



RUSAPE MASTER PLAN DRAFT WRITTEN STATEMENT



25th JUNE 2024

The Rusape Master Plan has been prepared in terms of Part IV of the Regional Town and Country Planning Act [Chapter 29:12] Revised Edition of 1996 as read together with the Regional, Town and Country Planning Act Master and Local Plans Regulations [RGN No. 248 of 1977].

Certified that this is a true copy of the Rusape Master Plan as approved by the Rusape Town Council at its..... Ordinary Council Meeting held on the**2024, Minute Item No.....**

Signed:

..... Town Secretary

..... Date

..... Council Chairman

..... Date

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INTRODUCTION

The Rusape Master Plan Written Statement was prepared in terms of the provisions of Part IV of the Regional, Town, and Country Planning Act [Chapter 29:12 of 1996] (The Act) as read together with the Master and Local Plan Regulations of the same Act [RGN No. 248 of 1977]. This Written Statement is divided into three parts as follows;

Part I: A Summary of the Report of Study Findings.

Part II: Goals, Objectives, and Development Options for the Rusape Master Plan.

Part III: Planning policies and proposals. This is accompanied by a Planning Proposals Map.

PART I

1.2. SUMMARY OF REPORT OF STUDY FINDINGS

The summary of findings is presented per sectors as was studied.

1.2.1. NATIONAL AND REGIONAL CONTEXT

The Master Plan Study Area is located along the Beira Corridor which is also a route to tourist areas like Nyanga, the Eastern Highlands, and Chimanimani.

1.2.2. BIO-PHYSICAL CHARACTERISTICS

The Rusape Master Plan Area has dolerite, gabbros, granodiorite-adamellite, and tonalite rock deposits with potential Nickel, Copper, Titanium, Black Granite, fluorite, and uranium.

1.2.3. LAND-USE

Low-density residential zones comprise 1.58% of the Total Rusape Master Plan Area. Medium-density suburbs comprise 1.17%, while high-density suburbs comprise only 0.80%.

Commercial Agricultural Farms comprise 34.90% of the Master Plan Area, and resettlement and communal areas constitute 26.92% and 21.66% of the total land respectively.

An area measuring 1.95 km² (05.70%) located south of the Rusape Master Plan Area is good for residential development because of the terrain.

1.2.4. POPULATION

The Master Plan Area population increased from 31,080 in 2012 to 37,906 in 2022, an inter-census growth rate of just under 22%.

Basing on these population growth statistics, the Master Plan Area's population is expected to increase to 46 245 by 2032 and 56 420 by 2042 which is the expected Plan Period for the Rusape Master Plan. With an average household size of 3.6, this means that accommodation for 5785 families is needed during this plan period and given a current housing backlog of 6971, the total housing demand for the plan period is 12 576 Stands or using an average plot size of 300m² per family, 380 Hectares. The increasing population requires more land for expansion and provision of adequate infrastructure to meet the current and future needs of the planning area. There is a need for more education facilities (25 Primary Schools and 7 Secondary Schools), healthcare, and recreational spaces (19 Hectares).

1.2.5. LIVELIHOOD ACTIVITIES

Commercial activities in the Master Plan Area are concentrated in Rusape Town Centre. Industrial and agricultural activities have declined since 1996. Micro, Small, and Medium Enterprises (MSMEs) are the main sources of livelihoods in the planning area.

1.2.6. HOUSING

There is a shortage of housing in the planning area and there is need housing. There is also need for affordable housing and rental accommodation. The condition of housing infrastructure in the old townships need to be upgraded.

1.2.7. EDUCATION

There is a shortage of public schools, resulting in overcrowding and a higher student-teacher ratio. This has also led to the proliferation of privately run educational facilities impacting on affordability. There are no tertiary and vocational training centers in the planning area.

1.2.8. HEALTH

There is one General Hospital and specialist services are referred to Harare. Other health facilities are concentrated in Rusape Town Center resulting in people having to travel long distances to access basic health services. Vengere Clinic and Tsanzaguru Clinic are the only ones with maternity services besides the General Hospital.

1.2.9. INFRASTRUCTURE

There is need to develop new roads and rehabilitate the existing roads to improve accessibility and connectivity of areas in the Master Plan Area. There is a need for modernization of the railway infrastructure in the planning area.

There is a need for new and to upgrade existing water and sewerage disposal infrastructure.

1.2.10. SOCIAL AMENITIES

There are inadequate social amenity facilities within the planning area. Open spaces have been taken up by other uses.

1.2.11. ENVIRONMENT

There is a general degradation of the urban and natural environment in the Master Plan Area.

PART II

GOALS, OBJECTIVES AND DEVELOPMENT OPTIONS

2.1. LAND USE AND SUSTAINABILITY

2.1.1 Goal

- a) Ensure adequate land provision for the Master Plan Area's current and future development needs while conserving and preserving the natural environment.

2.1.2 Objectives

- i. To engage with the Ministry of Local Government and Public Works for additional land.
- ii. To recognize that land is a finite resource and put policies that promote densification and vertical development in line with the National Housing and Human Settlements Policy (2020).
- iii. To enforce policies safeguarding the environment from degradation and pollution, by upholding the Environmental Management Act [Chapter 20:27].

2.2. HOUSING

2.2.1. Goal

- a) Provide adequate, inclusive, and affordable housing aligned with population growth trends.

2.2.2. Objectives

- i. To provide land for residential development to meet current and future needs.
- ii. To provide social housing to cater for the marginalized social stratum.
- iii. To develop model homesteads in strategic areas of the Master Plan Area in order to engender replication by the generality of the citizenry.
- iv. To resuscitate the urban regeneration of derelict housing units and renewal of buildings replacing with high rise flats/multi-storeyed apartments, in conformity with the densification strategy.

2.3. INDUSTRIAL

2.3.1 Goal

- a) Revive existing industrial areas of Rusape and provide new industrial land for a broad and diverse economic activity.
- b) Encourage small and medium enterprises and self-initiative ventures within residential and commercial areas as an alternative to creation of jobs and employments.

2.3.2 Objectives

- i. To ensure siting of new industries is environmentally sound.
- ii. To cater to both formal and informal types of industries.
- iii. To encourage labour-intensive industries that absorb a greater number of the unemployed.

2.4. COMMERCIAL

2.4.1 Goal

1. Provide economic and efficient shopping centers with a wide range of goods and services throughout the planning area.
2. Encourage commercial centers throughout the Master Plan Area by establishing new shopping malls and ancillary service facilities.

2.4.2 Objectives

- i. To decentralize the concentration of commercial activities from the Town Center to other areas in the planning area.
- ii. To formulate a strategy that enhances the activities of Small to Medium Enterprises to contribute to the diversified economic activities in the planning area.
- iii. To encourage high-standard designs in architecture and finishing of buildings and landscape design in existing and new commercial centers.

2.5. SOCIAL AMENITIES

2.5.1 Goal

- a) To provide social amenities that are inclusive, efficient, economical, adequate, accessible, safe, flexible, and adaptable to the demographic structures of the populace.

2.5.2 Objectives

- i. To develop quality and affordable educational facilities including vocational and tertiary, and health facilities for the current and future needs.
- ii. To provide new and upgrade existing community, religious and recreational facilities.

2.6. TRAFFIC AND TRANSPORTATION

2.6.1 Goal

- a) To provide an integrated transport system that fosters public order, safety, convenience, economy, and efficiency in the planning area.

2.6.2 Objectives

- i. To decentralize the road network by introducing ring roads to connect different places of the planning area and other areas.
- ii. To deliver a choice for all road users by introducing cycle and walking infrastructure into the road network.
- iii. To promote public transport by providing requisite infrastructure.

2.7. INFRASTRUCTURE

2.7.1 Goal

- a) To provide adequate water, sewer, electricity, and communication (including internet) infrastructure to serve current and future needs.

2.7.2 Objectives

- i. To provide new and upgrade existing water and sewer treatment plants to meet the long-term needs of the planning area.
- ii. To provide new low-density residential developments on land where septic tanks are permissible and reserve higher density opportunities for sewerable land.

- iii. To identify waste dumpsites and recycling opportunities to address the challenges faced by solid waste management.
- iv. To provide land for solar energy opportunities to supplement the expected future demand.

2.8.ADMINISTRATION AND FINANCE

2.7.1 Goals

- b) To establish of a Functional Planning Department,
- c) To ensure compliance with Applicable Laws in all Rusape Town Council operational procedures,
- d) To ensure financing and implementation of Rusape Master Plan:

2.7.2 Objectives

- v. Rusape Town Council shall have a competent planning department that meets the standards set by the Ministry of Local Government and Public Works.
- vi. To develop standard operating procedures and systems to ensure achievement of all the provisions of the law and minimum service delivery levels.
- vii. To recover costs associated with development, collaborate with private institutions for financing, create additional revenue streams and seek Government assistance for nationally significant projects

2.8. DEVELOPMENT OPTIONS

This analysis is based on the study findings and offers three potential development options for the planning area. The first option is southward development, the second is expanding the Rusape Town Centre by rerouting the National Road and the third option is northward expansion.

2.8.1. Option 1 - Urban Growth Southward

This involves the expansion of the urban area by development of land to the south of Lake Rusape in Tsanzaguru and Chiduku Communal Land. The area is sewerable and the strategic positioning of the Sewer Treatment Works has the potential use of irrigating agricultural land in the area.

2.8.2. Option 2 - Expansion and Redevelopment of Rusape Town

There is potential for expanding the Rusape Town Centre by constructing a National Road by-pass north of the current town Center thereby opening up more areas for commercial development. Current land in Rusape Town Center which is affected by the National Road reserve will be freed for further development

2.8.3. Option 3 - Urban Growth Northward

This expansion to the north of Rusape River poses a risk of polluting water sources for the whole Master Plan Area.

2.8.1. Preferred Development Options: - 1 and 2

The Master Plan Proposals will be in line with development proposals 1 and 2 above.

PART III

PLANNING POLICIES AND PROPOSALS

3.1. LAND USE AND SUSTAINABILITY

3.1.1. Policies

- a) Encourage the implementation of mixed land use strategies to optimize land availability and promote efficient land utilization while simultaneously preserving natural areas.
- b) Enact zoning regulations that support densification and mixed-use development to maximize the use of limited land resources.
- c) Prioritize and incentivize vertical development as a means to accommodate larger populations while minimizing land use.
- d) Formulate a comprehensive land use plan that seeks to strike a harmonious balance between urban development needs and the preservation of prime agricultural land.
- e) Identify suitable sites for essential facilities such as water and sewer treatment plants, waste disposal sites, educational institutions, healthcare facilities, and social centers to support the anticipated population increase and alleviate strain on existing infrastructure.
- f) Enforce stringent environmental impact assessment procedures for major development initiatives to safeguard the natural environment.

3.2. HOUSING

3.2.1. Policies

- a) Ensure the continuous enhancement of functional and visual aspects of residential suburbs by upholding high standards of layout, architecture, landscaping, and quality finishes.
- b) Propose mixed housing in each residential zone, with a minimum of 40% of the developable area designated for flats or intensive cluster/attached dwelling opportunities.
- c) Establish minimum residential stand sizes based on guidelines from Circular 70 of 2004.

3.2.2. Proposals

Proposal Number:

- a) **Redevelopment** - Local Planning Authorities to identify and service sites for the redevelopment of old Council Housing Schemes in Vengere and Tsanzaguru suburbs and also encourage the pooling of resources by residents, private development partners, and reputable local and international development agencies to support redevelopment efforts.
- b) **Affordable Housing** – Land to be set aside on Rusape Town Council Farms and developed for civil servants and council employees on a long-term cost recovery basis.
- c) **Residential Zoning** – Areas marked yellow are reserved for ultra-low (ULD), low (LD), high-density (HD). This will be done in a way that minimizes the cost of water and sewer service provision by the Local Authority or Private Sector Initiatives. High-density residential houses will have to be sited closer to sewer treatment plants to ensure a viable sewer service provision plan unlike ultra-low, low and medium-density residential areas that are reliant on septic tanks for sewer needs. Zoning for intensive cluster/increased density developments is also imperative.
- d) **Residential Mixed Use** – Areas coloured orange and hatched blue are for residential mixed use to accommodate commercial uses together with housing. The development of Hotels, Lodges, Flats and other rental accommodation types is supported in this zone to support the Eastern Highlands Tourism Development Zone.
- e) **Residential Agricultural holdings**– Areas marked in light green are reserved for residential agriculture holdings to balance the requirements of land for agricultural and residential needs. Agriculture remains the biggest contributor to the economy of Rusape and as such the need to ensure any development and change of land uses does not impact negatively on the agricultural capacity of Rusape.

3.3. INDUSTRIAL

3.3.1. Policies

- a) Designate enterprise zones, office parks, and high technology parks where the development of a range of activities is permitted with due consideration to accessibility and proximity

to transport networks e.g. Rail and major roads (20m -31.5m roads), water availability, wind direction, resources availability and proximity to market.

- b) Create conducive conditions and provide accessible sites for small-scale emerging business persons and near high-density residential suburbs.

3.3.2. Proposals

Proposal number:

- a) **Technology Parks** - Areas between Lesapi Township and Vengere Township laying along Harare-Mutare Road and marked 6, are for high technology, office park, and commercial enterprise zones.
- b) **SME Enterprise Zones** - Areas along Vengere Road from the Vengere Bus Terminus to Vengere Stadium coloured purple and hatched black are SME enterprise zones and provide ancillary service including sewer and water before development permits.
- c) **General industry zones** – areas marked in purple are reserved for this use along the railway line. Consideration should be given to developing agro-industries.
- d) **Light and Service industry zones** - Areas marked in light purple are reserved for light and service industrial use.

3.4. COMMERCIAL

3.4.1. Policies

- a) Provide commercial centers with adequate supporting service facilities in order to enable the population to purchase both high and low order goods within short distances.
- b) District shopping centers will be provided at the rate of 1 per 3 local shopping centers in the residential areas.
- c) Local shopping centers shall be provided for at the rate of 1 per 2500 stands in stands in the residential area.

3.4.2. Proposals

Proposal Number:

- a) **Rusape Town Center remains the core of commercial centers** - The existing CBD marked in blue will continue as the core commercial center for the planning area. The

expansion of the CBD will retain the existing linear outlook with residential uses permitted within the CBD. The CBD southwards will also be expanded towards the realigned National Road to minimize the negative effects of taking away such a major road from the CBD. A civic center site marked by a circled C.C. in red has been identified in the central area.

- b) **Retail hub and node** - Areas marked with a circled R are reserved for floating shopping centers being retail hubs and nodes. These will give an incentive to the populace to side-step the CBD and fully utilize the by-pass and realize its intended benefits.
- c) **Service Shopping zone** – Areas marked in the lightest shade of purple along Harare-Mutare Road are reserved for the operation of small to medium enterprises (SMEs).

3.5. PUBLIC BUILDINGS AND PLACES OF ASSEMBLY

3.5.1. Policies

- a) Provide, throughout the planning area, accessible communal and social facilities in line with population densities and growth rates.
- b) Clinics will be provided at 1 for every 5000 people.
- c) Primary schools will be provided at 1 for every 500 residential units.
- d) High schools will be provided at 1 for every 2 primary schools.

3.5.2. Proposals

The following public buildings and places of assembly are marked red.

- a) **Upgrading of Rusape General Hospital** - Upgrade the Rusape General Hospital to a provincial hospital. There is space for the hospital to expand as well as provide for surgeries and doctor residences around the General Hospital. Consideration should be given to identifying new Hospital and clinic sites. Areas marked by a red triangulated H are reserved for the proposed Regional/District hospital site.
- b) **Tertiary Education** - A tertiary training college to be established in Rusape. Three sites have been identified and zoned for tertiary and polytechnics in areas marked by a circled T.E. to the north of Zimati Estate, Northwest of Castle Base, and southwest of Vengere Township on Lesapi Farm.

- c) **Cemetery and Heroes Acre** - Areas marked by a circled C. are reserved for the expansion of the cemetery as well as earmarked for additional cemeteries. This does not however divert from the need to promote awareness of alternative dead-body disposal methods.
- d) **Stadium**- An area marked by a red circled S.T. is reserved for the construction of a stadium.
- e) **Public and private open space** – Areas marked green are preserved as open. These areas include the area between William Street and the Rusape Landing Ground (Old Aerodrome) which has been reserved for open spaces and public spaces as well as the area used to buffer Lloyd School from the expansion of the CBD among many others. This master plan will maintain the 500-meter buffer around Rusape Dam and all major water bodies. Activities that can be done within these zones ought to be strictly enforced and indigenous vegetation upgrade is necessary.
- f) **Army** – The existing army barracks are shown in red edged white.

3.6. TRAFFIC AND TRANSPORTATION

3.6.2. Policies

- a) Ensure an integrated transport system that enhances connectivity, decreases congestion, improves safety, and fosters economic development.

3.6.2. Proposals

Proposal Number:

- a) **Aerodrome** – Land on Rocking Stone Farm, indicated on the Plan Proposals Map in red to be set aside and developed as an aerodrome and disaster evacuation zone.
- b) **Proposed by-pass** – The Harare-Mutare national road will detour the Rusape CBD expansion due to the need to observe the 70-meter national road servitude.
- c) **Link road (ring road)** – A link road that will connect with the re-aligned Harare-Mutare National Road to provide a link to Tsanzangura and the Lake Rusape Road will be constructed. This will improve the circulation of goods and human traffic.
- d) **Bus, commuter, and Taxi Parking** – **The area** marked with a circled B.T. is reserved for major long-distance Bus terminus Commuter and Taxi rank capable of serving the planning area will be determined by a local plan. Consideration should be given to redeveloping the current terminus for other land uses in the long term.

3.7.PUBLIC UTILITIES

3.7.1. Policies

- a) All stands are to be provided with roads, water, electricity, sanitary facilities.
- b) All new developments will take place in areas where servicing in terms of roads, water, electricity and sewerage will be most economical.
- c) Disposal of all solid waste should be done such that pollution is minimized.

3.7.2. Proposals

Proposal Number:

- a) **New sewer treatment plants** - The existing works should be upgraded by activated sludge works during the plan period with area to the south west marked STW identified and reserved for new sewage treatment works. The siting will be dependent on the size of the area to be served and the interlinkage with the two existing outlets. The opportunity to use nutritious treated effluent needs to be considered by the Council as potential for income generation.
- b) **Water works and reservoir** - Demand for safe water will at least double in the next 5 to 10 years before tripling by the end of the plan period. In view of the foregoing there is the need to improve the water treatment and storage capacity of the local authority so as to meet the anticipated increase in demand. Consideration should be given to reserve area for the construction of a new water treatment plant.
- c) **Refuse disposal sites** – Area marked with a yellow circled R.D has been reserved for refuse disposal. However; additional areas will be identified through a local plan and an environmental management plan for new dumpsites should the need arise.

3.8. ADMINISTRATION AND FINANCE

Rusape Town Council must apply for Municipal status. Master Plan Proposals will be funded based on the following principles:

3.8.1. Establishment of a Functional Planning Department

Rusape Town Council shall have competent and functional Spatial Planning Department per the stipulation of the Call to Action – No Compromise to Service Delivery.

3.8.2. Compliance with applicable laws

3.8.2.1. Financial Reporting and Governance – To ensure up to date audited accounts yearly.

3.8.2.2. Estates Account – To comply with the procedures to be followed on the disposal of land and utilisation of the Estates Account revenues.

3.8.2.3. Inspection of buildings – Rusape Town Council Must enforce the provisions for the inspection of new and existing buildings.

3.8.3. Financing of Rusape Master Plan

3.8.3.1. Cost recovery:

The local Planning Authority should ensure they recover all costs in every development they engage in to provide public goods and services.

3.8.3.2. Private Public Partnerships:

Private Public Partnerships (PPPs) – due process for Private Public Partnerships shall be followed as provided for by the Law. The Local Planning Authority must consider approaching private institutions to help with the financing of common projects such as infrastructure development

3.8.3.3. Income Generating Projects:

Rusape Town Council should rehabilitate and operationalize social facilities that are lying idle, and engage in commercial real estate projects on Council Land which will create an additional revenue source.

3.8.3.4. Government Funding:

Rusape Town Council shall approach the Government of Zimbabwe through appropriate Ministries for assistance on financing and implementing projects deemed to be of National Interest.

3.9. IMPLEMENTATION

3.9.1. STATUTORY PLANS

The successful implementation of broad Rusape Master Plan proposals hinges on detailed Local Plans. Immediate priorities are a Rusape South Local Development Plan, Rusape Town Center Local Development Plan and Rusape Industrial Zone Local Subject Plan.

3.9.2. IMPLEMENTATION

Appendix I provides implementation programme, and financing proposals for the Master Plan.

3.9.3. MONITORING

The Plan Period for the Rusape Master Plan is 15 years during which it will be periodically reviewed every 5 years.

3.9.4. DEVELOPMENT CONTROL

Appendices II and III provide details that pertain to development control.

APENDIX I

Below is a table that shows when the proposals in this plan are to be implemented.

Abridged Proposal	Implementing Agent	Time Frame
Land Acquisition	LA, Central Government	S,M,L
Extension of Town Centre	LA, Central Government / Private sector	S,M
Upgrading of Hospital and New Health Facilities	Central Government / LA	M,L
Provision of Schools and Other Facilities	Central Government / LA	S,M,L
Tertiary Education	Central Government / Private Sector	S,M,L
National Road By-pass	Government / Private sector/ZINARA	M,L
Upgrading sewage treatment works/New Works	LA/ Government/Private Sector	S,M,L
Increase water storage capacity	LA/Private Sector	S,M,L
Effluent disposal / Irrigation negotiation	LA/Government/Private Sector	S
New dump site	LA/Private Sector	S,M,L
Municipal status	LA/ Government	S,M
Additional cemetery sites	LA/Private Sector	S,M,L
Cost recovery	LA	S
Lake Rusape Action / Woodlots	National Parks/ Forestry Commission/ LA EMA	S,M
Civil Aviation Requirements	LA / ZNA/ Government	M,L
Agro Industry Opportunities	Government/Private Sector /LA	S,M,L

Notes:

1. S = Short Term Year 1 to Year 3
2. M = Medium Term Year 4 to Year 5
3. L= Long TermYear 6 -10
4. LA.....Local Authority
5. ZINARA.....Zimbabwe National Roads Administration
6. ZNA.....Zimbabwe National Army
7. EMA.....Environmental Management Agency
8. MLGNH.....Ministry of Local Government and Public Works

APENDIX II:

Cost projections for immediate infrastructure projects for implementation in the short term are listed below:

DEVOLUTION FUNDED PROJECTS		
Item	Description	Cost (USD)
1	Purchasing and Installation of 100 x solar powered street lights	100,000.00
2	Purchase of 2 x High lift pumps	80,000.00
3	Purchase of 1 x Brand New Submersible Sewage Pump	35,000.00
4	Construction of 2.3km of sewer reticulation infrastructure for 301x Tsanzaguru new stands	120,000.00
5	Construction of 6 X Tower lights in ward 1,3,4, 5,6,7,8&9	180,000.00
SUB-TOTAL		515,000.00
ZINARA FUNDED PROJECTS		
Item	Description	Cost (USD)
6	Grading and spot gravelling	60,000.00
7	Road Sign furniture	20,000.00
8	Road markings	40,000.00
9	Resealing of 2km surfaced roads	60,000.00
10	Premix pothole patching	90,000.00
11	Resealing Vengere /Chiduku road(chicken Inn-main Bus Terminus)	70,000.00
SUB-TOTAL		270,000.00
COUNCIL FUNDED PROJECTS		
Item	Description	Cost (USD)
12	Upgrading of water reticulation infrastructure (Ward 1,2,3,4,6,7&10)	30,000.00
13	Construction of sewer reticulation infrastructure(ward 5,8,9,& 3)	40,000.00
14	Rehabilitation of Tsanzaguru leaking ponds	20,000.00
15	Upgrading sewer reticulation infrastructure (ward 1,2,3,4,5&6)	40,000.00
16	Upgrading of Chiduku road sewer trunk main	250,000.00
17	Upgrading of Mabvazuva/ Golf Course sewer main	250,000.00

18	Refurbishment of NE Park Public toilet ,Vengere shops,Girls hostels plumbing appliances	25,000.00
19	Purchase and Installation of Jackneedham sewage works guard rails	20,000.00
20	Construction and diversion of gravity mains Nyaradzo Funeral CO.-Partels plot industries	30,000.00
21	Construction of Old Magamba shops & ward 1 public Toilets	25,000.00
22	Refurbishment of NE Park ,Vengere shops,TM/and Evergreen Public toilets	15,000.00
23	Construction of VE Rujeko communal septic tank	15,000.00
24	Construction of Vengere sporting facilities	10,000.00
25	Construction of dressing rooms in Vengere Stadium	15,000.00
26	Renovations and upgrading of Council buildings	25,000.00
27	Tait Avenue storm water drainage construction	30,000.00
28	Storm water drainage lining in various wards	30,000.00
29	Street Landscaping	50,000.00
30	Gravelling of Chiduku road	30,000.00
31	Gravelling Crocodile Roads	30,000.00
32	Gravelling Silverbow Roads	30,000.00
33	Gravelling Chiduku Road	30,000.00
34	Gravelling Ward 1 Roads	30,000.00
35	Gravelling ward 4 roads	30,000.00
36	Gravelling ward 5 roads	30,000.00
37	Gravelling ward 6 roads	30,000.00
38	Gravelling Tait Avenue	32,000.00
39	Gravelling Ward 8 Roads	30,000.00
40	Gravelling ward 9 roads	40,000.00
41	Gravelling of ward 3 roads	29,000.00
42	Gravelling Tsanzaguru roads	30,000.00
	SUB - TOTAL	1,321,000.00
	GRAND - TOTAL	2,106,000.00

APPENDIX III: RUSAPE MASTER PLAN PERMISSIBILITY SCHEDULE

ZONE

USES	GROUP	Zone 1: Residential				Zone 2: Commercial	Zone 3: Industrial		Zone 4: Recreation	Zone 5: Public Buildings		
		1 Residential Low Density	2 Residential High Density	3 Residential Mixed Use	4 Residential Agriculture	6 Commercial Area	7 Industrial	8 General Commercial and Industrial	9 Lake Shore Open Space and Recreation	10 Public Establishments	11 Public Buildings (Other)	
1: Unlicensed Residential Buildings	A	Detached Dwelling House	P	P	P	P	X	X	X	X	X	X
	A1	Cluster Housing	P	SC	P	SC	X	X	X	X	X	X
	A2	Attached and Semi-detached Dwelling houses	SC	P	P	SC	X	X	X	X	X	X
	A3	Flats	SC	P	P	SC	SC2	X	X	X	X	X
	B	Residential Buildings	SC	SC	P	X	X	X	X	X	P	SC
	B2	Residential Buildings (Institutional)	SC	X	P	SC1	X	X	SC	SC1	P	P
	C	Schools and Residential Colleges	SC	P	P	SC1	SC2	X	SC	X	P	P
	2: Medical Residential Institutions and Treatment Centers	E2	Surgeries and Medical Chambers	SC	SC	SC	SC1	SC	SC	P	X	SC
3: Shops and Offices	B1	Residential Buildings (Licenced)	X	X	SC	X	P	SC	P	SC1	P	SC
	C1	Crèches	SC	SC	P	X	X	X	SC	X	SC	SC
	D	Shops	P1	P1	SC	SC1	P	SC	P	X	X	X
	E	Offices	SC	SC	SC	X	P	X	P	X	X	P
	M	Picnics/Camping	SC	X	X	SC	X	X	X	P	P	X
	O	Cultivation and Market Gardening	P	X	P	P	X	X	X	X	X	X
	R	Petrol Filling and Service Station	X	X	SC	SC	SC	P	P	X	X	X
4: Service Industry	S	Surface Car Park	X	X	SC	X	X	SC	SC	X	X	X
	U	Parking Garages	X	SC	SC	X	SC	SC	P	X	X	X
	L1	Service Industrial Buildings	P1	P1	SC	SC1	SC	P	P	X	X	X
4: Warehousing and General Industrial Use	I	Public Buildings	SC	SC	SC	X	SC	X	SC	X	P	P
	J	Places of Assembly	X	SC	SC	X	SC	X	SC	X	P	P
	J1	Special Places of Assembly	X	X	X	X	SC	SC	SC	SC1	P	P
	K	Places of Public Worship	SC	SC	P	X	SC	X	SC	X	SC	P
	G	Wholesale Warehouses	X	X	X	X	P	X	P	X	X	X
	L	Light Industrial Buildings	X	X	SC	SC1	SC	P	P	X	X	X
	W	Special Buildings and uses	SC1	SC1	SC1	SC1	SC1	SC1	SC1	SC1	SC1	SC1

APPENDIX IV: RUSAPE MASTER PLAN DEVELOPMENT CONTROL TABLE

ZONE

		1 Residential Low Density	2 Residential High Density	3 Residential Mixed Use	4 Residential Agriculture	5 Residential Medical/Offices	6 Commercial Area	7 Industrial	8 General Commerci al and Industrial	9 Lake Shore Open Space and Recreation	10 Public Buildings and Recreation	11 Public Buildings (Other)
Minimum Subdivision		800m ²	150m ²	300m ²	16000m ²	1000m ²	150m ²	2000m ²	300m ²	Local Authority Discretion	2000m ²	2000m ²
Maximum Building Coverage		35%	55%	50%	15%	55%	100	Local Authority Discretion	75	Local Authority Discretion	15	25
Building Line												
Residential Buildings (Licenced)	Street	5	3	3	10	10	0	10	3	Local Authority Discretion	10	10
	Wall With Openings	3	2	2	5	5	1	5	1	Local Authority Discretion	5	5
	Wall Without Openings	2	0	0	3	3	0	3	0	Local Authority Discretion	3	3
Maximum Height		2 Storeys	2 Storey	2 Storeys	2 Storeys	2 Storeys	6 Storeys	3 Storeys	3 Storeys	Local Authority Discretion	Local Authority Discretion	Local Authority Discretion

APPENDIX III: USE GROUP CLASSIFICATION

The following are the Use Group classifications per the provisions of S.I 216 of 1994 [Regional, Town and Country Planning (Use Groups) Regulations, 1994]

1 Group 1-Unlicensed residential buildings

Use as- (a) A hotel, other than a hotel in respect of which a hotel liquor licence has been issued under the Liquor Act, 1984, or a licence has been issued under the Casino Act [Chapter 77]; or (b) a boarding house or guest-house; or (c) a hostel; or (d) a residential club; or (e) any other unlicensed building providing lodging and boarding facilities A licensed hotel may be permitted by special consent in an Unlicensed Residential Building Zone

2 Group 2-Medical Residential Institutions and Treatment Centres

Use as- (a) a home or institution providing for the boarding, care and maintenance of children, old people or persons under any disability; or (b) a convalescent home; or (c) a residential clinic; or (d) a maternity home; or (e) a nursing home; or (f) a sanatorium; or (g) a hospital; or (h) a medical centre; or (i) a clinic; or (j) a medical laboratory; or (k) a centre for use by members of the medical or dental profession or any other similar profession calling for the purpose of administering to persons who are suffering from some mental or physical disability; not being a home, institution, hospital or medical centre- (i) for persons suffering from any mental disorder or defect; or (ii) an institution in which persons may, for health reasons, be detained by-order of a court or in terms of a probation or supervision order; or (iii) a consulting room or surgery which is attached to, or forms part of a dwelling house

3 Group-3-Shops and Offices

Use (a) For the carrying on of any retail business the primary purpose of which is the sale of produce or manufactured articles; or (b) as a beauty parlour, massage parlour or hairdressing salon; or (c) as a reception depot for dry-cleaners, dyers or shoe-repairers; or as a small scale dry-cleaner or laundry; or as a commercial lending library; or as an office for the sale of tickets; or as a newspaper office; or as a post office; or as an office; or as a bank or building society; Or as a stock exchange; OF as an inquiry or travel bureau; or (m) as a labour exchange or bureau; or (n) as an office or headquarters of a learned society or professional institute or association or a similar body; or (o) as a commercial or travellers sample room; or (p) as a cafe, restaurant, snack-bar, confectionery or other premises for the sale of hot foods; or (q) as a small bakery; or (r) as premises for the sale of motor vehicles; or (s) as a licensed hotel or any other licensed premises in respect of which a licence has been issued under the Liquor Act, 1984, or the Casino Act [Chapter 77] for the sale of liquor as defined in that Act for consumption on the premises; but not including- (i) a garage or a petrol-filling station; or (ii) premises for the sale of domestic pets; or (iii) a betting-room as defined in the Betting and Totalizator Control Act, 1976; which may be permitted by special consent in a. shops and offices zone.

4 Group 4—Service Industry

Any building or use in which the service industrial processes carried on, or the machinery installed are such as may operate without detriment to the amenity of that area and are only for domestic and local day-to-day industrial requirements of persons resident in the locality concerned. Use as- (a) a small bakery; or (b) a garage; Or (c) a laundry; or (d) a carpentry shop; or a grinding mill; or a tin-smith or welding shop; or a shoe-repairer; or (h) a tailoring or knitting shop; or (i) a hairdressing or barbers shop; or a milk distribution depot; or a small stores and storage yard; or a wood and coal yard; where not more than ten persons perform work

5 Group 5-Warehousing and General Industrial

Use for any industrial purpose in which the process carried on, the machinery used and the goods produced and carried to and from the premises are not likely to cause injury to the amenities of the area due to the emission of noise, vibration, smell, fumes, smoke, vapour steam, soot, ash, dust, waste water, waste products, grit or oil; or b) as a store or storage yard for anything produced in this group which is not likely to cause injury to the amenities of the area or for small scale storage of goods/items produced in Group 6; or (c) as a storage warehouse; or (d) as a builder's or contractors yard; or (e) as a local authority depot; or (f) as a furniture factory; or (g) as a furniture repository; or (h) as a large hardware warehouse; or (i) as a garment factory; or (j) as a manufacturer of electrical components; or (k) for the manufacture of copper products; or (l) for printing including any activity related to the printing industry; or (m) for the manufacture of shoes; or (n) for the freezing, chilling or storage in cold storage of any article; or (o) for the construction and reconstruction of vehicles; or (p) for any other industrial process or storage use not mentioned in Group 6.

6 Group 6—Storage and Special Industrial use

Use (a) for any industrial operations where the processes carried on, the machinery used and the goods produced and carried to and from the premises are likely to cause injury to the amenities of the area due to the emission of noise, vibration, smell, fumes, smoke, vapour steam, soot, ash, dust, waste water, waste products, grit or oil, and are considered to be injurious to health and safety or are toxic; or (b) for any industrial use which may give rise to- i) noise of such duration, level of intensity or repetition rate as will conflict with any noise, nuisance standards which may be fixed by the Minister, after consultation with the Minister of Health and Child Welfare by notice in the Gazette; or ii) the emission into the atmosphere of any noxious or offensive gas as defined in section 2 of the Atmospheric Pollution Prevention Act [Chapter 318]; or ii) water-pollution, including the discharge, other than directly into the sewage system of a local authority, of any effluent or waste water which does not comply with the standards of quality prescribed in the Water Effluent and Waste Water Standards Regulations, 1977; or (c) an abattoir; or (d) a brewery; or (e) a chemical or explosives factory; or (f) a dairy factory or milk processing factory; or (g) a fertilizer factory; or (h) a foundry; or (i) a metal plating factory; or a pulp or paper mill.