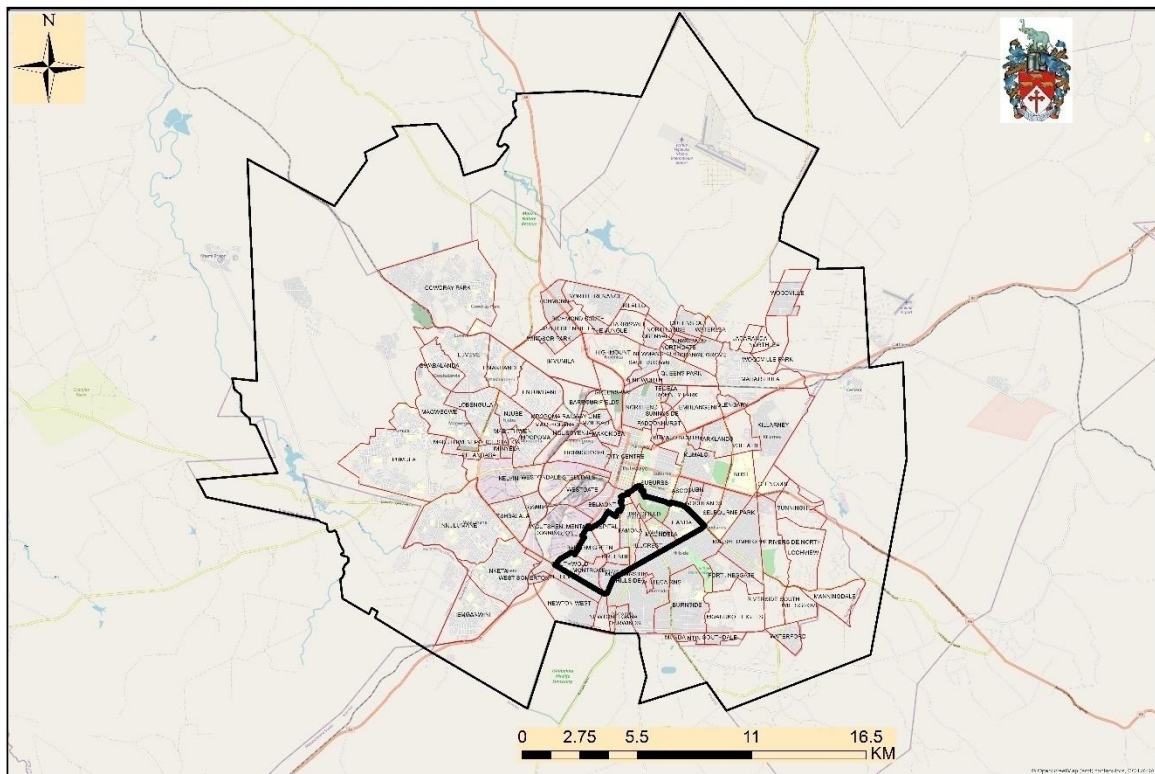




City of Bulawayo

SOUTHERN CENTRAL AREAS LOCAL DEVELOPMENT PLAN NO.16



DRAFT WRITTEN STATEMENT
TOWN PLANNING DEPARTMENT
NOVEMBER 2021

PART II
THE WRITTEN STATEMENT

1.0 INTRODUCTION

1.1 GENERAL

This second part of the document provides a written statement (policies and proposals) to South Central Areas Local Development Plan 16, hereinafter referred to as **SCALDP 16**. The interpretation of the written statement should be read together with the Land use Proposals Map attached herein. The written statement sums up the findings of the study and formulates policies and proposals based on opportunities and constraints in the planning area.

The Operative Bulawayo Master Plan (2000-2015) hereunder referred to as **OBMP**, currently under review, set out broad planning policies for the future development of the City including SCALDP 16. In terms of the Regional, Town, Country and Planning Act 29:12 of 1996, hereinafter referred to as the Act, a local planning authority shall always keep under review the desirability of preparing a local plan for any part of the area for which it is the local planning authority.

1.2 PURPOSE OF THE LOCAL DEVELOPMENT PLAN

Prior to this statutory document, for development control purposes, SCALDP 16 depended on two broad statutory documents i.e., the outdated Bulawayo Outline Plan, hereunder referred to as **BOP** and the OBMP. Over and above, the study area would also borrow from other adjacent LDPs. A detailed and contextualized Local Development Plan is inevitable and cannot be overemphasized towards sustainable urban planning policies for the study area. The LDP seeks to provide an updated planning framework that will guide, direct and manage future developments in the study area by incorporating the provisions of the OBMP and those of Statutory Instrument 216 of 1994 commonly referred to as Regional, Town, Country, and Planning (Use Groups) Regulations, 1994.

1.3 THE RESPONSIBLE AUTHORITY

Bulawayo City Council is the local planning authority, hereinafter referred to as LPA, and is responsible to ensure that development shall be following the provisions of SCALDP 16. The provisions must adhere to the dictates of Sections 17-19 of the Act. Famona, Bradfield, Montrose, Southwold, Greenhill, Malindela, Hillcrest, Ilanda, Barham Green, Morningside, and Qalisa suburbs formulate the study area and are earmarked for medium residential development.

2.0 SUMMARY OF THE STUDY REPORT

This part summarizes the findings documented in the preceding study report, including but not limited to statutory proposals, the physical, population, employment, infrastructure services, and existing land uses.

2.1 STATUTORY PLANS AND OTHER PLANNING PROPOSALS

The area under study was guided by the outdated BOP which has been replaced by the OBMP of 2000-2015. The major challenge with these is that not only is the BOP obsolete, but it also is not adequately detailed in terms of development and growth to provide a flexible and effective development control policy. More so, the OBMP is too broad to provide a detailed planning framework for a thorough development strategy. Additionally, the preparation of SCALDP 16 is long overdue as it currently imports policies for development control purposes from adjacent Local Development Plans like (LDPs No. 4, 8,9,12, and 13). This is contrasting to town planning practices as areas should be planned and dealt with depending on their unique characteristics. Whilst, other areas, in the City, are at least guided by detailed though outdated town planning schemes, there are no records of a town planning scheme having been prepared for the South-Central.

2.2 PHYSIO-GEOGRAPHICAL CHARACTERISTICS

The study area is underlain by meta basalts and meta basaltic hornblende schists of the Umgani formation of the Bulawayo Greenstone Belt. Therefore, suburbs such as Green Hill, Southwold, and Barham Green are located in elevated areas due to a crest whereas the area is characterized by variations in both rainfall and temperature with a semi-arid climatic condition. Furthermore, the proposed area under SCALDP 16 is characterized by both indigenous and exotic vegetation types and as detailed in the study report.

2.3 POPULATION CHARACTERISTICS

According to the 2012 National Census carried out by the Zimbabwe National Statistical Agency the population in Bulawayo was 653 337 in 2012 and this has been the last comprehensive census done in Zimbabwe. An Inter-Censal Demographic Survey conducted in 2017 estimated an annual average growth rate of 2.68% from 2012 putting the population of Bulawayo at 738 600. The study area is a fragment of three wards which are Wards 4, 5, and 6 but these included other suburbs falling outside the study area. Thus, it was concluded that the study area had an estimated average population of 21 955 based on a household survey explained in the study report.

2.4 EMPLOYMENT CHARACTERISTICS

The planning area is predominantly residential hence employment is limited to domestic work, industrial, educational, health and commercial facilities ascertained through the household survey. The Zimbabwe International Exhibition Centre was also key as an employment node in the study area. The proximity of the planning area to the Central Business District could not be ignored as this was another employment node though outside the study area.

2.5 HOUSING

Initially, the study area was established as a medium density area but the revision of standards through circular 70 of 2004 transformed the study area into a low-density suburb. The study revealed that there were 4407 households with an average 4 people per dwelling, where the most dominant housing typology comprised detached and semi-detached, with a small fragment comprising town houses and flats. The official housing waiting list to date is approximately 120 000 applications according to the Housing and Community services department.

2.6 COMMERCIAL SERVICES

There are six commercial centres in the study area with Zonkizizwe being the only district shopping centre which is in the suburb of Famona along Hillside Road. Additionally, the study area consists of various neighbourhood Shopping Centres such as Bradfield Shopping centre, Hillside Shopping Centre, a civic centre setup and it is located at Barham Green suburb and another located at Southwold suburb. Furthermore, all the shopping centres, except for Zonkizizwe are inclusive through providing space for informal trading.

2.7 EDUCATION FACILITIES

The educational facilities are fairly distributed in the study area concerning the mobility of students from their areas of residence to the educational facilities. Thus, the survey revealed a multifarious of Early Childhood Development (ECDs) in all the suburbs. The study report ascertained that there are eight developed Primary Schools, six developed Secondary Schools and one Tertiary institution located along Cecil Avenue in Ilanda.

2.8 HEALTH FACILITIES

The study area constitutes four health facilities with three being the major hospitals (Mater Dei Hospital (MDH), Ingutsheni Hospital, and Premier Hospital), together with one clinic named Dr.Shennan Clinic in Barham Green. These health facilities offer a wide range of services which include Family and child health, general health, anti and post-Natal services among others.

2.9 INDUSTRIAL FACILITIES

The study area incorporates three secondary industrial stands which are located in the fringe of the Ingutsheni Hospital. One stand is an industrial complex that houses various uses in a single industrial stand. Also, NatPharm is another industry located within the study area specializing in the packaging and the distribution of medical supplies. Additionally, another industrial stand occupies General Bedding which engages in the manufacturing of wooden trusses, doors, and beds.

2.10 PUBLIC UTILITIES

The Bulawayo City Council provides water and sewerage utility services with the Zimbabwe Electricity Supply Authority providing the electricity utilities. Other utilities to be considered in this study will be the telecommunications offered by both various companies in the private and public sector.

2.11 WATER RETICULATION AND RESERVOIRS

The study area comprises a distinct underground water distribution network that services the entire area efficiently. In times of drought, most properties bank on boreholes as alternative sources of water. The water reticulation system is made possible through an infrastructure that consists primarily of pipes, booster pumps, and reservoirs. The water is distributed to the households through the pressure generated by water booster pump stations and reservoirs. The study area consists of two water booster pump stations situated north of the study area around the Zimbabwe International Exhibition Centre vicinity.

2.12 SEWERAGE RETICULATION

The planning area is fully reticulated through a sewage disposal system (offsite disposal) which drains to Aisleby treatment works. The study area has three sewer pumping stations which are found in Montrose, Southwold, and Zimbabwe International Exhibition Centre. The pumping stations are strategically located to serve the suburbs which are positioned on rugged terrain whilst the bulk of the area employs gravitational pull to pump out waste.

2.13 ELECTRICITY RETICULATION

All the existing developments in the study area are reticulated with electricity through the endowment of overhead and underground cables of different sizes. Consequently, there are high voltage power lines of 88kv comprising of both underground and overhead cables stretching from Southwold to parts of Barham Green but mainly running along Plumtree Road.

2.14 TELECOMMUNICATIONS, BROADBAND AND BROADCASTING SERVICES

Three major mobile telecommunication networks serve the area, and these are Econet, Netone, and Telecel while some of the areas are covered by Telone through the use of landlines. Correspondingly, these provide broadband which provides high speed internet access via multiple types of technologies including fiber optics, wireless, cable, DSL and satellite. Furthermore, quite notable among the broadcasting services within the study area is the community radio station Khulumani FM popularized as KFM 95.0 owned by the Zimbabwe Broadcasting Co-operation. The station has a sphere of influence that covers a 60km radius, the community radio station is based in Montrose Studios in Bulawayo.

2.15 COMMUNITY FACILITIES

Community facilities are public places where members of a community gather for recreational, educational, artistic, social, or cultural activities. Predominantly, these are either run by the Council or private players. Overall, the planning area has several community facilities including halls, a library, and clubs whilst in Barham Green there are care centres and cultural sites. Furthermore, the study area has swimming pools, old people's homes, leisure clubs, and churches.

2.16 GREEN SPACES

Southern Central Areas (SCAs) has multitudinous green spaces which range from active to passive amenities. These are made up of golf courses, sports fields, stadiums and buffers amongst others..

2.17 TRAFFIC AND TRANSPORTATION

The study area has major roads and distributor roads such as Cecil avenue, Matopos Road, Hillside Road, Plumtree Road, and Old Esigodini Road. Thus, within the study area, the road system conforms to a radial road pattern with major roads radiating from the Central Business District in connection with Cecil Drive as a circular road. Over the years the study area was served by illegal private transporters as the area was shunned by the then operators (Tshova

Mubaiwa and Bupta. At the present moment, SCA is serviced by Zupco (Zimbabwe United Passengers Company) which uses the main roads and the established street furnisher. The report of study established that ZUPCO had serious operational challenges leading to it not meeting the demands of the residents. Moreover, the study area has cycle tracks in a multitude of roads such as Matopos Road, 23rd Avenue, Van Riebeeck Drive in Barham Green, and Ilanda Gardens to Hillside Zuva garage stretching to Cecil Avenue.

2.18 LAND OWNERSHIP

The bulk of the land in the study area is privately owned with a few pockets owned by the government as public institutions (schools, Medical Facilities, Police stations). The government and the local authority also own a number of residential properties. The remainder of the land is owned by the Local Planning Authority as the Bulawayo township lands, fire stations, public open spaces, private recreational areas leased to clubs, roads, and servitudes

2.19 POLICE AND FIRE SERVICES

The study area has one Police facility located in Hillcrest commonly referred to as the Hillside Police station with a police camp inside. Consequently, the Zimbabwe Republic Police services the study area through the foot, cycle, and mobile patrols from Hillside Police station. In like manner, the planning area relies on other abutting police facilities for policing and these include Donnington, ZRP Khumalo and Central Police Station in the CBD. In terms fire and ambulance the whole study area is serviced by the Famona Fire and Ambulance services which is located in the suburb of Famona Headquarters.

2.20 AGRICULTURAL USE

The availability of undeveloped and vacant land, watercourses, lack of a stringently enforced development control, and borehole water policy in the planning area has fostered urban agriculture in the study area. Therefore, urban agriculture in the study area varies from shifting cultivation of vegetables to copious seasonal cultivation of maize and sweet potatoes. However, seasonal cultivation is the most prevalent mainly due to the abundance of open spaces available along road servitudes, watercourses, public utility servitudes, and within residential stands as well as the need to improve food security although it is problematic to the local authority especially when it is practiced on undesignated land.

2.21 NATIONAL MONUMENTS

There is only one site of national importance and of historical merit in the study area which is known as Silver Queen, located corner of Winnies Way and Fair bridge way adjacent to Lions Golf club. Thus, the site is termed as the Silver Queen after the first aircraft to reach this country, the Silver Queen, a Vickers Vimy bomber, crashed near this place on 6th March 1920.

2.22 RECREATION AND LEISURE

The study area consists of a sum of 14 lodges and recreational facilities which are dispersed and located in different suburbs within the study area whereas in Barham Green there is a guest house and Hotel Stay Afrique.

3.0 SUMMARY OF CONSTRAINTS AND OPPORTUNITIES

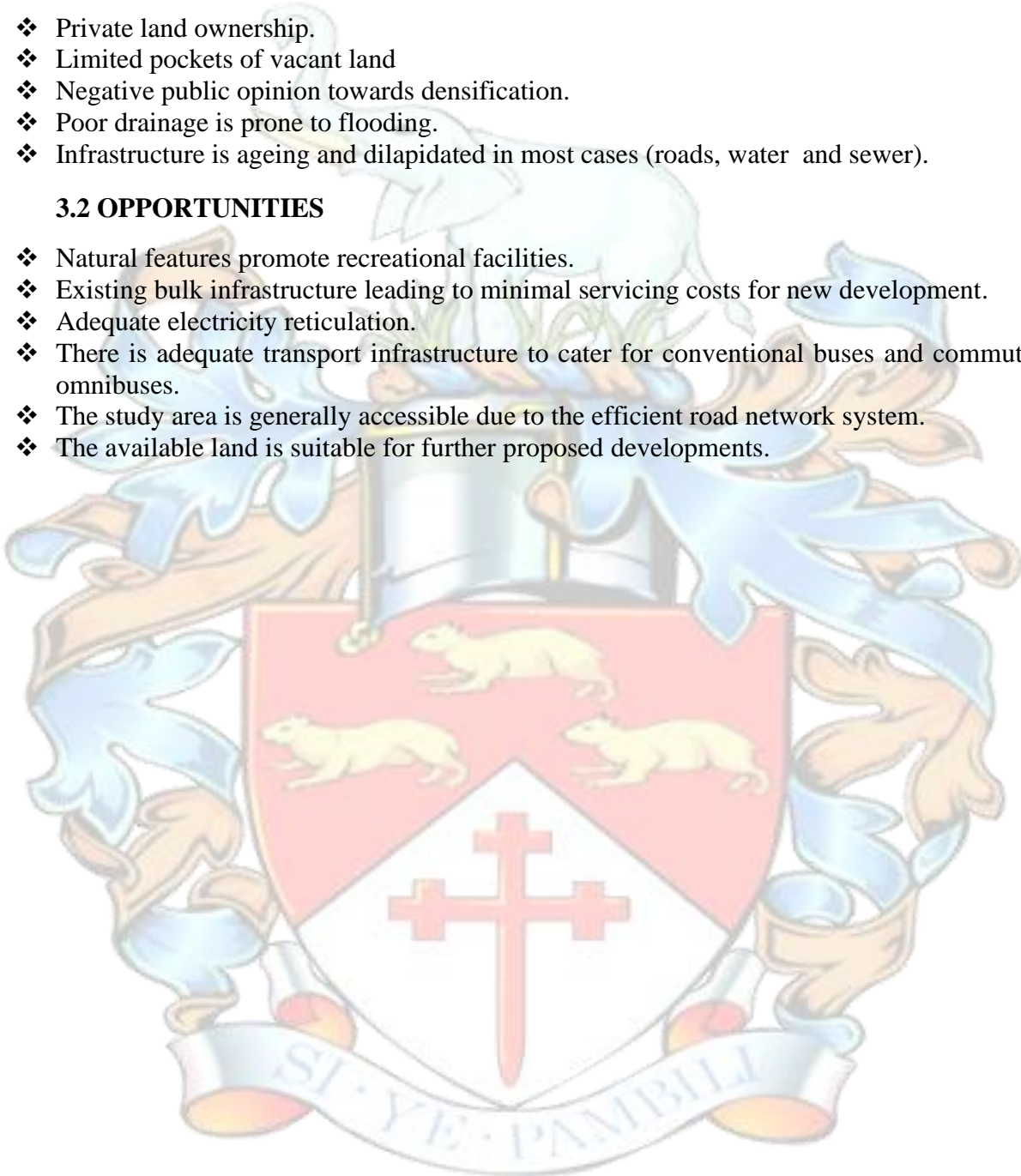
This part of the statement will summarize the opportunities for and constraints against development as emerging from the study report.

3.1 CONSTRAINTS

- ❖ Private land ownership.
- ❖ Limited pockets of vacant land
- ❖ Negative public opinion towards densification.
- ❖ Poor drainage is prone to flooding.
- ❖ Infrastructure is ageing and dilapidated in most cases (roads, water and sewer).

3.2 OPPORTUNITIES

- ❖ Natural features promote recreational facilities.
- ❖ Existing bulk infrastructure leading to minimal servicing costs for new development.
- ❖ Adequate electricity reticulation.
- ❖ There is adequate transport infrastructure to cater for conventional buses and commuter omnibuses.
- ❖ The study area is generally accessible due to the efficient road network system.
- ❖ The available land is suitable for further proposed developments.



4.0 SUMMARY OF KEY ISSUES EMERGING FROM THE STUDY REPORT

This part of the statement provides a summary of key issues emerging from the foregoing report study which will subsequently inform policy proposals.

1. **Water infrastructure** –adequate in the study to accommodate any densification program (+/-3000 stands). However, infrastructure is now aging with bursts frequencies in some suburbs.
2. **Sewer infrastructure** – The study noted that it was adequate and would accommodate more stands (+/-3000). Nonetheless, due to the aging infrastructure, there were frequencies of sewer bursts bringing some discomfort to residents.
3. **Change of Use Applications** –The study area was characterized by a lot of change of use applications from residential to office, lodges, Guesthouses, ECD, and Day Care Centres amongst others.
4. **Open Spaces** – these were adequately provided for; howbeit there was considerable concern from residents that these were inadequately maintained. These in most cases were becoming havens for criminal activities or being used as a dumping site.
5. **Walkways and Cycle tracks** –These were an integral part of the SCAs communities as they were using these for pedestrians, cyclists, and exercise (physical fitness).
6. **Traffic Issues**-It was noted that some areas, by their nature, encouraged traffic accidents and carnages especially near public buildings like schools and near the ZIEC. Residents were also concerned by vehicles moving at high speed in some areas.
7. **Road Network System** –The area had an excellent road network system with arterial, ring, distributor, and local access roads. Nonetheless, the road conditions were noted to be very poor (full of potholes) with road signs and markings being invisible in some areas.
8. **Public Transport** –Residents noted serious concerns on public transport, highlighting that before the ZUPCO arrangement, they were starved of the commuter omnibus system. Further, they added that the current setup puts them at a disadvantage again as there were inadequate buses servicing the routes or some routes are not serviced at all.
9. **Educational Facilities**-There were notably high enrolment levels in both Primary and Secondary schools in the planning area. The Town Planning department has over the years been seized with huge numbers of applications for change of use from residential to ECD and Day Care Centres.
10. **Health Facilities**- the area was to an acceptable degree provided for with hospitals with significant disconcerts on clinics (SCAs is serviced by one clinic being Dr.Shenan Clinic in BG).
11. **Landscaping** – there was a noteworthy concern of trees that went for a long time untrimmed thereby disturbing services like electricity in the study area. Conjointly, grass remained uncut for long periods after the rains, sub sequentially infringing on motorists and pedestrian visibility; being an eyesore and a haven for criminal activities.
12. **Police** – There was an alarm on insubstantial police facilities in the study area as SCAs had one police station (Hillside Police Station). The residents of the study area were disquieted by the high levels of theft and burglary.
13. **Street Furniture** – There were significant concerns from the residents and local authority on vandalized and dilapidated street infrastructure such as bus stops benches and street lights.

14. **Densification-** The survey found evidence that property owners preferred smaller plots compared to large plots nevertheless they were inclined to maintaining the low and middle density character of the planning area.
15. **Stand Sizes-** Household survey demonstrated that, just like other areas in the city, there were generous stand sizes for a medium-density residential area in most of the suburbs.
16. **Statutory Plans and Policy Documents** – For development control purposes, the study area confided on the outdated Outline Plan and the Operative Bulawayo Master Plan as the broad documents. Supplimentarily, it borrowed from other abutting LDPs for development control purposes.
17. **Land Ownership-** The huge chunk of the land is privately owned with a few owned by the local authority and government.
18. **Recreation and Leisure** -there was a high prevalence of lodges and guesthouses in the study area being an attestation for high demand for recreation and accommodation in suburbs in close proximity to the Central Business District.

5.0 STRATEGY FOR DEVELOPMENT

In the quest to develop the best strategy for development, utmost importance has been given to the following issues;

- (1) The policies as set out in the Operative Bulawayo Master Plan.
- (2) The nature and form of the existing development n the study area.
- (3) The goals and objectives of the Local Development Plan in question.
- (4) The goals and objectives of the abutting Local development Plans and;
- (5) The contemporary debates on smart and sustainable urban settlements.

For SCALDP, only two developmental strategies were considered:

5.1 Maintaining the Status Quo

This strategy involves non intrusion with the status quo i.e. allowing current trends to direct the course of action. This, however is unsatisfactory as it does not meet the objectives of the master plan and prevailing town planning agenda. It will encourage urban sprawl than densification. Development Control would be subjective and vary according to the dictates and values of the responsible officers instead of the contextual planning strategy.

5.2 Coordinated Densification Strategy

This strategy involves aligning to sustainable urban development through increasing the density of people living in the area. It also involves identifying and unlocking vacant land for clustered residential development. This is the most ideal strategy as it addresses all the key tenets of the Master Plan and will answer to the contemporary debates of having compact and sustainable communities through the encouragement of mixed landuses.

6.0 POLICIES AND PROPOSALS

The following proposals have been prepared in line with the chosen development strategy of coordinated densification together with the goals and objectives of this local development plan. The proposals speak to the planning intentions to SCAs on residential, commercial, industrial, traffic and transportation issues amongst others.

6.1 Proposal 1: Urban Green Spaces

It is proposed that all urban green spaces (passive and active open spaces) as depicted in the proposals map be preserved for multifarious purposes. Firstly, they are crucial in the health & well being of the SCAs community. Green areas encourage physical activity by providing a pleasant environment in which to exercise which is a priority to residents of SCAs. Further, Urban green spaces reduce the Urban Heat Island effect by providing shade and by cooling the air through the process of evapotranspiration; this has positive effect on energy consumption in the study area. Over and above that, they have been very instrumental in flood mitigation in times of heavy rainfall. During the survey, it was noted that the drainage capacity of the study area was exceeded during and green spaces were responsible for storing and filtering water inturn reducing the risk of flooding. Residents and the Local authority are encouraged to maintain these to avoid them being havens for criminal tendencies.

6.2 Proposal 2: Traffic and Transportation (Pedestrian and Vehicular)

- a) To improve traffic circulation in the study area, proposals of Local Development Plan number 9 (Hillside Area) on widening of certain roads be adopted. Major arterial roads like Hillside roads, Matopos be widened to ensure conformity to the Master plan.
- b) To improve movement of cross city traffic it is, hereby proposed that the following master plan proposals be adopted i.e.
 - i) Re-alignment of Cecil Avenue as per (TPD 211/41) where it intersects with Matopos Road. It expands due to an increase in the volume of traffic on the road as a result of growth in the city.
 - ii) Re-alignment of Twenty-Third Avenue as per (TPD 211/35) where it intersects with Hillside Road that joins into Burns Drive and Phillips Drive to increase the turning radius of the road due to the volume of traffic on that major road. This would reduce the sharp curves on Twenty Third avenue which is a link road to industries making it easy for heavy trucks to manoeuvre on the road and avoid going into the CBD but get direct access to industries.
 - iii) If re-alignment of Essexvale is to be done as a result of development the splays can be reduced to a single splay of 50m x 50m as per (TPD 211/36)
 - iv) Road reserve required if First Street, Essexvale Road, Phillips Drive ever become a 4-way intersection, this is however not proposed in terms of the Master Plan see (TPD 211/35)
- c) To eliminate potential accident black spots it is proposed that adequate traffic calming measures be implemented at all the roads near and accessing public facilities like schools. This should be done to reduce the negative effects of vehicle use, alter driver behaviour and improve conditions for non-motorised conditions.
- d) To eliminate traffic congestion and delays, it is proposed that there be signal retiming to allocate more green time to vehicles ingressing or egressing the CBD between 7am-9am and between 5pm -7pm in the following intersections; 23rd Avenue and Hillside road;

Matopos and Cecil Avenue, Masiye- Phambili Dr and Plumtree Road and Cecil dr and Hillside Road.

- e) It is also proposed that traffic calming measures be implemented along Hillside road at the ZIEC area to reduce speed and alter driver behaviour.
- f) It is proposed that a foot bridge be erected for pedestrians' safety, access to and linkage of Bradfield, Zonkizizwe Shopping center and Zimbabwe International Exhibition Center.
- g) It is proposed that the existing cycle tracks located along Matopos Rd, Hillside Rd, Twenty Third Ave, Van-Riebeck Dr, Grey stoke Way and Cecil Avenue be spruced up and maintained. It is also proposed that a cycle tracks be erected along Twenty Third Ave.

6.3 RESIDENTIAL

In line with the Operative Master Plan proposals and the adopted strategy which entails the combination of state of affairs with coordinated densification, the residential proposals included the following;

- 1. To achieve a wider range of residential mix, cluster housing be accommodated at the Ingutsheni site earmarked for residential development. A sizeable amount of land be unlocked to accommodate residential spaces for the health personnel together with other civil servants. The remainder of the land will be allocated to cater for the hospital's future development.
- 2. It is also proposed that there the Local Authority allows for further willful subdivision of properties to densify the study area where feasible.
 - a) It is proposed that, where feasible, in the Famona, Ilanda, Malindela, Morningside, and Hillcrest suburbs subdivisions of a minimum size of 1000m² be permitted.
 - b) It is also proposed that in Green Hill, Southwold, Montrose, and Barham green, subdivisions of a minimum size of 900m² be permitted where feasible.

6.4 COMMERCIAL NODES

The study area is adequately serviced in terms of commercial facilities thus; it is prudent that all shopping centres be retained for commercial purposes together with the following proposals;

- a. The study area tends to benefit from an additional shopping centre; hence it is proposed that this be established in the Ingutsheni Hospital site earmarked for residential development. In reverence to the ever-growing population and inelasticity of land, it is also proposed that mixed-uses that integrates residential and office uses be accommodated in all shopping centres in the study area. Mixed uses are encouraged for variegated reasons; for promoting efficient use of land and infrastructure, spurring revitalization and embodying smart urban growth.

- b. It is also proposed that the maximum height of suburban commercial shops shall not exceed 3 floors and any building erected on any stand shall have adequate parking of vehicles as per the requirements of the Local Planning Authority.

6.5 EDUCATIONAL FACILITIES

The existing facilities when fully utilized must suffice the study area especially when fully utilized. Therefore, it will be rationale that all the eight(8) Primary schools and six (6) Secondary schools be retained and zoned institutional for educational purposes.

- a. To counter for the increased enrolment and overcrowding in the study area it is proposed that all schools adopt the vertical expansion of the existing infrastructure with a maximum building height which should not exceed three floors.
- b. Furthermore, it is proposed that all designs should be child, disability, gender-sensitive to provide safe and inclusive learning environments.
- c. More than that, it is also proposed that, to cater for classroom shortfalls, schools should exploit vast amounts of land at their discretion to have infrastructure that absorbs the demand.
- d. Moreover, the two sites in Montrose, one being for primary school and the other for secondary school should be developed to accommodate the ballooning enrolment levels in the planning area.
- e. It is also proposed that the Government should prioritize these schools in terms of human and financial resources.

6.6 HEALTH SERVICES

It is reasonable that all health facilities (i.e clinic and hospitals) be retained as institutional for health purposes. It is hereby proposed that;

- a. It is proposed that a portion of vacant land along Sulgrave Avenue bounded by Bralles Road and Welford road in the Montrose suburb be zoned institutional to accommodate an additional clinic in the study area.
- b. It is also proposed that health services are to be expanded in all health facilities to cater for increased demand due to the anticipated population increase in the planning area and the whole of Bulawayo

POSTAL SERVICES

It is envisaged that postal services facilities within the study area should be enough. The following recommendations are put forward;

- a. That the facilities be adequately maintained, upgraded to cater for modern-day needs
- b. That the Barham Green postal service site be developed to service the suburb and the abutting neighborhoods.
- c. Furthermore, there is a need for the infusion of new technologies to re-shape and transform the postal services sector.

6.7 POLICE SERVICES

Community policing aligns with the goal of promoting strong neighbourhoods, safe and inclusive urban environments. Against this background the Hillside Police Station be retained for policing activities and it is, therefore, proposed that;

- a. There be intensified police presence i.e. foot, cycle, and vehicle patrols should be as it has been proven that when the level of police presence increases crime rates goes down significantly.
- b. Police services are accommodated in public buildings like Hospitals and Hillside teacher's college.
- c. Over and above, it is proposed that a portion of the vacant land along Sulgrave Avenue bounded by Bralles Road and Welford Road be zoned institutional to accommodate a police post to serve Southwold, Montrose, Barham green, Green Hill, Hillcrest and other suburbs outside the planning boundary.

6.8 BULK INFRASTRUCTURE (SEWER)

The report of study concluded that bulk infrastructure was fairly provided for in the study area; however, the following recommendations should be adhered to;

- a. It is proposed that there should be a complete duplication and replacement of the old sewer infrastructure to curb the sewerage bursts which are characterized in areas such as Montrose suburb with specific reference to, a portion of stands around Wellington and Sulgrave Roads.
- b. Thus, it is further recommended that the area characterized by sewer bursts in Montrose must be connected and extend south-westwards to the Phekiwe trunk sewer which flows down to SAST (Southern Areas Sewerage Treatment Works).
- c. It is also proposed that portions of land without sewer be reticulated by connecting to the nearest infrastructure to encourage further densification and unlock the developmental potential of the plan area.

6.9 BULK INFRASTRUCTURE (WATER)

The report of study concluded that water infrastructure was fairly provided for in the study area; however, the following recommendations should be considered;

- a) It is proposed that there be rehabilitation or expansion program for bulk water to respond to the proposed densification given that the change of use from residential to commercial use along the Matopos corridor and Ingutsheni Hospital proposals will increase water demand.
- b) Moreover, borehole water has been proven to be a solution towards increased water demand and this should be encouraged to ease pressure and reduce the rehabilitation costs of the main distribution network.

7.0 DEVELOPMENT CONTROL POLICY

7.1 EXISTING SITUATION

The control of development within the Southern Central Areas has been guided by the City of Bulawayo Outline Plan which was approved in 1962, the Operative Master Plan and borrowing from adjacent Local development plans. These, however, are now obsolete, inadequate and unsustainable.

The consecutive clauses, therefore, set out a development control policy to be applied in the Southern Central Areas, which will ensure proper guide to the control of development, redevelopment and improvement in that area.

7.2 DEFINITION OF USE GROUPS

The definitions of Use Groups used in this Written Statement are the same as those approved by the Authority for Local Plan No. 9 (Hillside), Local Plan No 5 (Eastern Areas) and Local Plan No.4 (Central Area). Maintaining a uniform set of definitions is required because it results in a more coordinated and consistent approach in making development control decisions in the city.

7.3 APPLICATIONS FOR THE ERECTION OF BUILDINGS AND USE OF LAND

- a) Any applications to erect, alter or add to any building or to alter the use of any land or building shall be dealt with in accordance with the provisions of Section 25 of the Act and of SCALDP 16.
- b) Any building erected, altered or added to or any alteration of the character of the use of any land or building otherwise than in accordance with the approval required or granted in terms of this clauses shall be in contravention of SCALDP 16.

7.4 PREDOMINANT USE OF BUILDINGS

Where a building is used, or a proposed building is designed for more than one use, it shall be treated for the purpose of clause 7.5 as being used or designed partially for each of those uses, but for the purposes of the other provisions of this part of the Local Plan it shall be treated as being used or designed only for its predominant use.

The Local Planning Authority may, and shall, if the person having control of, or proposing to erect the building, makes an application for that purpose, decide which is the predominant use and shall forthwith notify the applicant of its decision. The Regional Town and Country Planning (Use Groups) Regulations 1976 read together with the Regional Town and Country Planning (Use Groups) Regulations 1994 shall also apply.

7.5 ERECTION AND USE OF BUILDINGS AND LAND

1. The purpose of which buildings may be erected and used or for which land may be used in the use zones enumerated at the head of schedule 2 of Building Use Group Permissibility Schedule are shown below;
 - (a) Buildings or uses to which the Authority will, subject to the provisions of the Local Plan, give its consent –marked P

- (b) Buildings or uses which may be permitted only with the Special Consent of the Authority –marked S.C
 - (c) Buildings or uses which may be permitted only with the Special Consent of the Authority and subject to the conditions set out in Schedule 3 of the Local Plan – marked S.C (1)
 - (d) Buildings or uses which may not be permitted -marked X.
2. In determining the appropriate Building Use Group of a project, building or use of the Authority shall be guided by uses listed under various groups in Schedule 1, but in the case of a use not listed shall itself decide the appropriate Use Group.
 3. Subject to the provisions of Clause 7.6 with respect to applications for special consent uses if an application is made to the Authority for its consent to the erection and use of a building in use zone in which building of the type proposed may be erected and used only with the Authority’s special consent, the Authority shall decide whether to give or withhold consent, and in the former event that, if any conditions be imposed and shall forthwith notify the applicant of its decision.
Provided that before consent to the erection and use of a building is given or withheld or conditions are imposed thereon, consideration shall be given to the question whether the use for which the building is intended or designed is likely to cause injury to the amenities of the neighbourhood.
 4. Any person aggrieved by the decision of the Authority under the preceding sub-clause, may appeal to the Administrative Court.
 5. In this clause the expression “erection and use” of a building for a particular use includes the conversion of the buildings, whether or not involving the structural alteration thereon, to that use.

7.6 APPLICATION FOR SPECIAL USES

If an application is made to the Authority for its consent to the erection and use of a building, of the land whether wholly or partially for any purpose falling within the Building Use Groups as set out in Schedule 1, which requires the Special Consent of the Authority, in terms of clause 7.5, the Authority, before giving its consent shall implement the procedure in terms of Section 27 of the Act and as set out in the Regional ,Town and Country Planning (Development) Regulations 1976 as amended.

7.7 MINIMUM SIZE OF SUBDIVISION

1. Save for the purpose of putting into effect any provisions of the plan or for the purpose of securing a more desirable distribution of land ownership, or in any other special circumstance which would not affect compliance with the provisions of the Act and the plan and subject to the provisions of the Act and Regulations, no individual subdivision shall be less in an area than that indicated in Table 1

TABLE 1: MINIMUM SIZES OF SUBDIVISIONS

USE	Minimum size of subdivision(m)
Stand sizes for single dwelling (detached)	800m ² -Bradfield
	900 m ² -Greenhill, Montrose, Southwold, Barham Green
	1000m ² Ilanda, Famona, Morningside, Hillcrest, Malindela
Stand sizes for attached dwellings (excluding flats) e.g., Town houses type developments	2000 m ²
Stands for Flats	2000 m ²
Stands for office parks	2000 m ²
Stands for industrial	
Other uses	At the Local Authority's discretion

2. On stands set aside for single dwelling houses:-
 - i. Not more than one principal building, being either a dwelling house or other approved residential building, together with such outbuildings as ordinarily used therewith shall be erected on one subdivision. The floor area of such buildings shall not exceed the floor area indicated in table 2 below, unless the special consent of the Authority has been obtained.

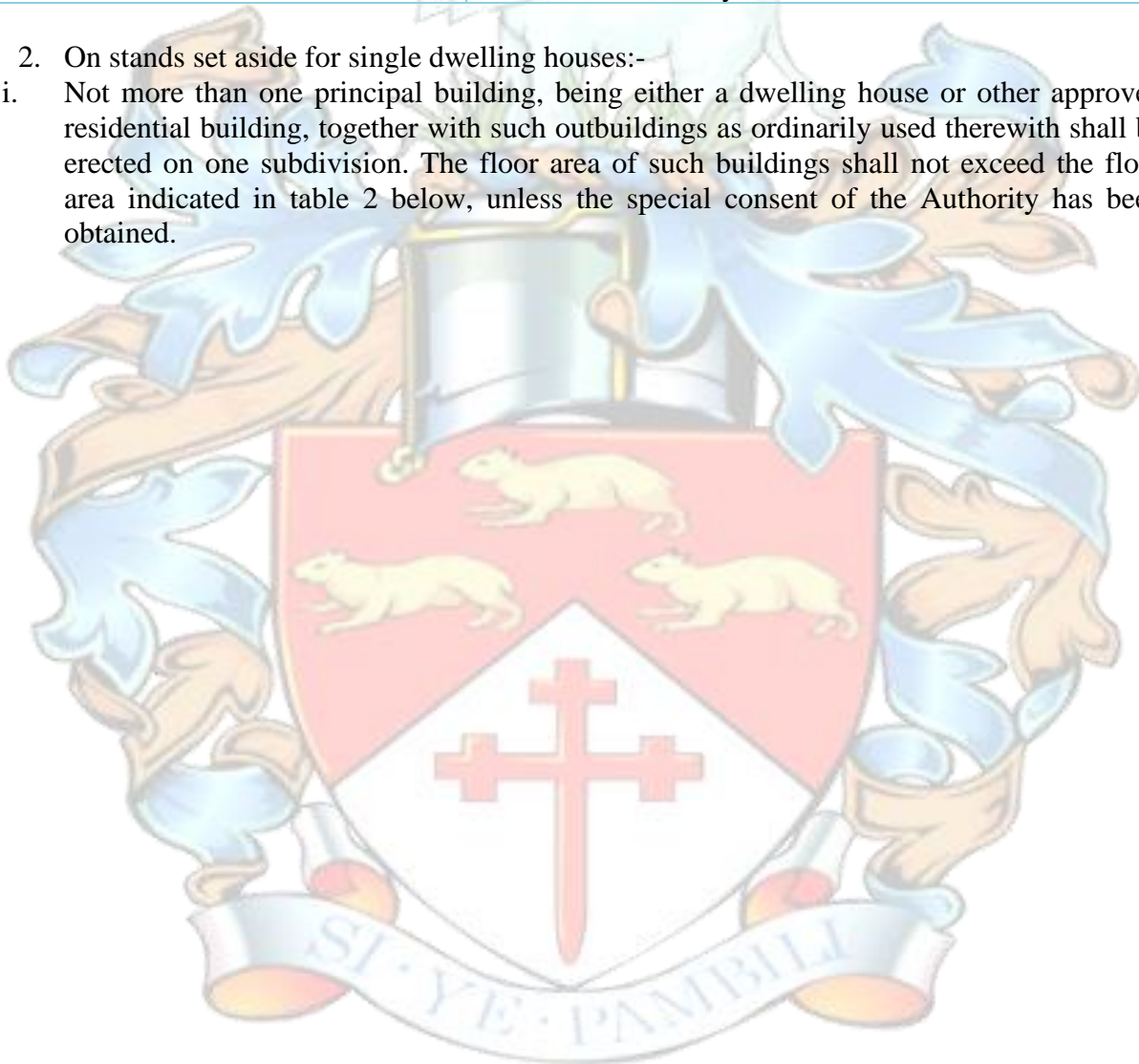


TABLE 2: MAXIMUM FLOOR AREA OF OUTBUILDINGS, COTTAGES AND EMPLOYEES QUARTERS.

Type of Building	Maximum Floor Area		
	Freely permitted	By Special Consent	Prohibited
Employees Quarters (a) on non-sub divisible properties under 1000m ²	Up to 35m ²	35m ² to 50m ²	Over 50m ²
	(b) on subdivisible properties or properties over 1000m ²	Up to 50m ²	50m ² to 70m ² Over 70m ²
Outbuildings(garages/storerooms, laundries, entertainment areas, change rooms) (a) on non-subdivisible properties or properties under 1000m ²	Up to 40m ²	45m ² to 70m ²	Over 70m ²
	(b) on subdivisible properties or properties over 1000m ²	Up to 70m ²	70m ² to 100m ² Over 100m ²
Combined Outbuildings i.e employees quarters with other outbuildings (a) on non subdivisible properties under 1000m ²	Up to 70m ²	70m ² to 100m ²	Over 100m ²
	(b) on non-subdivisible properties over 1000m ²	Up to 100m ²	100m ² to 130m ² Over 30m ²
Cottages (a) on non-subdivisible properties or properties under 1000m ²	Up to 70m ²	70m ² to 100m ²	Over 100m ²
	(b) on subdivisible properties or properties over 1000m ²	Up to 100m ²	100m ² to 130m ² Over 130m ²

Note: Only one of each of these aforementioned structures will be permitted per property. Only on merit and in exceptional instances will Special Consent be entertained to erect more than one of these structures per property.

7.8 FIXING UNDESCRIBED BUILDING LINES

The Local planning Authority may at any time fix a building line for any street for which no building is prescribed.

7.9 DISTANCES FROM STAND BOUNDARIES

1. No building other than boundary walls or fences of the temporary structures erected in connection with building operations shall be erected nearer to the street, or side boundary than the building lines stipulated in the table below.

TABLE 3:BUILDING LINES

Column Boundary	Column 2 Minimum Distance from Boundary				Other Uses
	1	Single Dwelling Houses	Townhouses	Flats	
Side and Rear	3m	6m	6m	6m	As per the Local Authority's discretion.
Street	9m	6m	6m	6m	

2. Where no building line is prescribed in terms of the Local Plan or is fixed in terms of Clause 7.8 no building may be erected nearer than 9metres from a street boundary and 3metres from a side or rear boundary.
3. Notwithstanding the provisions of sub-clause (1) and (2) of this Clause the Authority may, if it deems fit, permit.
 - (a) The erection of a building in front of building line:-
 - i) For the purposes of architectural effect; or
 - ii) If on account of the levels of the site or adjoining land, or the propinquity of buildings already in front of the building line, or any other special circumstances, compliance with the building line would seriously hamper the development of the site.
 - (b) The erection in front of the building line;
 - i) Of a bay window, porch, balcony, or other projecting portion of a building
 - ii) A swimming pool, pump-house or Pergola or other ornamental garden features.
 - (c) Development over, or under, a street in order to secure the due co-ordination of development and to facilitate ease of access and movement.

7.10 BREAKS IN BUILDINGS

No building shall be erected nearer to the side or rear boundary than the distances specified in Table 4 below.

TABLE 4:BREAKS IN BUILDINGS

Type of Wall	Single Dwelling Units	Outbuildings(including Domestic Quarters on stands for single dwelling units)	Other Uses
Wall, any portion which contains windows,doors or other openings.	3m	3m	As per the Local Authority's discretion.
Wall where no portion contains windows, doors or other openings	3m	3m	

Provided that the Authority may, if it deems fit, subject to special consent, permit the erection of a building nearer to the side or rear boundary than the distances specified in Table 4 if on account of levels on the site, or of adjoining land, or any other special circumstances, compliance with the building line would seriously hamper the development of the site.

7.10 PORTION OF SITE WHICH MAY BE OCCUPIED BY BUILDINGS

1. The space occupied by the buildings shall not exceed the proportion of their site indicated in Table 5.

TABLE 5: COVERAGE

Type of Building	Maximum site coverage(%)
Single Dwelling Houses	25
Flats	33.1/3%
Attached Dwellings(excluding Flats) e.gTown House Type Developments	40
Office Parks	40
Other Buildings	As required by the Authority

2. Nothing in this clause shall preclude the Authority from permitting such additional coverage as may be required in excess of the maximum provided that such coverage is permitted for the purpose of parking and storage of motor vehicles.

7.11 SITTING AND HEIGHT OF BUILDINGS

1. Notwithstanding anything contained in the coverage and building line regulations in this Local Plan no buildings shall be erected on any stand in such a position that in the opinion of the Local Authority it would:-
 - a) Have inadequate air and daylight, or
 - b) Deprive of adequate daylight any building which has been, or might be erected on an adjoining stand in accordance with the provisions of this plan;
2. Save in special circumstances, which shall be at the discretion of the Authority, no building shall be erected to a greater height than that indicated in Table 6.

TABLE 6: HEIGHT OF BUILDINGS

Type of Building	Maximum Height
Stands for single dwelling units:	
Principal building	9m
Second Dwelling	9m
Outbuildings(including domestic quarters	4.5m
Flats	9m
Detached Dwellings (excluding flats)e.g Town House type developments	9m
Office Parks	9m
Other Buildings	As determined by the Local Authority

3. In determining the height of a building for the purposes of sub-clause (2) here of;-
 - a) The height of the building shall be measured from the mean level of the ground surrounding the parapet, or half the height of the roof, whichever is higher.
 - b) No account shall be taken of chimneys or of ornamental towers, turrets or any other such architectural features.

7.12 PRESERVATION OF TREES

1. Section 9(6) of the Bulawayo (Protection of Land and Natural Resources) By –Laws 1975 shall apply, whereby no person shall cut, fell ,damage or remove any tree, bush or shrub, whether living or dead without the prior consent of the Authority.
2. Having regard to the amenity of any part of the Local Plan area the Authority may at any time put a tree preservation order on a tree or woodland in terms of Section 32 of the Act.
- 3.

7.13 HARMONY IN DESIGN AND EXTERNAL APPEARANCE OF BUILDINGS

1. No building or other structure shall be so constructed or finished or left unfinished that the external appearance would, in the opinion of the Authority, disfigure the locality or tend to depreciate the value of adjoining properties.
2. Any advertisement, notice board or hoarding relating to the commercial activities on the premises and erected or displayed on the buildings, shall conform with the requirements set out in the Bulawayo (Buildings, Roads and Streets) By –Laws, 1971, Part XII as amended from time to time shall receive the approval of the Director of Town Planning Department prior to being erected or displayed.

7.14 PRESERVATION OF AMENITIES

- (1) All land and buildings shall be so maintained as to preserve the amenities of the locality in which they are situated.
- (2) Where it appears to the Authority that the amenities of any use zone are seriously injured by the condition of any building, land or property, within the area, the Authority may serve a notice on the person by whose action or omission the injury arises including the areas on unoccupied premises) requiring him at his own expense to take such action as may be necessary to abate the injury. The various by-laws for the City would also apply including the Model Building By-Laws 1977 and the Bulawayo (Public Health) By-laws 1966.

7.15 PROVISION OF LOADING ACCOMMODATION

1. No stand or building shall be used for the purpose of business, unless a portion of portions of such stand or building (hereinafter referred to as loading areas)) are set aside to the satisfaction of the Authority for the purpose of any loading, unloading or refueling of vehicles which are likely to be involved in connection with the use of such stand or building.

In terms of this Local Plan “purpose of business “shall include any building or portion of a hotel, restaurant or for offices.

2. It shall be a contravention of this Local Plan if any time the owner or occupier of any land or building in respect of which loading areas have been approved:-
 - (a) Permits such loading areas to be used for any purpose other than the loading, unloading or fueling of vehicles ;or
 - (b) Undertakes or knowingly permits the loading, unloading or fueling of vehicles otherwise than within such loading areas.
3. Where any loading area is set aside in terms of sub clause (1) access shall be from a thoroughfare approved by the Authority in such a manner of such width and in such position as the Authority may determine.
4. Where any loading area is contained within a building or covered at a higher level, a minimum clearance of 5 meters shall be provided.

7.16 PROVISION OF PARKING

1. Table 7 speaks to the minimum number of parking bays needed for development associated with the use groups as defined in Schedule 1, provided that the Authority may, as it deems fit, require a lesser provision in special circumstances where it is not considered practical.

TABLE 7: PARKING REQUIREMENTS

Type of Building	Accommodation to be provided
Single Dwelling Housing	1 bay per dwelling
Flats	1 1/2 bays per each contained dwelling unit in the building
Detached Dwellings(excluding Flats)e.g Town Houses type of Developments	2.1/2bays per each self-contained dwelling unit in the building
Office Parks	1 bay per 100-150square meters of Floor area
Other Buildings	As determined by the Authority

2. For the purposes of SCALDP 16, a parking bay will be of minimum dimension 2,7 meters by 5 meters.
3. Where any car parking bay is provided in terms of this Local Plan, access to such a bay shall be from a street or lane approved by the Authority and shall be constructed of such materials and in such a manner as the Authority may determine.

7.17 CONTROL OF ADVERTISEMENT

The Regional Town and Country Planning (Advertisement Regulations) 1976, and the provisions of appropriate Municipal By laws including the Bulawayo (Buildings, Roads and Streets) By laws, 1971, shall apply.

7.18 RESERVATION OF LAND

Land specified in Column 1 of Table 8, is reserved for the respective purposes indicated in Column 2 of the table. (Also Refer to Proposals Map)

TABLE 8: LAND RESERVATION

Column 1 Description of Land reserved on map	Column 2 Uses for which land are reserved
Bordered and lettered LA	Local Authority purposes
Bordered and lettered PTC	Post and Telecommunications Corporation purposes
Bordered and lettered OS	Public and Private Open Space
Bordered and lettered Active OS	Specifically for Active Open Space purposes
Solid double black line numbered 1	Widening of Matopos Road
Solid black line numbered 2	

7.19 BUILDING NOT TO BE ERECTED ON RESERVED LAND

1. Before the appointed day, no person shall except with the consent of the Authority, erect a building or execute works of a permanent character on land reserved under this part of the Local Plan and no person shall, except with the like consent, make any permanent excavation on or near such land if it would be necessary to reserve or alter the building or work or to reinstate the land in order to enable the land to be used for the purposes for which it is reserved.
2. After the appointed day, no person shall erect a building or execute works upon land reserved under this part of the Local Plan other than buildings or works required for or incidental to the purpose for which the land is reserved.
3. Save as provided by the sub-clause (1) no person shall, whether before or after the appointed day, spoil or waste land reserved under is part of the Local Plan so as to destroy or impair its use of the Local Plan so as to destroy or impair its use for the purpose for which it is reserved. Provide that a person may, with the consent of the Authority, deposit on such land waste materials or refuse before the appointed day.
4. In giving consent under this clause, the Authority may impose conditions with the respect to the removal or alteration of the building or works or reinstatement of the land, or the removal of the waste material or refuse, or otherwise as it thinks fit.
5. For the purpose of this clause the “appointed day” means: In the case of land reserved for the use of public and private open space as indicated on the Proposals Map, the date on which the land is laid out or appropriated by the Authority whichever is the earliest.
6. Nothing in this clause shall be construed as prohibiting the reasonable fencing
7. The Local Authority may allow the temporary use of land for the purpose other than for which it is reserved.

7.20 SAVING FOR NEW STREETS AND WIDENING’S NOT SHOWN ON THE PLAN

1. The Authority may at any time reserve land for new streets or the widening of existing streets for which no reservation has been made on the plan.

The Authority shall follow the usual procedure in relation to Local Subject Plans (Part III) of the Act and Circular No.1 of 1984 issued by the Director of Physical Planning) which will include the normal advertising and objection period.

2. Land reserved for the streets and street widening in terms of this clause shall thereafter be subject to such of the provisions of this plan as are applicable to land re-served for the streets by this plan.

7.20 STREETS

The Bulawayo (Roads and Traffic) By-Laws 1978 and any amendments will apply here with regards to aspects of closing of roads and service lanes, constructing white lanes, parking and loading zones. The declaration, diversion and closure of roads will follow the procedures laid down in the Roads Act 1980(Chapter 263).In the case of major changes a local subject plan will be necessary in accordance with the Act.

7.21 STOPPING U P OF EXISTING STREETS

It is also proposed that there be a road closure of the road linking Durham road and Hereford in Hillcrest to improve on road use legibility. Therefore, all pubic rights therein area declared to cease as from the date on which this Local plan comes into operation. This land should now be used for any purpose as required by the Authority.

7.22 PROVISION OF SPLAYS

Provision is hereby made for all road intersections within the SCALDP 16 to be splayed for a distance of 9 metres back from the point of intersection.

7.23 PENALTIES FOR NON-COMPLIANCE WITH ORDERS OF THE AUTHORITY

1. In terms of section 84 of the Act, if any matter or thing directed by the Authority to be done remains undone or any matter or thing forbidden to be done, is done then in every such case every person so offending against such direction or prohibition shall be guilty of an offence.
2. Any person who is guilty of an offence in terms of the Act where no penalty is stipulated that person shall in terms of Section 85 of the Act be liable for each such offence to ;-
 - a) a fine as determined by the Act or the repealing document.
 - b) in case of a continuing offence, a fine not exceeding Fie Hundred Dollars or, if the offence has continued for more than twenty days, to a fine not exceeding Twenty-five Dollars for each day during which the offence has continued.
 - c) Any person who does not comply with the conditions of a permit issues in terms of Clause 7.6 or carries out unauthorized development in any of the provisions of the Local Plan, may be issued, with an Enforcement Order by the Authority, in terms of Section 33 of the Act, if it considers it expedient and may be issued with a Prohibition Order in terms of Section 34 of the Act.
3. Any person not complying with orders stipulated in sub clause 3 of this clause will be guilty of an offence, and shall in terms of Section 38(4)(a) and (b) of the Act be liable to ;
 - a) A fine not exceeding Five Thousand Dollars or imprisonment for a period not exceeding two years or both such fine and imprisonment ,and
 - b) In the case of a continuing offence, an additional fine not exceeding Fifty Dollars for every day after the first day during which the offense was committed.

7.24 APPEALS

1. Any person aggrieved by the decision made or deemed to have been made by the Authority in connection with any permit or order or other planning matter in terms of Section 39 of the Act, appeal to the Administrative Court. Such an appeal should be addressed to the Registrar and lodged with him within one month of the date of the notification of the decision against which the appeal is made.
2. The Authority shall keep a register of all decisions of the Administrative Court on any appeal against any decision of the Authority made in terms of this clause.

7.25 SUMMARY OF DEVELOPMENT CONTROL CONDITIONS

A summary of the major development control conditions applicable to each land use zone is given in Table 9



TABLE 9: BUILDING USE GROUP PERMISSIBILITY SCHEDULE 1

USE GROUP PERMISSIBILITY TABLE

Building Use Group	Commercial	Residential (semi detached)	Residential	Flats	Residential (Mixed Use)	Residential and Office park	Light Industrial	Public
	Zone 1	2A	Zone 2B	2C	Zone 2D	Zone 2E	Zone 3	Zone 4
A1 Dwelling Houses	X	P	P	X	P	X	X	SC
A2 Flats	P	P	P	P	SC	X	X	SC
B1 Residential buildings (unlicensed)	X	SC	SC	X	SC	X	X	X
B2 Residential buildings (licensed)	X	X	X	X	X	X	X	X
Formal Education Institutions	SC	SC	SC	X	SC	X	X	X
Non-Formal Education Institutions	SC	SC	SC	X	SC	X	X	X
Day & Night Nurseries & E.C.D	X	SC	SC	X	SC	X	X	X
Academic & Cultural Institutions (Non- Formal)	SC	SC	SC	X	SC	SC	X	X
Trade & Technical Institutions (Non- Formal)	X	X	X	X	X	X	SC	SC
Shops	P	X	X	X	X	X	X	X
Offices	SC	X	SC	X	SC	P	SC	SC
Medical Suites	SC	SC	SC	X	SC	SC	X	X
Wholesale and storage warehouses	X	X	X	X	X	X	P	P
Fresh Produce Markets	X	X	X	X	X	X	X	X
Public Buildings	SC	SC	SC	X	SC	X	X	X
Places of assembly	SC	SC	SC	X	SC	X	SC	SC

Special places of assembly	SC	SC	SC	X	SC	X	SC	SC
Service Industry	P	X	X	X	X	X	SC	X
Light Industry	X	X	X	X	X	X	P	SC
General Industry	X	X	X	X	X	X	X	P
Special Industry	X	X	X	X	X	X	X	X
Agriculture	X	SC	SC	X	X	X	X	X
Surface Mineral Works	X	X	X	X	X	X	X	X
Petrol Filling/Service Stations and repair garages	SC	X	X	X	X	X	SC	SC
Parking garages	X	X	X	X	X	X	SC	SC
Others	SC	SC	SC	X	SC	X	SC	SC
Restaurant (Ordinary)	SC	SC	SC	X	SC	X	X	X
Restaurant(Unlicensed)				X		X		
Restaurant(Licensed Special)				X		X		

P-Permitted

SC-Special Consent

X-Prohibited(1)-Special Conditions (Refer to Schedule 2)

