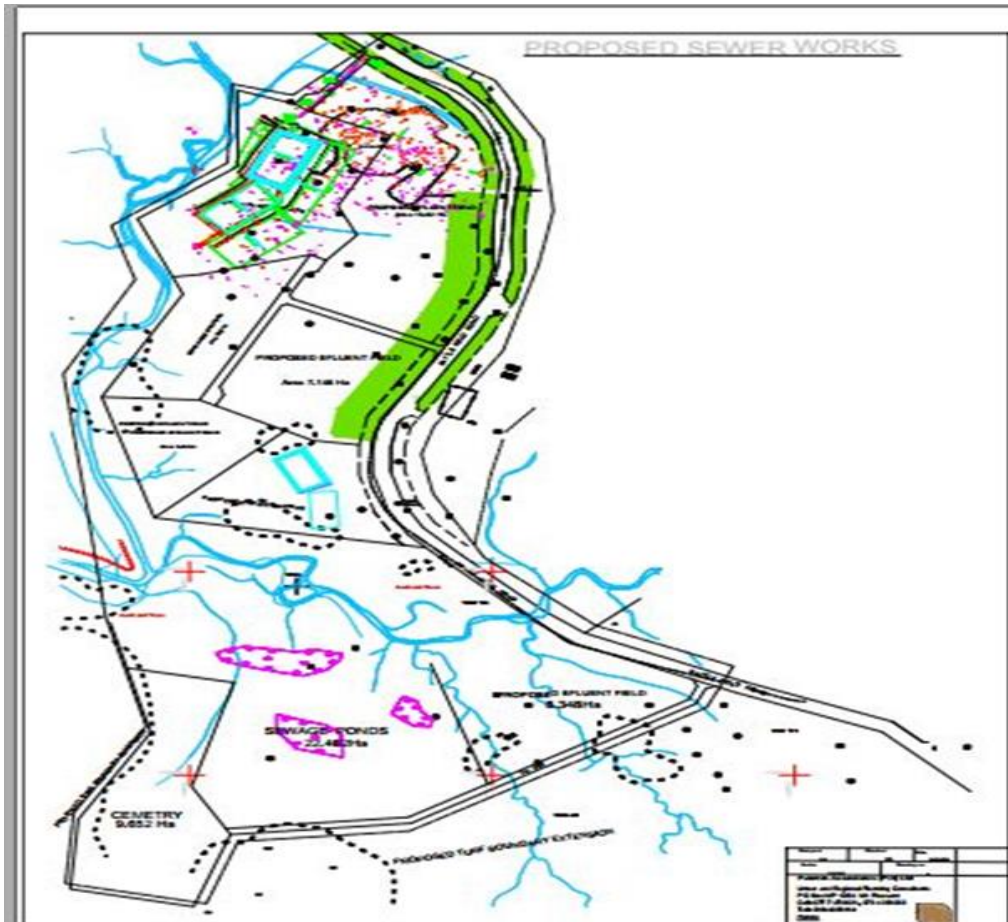
- a) Provide purified water through the construction of a combined pumping and gravity main at pump sites.
- b) Ensure adequate water treatment facilities over the plan period.
- c) A comprehensive study of the water reticulation system in Turf Township is required to record the location and effective sizes of the pipes as a matter of priority. The Study will assist in planning Turf Township's water demand requirements and leakages/pipe bursts within the water system.
- d) All dams and weirs must be readily available for intended uses.
- e) Potable water must be easily accessible to every household in the district.

2. Sewage Treatment

- a) All future low and medium density (500m²-1000m²) stands should be connected to a water borne reticulated sewerage system, in particular Mamina Growth Point.
- b) Resources permitting the Local Authority shall endeavour to recycle effluent as a way of boosting water supplies.
- c) Ensure the construction of toilets to each and every household without such a facility

3. Solid Waste Disposal

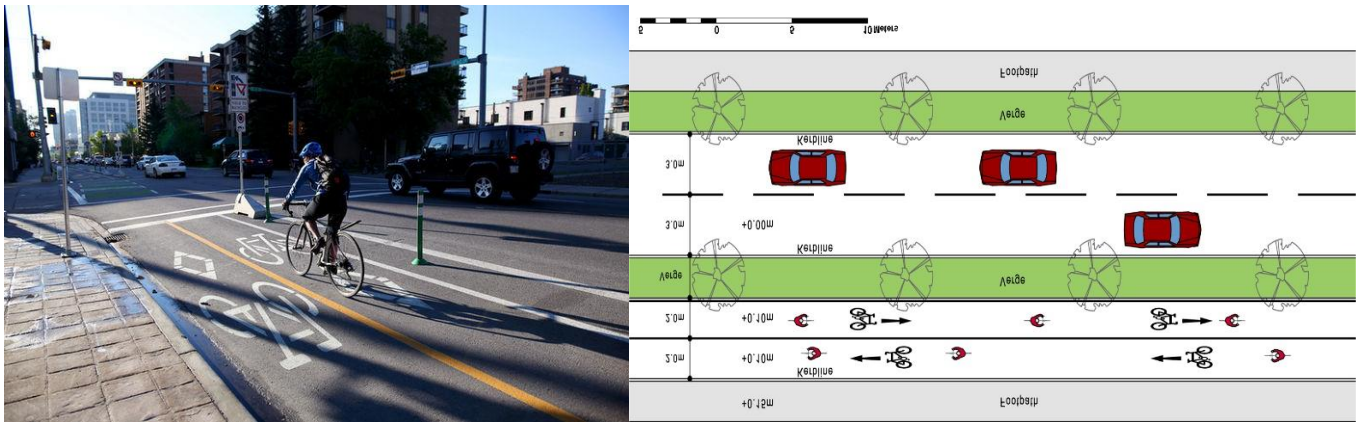
- a) Provide additional 2 vehicles and rubbish bins, particularly in the high-density area, in order to improve on refuse collection.
- b) Resources permitting the Local Authority shall strive to recycle water as way of generating revenue.
- c) Construction of landfill for effective solid waste management. (*Refer to Existing and Proposed Site Map for Turf Township*).



- d) Zero waste tolerance through segregation and clean-up campaigns

4. Roads And Traffic

- a) A road maintenance programme for all primary and commercial developments should be provided with good quality bitumen feeder roads from the main and national roads.
- b) Provide adequate public transport facilities suitable for a mix of transport modes in the light of expansion and growth of the Turf Township, Mamina Growth Point, Gweshe and Battlefields areas.
- c) Ensure the segregation of the vehicular, cyclist and pedestrians in the urban centres (*Refer to Model Pic 2*).



- d) Construction of bridges and foot bridges in all communities to increase accessibility and easy movement of goods and services.
- e) Densification to reduce use of transport in order to promote wellness

5. Posts And Telecommunications and Electricity Supply

- a) Present and future electricity requirements for Mhondoro Ngezi District are not adequate and ZESA is currently improving the reticulation system in the light of new developments in the district.
- b) Existing network services are increasingly not adequate, which necessitates the provision of additional facilities to cope with demand. Village based solar fields for lighting and entertainment.
- c) Biogas as alternative source of energy from domestic animal waste
- d) The use of solar panels and Solar fields should be planned for in all future developments in the district.
- e) Establishment of minimum energy efficiency standards for new construction and renovations.
- f) Promotion of use of sustainable, recycled, and locally sourced materials.
- g) Implementation of recycling programs and composting facilities.

6. Railways

The existing rail facilities have sufficient capacity to cope with present demand. However, in the event that business opportunities drastically change in Mhondoro Ngezi District, new service sidings are required at Battlefields.

2.11.3 Proposals

1. Water

The local authority has an obligation to supply water to residents through its own initiatives and venturing into partnerships with companies. Zimplats constructed Phase 1 and 2 treatment plant, reservoirs 2,5mgl and 5 mgl, weir to service Turf Township. The existing water treatment plant maximum capacity of 7,5mgl/day. The reservoirs were constructed at the treatment plant and water is supplied through gravity to Turf township which is 4km from the plant. Any burst along the power line means no water supply to the township. Reservoirs must be constructed to mitigate the current challenge. There is high water consumption in Turf due to water loss resulting from illegal connections-metred properties and usage of water for bring moulding and construction

- a) Construct of direct line to service French doors 3 beds and a new 300 cubic meters tanks x 6 for the residential areas in Ward 2 and 11.
- b) Water supply of Mamina Growth Point, Chizinga and Chirasavana to be supplied by a water pipeline from Mamina Dam.
- c) Drilling additional boreholes at Gweshe, Battlefields, Manyewe, Kadhani, Bandawe to support the expanding urban centres
- d) Water harvesting at institutions through partnerships

Table 7 describes the proposed location, size and estimated costs of new and upgrading works to be undertaken for the water supply system during the plan period.

Table 8: Proposed New Works

PROPOSAL REF NO.	DESCRIPTION	LOCATION
W1	Expand Water Treatment Plant capacity by 300 cubic meters x6	Turf Township

2. Sewerage Treatment

- a) Establishment of biogas plant to harness energy.
- b) Completion of effluent irrigation project for effluent management and generation of income for communities.

3. Solid Waste Disposal

- a) Refuse collection fleets should be rehabilitated and upgrade to ensure that refuse is collected at least once a week and preferably twice a week from all areas which generate larger quantities of solid waste.
- b) All refuse disposal sites should be maintained to ensure that potential waste pollution problems are adequately contained as and when they occur.
- c) The state of the dump site in Turf Township is very deplorable and plans are underway to construct a landfill for management of solid waste with an option of recycling the waste.
- d) Establishment of Dump sites at urban centres

4. Roads And Traffic

- a) Provide an annual budget for the rehabilitation and resealing of all primary and access roads and provide bigger road reserves to accommodate high volumes of traffic in future. This programme should be in addition to the normal road maintenance requirements (TI).
- b) Upgrading and surfacing of the 52 Miles-Kadhani-Mamina-Bumbe-Bhandawe-Kadoma road.
- c) Upgrading and surfacing of the Turf-Battlefields-Donain Road.

- d) Upgrading the Mamina-Manhize Mountain- Chivhu Road.
- e) Surfacing of Turf Roads
- f) Servicing of urban centre roads

Ward	Facility	Estimated Costs (USD)
Ward 1	Foot bridge at Ngwazani village 4	30 000.00
	Tangwena Bridge	68 000.00
	Construction of Ngezi Bridge.	350 000.00
	Construction of bridge at Mlota and Ngwazani.	80 000.00
	Community feeder roads.	200.000.00
Ward 2	Tarring of main roads (urban roads).	1.200 000.00
	Supplementary reservoirs in Turf	30 000.00
Ward 4	Road maintenance Muzvezve – St Michael’s Road.	10 000.00
	Construction of Footbridge at Turwi river and Nyatsambo river	55 000.00
	Completion of Mahaba bridge.	20 000.00
Ward 5	Transformer-Dondoshava secondary school	8 000.00
	Chinyenye road rehabilitation and Charidza area	10 000.00
Ward 6	Construction of Bururu footbridge.	25 000.00
	Dondoshava footbridge construction.	25 000.00
Ward 7	Construction of feeder roads.	20 000.00
	Police post	10 000.00
Ward 8	Mombi Road maintenance and construction of bridge	315 000.00
Ward 9	Manyoni Secondary School Road maintenance.	13 000.00

	Arbicon village 23 and Batanai road maintenance.	8 000.00
Ward 10	Procurement of weather deck.	5 000.00
Ward 11	Upgrading of dirty roads to Tarred Roads in Turf. 4 Solar Tower Lights 2 Boreholes:300 cubic metre tanks	800 000.00 20 000.00 200 000.00
Ward 12	Footbridge Amanzi Amhlope Bridge maintenance.	25 000.00 10 000.00
Ward 13	Road maintenance	10 000.00
Ward 14	Gravelling of Feeder roads to schools Boreholes in School Road maintenance-Gweshe road	10 000.00 50 000.00 25 000.00
Ward 15	Electrification of clinic Upgrading of Cuba-Windmill road(gravelling and structures)	10 000.00 15 000.00
Ward 16	Road maintenance	10 000.00

5. Energy

The Local Authority shall identify and develop suitable sites for solar farms while encouraging all residents to make use of renewable energy. The following areas have been identified as areas that are suitable for establishment of solar farms Mlota (200ha), Turf Area (20ha) and Mambo (50ha).

5. Agriculture

Mhondoro Ngezi district is an Agro-based economy with a lot of subsistence farmers who specialize in Vegetable and maize farming. The report of study indicated, the production per hectare for the district was highest mainly for small grains compared to maize. Strategies to increase production should center on mechanisms for increasing

production in the communal areas while also addressing the issue of diversification and a shift to small grain production in the district.

Strengthening the agricultural base will involve intensive use of the available arable land, the adoption of new farming techniques, the injection of new technologies and introduction of new initiatives such as irrigation. In the communal areas, council will support establishment of irrigation schemes, adoption of soil protection measures and the new initiatives in agricultural input and supplies and marketing. On the livestock side improvements in breeds can go a long way to improve the communal herd.

Policies

- a) To promote the optimum exploitation of the district's agricultural potential for the benefit of the district and the nation.
- b) Support sustainable agricultural practices, such as agroforestry, organic farming, and soil conservation techniques.
- c) Invest in climate smart agriculture practices that will enhance sustainable agricultural production, conserving soil, water at the same combating climate change.
- d) Provide adequate agricultural extension services to farmers.
- e) Promote agricultural produce value addition in the district.
- f) Maximise on existing water bodies for agricultural production especially irrigation schemes.
- g) Ensure that relevant education training for the various groups of farmers is available and easily accessible to all farmers in the district

Proposals

- a) Avail enough land to facilitate viable agricultural production to every farming household in the district.
- b) Farmers must maximize on potential for each Agro-ecological region for maximum agricultural outputs. Farmers in some parts of Mhondoro Ngezi District must concentrate on production of small grain and small stock in order to derive maximum benefits from farming.
- c) Identify, demarcate and secure all irrigable land near dams, weirs and other water bodies in the district.
- d) Repair and rehabilitate all dams and weirs in the district in order to make them ready and available for the intended purpose.
- e) Repair and rehabilitate all dip tanks which are not in functional order.
- f) Establish irrigation schemes for every dam and weir in the district.
- g) Agricultural inputs must be readily available to facilitate timeous planting of crops.

Ward	Facility	Estimated Costs (USD)
Ward 1	5, 6 and 7- Dam scooping, maintenance and repairs.	10 000.00
	Mlota dip tank	12 000.00
	Weir construction villages 4,5,6 and 7	10 000.00
Ward 3	Dip tank construction – Mutevhani area and drilling of borehole at the same site.	12 000.00
	Resuscitation of Irrigation scheme phase A and B.	30 000.00
Ward 4	Weir	10 000.00
Ward 5	Electrification of Agritex officers' staff houses.	8 000.00
	Ngezi dip tank repair.	8 000.00
Ward 6	Gavhunga dip tank construction	12 000.00
Ward 7	7 more dip tanks and sufficient water and chemicals in dip tanks	24 000.00
Ward 8	Dam scooping and maintenance Tiverton	10 000.00
Ward 10	Repairs and maintenance of dip tanks (5 dip tanks)	40 000.00
Ward 12	resuscitation of Block 8, Twintops irrigation scheme	30 000.00
Ward 13	Dam scooping, maintenance and construction	12 000.00
	Dip tanks	15 000.00
Ward 14	Dip at Queens dale Farm	12 000.00
Ward 15	Dam scooping of Silvermoon, Soltek Village 9,10 and 13 dam	10 000.00
	Repair of Bolstick dam	

	Nutritional garden for village 21	
	Upgrading of Soltec irrigation scheme	
Ward 16	Construction of dip tanks	10 000.00
	Dam scooping	8 000.00

2.12 Mining

2.12.1 Policies

- a) All those granted mining claims must come through the local authority and traditional leadership before commencement of mining operations.
- b) Prospective miners to agree with the local authority on their social responsibility obligations before commencement of mining operations.
- c) Miners must employ local labor for non- skilled positions.

2.12.2 Proposal

- a) Engage relevant Government authorities so that mining claim holders start operations within a prescribed period or risk cancellation of claims.
- b) All those who acquire mining claims should pay appropriate compensation should the claimed land encroach onto villagers' properties.
- c) Market the mining potential of the district to facilitate geological exploration of minerals.
- d) Engage Geological Surveys with the view to map minerals in the district.
- e) Facilitate the resuscitation of mines which had ceased operating.
- f) Miners must participate in the implementation of projects and programs as part of their social responsibility obligations.

2.13 FINANCE AND ADMINISTRATION

To promote the development of an efficient, effective and transparent management capable of thinking strategically and with adequate resources to meet the development challenges of the district. The challenges that council will face during the plan period are considerable and the policies of the plan can only be achieved through the effective involvement of the local community as the major stakeholders and others. To secure such arrangement, the council must commit itself to operating in a strategic, transparent and accountable manner, enhance its management and planning capacity, increase its financial resources and facilitate public participation.

2.13.1 Goals and Objectives

Goal

To provide a flexible development strategy which will enable the implementation of proposals within the financial, technical and personnel capacities of the local authority.

Objectives:

- a) To ensure that policies and proposals are realistic in quality and quantity in order to be implemented.
- b) To ensure that the Council's Income and Expenditure Account maintains a surplus by increasing revenue and controlling expenditure.
- c) To encourage the phasing of development proposals over a 15-year period to allow for areas of priority to be realised.
- d) To provide a monitoring and review system which will give the Local Authority flexibility to update and alter the Master Plan Provisions as conditions arise.
- e) To ensure that there is co-ordinated development of all sectors in the Plan Area over the plan period and identify action areas requiring further investigation and detailed planning by a way of Local Development Plans.

2.13.2 Policy

- a) The master plan requires the Local Authority to improve its administrative capacity in the light of the future growth of the district and to increase revenue by entering into joint ventures with the private sector and engaging in income generating activities.

2.13.3 Proposals

- a) The Master Plan proposals should also form the basis for future annual budgets for the Local Authority.
- b) Increase revenue by expanding the revenue base in property tax, and enter into profit making ventures with the private sector in housing, industry and commerce.
- c) Improve and aim to retain the staff levels in the critical departments by providing attractive remuneration to help in implementation of the projects.
- d) Create a master plan monitoring and evaluation team to monitor the implementation progress of the Master Plan.
- e) Take measures to improve debt collection system so as to improve its cash flow.
- f) SMART accounting system

PART III PHASING AND IMPLEMENTATION

The implementation of the plan proposals forms a very vital component of the plan preparation process as it enables the transformation of development visions into realities, which is, by and large, the essence of planning. Since it is a long-term plan with a 15-year time horizon, it is necessary that the proposed development be implemented in phases. In terms of timing and costs, some proposals will prioritize and implemented during the first year of the plan, while others will be within the first three years of the plan.

The implementation of Mhondoro Ngezi District Master Plan is proposed for implementation in phases as follows:

- i) Priority projects and programs implementation period – 2025
- ii) Phase I: 2025 – 2027,
- iii) Phase II 2027 – 2030
- iv) Phase III 2031 – 2035
- v) Phase IV 2036 – 2039

3.1 Priority Projects and Programmes Implementation Period (2025)

During this period, the following projects and programs are programmed for implementation.

These include those projects which are most urgent; those which have been started and not complete because of financial challenges and priority projects which can be undertaken in a year.

- a) Fill all vacant posts in all sectors of the Local Authority.
- b) Beam and Devolution funds must be disbursed in order to capacitate the education sector and the local authority financially, so that they operate efficiently and effectively.
- c) All health centres **under** construction to be completed.
- d) All class room blocks **under** construction to be completed.
- e) Provide mobile clinic services in those areas where walking distances are currently beyond 5km.
- f) Continuous availability of drugs at health centres.
- g) Repair and rehabilitate all non- functional dams and weirs and make them ready for the intended use.
- h) Repair and rehabilitate all non- functional dip tanks.
- i) Repair and rehabilitate all non-functional boreholes and deep wells
- j) Secure all existing water reticulation systems against vandalism.
- k) Reduction of non-revenue water
- l) Balancing water supply amongst consumers (mine and local authority)
- m) Pegging and registering of sand abstraction sites for Mhondoro Ngezi Rural District Council.
- n) Follow up on installation of Traditional Chiefs in resettlement areas
- o) Establishment of rehabilitation centres for drug addicts
- p) Development control at Pingo, Etna, Cricket, Ngezi cooperative and Mutegude

3.2 Implementation of Phase I: 2025 – 2027

The following projects are slated for implementation during phase I of the implementation programme.

- i. Commence construction and establishment of pre-schools.
- ii. Refurbishment and equipping Ngezi Rural District hospital.
- iii. Identify and register all sites cultural, historic and archeological significance and market them as tourist destinations.
- iv. Establish two projects in each ward for the Youth (Youth business units).
- v. Establish school business projects at all schools (school business units)
- vi. Establish a project in each village (village business unit) Rural industrialization through bottling water, guava processing -Manyewe
- vii. Establish a vocational business unit at Mhondoro Ngezi vocational training Centre
- viii. Marketing mining potential of district.
- ix. Resuscitate mines which ceased operating.
- x. Resuscitate wild life operations at Ngezi Recreational game Parks
- xi. Surfacing of Kadhani-Mamina- Bumbe- Bandawe-Kadoma road.
- xii. Upgrading of Empress Road
- xiii. Establish boosters to enhance communication
- xiv. Enforcement of by-laws towards provision of toilets for each and every household.

Implementation of campaigns and enforcement of Environmental by-laws to:

- i. Restrict cultivation within 30m of river and stream banks
- ii. Minimize indiscriminate cutting down of trees

Conserve wetlands

- i. Acquisition of land for expansion of Mamina Growth Point
- ii. Resuscitation of Mamina, Twintops, Block 8, Madhodha irrigation schemes.
- iii. Maintenance of boreholes, Drilling and equipping of boreholes

Establishment of urban centres at Centre at Empress Turf Off, Mupfura and Battlefields.

Availing Land for construction of slaughter poles at all urban centres

Routine and periodic road maintenance

Cattle sale pens Twintops

Refurbishment of treatment Plant

Construction of government Offices

Construction of regional hospital

Waste Disposal sites for all urban centres

Establishment of construction of District Heroes Acre Offices

Construction of the Mhondoro Ngezi Police District Headquarters and the Magistrates Courts at Turf Township.
Development Control at Pingo, Etna, Mutegude, Ngezi cooperative
Squatter control

3.3 Implementation of Phase II: 2027 – 2030

The following projects and programmes are programmed for implementation during Phase II.

- iv. Construction of 3 new primary schools.
- v. Construction of a new health Centre
- vi. Construction of a new tertiary institution at Turf Township (Nurses College, School of Mines branch)
- vii. Provision of serviced stands at District and Rural Service Centres
- viii. Establish small scale and medium sized enterprises to manufacture consumer products.
- ix. Establish fruit and vegetable canning in Mamina, Donain, Gweshe, and Battlefields
- x. Upgrade the following roads to standard surface roads:
 - Bandawe- Kadoma Road.
 - Turf-Battlefields Donain Road.
- xi. Maintenance, Drilling and equipping of new boreholes.
- xii. Layout plans for Urban Centres
- xiii. Turf Secondary School
- xiv. Theatre at Turf Polyclinic
- xv. Fire Station
- xvi. Mvurachena Secondary block
- xvii. Mother Mine 3 by 3 classroom blocks
- xviii. Income generating project-Service Station
- xix. Excision of land at Claw Dam, Island Dam, Mulota for tourism and urban settlement
- xx. Routine and periodic road maintenance
- xxi. Creation of education hub through boarding schools and tertiary institutions
- xxii. Commencement of Citrus project at Silverstar

3.4 Implementation of Phase III: 2031-2035

The following projects are for implementation during Phase III of the implementation programme.

- i. Commission a study to assess land carrying capacity in the district.
- ii. Construction of new primary schools
- iii. Construction of new health centres
- iv. Construction of new secondary schools
- v. Routine and periodic road maintenance

- vi. Borehole maintenance, Drilling and equipping of new boreholes
- vii. Approval of Subdivision of Umsweswe and Riverside.
- viii. Development of tourism facilities at Ngezi Recreational Park
- ix. Mini-hydro power at Mamina Dam

3.5 Implementation of Phase IV: 2036 – 2039

The following projects are to be implemented during Phase IV of the implementation programme.

- i. Establish planned settlements
- ii. Construct new primary schools
- iii. Construct new health centres
- iv. Maintenance and Drilling of boreholes
- v. Routine and periodic road maintenance
- vi. Kudu Dam Construction

3.6 Sources of Finance

- Own resources in the form of internal loans and revenue contributions and ring fence the resources
- Community contributions
- Development partners.
- Joint Ventures between the Local Authority and the private business sector.
- Funds from income generating projects
- Grants (Devolution, ZINARA)
- BOOT
- Introduction of special levy Integration with other road authorities

PART IV: APPENDICES

Appendix 1 : Permitted And Non-Permitted Uses

USE GROUP	DESCRIPTION								
		R1	R2	R3	C1	C2	121	122	OS
A	DWELLING HOUSES	P	P	P	X	X	X	X	X
A1	FLATS/ATTACHED RESIDENTIAL	P	P	P	P1	X	X	X	X
B	RESIDENTIAL BUILDINGS (OTHER THAN DWELLING HS)	SC	SC	SC	SC	X	X	SC	X
B1	RESIDENTIAL BUILDINGS (LICENSED)	X	X	X	SC	X	X	X	X
B2	RESIDENTIAL BUILDINGS (INSTITUTIONAL)	SC	SC	SC	SC	X	X	X	X
C	SCHOOLS & RESIDENTIAL COLLEGES	SC	SC	SC	SC	X	X	X	X
C1	CRECHES	SC	SC	SC	P	X	X	X	X
D	SHOPS	SC	SC	SC	P	P	P	P	SC
E	OFFICES	X	X	X	P	P	P	SC	X
E1	SURGERIES & MEDICAL CHAMBERS	SC	SC	SC	P	P	SC	X	X
F	INSTITUTIONS	SC	SC	SC	SC	X	X	X	X
G	WHOLESALE WAREHOUSES	X	X	X	X	X	P	X	X
H	STORAGE WAREHOUSES	X	X	X	SC	X	P	P	X
I	PUBLIC BUILDINGS AND PLACES OF ASSEMBLY	SC	SC	SC	SC	X	P	X	X
J	SPECIAL PLACES OF ASSEMBLY	SC	SC	SC	SC	SC	X	X	SC
L	SERVICE INDUSTRIAL BUILDINGS	SC	SC	SC	P	P	X	P	X
M	INDUSTRIAL	X	X	X	X	X	SC	P	X
N	PARKING GARAGES	X	X	X	P	SC	P	X	X
O	SURFACE MINERAL WORKINGS	X	X	X	X	X	X	X	X
P	PETROL FILLING & SERVICE STATIONS	X	X	X	SC	X	SC	X	X
R	FUNERAL PARLOUR	X	X	X	SC	SC	X	X	X
S	SPECIAL INDUSTRIAL	X	X	X	X	X	SC	X	X

APPENDIX 2

1.4 ZONING PLAN/GUIDELINES AND REGULATIONS

1.COMMERCIAL

▪ **Mixed Use Zone Commercial (C1)**

These regulations shall apply to:

All new and redeveloped commercial uses within the Mixed-Use Zone

- Lots zoned or re-zoned for commercial uses within the Mixed-Use Zone **Table 4: Mixed Use Zone (C1)**

USES	Regulation/Urban
Permitted Uses	<ul style="list-style-type: none"> • Commercial/Retail • Restaurants and Recreational activities • Office use above the 1st floor • Co-working spaces • Residential • Home Occupation
Prohibited Uses	<ul style="list-style-type: none"> • large scale commercial complex • Industrial uses • Major infrastructure
Conditional Uses	<ul style="list-style-type: none"> • Public Facilities • Transportation Terminals • Hotels • Petrol stations Light industry
Ancillary Uses	<ul style="list-style-type: none"> • Electrical substations (ESS) • Refuse area
Lot Size	200, 300, 400, 500 m ²
COVERAGE	
Maximum Building Coverage	<ul style="list-style-type: none"> • 60% maximum
Minimum Landscaping Coverage	10%

Maximum Floor Area Ratio (FAR)	<ul style="list-style-type: none"> • 1.6 maximum
BUILDING	
Minimum Number of Floors	<ul style="list-style-type: none"> • G, G+1,2,.....
Roof	<ul style="list-style-type: none"> • Attached Buildings • Detached Buildings
Floor to Floor Height	N/A
Building Form	<ul style="list-style-type: none"> • Attached Buildings • Detached Buildings
DEVELOPMENT STRATEGY	
<p>Individual plot development when minimum plot size, accessibility and parking requirements are met Infill development on available parcels or redevelopment of existing buildings Land Pooling plot subdivision allows for R2 regulation to be applied</p>	
COVERAGE	
Pedestrian	<ul style="list-style-type: none"> • All buildings facing main commercial road/Public Transit Corridor/Wetland Front/Green Corridors shall provide a continuous well designed and universally accessible arcade of no less than 3m • No parking shall be allowed in this front setback • NMT linkages shall be identified to link all sites to the Public Transport Network. All pedestrian circulation shall be designed for universal accessibility.
Public transit	<ul style="list-style-type: none"> • Public Transport Network shall have bus stops spacing at a range of 300-500m
SIGNAGE	
Permitted	<p>Once Commercial sign per tenant shall be permitted: Wall signage (15% of the Building Face or 9m² whichever less) Window Signage (Transparent, 15% of the Building Face or 2.5m² whichever less) Awning Signage (Min 2.5m clearance from ground and 25% of the building face or 2.5m² whichever less)</p>
Prohibited	<ul style="list-style-type: none"> • The following signs are prohibited Roof mounted signs <p>String lights, flashing, excessively bright lights Off Site signage</p>
Location	<ul style="list-style-type: none"> • Individual signs for commercial tenants within a multi-tenanted commercial development shall be mounted to the façade of the development • Permitted free standing signage shall not exceed 5m in height, and may be located within the front setback
Lighting	No flashing lights are allowed

2. RCS COMMERCIAL ZONE (C3)

General Description: The City Commercial Zone is a Zone established to meet most of the retail, commercial and services needs for the larger community, and may include offices and entertainment activities. The minimum lot size shall be big enough to allow for well-designed commercial buildings and to ensure that each development will be able to comply with C3 requirements.

These regulations shall apply to:

- All new and redeveloped commercial uses within the City Commercial Zone (C3)

Lots zoned or re-zoned for commercial uses within the RDC Commercial Zone

3. INDUSTRIAL ZONES

▪ LIGHT INDUSTRIAL ZONE (I1)

General Description: The Light Industrial Zone (I1) is specialized land areas carefully located close to residential areas with easy vehicular access to offer residents' proximity to a range of non-polluting industrial services. It is also established to create a clean and light industrial environment that could blend with the surrounding residential area.

I1 zone can have Clean Industries, Business Parks, Light Industries, or retail warehouses.

Implementation model for I1 should be based on small and medium private investment. It is recommended that a Land Subdivision Plan shall be approved before development may be authorized.

Clean Industries: These are industries that do not generate air and water pollution and do not generate noise and smell nuisance which can affect surrounding developments. The factories also shall not use large quantities of hazardous substances such as solvents, acids, and other chemicals. No buffer is necessary for such industries.

Light Industries: These industries shall not generate large quantities of trade effluent or solid waste. They shall also not generate excessive impulsive or continuous noise. They shall also not use large quantities of hazardous substances such as solvents, acids & other chemicals. A buffer of 50m is necessary from the nearest residential Zone for such industries.

Retail Warehouses: These commercial activities typically are "stand alone" or "big box" developments that require larger lots. As both retail warehouses and light industrial functions are complementary, a development within the light industrial zone must operate as a single entity and subletting retail or warehousing activities are not allowed.

USES	Regulation
Permitted Uses	Non-pollutive industrial uses such as: Agricultural processing plants Industrial Bakeries Food processing (except fish, dairy, poultry and meat products, sauerkraut, vinegar, yeast and rendering of fats and oils) Light manufacturing and assembly Wholesale and warehousing N.B. the full list of allowed uses is appended in Annex I
Prohibited Uses	Residential Uses Major Infrastructure Installations

Conditional Uses	Railroad yards and freight stations Trucking yard or terminal Concrete or stone products manufacturing plants Grain milling Treatment of wastewater Religious Facilities Workers' Accommodation Grocery shop and small retail Restaurants Hotels, B&B, Guesthouses Commercial Uses
Ancillary Uses	Electrical substation (ESS) Refuse area
Lot Size	250 , 300, 400, 500, m ²
COVERAGE	
Maximum Building Coverage	• 60% maximum
Minimum Landscaping Coverage	10%
Maximum Floor Area Ratio (FAR)	• 1.2 maximum
BUILDING	
Minimum Number of Floors / Max Height	G, G+1,2,3..
Building Form	Detached Buildings (can also be flatted) or attached buildings
CIRCULATION	
Pedestrian	Layout and design shall give due regard for safe pedestrian circulation throughout the site. NMT linkages shall be identified to link all sites to the Public Transport Network. All pedestrian circulation shall be accessible to the disabled
Public transit	Public Transport Network shall have bus stops spacing at a range of 300-500m.
SIGNAGE	
Permitted	All signs shall Be integrated into the design and theme of the building • Be wall mounted
Prohibited	Multiple free-standing signage Off-site signage
Location	Signs shall not obstruct views, vistas, or important landmarks
Lighting	Lighting shall be aesthetically pleasing and in keeping with the overall theme of the Zone

▪ **General Industrial Zone (I2)**

General Description: The General Industrial Zone (I2) is specialized land areas strategically located close to expressways for easy access for heavy vehicles. As it is a zone that can generate noise, traffic, and pollutants, it is kept away from residential areas. It is established to create a consolidated industrial zone for employment in manufacturing and logistics industries, with an imposed nuisance buffer for noise and health safety.

I2 zone can have General Industries or Specialized Industries depending on their pollutive nature. Depending on the type of industry, different buffer requirements apply for General Industries.

USES	REGULATION
Permitted Uses	All uses allow in I1 – Light Industrial Zone Batching and mixing plants, asphalt, cement and concrete Manufacturing Brewing or distilling of liquor Building wreckers and house mover storage yards Foundries Manufacture of paper products Storage of oil, gasoline or petroleum products in any quantity exceeding 3,500 Cubic Meters (m ³) on any one lot or parcel of land Structural steel fabrication
Prohibited Uses	Residential Uses Major Infrastructure Installations
Conditional Uses	Heavy salvage, junk and auto wrecking yards Electric power generating plants Slaughterhouses Workers’ Accommodation Grocery shop Restaurants
Ancillary Uses	Electrical substation (ESS) Refuse area
Lot Size	• 400, 500, 600,1,000 m ²
COVERAGE	
Maximum Building Coverage	• 60% maximum
Minimum Landscaping Coverage	10%
Maximum Floor Area Ratio (FAR)	N/A
BUFFER FROM THE NEAREST RESIDENTIAL AREAS	
General Industries refer appendix for General Industries	General Industries which are required to be 100m away from the nearest residential areas.

Special Industries refer appendix for special Industries	Special Industries are required to have a larger buffer of 500m from the nearest residential areas. However some more hazardous industries require larger buffers as specified by the national environmental authority.
BUILDING	
Maximum Number of Floors / Max Height Building Form Existing Buildings	N/A
SIGNAGE	
Pedestrian	Layout and design shall give due regard for safe pedestrian circulation throughout the site. NMT linkages shall be identified to link all sites to the Public Transport Network. All pedestrian circulation shall be designed for universal accessibility

Public Transit	Public Transport Network shall have bus stops spacing at a range of 300-500m.
SIGNAGE	
Permitted	All signs shall Be integrated into the design and theme of the building wall mounted
Prohibited	The following signs are prohibited: Roof mounted signs Offsite signage
Location	<ul style="list-style-type: none"> Signs shall not obstruct views, vistas, or important landmarks
Lighting	Lighting shall be aesthetically pleasing and in keeping with the overall theme of the Zone

Mining/Extraction and Quarrying Zone

General Description: The Mining and Quarry Industrial Zone is a specialized land area identified within the District boundary for economic benefit.

The intent is to regulate their use for sustainable extraction and restoration practices and to protect the environment and people from disaster and health risks.

	Regulation
Uses	
Permitted Uses	Mining Quarrying including clay extraction Brick Kilns Operations and Crushing Plants Other mining related activities

Prohibited Uses	Residential Uses Commercial Uses Major Infrastructure Installations
Conditional Uses	Workers' Accommodation Grocery shops Canteens
Minimum Lot Size	• N/A
CONDITIONS	
<p>Ministry of mines and minerals in collaboration with RDC shall ensure that following conditions are met for all mining/quarrying activities:</p> <p>The mining activities have no significant detrimental impact on the environment and/or appropriate mitigation and restoration measures are in place.</p> <p>There is adequate capacity for onsite safe handling, operations and storage, as may be prescribed the act. The vibration and noise level are controlled to protect residential areas surrounding the mining areas.</p> <p>The extraction of minerals is carried out sustainably for economic benefits and proper restoration plans are in place. No dust or smoke emitted shall be in violation of the pollution regulations (where available/applicable).</p>	
BUFFER FROM THE NEAREST RESIDENTIAL AREAS	
<p>• Mining and Quarrying Industries are required to have a buffer of 300m from the nearest residential areas or as may be specified by the RDC.</p>	
BUILDING	
Maximum Number of Floors / Max Height	• N/A
Building Form	Detached Buildings
Existing Buildings	N/A
CIRCULATION	
Pedestrian	N/A
Public Transit	N/A
Permitted	• Multiple free-standing signage on all sides of the site
Prohibited	N/A
Location	• Signs shall not obstruct views, vistas, or important landmarks
Lighting	N/A

4. EDUCATION AND RESEARCH FACILITIES (PF1)

	REGULATION
Uses	

Permitted Uses	All types of educational institutes Research facilities
Prohibited Uses	Industrial uses and warehouses Major commercial uses Public utility maintenance facilities with outdoor storage of materials and supplies Cemeteries/crematoriums
Conditional Uses	Canteens Small commercial and retail use Health centres and pharmacy
	Accommodations for teachers, workers Hostels/Dormitories/Residences
Minimum Lot Size	N/A
COVERAGE	
Maximum Building Coverage	N/A
Minimum Landscaping Coverage	20% minimum
Maximum Floor Area Ratio (FAR)	Detailed Design of any structure would depend on the design standards/guidelines of the Ministry of Education. Massing, height, and setbacks should be consistent with the neighborhood in which the development take place
BUILDING	
Minimum Number of Floors	G+1 for University, Secondary, Primary Schools G for Nursery Schools
Floor to Floor Height	N/A
Building Form	Free standing /Attached
CIRCULATION	
Pedestrian	Layout and design shall give due regard for safe pedestrian circulation throughout the site. NMT linkages shall be identified to link all sites to the Public Transport Network. All pedestrian circulation shall be designed for universal accessibility.
Public Transit	Public Transport Network shall have bus stops spacing at a range of 300-500m.
SIGNAGE	
Permitted	One Building identification sign shall be permitted on the frontage wall Free standing Signage (Maximum 1.5 m height)
Prohibited	The following signs are prohibited: Roof mounted signs String lights, flashing, excessively bright lights • Offsite signage

Location	Permitted free standing signage shall not exceed 1.5m in height, and may be located within the front setback
Lighting	No flashing lights are allowed

▪ Health Facilities (PF2)

Areas	Regulation
Uses	
Permitted Uses	All types of health facilities Pharmacy
Prohibited Uses	Industrial uses and warehouses Major commercial uses Public utility maintenance facilities with outdoor storage of materials and supplies Cemeteries/crematoriums
Conditional Uses	Canteens Small commercial and retail use Health centres and pharmacy Accommodations for teachers, workers Hostels/Dormitories/Residences
Minimum Lot Size	N/A
Maximum Building Coverage	N/A
Minimum Landscaping Coverage	20% minimum
Maximum Floor Area Ratio (FAR)	Detailed Design of any structure would depend on the design standards/guidelines of the Ministry of Education. Massing, height, and setbacks should be consistent with the neighborhood in which the development take place
BUILDING	
Minimum number of floors	G+1 for Hospitals, Health Centers, Clinics G for health posts and Pharmacies
Floor to Floor Height	N/A Refer to building code
Building Form	Free standing /Attached
CIRCULATION	
Pedestrian	Layout and design shall give due regard for safe pedestrian circulation throughout the site. NMT linkages shall be identified to link all sites to the Public Transport Network. All pedestrian circulation shall be designed for universal accessibility.
Public Transit	Public Transport Network shall have bus stops spacing at a range of 300-500m.

SIGNAGE	
Permitted	One Building identification sign shall be permitted on the frontage wall Free standing Signage (Maximum 1.5 m height)
Prohibited	The following signs are prohibited: Roof mounted signs String lights, flashing, excessively bright lights • Offsite signage
Location	Permitted free standing signage shall not exceed 1.5m in height, and may be located within the front setback
Lighting	No flashing lights are allowed

5. Religious facilities (PF3)

	Regulation	Remarks
Areas	Urban	
Uses		
Permitted Uses	All types of religious facilities	
Prohibited Uses	Industrial uses and warehouses Major commercial uses Public utility maintenance facilities with outdoor storage of materials and supplies Cemeteries/crematoriums	
Conditional Uses	Accommodations for priests Accommodations for visitors and workers Public facilities such as washrooms/changing rooms Small commercial and retail use. Dining halls	
Minimum Lot Size	.2 ha	
COVERAGE		
Maximum Building Coverage	N/A	
Minimum Landscaping Coverage	20% minimum	
Maximum Floor Area Ratio (FAR)	Detailed Design of any structure would depend on the design standards/guidelines that maybe provided by the Rwanda Governance Board.	
BUILDING		
Minimum number of floors	G+1	
Floor to Floor Height	N/A Refer to building code	

Building Form	Free standing /Attached	
CIRCULATION		
Pedestrian	Layout and design shall give due regard for safe pedestrian circulation throughout the site. NMT linkages shall be identified to link all sites to the Public Transport Network. All pedestrian circulation shall be designed for universal accessibility.	
Public Transit	Public Transport Network shall have bus stops spacing at a range of 300-500m.	
SIGNAGE		
Permitted	One Building identification sign shall be permitted on the frontage wall Free standing Signage (Maximum 1.5 m height)	
Prohibited	The following signs are prohibited: Roof mounted signs String lights, flashing, excessively bright lights • Offsite signage	
Location	Within the front setback	
Lighting	No flashing lights are allowed	

6. CULTURAL/HERITAGE/MEMORIAL FACILITIES (PF4)

	REGULATION
Uses	
Permitted Uses	Cultural centres and sites Neighborhood Centre Neighborhood Park Museums/heritage sites Community halls Libraries Memorial sites
Prohibited Uses	Industrial uses and warehouses Major commercial uses Public utility maintenance facilities with outdoor storage of materials and supplies Cemeteries/crematoriums
Conditional Uses	Accommodations Public facilities such as washrooms Small commercial and retail use. Function halls
Minimum Lot Size	N/A
COVERAGE	

Maximum Building Coverage	N/A
Minimum Landscaping Coverage	N/A
Maximum Floor Area Ratio (FAR)	Detailed Design of any structure would depend on the design standards /guidelines of the implementing authority. Massing, height, and setbacks should be consistent with the neighborhood in which the development take place.
BUILDING	
Maximum Number of Floors / Max Height	N/A
Floor to Floor Height	N/A Refer to building bylaw
Building Form	Free standing /Attached
CIRCULATION	
Pedestrian	Layout and design shall give due regard for safe pedestrian circulation throughout the site. NMT linkages shall be identified to link all sites to the Public Transport Network. All pedestrian circulation shall be designed for universal accessibility.
Public Transit	Public Transport Network shall have bus stops spacing at a range of 300-500m.
SIGNAGE	
Permitted	One Building identification sign shall be permitted on the frontage wall Free standing Signage (Maximum 1.5 m height)
Prohibited	The following signs are prohibited: Roof mounted signs String lights, flashing, excessively bright lights • Off Site signage
Location	Permitted free standing signage shall not exceed 1.5m in height, and may be located within the front setback
Lighting	No flashing lights are allowed

6. ECO-TOURISM (OS)

General Description: The Sports and Eco tourism is established to provide pitch and playgrounds for various sports categories These regulations shall apply to:

- All new and redeveloped sport facilities

Areas	Regulation
USES	

Permitted Uses	Sports Complexes Pitches/playgrounds stadium Golf Courses Recreational Clubs Public Swimming Pools Restaurants, Guest houses, B&B, Hotel Commercial Retail Facilities Tourism and Recreational activities Camp ground Amusement facilities Agri-tourism and ecotourism activities Travel agencies Arts and crafts centre Souvenir and gift shops Boat launching facilities, marinas and similar facilities Bike shops or rental stations Theaters, museums, and outdoor performance centers Conference centres
Prohibited Uses	All types of residential buildings Major infrastructure installations
Conditional Uses	Small commercial establishments
Ancillary Uses	Parking Toilets
Minimum Lot Size	• N/A
COVERAGE	
Maximum Building Coverage	• N/A
Minimum Landscaping Coverage	• N/A
Maximum Floor Area Ratio (FAR)	• Subject to One Stop Centre's evaluation and approval
Additional Bonus Building Coverage	• N/A
BUILDING	
Minimum Number of floors	G, G+1,2,3
Building Form	• N/A
Architecture	Architecture and Organic materials that are compatible with the natural landscape shall be used.

7. Cemetery/Crematoria (PF6)

These regulations shall apply to:

- All Cemetery/ Crematoria sites within the Public Facilities Zone

Lots zoned or re-zoned as Cemetery/ Crematoria sites within Public Facilities Zone

REGULATION	
Uses	
Permitted Uses	Cemetery Crematoria Other facilities such as pavilions, service rooms,
Prohibited Uses	All Industrial uses All commercial uses All Residential uses Public utility maintenance facilities with outdoor storage of materials and supplies
Conditional Uses	Accommodations for caretakers Public facilities such as washrooms Prayer hall in crematoria
CIRCULATION	
Pedestrian	Layout and design shall give due regard for safe pedestrian and traffic circulation throughout the site All pedestrian circulation shall be accessible to the disabled
BUFFER	
Buffer Size	If near wetland, an EIA should be conducted and should have a buffer distance of 200-300 m. Uses allowed in the buffer shall be limited to Open Spaces and Parks.

8. FOREST ZONE

- Forest Plantation zone

General Description: Forest Zone (F1) are established to ensure sustainable land and resource management for sustainable economic development of the forests within the city towards health and well-being of the community.

The intent is to conserve biodiversity and protect the ecological integrity of these nature areas for present and future generations, and to control from deforestation and encroachment against the purpose of designation of the area.

REGULATIONS	
USES	
Permitted Uses	Existing Forest to be retained Forestry / Eco-forestry

Prohibited Uses	All types of industrial uses All types of residential uses All types of commercial uses All types of major public facilities Major infrastructure installations
Conditional Uses	Infrastructure Botanical gardens, arboretums, and conservatories. Hiking trails and bird watching platforms for environmental education and tourism Outdoor recreational facilities, such as bicycle trails, greens, and commons, sitting areas and picnic areas. Camping Sites Park related public facilities such as public toilets/ changing rooms. Construction Material Production

9. OPEN SPACES

General Description: Open Spaces Zone (OS) are established to provide recreational facilities and activities in selected areas that have unique features (including visual corridors, environmentally sensitive areas, buffer areas, or along significant routes). Parks and open spaces can include recreational, small commercial or public facilities.

These regulations shall apply to:

- All new and redeveloped park uses within the Open Spaces Zone (OS)
- Lots zoned or re-zoned for park uses within the Open Spaces Zone

(OS)Table 36: Open Spaces Zone (OS)

	Regulation
USES	
Permitted Uses	Botanical gardens, arboretums, and conservatories. Outdoor recreational facilities, such as hiking and bicycle trails, greens, and commons, sitting areas and picnic areas. Park related public facilities such as public toilets/ changing rooms.
Prohibited Uses	All types of industrial uses All types of residential uses Commercial uses exceeding 150 m ² All types of major public facilities Major infrastructure installations
Conditional Uses	Restaurants not exceeding 150 m ² whichever is less. Kiosks Souvenir shops
COVERAGE	
Maximum Floor Area Ratio (FAR)	<ul style="list-style-type: none"> • No building in a public park shall exceed 0.01 FAR or 150 m² whichever is less, unless otherwise approved by the CoK or Districts
BUILDING	
Minimum number of floors	G, G+1

10. AGRICULTURE ZONE (A)

General Description: Agricultural Zone strives to protect the viability of agriculture in the district. The Agricultural zone is meant to prevent farmland from being converted to non-farm uses, to prevent the fragmentation of farms, and to prevent land-use conflicts, as well as to protect agricultural producers from nonfarm intrusion into agricultural areas. Development of Rural Communities is allowed in A Zone only after land pooling processes are actuated to consolidate agricultural land and identify suitable locations for rural compact developments.

Table 37: Agricultural Zone (A1)

	Regulation
USES	
1.1 Permitted Uses	Crop farming Agroforestry Livestock farming Greenhouses Bee Keeping Fish farming
1.2 Prohibited Uses	All types of industrial uses not linked to Agro-Processing uses All types of residential uses not linked to Farming activities All types of commercial uses not linked to temporary farm store All types of public facilities
1.3 Conditional Uses	Supporting Agricultural uses Temporary Farm store Infrastructure Small scale Agro-processing facilities on agricultural land not less than 0.2 ha.
1.5 Minimum Lot Size	• N/A

11. LIVESTOCK (A2)

	Regulation
USES	
1.1 Permitted Uses	Agroforestry All types of Livestock farming All types of livestock facilities Temporary Farm store
1.2 Prohibited Uses	All types of industrial uses All types of commercial uses All types of public facilities Major infrastructure
1.3 Conditional Uses	Artificial dams

12. WETLAND ZONE (W)

General Description:

Wetland Zone is established to conserve the wetlands and protect ecological integrity of its environmentally sensitive areas from non-sustainable exploitation, for public health safety and for general welfare. The intent is to control and sustainably guide the use of wetlands and its environs for social, economic, and cultural purposes. A Detailed Zoning Plan for the wetlands is available for the City to establish areas for Conservation, Rehabilitation, Wise Use and Recreational areas. The following are the main objectives the Wetland Zoning Plan:

- To provide a clear direction to the enforcement agency to regulate activities within the wetland;
- To streamline regulations for all wetlands, identifying areas of importance for their potential conservation or sustainable use;
- To ensure synergism between the zoning assigned to the wetlands and designated zoning of surrounding built environments as per ongoing Master Plan; and
- Identify strategic projects to be implemented within the wetlands and in synergy with the District Implementation Plan.

The proposed Wetland Zoning Plan adopts an 'integrated approach' that promotes conservation and rehabilitation of wetlands on one side and encourages wise use of wetlands in alignment with national development vision of a green growth.

	Regulation	Remarks
These regulations shall apply to:		
<ul style="list-style-type: none"> • All zoned and re-zoned areas as Wetlands Zone (W) 		
1.0 USES		
1.1 Permitted Uses	1° agricultures; 2° fish farming; 3° recreations; 4° tourism development; 5° quarrying; 6° research; 7° energy generation;	
1.2 Prohibited Uses	All types of industrial uses All types of residential uses All types of commercial uses All types of public facilities	

	Regulation	Remarks
1.3 Conditional Uses	Agriculture Recreational facilities such as, walkways, bicycle trails, greens, and commons sitting areas and picnic areas public facilities such as public toilet Kiosk not exceeding 100 m ² Construction Material Production <u>ALL ACTIVITIES IN WETLANDS SHALL RESPECT URBAN WETLANDS MASTER PLAN'S PRESCRIPTIONS.</u>	Development shall not exceed 0.01 FAR or 250 m ² whichever is less, unless otherwise approved by the city of , One Stop Centre Developments in W zone require approval by review panel
1.4 Buffer	<ul style="list-style-type: none"> • Wetlands buffer of 20m shall be maintained. 	

13. WATER BODY

General Description: Water body Zone (WB) is established to conserve and protect the water bodies and sustainably use them for all purposes.

The intent is to protect and maintain the ecological balance of water bodies, to prevent destruction of the environment and pollution of water bodies, to preserve the scenic beauty of the District with controls on encroachment beyond the uses allowed in the area.

	Regulation	Remarks
These regulations shall apply to:		
<ul style="list-style-type: none"> All rivers, lakes, and streams within the Waterbody Zone (WB) 		
1.0 USES		
1.1 Permitted Uses	fish farming; recreations; tourism development; energy generation;	
1.2 Prohibited Uses	All types of industrial wastes All types of residential wastes All types of commercial wastes	
1.3 Conditional Uses	Fish farming Boating/Kayaking Rafting	Commercial activities in WB zone require approval by review panel
1.4 Buffer	A buffer of 20 m shall be maintained for rivers. A buffer of 50 m shall be maintained for lakes A buffer of 10m shall be maintained for streams.	

14. TRANSPORTATION

General Description: The Transport Zone is established to identify and locate major transport related areas including public transport services such as buses, airports, railway and depots associated with public transport uses, transport terminus, and cable car stations.

Table 39: Transport Zone (T)

	Regulation	Remarks
These regulations shall apply to:		
<ul style="list-style-type: none"> All areas zoned or re-zoned as Transport Zone (T) 		
1.0 USES		
1.1 Permitted Uses	All transport infrastructure related to: Road reserve and Railway Bus terminals and stations Airports-Ports and connected facilities Parking area Holding depots	

1.2 Prohibited Uses	Major industrial uses Major residential uses Residential	
1.3 Conditional Uses	Motor repair garage Commercial Uses if developed in conjunction with Transport Terminals and Interchanges Service station Commercial and office spaces Hotels and Restaurants	
1.4 Assessment	Cities shall verify all proposed transport projects to check there are no potential land use conflicts or negative impacts on the adjacent properties and environment that will result from the development of transport infrastructure facilities. OSC and District' Department of Infrastructure shall jointly review proposals for transport related Infrastructure. A separate committee (Review Panel) involving Ngezi Roads Committee shall oversee and approve any transport infrastructure developments within the transport zone.	Developments in T zone require approval by review panel

15. PUBLIC UTILITY

General Description:

The Utility Zone (U) in the Zoning Plan includes major utility infrastructure sites such as electrical substations and water reservoirs, water and sanitation treatment plants, data centers etc.

No major zoning regulations are stipulated for purely infrastructure developments because the physical improvements proposed within these zones are developed by government agencies or authorities, who in turn, are already subject to specific safety requirements (setbacks, etc).

Table 40: Utility Zone (U)

	Regulation	Remarks
USES		
Permitted Uses	Utility Infrastructure and services – Water and Sanitation, Electricity, ICT, Telecommunications	
Prohibited Uses	Major industrial uses Major commercial uses All Residential uses in Electrical Utilities Zones	
Conditional Uses	Solid Waste collection, segregation and dumping sites Materials storage yard Workers 'accommodation	

Assessment	<p>Districts council shall verify all proposed infrastructure projects to ensure that there are no potential land use conflicts or negative impacts on adjacent neighbors that will result from the development of infrastructure facilities.</p> <p>Both RDC and Department of Infrastructure shall jointly review proposals for utility related Infrastructure.</p> <p>A separate committee (review panel) involving relevant agencies shall oversee and approve any infrastructure developments within the utility zone. Composition of the review panel may vary depending on the nature of the infrastructure.</p>	Developments in U zone require approval by review panel
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16. BUFFER ZONES

▪ Wetland buffer zone

Swamps must be protected from buildings by a buffer zone of 20 meters
the unprotected wetlands will be conditionally open for agriculture, which may add 1,100 km² to the agricultural stock.

	Regulation
USES	
1.1 Permitted Uses	Crop farming Agroforestry Greenhouses Fish farming
1.2 Prohibited Uses	All types of industrial uses All types of commercial uses All types of public facilities
1.3 Conditional Uses	Livestock farming

▪ Water body buffer zone

- Lakes to be protected by 50m buffer
- Some rivers to be protected by 30-metre buffer while other rivers have to be protected by 50-metre buffer

	Regulation
USES	
Permitted Uses	Agroforestry Fruit trees plantation Forest trees

Prohibited Uses	Agrochemicals use All types of industrial uses All types of commercial uses All types of public facilities Major infrastructure
Conditional Uses	Water treatment plant

Appendix 2: Definition Of Use Groups

Group A: Detached Dwelling Houses

1. A dwelling house is a building designed for use as a dwelling by a single family, together with such outbuildings are ordinarily used herewith (1)

NOTE: (1) A residence over a shop should be considered to fall within Group B.

Group A1: Attached Dwellings/Flats

2. Attached dwelling units are designed for use exclusively by single families in a building comprising of two or more dwelling units in which the units are separated from one another vertically and may include such outbuildings are ordinarily permitted.

A flat is a dwelling unit in a building of two or more storeys in which each dwelling is separated for the other dwelling units in the same building horizontally and these share access to upper floors by means of common stairs or lifts. This group also includes a dwelling unit over a shop or above ground floor level in a multi-storey building for use by a single person or caretaker.

Group B: Residential Buildings (Other Than Dwelling Houses)

1. A residential building is a building other than a dwelling house, block of flats, residential school or college, designed for human habitation, together with such outbuildings as are ordinary used herewith. The group includes Boarding House, Flats, Hostel, and Private Hotel, Residential Club.

Group B1 : Residential Building (Licensed)

1. A residential building, licensed is a building other than a dwelling house, block of flats, residential school or college, designed for or containing provision human habitation and for the retail sale of wines, malt, spirituous and other intoxicating liquors for consumption on the premises.

Group B2 : Residential Buildings (Institutional)

1. A residential building, institutional, is a building other than a dwelling house, block of flats, residential school or college, or residential building (licensed) designed for or containing provision human habitation together with such out buildings as are ordinarily used herewith. The group includes:-

Clinic	Convalescent Home
Convent	Hospital (other than mental)
Maternity Home	Monastery
Nursing Home	Sanatorium

Group C: Schools And Residential Colleges

1. This group comprises residential and non-residential schools for children and residential colleges for adults. (2) and (3).

NOTE: (2) Non-residential colleges for adults are included in Group I or J.

(3) Day nurseries, crèches and nursery schools are included in group C1

Group C1: Creches

1. This group includes:-

Crèche	Nursery School	Day Nursery
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Group D: Shops

1. A shop is a building designed for the purpose of carrying on a retail trade. (4) (5) (6) and (7).

NOTE: (4) For planning purposes retail trade is considered to include the provision of certain services as well as the sale of goods. Shops thus include :-

Auction Room

Auction Room
Bar (Licensed for the sale of intoxicating liquors)
Beauty Parlour
Cafe
Department Store
Dryers And Cleaners (5)
Hairdresser
Milk Bar
Restaurant

Retail Market

Travel Agency

Launderette (7)

Motor vehicle Showroom

Restaurant (not licensed for the sale of intoxicating liquor)

(5) A workshop on the same premises as an incidental to the conduct of a retail business is included in this definition. Whether or not a building use should be included in this group or in Group M: Industrial, group 1: Light Industrial Buildings or Group 1: Service Industrial Buildings, must often depend on the scale or nature of the operations, intended to be carried on. For example, a small bakery attached to a retail shop may be held to fall within Group D or L1, whereas a large bakery should be put under L and M. Similarly, a small pressing and cleaning establishment may come within Group (7) whereas a larger one would come under L or M.

(6) Petrol filling stations are NOT included in this group. See Group P.

(7) Launderette means a building or portion of a building wherein:

Domestic type washing machines with or without domestic type ironing appliances are provided by the occupier for the use of customers, whether such washing machines and/or ironing appliances are operated solely by the customer or not.

Fewer than 5 persons are employed by the occupier to operate such machines and/or appliances.

Group E: Offices

9. This group includes:-

Agency Bank

Exchange (Stock or Produce)

Surgery or Consulting Rooms (Doctor or Dentist)

Group E1 : Surgeries And Medical Chambers

10. A surgery is a building, other than a shop, designed for use by members of the medical and allied professions for the purpose of ministering to sick, aged and infirm.

The Group includes:-

Bacteriologists' Laboratory	Physiotherapists' Rooms
Dentist Consulting Rooms	Radiologists' Rooms
Doctor's Consulting Rooms	Veterinary Surgeons Consulting Rooms And Dispensaries

Group F: Institutions

11. This group includes:-

Mental Defective School
Mental Hospital
Reformatory
Special School

Group G : Wholesale Warehouses

12. A warehouse is a building designed for the purposes of storing goods and the transaction of business, other than retail business, related to such goods and may also include residential accommodation for an employee and his family.

Group H : Storage Warehouses

13. A storage warehouse is a building designed for the purposes of storing goods and where no business is transacted other than incidental to such storage. This group includes:-

Builder's or Contractors Yard
Furniture Depository
Grain Silo
Local Authority Depot
Storage Yard
Transit Warehouse

Group I: Public Buildings And Places Of Assembly

14. This group includes:-

Art gallery	Amusement Arcade or Hall
Baths (Public)	Auditorium
Baths (Public Swimming)	Billiard Saloon
Central Government Office	Church Hall
Cinema	College (Adult Non – Residential)
Clinic	College (Business)
Community Centre	Commercial School
Court (Law) (8)	Concert Hall
Court (Police)	Exhibition (Hall or Gymnasium)

Fire Station	Hall of Trade Exhibitions
Government Office (8)	Lecture Hall
Library (Public)	Lottery Hall
Labour Exchange	Meeting House
Local Government Office	Music/Dance Hall
Museum	Public Hall
Police Station	Skating Rink
Post Office	Special Centre
Technical College or Institute (2)	Squash Rackets Court (Public)
University Building	Theatre
Welfare Centre	

NOTE: (8) These buildings should not normally be permitted in Zones (Residential) unless they are small local institutions.

Group J: Special Places Of Assembly

15. This group includes: -
- Amusement Arcade or Hall
 - Athletic Ground (9)
 - Drive-in-Cinema
 - Drive-in-Restaurant
 - Fair Booth
 - Football Ground (9)
 - Fun fair
 - Racecourse or Track
 - Sports Ground (9)
 - Stadium

NOTE: (9) Sports grounds included in this group are those to which the public are regularly admitted for payment: grounds attached to schools or belonging to clubs and firms and not primarily intended as places for public entertainment may be allowed in any zone.

Group L: Service Industrial

16. A service industrial is one which industrial operations are conducted for the express purpose of rendering services directly concerned with the day to day needs of the local community and where the processes carried on, the machinery installed, the number of persons employed and the amount of vehicular traffic generated would not

be detrimental to the amenity of the area concerned by reason of noise, vibration, smelly or any other cause. (10)

This group includes:-

Bakery (5)

Garage (7)

Laundry

Milk processing and distributing depot

Stores and Storage Yard

Trademan's workshop

Wood and Coal Yard

The total area does not exceed 233m²

17. A service industrial building is one which the industrial processes carried on and machinery used are such as would not be detrimental to the amenity of the area concerned by reason of noise, vibration, smell or any other cause. (5), (7), (10), (13)
- Service industrial buildings may include such offices and retail premises as are necessary solely for the disposal of such goods as are manufactured or are treated on the premises and may also include residential accommodation for one employee and his family.

NOTE: (10) An industrial use is defined under Group M.

Group M: Industrial

18. Any industrial use is a use other than light industrial use or special industrial use, which includes any of the following activities:-
- i. The making of any article or part of an article;
 - ii. The altering, repairing, renovating, ornamenting, painting, spraying, polishing, Finishing, cleaning, dyeing, washing, or breaking up of any article;
 - iii. The adaptation for sale or use of any article;
 - iv. The sorting,, assembling, or packing (including washing of filling bottles or other containers of any article;
 - v. Breaking up of vehicles or parts thereof;

- vi. Printing by letter press, lithography, photogravure or similar process, including any activity associated with the printing industry;
- vii. The production and storage of gas in a holder of more than five thousand cubic feet
- viii. storage capacity.
- ix. The freezing, chilling or storage in cold storage of any article;
- x. The slaughtering of livestock;
- xi. The generation of electricity;
- xii. Photographic work;

Save where the activity carried on is only incidental to the permitted predominant use. (5), (7), (9). Industrial buildings may include such offices and retail premises are necessary solely for the disposal of such goods as are manufactured or are treated on the premises and may also include residential accommodation for one employee and his family.

Group N: Parking Garages

19. A parking garage is a building designed for the purpose of providing accommodation for the parking of motor vehicles, other than for the purpose of exhibit, sale or repair and may include:-
- a) Use of the ground floor or alternatively, but not additionally the first floor of such buildings for:
 - i. Shops
 - ii. Offices
 - iii. Purpose incidental to the operation of the garage, and
 - b) Facilities within such building for the fuelling, lubricating and washing of motor vehicles parked within the building;
 - c) Public passenger transport movement facilities

Provided that in no case shall the floor area used for purposes indicated in (a) and (b) above exceed twenty percentum of the total floor are of such building.

Group P: Petrol Filling and Service Stations

20. A petrol filling and service station is a retail place of business designed primarily for the purpose of fuelling motor vehicles with petroleum and other motor fuel and includes:-

Any pump or other apparatus on the property used in connection with the fuelling of motor vehicles.

Any building used for the retail sale of the other petroleum products, motor vehicle spare parts, accessories, tyres, tubes and those items covered by an aerated water dealer's licence;

Any building used for the lubricating, washing or polishing of motor vehicles.

Any building used for servicing and repair of motor vehicles, but shall specifically exclude the following services and/or repairs.

- a) Steam cleaning
- b) Spray painting
- c) Panel beating
- d) Engine removal and dismantling
- e) Engine tune-ups for racing and competition vehicles
- f) Body building or modifications to body work
- g) Tyre retreading/remoulding
- h) Clutch and/or gearbox replacement and repairs when removal of the engine is necessary
- i) Automatic transmission repairs

NOTE: (11) The items specifically excluded from this group are to be included in Use Groups K, L or M dependent on the nature and extent of such work, buildings and machinery used or to be used in connection therewith.

Group R : Funeral Parlour

21. A Funeral Parlour means a building wherein arrangements for burial or cremations are conducted together with the preparation of bodies of deceased persons for burial or cremation and may include:-

- i. Facilities for the deceased person;
- ii. A Chapel
- iii. A viewing room
- iv. A coffin showroom
- v. An administrative office for the arrangement of supply of floral attributes.

- vi. Such administrative offices and toilet facilities as are ordinarily necessary for the day-to-day operation of the funeral parlour.

Group S : Special Buildings And Uses

22. The following types of buildings are special industrial buildings: -

- i. Any building designed for use as, or for, one or more of the following works or processes: -

Brick kilns, lime kilns, coke ovens, salt glazing works, sintering or sulphur bearing materials, distilling, refining, or blending of oils, stone crushing or screen plants for the preparation of road surfacing materials. Smelting of ores and minerals, calaining, puddling and rolling of iron and other metals, conversion of pig iron into wrought iron and other re-heating, annealing, hardening, forging, converting and carburising iron and other metals, galvanising, recovery of metal from scrap, pickling or dissolution of metals in acid, chromium plating. Works for the production of, or which employ, cellulose lacquers, cyanogens or its compounds, hot pitch or bitumen, pyridine, liquid or gaseous sulphur dioxide, sulphur chlorides, calcium carbide. (12) Works for the production of amyl acetate, aromatic esters, butyric acid, caramel, enamelled wire, glass, salicylic acid, salphonated organic compounds, ultramarine, zinc chloride, zinc oxide, paint and vanish manufacture excluding works at which only milling and blending are practised, production of rubber for scrap; (12,13,14).

(ii) any building designed for the purpose of carrying on of the following industries, business or trades, viz:-

Animal charcoal manufacturer

Blood albumen maker

Blood boiler

Blood drier

Bone boiler or steamer

Bone burner

Boner grinder

Breeder of maggots from putrescible animal mater

Candle maker

Catgut manufacturer

Chitterling or nettlings boiler (not carried on as subsidiary to a retail trade or business)

Dealer in blood, skins, hides or butcher's waster

Dealer in rags and/or bones (including receiving, storing and manipulating rags in or likely to become in an offensive condition, or any bones, rabbit-skins, fat or putrescible animal products of a like nature) fat smelter or fat extractor

Fellmonger

Fishcurer (not carried on by a fish monger as subsidiary to his trade or business as a fishmonger)

Fish skin dresser or scraper

Glue maker

Gut scraper or Gut cleaner

Leather dresser

Maker of metal for feeding poultry, dogs, cattle or other animals, from fish, blood, bone, fat or animal offal, either in an offensive condition or subject to any process causing noxious or injurious effluvia.

Manufacturer of manure from bones, fish offal, blood, spent hops, beans or other putrescible animal or vegetable matter.

Parchment maker

Size maker

Skin drier

Soap boiler

Tallow melter or refiner

Tanner

Tripe boiler or cleaner

Special industrial buildings may include such offices and retail premises as are necessary solely for the disposal of such goods as are manufactured or treated on the premises and may also include residential accommodation for one employee and his family.

NOTE: (12) Notwithstanding the provisions for these paragraphs, garages in which car-spraying is carried on shall not be deemed special industrial buildings on that account.

(13) Many of the works and processes mentioned in paragraph 18(i) are injurious only where the methods employed give rise to excessive noise, gaseous or other effluents. Where the authority is satisfied that these conditions will be prevented by the installation of suitable equipment it may regard the building as an industrial building and not as a special building.

(14) The groups to which a particular industrial use or building properly belongs depends on the size and the nature of the undertaking and process carried on.

Appendix 3: Proposed Categories of Land Uses

Residential

- R1 : High density residential areas, comprising (R1a-b) & LP2
- R2 : Low/medium density residential areas (R2a-c)
- R3 : Flats

Commercial

- LP1 : Town Centre Local Plan (LP1)
- C1 : District Shopping Centres
- C2 : Neighbourhood Shopping Centres

Industrial

- IZ1 : Heavy and Light Industrial Areas
- IZ2 : Small Scale industrial Areas

Recreation

- OS : Public Open Space

I : Institutional