

Marondera Municipality



Draft Master Plan 2024-2034

Written Statement

June 2024

Submitted By The Master Plan Consultancy Team Led
By Dr P Toriro

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MARONDERA MASTER PLAN

This Master Plan has been prepared in terms of Part IV of the Regional Town and Country Planning Act, 1996 (Chapter 29:12) and the Regional Town and Country Planning (Master and Local Plan) Regulations, Government Notice No. 248 of 1977.

Certified that this is a true copy of the draft Marondera Master Plan as adopted by the Municipality of Marondera at its meeting held on the

.....

..... Marondera Mayor

..... Marondera Town Clerk

1. Background

1.1 Marondera Municipality Master Plan Statutory Basis

The Zimbabwean government is proactively updating Master Plans for all districts by June 30th, 2024. These plans will serve as blueprints for development, leveraging local resources and stimulating economic growth. This initiative aligns with the National Development Strategy 2 (NDS2) Vision 2030 of achieving an upper-middle-class income economy and various governmental development frameworks, aiming to ensure equitable prosperity nationwide. By utilising a modern planning framework, the updated Master Plans will be essential tools for well-planned and sustainable growth in each district. Notably, Marondera's last Master Plan, dating back to 2006, is outdated and necessitates a new plan that aligns with the government's evolving developmental trajectory to address the municipality's expanding needs.

This Master Plan has been meticulously prepared in full compliance with the law, specifically under Part IV of the Regional, Town, and Country Planning Act, 1996 (Chapter 29:12), and in accordance with the Regional, Town, and Country Planning (Master and Local Plan) Regulations, as outlined in Government Notice No. 248 of 1977.

1.2 The Need for a Master Plan in Marondera

The current Master Plan that is being used by the Municipality of Marondera was approved in 1986 as a combination master plan. Master Plans are living documents that are supposed to be periodically reviewed to remain in sync with a settlement's development realities and aspirations. Best practice dictates that local plans must be reviewed within every five years and Master Plans must be reviewed within every 10 years. With almost forty years since the last master plan was prepared, the document was no longer useful and effective in managing Marondera's development as well as shaping its future.

Many of the assumptions that informed the old plan are no longer applicable. There have also been several policy changes that compel Marondera to prepare a new master plan. At the time the master plan was prepared, new policies affecting urban areas such as the *Human Settlements Policy* was not yet in place. On the ground, the challenges affecting Marondera today are different from those that affected the town at the formulation of the operative master plan. The new realities include high unemployment, a growing informal sector, infrastructure failure, environmental degradation and increasing housing demand.

All these require a new planning tool that is informed by existing and foreseen realities. A case for a new master plan is therefore glaring. It is also significant that earlier in the year 2024 the state President in his *Call to Action*, directed that all local authorities must have amongst other interventions, operative new master plans by mid-year.

1.3 The Marondera Master Plan Review, Intention and Horizon

In addition to responding to the President's directive, the Marondera Master Plan intends to address Marondera's challenges mainly, environmental degradation, infrastructure deficits, housing shortages, poor traffic flow, inefficient and unreliable public transport, unplanned

informal sector operations and inadequate social amenities. All these sectors have serious challenges that require planning interventions. The master plan has a 10-year horizon to accommodate today's fast changing world.

1.4 The Roadmap for preparing the Marondera Master Plan

The Marondera Master Plan preparation followed a five-phase process as follows:

1. **Inception Workshop** where stakeholders were engaged on the commencement of process
2. **Sector studies** to collect data that informed the Master Plan
3. A **Validation workshop** for stakeholders to receive and validate **Report of Study**
4. The **Plan formulation** to put together a draft master plan using feedback from Report of Study Validation.
5. Another **Validation Workshop for the Draft Master Plan** prior to approval processes

1.5 The Marondera Master Plan Team

The Marondera Master Plan was prepared by a team of consultants led by Dr Percy Toriro who was recommended by the Ministry of Local Government's Department of Spatial Planning and subsequently appointed by the Municipality of Marondera.

The following members constituted the Marondera Master Plan Team:

- **Dr Percy Toriro (Lead Consultant)**
- **Tinashe Mpofo**
- **Prof Innocent Chirisa**
- **Tatenda Chiteka**
- **Phillip Kundishora**
- **Verengai Mabika**
- **Garikai Desouza**
- **Cordelia Njeru**

The team wishes to acknowledge the support of the over 40 enumerators from Marondera who assisted with data collection. Similarly, the team acknowledges the supportive role of the Marondera Municipality's Master Plan Project Management team led by the Town Clerk's appointed Project Manager, Mr Harry. They facilitated and supported the master plan process. From the DSP Provincial Planning Office, we would like to thank Mr Mandibaya and his colleagues who supported the team and provided useful institutional memory and critical background planning documents.

The team lead would also like to thank all the people and stakeholders in Marondera who contributed to this game-changing project. Due to the high levels of participation, hard work and commitment of all players, we were able to achieve this difficult task in record time and to a good standard.

2.0 Part One:

2.1 Revisiting the Report of Study Highlights

Part One of the Written Statement revisits the Report of Study by summarizing highlights of the report to ensure that this Written Statement is a complete plan in itself. The highlights remind the users of the master plan of the context in which the plan was prepared. Whilst the detailed studies are found in the Report of Study, this summary provides a snapshot of the main findings before outlining the emerging issues.

2.2 Global and Regional Urbanization Context

The Marondera Master Plan is being prepared within a context of rapid global urbanization. In the year 2008, the world reached what is now referred to as the 'Tipping Point'. For the first time in history, more people lived in cities than in rural areas. Whilst Africa is the least urbanized continent, it is now the fastest urbanizing. Almost 90 percent of all new global urbanization is happening in Africa and the global South.

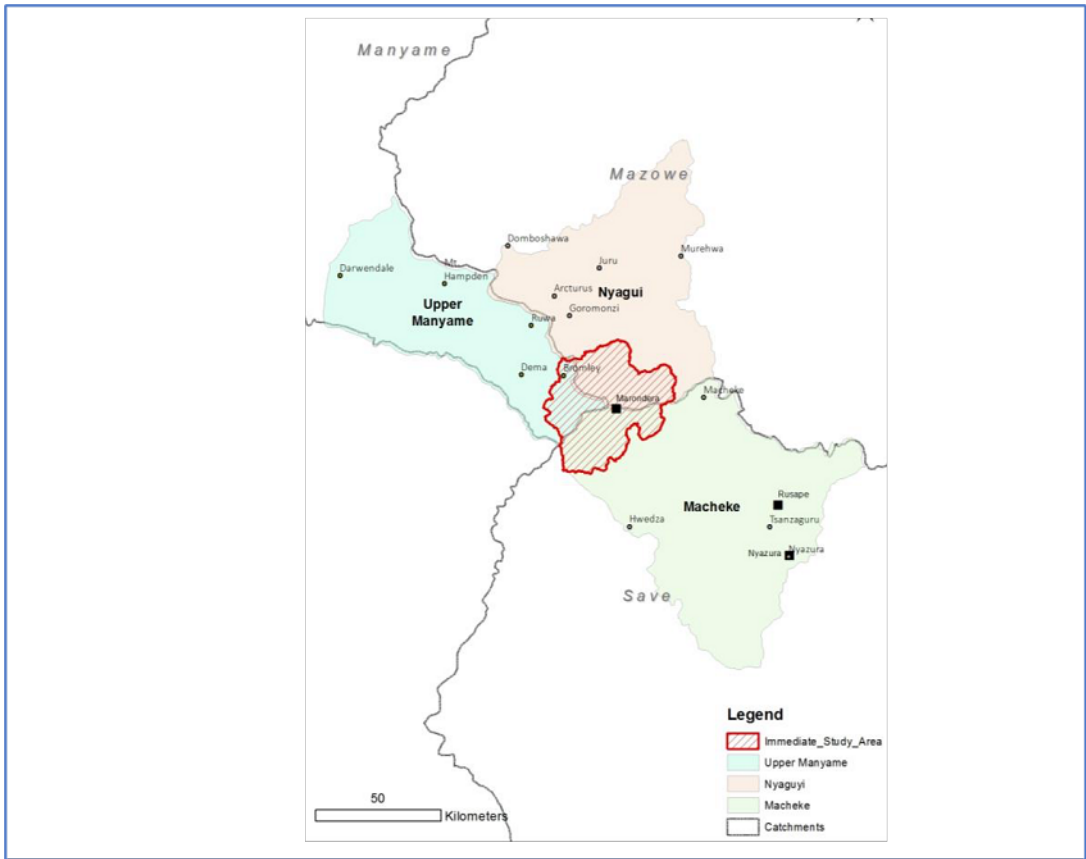
This rapid urbanization in Africa is also happening in Zimbabwe.

2.3 Marondera's Environment and Ecology

Marondera is facing three major environmental threats: there is huge deforestation destroying the town's beautiful indigenous miombo forests; the town's position at the headwaters of 3 catchments threatens river systems if not well-managed; poor solid and liquid waste management is polluting the environment and the water supply dams as briefly explained below.

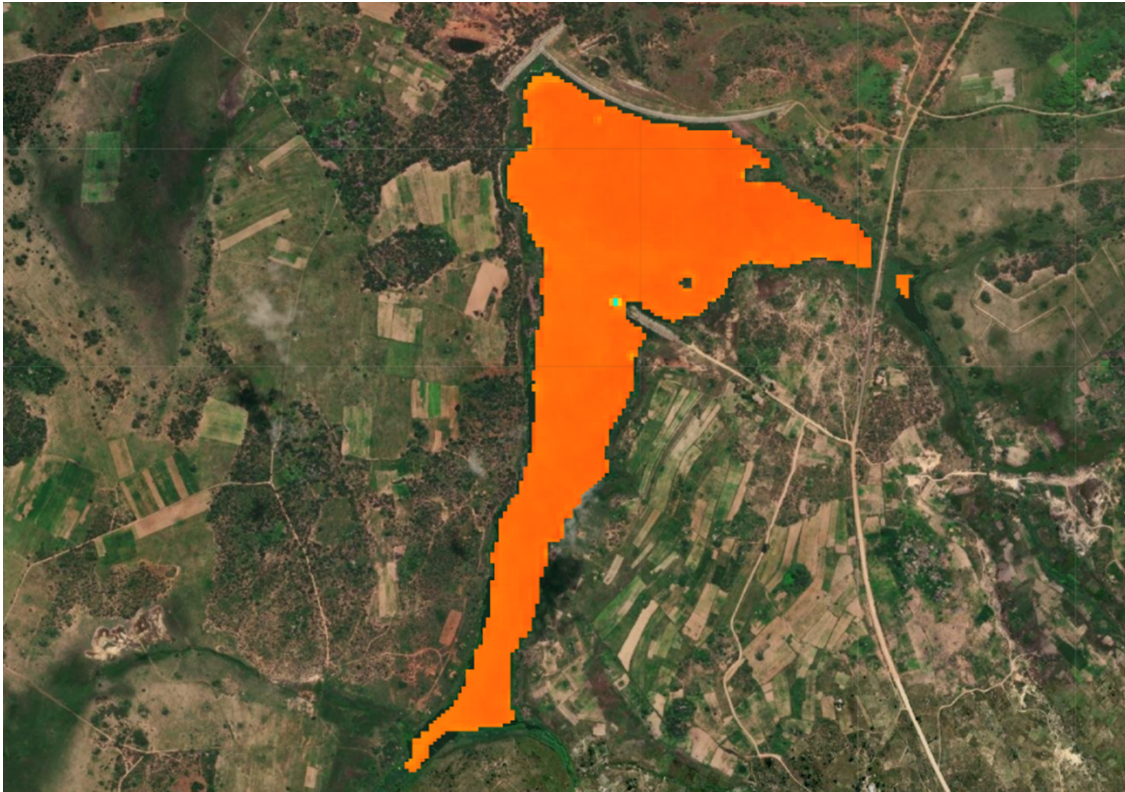
There are pockets of forested areas within the planning boundary that contain beautiful indigenous trees. Such areas are found on the edges of most residential areas as well as within some suburbs. In addition to acting as the town's carbon sinks and the town's breathing spaces, these forests add beauty to the town. Some of them are situated around rock outcrops and create outstanding scenery. Unfortunately, many of these forests are under threat from urban expansion as well as energy demands.

Marondera Municipality is situated within a watershed that encompasses three catchments: Manyame, Mazowe, and Save. These catchments serve as the sources of raw water for the municipality. The catchments feed the four dams: Nyakambiri and Nyambuya owned by the municipality, and Rufaro and Wenimbi run by the Zimbabwe National Water Authority (ZINWA). It is important that sustainable catchment area measures are maintained.



The third threat comes from an overloaded and collapsing sewerage reticulation and treatment system. There are several areas with regular sewerage failures that cause untreated effluent to flow into river systems ending up in the water supply dams. The pollution levels in Rufaro Dam. According to a 2020 satellite imagery (shown below), the dam pollution levels are very high as indicated by the colour orange which is very close to red (the most polluted reservoir indicator).

The pollution is not just caused by sewer bursts, but also the inadequate treatment capacity. The existing plants are no longer able to handle all the effluent generated in Marondera. The technology being used is also outdated. The town therefore has a dual challenge of inadequate treatment capacity as well as a failing reticulation network.



2.4 Population and Employment Highlights

Marondera has a young and growing population of 66,204, according to the 2022 census. There has been a steady growth of the town's population over the years. There has however been a somewhat slowdown of the growth over the last decade after rapid increases of the 1980s, 1990s and the early 2000s. The figures below indicate that the town experienced a 6.8% growth between 2012 and 2022, adding 4,206 people during that period. This is in comparison to a 20% growth rate, adding 10,151 people between 2002 and 2012.

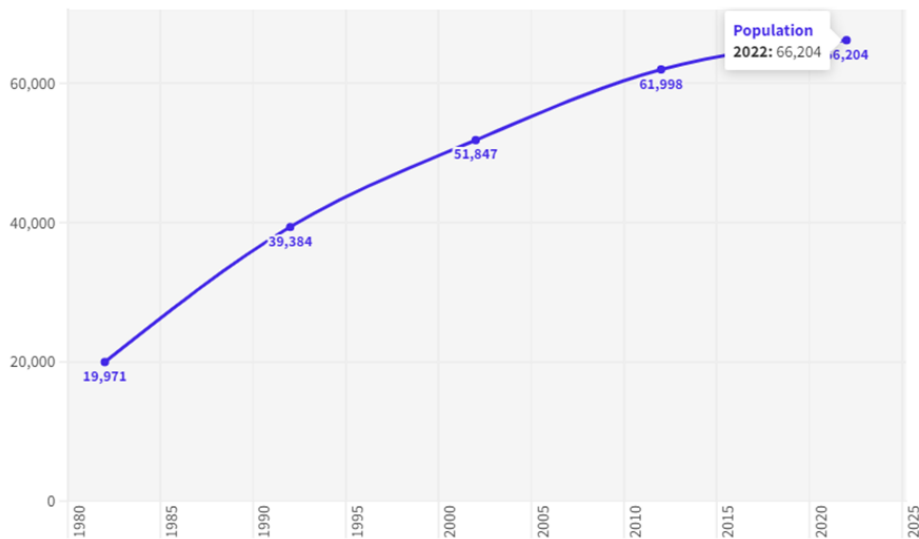
There is significant unemployment and under-employment in Marondera.

The figures in the table below show that formal employment is less than 40 percent with the unemployed and self-employed constituting the majority of household heads.

Household Head Employment Status	
Unemployed	23.67%
Self Employed	36.54%
Formally Employed	39.79%

Marondera

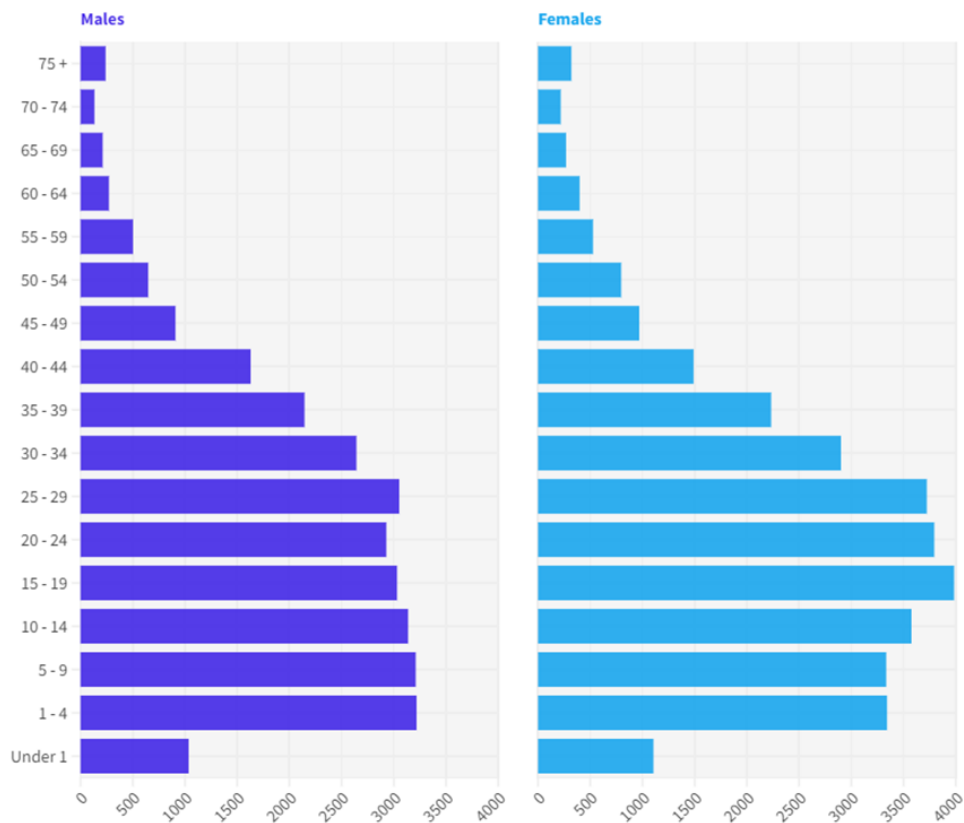
Population figures for the town from 1982 to 2022 at 10 year intervals



Source: Zimstats

The population structure constitutes of a typical developing city population where the base of the pyramid is broad. As seen in the male and female pyramids below for Marondera, the majority of the population is below 30 years of age. This depicts a young and growing population. This creates a demand for additional facilities and opportunities such as schools, training facilities, and employment.

Population Structure for Marondera Urban (2012)



2.5 Impact Of The Population On the Town

1. Economic Growth and Labor Force Potential

The young and growing population presents a significant opportunity for economic growth in Marondera. A youthful demographic can drive productivity and innovation across various sectors, including agriculture, retail, education, and light manufacturing. This expanding labor force creates the potential for entrepreneurship and the establishment of new businesses, which can boost the local economy and increase employment opportunities.

2. Demand for Goods, Services, and Infrastructure

A steadily growing population drives demand for a wide range of goods and services, including retail, healthcare, education, and housing. This increased demand creates opportunities for business expansion and infrastructure development to accommodate the needs of a larger community. Investment in social services and amenities is essential to support the quality of life for residents and ensure sustainable urban growth.

3. Urban Planning and Sustainable Development

The slower population growth rate over the past decade, compared to the rapid increases of previous years, provides an opportunity for more sustainable urban planning. This trend allows the town to better manage resources, address infrastructural needs more effectively, and avoid the strain that rapid population growth could impose on existing systems. Strategic investments in housing, transport, and social services will be crucial for maintaining high living standards.

4. Education and Skills Development

With a youthful population, there is an increased need for educational facilities, vocational training, and skills development programs. Investing in these areas is crucial for empowering the young demographic to participate fully in the local economy. Education and skills development can enhance employability, reduce youth unemployment, and support a shift toward more skilled economic activities.

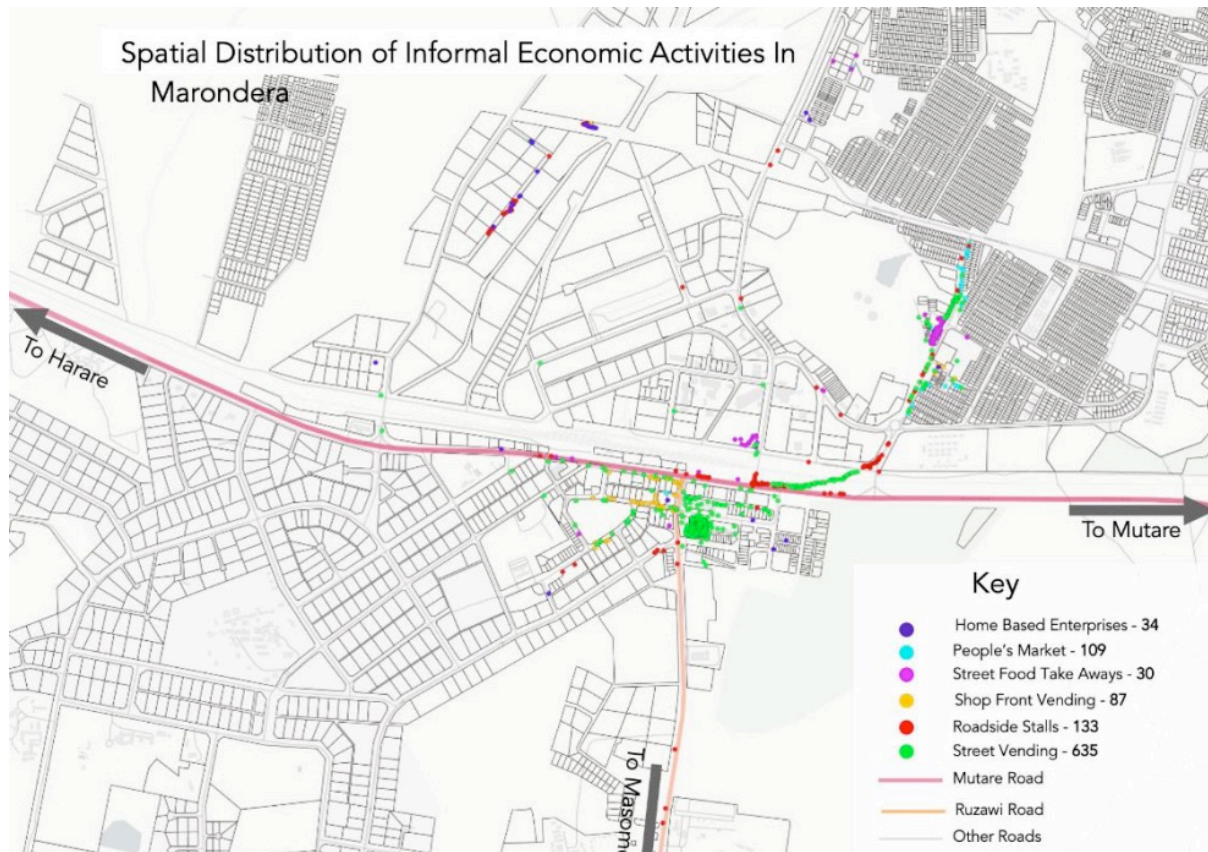
5. Socio-Economic Challenges and Opportunities

The population dynamics suggest potential socio-economic challenges, such as the need for job creation and access to affordable housing. However, these challenges also present opportunities for targeted investments in sectors that cater to the young demographic, such as education, sports, recreation, and youth-oriented services. Addressing these needs can help improve the overall quality of life and foster a more inclusive and resilient community.

2.5 Small-scale and Informal Sector

The small-scale and informal sector has witnessed massive growth over the past several years. The existence of this sector is visible everywhere in the town: from the residential areas to the industrial and commercial areas. There is however one recurring observation regarding

the sector, that is, it is not sufficiently planned for and hence operates largely outside the regulatory framework. They operate in road reserves, along busy corridors, and in front of formal shops in the CBD. They also lack basic infrastructure to protect them against weather elements, for basic hygiene, and therefore operate against the ILO's decent work aspiration. This large sector that employs almost one third of the Marondera working group is therefore largely considered illegal for most purposes. The unplanned nature of this significant sector's operations means that they do not enjoy secure livelihoods and they remain unable to contribute to council revenues and to national economic development.



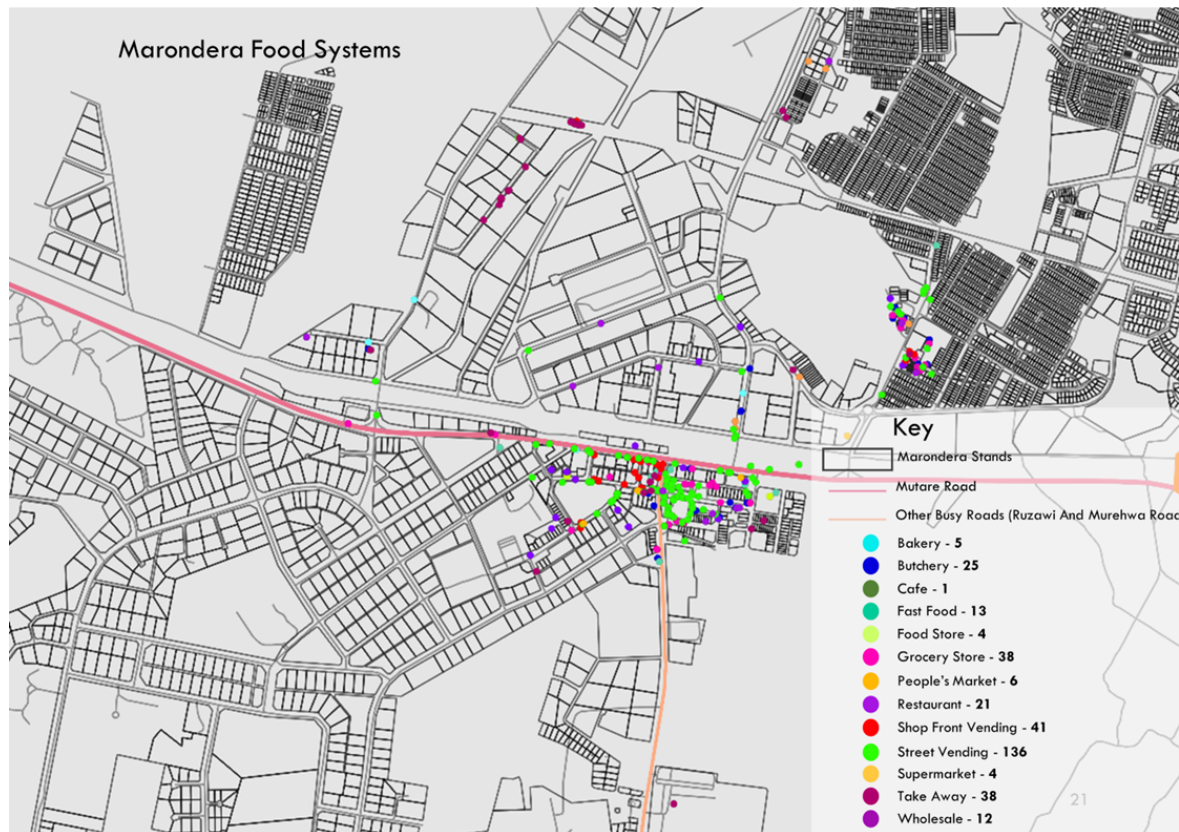
2.6 Housing Issues

There are six highlights of the situational analysis of the housing and amenities sector in the planning area. First the public low-income accommodation in Marondera is in a poor state of maintenance; Secondly, there is a limited stock of rental housing; Thirdly, there is a huge gap between housing demand and delivery; Fourthly, the character of housing delivery is taking up too much land and sprawling into the periphery; Fifth, there is an increasing number of housing developments without relevant services; Lastly, amenities are inadequate and unevenly distributed in the town.

2.7 Marondera Food System

A food system is the whole value chain of bringing food to the table. It is about where food is produced, how it flows to the markets, where it is processed, all the way to waste management. This has implications on society's food, its availability and affordability. Marondera has a thriving food system with huge potential, but there has not been deliberate

planning to ensure that Marondera residents access and enjoy food in line with the FAO expectations. According to FAO, food security is based on four pillars namely ‘availability, accessibility, utilization, and stability.’ Planning should aim to ensure that all the four pillars are realized by creating appropriate sites, standards and conditions.



An analysis of the spatial distribution of the food shops, markets, and restaurants shows that although there are many different sources of food, these are unevenly distributed and there are many areas that do not have easy access to important food markets such as fresh farm produce and traditional healthy foods. Consideration must be made of the different categories of food markets and ensuring equitable and easy access to guarantee affordability.

Health considerations must also be made by ensuring that healthy and traditional food planning is given as much priority as fast foods outlets that appear to be dominating today’s food landscape, yet they also cause obesity and other lifestyle diseases such as diabetes and hypertension. Public health therefore now also includes nutrition considerations which are impacted upon by planning provisions. Planning creates the food environment.

2.8 Education and Social Amenities

There are 12 public schools and 49 private schools in Marondera. The detailed breakdown is as follows:

Schools and Ownership Status in Marondera	
Ownership Status	Number
Council	6
Government	6
Church	1
Private	48

This means that most schools in Marondera are private. Whilst public schools are much bigger in terms of enrolment hence have more children, this still makes the education balance in Marondera skewed in favour of private interests. This may have affordability and even quality implications.

On tertiary education, there are 3 universities in Marondera (MUASt, ZOU and Women's University in Africa). Meanwhile the town has not planned for and taken advantage of the presence of these institutions.

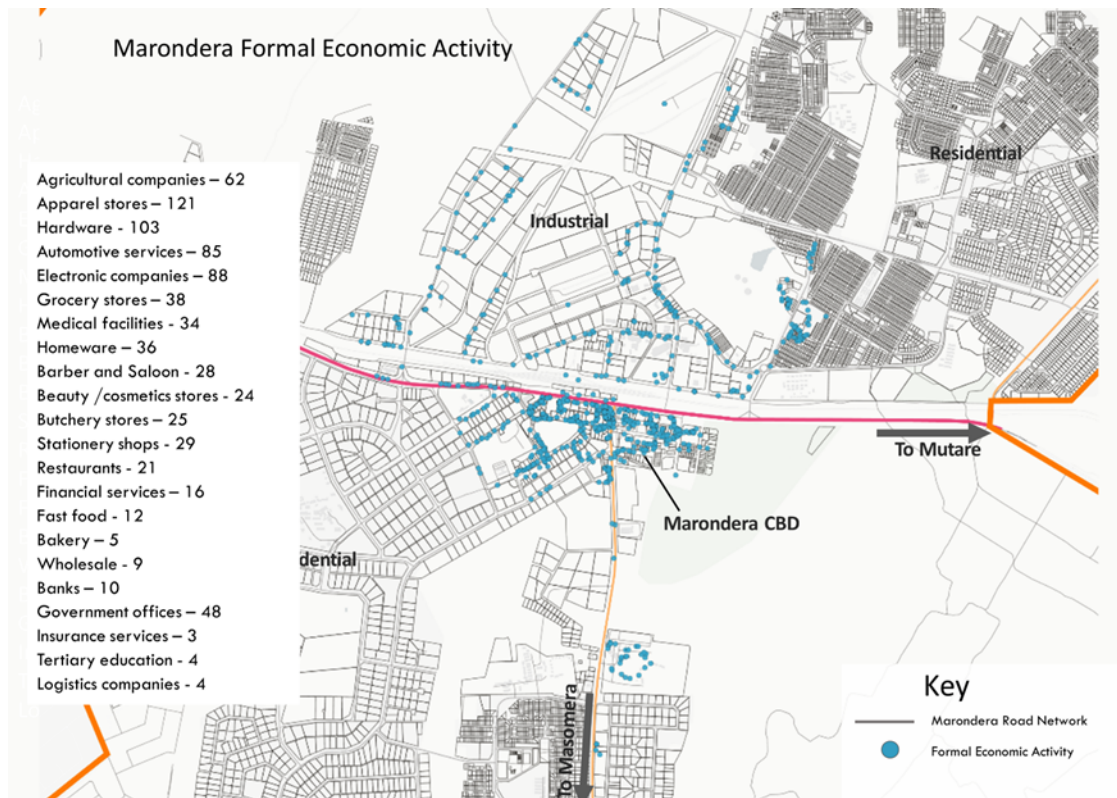
2.9 Health Facilities

There are only two primary care clinics in Marondera, both located in the old low-income suburbs of Dombotombo and Nyameni. All the new residential areas do not have primary care clinics depriving them of the first line of affordable public health access. The two primary care clinics lack adequate ancillary facilities such as equipment and beds.

There is only one public referral facility (Marondera Provincial Hospital) and one private (Borraidale Trust). Of the 12 private clinics, 8 are in the CBD, away from the majority of Marondera residents.

2.10 The Commercial and Industrial Sector

There is a significant commercial and industrial sector in Marondera as shown by the many formal economic activities mapped below.



Whilst the commercial sector is thriving and showing growth, the industrial sector has been stagnant. An assessment of economic activity revealed that many industries have not grown with a few even collapsing. An example of one major industrial activity that has declined is the meat processing industry led by the Cold Storage Commission (CSC). There are however a few positive examples that have witnessed growth such as the bakery, Proton. Hardware shops supplying building materials and farming supplies have also grown tremendously. This is reflected in the high numbers of 103 and 62 respectively. In the service industry sector, automotive services (85) and electronic shops (88) also showed some life.

2.11 Traffic and Transportation

There is congestion caused by high volumes of traffic in the CBD along Harare-Mutare Road. This congestion is caused by the failure to separate local traffic from through traffic. There is also chaos caused by the unregulated and largely informal transport system. This is worsened by inadequate ranking facilities for both formal and informal transport.

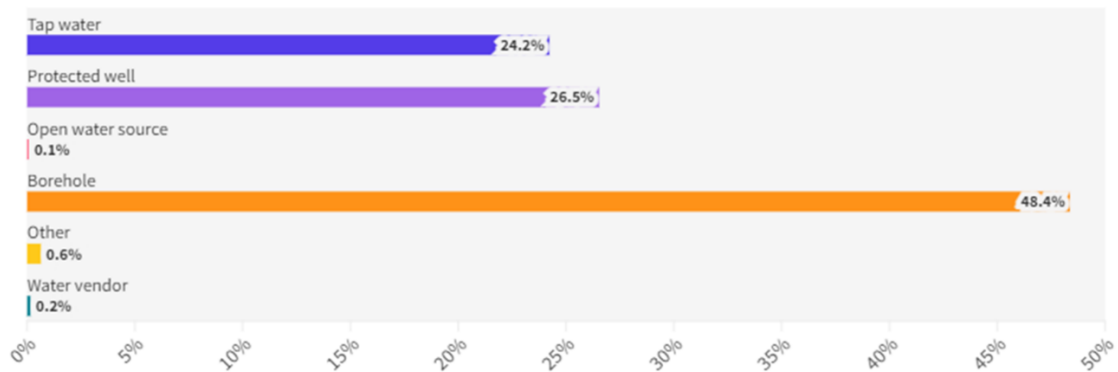
2.12 Infrastructure

Water

The existing water treatment plant has a capacity of 13.5 mega litres per day compared with the daily demand of 30 mega litres leaving a shortfall of 16 mega litres. The water treatment facility is not even meeting its capacity of 13.5 mega litres per day as it is treating 8.6 mega litres because the plant is now old.

Water supply is inadequate, so it is supplied to different zones on different days. Zone 1 and 2 refer to the CBD, industrial areas and high-density areas around Dombotombo. Zone 3, 4 and 5 refer to further suburbs including Rusike, Morningside and Ruvimbo Park. Water supply to zones 1 and 2 occurs after 1 day, whereas water supply to zones 3, 4 and 5 occurs after 2 days.

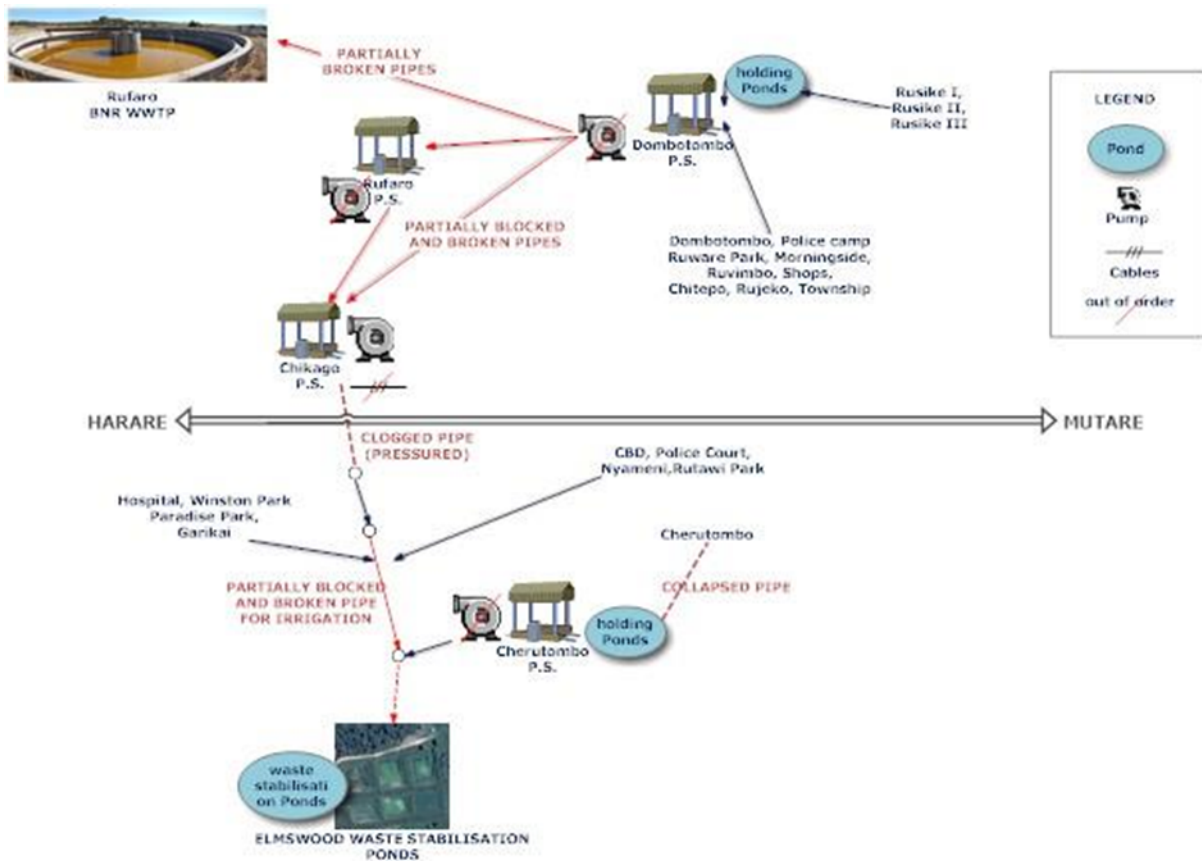
Main water sources for Households (%)



Source: Household Survey(2024), Marondera Master Plan

Sewerage

Marondera suffers from two problems associated with liquid waste management: First the reticulation network is old and experiences frequent pipe bursts. Second the treatment capacity is inadequate and hence some effluent is not subjected to treatment. These two challenges mean that a lot of untreated sewerage effluent is discharged into drains and water systems thereby polluting the town's rivers and water supply dams. The Marondera sewerage system challenges are summarized in the graphic below.



Solid Waste Management Infrastructure

Marondera does not have a planned waste disposal site. The town currently practices crude dumping at the Hunyani Dumpsite. The management of the deposited waste is poor with a lot of soil and groundwater pollution.

The equipment for waste collection is also critically inadequate with most refuse in the residential areas going uncollected. As a result, numerous small mini dumps have started to accumulate in most residential areas.

Roads

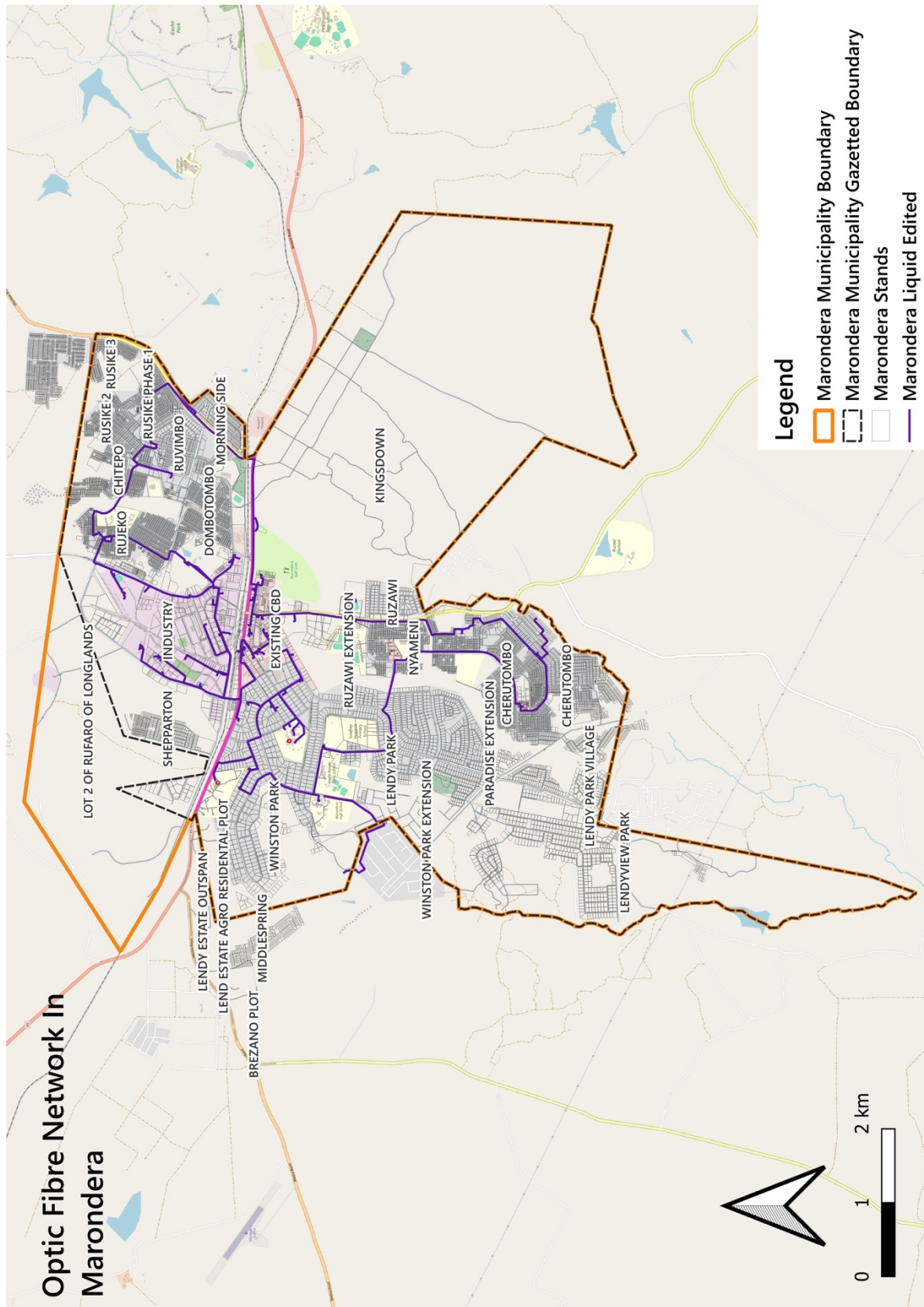
The town of Marondera has an extensive road network spanning approximately 196 kilometres. A roads condition survey however reveals that the majority of these roads are in dire need of substantial maintenance. A significant proportion of the road network in most new areas comprises gravel roads that are not surfaced.

There is a significant backlog in road repairs and upgrades.

Communication Infrastructure

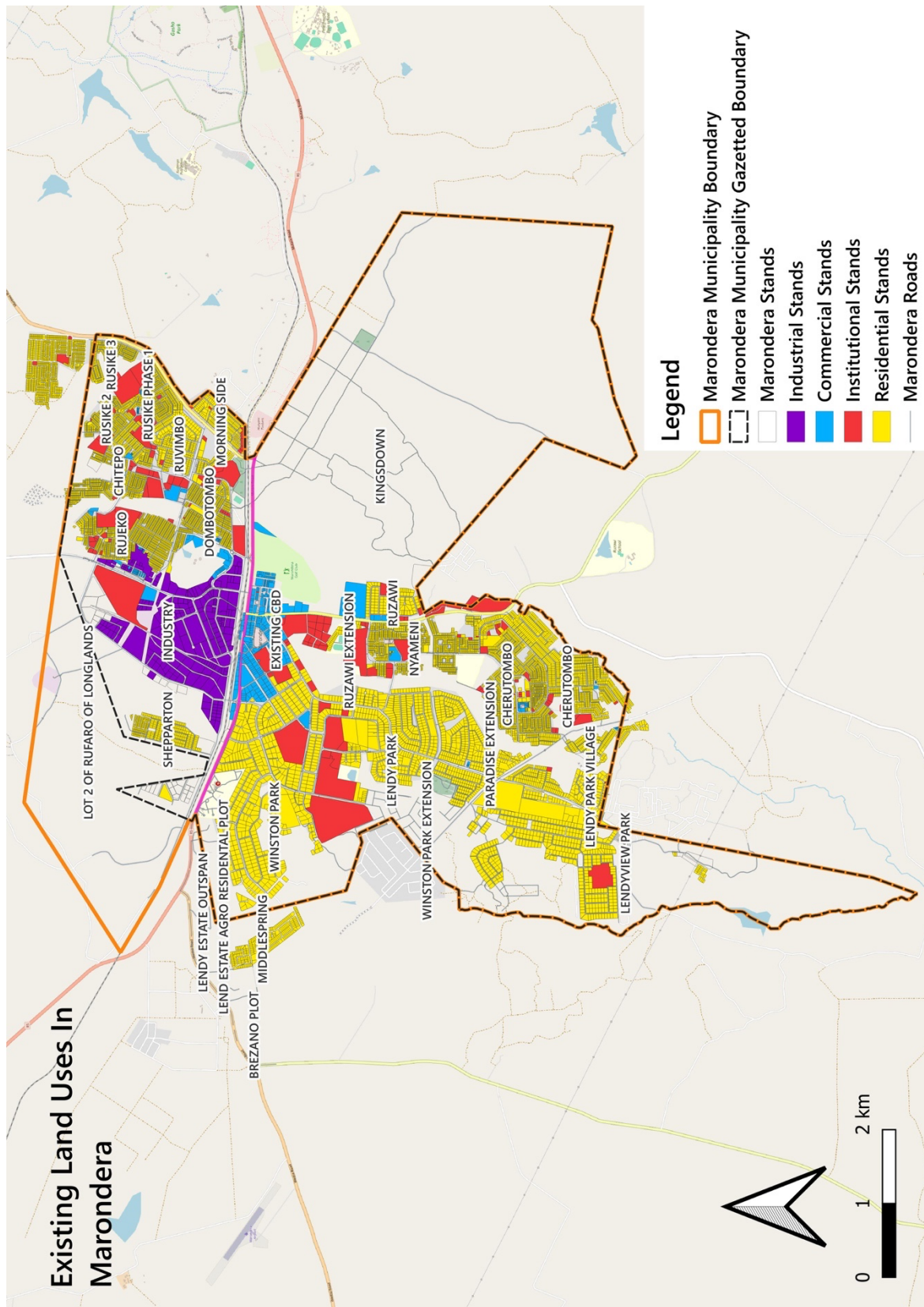
Marondera municipality has good coverage of mobile communication network with most of the base stations by mobile network providers like Econet and Netone being on LTE (4G). The image below shows the town is also well served by Liquid Telecom’s trunk fibre network. This makes it easier for homes and businesses to connect to high-speed internet through last-mile

connection. Overall, Marondera has a relatively well-developed telecommunications infrastructure, which is important for both residents and businesses in the digital age.



2.13 Revisiting the Existing Uses Map

The map below shows the current situation in Marondera regarding land use.



The map shows that there is a fairly balanced distribution of land uses in Marondera with low-income high-density housing units to the north and south of the town dominated by Dombotombo, Cherutombo, and Nyameni suburbs.

The high-income, low-density housing is situated to the western and southern part of the town, whilst the middle income also known as medium-density housing is mainly to the northeast of the town.

The industrial area is located in the northern part of the town near low-income housing. Institutional uses are spread across the town with most government offices in and around the CBD. One of the most important open spaces is the Marondera Golf Course. The CBD is at the heart of town adjacent to the Mutare-Harare Road.

There is a lot of informal sector land use activities around the CBD, in some road reserves, as well as in residential areas. In fact, these uses are almost everywhere. The area not coloured represents undeveloped land, some of which is already planned.

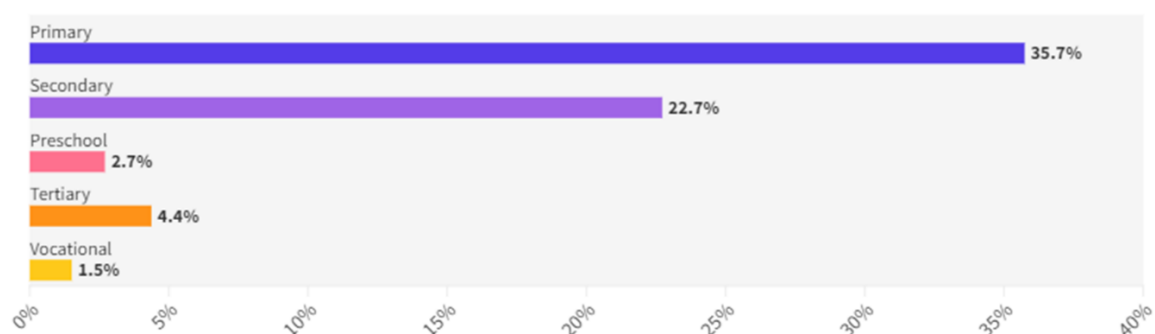
3.0 Issues arising from the Report of Study

Having revisited highlights of the situational analysis above, this section now provides a summary of issues identified in the Report of Study as needing planning interventions which this master plan seeks to address. The issues are clustered under different thematic areas namely, population and urbanization, environment and ecology, small-scale and informal sector, housing and social amenities, education, employment commercial and industrial, traffic and transportation and lastly, infrastructure.

3.1 Population and Urbanization trends

Marondera has a young and growing population. The Master Plan must contain strategies that address the needs of a young and growing population, that is, more educational facilities from pre-school to tertiary level, health facilities, recreational and sports facilities, health facilities as well as employment creation. The proportions of children at different levels of education below helps illustrate the needs.

Average Child Educational Level



Source: Household Survey(2024), Marondera Master Plan

Such a young population dominated by young school going children at primary school level presents a burden of investing in their future if society expects to reap the youth dividend. How we invest in the facilities to support these young people’s development will determine what future society we create.

3.2 Environment and Ecology

The following are the issues under environment and ecology that the master plan seeks to address.

Pollution concerns: Raw sewage discharge and other pollutants threaten water sources, necessitating improved wastewater management and pollution control measures

Sewage treatment challenges: The sewage system is in disrepair, with raw sewage flowing into water sources, and the incomplete BNR treatment plant represents a missed opportunity for wastewater treatment and water recycling.

Illegal dumping and littering: The lack of proper waste collection infrastructure has led to illegal dumpsites and widespread littering, creating unsanitary conditions and environmental hazards.

Excessive reliance on underground water threatening the groundwater reserves as a result of water supply challenges.

Inappropriate solid waste disposal site: The open dump at Hunyani Forest poses environmental and health risks due to leachate contamination and uncontrolled waste disposal and management.

Threats to biodiversity: Deforestation, illegal dumping, and uncontrolled land use changes threaten the region's biodiversity and ecosystem health.

Invasive species: The encroachment of invasive plant species poses a risk to native flora and requires management strategies.

Climate change vulnerability: The impacts of climate change, such as altered rainfall patterns and extreme weather events, pose risks to biodiversity and water resources.

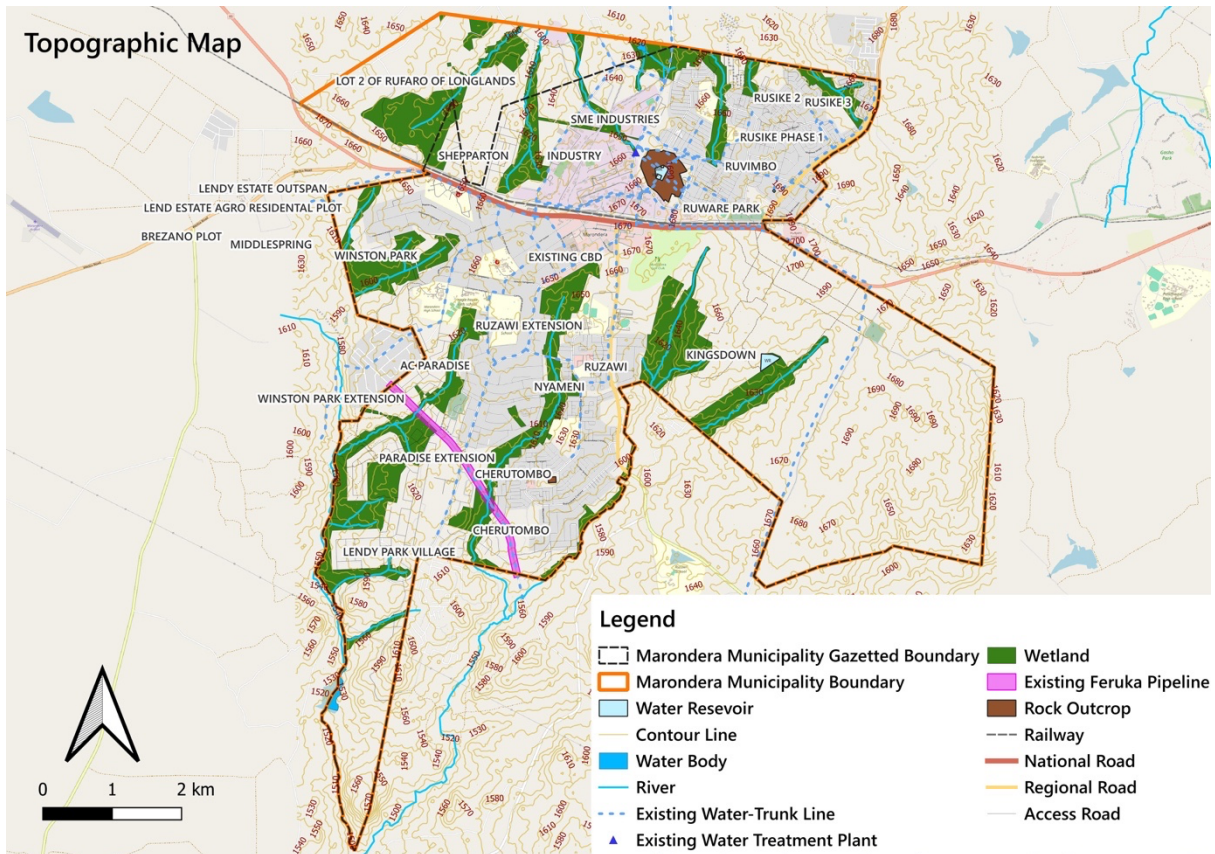
Industrial and vehicular emissions: Emissions from industries and vehicles are contributing to air pollution, posing health risks to residents.

Residential combustion: The burning of solid and liquid fossil fuels for cooking and heating in residential areas is further degrading air quality.

Illegal sand abstraction: Uncontrolled sand extraction from riverbeds threatens river ecosystems, water quality, and bank stability.

Urban expansion into vegetated areas: The growing population and urban expansion necessitate careful planning to minimize environmental impacts and protect sensitive areas.

The many issues arising from Marondera's current state of environmental and ecological management must be read together with the wetlands map of the town which shows the town's important space as a wetland and source of Zimbabwe's major rivers in 3 key catchments (**see map below**)



3.3 Small-scale and Informal Sector

As already stated in the highlights, Marondera has a large and vibrant small-scale and informal sector. This section lists the issues emerging from the current state of this sector for consideration in the master plan.

- In Marondera, there are 690 informal operators in the central business district (CBD), and immediate areas. These are operating from spaces that are not appropriate in terms of land use compatibility with other uses, safety, and protection from weather.
- Some of the spaces they are operating from lack basic amenities such as water and public toilets.
- In many areas there is conflict between the operations of this informal economy and the formal sector oftentimes leading to poor relationships between the formal and informal sector.

3.4 Housing Issues

The following are the issues under housing that the Marondera Master Plan intends to resolve.

- Most low-income housing is in a poor state with overcrowding and dilapidation at flats in Dombotombo. There are serious safety and hygiene issues.
- There are limited employer-assisted housing schemes hence most residents have limited options to assist them access housing.
- There is a limited stock of rental housing. These are important to provide temporary housing for institutional staff that move cities from time to time.
- The housing waiting list is not active and does not reflect demand. This useful tool must be developed so that there is public confidence, and it becomes a useful planning and monitoring tool.
- Contrary to the human settlements policy which promotes vertical development, there is a very negligible supply of flats and cluster developments in Marondera (36 units by FBC and some by Ministry of Housing and Social Amenities).
- There is poor and inadequate funding for housing development in Marondera. Need to introduce innovative housing delivery strategies including PPPs to close the funding gap.
- The proliferation of temporary settlements on the periphery of Marondera reflects shortage of affordable housing. This includes the development of housing without services on the edge. There is need to find win-win solutions to housing on the periphery including those in MRDC areas. Develop strategies to provide affordable housing.
- There is a bias towards high-income housing provision at the expense of low-income housing for the poor in Marondera including housing for people with special needs including the disabled.

3.5 The Marondera Food System

The report of study revealed the following issues under the food systems cluster.

- There is no planned urban food production in the city, causing some production to occur in ecologically sensitive areas and areas deemed illegal by the authorities.
- Food markets are inadequate and lack appropriate infrastructure as exemplified by food street vending with about 136 vendors and shopfront vending with 41 vendors which is a number which is constantly growing hence the need for proper infrastructure to house their activities.
- There is limited or no deliberate planning for food spaces in Marondera so there is need for a more focused approach to food systems planning so that relevant areas of production are planned, including other activities along the value chain such as appropriate markets at convenient sites complete with facilities for storage.

3.6 Education and Social Amenities

This section outlines the issues identified under housing and social amenities such as public safety and emergency services

- Lack of adequate educational facilities in terms of number of schools at all levels from ECD to secondary levels to cater for the population of the municipality.
- The distribution of educational facilities in Marondera Municipalities is not balanced. Some areas especially the newly established residential areas like Rusike Phase 2 & 3 and Garikai (Elmshood Farm) do not have public schools whilst old suburbs like Dombotombo and Rujeko have more schools.
- Long distances travelled by learners in newly established settlements to access educational facilities.
- Inadequate infrastructure at existing schools in terms of classroom blocks, ablution facilities, sporting facilities and clean water supply. Most schools do not have facilities for the disabled.
- Most schools have limited space to expand in order to increase classroom blocks and provide sporting facilities like soccer fields and other playgrounds. Some of the open spaces close to schools has been converted to become residential areas.
- Over enrollment and overcrowding of students leading to high teacher to student ratios (over 1 – 40) which are above the recommended ratios.
- Sprouting of unregistered ECD centres and private schools. This compromises the health and public safety of pupils as some of these centres do not have proper sanitary facilities.

3.7 Public Health

The following 3 issues emerged after analysing the health sector.

- Primary care facilities are inadequate and unavailable in all new areas. Residents in new areas travel long distances to access these basic facilities.
- The public referral hospital is old and overcrowded. It does not have specialist services such as heart surgery and specialist renal unit.
- Ancillary health support services such as pharmacies are not easily accessible to most residential areas particularly the urban poor.

3.8 Public Safety

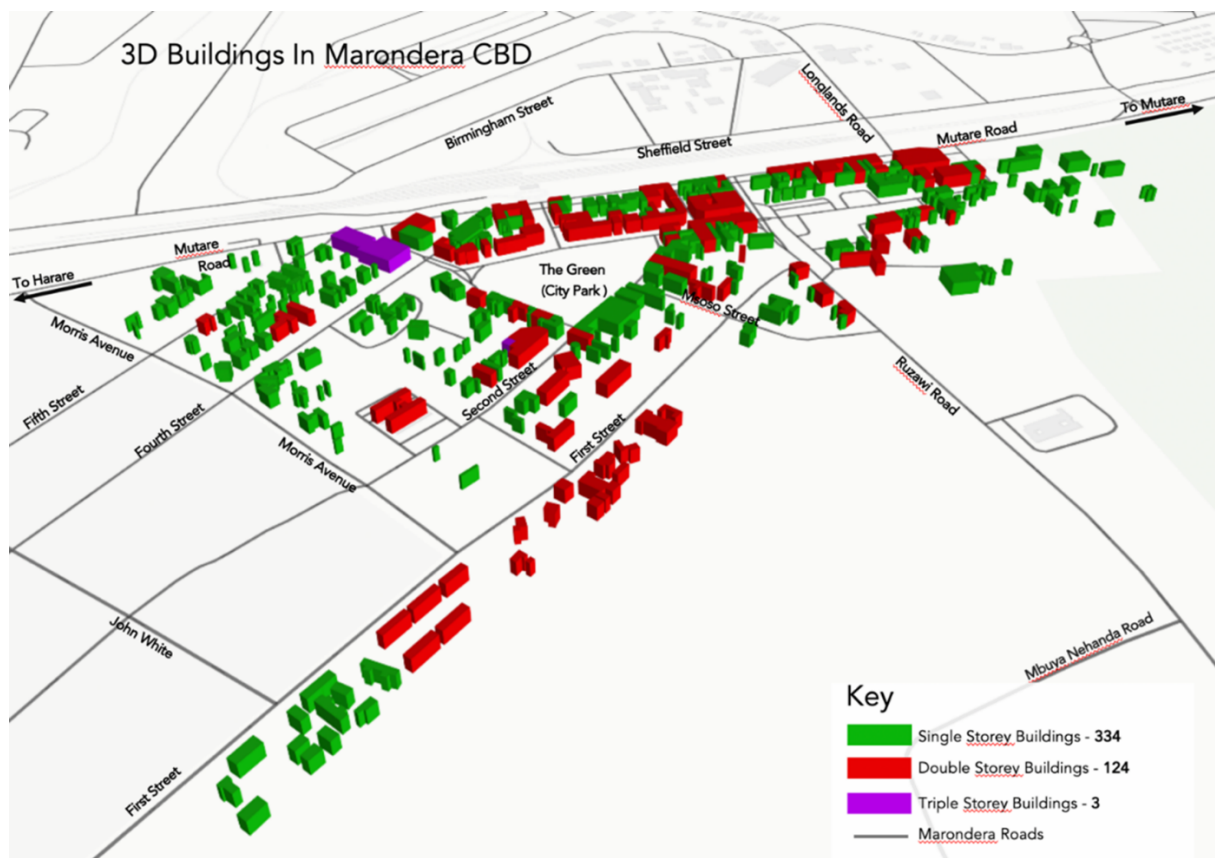
- There is lack of police stations and/or bases in most new areas depriving them of public safety within easy reach of residents.

- Emergency services, that is fire prevention, is centralized at one point. With the growth of the town, it may no longer be easy for the service to reach all areas in the event of fires.

3.9 Commercial and Industrial Development and Employment Issues

The following 4 issues arise from the Report of Study under commerce industry and employment.

- The CBD is getting cramped and running out of space for further expansion.
- There is, however, low and poor utilisation of space in the CBD, with 334 single-storey buildings, 124 double-storey buildings, and only 1 triple-storey building. Space utilisation must be optimised in the CBD and be balanced with creating new space for CBD expansion. As can be seen from the 3-D mapping of all CBD buildings below, most buildings are single storey thereby wasting this high-value land.



- There is high tobacco revenue generated in Marondera which is not being reflected in the standard of living and revenues accruing to people. Strategies must be developed to benefit more from this and develop around tobacco through creating downstream market linkages and value addition.
- There is unrealised employment potential in the small-scale and informal sectors which are currently excluded from the Marondera employment plans.

3.10 Traffic and Transport

The following are the issues for the master plan from an examination of the traffic and transport sector in Marondera.

- There are serious traffic conflicts in the Marondera CBD area between through traffic and local traffic.
- A solution to decongest the CBD had been mooted through a by-pass. Unfortunately, this has been partially developed in a residential area.
- There is no reliable and safe public transport system in Marondera causing an over-reliance on informal transport systems that are neither planned nor regulated.
- There is a shortage of space for bus ranks in Marondera.

3.11 Infrastructure

This section identifies the issues that must be addressed by the Marondera Master Plan under the infrastructure sector.

Roads

- The roads passing through Marondera are inadequate to handle the volume of traffic that passes through together with local traffic.
- The condition of most roads is poor and can no longer meet the needs of the town. This is in terms of both size of roads, and design of some junctions.

3.12 Traffic and Transport

- There are serious traffic conflicts in the Marondera CBD area between through traffic and local traffic.
- A solution to decongest the CBD had been mooted through a by-pass. Unfortunately, this has been partially developed in a residential area.
- There is no reliable and safe public transport system in Marondera causing an over-reliance on informal transport systems that are neither planned nor regulated.
- There is a shortage of space for bus ranks in Marondera.

Water

- Marondera faces serious water challenges, with the existing water infrastructure only able to supply 13.5 mega litres per day against a daily demand of 30 megalitres, leaving a shortfall of 16 megalitres.

- The current water treatment plant is only able to treat 8.6 mega litres per day as the plant is now old. This means there is extensive water rationing in the municipality, with areas receiving water from a range once a day to once per 3 days, seriously affecting the quality of life.
- Boreholes are extensively used to augment water supply by residents, though this is not a sustainable option due to depletion of the underground water resource hence affecting the water table in the long term.
- Extensive water infrastructure upgrades are needed if the town is to grow and accommodate more population in the future

Sewerage

- The main wastewater line in the north is in very poor condition. Many sections are broken, missing, or clogged, and the pumping stations (especially Dombotombo and Rufaro) are in bad shape and need upgrading. Sewage is leaking and overflowing into the environment, with some of it reaching the Rufaro Dam from the northern part, thereby polluting this water source. At the current moment, Rufaro Dam is heavily polluted with raw sewage.
- The southern part of Marondera slopes towards Save catchment. The Sewage Treatment Ponds, located in the southern part of Elmswood, were built to serve the town of Marondera. However, since 2006, the ponds have not been operational due to disrepair and lack of sewage inflows.
- Both the reticulation network and the treatment facilities therefore require major upgrades.

3.13 Land Use

This section briefly identifies the issues that arise from the current land uses in Marondera

- Numerous unplanned or unapproved areas. There are several developments that are either unplanned or unapproved. These require attention so that their status is either regularized or enforcement action is taken to bring the land to its proper use.
- There are many areas of conflicts between the formal and informal sector that threaten the potential of both sectors including their harmonious co-existence.
- Developments that have occurred in reservations. There are developments that have taken place in areas that should have been left as reservations that threaten the implementation of strategic future developments. The notable example is the housing developments that have taken place in the by-pass reservation. With the critical need to address traffic congestion in the CBD, that reservation is necessary.
- There are still sizeable, large pockets of undeveloped land that present opportunities for development within the planning boundary as shown by the map below. The undeveloped land is the unshaded portions.

3.14 Marondera: Servitudes in Marondera Municipality

There are 2 major servitudes within the town:

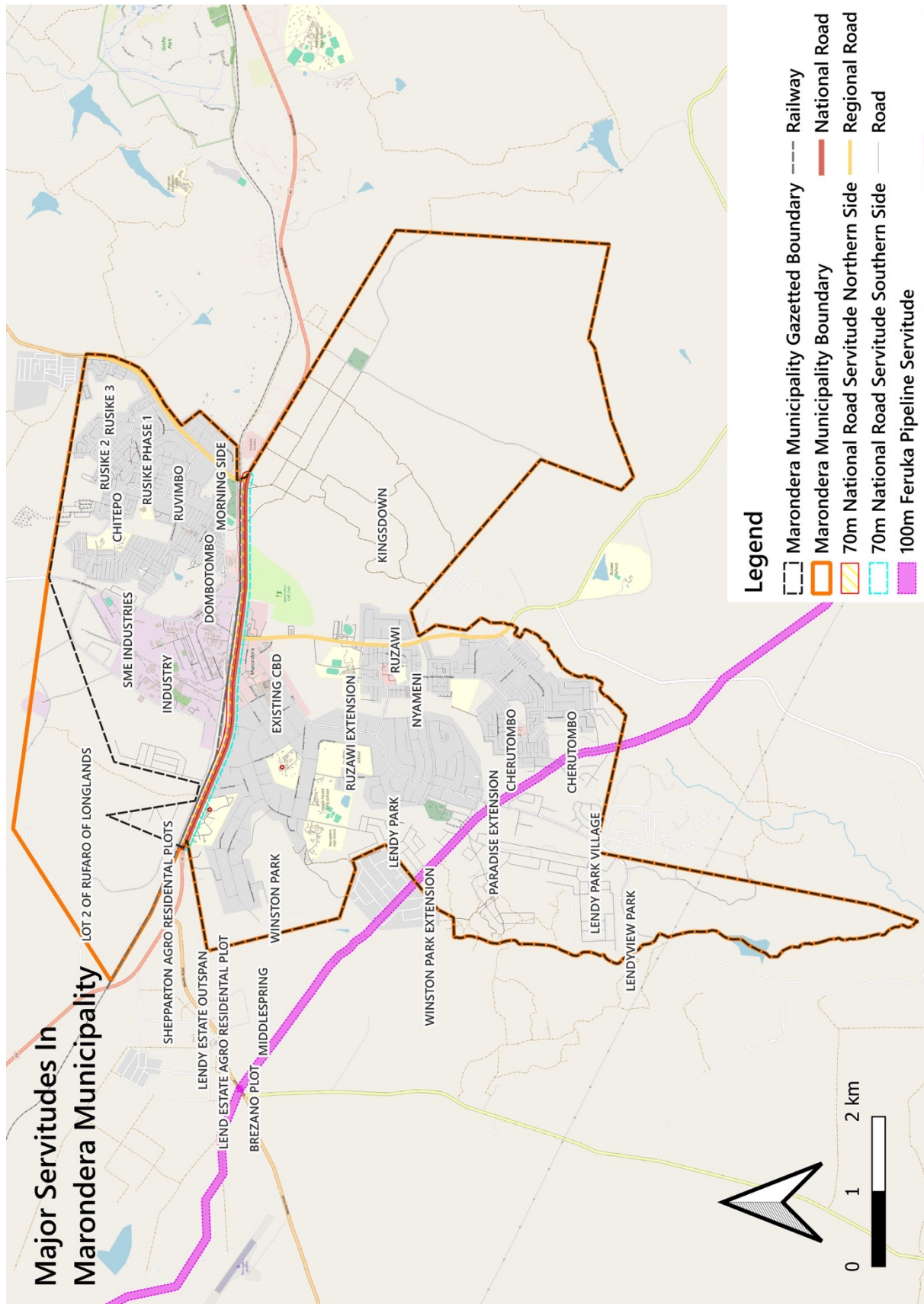
- a) Mutare Road (National Road)- 140m Servitude
- b) Feruka Oil Pipeline- 100m Servitude

The study reveals that the national highway servitude has been partially encroached upon by economic activities. This encroachment is largely attributed to limited collaboration between the National Railways of Zimbabwe and the local town planning authorities. To address this, future planning proposals must prioritize the protection and maintenance of these key servitudes.

In the Central Business District (CBD), the proximity of the railway line and Mutare Road results in their servitudes being closely intertwined, further emphasising the need for coordinated planning to avoid conflicts and ensure efficient land use.

A road and pipeline servitude must always be maintained to ensure safety, accessibility, and the integrity of essential infrastructure. Proper maintenance prevents encroachments, reduces the risk of accidents, and ensures that these corridors remain unobstructed for repairs, inspections, and emergency access. For roads, regular upkeep is crucial for smooth traffic flow and transportation efficiency, while for pipelines, it is vital to prevent leaks, corrosion, or other damage that could pose environmental hazards and disrupt essential services. Ensuring the servitudes are well-maintained helps protect public safety and supports uninterrupted service delivery.

The following map shows the major servitudes in Marondera Municipality



3.15 Marondera: Exploring Strengths, Weaknesses, Opportunities and Threats

This section briefly conducts a SWOT analysis of Marondera before proceeding to considering development proposals in **Part Two** of the Master Plan

Strengths

- Strategic location on a national highway making it the gateway to the Eastern Highlands and Mozambique.
- With only 76 kilometres to the capital city, Harare, Marondera benefits from proximity and easy access as well as spin-offs from developments in Harare.
- Provincial capital status means the town is already an established administration centre with sound infrastructure and a strong support of the beauracracry.
- Highly developed schools in the hinterland with a strong national and international appeal.
- Home to one of the largest bakeries in the country employing many residents.

Weaknesses

- Aged and poor infrastructure that can no longer cope with the current developments.
- High unemployment amongst household heads means that most residents may not be able to contribute to service delivery.

Opportunities

- New tertiary institutions (3 universities) can stimulate local economic development
- High tobacco revenues being generated at the auction floors can be harnessed to stimulate local economic development.
- The many farms around the town which are making huge infrastructure investments will lead to increased productivity which produce will come to Marondera processing plants and markets.
- Tourism facilities in the region such as Imire Game Park can be used to profile the town's capacity
- Low intensity of land use in the CBD presents densification options.

Threats

- Increase in the numbers of stands that do not have relevant infrastructure and services poses environmental and other threats.
- Decline in some sectors such as industries and meat processing threatening employment potential
- Poor waste management poses serious environmental threats
- Excessive dependence on underground and other sources of water threatens municipal revenues and the underground water resource.

4.0 Part Two

4.1 Goals, Objectives and Development Strategies

4.2 Goals objective and strategies

In a Master Plan, goals and objectives refer to planned intentions to solve identified emerging issues arising from the *Report of Study*. As a guide, Goals identify main issues in different sectors, whilst Objectives will state how to realize the Goals. The goals are assessed for their appropriateness and checked in comparison to alternative strategies so that the most preferred strategies are selected for the master plan. For the Marondera Master Plan, the following Goals and Objectives have been identified

4.3 General Approach to Urban Form Goal

To ensure that the development of the future city of Marondera is done within the context of efficient land utilization, creates opportunities for mixed development particularly housing and employment, benefits from the hinterland and its proximity to the capital city of the country and allows for efficient linkages and flows of traffic and goods through the settlement in line with global urban development aspirations as espoused in the Sustainable Development Goals (SDGs) and the New Urban Agenda.

4.4 Objectives

- (a) Densify land uses in all areas where infrastructure can be upgraded
- (b) Plan for the development of complete settlements with adequate facilities to meet all human needs.
- (c) Design an efficient and robust traffic system to deal with conflict and congestion at major nodes.
- (d) Adopt measures to promote environmental sustainability

4.5 Population and Employment Goal

Goal 1. To develop facilities to support the development of a young and growing population and create employment opportunities in the planning area to uplift the population's standard of living.

Objectives

Objective 1. Create new employment corridors that should absorb sectors with potential that have not been prioritized in the past for employment creation such as the small-scale and informal sectors.

Objective 2. Leverage on agriculture in general and tobacco in particular to create processing opportunities which will stimulate new employment activities.

Objective 3. Promote development of tourism and facilities within the planning area as a major employment sector for Marondera.

Objective 4. Prioritize the informal sector for planning of new areas and redevelopment of decaying areas so that the city creates decent, appropriate and attractive sites for the operation of this growing sector with high potential to support local economic development.

Objective 5. Remove the conflict between the informal sector and the formal business sector by sound planning and promoting win-win co-existence where possible.

Objective 6. Prepare an employment-focused local plan for identified areas with potential to create employment to enhance Local Economic Development.

4.6 Environmental Goal

Goal 2. To develop Marondera in a sustainable and climate-proof manner that considers environmental best practice.

Objectives

Objective 7. Work with environmental authorities such as the Environmental Management Agency (EMA) to preserve fragile ecological spaces and resources in Marondera such as forested areas.

Objective 8. Identify, map and sustainably manage the town's wetlands which form part of the bigger headwaters of rivers in the three strategic catchments of Manyame, Save and Mazowe which support the country's major river systems in collaboration with the Zimbabwe National Water Authority (ZINWA).

Objective 9. Identify strategies to improve the town's waste management both liquid waste (sewerage) and solid waste to minimize environmental pollution and protect the city's water supply sources.

Objective 10. Reduce dependence on underground water by improving the city's water treatment and water reticulation system.

Objective 11. Plan for urban agriculture so that its negative impacts on the environment are mitigated.

Objective 12. Work with energy and environmental authorities to reduce the town's carbon footprint being caused by vehicular, industrial, and fossil fuel heating. A clean energy plan must be prepared through the promotion of clean energy sources.

Reclaim and rehabilitate areas from which sand was abstracted.

4.7 CBD Development Goal

Goal 3. To re-plan and re-design, the Marondera CBD to optimize space usage and increase its competitiveness and efficiency.

Objectives

Objective 13. Prepare a town centre local development plan which focuses on the commercial hub of Marondera which will determine the design and extent of any expansion.

Objective 14. In undertaking the local planning of the CBD as set out in objective (a) above, the CBD should be re-created as a vibrant and inclusive space that provides opportunities for all compatible types and sizes of businesses.

Objective 15. Promote densification and vertical development in the CBD area to optimize space usage and accommodate more businesses.

Objective 16. Divert through traffic particularly heavy vehicles from passing through the town centre to promote the smooth flow of traffic, reduce congestion and enable efficiency

Objective 17. Create appropriate facilities for public transport on the edges of the CBD to provide residents with convenience and bring order in the CBD.

Objective 18. Re-design the town's main landmark, the town centre park (The Green) into a modern public green space complete with appropriate street furniture and carefully managed public access.

Objective 19. Introduce effective on-site parking provision regulations to building owners to free the streets for the parking of shoppers and other business activities in the CBD.

4.8 Housing Goal

Goal 4. To provide affordable housing for all categories of residents in an efficient manner that allows Marondera residents to live, work, produce, shop and play in mixed-use neighbourhoods.

Objectives

Objective 20. Introduce high-density housing for all income groups to promote efficient use of space, to comply with the *Human Settlements Policy*, and to curb urban sprawl.

Objective 21. Provide for smaller subdivisions in areas with potential for reticulated sewerage supported by roads and services upgrades.

Objective 22. Provide for the conversion of certain existing developments to facilities that can provide convenience to local areas such as shopping malls and technology creative hubs for employment creation near residential areas.

Objective 23. Target low-income housing delivery to close the gap between demand and supply in that segment of the population.

Objective 24. Introduce a low-income housing upgrade programme to renovate and re-develop the old, dilapidated housing stock in Dombotombo.

Objective 25. Identify resources to service settled areas near the periphery that currently do not have access to basic services such as water and sewerage in partnership with Marondera Rural District Council.

Objective 26. Design appropriate housing development strategies to increase the rental housing stock and other types of housing in Marondera. Consider employer-assisted schemes, private sector funded housing, and public-private-partnerships (PPPs).

4.9 Health Goal

Goal 5. To provide adequate and affordable health options for all in Marondera.

Objectives

Objective 27. Plan for adequate primary care health facilities within walking distance of all residents particularly in low-income areas.

Objective 28. Plan for the establishment of specialist medical facilities in Marondera to improve access to specialist medical services.

Objective 29. Provide for ancillary health facilities such as pharmacies and private and NGO-operated clinics in new areas to improve access to such facilities.

4.10 Public Safety Goal

Goal 6. Improve access to public safety for all residents in Marondera

Objectives

Objective 30. Provide land for police posts and stations in all parts of Marondera to improve access to police services.

Objective 31. Establish satellite fire stations to decentralize emergency services by bringing them nearer to the people and improve public safety

Objective 32. Complete the street lights provision to all areas to improve public lighting and public safety

Objective 33. Prepare an emergency and hazard preparedness plan for Marondera

4.11 Education Goal

Goal 7. Provide affordable quality education to all learners within walking distance in the planning area.

Objectives

Objective 34. Provide schools in all new and peripheral areas to improve convenience and access to education by reducing distance walked to school.

Objective 35. Leverage on the growing tertiary education sector by planning for ancillary support services and facilities.

Objective 36. Assess all areas to ensure compliance with government planning standards for schools' provision.

Objective 37. Identify spaces for additional public schools to bridge the gap between private and public schools to improve access and affordability.

Objective 38. Construct multi-storey classroom blocks at existing and new school sites to optimize land use and accommodate more learners in public schools.

Objective 39. Prioritize education in newly established settlements: Council, in its planning should prioritize the establishment of schools in new settlements. This will ensure a balanced distribution of schools in new and old settlements.

Objective 40. Review Policies and By-Laws and ensure proper implementation to ensure the smooth running of schools and compliance with national statutes. Council should also play a more active role in the running of Council schools since it is the proprietor of these schools.

Objective 41. Inclusivity in the education sector must be improved to consider the needs of special interest groups in their planning. This includes the poor, the disabled and young learners. There should be age-appropriate facilities for ECD learners at all schools. Council to ensure that schools develop action plans on how the rights of pupils with disabilities are respected.

4.12 Small-scale and Informal Sector Business Goal

Goal 8. To unlock the employment and productive potential of the small-scale and informal sector by providing appropriate spaces that create opportunities for the growth and sustainable development of the sector.

Objectives

Objective 42. Plan and establish suitable spaces for the informal sector to ensure growth in line with the ILO's decent work principles.

Objective 43. Design simple affordable yet robust structures for the small business sector to manage compliance with land use provisions and balance between aesthetics, affordability and functionality.

Objective 44. Remove conflict between informal operators by avoiding unfair competition but rather encourage complementarity and fair competition.

Objective 45. As much as possible, create spaces for these sectors at major nodes and along busy corridors to ensure acceptance and ease of access to the sites by the potential customers.

Objective 46. Plans for the informal and small-scale sector must be accompanied by appropriate infrastructure and amenities for hygiene and waste management for both operators and their clients.

Objective 47. Different sectors of the small-scale and informal sector must be carefully assigned spaces considering different needs, compatibility, and space requirements.

4.13 Industry Development Goal

Goal 9. To stimulate industrial growth and enhanced processing leveraging on the high agriculture productivity in the hinterland and the emerging knowledge economy in Marondera.

Objectives

Objective 48. Reimagine and re-plan the industrial areas with a view to revising stand sizes and types of industries provided for.

Objective 49. Work with universities to establish technology-based manufacturing hubs that benefit from the institutions' research and development.

Objective 50. Create space for small-scale manufacturing in established industrial areas to build synergies and opportunities for the growth of the emerging and informal industries.

4.15 Guiding Principles for the Marondera Master Plan

This Master Plan is guided by the following principles on development to establish Marondera as a competitive, inclusive, smart, fair, and just city of the future:

- Adoption of Sustainable Development Goals as a guide to development aspirations agreed by all global nations
- Domestication of global environmental conventions to which Zimbabwe is a signatory.
- Thinking globally and acting locally in consideration of our context.
- Adoption of efficiency in the use of land recognizing it as a finite resource.
- Compliance with all relevant legislation and policies
- Adoption of inclusivity so that no one is left behind
- Adopt provisions of SI216 of 1994 to allow the conduct of non-obtrusive small-scale businesses in residential areas
- Fair co-existence between large formal businesses and small-scale and informal businesses
- Sensitivity to the needs of different interest groups including the disabled, children, youths, women, the poor and the voiceless.
- Collaboration with the neighbouring Marondera Rural District Council (a recommendation is made in the conclusion section for an MOU to be signed with MRDC) and relevant government agencies.

4.16 Alternative Development Strategies

The goals and objectives in this master plan outline the overall plan and define intentions. The goals and objectives are supposed to be translated into alternative development strategies. The alternative strategies provide a framework for allocating land to different spatial needs and land uses as well as other land-based resources. The overall intention being the efficient provision of public utilities and socio-economic activities to create liveable settlements. Successful strategies are those that support the achievement of Goals and Objectives. Such strategy is selected to guide the future physical, economic and social growth and development of the of the settlement.

The Goals and Objectives adopted a sectoral approach and recurring aspects within each of the sectors as with most urban settlements, are their economical, efficiency, sufficiency and the need for coordinated growth. The Report of Study also identified potential land for development and redevelopment, both undeveloped and under developed, which could be utilized for other uses during the planning period. These are shown in the following map (Insert Map of land available for potential development). There is also potential to consider land outside the current Master Plan boundary in collaboration with MRDC. The detail and locations of land available and the possible use is available in the *Report of Study*.

Three alternative land use strategies have been generated and are based on the different use of the developed, vacant undeveloped and underdeveloped land. The summary of the 3 explored alternative development strategies is:

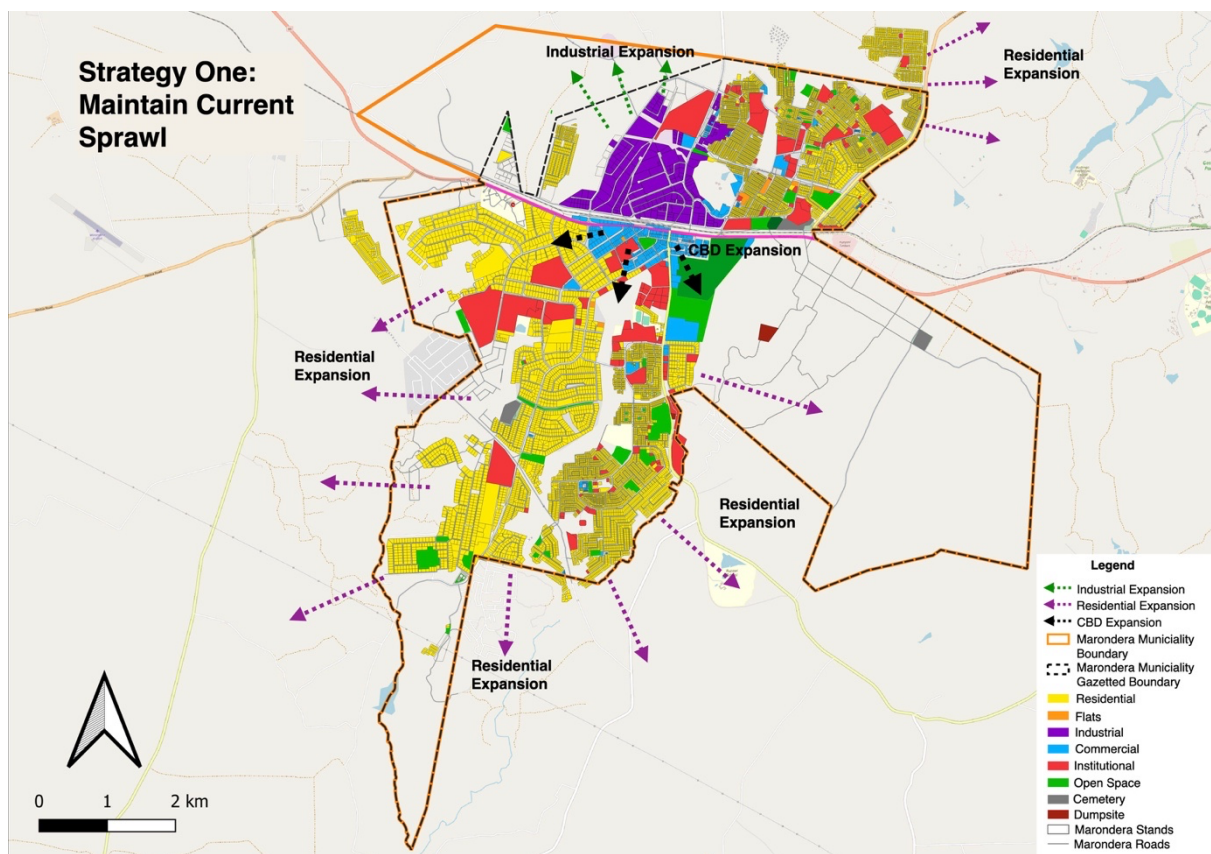
1. **Strategy One:** Development approach does not change from the current inefficient approach characterized by pollution, sprawl, and conflict.
2. **Strategy Two:** Total opposite of Strategy One and introduce high densification in all areas to curb sprawl.
3. **Strategy Three:** A hybrid strategy that adopts densification with minimal expansion of strategic zones through careful planning such as introducing mixing use in a transitional zone and nodes. This will also entail careful planning of new areas into modern smart settlements.

4.17 Strategy One: Continue with the current sprawling development model and expand CBD boundaries and even town boundaries to accommodate different development needs and future expansion (See map below).

This strategy implies continuing with the way development has been taking place in and around Marondera. It would involve expanding the municipal boundaries into portions of MRDC to create additional land for expansion. Using the same strategy for the CBD would imply expanding the CBD into residential areas to the west and to some extent, to the east. It would also imply a southern expansion towards the Showgrounds along the road to Nyameni.

This strategy has challenges since it would involve altering the boundaries. This is a difficult process that may not be accepted by both MRDC and the government. It is highly unlikely that it would be acceptable to the other parties.

The strategy is also environmentally unsustainable as it leads to further loss of biodiversity and eating into agricultural land that is contributing to Marondera's food security. The strategy is therefore **not** recommended.

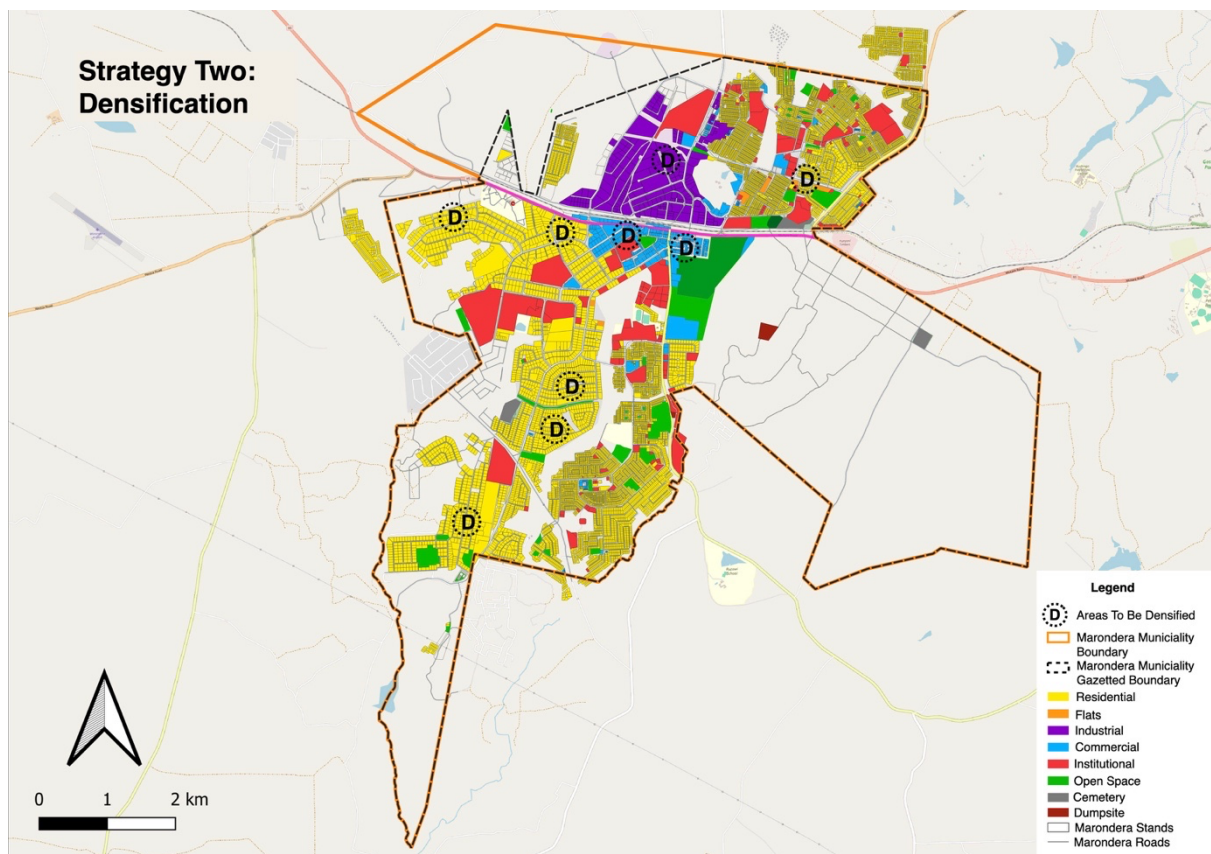


4.18 Strategy Two: Adopt densification and vertical development for both residential, institutions, and CBD (See map below)

This strategy entails introducing intensive development in all areas of Marondera to encourage optimum utilization of existing land. This strategy means that expansion will not take up additional or new land but will focus on redevelopment and intensive development on infill developments.

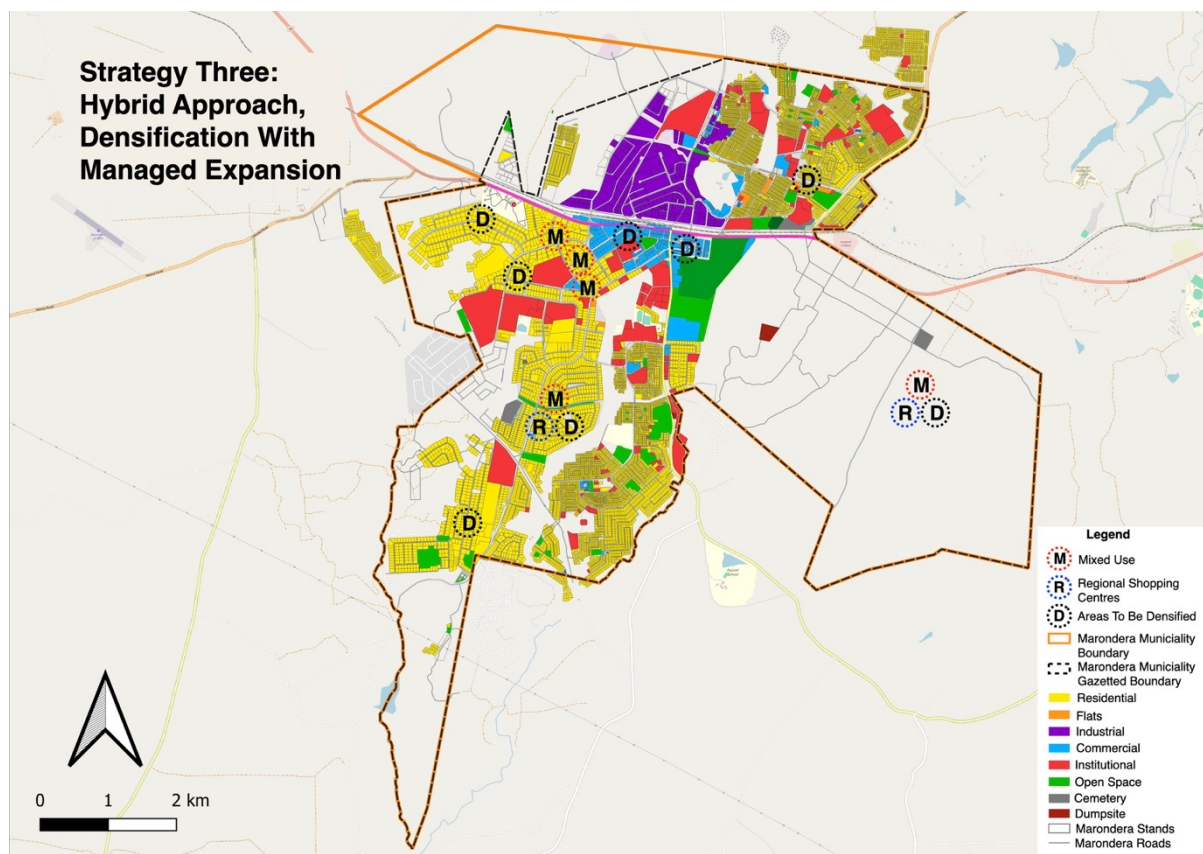
For the CBD, this strategy would involve introducing provisions for higher/taller buildings leading to more intensive use of the available space. This would ideally be accompanied by policies to encourage vertical development. It could also involve policies to discourage the use and construction of single storey buildings by punishing those that do not optimally use their space.

To ensure that the strategy works, it would be accompanied by policies to upgrade the infrastructure such as water reticulation and storage capacity, roads carrying capacity, sewerage, and parking provision. Parking provision could be improved by introducing standards that require all buildings to have on-site parking to free street parking for business transacting by users of the CBD.



4.19 Strategy Three: Expand both the CBD and other sectors minimally by being creative with zoning and land use mix. This strategy is a hybrid of the first two strategies without expanding municipal boundaries (See map below). **This is the preferred strategy.**

The strategy is a compromise that realizes the need for expansion but recognizes to expand sustainably. To achieve this, two approaches are proposed for the CBD: First there will be various measures to optimize and densify land use by encouraging vertical expansion in the CBD. Second there will be a transitional mixed-use zone from the CBD into the residential areas to the west and south.



The strategy will compliment this approach by introducing more intensive land use provisions in all areas of the planning area, even outside of the CBD. This will among other strategies introduce the potential for cluster housing development and creation of smaller subdivisions in all areas where there is potential to connect to municipal sewers.

To ensure that the strategy works, it should also be accompanied by policies to upgrade the infrastructure such as water reticulation and storage capacity, roads carrying capacity, sewerage, and parking provision. Parking provision could also be improved by introducing standards that require all new buildings to have on-site parking to free on-street parking for business transacting by users of the CBD.

The Marondera Golf course is an important consideration in this strategy and deserves special mention. Concerns have been expressed by some sections of residents that they fear the land may be lost to housing or commercial development through change of use. A wholesale change of the use of the golf course **must be avoided** as it also serves an important dual role

as a green open space as well as an active recreational space. Open spaces are important environmental zones that serve as a town's carbon sinks and lungs. This dual use must be recognized in all future considerations. With the threats presented by climate change, green spaces have assumed increased importance.

Care has therefore been taken by this master plan to delicately maintain that balance as will be shown in the proposals.

5.0 Part Three

5.1 Planning Proposals and Implementation

5.2 Policies and Proposals: An Overview

Policies and proposals of a master plan are generated from the goals and objectives of the Master Plan. Similarly, this plan borrows from the stated goals and objectives to formulate relevant policies and proposals.

Policies in master plans refer to general actions that must be taken in different land use areas to solve existing and anticipated problems as well as to unlock development potential. They also help deal with inadequacies identified during the plan preparation period.

Proposals are specific projects and land uses which are spatial and hence refer to specific geographic areas. Proposals can also be time bound, can be measured and costed. These details are necessary to achieve the goals and objectives of the Master plan.

Planning proposals may be numbered and shown in the Master Plan on the Proposals Map. For a master plan, boundaries of zones and/or reservations and alignments of proposed roads are not fixed or accurate. Such detail showing exact boundaries of the major land use zones and related uses, or proposed road reservations will be determined and fixed in Local Plans or other plans such as layouts. Ideally these are logical follow-up activities after the Master Plan has been approved.

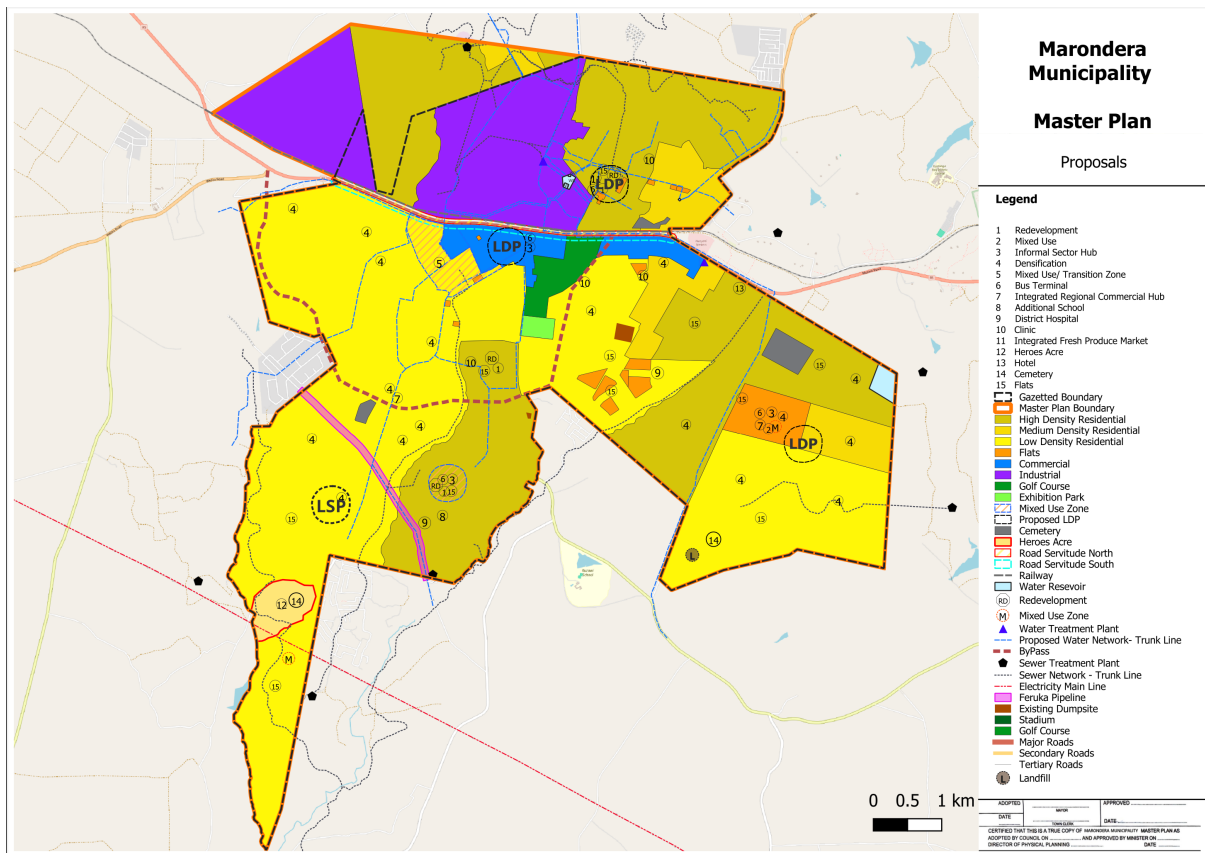
5.3 Main Proposals

The following is a list of the master plan's main proposals. For proposals that can be shown spatially, these are also shown on the Proposals Map below.

1. Replan and densify land use in the CBD to enable growth with optimal land use.
2. Provide on-site parking for all new buildings in CBD
3. Create transitional zone with mixed uses within a 1-kilometre radius of CBD
4. Prepare a new plan for all vacant unutilized land south east of Marondera to create a modern sustainable smart settlement
5. Plan for a public transport system complete with terminals and a future light rail
6. Repair and/or upgrade old housing units in Dombotombo
7. Allow for densification in all residential areas with relevant infrastructure
8. Upgrade infrastructure in all areas to support expansion and growth
9. Designate space for informal sector use near CBD and at all major nodes
10. Map and protect the wetlands
11. Identify land for a new modern landfill and introduce ISWM as a strategy
12. Retain the Marondera Golf Course as an Active Open Space
13. Retain the Marondera By-Pass to deal with CBD congestion
14. Create opportunities for integrated mixed-use nodes to bring employment and convenience nearer to residents and reduce distance to work and services.
15. Create space for additional primary care clinics and 2 district hospitals to relieve pressure on Marondera Provincial Hospital
16. Identify suitable land to establish police posts in areas currently underserved by police presence in the planning area
17. Create a subzone between industry and CBD to accommodate high tech and innovations to leverage on the universities' presence in Marondera and create a new knowledge-based economic zone.
18. Review density and stand sizes in the industrial area to create opportunities for new compact operations.
19. Identify space for new large hotel to increase hotel rooms in Marondera
20. Prepare local plans for CBD, Dombotombo, the Eastern Undeveloped Area, for Local Economic Development, and another for Environmental Management

5.4 Proposals Map

The following Map shows the spatial distribution of some of the proposals (see appendix). Please note that due to the high-level nature of a master plan, the proposals do not necessarily denote exact geographic locations, but indicate an intent to implement the proposals within the planning area in that general area. Exact locations will be determined at detailed planning stage.



5.5 Detailed Policies and Proposals for Each sector

5.6 Population and Employment

Policies

Policy 1. Target job creation through the establishment of new employment corridors that should absorb sectors with high employment creation potential that have not been prioritized in the past such as the small-scale and informal sectors.

Policy 2. Leverage on the high agriculture productivity in the hinterland to create processing opportunities which will stimulate new employment activities.

Policy 3. Promote the development of tourism and tourism facilities within the planning area as a major employment sector for Marondera as well as to increase its competitiveness as a conferencing venue.

Policy 4. Prioritize the informal sector for planning of new areas and redevelopment of decaying areas so that the city creates decent, appropriate and attractive spaces for the operation of this growing sector with high potential to support local economic development.

Policy 5. Remove the conflict between the informal sector and the formal business sector by sound planning and promoting win-win co-existence where possible.

Proposals

Proposal 1. Prepare an employment-focused local plan for identified areas with potential to create employment to enhance Local Economic Development.

Proposal 2. Create an agro-processing zone within and near the Marondera Agriculture Showgrounds

5.7 Environment and Ecology

Policies

Policy 6. Marondera Municipality must embrace global and national best practice by adopting and domesticating all global environmental conventions to which Zimbabwe is a signatory. These include the Ramsar Convention on wetlands, the Convention on Biodiversity and other international conventions. Nationally, council must domesticate environmental legislation particularly the Environmental Management Act.

Policy 7. Council, together with the relevant Government Ministries (especially EMA) and adjacent Local Planning Authorities, should protect and preserve the natural environment, mountain ranges, buildings and monuments of historical significance, manage urban agriculture and curb deforestation.

Policy 8. Take infrastructure measures to avoid pollution and reduce the excessive abstraction of underground water.

Development a waste management strategy with a view to reduce, reuse and recycle waste to reduce volumes going to the landfill

Proposals

Proposal 3. Identify and zone land for urban agriculture in new development areas as well as on the town peripheral areas.

Proposal 4. Land deemed to be wetlands and other ecologically sensitive areas be zoned as open space reservations to protect them from unsustainable uses.

Proposal 5. All forested areas with pockets of indigenous trees to be protected by similarly zoning them as open spaces

5.8 CBD and Commercial Development

Policies

Policy 9. The Marondera CBD must be planned to optimally utilize the finite land available. Expansion must not be encouraged to take up a lot of new land but comprise mostly vertical development and redevelopment of existing land.

Policy 10. In pursuance of the policy on optimum space utilization stated in (a) above, a policy of densification must be implemented in the CBD.

Policy 12. Maintain the popular public open space, the Green, with dual utility as a carbon sink as well as a public space for relaxation and low-intensity functions.

Policy 13. Prepare a detailed local plan for the Marondera CBD to allow for an in-depth and careful examination of the different issues requiring attention.

Proposals

Proposal 6. Propose to allow for taller buildings in the CBD of Marondera

Proposal 7. Provide a proposal to make it mandatory for all new buildings to provide parking at a rate of 1 bay for every 50 square metre of area occupied by buildings to create additional parking off-street.

Proposal 8. Create a transitional zone between the CBD and the residential areas where mixed use can be permitted to allow for opportunities to businesses that cannot find space in the CBD. This proposal will also apply to land within 100 metres of existing suburban commercial centres.

5.9 Housing and Social Amenities

Policies

Policy 14. Provide opportunities for different stakeholders including developers and financiers to invest in rental and other housing in Marondera.

Policy 15. Allow for increased densities in all areas with potential to provide reticulated sewerage and other infrastructure upgrades.

Policy 16. Mobilize resources to repair and upgrade old and dilapidated public housing particularly flats in the old suburbs of Marondera.

Policy 17. Create opportunities for provision of low-income housing in the planning area to cater for this under-provided group.

Policy 18. Provide for the creation of integrated development precincts which provide an opportunity to introduce uses that were not in some old established suburbs. Where such developments are allowed, care should be taken not to lose housing, but redesigning and optimizing land use to come up with even more units than those that existed before the redevelopment.

Policy 19. Provide a new integrated sports facility in Marondera

Policy 20. Provide infrastructure in peripheral areas to improve living conditions of residents who already live there.

Policy 21. Create an up-to-date computerized housing waiting list that can be reliably used for planning and management purposes

Proposals

Proposal 9. Create and rezone land for high-density residential development in the CBD transition zone and other areas abutting commercial nodes to accommodate more residents in flats and cluster units.

Proposal 10. Zone most of the undeveloped land for housing with a specific focus towards low-income in a high-density zone

Proposal 11. Create mixed use zones around existing small shopping areas to allow their expansion, modernization and redevelopment

Proposal 12. Reserve land for an integrated modern sports facility which is multi-purpose to meet the recreational and sports needs of the residents.

5.10 Health and Public Safety

Policies

Policy 22. Plan for adequate primary care health facilities within walking distance of all residents particularly in low-income areas in line with government health standards.

Policy 23. Provide opportunities for the establishment of specialist medical facilities in Marondera to improve access to specialist medical services.

Policy 24. Ensure the provision of ancillary health facilities such as pharmacies and private and NGO-operated clinics in new areas to improve access to such facilities.

Policy 25. Approach government with the pursuit of the establishment of district hospitals to release pressure on the Marondera Provincial Hospital.

Proposals

Proposal 13. Provide space for new district referral hospital(s) in the planning area.

Proposal 14. Provide space for the setting up of police posts in all new areas.

5.11 Education

Policies

Policy 25. Provide space for schools in all new and peripheral areas to improve convenience and access to education by reducing distance walked to school.

Policy 27. Target planning for the growing tertiary education sector by facilitating the development of ancillary and support facilities and services to grow and leverage on this high-potential sector since Marondera is slowly becoming a university town.

Policy 28. Enforce education standards on schools in all areas to ensure compliance with government planning standards for schools' provision.

Policy 29. Identify spaces for additional public schools to bridge the gap between private and public schools to improve access and affordability.

Policy 30. Adopt multi-storey classroom designs at existing and new school sites to optimize land use and accommodate more learners in public schools.

Policy 31. Council, in its planning to prioritize the establishment of schools in new settlements to ensure a balanced distribution of schools in new and old settlements.

Policy 32. Review council policies and by-Laws and ensure an improved role and proper implementation of policies to ensure the smooth running of schools and compliance with national statutes.

Policy 33. Improve inclusivity in the education sector by considering the needs of special interest groups in schools planning. This includes the poor, the disabled and young learners. There should be age-appropriate facilities for ECD learners at all schools. Council to ensure that schools develop action plans on how the rights of pupils with disabilities are respected.

Proposals

Proposal 15. Reserve land for new schools in all peripheral and new developments to meet government standards.

Proposal 16. Identify land for the growth and development of university support services in new areas as well as areas that require re-development.

5.12 Small-scale and Informal Sector Business

Policies

Policy 34. Plan and establish suitable spaces for the informal sector to ensure growth in line with the ILO's decent work principles.

Policy 35. Design simple affordable yet robust structures for the small business sector to manage compliance with land use provisions and balance between aesthetics, affordability and functionality.

Policy 36. Remove conflict between informal operators by avoiding unfair competition but rather encourage complementarity and fair competition.

Policy 37. As much as possible, create spaces for these sectors at major nodes and along busy corridors to ensure acceptance and ease of access to the sites by the potential customers.

Policy 38. Plans for the informal and small-scale sector must be accompanied by appropriate infrastructure and amenities for hygiene and waste management for both operators and their clients.

Policy 39. Different sectors of the small-scale and informal sector must be carefully assigned spaces considering different needs, compatibility, and space requirements.

Policy 40. Identify sites in areas of close proximity to existing residential, industrial areas to create new sites for this growing sector.

Proposals

Proposal 17. Create a small-scale business zone near the CBD where a plan for small businesses and informal sector operations can be established in a carefully planned manner.

Proposal 18. Prepare a city-wide plan for the informal sector that identifies appropriate sites and determines mix by typology to create opportunities for the sector whilst maintaining order and public health.

5.13 Industrial Sector

Policies

Policy 41. Reimagine and re-plan the industrial areas with a view to revising stand sizes and types of industries provided for. Whilst this master plan can set minimum stand sizes, detailed studies by way of local plans must provide the specific development control parameters.

Policy 42. Work with universities to establish manufacturing hubs that benefit from the institutions' research and development.

Policy 43. Locate new technology-based and other non-polluting industries near residential areas to reduce the carbon footprint of commuting to work whilst creating employment and stimulating economic growth.

Proposals

Proposal 19. Identify land in between the CBD and the industrial area for a technology-based innovation hub for development in collaboration with universities

5.14 Recreation and Tourism

Policies

Policy 44. Promote tourism in the planning area by leveraging on established tourism facilities in the town hinterland such as Imire Game Park.

Policy 45. Utilize proximity to Harare to attract tourism facilities such as hotels to Marondera

Policy 46. Create opportunities for local tourism facilities in strategic locations within the planning area. These facilities can be based on natural resources or man-made infrastructure such as dams.

Policy 47. Identify suitable land to build a new hotel to increase hotel rooms in Marondera to enhance its capacity to host large conferences.

Proposals

Proposal 20. Create opportunities for low-intensity, non-polluting and non-degrading tourism facilities and activities near areas of natural beauty where they can be developed in harmony with such environments.

5.14 Reservations

Reservations are spaces that are set aside for important public uses and infrastructure. These can be for immediate use or for anticipated future expansion. Some reservations are for environmental and ecological reasons. Though often dormant, these are important spaces

and must be jealously guarded from unplanned use as it may become difficult, expensive or impossible to undertake certain anticipated developments in future.

Policies

Policy 48. It must be Council policy in line with sound planning principles to create Reservations with the intention of safeguarding such land against premature or any development against the reservation intentions.

Policy 49. Where important reservations have been occupied, measures must be taken to either restore the reservations, or identify alternative land to serve the reservation purpose where that is possible and sustainable.

Proposals

Proposal 21. Maintain the golf course as an active open space reservation. In this reservation other uses in line with modern development trends such as a golf estate could be established as long as the primary use as an open space and green zone remains the principal use.

Proposal 22. Maintain the integrity of wetlands by creating reservations for the purpose along all water and river courses.

5.15 Infrastructure

Although this section sets out policies and proposals, it must be noted that Marondera Municipality recently concluded a Water and Sanitation Master Plan which assesses the infrastructure to more detail and proposes appropriate measures. These proposals must therefore be read together with the more detailed plan on water and sanitation components of the Master Plan which lays out what needs to be done including the relevant costs.

Policies

Policy 50. Upgrade all infrastructure to support the sustainable growth of Marondera into a vibrant city of the future

Proposals

Proposal 23. Develop a road to by-pass the congested central business district of the town to promote smooth traffic flow.

Proposal 24. Develop and modernize the town bus terminus to cater for public transport traffic allowed by the master plan to service Marondera

Proposal . Develop a long-distance public transport hub along the by-pass route.

Traffic and Transport

Policies

Policy 51. Separate through traffic from local traffic to ease traffic congestion in the CBD

Policy 52. Establish a reliable formal public transport system to decongest the town and bring decent transport to the people of Marondera

Policy 53. Consider modern transport systems to move Marondera towards smart city status.

Proposals

Proposal 25. Retain the by-pass reservation and relocate all properties developed in the by-pass reservation. The by-pass route is show in the map below.

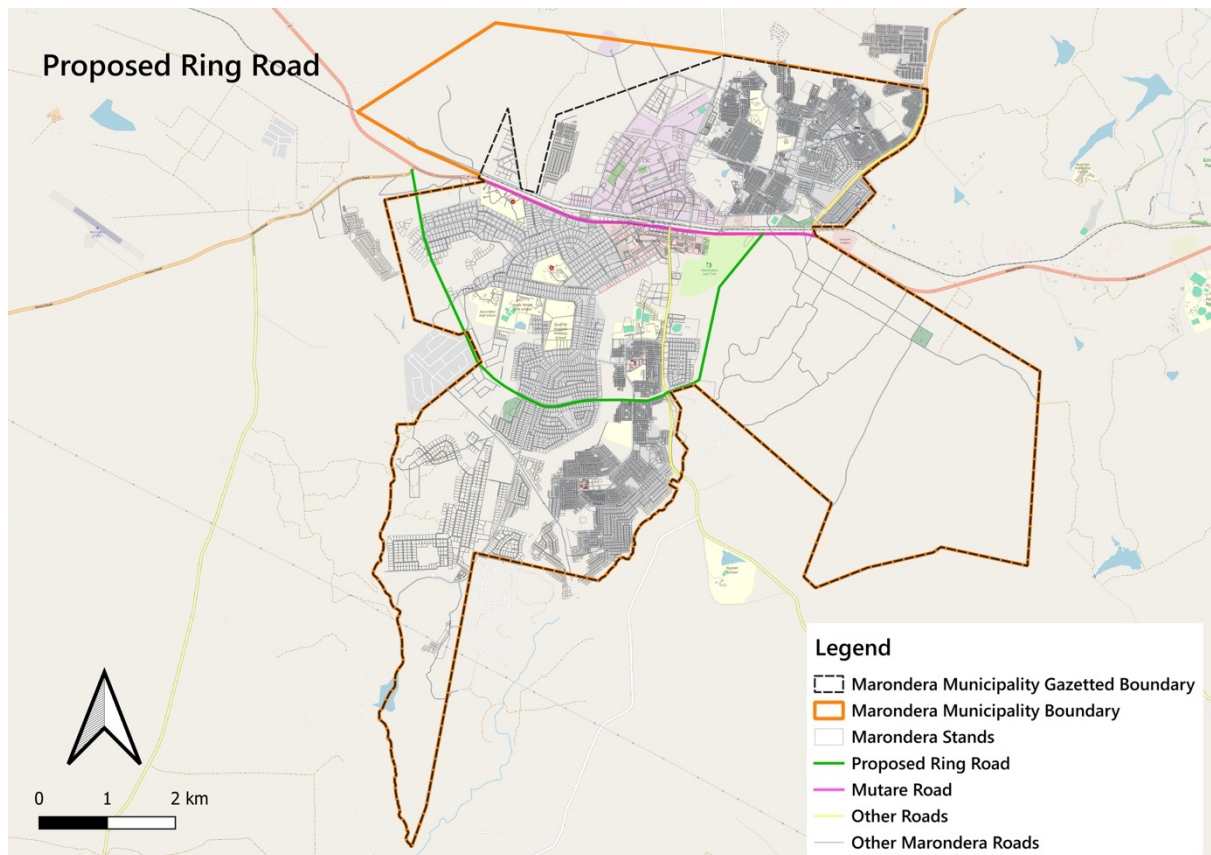
Proposal 26. In the short term introduce a planned formal public bus transit system to ferry commuters to schools, work, and to meet all transport needs.

Proposal 27. In the medium to long term, consider a light rail system to link all residential areas to the CBD and industrial areas. This could be conveniently planned to fit in the existing major distributor road reservations to optimize space usage.

Proposal 28. Provide bus and public transport terminals in the CBD as well as all major residential areas to facilitate the re-establishment of a formal public transport system in Marondera.

5.16 Proposed route of the Marondera By-Pass

The route of the Marondera by-pass is shown on the map below in green colour skirting the CBD by routing through traffic southwards and only rejoining the Mutare highway after the CBD. This is also clearly shown on the Proposals Map.



Whilst the reservation remain largely available, there are a few properties that have been developed in the reservation towards the town boundary on the western end. It is recommended that these properties be relocated to provide this important public infrastructure.

6.0 Local Plans Recommended

This master plan recommends the preparation of a few local plans that will provide a detailed focus on areas and subjects that were beyond the scope of a master plan. This should only happen once the Master Plan is approved and becomes operational. The first two are urgent.

6.1 The Marondera CBD Local Development Plan

This plan will examine and replan the central commercial hub of Marondera to deal with optimization of land use, smooth flow of traffic including provisions to avail opportunities for additional parking space. The local plan also presents an opportunity to redesign and modernize the central park, *The Green*. It will also give the exact direction and size of the transitional zone and specific land uses.

6.2 The Local Plan for the Undeveloped Areas

There is an opportunity to plan in a modern and sustainable manner on the land to the south east of the town that is not yet planned nor developed. This should be Marondera's opportunity to create a smart sustainable and modern urban settlement without the constraints of existing developments.

6.3 The Marondera Local Environmental Action Plan(s)

There are issues to do with Marondera's environment and ecology that must be pursued to climate proof Marondera and develop it in a sustainable manner. This plan will address the issue of contested livelihoods to minimize their impact on the environment. This is also a requirement of the Environmental Management Act: Chapter 20:27 which requires LEAPs to be prepared for all strategic environments. An environmental plan can be prepared under the Regional Town and Country Planning Act as a local subject plan, or it can be prepared under the Environmental Management Act. The objective is to prepare a plan that focuses on Marondera's environment. This can be one plan for the whole planning area, or the local authority can break down the town into different LEAPs.

6.4 A Marondera Local Economic Development Plan

The issues raised regarding the informal sector, urban food systems and general economic development can be effectively addressed through a focus on LED. Such plan would do a detailed assessment of the town's competitiveness to come up with appropriate strategies to stimulate economic growth and unleash the town's potential.

6.5 Dombotombo Local Development Plan

There is a lot of haphazard development taking place around the Dombotombo shops and the extension. The proposed local development plan will help resolve that as well as any redevelopment plans.

6.5 Landview Extensions Local Subject Plan

There are some developments in the zone some of which are illegal. The Landview Local Subject Plan will resolve this and ensure that development in the area is orderly, regularised and meet town planning standards.

7. Phasing, Financing and Implementation

It will not be possible to implement all planning goals, policies and proposals of the master plan immediately. Best practice requires that some major projects of the master plan be carefully phased in line with the resourcing capacity. This master plan singles out the major upgrade projects and propose phasing them as follows:

Short-Term Implementation (1-3 years)

- 1. Phase One of Water Upgrades**
- 2. Phase One of Sewerage Upgrades**
- 3. The 3 Local Development Plans**
- 4. Upgrade the 16km of earth roads**
- 5. Upgrade Public Amenities and Housing**

Medium-Term Implementation (Year 1-5)

- 1. Phase Two of Water Upgrades**
- 2. Phase Two of Sewerage Upgrades**
- 3. Upgrade the 87km of Unsurfaced Roads**

Long-Term Implementation (Year 1-10)

- 1. Develop public transport infrastructure**
- 2. Approach government for By-pass implementation**
- 3. Complete public lighting project to cover whole town**
- 4. Complete Water and Sewerage Upgrades**

7.1 Major Projects and Financing Responsibilities

The master plan also recommends financing options by apportioning responsibilities for different projects under the planning horizon.

The following Table lists the major Master Plan projects, the suggested financiers and the estimated cost for road upgrades, sewerage works, and water works:

Project/Activity	Responsibility	Estimated Cost in US\$
1. Marondera Roads rehabilitation and upgrades. The following are the key roads that need attention: Murehwa road, Ruzawi, First Street, Dombotombo Road, Chikomo Drive, Mugodo Road, Longlands Road	Municipality of Marondera	25.75M***
2. Sewerage rehabilitation and upgrades	Municipality of Marondera	55.04M
3. Water augmentation	Municipality of Marondera	17.8M
4. Marondera By-pass (9.2km)	Marondera Municipality with Ministry of Transport and Infrastructure	6.5 M
5. Bus Terminals	Municipality of Marondera*	
6. Multi-Purpose Sports Complex	Marondera Municipality*	
7. CBD Local Plan	Marondera Municipality	
8. Marondera Light Rail	Marondera Municipality**	
9. Completion of Public Lighting	Marondera Municipality*	
10. Upgrading and Redevelopment of old housing	Marondera Municipality*	

*Possible PPPs **In collaboration with investing partners

***Excludes national highway (By-pass)

8. Conclusion

The Marondera Master Plan is a high-level spatial development plan that sets out planning policy and proposal interventions for the town arising from a detailed assessment of current challenges and opportunities. The plan has a 10-year planning horizon to accommodate changes that happen with time. There are a few recommendations that are made below to ensure the plan is effective and its goals are realized.

8.1 Project Implementation Team

To give effect to the master plan, once approved, the Municipality of Marondera is urged to set up a technical project implementation team that comprises key council personnel as well as representatives of major stakeholders. This team sits down at least once a year to review implementation progress and bottlenecks. They also prepare a plan for coming year. The team reports their findings and recommendations to the council executive team as well as the council for their noting as well as approval and intervention where decision-making will be required.

8.2 Collaboration with MRDC

The Municipality of Marondera has an important neighbour in Marondera Rural District Council. The two local authorities shared a common boundary and some common problems along the periphery. This zone is only effectively managed by the two councils working together. This master plan recommends that a Memorandum of Understanding be signed between the two local authorities identifying areas of collaboration and detailing the terms.

8.3 Plan Review

It is recommended that the Master Plan be further subjected to a major review after 5 years of implementation to allow the project implementation team and other decision makers to reconsider whether the intentions of the plan are being realized. In today's fast-changing environment, plans cannot be allowed to stay for long without reviews, otherwise they lose their relevance.

APPENDIX 1: Proposed Classification of Building Use Groups

This appendix provides guidance to how different uses in zones will be classified and defined when detailed plans are being prepared and for purposes of interpreting development applications. This classification is generic and applies in most planning jurisdictions with a history of using British Planning Standards.

Land and Building Use Groups

Group A- Detached Dwelling Houses

A dwelling house is a building designed for human habitation (other than flats, or residential buildings) and used as a residence for a single family (as defined by the Local Planning Authority), together with such outbuildings as are ordinarily used herewith. This category shall comprise detached dwellings and semi-detached dwellings.

NOTE: A dwelling unit over a shop shall be considered to fall within Group A2- Flats and attached dwellings

Group A1- Cluster Housing

Cluster housing are multiple dwellings and ancillary buildings ordinarily used therewith, designed for and used exclusively by a single family in each unit, on one stand under a single title with one access and egress point

Group A2- Attached and semi-detached dwelling houses

An attached dwelling house is a dwelling house unit designed for and used exclusively by a single family. It is a building comprising two or more dwelling units in which the units are separated from one another vertically and may include such buildings as are ordinarily used therewith. This group includes: -

- Semi-detached houses
- Terraced Houses
- Town houses
- Garden Apartments
- Maisonettes
- Duplexes
- Triplexes

Group A3- Flats

A block of flats is a building of two or more storeys in height (other than a residential building or hotel) which comprises of several similar suites of rooms or apartments stacked alongside and above one another, together with such buildings as are ordinarily used therewith. Each suite or apartment is designed for human habitation by a single family (as defined by the Local Planning Authority). This group includes: -

- A dwelling unit over a shop
- A dwelling unit above ground floor level in multi-storey buildings designed for use by a single person or a caretaker

Flats normally share access to upper floors by means of a common staircase, lifts or balconies

Group B- Residential Buildings

A residential building is a building (other than a detached or attached dwelling house, flat, residential school or college providing residential accommodation and may include such outbuildings as are ordinarily used herewith. This group shall include: -

- Residential hotel (unlicensed)
- Private hotel (unlicensed)
- Residential clubs (unlicensed)
- Boarding houses
- Guest houses
- Lodges
- Hostels
- Old age homes

Group B1- Residential Buildings (Licensed)

A residential building (licensed) is a building or establishment (other than a detached or attached dwelling house, flat, residential school or college) designed for or containing provisions for human habitation, lodging and boarding facilities, food and other amenities, as well as the authorized retail sale of wine, malt, spirits and other intoxicating liquors for consumption on the premises

This group shall include: -

- Commercial Hotels (licensed)
- Private hotels (licensed)
- Residential clubs (licensed)

NOTE: Activities and functions such as discotheques, dancing, live bands and shows, cabaret shows and the like are permitted without special consent of the Local Planning Authority, provided that in the Authority's opinion, they are considered to be ancillary to the predominant use and are unobtrusive

Group B2 – Residential buildings (institutional)

A residential building (institutional) is a building other than a dwelling house, flats, residential school or college or residential building (licensed) designed for or containing provisions for

human habitation and providing a specialized professional service to the public together with such outbuildings as are ordinarily used herewith.

This group shall include:

- Clinic (residential)
- Maternity home
- Hospital (other than mental)
- Convent
- Nursing home
- Sanatorium

Group C- Schools and residential colleges

This group comprises a building or buildings designed for or containing provision for the teaching of academic curricular or specialized training in technical and practical courses as well as the provision of extramural and sporting facilities. This group comprises residential and non-residential schools for children and residential college for adults. It shall include:

- Secondary school
- Primary school
- Residential college
- Technical institute (residential)
- Adult residential college
- Non-formal post school education institutions (residential)
- University buildings (residential)

NOTE: (i) Non-residential colleges for adults are included in Use Group J-places of assembly

(ii) This group shall not include any of the above-mentioned activities which, in the opinion of the Local Authority, may be considered potentially obtrusive, and/ or detrimental to the area.

(iii) Particularly in the case of trade and technical institutions it is recognized that light machinery in the form of pedestal drills, electric hand drills, small lathes, welding units, cutting torches, grinding wheels etc. will be used. However, the number of each of these in relation to the number of pupils permitted shall be such that, in the opinion of the Local Planning Authority, they be for instruction and demonstration purposes only, and shall be contained as a condition within any development permit granted.

(iv) The number of pupils and the sale of operations permitted shall be at the discretion of the Local Planning Authority.

Group C1 – Creches

Day nurseries and creches are institutions which operate all day and whose essential function is the care, in and out of doors, of very young children. Nursery schools are institutions which

impart some informal educational training to somewhat older children, mostly indoors, and operate normally only during the morning hours. Grounds required for extramural and sporting facilities are minimal in relation to Group D (schools and residential college).

This group shall include:

- Day-care centre
- Creche
- Day nursery
- Nursery school

Group D- Shops

A shop is a building or portion of a building (other than a hotel, garage or petrol filling station) designed for, or used for the primary purpose of conducting:-

- (a) Retail trade by the sale of produce or manufactured articles, e.g.
 - Department store
 - Supermarket
 - Dispensary
 - Other specialized store or shop

- (b) The business of providing a specialized service such as: -
 - Hairdresser and barber
 - Massage parlour and beauty saloon
 - Photographic studio
 - Duplicator
 - Herbalist
 - Auction room (not auction yard or retail storage yard)
 - Commercial lending or exchange library
 - An office for sale of tickets
 - A reception depot for dry cleaners, dyers, shoe repairs, etc.
 - Launderette
 - Travel agency

- Estate agent
- Watch maker and repairs
- Jewellery engraver

This group shall NOT include:

- (i) A building or portion of a building used for the purpose of carrying on a cleansing or dyeing business, other than a reception depot
- (ii) Premises for the sale of domestic pets-i.e. pet shop
- (iii) Premises for the grooming of domestic pets e.g. poodle parlour, etc
- (iv) Premises in respect of which a license has been issued under the liquor or casino Act, to sell liquor for consumption on the premises
- (v) A yard used for the purpose of conducting retail sales as in the case of: -
 - Car sales yard
 - Scrap sale yard
 - Furniture sale yard
 - Building materials sales yard
 - Auction yard
 - Open market for fresh farm produce-retail or

Wholesale

NOTE: A workshop on the same premises as, and which in the opinion of the Local Planning Authority, is considered to be incidental or ancillary to the predominant use, being the conduct of a retail business, may be included in this group. However, if the sale, nature or intensity of these workshop operations is considered such that it is obtrusive and/or constitutes the predominant use, it shall be classified under and Industrial Use Group.

Group D1- Farm stores

A farm store is a shop which is intended primary to cater for the day needs and convenience of farm workers and their families accommodated on the farm, and which is sited accordingly

Group E- Offices

An office is a building or portion of a building where business transactions are conducted by administrative and clerical means, involving the manipulation, recording and filing of paperwork and other information. As distinct from shop, they deal in the direct sale of goods by retail but provide a specialized and/or professional service of sorts, which may be conducted for direct or indirect commercial again. This group shall: -

- Agency (clearing and forwarding, employment, manufacturing representative, etc.)
- Finance institution (banking, building society, insurance company, etc.).
- Professional consultant (attorney, advocate, auditor, accountant, architect, planner, engineer, business consultant, etc.)

- Association, bureau and institute (welfare, political, religious, recreation, commercial, professional, etc.)

Group E1- Corporate Office

A special office building is a building, or a portion of a building designed in a landscaped setting where business transactions are conducted by administrative and clerical means, involving the manipulation, recording and filling of paperwork and other information or where the administration of companies where other offices activities associated with it or any of its subsidiaries may be carried out. Two or more companies may be contained in a single building.

A special offices complex may contain such ancillary uses as telecommunications and computer facilities, conference and dining facilities, directors' suites, as well as residential accommodation and recreational opportunities for the organization.

Group E2- Surgeries and medical chambers

A building or portion of a building where a specialized and/or professional medical service is provided by members of the medical or dental profession or any other similar profession or calling, for the purpose of administering to persons who are suffering from some mental or physical disability or illness.

This group shall include consulting rooms, surgeries and medical laboratories used by:-

- | | |
|-------------------------|---|
| - General practitioners | - Dentists |
| - Psychiatrists | - Gynecologist's |
| - Radiologists | - Optometrists |
| - Chiropractors | - Homeopaths |
| - Osteopaths | Non-residential clinics (public & private) |

This group shall NOT include:

- Veterinary surgeries
- Residential clinics, public and private

Group F- Institutions

This group comprises all land and buildings use of an institutional nature which do not fall within one or other of the aforementioned categories because of their potentially detrimental impact on the amenity of the area and/or public safety.

This group shall include:

- Hospital (mental)

- Institutional
- Institutional (mental)
- Reformatory

Group G- Wholesale warehouse

A whole warehouse is a building designed for the purpose of carrying on business of a wholesale nature i.e the selling of goods in large quantities, especially for retail by others. No goods are displayed other than incidentally to the wholesale business.

Group H- Storage warehouse

The use of land or building(s) thereon designed for the purpose of storing goods where no business is transacted other than incidentally to such storage or for storage of anything which is not likely to cause injury to the amenities of the area.

This group includes:

- Storage warehouse or yard
- Builders or contractors' yard
- Local authority or central government depot
- Furniture repository
- Transit warehouse
- Grain silo
- Timer yard

Group I- Public buildings

A public building is a building (other than place of assembly) designed for or used for the primary purpose of accommodating essential public-service as provided by Central Government, Local Government of Quasi-Government.

This group shall include:

- | | |
|-----------------------------|--|
| - Central Government Office | - Church |
| - Chapel | - Community Centre |
| - Court (law) | - Court (police) |
| - Fire station | - Health Centre |
| - Labour exchange | - Local government office |
| - Museum | - Petrol rationing office |
| - Police station | - Post office (including post office savings bank) |

- Provincial Government Office-Public Hall (e.g. city hall)
- Public library
- Welfare Centre
- Quasi-Government office
- Non-governmental organization

Group J- Places of assembly

A place of assembly is a building or portion of a building (other than public building and places of public worship) used by members of the community for social, recreation, cultural or health purposes. It is also including buildings or portions of buildings which impart specialized private training and tuition to adult individual or groups of adults on various subjects, courses and activities. These institutions generally do not require grounds for extramural and sporting facilities and shall not permit boarding and other accommodation facilities.

This group shall include:

- Amusement hall and arcade
- Auditorium
- Bowling
- Cinema
- Dance hall
- Gymnasium
- Lottery hall
- Music hall
- Skating rink
- Squash racquets court (public)
- Art gallery
- Billiard saloon (unlicensed)
- Church hall
- Concert hall
- Exhibition hall
- Lecture hall
- Meeting house
- Public hall
- Social center (public)
- Theatre.

If shall further include the following audit colleges (non-residential):

- Music academy school
- Adult literacy course
- Secretarial and business schools & college
- Religious instruction centre
- Other private specialized training academic institution
- Transcendental meditation and yoga
- Commercial college

NOTE:

This group shall NOT include any of the above-mentioned activities which, in the opinion of the Local Planning Authority, may be considered potentially obtrusive and/or detrimental to

the area. The number of pupils and scale of operations permitted shall be at the discretion of the Local Planning Authority.

If in the opinion of the Local Planning Authority, the nature and scale of these aforementioned activities (in terms of size, the number of people they attract and the traffic they generate) is considered to be detrimental to the amenities of the area, then that use shall be classified under Group J1 - Special places of assembly.

Group J1- Special places of assembly

These are buildings and /or areas (other than a public building and places of assembly) used by members of the community for social, recreational or cultural purposes. The nature and scale of these activities in terms of their nature and the members of people they attract and the traffic they generate are far greater than those in Group J (Places of Assembly)

This group shall include:

- Athletic ground
- Football ground
- Racecourse or racetrack
- Sports club
- Drive -in cinema
- Fun fair and luna park
- Sports ground and playing fields
- Stadium

Group K- Places of public worship

This group includes: -

- Cathedral
- Church
- Mosque
- Sunday school
- Temple
- Chapel
- Citadel
- Oratory
- Synagogue

Group L- Light industrial buildings

A light industry is a building and/or are (other than service station, general or special industry or a repair garage and petrol filling station), in which the industrial operations are geared solely towards the light manufacturing, altering, repairing and finishing off of various articles

This group shall include: -

- Scotch cart makers
- Small-scale metal worker

- Small-scale carpentry and cabinet maker
- Sharpening of various articles (e.g. Saws, shears, lawnmowers, hedge cutters etc)
- Baker (See also Group L1- service industry)
- Milling (Grain of flour)
- Pottery maker
- Plumber
- Small-scale machine repairs (e.g. Pumps, starter-motors, generators and fuel injectors)
- Sculpturing and carving (wood, ivory, soapstone etc.)
- Manufacturing and engraving of Jewellery
- Sorting, assessing or packing of an article

NOTE – The industrial process, the type and amount of machinery used, the number of persons

Employed, and the amount of vehicular traffic generated shall not, in the opinion of the Local Planning Authority, be considered excessively detrimental such that it is likely to cause injury to, or prejudicially affect the amenity of the locality due to the emission of noise, vibration, smell, fumes, smoke, vapor , steam , soot, ash, dust, waste water, waste products, grit or oil, or for any other reason

- Light industrial buildings may include such offices and retail outlets as are necessary for the disposal of such goods as are repaired or serviced on the premises, as well as other similar goods for which the appropriate trading license has been issued
- If at any time, in the opinion of the Local Planning Authority, the nature and scale of operations have grown or expanded to the extent that it is considered excessively obtrusive and likely to cause injury to the amenities of the area, it shall be reclassified under Groups S3 or O
- All above statements may be contained as conditions within any development permit issued.

Group L1- Service Industrial buildings

A service industry is a building and/ or area (other than a light, general, or special industry or petrol filling and service station) in which the industrial operations (involving repairing,

servicing, cleaning and general maintenance), are conducted for the express purpose of rendering services directly concerned with day-to-day domestic needs of the community and general public.

This group shall include: -

- Electrical and domestic appliances repairs
- Minor mechanical repairs (excluding motor vehicles of any kind)
- T.V, radio and Hi-Fi repairs
- Small machine repairs (stoves, refrigerators, washing machines, floor polishers, sewing machines etc)
- Key cutting and modifying (excluding the sharpening of various articles)
- Shoe repair (i.e cobblers)
- Tailors and dress makers
- Leather craft
- Cycle repairs
- Confectionary and /or small bakery

NOTE:- The industrial process, the type and amount of machinery used , the number of persons Employed, and the amount of vehicular traffic generated shall not , in the opinion of the Local Planning Authority, be considered excessively detrimental such that it is likely to cause injury to, or prejudicially affect the amenity of the locality due to the emission of noise, vibration, smell, fumes, smoke, vapor , steam , soot, ash, dust, waste water, waste products, grit or oil, or for any other reason

- The number of machines directly utilized in the industrial process which are constantly in use and the number of workers constantly employed thereon, shall not exceed 5, unless, at the discretion of the Local Planning Authority. An application for a special permit in the excess of 5 machines and employees may be permitted, subject to the satisfaction of the inspector of factories
- Service industrial buildings may include such offices and retail outlets as are necessary for the disposal of such goods as are repaired or serviced on the premises, as well as other similar goods for which the appropriate trading license has been issued
- These buildings may include residential accommodation for one employee, for security purposes only.
- If at any time, in the opinion of the Local Planning Authority, the nature and scale of operations have grown or expanded to the extent that it is considered obtrusive and detrimental to the amenities of the area, it shall be reclassified under Groups L or M

- All above statements may be contained as conditions within any development permit issued.

Group M- Industrial Buildings

A general industry is a building and/or are (other than service station, general or special industry or a repair garage and petrol filling station), in which the any or a combination of the following activities are carried on: -

- (i) the making of any article or part of any article
- (ii) the altering, repairing, renovating, ornamenting, painting, spraying, panel beating, polishing, finishing, cleaning, treating, dyeing, washing or breaking up of vehicles or parts thereof
- (iii) the adaptation for sale or use of any article
- (iv) the sorting, assembling, or packing (including washing or filling bottles or another container) of any article
- (v) the painting, spraying, panel beating, construction, reconstruction, assembling, repairing or 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, but excluding a newspaper office (See Group N)
- (vii) the production and storage of gas in a holder of more than 140cubic metres storage capacity
- (viii) the freezing, chilling or storage in cold storage of any article
- (ix) the slaughtering of livestock
- (x) the generation of electricity

Save where the activity carried on is not in the opinion of the Local Planning Authority, considered to be obtrusive, and in only incidental to the permitted predominant use.

NOTE- The industrial process, the type and amount of machinery used, the number of persons employed, and the amount of vehicular traffic generated may be detrimental and obtrusive but, in the opinion of the Local Planning Authority, not toxic or injurious in terms of the health and safety of the surrounding area due to the emission of noise, vibrations, smells, fumes, smoke, vapor , steam , soot, ash, dust, waste water, waste products, grit or oil, or for any other reason

General industrial buildings may include such offices and retail outlets as are necessary for the disposal of such goods as are repaired or serviced on the premise

- These buildings may include residential accommodation for security.
personnel only

Group M1- Special industrial buildings

A special industry is a building and/ or area (other than a light, general, or special industry or petrol filling and service station) in which the works and processes, in the opinion of the Local Planning Authority, are considered to be detrimental and potentially injurious to the health, safety and amenity of the surrounding area.

This group shall include: -

- a) Any building designed for or used for one or more of the following works or processes:
 -
 - i) Brick kilns, line kilns, coke ovens, salt glazing works, sintering of Sulphur bearing materials, distilling or blending of oils, stone crushing or screening plants for the preparation of road surface materials.
 - ii) Smelting of ores and minerals, calcining, puddling and rolling of iron and other metals, reheating, annealing, hardening, forging, converting and carbonizing iron and other materials, galvanizing, recovery of metal from scrap, pickling or dissolution of metal in acid, chromium plating
 - iii) Works for the production of, or which employ cellulose lacquers, cynogen or its components, hot pitch or bitumen, pyridine, liquid or gaseous Sulphur dioxide, Sulphur chlorides, calcium carbide etc.
 - iv) Works for the production of amyl acetate, aromatic esters, butyric acid, caramel, enameled wire, glass, hexamine, iodoform, lampblack, B-naphthol, resin products (other than synthetic resin powders), salicylic acid, sulphonated organic compounds, ultramarine, zinc chloride, zinc oxide, paint and varnish manufacture (excluding works at which only milling and blending are practiced), production of rubber from scrape etc.
- b) Any building or area designed for or used for the purpose of carrying on any of the following industries, businesses or trades, viz
 - Animal charcoal manufacturer
 - Blood albumen maker
 - Blood drier
 - Blood boiler
 - Bone burner
 - Bone grinder
 - Breeder of maggots from putrescible animal matter
 - Candle maker
 - Catgut manufacturer

- Chemical laboratory (which may be potentially toxic and dangerous)
- Chitterling or nettling boiler
- Dealer in blood, skins, hides or butchers waste
- Dealer in rags and/ or bones (including receiving, storing, sorting or manipulating rags in, or likely to become, in an offensive condition, or any bones, rabbit-skin, fat or putrescible animal products of a like nature.
- Experimental laboratory (which may be potentially toxic or dangerous)
- Fat melter or fat extractor
- Fellmonger
- Fisher curer (not carried on by a fishmonger as subsidiary to his store or business)
- Fish oil manufacturer
- Fish skin dresser or scraper
- Glue maker
- Gut scraper or gut cleaner
- Leather dresser
- Manufacturer of meal for feeding poultry, dogs, cattle or other animals and fish, blood, bone, fat or animal offal, (either in any offensive condition or subjected to any process causing noxious or injurious effluvia)
- Manufacturer of manure from bones fish, fish offal, blood, spent hops, beans or other putrescible animal or vegetable matter.
- Manufacturer of any form of explosives or potentially explosive materials
- Parchment maker
- Skin tanner (drying, curing etc.)
- Soap boiler and manufacturer
- Tallow maker and refiner
- Trip boiler or cooler

NOTE: - Many of the words and processes mentioned above may be injurious on planning and health grounds only where the size and intensity of the works and the methods employed give rise to excessive noise, vibration, smell, smoke, fumes, vapour, steam, soot, ash, dust, gaseous or other effluent. Where the Local Planning Authority is satisfied that these conditions do not exist, or will be prevented by the installation of suitable equipment, it shall regard the building and/or area as a General Industry and not as a Special Industry

- These buildings may include residential accommodation or overnight restrooms for security personnel only

Group N- Surface mineral workings

This group shall include: -

- Brickfields
- Quarry, Limestone
- Quarry, sand, gravel or stone

Surface workings for the extraction of sand, gravel, limestone cly and stone and any buildings which are incidental thereto.

Group P- Agricultural buildings

The following types of buildings are agricultural buildings

Buildings incidental to the use of horticulture, fruit growing, seed growing, dairy farming, the breeding and keeping of livestock (including any creature kept for the production of food, wool, skins, or fur, or for the purpose of its use in farming of land), the use of land as grazing land, meadow land, osier land, market gardens, and nursery grounds, and the use of land for woodlands where the use is ancillary to the farming of land for other agricultural purposes, and “agriculture” shall be construed accordingly. This group includes: -

- Agriculture
- Market garden
- Mill, grain or flour
- Nursery, horticulture

Group Q- Homestead

A homestead is a house and surrounding land owned by a family. This group includes a farmhouse and land devoted to crops or animals where agriculture use is retained.

Group R- Petrol Filling and service stations.

This group shall include one or more of the following uses and activities: -

A retail place of business designed primarily for the purpose of fueling motor vehicles with petroleum or other fuel and includes:

- (i) Any pump or other apparatus on the property used in connection with the fueling of motor vehicles
- (ii) Any building used for retail of other petroleum, motor vehicle spare parts, accessories, tyre and tubes

- (iii) Any buildings used for the lubricating or polishing of motor spare parts, accessories, tyre and tubes
- (iv) Any building used for lubricating or polishing of motor vehicles
 - spray painting, panel beating, engine removal, and dismantling
 - engine tune-ups for racing and competition vehicles, tyre retreading or remoulding
 - clutch and/or gearbox replacement and repairs when removal of an engine is necessary
 - automatic transmission repairs, and an auto exhaust workshop
 - the manufacture and machining of motor vehicle parts (see Group S3- General Industry)
 - the assembly of new motor vehicles (see Group S3- General Industry)
- (v) Kiosk- small buildings or portion of a building used for the retail sale of a limited range of goods within class 9. This use shall be considered as ancillary or incidental to the predominant use being a repair garage and /or petrol filling station

The final range of items permitted to be sold from such a kiosk shall be at the discretion of the Local Planning Authority but shall be associated with the motor trade and/or in the interests of at the convenience of the motoring public.

NOTE: The items specifically excluded from this group are to be included in Use Groups L, L1, M dependent on the nature and extent of such work, buildings and machinery used or to be used in connection therewith.

Group S- Surface car park

A surface car park is an area that has been set aside and surfaced for the parking of vehicles. Trucks are not ordinarily allowed entry into such an area.

Group S1- Lorry parking lot and resthouse/truck inn/truck stop

A lorry parking lot and rest house /truck inn/truck stop is an area set aside and surfaced to the satisfaction of the Local Planning Authority together with an assortment of buildings that are ancillary to the servicing of vehicles and drivers.

Group T-Newspaper office

A newspaper office is a building in which newspaper printing presses are operated and in which such other activities are carried out as are normally and directly associated with the printing and publishing of newspapers printed and published by that office, and includes premises in the same building or in a building on a stand adjoining the stand on which such an office is situated, wherein is carried on the trade of Phot- Process Engraving wholly or substantially as and activity associated with the production of such newspapers as are printed and published by newspaper office.

NOTE: Notwithstanding the remaining provisions of this scheme a Newspaper Office shall not be deemed to fall within any building use group other than Use Group R

Group U- Parking garages

A parking garage is a building designed and used for purposes of providing accommodation for the parking of motor vehicles other than for purposes of exhibit, sale or repair such vehicles and may include:

- (a) Use of the ground floor or alternatively but not additionally, the first floor of such buildings for shops, offices and any other permitted use within that zone
- (b) The development of offices as facades to the building, provided that, in the opinion of the Local Planning Authority will serve the vehicles parked within the building. And which are ancillary to the predominant use being a parking garage
- (c) Facilities which, in the opinion of the Local Planning Authority will serve the vehicles parked within the building, and which are ancillary to the predominant use being parking garage: -
 - (i) Fueling and lubricating of vehicles
 - (ii) Washing and polishing of motor vehicles, and
 - (iii) A parcels reception depot
- (d) Restroom, waiting rooms and public conveniences
- (e) Use of buildings for public parking and/or reserved private parking
- (f) Public passenger transport facilities

Provided that in no case shall the floor area used for the purposes indicated in (a) , (b) and (c) above exceed twenty per centum (20%) of the total floor area of such a building

Group V- Funeral parlour

Funeral parlour is a building wherein arrangements for burial or cremation of bodies of deceased persons for burial or cremation and may include: -

- (i) Facilities for the keeping the bodies of deceased persons
- (ii) A chapel
- (iii) A viewing room
- (iv) A coffin show room
- (v) An administrative office for the arrangement of supply of floral tributes

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

Group W- Special building and uses

This group comprises all land and buildings uses which do not fall within one or other of any of the other Use Groups A-V

These uses shall all have a “special consideration” requirement although in many instances the Local Planning Authority may prohibit a particular use for reasons of, incompatibility with the nature, character and use of the area, detrimental to the amenity of the area, safety and health, or undesirable for any other reason

This group shall include: -

- Boarding kennel
- Botanical Garden
- Bus garage
- Bus terminus
- Cemetery
- Crematorium
- Drive in restaurant
- Electricity substation
- Film studio
- Monument
- Night club
- Observatory
- Open market (retail/wholesale)
- Parking lot (public or private, covered or uncovered)
- Prison (goal)
- Public toilet
- Pumping station
- Railway station
- Riding school
- Sewerage works
- Surface car park
- Taxi operators
- Telephone exchange
- Television building
- Transformer station
- Veterinary clinic
- Waterworks
- Zoological garden

Group X- Game Park

This group comprises both land and buildings that are reserved for the keeping of animals in their natural wild state with facilities for rest and recreation of the public

This group shall not include: -

- Zoological garden

- Social club
- Sports club

Group Y- Environmental residential

Environmental residential homes are a new concept in the development of peri-urban homes. The idea explores the positive relationship by landowners, environmentalists and local authorities to come to grips with the complexities of developing environmentally sustainable homes in valuable agriculturally unutilisable environmentally fragile situations, It is rooted in the desire by people to locate themselves in areas adjacent to cities to take advantage of the amenities offered by both rural and urban areas.

A maximum number of 5 subdivisions maybe allowed in areas where agriculture may not be possible, on farms within zones, Area of scenic beauty where the subdivisions will be no smaller than 2,5ha and no larger than 5ha.

The style, materials and setting of all building development will be carefully considered to ensure that units are hidden from each other as well as blend in with the natural environment. Natural materials should be used as much as possible.

Group Z- Horticulture

Horticulture is the intensive production of fruit, flowers and vegetables. Production is generally all year round with buildings used for production, administration, grading, packaging and dispatch

APPENDIX 2: Development Control Table

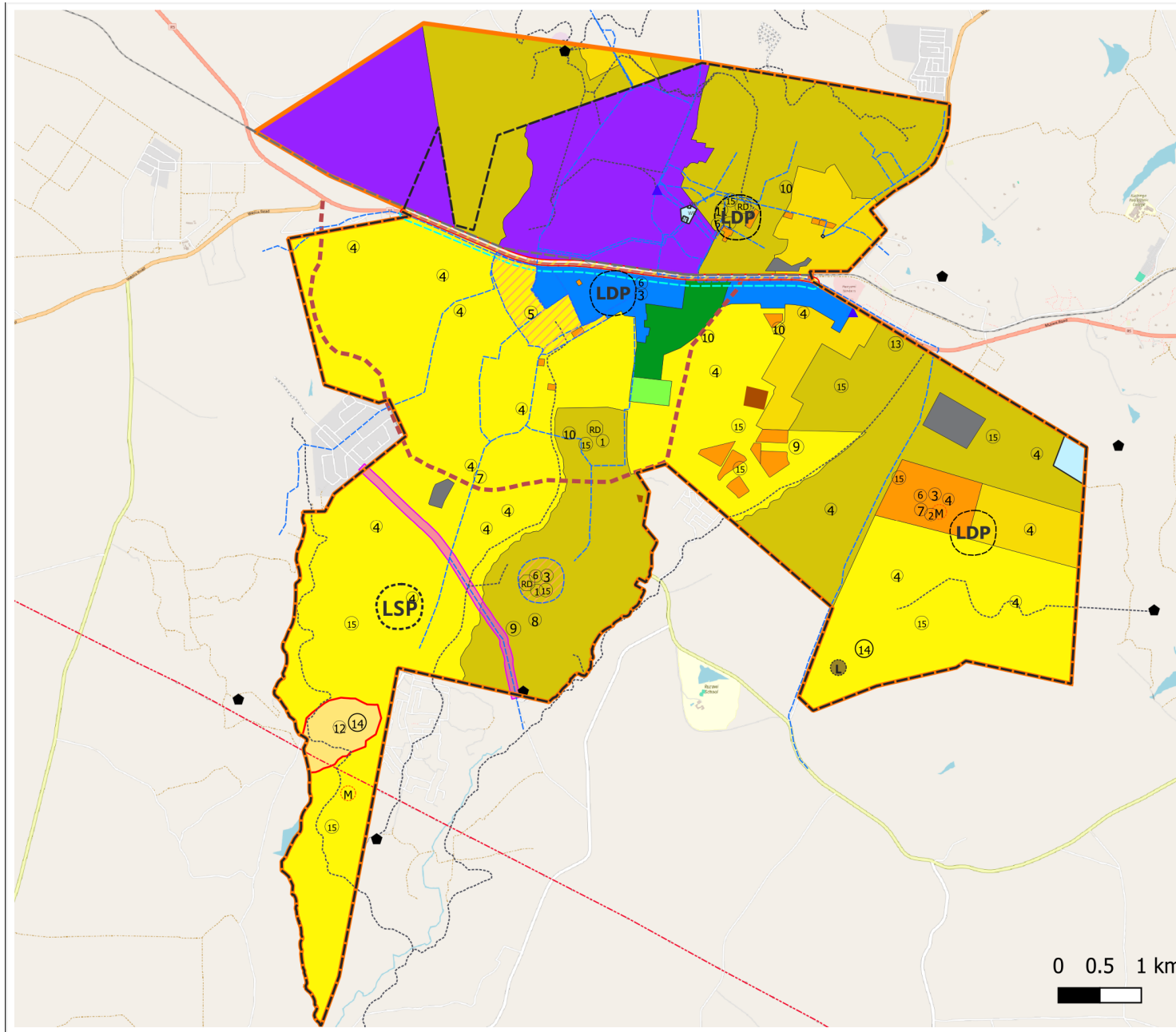
BUILDING USE GROUP	ZONE 1B OFFICES	ZONE 1(F) COMMERCIAL	ZONE 2A(iv) FLATS (WALK-UP) (CONC)	ZONE 2B(I) DETACHED DWELLING HOUSE (DISP)	ZONE 4A PUBLIC BUILDINGS (PUBLIC AUTH.)	ZONE 7 INDUSTRY
Detached Dwelling Houses	X	X	X	P	X	X
Cluster Houses	X	X	SC	SC	X	X
Attached and Semi-Detached Houses	X	X	P	SC	X	X
Flats	X	X	P	SC	X	X
Residential Buildings	SC	X	X	X	SC	SC
Residential Buildings (Licensed)	SC	X	X	SC	SC	SC
Residential Buildings (Institutional)	P	X	SC	SC	P	P
Schools and Residential Colleges	P	X	X	SC	P	P
Crèches	SC	X	SC	SC	SC	SC
Shops	SC	P	X	X	X	SC
Offices	P	P	X	X	X	SC
Special Offices	P	P	X	X	X	X
Surgeries and Medical Chambers	P	SC	X	X	SC	SC

Public Buildings	X	X	X	X	P	SC
Places of Assembly cvhjk67	X	X	X	X	SC	SC
Special Places of Assembly	X	X	X	X	SC	SC
Places of Public Worship	X	X	X	X	SC	P
Petrol Filling Station (Pumps Only)	SC	P	SC	X	SC	SC
Surface Car Park	P	P	X	X	P	P
Parking Garage	SC	X	X	X	SC	SC
Special Buildings and Uses	X	SC	X	X	SC	SC

Marondera Municipality

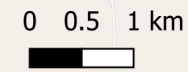
Master Plan

Proposals



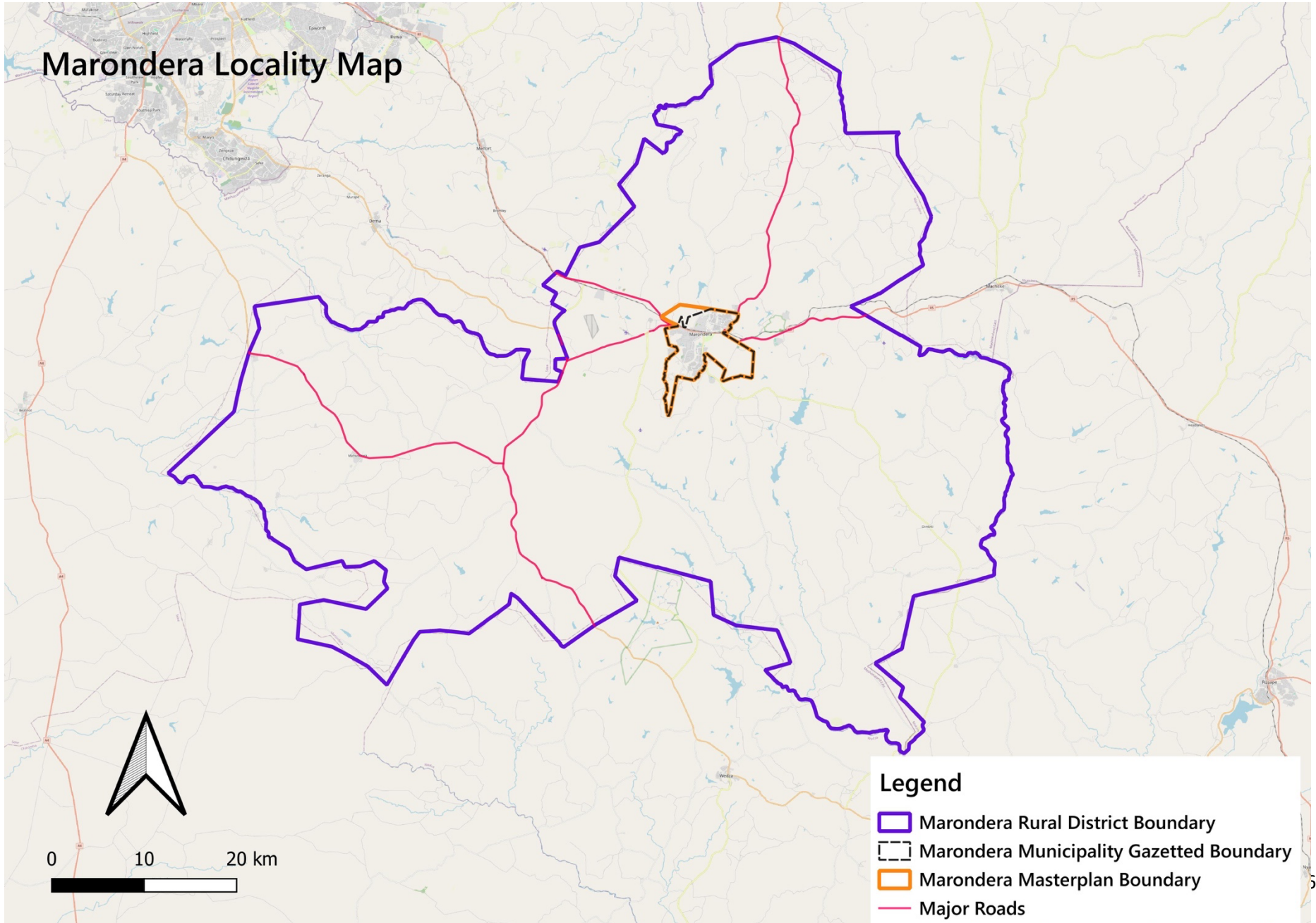
Legend

- 1 Redevelopment
- 2 Mixed Use
- 3 Informal Sector Hub
- 4 Densification
- 5 Mixed Use/ Transition Zone
- 6 Bus Terminal
- 7 Integrated Regional Commercial Hub
- 8 Additional School
- 9 District Hospital
- 10 Clinic
- 11 Integrated Fresh Produce Market
- 12 Heroes Acre
- 13 Hotel
- 14 Cemetery
- 15 Flats
- Gazetted Boundary
- Master Plan Boundary
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Flats
- Commercial
- Industrial
- Golf Course
- Exhibition Park
- Mixed Use Zone
- Proposed LDP
- Cemetery
- Heroes Acre
- Road Servitude North
- Road Servitude South
- Railway
- Water Reservoir
- Redevelopment
- Mixed Use Zone
- Water Treatment Plant
- Proposed Water Network- Trunk Line
- Bypass
- Sewer Treatment Plant
- Sewer Network - Trunk Line
- Electricity Main Line
- Feruka Pipeline
- Existing Dumpsite
- Stadium
- Golf Course
- Major Roads
- Secondary Roads
- Tertiary Roads
- Landfill



ADOPTED	MAJOR	APPROVED
DATE	TOWN CLERK	DATE
<small>CERTIFIED THAT THIS IS A TRUE COPY OF MARONDERA MUNICIPALITY MASTER PLANS ADOPTED BY COUNCIL ON _____ AND APPROVED BY MINISTER ON _____ DIRECTOR OF PHYSICAL PLANNING _____ DATE _____</small>		

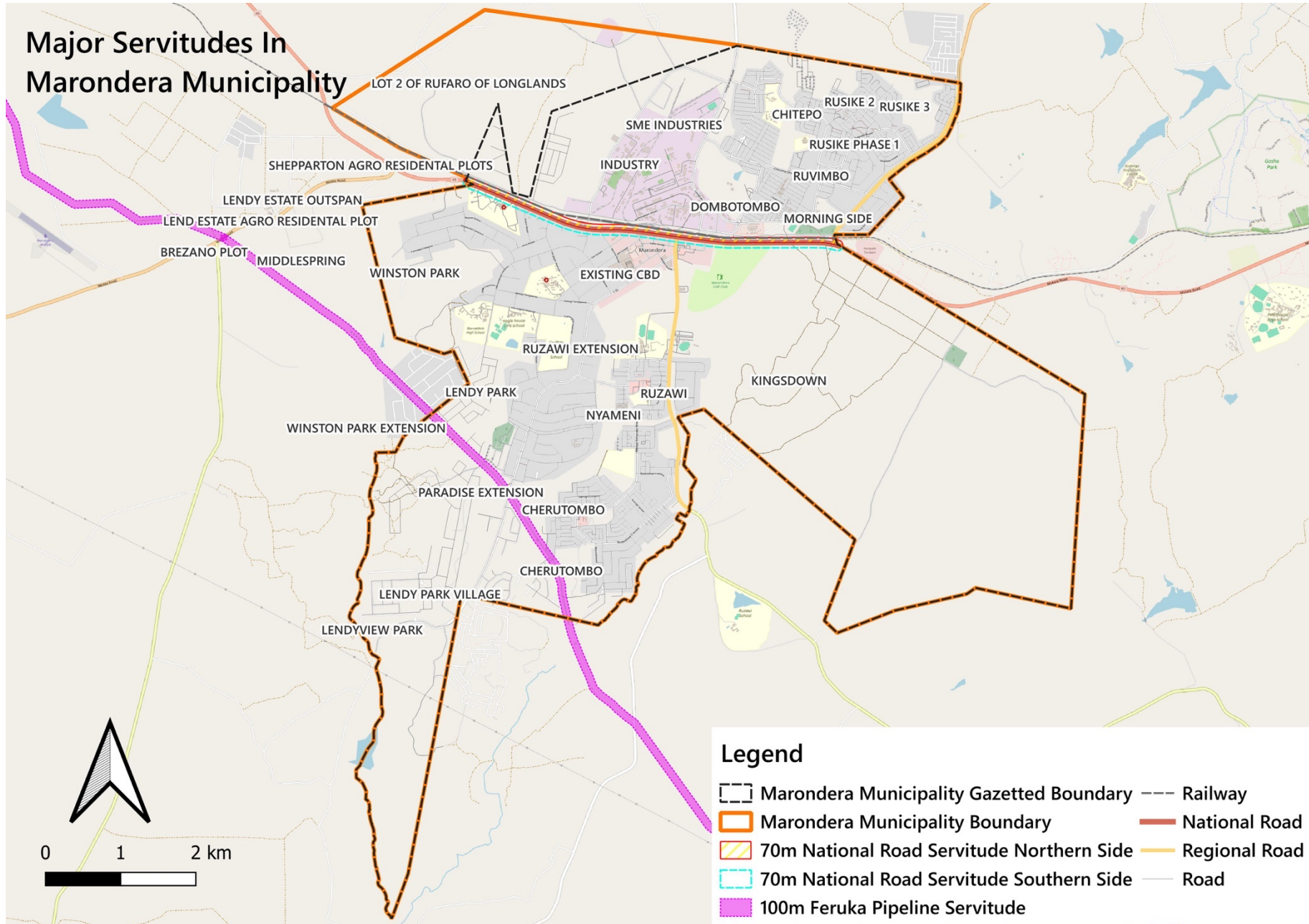
Marondera Locality Map



Legend

- Marondera Rural District Boundary
- Marondera Municipality Gazetted Boundary
- Marondera Masterplan Boundary
- Major Roads

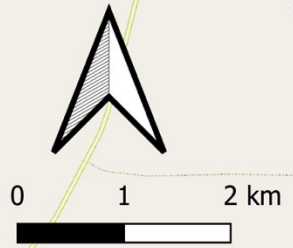
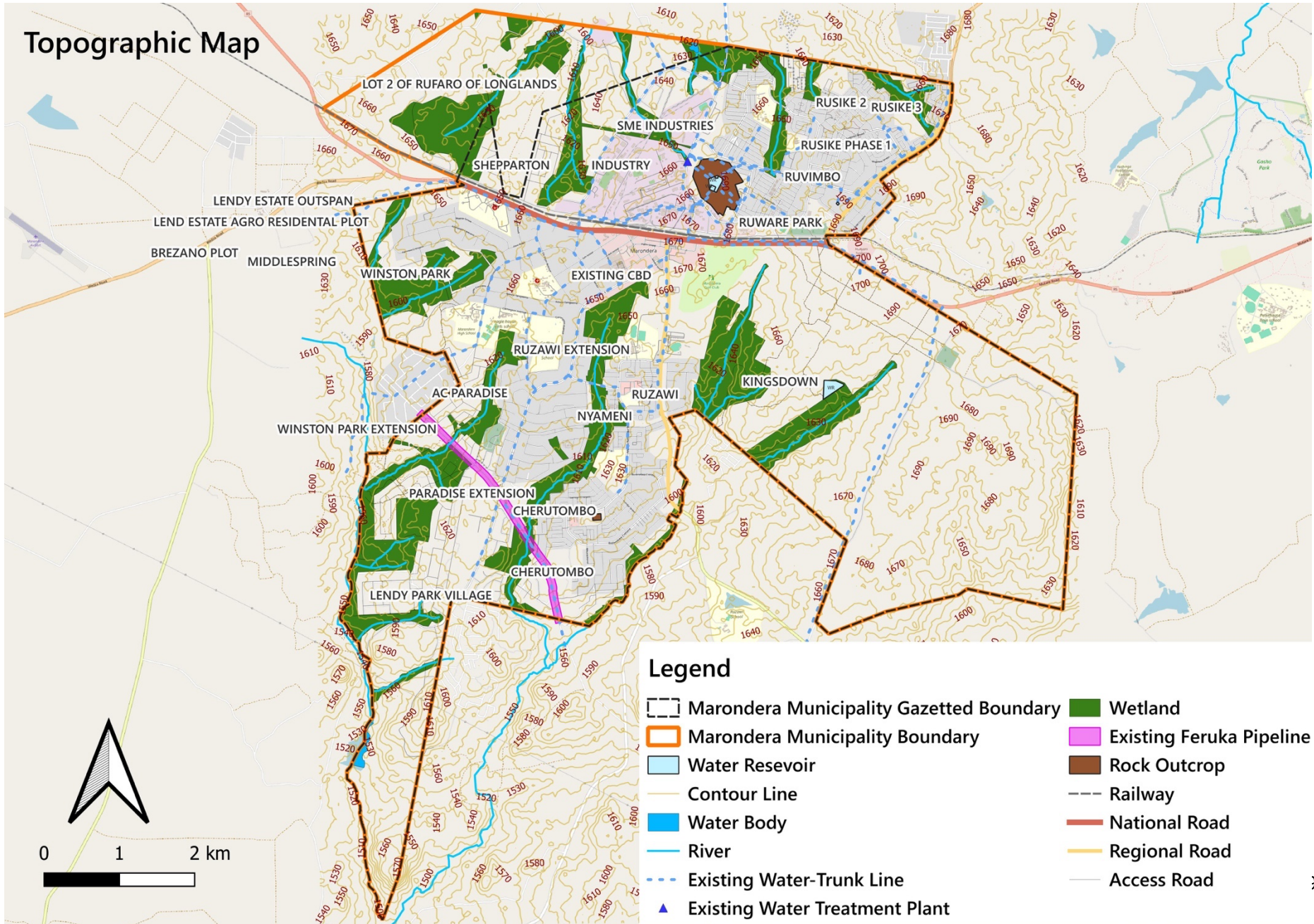
Major Servitudes In Marondera Municipality



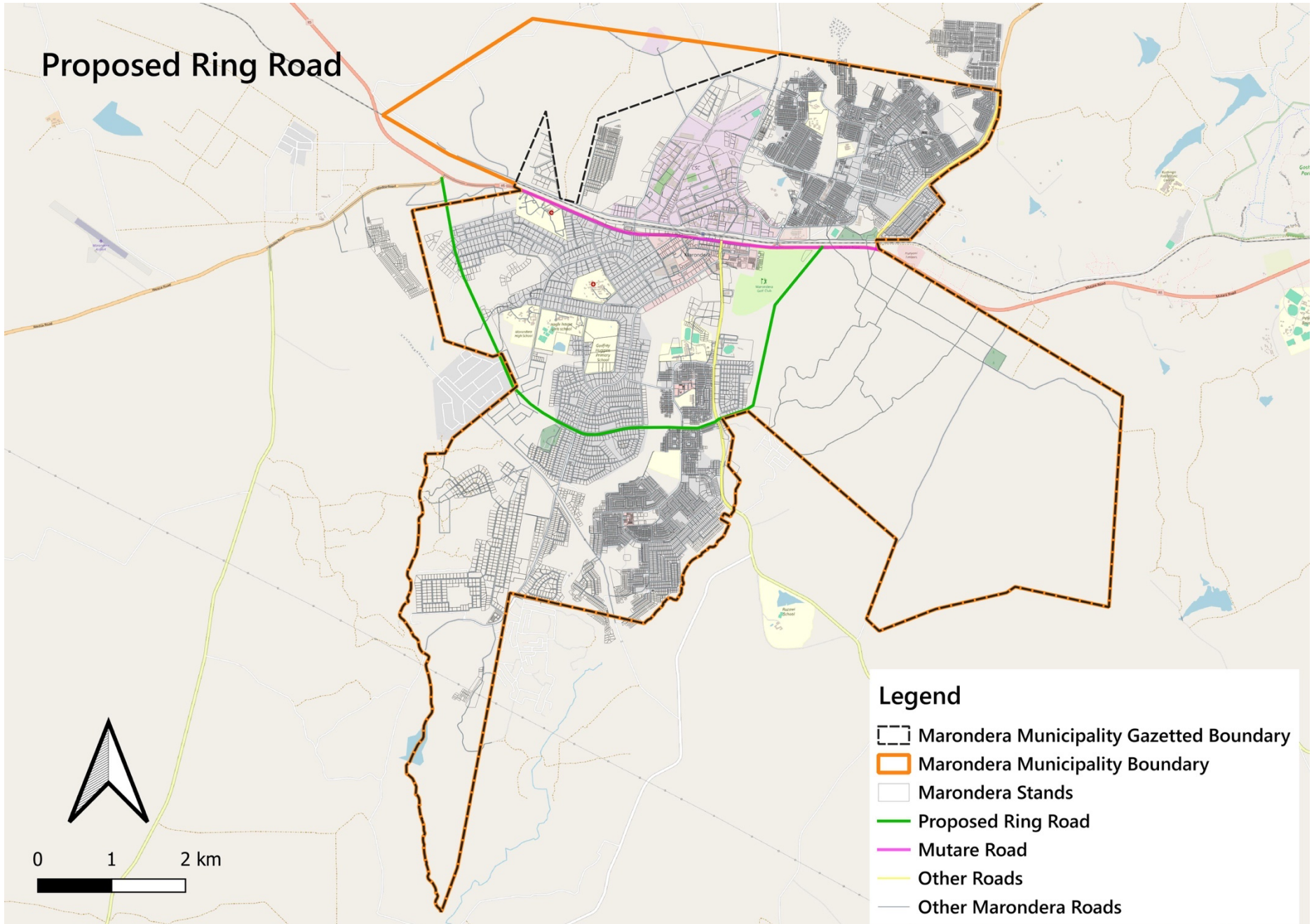
Legend

- Marondera Municipality Gazetted Boundary
- Marondera Municipality Boundary
- 70m National Road Servitude Northern Side
- 70m National Road Servitude Southern Side
- 100m Feruka Pipeline Servitude
- Railway
- National Road
- Regional Road
- Road

Topographic Map



Proposed Ring Road



Legend

- Marondera Municipality Gazetted Boundary
- Marondera Municipality Boundary
- Marondera Stands
- Proposed Ring Road
- Mutare Road
- Other Roads
- Other Marondera Roads