

LUPANE LOCAL BOARD

MASTER PLAN

(2024 – 2039)

REPORT OF STUDY



Prepared by: Dr. Buhle Dube [Lead Planner]

June 2024

Regional, Town and Country Planning Act [Chapter 29:12]
Revised Edition 1996

LUPANE LOCAL BOARD MASTER PLAN REPORT OF STUDY

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

Certified that this is a true copy of the Lupane Local Board Master Plan Report of Study as approved by the Lupane Local Board Full Council at its Ordinary Council Meeting held on the 2024, Minute Item No.....

Signed

..... Town Secretary

..... Date

..... Council Chairman

..... Date

EXECUTIVE SUMMARY

As Matabeleland North's provincial capital, expectations from the local authority, the provincial government, and the central government are high for Lupane Local Board (LLB) Town to transform from a traditional growth point into a modern urban enclave by world standards. Facing the challenge of a lack of a strong economic base and services such as sewer reticulation, serious marketing of LLB Town as an ideal investment destination is supported by existing capital infrastructure development, some of which is completed while others are underway. The executive summary provides a brief synopsis of the detailed material presented in the document. Lupane Local Board (LLB), the provincial capital of Matabeleland North, is situated 172 kilometers from Bulawayo on the Victoria Falls highway. Established in the 1940s as an administrative center, it was officially declared the provincial capital in 1999. Despite its status, LLB has never had a comprehensive planning document (Master Plan) to guide its growth. The absence of a Master Plan has led to off-the-cuff development, which has been skewed towards housing development at the expense of other sectors. Major infrastructure and educational projects have been established, altering the social, economic, and demographic landscape. These changes necessitate a strategic plan to ensure orderly growth and sustainable development. This LLB Master Plan will guide the town's spatial development for the next 15 years, focusing on creating functional and sustainable settlements that promote health, safety, and welfare, while integrating environmental considerations. The plan area extents (boundary) are without a statutorily gazetted boundary description, hence the reliance on the existing administrative boundary which corresponds with the current ZEC boundary as recommended by the Ministry of Local Government.

While the urgency of the need for an operative master plan for LLB as detailed in section 1.0 cannot be overemphasized, the November 2023 Presidential clarion call which is known as A Call to Action – “No Compromise to Service Delivery”, comes as an opportunity by way of ensuring that local authorities partake in the national development programmes when they modernise and contribute towards the fulfilment of the national vision 2030. The sixth area of

concern of the Presidential Call to Action, i.e., ‘Development and Implementation of Master Plans by Local Authorities’ requires that all local Authorities should have operative master plans by 30th of June, 2024.

The overriding goal of this document is to frame a new integrated spatial development framework (Master Plan), a plan that will take over and enhance the existing layout plans in LLB. The new plan is based on a clear understanding and analysis of current factors and forces affecting the growth, development and changes in the built and natural environs in the LLB area and its immediate hinterland. The plan explores issues or problems as well as challenges and opportunities which exist as a result of the emerging trends to come up with or propose intervention strategies and policies that are expected to better guide the current and future developments in the area.

Socio-Economic Baseline

An estimated 8,224 people reside in LLB Town as of the 2022 Census, although many believe this figure is an underestimate. The population consists of more women than men and is primarily made up of locals, either born in the town or from the Kusile Rural District Council (KRDC), as well as migrants from other parts of Zimbabwe. Most residents speak English and Shona, but the predominant local language is Ndebele. Christianity is the predominant religion in the area. Despite the absence of a vocational training center for capacity development, particularly for the youth, a significant portion of the residents in LLB Town are well-educated, with nearly 59.3% having completed secondary school education. The general layout of the Central Business District (CBD) still resembles the traditional rural setting of a growth point. No sewage systems are in place, and the town relies on septic tanks. The roads in the residential areas are in poor condition; the city has approximately 75 km of roads, with only 7 km being surfaced. LLB Town is serviced by only one local clinic, which is overstrained and lacks a doctor.

The St. Luke's Hospital, located over 30 km away, serves only as a referral hospital. Currently, the town has no sporting facilities or recreational spaces. Positioned midway on the Bulawayo-Victoria Falls road, which is 433 km long, LLB Town is poised to benefit from regional integration and in-transit business opportunities, experiencing trickle-down effects. The town boasts key infrastructure developments, such as the Lupane State University campus, the Lupane-Bubi dam, the Welshman Mabheha Complex, the Lupane Provincial hospital, the Gwayi railway siding, and the Bulawayo- Victoria Falls roads.

Key Issues

Key issues emanating from the Report of Study are outlined below, while table 12.1 illustrates more detailed sectoral planning issues that will be addressed during the planning.

Population: There is potential for population growth within the LLB boundary and adjacent areas, primarily through migration, as the settlement transforms into the provincial capital.

Education: There are no vocational training centers within the planning boundary; only town day-care centers are operational.

Health: A settlement of LLB town's size and its hinterland will require at least two more clinics, according to health clinic catchment standards.

Urban Development and Renewal: Growth without expansion is expected, with a mixed-use approach dictating land use arrangements. There is a contrast between formal and informal urban development within the LLB boundary. Urban renewal requires a

significant capital investment. The settlement may further drive land speculation and sales at the fringe, indirectly perpetuating urban sprawl (peri-urbanization). Existing old structures that are poorly developed may tarnish the image of the provincial capital. The livelihoods of peri-urban farmers are threatened due to potential expansion.

Planning Boundaries and Future Development: As ministries and government departments relocate to LLB town and investment is supported, the demand for more services will necessitate the market for additional land for LLB town's expansion.

Displacement and Resettlement (long-term future): Several nearby villages will have their residents displaced, most significantly in ward 1.

Customs and Traditions: There are several burial sites in the planning area, including burial sites and a mass grave site. Existing sacred places may require conservation, as there are heritage sites of local importance.

Environment: Vegetation clearance due to urban development leads to gully erosion. There is ongoing sand and gravel extraction in the planning area.

Safety and Security: Ensuring the safety of government offices is a priority. The large new town may experience negative social problems and will require general policing.

Bulk Infrastructure: Solid waste disposal is a concern. Accessibility to the planning area from the eastern side is problematic.

Navigability of Roads: Road surfacing is an urgent need (out of a total 75 km road network, only 7 km is sealed).

Public Transport: The lack of public taxis serving the CBD-LSU-Residential suburbs creates a transport vacuum.

Water Supply: The Gwayi-Shangani water pipeline to Bulawayo should be utilized.

Air: The existing Lupane airstrip and its future use are in question, as its land use has been reduced to a white elephant.

Rail: Movement of bulky goods from across the country (and the region) is necessary to support industrial development.

Implementation and Finance: Funding the implementation of the plan demands significant financial resources.

Local Economic Development (LED): The absence of a strong economic base categorizes the planning area as a special problem town. The lack of industry implies the town is taking the route of becoming a dormitory town.

ABBREVIATIONS AND ACRONYMS

AGRITE X	Department of Agricultural, Technical and Extension Service
AIDS	Acquired Immune Deficiency Syndrome
ARDA	Agricultural & Rural Development Authority
BDC	Business Development Committees
BSAP	National Biodiversity Strategy and Action Plan
CAAZ	Civil Aviation Authority of Zimbabwe
CBD	Central Business District
CHBC	Community Home-Based Care
DSPD	Department of Spatial Planning and Development
EA	Environmental Audits
ECDCs	Early Childhood Development Centres
EIA	Environmental Impact Assessment
EMA	Environmental Management Agency
FPSG	Fixed Period State Grant
GCPs	Ground Control Points
GIS	Geographical Information System
GMB	Grain Marketing Board
HIV	Human Immunodeficiency Virus
ICT	Information and Communication Technology
IDC	Industrial Development Corporation
LED	Local Economic Development
LLB	Lupane Local Board
LSU	Lupane State University
MLGP W	Ministry of Local Government and Public Works
MNHSa	Ministry of National Housing and Social Amenities
MSc	Master of Science
NAC	National Aids Council

NCP	National Climate Policy
NDPs	National Development Plans
NDS1	National Development Strategy 1
NGO	Non-Governmental Organization
NIDP	Zimbabwe National Industrial Development Policy
NMMZ	National Museum and Monuments of Zimbabwe
NPPs	National Physical Plans
NRZ	National Railways of Zimbabwe
ODRS	Output-Based Drainage Rehabilitation System
PEPFA	Public Enterprises Pension Fund of Africa
RDC	Rural District Council
RMPs	Regional Master Plan
ROS	Report of Study
RT&CP A	Regional, Town and Country Planning Act
RTCP	Regional, Town and Country Planning
SADC	Southern Africa Development Community
SEA	Strategic Environmental Assessment
STI	Sexually Transmitted Infections
SWECO	Swedish Engineering Company
UNCBD	United Nations Convention on Biological Diversity
UNFP	United Nations Fund for Population Activities
UNICEF	United Nations Children's Fund
USAID	United States Agency for International Development
ZETDC	Zimbabwe Electricity Transmission and Distribution Company
ZIMST AT	Zimbabwe statistical Agency
ZINAR A	Zimbabwe National Road Authority
ZINWA	Zimbabwe National Water Authority

ZNHSP	Zimbabwe National Human Settlement Policy
ZPCS	Zimbabwe Prisons Correctional Services
ZRP	Zimbabwe Republic Police
ZUPCO	Zimbabwe United Passenger Company

LIST OF TABLES

Table: 1.1: Key Acts of Zimbabwe Guiding Master Plan Preparation
Table: 1.2: Regulations and Guidelines Considered in Preparation of LLB Master Plan
Table 1.3: RoS Methodology Matrix
Table 3.1: Some Common Trees Found in LLB
Table 3.2: Land cover type and percentage in relation to the planning area
Table 4.1: Existing Land Uses and Total area within LLB
Table 4.2: Current Stands Data Base for LLB
Table 4.3: Minimum Stand Sizes per Density Type in LLB Area
Table 4.4: Applications for change of use (2019 – 2024) in LLB
Table 5.1: Demographic Characteristics of the Planning Area Over Years
Table: 5.2: Prior Place of Residence
Table 5.3: Reasons for Residing in Lupane Urban
Table 5.4: Workforce Sizes in the CBD
Table 5.5: Occupation Situation in LLB Area
Table 6.1: LLB Housing Stock
Table 6.2: Active waiting list situation in LLB [2024]
Table 6.3 General Use of Houses in the LLB
Table 7.1: Day Care Centers in LLB
Table 7.2: Existing Primary Schools in Lupane – 2024
Table 7.3: Teacher-Student Ratio in LLB Primary Schools
Table 7.4: Existing Secondary Schools in Lupane – 2024
Table 7.5: Teacher-Student Ratio in LLB Secondary Schools
Table 7.6: LSU Student Enrolment Over Years
Table 7.7: LSU Faculties, Degree Programmes Offered
Table 7.8: Education Status in Lupane
Table 8.1: Level of Public Health Satisfaction in LLB area
Table 8.2: Health institutions/services

Table 8.3: Staffing Situation at Lupane Clinic

Table 8.4: Existing departments at Lupane Clinic

Table 8.5: Methods of Waste Disposal

Table 8.6: Assorted Waste Collection Points in LLB Area

Table 9.1: Crime statistics in Lupane 2022 to date

Table 10.1: Main Water Sources for LLB

Table 10.2: Common Mode of Transport Usage in Lupane

Table 10.3: Modal Share and the 10 Selected Points in LLB Town

Table 10.4: Zimbabwe Road Hierarchy Sizes

Table 10.5: LLB Total Network

Table 10.6: Accidents Statistics along major roads, January-May 2024

Table 10.7: Major Causes of Road Accidents in the LLB Town

Table 10.8: Drainage Conditions in the LLB Town

Table 10.9: Substations serving LLB, Installed Capacities and Loading

Table 10.10: Electrical Service Types and Voltages

Table 10.11: TelOne Telephone connection 2022 – 2024

Table 11.1: LLB's Provincial Capital Status and Advantages

Table 11.2: Business Challenges in LLB Town

Table 12.1: LLB Issues, Opportunities and Constraints

LIST OF FIGURES

Figure 3.1: Land Cover Types and Area (ha) in LLB Area

Figure 4.1: Occupation Documentation Held

Figure 5.1: LLB Demographic structure

Figure 6.1: Housing Stock in LLB Area

Figure 6.2: Property Ownership Status in LLB Area

Figure 6.3: Number of structures in a property in LLB

Figure 10.1: Traffic Volume at the Selected Points in the
LLB Area

Figure 11.1: Rating of Business Environment in LLB Town

LIST OF MAPS

Map 1.1: LLB and Matabeleland North Province in the National Context

Map 2.1: LLB Boundary

Map 2.2: LLB in the Regional Context

Map 3.1: Hydrology Situation in LLB Town

Map 3.2: LLB Slope Condition

Map 3.3: LLB Elevation Condition

Map 3.4: LLB Soil Types

Map 3.5: Land Cover in the LLB area in 1984

Map 3.6: Land Cover in the LLB area in 2013

Map 3.7: Land Cover in the LLB area in 2018

Map 3.8: Land Cover in the LLB area in 2024

Map 4.1: Land use Disposition in the LLB Town

Map 7.1: Existing Educational Facilities in LLB

Map 7.2: Distance Travelled to LSU Campus

Map 8.1: Spatial Distribution of Health Facilities in LLB Area

Map 8.2: Distance to Health Facilities in LLB Area

Map 9.1: Distance to Police Station

Map 10.1 LLB Road Network

LIST OF PLATES

Plate 6.1: Dilapidated Housing Units at the DA Compound

Plate 8.1: Gullies in the LLB CBD Area

Plate 10.1: Bubi-Lupane Dam

Plate 11.1: Lupane Provincial Hospital

Plate 11.2a: LLB Flea Market

Plate 11.2b: LLB Flea Market

Plate 11.3: Welshman Mabhena Complex

Contents

EXECUTIVE SUMMARY	2
Socio-Economic Baseline	3
Key Issues	4
ABBREVIATIONS AND ACRONYMS	7
LIST OF TABLES	10
LIST OF FIGURES	12
LIST OF MAPS.....	13
LIST OF PLATES	14
CHAPTER 1: INTRODUCING THE REPORT OF STUDY	1
1.0 Introduction.....	1
1.1 Need and Justification for the Master Plan	3
1.2 Scope, Functions and Underlying Principles.....	5
1.3 National Policies and Legal Framework Affecting Development Planning	8
<i>1.3.1 Vision 2030</i>	<i>8</i>
<i>1.3.2 National Development Strategy 1 (2021 – 2025).....</i>	<i>9</i>
<i>1.3.3 National Tourism Master Plan.....</i>	<i>9</i>
<i>1.3.4 Zimbabwe National Human Settlement Policy.....</i>	<i>9</i>
<i>1.3.5 Zimbabwe National Industrial Development Policy (2019-2023).....</i>	<i>10</i>
<i>1.3.6 Devolution and Decentralisation Policy (2020).....</i>	<i>10</i>
<i>1.3.7 National Climate Policy (2017).....</i>	<i>11</i>
<i>1.3.8 Mining Policy.....</i>	<i>11</i>
<i>1.3.9 Zimbabwe National Water Policy (2013).....</i>	<i>11</i>
<i>1.3.10 National Biodiversity Strategy and Action Plan (BSAP)</i>	<i>12</i>
<i>1.3.11 Zimbabwe National Wetlands Policy, 2022.....</i>	<i>12</i>
<i>1.3.12 Acts of Parliament</i>	<i>12</i>
1.4 Statutory Provisions.....	16
1.5 Report Structure	18
1.6 Methodology	23
1.7 The Plan Preparation Process.....	27
<i>1.7.1 Project Stage 1</i>	<i>28</i>
<i>1.7.2 Project Stage 2</i>	<i>28</i>
<i>1.7.3 Project Stage 3</i>	<i>28</i>

1.7.4	<i>Project Stage 4</i>	29
1.7.5	<i>Project Stage 5</i>	30
1.7.6	<i>Project Stage 6</i>	30
1.7.7	<i>Project Stage 7</i>	31
CHAPTER 2: LEGISLATIVE, INSTITUTIONAL, PLANNING AND POLICY CONTEXT		32
2.0	Introduction	32
2.1	Geographic Location, Size and Boundaries	33
2.3	The Planning Area in National, Regional and Local Contexts	37
2.3.1	<i>National Context</i>	37
2.3.2	<i>Regional Context</i>	38
2.3.3	<i>Local context</i>	41
2.4	Regional and National Functions, Linkages and Impacts	41
2.4.1	<i>Regional Functions</i>	41
2.4.2	<i>Economic Linkages and Impacts</i>	42
2.4.3	<i>Transportation and Communication Linkages</i>	44
CHAPTER 3: PHYSICAL ENVIRONMENT		46
3.0	Introduction	46
3.1	Physiography	46
3.2	Hydrology and Hydrogeology	47
3.3	Geology	49
3.4	Soils	53
3.5	Climate	55
3.6	Vegetation	55
3.7	The Plateau Forest	56
3.8	Woodland	57
3.9	Wildlife	59
3.11	Natural Resource Base and Inventory	59
3.12	Natural Resource Utilisation and Conservation Practices	60
3.13	Mineral Resources	61
3.14	Land use land cover changes over time in the planning area	62
3.15	Impacts of Natural Resources Utilisation and Conservation Practices	68
3.16	Natural Hazards and Risks	68
CHAPTER 4: LAND TENURE, EXISTING LAND USE ACTIVITIES AND LAND		

ALLOCATION	69
4.0 Introduction.....	69
4.1 Land tenure System	69
4.2 LLB's Form and Structure	71
4.3 Land use dispositions and land use practices	72
4.4 Existing Land Uses.....	74
4.5 Residential Land Use	76
4.6 Residential Stand Sizes of LLB Residential Areas.....	76
4.7 Commercial Land Use	77
4.8 Civic and Institutional Land Use	78
4.9 Industrial Land use.....	78
4.10 Agricultural Land Use.....	78
4.11 Applications for Special Consent.....	79
CHAPTER 5: POPULATION CHARACTERISTICS ANDECONOMIC PROFILE.....	81
5.0 Introduction.....	81
5.1 National Population Policy	81
5.1.1 The Objective of the Policy.....	82
5.2 Population Growth Trends and Migration.....	82
5.2.1 Population Growth Trends.....	83
5.2.2 Population Composition and Characteristics	84
5.2.3 Population Distribution and Densities.....	85
5.2.4 Economic Structure and Base.....	85
5.3 Economic Activities and Growth Patterns.....	86
5.3.1 Current Economic and Employment Patterns.....	87
5.3.2 Occupations	88
5.3.3 Types of Industries.....	88
5.3.4 Poverty and Poverty Alleviation Programmes.....	88
5.4 Economic Viability Assessment of the Planning Area.....	89
5.4.1 Investment Prospects and Constraints.....	89
5.4.2 Unemployment and Employment Creation.....	91
5.5.3 Implications of The Population Characteristics and EconomicIndicators for Developments in the Planning Area	92
CHAPTER 6: HOUSING.....	94

6.0 Introduction.....	94
6.1 Institutional Framework for Housing Delivery.....	94
6.1.1 <i>Housing Policy- The National Housing Policy of 2012.....</i>	94
6.1.2 <i>Zimbabwe National Human Settlement Policy.....</i>	95
6.1.3 <i>Local Authority- LLB.....</i>	95
6.1.4 <i>The Ministry of National Housing and Social Amenities.....</i>	96
6.1.5 <i>Property development industry and housing cooperatives.....</i>	96
6.2 Legal Framework.....	96
6.2.1 <i>Circular Number 70 of 2004.....</i>	97
6.2.2 <i>Model Building Bylaws.....</i>	97
6.2.3 <i>Urban Councils Act Chapter 29:15.....</i>	98
6.2.4 <i>Regional, Town and County Planning Act Chapter 29:12.....</i>	98
6.3 Housing Situation in LLB.....	99
6.3.1 <i>Housing Stock and Housing Demand.....</i>	99
6.3.2 <i>LLB Housing Demand.....</i>	101
6.3.3 <i>Land Tenure Status in LLB Urban.....</i>	102
6.3.4 <i>General outlook of structures in a property.....</i>	104
6.3.5 <i>General use of houses in the residential area.....</i>	105
6.3.6 <i>Local Authority Housing.....</i>	106
6.3.7 <i>Government Housing.....</i>	106
6.3.8 <i>Housing Characteristics and Conditions.....</i>	106
6.3.9 <i>The Residential Neighbourhoods.....</i>	108
CHAPTER 7: EDUCATIONAL FACILITIES.....	110
7.0 Introduction.....	110
7.1 Education Policy.....	110
7.2 Existing Educational Facilities.....	111
7.2.1 <i>Early Childhood Development Centres (ECDCs).....</i>	113
7.2.2 <i>Primary Schools.....</i>	114
7.2.3 <i>Secondary Schools.....</i>	115
7.2.4 <i>Tertiary level education: Lupane State University.....</i>	117
7.2.5 <i>Vocational and Tertiary Educational Facilities.....</i>	122
7.2.6 <i>Education Situation in Lupane.....</i>	122
CHAPTER 8: HEALTH FACILITIES.....	123
8.0 Introduction.....	123

8.1 Health Policy.....	123
8.2 Institutional Frameworks for health care facilities	124
8.3 Public health care situation in LLB.....	125
8.3.1 Primary Health Care Facilities	126
8.3.2 Public health challenges.....	132
8.3.3 Key players/partners	133
8.3.4 Private Health Care Facilities.....	133
8.3.5 Prevalence of HIV/AIDS Pandemic.....	133
8.4 Environmental Health	133
8.4.1 Physical Developments and State of the Environment.....	134
8.4.2 Environmental elements impacted by existing developments.....	135
8.4.3 Water Pollution.....	135
8.4.4 Air Pollution	136
8.4.5 Land pollution.....	136
8.5 Waste collection in LLB area.....	139
8.5.1 Estimated daily waste dumped at LLB Dumpsite	139
8.5.2 Expected life span of the dumpsite.....	140
8.5.3 Available equipment for refuse removal.....	140
8.6 Noted issues on waste management.....	140
8.7 Landscape and Soil degradation.....	140
8.8 Environmental Status and Conclusion.....	141
8.9 Wetlands in the LLB area	142
CHAPTER 9: SOCIAL AND COMMUNITY DEVELOPMENT FACILITIES	143
9.0 Introduction.....	143
9.1 Government Offices – Central and Local Government	143
9.2 Community Centres.....	145
9.3 Zimbabwe Republic Police.....	145
9.4 Zimbabwe Prisons and Correctional Services.....	147
9.5 ZimPost	147
9.6 Other Social and Community Facilities	148
9.6.1 Cemeteries.....	148
9.6.2 Places of Worship	148
9.6.3 Sports Grounds	148

9.6.4	<i>Women center</i>	148
CHAPTER 10: INFRASTRUCTURE SYSTEMS AND UTILITIES		150
10.0	Introduction	150
10.1.1	<i>Main Water Sources</i>	150
10.1.2	<i>Bulk Water Treatment and Storage</i>	151
10.1.3	<i>Reservoir Storage Capacity and Requirements</i>	152
10.1.4	<i>Water Demand in LLB</i>	152
10.1.5	<i>Sewer Reticulation and Treatment</i>	152
10.1.6	<i>Current Sanitation Technologies</i>	152
10.1.7	<i>Current Challenges</i>	153
10.2	Public Transport Infrastructure, Traffic and Transportation	153
10.2.1	<i>Current Transportation Modes and Congestion</i>	153
10.2.2	<i>Public transport coverage</i>	158
10.2.3	<i>Road Infrastructure</i>	158
10.2.4	<i>Management of Road infrastructure</i>	159
10.2.5	<i>Road Network</i>	159
10.2.6	<i>Classification of Network LLB Area</i>	160
10.2.7	<i>State of the Network</i>	161
10.2.8	<i>Condition of Roads</i>	163
10.2.9	<i>Street naming</i>	163
10.2.10	<i>Infrastructure and safety</i>	163
10.2.12	<i>Enforcement of Traffic Rules and Regulations</i>	164
10.3	Storm Water Drainage	167
10.3.1	<i>Maintenance Strategy</i>	167
10.3.2	<i>Electricity/Power Supplies</i>	167
10.4	Telecommunications	168
10.4.1	<i>TelOne Telephone connection 2022 – 2024</i>	168
10.4.2	<i>Mobile Telephone Network</i>	169
CHAPTER 11: LOCAL ECONOMIC DEVELOPMENT (LED) IN THE PLANNING AREA ...		170
11.0	Introduction	170
11.1	LLB's, Locational, Comparative and Competitive Advantages	170
11.2	LLB Town LED Structure and Base	171
11.2.1	<i>Commercial Development Activities</i>	173
11.2.2	<i>General Government Services</i>	174

<i>11.2.3 The Informal Sector</i>	<i>174</i>
<i>11.2.4 LLB's Provincial Capital Status and Advantages</i>	<i>176</i>
11.3 Infrastructure Development	177
<i>11.3.1 Major Infrastructure Projects Under-Construction.....</i>	<i>178</i>
<i>11.3.2 Complete Major Infrastructure.....</i>	<i>179</i>
<i>11.3.5 Communication Infrastructure</i>	<i>181</i>
<i>11.3.6 Housing Infrastructure</i>	<i>181</i>
11.4 Tourism and economic development.....	182
11.5 Industrial Development in the Planning Area.....	182
11.6 Devolution and Decentralisation	183
11.7 An Assessment of LLB's Business Environment.....	183
CHAPTER 12: SUMMARY OF ISSUES.....	186
SOURCES OF SECONDARY DATA	I
9.0 ANEXURES.....	II

CHAPTER 1: INTRODUCING THE REPORT OF STUDY

1.0 Introduction

Lupane Local Board (LLB) currently lacks a Master Plan, despite its designation as the Provincial capital for Matabeleland North following Bulawayo's establishment as a separate province. Efforts to create a guiding framework for Lupane were initiated between 1999 and 2001 with an attempt to develop a Local Plan. However, that was twenty-four years ago, and since then, the physical, economic, social, and environmental conditions upon which the plan's proposals were based have evolved. The plan has been overtaken by events and can no longer provide adequate guidance, leading to the emergence of new planning challenges and the persistence of old issues as highlighted in the inception report. Given the dynamic and ever-changing nature of planned activities, the preparation of a Master Plan for Lupane is consistent with international best practices, calling for a well-thought-out development guide and strategy to ensure coordinated and orderly growth and development of all settlements in the proposed Planning Area.

The current study primarily involves the preparation of the Lupane Master Plan (2024-2039). This plan preparation process should be viewed as a stage in the planning process aimed at enhancing the plan's adaptability to changes in the planning environment, necessitating appropriate planning intervention measures.

The decision to prepare a Master Plan for Lupane is driven by the high priority given to it as the Provincial capital, a major catchment area, and a service center for surrounding settlements. Additionally, the need to address all planning issues and challenges facing Lupane, as identified in the Terms of Reference, underscores the importance of developing a Master Plan for the Lupane Planning Area. The decision to locate new major

developments in Lupane, such as the Welshman Mabhena Complex, Lupane State University, Lupane Provincial Hospital, Lupane Provincial Registry Office, and a Vocational Training Centre, along with its declaration as the capital of Matabeleland North, has increased land demands. This necessitates a planned development guide and growth strategy to ensure orderly growth and development of Lupane. It is clear that the development of Lupane State University is expected to make Lupane more cosmopolitan. Faculty and students from various parts of the country will require suitable housing, schools for staff children, and other social and community facilities.

The construction of the university has led to several economic, social, and environmental impacts during both the construction and operational phases of the project, including increased population, job opportunities, and other economic benefits. These developments call for the preparation of a comprehensive Master Plan to ensure that future developments proceed in an orderly manner, creating an image and character befitting a cosmopolitan and urban area, which Lupane is becoming even before the completion of the proposed new development projects. Against this backdrop, the Lupane Town Board, in collaboration with the Department of Spatial Planning and Development (DSPD), has engaged the services of a Town Planning consultancy to work closely with their staff in preparing a Master Plan for Lupane covering the period 2024–2039. Map 1.1 illustrates the location of the planning area within both the provincial and national contexts.

As shown in map 1.1 under Annexure, LLB is located right at the centre of Matabeleland North province which makes its equitably accessibility from all directions within the region.

1.1 Need and Justification for the Master Plan

The urgent need for an effective Master Plan for Lupane Local Board (LLB) cannot be overstated, especially in light of the November 2023 Presidential directive known as "A Call to Action – No Compromise to Service Delivery." This directive presents an opportunity to ensure that local authorities participate in national development programs by modernizing and contributing to the realization of the national vision for 2030. The sixth area of concern in the Presidential Call to Action, which focuses on the development and implementation of Master Plans by Local Authorities, mandates that all local authorities must have operational Master Plans by June 30, 2024. Additionally, all Local Authorities are required to establish competent planning functions to the satisfaction of the Ministry of Local Government and Public Works by the same date, to oversee the implementation of the produced Master Plans.

Lupane Local Board has never had a Master Plan. Previous planning efforts in the town, undertaken between 1999 and 2001, aimed to prepare a Local Development Plan, but this was never finalized or approved, leaving planning efforts based primarily on layouts. The population of the town has continued to grow from 6,171 in 2012 to 8,224 in 2022, reflecting a growth rate of 2.9% over the decade. This growth has placed increasing pressure on available services and facilities. Moreover, many of the physical, social, economic, and environmental considerations and conditions upon which the Local Development Plan was based have changed, leading to new issues and challenges that were not anticipated at the time of preparation. These developments underscore the necessity of preparing a Master Plan for the Lupane Planning Area.

The need for a Master Plan for the Lupane Planning Area is further justified by the following factors:

- i) Previous attempts to prepare a Local Plan were unsuccessful, and there have been new developments since then, necessitating an updated land use map.
- ii) With the rising demand for various land use categories, there is a need to prepare detailed layout plans to meet these demands.
- iii) The current Master Plan should be prepared with the benefit of a Strategic Environmental Assessment (SEA). This is considered crucial in the process of developing a Master Plan, as it involves assessing and evaluating the environmental impacts of proposed actions early on to implement mitigation measures.
- iv) Increased speculation and applications for special consent, along with more intensive land use, encourage efficient land use and prevent urban sprawl. However, this also strains existing infrastructure capacities, calling for planning interventions to align such demands with corresponding infrastructure capacities.
- v) With new developments of provincial and national importance to Lupane, there is a need for Master Plan proposals that will give the provincial capital a welcoming and defining image. Furthermore, the plan should formulate strategies and policies aimed at stimulating rapid economic growth in the Planning Area and guiding investment decisions.

These requirements and considerations largely inform the need and justification for preparing the Lupane Planning Area Master Plan. The proposed plan will address issues such as tourism development, the quality and standards of residential neighborhoods, structure, form, and character, aiming to make Lupane a livable, functional, safe, and environmentally friendly place. It is expected that the Master Plan will lead to an improved quality of life for residents by addressing housing, social and community facilities, infrastructure, economic activities, and other issues.

1.2 Scope, Functions and Underlying Principles

Essentially the scope of this project is such that it entails the preparation of a long term forward planning development guide for Lupane Planning area covering a period of fifteen years (2024–2039). The Master Plan is meant to be used as a development guide and control tool by the Local Authority and the Department of Physical Planning. At this scale of planning the Master Plan provides strategies, policy statements, proposals, recommendations and guidelines that deal with major issues of land use disposition and land use activities such as housing provision; social and community services requirements; population dynamics; economic growth; investment promotion as well as employment creation; sustainable development and natural resources utilization practices as well as infrastructure improvements. Importantly, the plan makes recommendations on how all land in the planning area will be utilized during the plan period in terms of land use zoning. In addition, the plan should not only address physical elements but also focus on environmental concerns which will necessitate that the development proposals have to be subjected to a Strategic Environmental Assessment (SEA) meaning that the plan will be comprehensive and multi-sectoral in content and coverage.

As a technical and working document, the LLB Master Plan will serve the following functions:

- i) To provide Lupane Town Board and the Department of Physical Planning with a tool for guidance and control of development
- ii) To provide a spatial framework by which Lupane Town Board and Central Government can use in establishing priorities and draw up estimates of funds that will be required for the provision of such services as social and community services and infrastructure.

- iii) To promote the rational use of land and at the same time balancing the requirements of developing the physical environment and the need to safeguard and protect the natural environment in an effort to ensure sustainable developments
- iv) To estimate future land requirements, identify and reserve land to meet these future land requirements within the content of opportunities and constraints identified; and
- v) To provide technical and professional information to the political decision making process to aid informed decisions regarding the Physical development of the Planning Area.

The preparation of Lupane Planning Area Master Plan is informed by the following underlying principles:

- i) **Consultation and Consensus Building** – Community members and relevant stakeholders must be given the opportunity to meaningfully participate in the plan preparation process and to make valuable inputs in the areas of spatial analysis, determination of planning issues/challenges and making choices relating to plan proposals and implementation strategies;
- ii) **Accuracy of all Data** on which the preparation of the plan is based;
- iii) **Sustainable Development and Conservation** that meets the needs of the present generation without compromising the ability of future generations to meet their own needs. Thus implies the protection and conservation of the Planning Area's natural resources as well as the conservation of the built environment; Overall sustainability is based on three pillars as follows:

- *Economic Sustainability*: economic sustainability is twofold. Firstly, development must be accessible and affordable to the intended beneficiaries and the local authority responsible for the maintenance of services. Secondly, development must aim to broaden the economic base through diversification linked to the local resource base.
- *Environmental Sustainability*: damage to the natural environment must be avoided. Development must conserve resources, particularly water and minimize waste and pollution of the environment.
- *Social Sustainability*: development that promotes a sense of identity and safety. Development should contribute to the physical and psychological well-being of people through among other things access to opportunities, facilities and services.

iv) **Implementability and Cost Effectiveness** of the Master Plan's proposals and recommendation

In addition to the above, the preparation of the Master Plan for Lupane Local Board Planning Area is informed by the following general guiding principles:

- i) The creation of a strong sense of ownership of the plan by the community and various stakeholders;
- ii) Responsibility and accountability among institutions and stakeholders which have a stake in the orderly growth and development of Lupane Planning Area;
- iii) A dynamic and innovative approach to planning with a strong and consistent monitoring and review mechanism that will ensure consideration of the ever

changing conditions upon which the plan was premised, as well as an evaluation of the plan's performance;³

- iv) Integration of physical, social, economic and environmental considerations and elements into the plan;
- v) Capacity building and training as part of the planning process;

During the preparation of this plan, due cognizance will be given to a number of national policies and legal instruments formulated by the central government and local authorities.

1.3 National Policies and Legal Framework Affecting Development Planning

In Zimbabwe, development planning is guided by national policies and legal instruments formulated by the central government and local authorities. These policies are buttressed by the international policies and conventions. Most of these policies and legal instruments guide the equitable distribution and sharing of national resources among regions and local authorities to achieve sustainable development and social equity. This section gives an overview of the main policies and legal frameworks that have to be considered in preparation of the LLB Master Plan.

1.3.1 Vision 2030

The assessment of the planning area was informed by the aspirations of the Government of Zimbabwe's Vision 2030 that seek to transform the country to an upper middle-income status through rapid economic growth and development. The study therefore should consider how the Master Plan as a higher order spatial plan could unlock economic development opportunities and promote investment in the country thereby contributing

to the realisation of the Vision's socio-economic aspirations. The town should be a smart, sustainable, liveable, safe, resilient and a vibrant settlement that supports high production and productivity levels, and improve health and social life for its inhabitants in line with this supreme policy's socio-economic goals.

1.3.2 National Development Strategy 1 (2021 – 2025)

The Government of Zimbabwe has crafted the National Development Strategy 1 to enable the realisation of national priorities and overall socio-economic development as provided in the Vision 2030. The development of the LLB should consider the policies of the National Development Strategy 1 with respect to infrastructure development relating to critical areas of energy, transport, water and sanitation, Information and Communication Technology (ICT) and housing.

1.3.3 National Tourism Master Plan

The national tourism development policies, as spelt out in the National Tourism Master Plan, have to be taken into account since tourism is one of the key sectors in Zimbabwe for generating foreign currency, creating employment and wealth, and alleviating poverty. The Master Plan complements the tourism policies in unlocking tourism opportunities in the LLB and Kusile Rural District Council (KRDC) areas through connecting the many tourist attractions in its hinterland and designing of marketing models. This policy is important in guiding the development of tourism ventures that foster sustenance of the city. LLB must through its nature be planned such that it is a tourist attraction on its own, based on its novelty and innovativeness.

1.3.4 Zimbabwe National Human Settlement Policy

The development of sustainable urban settlement is partly determined by a sound human settlement policy. This Policy provides the necessary guidance as it addresses several

human settlement aspects in Zimbabwe including the planning and management of human settlements, economic development and regulation of settlements, management of land and housing administration, social inclusion in settlements, environmental and climate change considerations in settlements, and institutional arrangements for the implementation of the policy in the development of settlements. The Lupane provincial capital would be a densified metropolitan area that can house up to fifty thousand people.

1.3.5 Zimbabwe National Industrial Development Policy (2019-2023)

The continued existence of any city is partly dependent on vibrant economic sector buttressed by industry. The LLB provincial capital needs to be anchored on a sound industrial base. To support the establishment of industries, the study of the planning area also has to consider aspects of the Zimbabwe National Industrial Development Policy (2019-2023) that seeks to facilitate the sustainable growth of industry, development of new industries and the transformation and diversification of the Zimbabwean industry. Of particular importance, the study of the planning area should consider principles of this Policy with respect to value addition and beneficiation and promotion of sustainable industrial development (green industry).

1.3.6 Devolution and Decentralisation Policy (2020)

The study of the planning area should also be informed by the Devolution and Decentralisation Policy (2020) with respect to issues pertaining to promotion of industrialisation, tourism and the sustainable management and extraction of natural resources. The study should also seek to examine a suitable organizational structure for managing this new settlement in line with principles of this Policy.

1.3.7 National Climate Policy (2017)

Urban environment in Zimbabwe, as in many other countries in Africa, is increasingly being threatened by the impacts of climate change and increased climate variability. LLB is not immune to these catastrophes afflicting urban settlements and therefore the proposed developments in the LLB area should be climate-proof. To achieve this climate proofing, the study of the planning area should be guided by the National Climate Policy particularly its aim of building a climate resilient and low carbon Zimbabwe. More specifically the plan should consider the Policy's thrust to reduce vulnerability of human settlements to the changing climate and climate-related disasters through enhancing climate change adaptive capacity and scaling up of mitigation actions. LLB would need to be such that flooding is avoided and extreme weather is managed.

1.3.8 Mining Policy

Further, the plan should consider principles of the Mining policy with respect to the promotion of sustainable extraction of mineral resources in the planning area and its environs. It is important to note that uncontrolled mining activities within and around settlements have adverse impact that undermine the sustainability of the affected settlements. Therefore, the Mining Policy is important in guiding the sustainable extraction of minerals within the planning area and its environs.

1.3.9 Zimbabwe National Water Policy (2013)

Water is one of the key resources for the sustainable development of the city. The development and management of water sector is important to ensure the availability of good quality and affordable water in adequate quantity for all at all times. The availability of and accessibility to quality water will be guided by the National Water Policy, particularly its specific facets that relate to the sustainable provision of water in

urban settlements. The sources of adequate and sustainable water supply and the water systems for LLB need to be identified and considered.

1.3.10 National Biodiversity Strategy and Action Plan (BSAP)

Set national targets, strategies and actions to achieve the Strategic Plan for Biodiversity 2015-2020 in accordance with the United Nations Convention on Biological Diversity (UNCBD). This BSAP cross sectoral strategic document promotes the integration of conservation and sustainable use of biological diversity, and will guide conservation of biological species in the LLB planning area. The use of trees, plants and flowers in gardens and landscaped areas will assist to ensure adequate biodiversity within and around the LLB.

1.3.11 Zimbabwe National Wetlands Policy, 2022

The purpose of National Wetlands Policy is to guide wetlands management to become incorporated in development planning by the Government, private sector, development partners, traditional leaders, communities and individuals. The use of this policy document in crafting the LLB master plan and guiding its implementation will enhance and maintain functions and values derived from wetlands to protect biological diversity. The policy document becomes relevant because it seeks to enhance capacity building within relevant institutions involved in the management of wetlands. Most local authorities have an environmental health function.

1.3.12 Acts of Parliament

In addition to the policies that have been examined, the Plan also considered the legal instruments and legislation outlined in Table 1.1. In addition, the regulations and guidelines considered in preparing the LLB Master Plan are shown in Table 1.2.

Table: 1.1 Key Acts of Zimbabwe Guiding Master Plan Preparation

Act of Law	Relevance
Constitution of Zimbabwe (2013)	Provides for the establishment of the local authorities and confers them authority to manage their areas of jurisdiction. It covers administration, finance, heritage, devolution, governance, etc.
Regional Town and Country Planning Act [Chapter 29:12 Revised Edition, 1996 as read with the relevant RGN Regulation 248 (Master and Local Plans) 1977.	Provides a legal guideline for the preparation of a Master Plan and undertaking of development control activities in the planning area.
Rural District Councils Act [Chapter 29:14]	Provides for the planning, development, regulatory and administrative functions of rural district councils in their areas of jurisdiction. The planning area is currently governed by this Act.
Land Survey Act [Chapter 20:12]	Provides for the delineation of the planning boundary through establishment of the Ground Control Points (GCPs). This also guides spatial data collection, its processing and finally its presentation or visualization.
Cemeteries Act [Chapter 5:04].	Provides for the establishment, management and closing of cemeteries and for other matters incidental thereto.
Traditional Leaders Act [Chapter 29:17]	Provides for Traditional Leaders participation in local authority activities.
Public Health Act	Provides for local authorities to maintain environmental cleanliness and prevent nuisances in urban and rural areas.
Environmental Management Act [Chapter 20:27]	Provides for the conservation and sustainable use of natural resources, and protection of the environment. It also provides

	for the preparation of plans for the management and protection of the environment. It also prescribes projects that should undergo an EIA process prior to their implementation.
Water Act [Chapter 20:24]	Covers declaration of rivers systems and catchment councils and preparation of outline plans. It also governs the sustainable utilisation of water resources.
ZINWA Act [Chapter 20:25]	Established to develop and manage water bodies including planning for their sustenance.
Mines and Minerals Act [Chapter 21:05]	Established to control the siting and development of mine sites including registering mine claims.
National Museum and Monuments of Zimbabwe (NMMZ) Act [Chapter 25:11]	Deals with heritage protection and promotion. Prohibits destruction of monuments and relics older than 1910 or 1890 depending on situation without notifying the executive of NMMZ.
Urban Councils Act [Chapter 29:15]	Provides for the establishment of urban settlements that is towns and cities. Provides for the planning, development, regulatory and administrative functions of urban councils in their areas of jurisdiction.
Parks and Wildlife Act [Chapter 20:14]	Provides for the preservation, conservation of biodiversity.
Forest Act [Chapter 19:05]	Provides for the setting aside of state forests and for the protection of private forests, trees and forest produce and sustainable exploitation of forests produce.
Roads Act [Chapter 13:18]	Provides for the planning, development, construction, rehabilitation and management of the road network of Zimbabwe; the regulation of the standards applicable in the

	planning, design, construction, maintenance and rehabilitation of roads and for the road authorities and their functions.
Defence Act [Chapter 11:02]	Provides for the declaration of cantonments and protected areas.
Civil Aviation Act (Chapter 13:16)	Provides for the promotion and regulation of civil aviation safety and security and the development of air transport and the establishment and maintenance of air navigation facilities.
Land Acquisition Act [Chapter 20:10]	Provides for the acquisition of agricultural land for urban development.
Public Health Act (Chapter 15:09)	Provides for local authorities to maintain cleanliness and prevent nuisances in the district.

Source: Desktop review, 2024

Table: 1.2: Regulations and Guidelines Considered in Preparation of LLB Master Plan

Regulations or Guidelines	Relevance
Model Building By-Laws 1977	They set the framework/standards for the development of superstructures
Water (Waste and Effluent Disposal) Regulations (S.I 274/2000)	Are used to guide the what can be disposed and the quality of the waste and how to dispose of it
Land Survey Regulations (SI 727 of 1979)	The establishment of the Ground Control Points (GCPs) was guided by the Land Survey Act [Cap 20:12] as read with Land Survey Regulations (SI 727 of 1979).
Statutory Instrument 7 of 2007 (Environmental Impact Assessment and Ecosystems Protection)	Compels prescribed projects listed under the first schedule of the EMA Act (Cap 20:27) to undergo an EIA process prior to implementation.

LLB Strategic Plan	This strategic plan was reviewed in 2023 for the 2024 budget year in line with government National Development Strategy 1 (NDS1) as well as in line with the directive from the Ministry of Local Government & Public Works and Office of the President and Cabinet (OPC). The strategic plan is necessitated by the need to plan for five years (2021 – 2025) anchored on the National Development Strategy 1(NDS1).
---------------------------	---

Source: Desktop review, 2024

1.4 Statutory Provisions

Part III and Part IV of the Regional, Town and Country Planning Act (RTCPA) Chapter 29:12 revised edition of 1996 provide the statutory basis upon which Lupane Master Plan is being prepared. The provisions of these sections of the Act apply to Lupane on account of it being a declared Planning area. The preparation of Master Plans is Statutorily provided through Part IV section 12 of the Act. Section 14 (1) mandates “a Local Planning Authority at any time and shall, if so directed by the Minister and within such period as he may direct or any extension thereof granted by him, whether before or after the expiration of such period, prepare and submit to the Minister a master plan in respect of the area for which it is the local planning authority or for such part of that area as the Minister may specify”.

Section 13 (1a) provides that before preparing any master plan or local plan, the local planning authority shall undertake a study of the planning are and to the extent it considers necessary, of any neighbouring area, examining such matters as it considers may be likely to affect the development or redevelopment of the area or the planning of its development or redevelopment.

Section 14 (3a) further stipulates that the Local Authority shall in the course of preparing a Master Plan, consult with neighbouring local planning authorities and local authorities and

any other statutory or other body whose activities or plans may affect the master plan which the objective of ensuring co-ordination of policies. When the Master Plan has been completed, the local planning authority is required by section 15 (1) and 15 (2) to ensure that there is adequate consultation in connection with the matters proposed as well as ensure that after adopting but before submitting, place on public exhibition for two months a copy of the draft master plan, give public notice of the place or places at which and the period for which the draft master plan will be exhibited and the time period within which objections to or representations in connection with the draft master plan may be made.

In addition, section 16 (1) stipulates that at the expiry of the public exhibition period for the making of objections or representations the local planning authority shall submit to the Minister, the draft master plan which was on exhibition, a report on the study carried out as per section thirteen and a report on the objections and representations received in terms of section 15 indicating the views of the local planning authority on such objections and representations. The Minister may return the draft master plan submitted for the local authority to submit additional information, giving further publicity in respect of any particular matter, refer objections or representations to the Administrative Court or cause a local inquiry to be made into any matter which in his opinion should be the subject of such an inquiry. The Minister may approve a draft Master Plan submitted or resubmitted subject to modifications or reservations if any as he deems fit or reject such draft master plan and shall give notice in the Gazette of his decision which notice shall if he has approved such draft master plan specify the date on which the master plan shall become operative. From the fore going it is evident that there are statutory provisions mandating the preparation of Lupane Master Plan.

Apart from the provisions of the RTCPA mandating the preparation of Master Plans, there are other Acts, Policies and Regulations whose provisions are considered relevant to the

preparation of Lupane Master Plan. These are listed in Box 1.1. This is in the sense that the proposals and recommendations of the plan must be in harmony with and conform to the relevant Acts, Policies and Regulations. In addition, Lupane Master Plan should be seen as a sub set of the national development planning framework, Zim Asset being the apex national development blue print upon which other levels of plans and policies draw inspiration from. These other plans and policies include National Development Plans (NDPs), National Physical Plans (NPPs), Regional Master Plans (RMPs) as well as sectoral plans and policies prepared by various Ministries and Departments. There should be interrelationships, complementariness and linkages between these various levels of plans and policies in the sense that lower-order plans and informed and draw inspiration from higher-order plans and policies.

1.5 Report Structure

This project being the preparation of a new plan will mean making recommendations of entirely new proposals, strategies and policies in the light of current planning challenges facing the LLB Planning Area. The preparation will cut across all the sectors by way of benchmarking each sector against issues identified and proposals made for each sector, the extent to which the various sector proposals have been formulated to address issues identified in each sector.

The Study is presented as a situational profile of the LLB Area reflecting present realities, conditions and challenges existing currently. These are with regards to land disposition activities and practices; state of infrastructure development and social facilities, traffic, connectivity of land uses and transportation modes, state of the environment, demographic profile, and economic structure as well as identified current planning opportunities and challenges facing the LLB Planning Area. Furthermore, the Report of Survey presents a spatial analysis of the Planning Area from both urban planning and urban design perspectives

to identify land use conflicts and assess if Lupane meets the liveability, safety, functionality and provincial capital image/character criteria.

The Study is structured in such a manner that all the essential information flows/follows logically and sequentially. This is aimed at facilitating a clearer understanding of the whole report. The report structure is outlined below:

Chapter 1 – This chapter serves as a general introduction to the Report of Survey, as it gives a general background and overview information regarding the Lupane Master Plan project. This is in terms of explaining the nature of the project which is a preparation of a development plan or development guide for the LLB Planning Area as well as the general approach adopted. This chapter goes on to provide the necessary information for understanding the statutory framework under which the current plan is being prepared and thus highlighting its justification. It further provides the underlying principles guiding the plan preparation exercise and concludes by explaining the plan preparation process.

Chapter 2 – reviews the legislative, institutional, planning and policy context that impinges on the planning for LLB. The National, provincial, and local planning contexts are reviewed given an understanding of the direct and indirect forces that shape the development of the planning area. Within these contexts, LLB's regional functions are reviewed.

Chapter 3 – This chapter provides information on the physical environment of the LLB Planning Area and deals with such variables as climate, physiology and landforms, vegetation, geology etc. and an analysis of these variables/elements in terms of physical development. The chapter also provides an inventory of the natural resource base of the area as well as programmes for sustainable utilization of natural resources. Also presented in this chapter is information on prevailing physical constraints to developments in the Planning Area and an analysis of the impacts of developments on the physical environment. The

information and analysis presented in this chapter presents a foundation upon which some spatial development decisions and recommendations are later made.

Chapter 4 - This is a very important and core chapter of the Report in that it presents a situational profile with regards to land tenure, land use disposition, activities and practices as they currently obtain in LLB Planning Area as well as a current existing land use disposition map of Lupane Planning Area. This chapter also focuses on assessing the form and structure of LLB in terms of morphology, connectiveness and liveability. Land use activities such as Informal sector activities, urban agricultural practices, development and management of open spaces, tourism development activities are assessed and evaluated as they presently exist. Importantly also this chapter examines the implications of intensification of land uses and concludes by presenting a summary of all the identified issues and challenges facing Lupane Planning Area with regards to land use dispositions, activities and practices. The formulation and generation of revised land use proposals in the Written Statement will be based and predicted on these emerging land use issues, challenges and present realities.

Chapter 5 – This chapter reviews population growth trends, structure, composition, distribution and densities in the Planning Area and notes changes in population dynamics since the declaration of the area as the Provincial capital and the implications for developments in Lupane Planning Area. This chapter also presents an existing economic profile of Lupane in terms of economic indicators – employment, unemployment and labour force amongst others. It further examines such economic indices as economic growth patterns, poverty levels and any poverty alleviation programmes which are in place. The perceived economic challenges facing Lupane area also presented. Results of an economic viability assessment of the Planning Area in terms of identified areas of comparative advantages in terms of resources and other variables which may be harnessed to male Lupane competitive nationally and also induce economic growth will be presented in this chapter.

Areas of tourism development and the informal sector economy are also closely examined and issues and challenges from an economic stand point highlighted.

Chapter 6 – This chapter deals with housing in LLB. It begins by presenting the National Housing Policy and the institutional framework for housing delivery in the country so as to put the issues of housing into proper perspective. The chapter essentially examines and analyses the available housing stock, housing conditions and household characteristics in Lupane. Importantly also the chapter examines the impacts of special consent applications or changes of residential plots to other uses on available housing stock. The quality and standards of residential neighbourhoods in Lupane is also dealt with in this chapter. From the analysis of all the variables in the housing sector as they presently exist in LLB area, key housing issues and challenges facing the Planning Area are clearly highlighted in the chapter.

Chapter 7 – This chapter deals with educational facilities in LLB in terms of ECD, primary, secondary and tertiary levels. It begins by presenting the National Educational Policy and Institutional framework for the delivery of education in the country. The chapter examines the adequacy of educational facilities with regards to types, numbers and spatial distribution within the Planning area vs standards. This chapter presents a general picture of the educational sector in Lupane. It highlights the various issues relating to educational facilities in the Lupane Planning Area.

Chapter 8 – This chapter focuses on the health sector and begins by outlining the national health policy and the institutional framework for health care delivery in the country. In this chapter an examination and analysis of the available health facilities in the Planning Area in terms of the types, numbers, conditions and spatial distribution bearing in mind the prescribed standards. The chapter presents a general picture of the health status in Lupane as well as examines the question of environmental health. During the course of all this analysis, key issues within the health sector will emerge and these will be highlighted.

Chapter 9 – This chapter focuses on existing social and community facilities in Lupane. It examines the types, levels, numbers and spatial distribution of social and community facilities in Lupane with a view of determining their adequacies given the population being served. It further highlights the issues and challenges being experienced in the provision of social and community facilities.

Chapter 10 – This is an important chapter as it deals with the extent and adequacy of infrastructure developments in LLB Planning area. It assesses the sources of water supply and the extent to which demand is met; examines the existing sanitation systems; assesses the road network and conditions of roads by analysis the existing road hierarchy, connectivity and functionality, assesses traffic flows and transportation modes as well as issues of transport terminals in LLB town; examines the sources of energy and extent of electricity reticulation and distribution and also the levels of communication infrastructure. All these will be undertaken with a view of determining the levels of infrastructure capacities as well as identifying issues and challenges facing infrastructure developments in the Planning Area.

Chapter 11 – This chapter seeks to examine and assess local economic development (LED) as an important element in the plan preparation process. The chapter is essentially an audit of economic development and potential of the LLB planning area. This chapter further assesses existing economic activities in the Planning Area and concludes by presenting what the state of LED in the Planning Area is like. Outcomes of the LED audit in this chapter will inform some of the strategies and measures meant to strengthen and stimulate LED that will be recommended at the development proposals stage.

Chapter 12 – This is the concluding chapter of The Study and it summarises all the identified current planning issues and challenges facing Lupane Planning Area as well as development constraints and opportunities. This chapter also outlines development planning

considerations and assumptions by way of population projections and projected future land requirements during the time frame of the plan.

1.6 Methodology

In the production of this document, the team employed thematic analysis and inferential statistics, resulting in data represented through narratives, graphs, photographs and tables. Furthermore, the data was subsequently analysed to inform recommendations for future practice and policy. The results were subsequently discussed and validated with stakeholders during the two sets of validation meetings of RoS and written statement in Lupane town. The operationalization of this master plan preparation exercise was based on the various methods which are summarized in the matrix presented in table 1.3. Data collection tools and processes are illustrated through images of data collectors in action and stakeholder meetings. Additionally, this section includes the full council resolution from the LLB to adopt this study report.

Table 1.3: RoS Methodology Matrix

Specific Task	Technical Approaches and Methodology	Project Personnel
Capturing of the existing land uses to reflect the existing situation in LLB planning area	• Avail, peruse and study all base maps, detailed layout plans, aerial photographs and cadastral drawings in the Planning Area. These were sourced from the Department of Surveys and Mapping, DSPD and Lupane Town Board • This exercise was followed by an extensive field work and ground truthing exercise to confirm existing land uses and also to capture those not reflected on the maps. • The outcome of this task will be depicted on updated existing land use maps within the Planning Area	Lead Planner, researcher, town planning technician, GIS Expert and research assistants

Review of the existing land uses and make proposals for changes where necessary and zone land for specific purposes with a view to meeting future development needs	• Examine and assess existing land uses and their dispositions to determine their compatibilities and appropriateness to where they are located. • Identify incompatibilities and land use conflicts. Apply urban design concepts, land and soils suitability assessments as well as GIS spatial analysis tool in recommending changes where necessary and zone land for specific uses based on the above considerations taking into account projected populations and future development needs.	Lead Planner, researcher, town planning technician and GIS Expert
Thorough investigation of the existing general sanitation system including institutional treatment works and general effluent disposal in the project area and make appropriate recommendations	• Field surveys were conducted to ascertain the number and types of sanitation systems in the planning area including sewer lines and treatment works, effluent disposal methods if any. Importantly, their capacities and locations will be noted as well as the possible impacts on the environment. In addition, solid waste collection and disposal methods and frequency were captured and their adequacy determined as well as prevailing problems militating against an efficient sanitation system. • Information was sought from Lupane Town Board environmental health department and engineering • Consultations were held with officials from EMA	Civil and Water Engineer and Town Planners

To study existing road network and indicate phases of proposed road network improvement as well as new roads to be constructed	• Take an inventory of existing road network system in the planning area,analyse the hierarchies and functionalities. • Carry out a traffic study – traffic counts, origin and destination, traffic generations by major land uses, traffic black spots if any. • Examine road conditions and note areas needing improvements, examine transport modes and preferences, as well as issues of parking and transport terminals. • Analyse all emerging issues and consider solutions and recommendations with regards to proposed road network improvements and new roads to be constructed in view of spatial expansion and layout plans for new areas and recommend phasing arrangements. • Consult with Council Roads Department, Central Government Roads Department, ZINARA etc. • Map proposed road construction and road network systems and phasing arrangements in the Planning area	Civil Engineer and Town Planners
Investigation of water resources and determine the short, medium and long term needs of the community and thereby establish adequacy of existing water sources	• Source all relevant data from reports, maps, ZINWA and archives of the Department of Geological Surveys dealing with hydrology for information on aquifers, groundwater resources and borehole locations. • Source information from the Town's engineering department which will be augmented with field surveys all with a view of determining the adequacy of existing water sources given the population demands. • Use population projections and ZINWA standards to determine the short, medium and long term water needs of the Planning Area	Civil and Water Engineer, Town Planners

General terrain evaluation of the future expansion area	• With the aid of topographic maps of the area, backed by the onsite observation, establish the general terrain conditions of the future expansion areas. Soil investigations and other key considerations such as the need to preserve fertile agricultural areas and environmentally sensitive area would be crucial in the choice of future expansion areas. • Identify site opportunities and constraints. • Analyse land uses and determine logical spatial and activity relationships between intended land uses. • Analyse spatial linkages and relationships of the sites with surrounding and adjoining developments. • Consider environmental impacts and recommend mitigation measures • Constantly consider urban design principles and refer to the urban development standards. Bear the following check list in mind: • Consult widely • Establish a feasible density range and land use allocations • Provide community/neighbourhood focal points • Plan for balanced and self-sustaining neighbourhoods • Provide a descending order of traffic circulation system and a safe pedestrian circulation system	Town Planners Urban Designer GIS Specialist
Investigation and analysis of the available economic resources and indicate how they can be harnessed to promote developments in the Planning Area	• Conduct field surveys and literature to identify and inventories all available economic resources including minerals, veld products etc. • Conduct an economic base study of the area and identify economic activities, employment opportunities establish areas of comparative advantage and do a SWOT analysis. • Source employment and unemployment statistics from ZimStat • Analyse all information and data and recommend strategies and policies for promoting economic growth and development in Lupane Planning Area.	Town Planners Socio - Economist

To formulate policies and strategies best suited to facilitate spatial development and guide investment decisions in the Planning Area	• Carry out a spatial analysis of the settlements with a view of determining best viable commercial and industrial nodes in the context of the Planning Area as a whole. • Conduct an economic viability study of the Planning Area and determine areas of comparative advantage. Conduct a SWOT analysis • Recommend strategies and policies for attracting investment, guiding investment decisions and orderly spatial development.	Town Planners Socio Economist
Traffic counts Surveys	• Traffic counts were carried out along the main traffic corridors in the Master Plan Area. Data collection points were located at in the following categories: CBD, exit points, residential suburbs, and intersections involving the highway. • Physical traffic counts were conducted between 0600-0800hrs; 1200-1400hrs and 1600-1800hrs on two separate days (one-week day date and one weekend date). Overnight traffic counts were discarded in view of the risk posed to the enumerators.	Transport Planners Research assistants

1.7 The Plan Preparation Process

The preparation process of the Lupane Master Plan (2024–2039) involves 7 project execution stages and 5 milestone reports as presented below.

1.7.1 Project Stage 1

- i. Mobilisation and start up, leading up to the production of the **Inception Report**

1.7.2 Project Stage 2

- i. Extensive and all-embracing consultation process which will run throughout the duration of the project;
- ii. Carrying out of a skills transfer and training of counterparts programme for the client throughout the duration of the project;
- iii. Literature review, sourcing and collection of all existing relevant plans and reports, policy documents, maps etc.;
- iv. Desktop studies and review of all collected literature/report and plans.

1.7.3 Project Stage 3

- i. Field Surveys and data collection on all sectoral aspects as they presently exist in LLB area;
- ii. Situational, spatial and resource analysis relating to all collected data from field surveys and desktop studies;
- iii. Demographic and Economic Analysis;

- iv. Identification of land use issues, emerging planning challenges, growth management issues and development opportunities;
- v. Carrying out of an Environmental Audit of key and major existing developments and determine the state of the environment;
- vi. Mapping of all information sourced from the various surveys and an analysis in a remote senses and GIS generated manner;
- vii. Projections and Forecasts of future requirements.

The completion of the tasks/activities in the project stages 2 and 3 will result in the production of **the Study Report**.

1.7.4 Project Stage 4

- i. Generation and formulation of development goals and vision for Lupane that is reflective of the time frame of the plan;
- ii. Translation of the results of the spatial, situational, land use and resource analysis into frameworks that identify possible options, proposals, guidelines, strategies, policies and programmes that could be adopted in an effort to address the identified planning challenges and issues;
- iii. Generation of alternative Spatial Development Frameworks and Growth Management options;
- iv. Generation of options and strategies for addressing all the identified planning challenges;

v. Evaluation of spatial Development Framework and growth management options and strategies;

vi. Evaluation of all possible physical development options and proposals, guidelines, policies, strategies and programmes to come up with those preferred based on appropriate evaluation criteria.

1.7.5 Project Stage 5

i. Prepare a spatial Development Framework and growth management strategy;

ii. Generate sectoral proposals, recommend development scenarios, guidelines, policies and programmes and prepare implementation guidelines;

iii. Integration of all options, strategies and proposals into a Draft Master Plan;

iv. Prepare a Strategic Environmental Assessment of all the Development Proposals;

v. Map out all the Development Proposals.

Completion of the tasks/activities in project stages 4 and 5 will culminate in the production of a **Draft Master Plan Document**.

1.7.6 Project Stage 6

i. Address all comments from consultations and public scrutiny on the Draft Master Plan;

ii. Present the **Draft Master Plan** to the Minister

1.7.7 Project Stage 7

Incorporation of all comments from the Minister and produce a Final **Master Plan** document.

CHAPTER 2: LEGISLATIVE, INSTITUTIONAL, PLANNING AND POLICY CONTEXT

2.0 Introduction

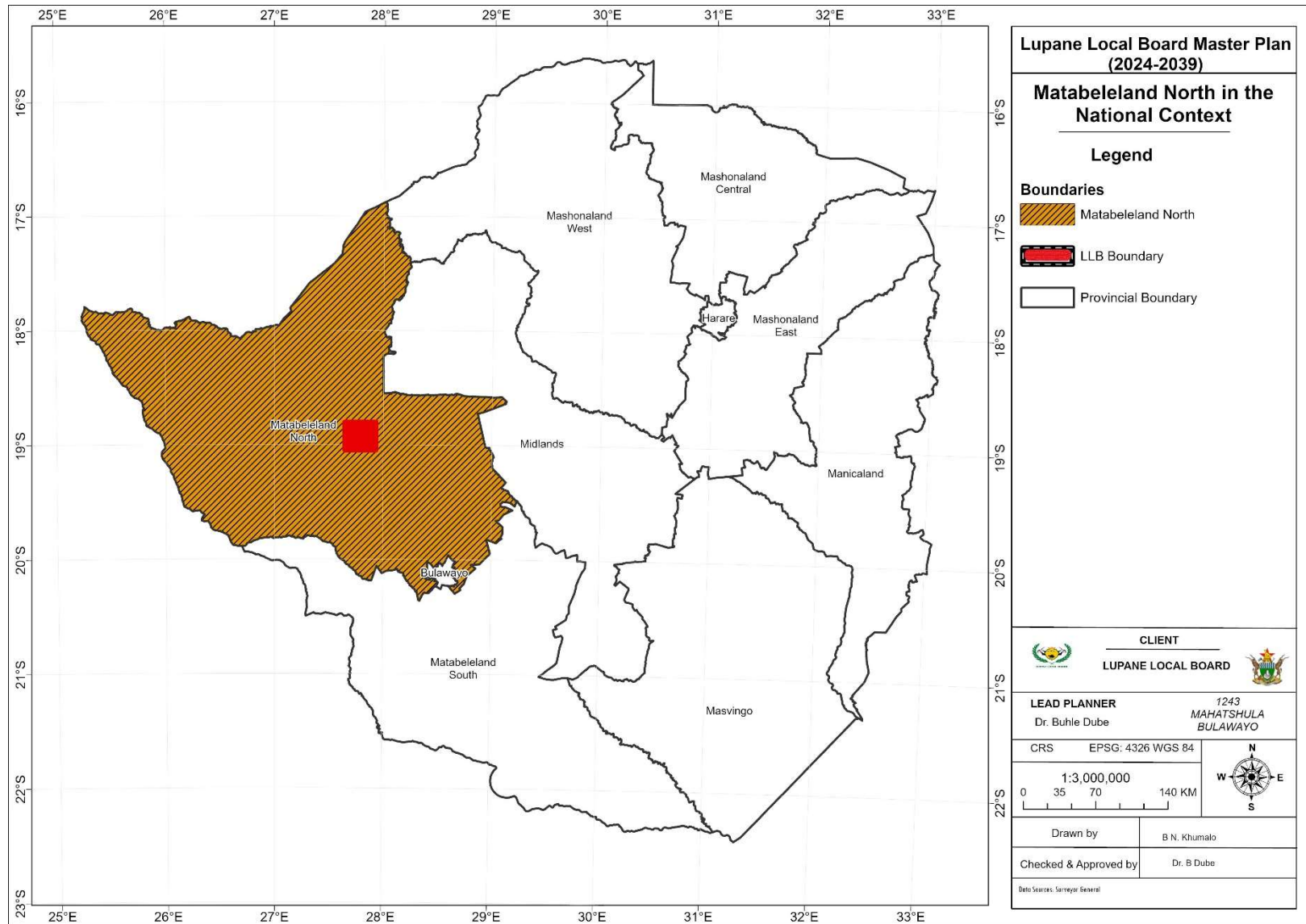
The legislative, institutional, planning, and policy context forms the backbone of any effective and efficient urban or regional development. This framework establishes the rules, structures, and strategies that guide the management, growth, and transformation of areas, ensuring that they are sustainable, inclusive, and conducive to the well-being of their inhabitants. Understanding this context is crucial for stakeholders, including government bodies, planners, developers, and citizens, as it provides a roadmap for decision-making, resource allocation, and the implementation of projects. Legislation sets the legal boundaries within which development must occur, defining rights, responsibilities, and the mechanisms for enforcement. Institutions, on the other hand, are the entities empowered by legislation to oversee and facilitate development processes. They include local government bodies, regulatory agencies, and other organizations that play a role in the administration and execution of plans.

Planning refers to the systematic approach to shaping the physical, social, economic, and environmental future of an area. It involves the creation of plans, strategies, and designs that guide development in a way that is coherent with the broader goals of society. Policy provides the overarching direction and principles that inform planning and decision-making, ensuring that actions align with the desired outcomes for the community or nation. Together, these elements create a comprehensive system that influences every aspect of development, from the macro-level of national strategies to the micro-level of local projects. This chapter will explore the interplay between legislation, institutions, planning, and policy, and how they collectively shape the context in which development unfolds.

2.1 Geographic Location, Size and Boundaries

Location wise, Lupane Local Board's planning area is located in Matabeleland North Province. Matabeleland North province is located in western part of the country and is made up of rural districts such as Nkayi, Hwange, Kusile, Tsholotsho, Bubi, Binga and Umguza as well as the urban local authorities such as Victoria Falls Municipality, Hwange Local Board and Lupane Local Board. Map 1.1 shows location of LLB town within Matabeleland North Province and in relation to other Zimbabwe provinces.

Map 1.1: LLB and Matabeleland North Province in the National Context

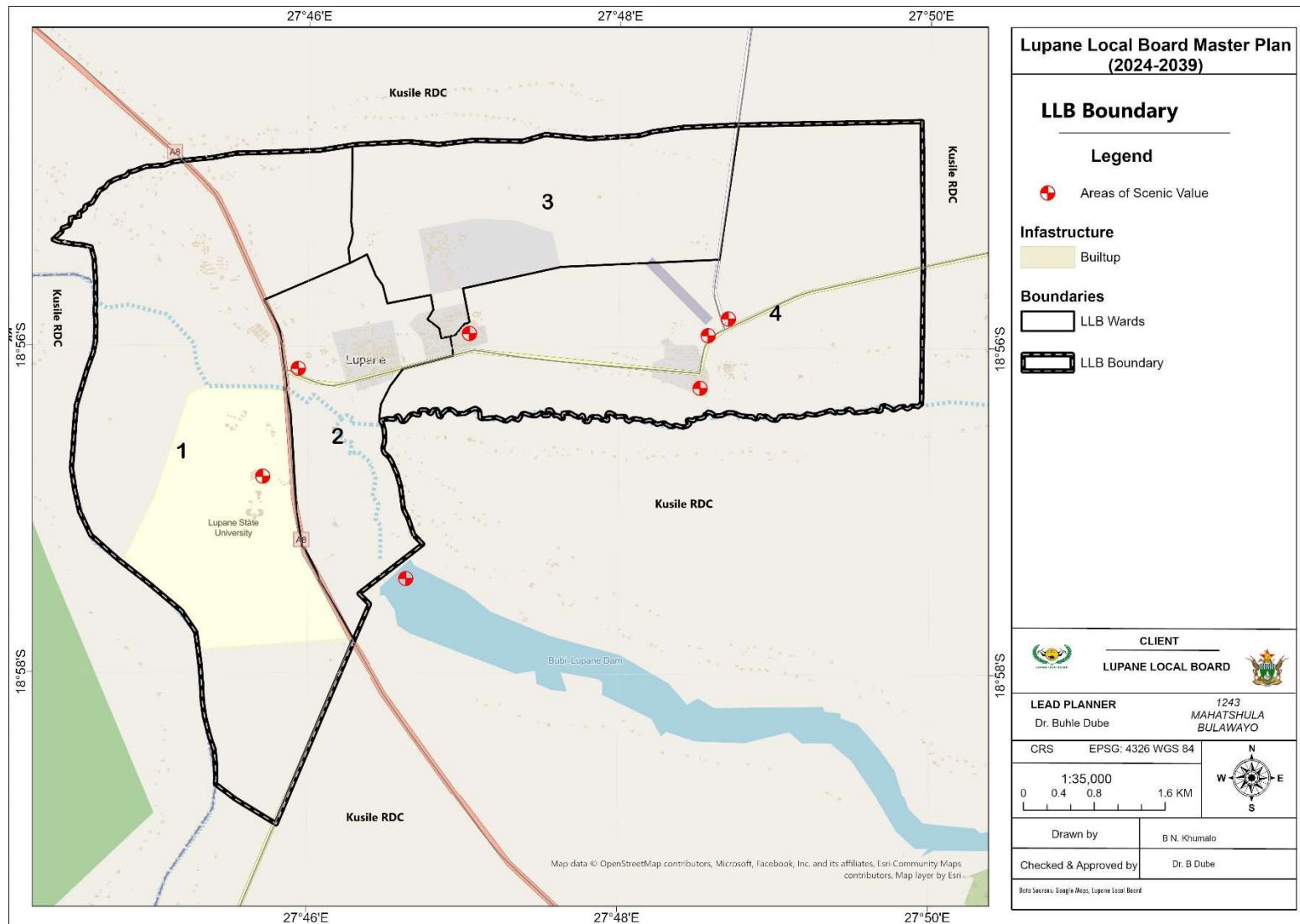


Lupane Local Board itself is a growing urban centre due to its provincial status capital and the relocation of Lupane State University. Lupane enjoys a strategic and locational advantage as a junction settlement with easy connectivity and access to Zambia and Botswana through Victoria Falls. Lupane is a road distance approximately 172 kilometers from Bulawayo along the Bulawayo – Victoria Falls road and next to the railway line and is 264 km north of Victoria Falls.

In geographical terms, Lupane Local Board lies on latitude **-18.93149** and **longitude 27.80696**. In terms of spatial size Lupane Town Board area covers an area of 39.51sq.km of land. Lupane Local Board area thus covers 0.05 percent of Matabeleland North province. With regards to population size, Lupane Local Board has an estimated population of 8,224. The planning areas population represents 0.99% of the provincial population. It is worth to note that Lupane Local Board ranks as the smallest local authority - settlement in Matabeleland North (2022 census).

The boundaries of the planning area are depicted in Map 2.1, with the Shabulanyana River to the northeast, the Lupane River to the south, and the Gwayi River to the west. It is noteworthy that the LLB planning boundary corresponds with the current Zimbabwe Electoral Commission (ZEC) planning area boundaries (see map 2.1). as depicted in map 2.1, LLB planning area is composed wards 1 to 4.

Map 2.1: LLB Boundary



2.3 The Planning Area in National, Regional and Local Contexts

Planning levels are fundamental units of spatial organization that serve as the basis for strategic planning and development at various scales. This section delves into the concept of planning levels within national, regional, and local contexts, exploring how these levels are defined, structured, and utilized to guide and manage growth, development, and resource allocation. At the national level, planning encompass large territories, often aligning with administrative or geographical boundaries. This is crucial for formulating national development plans, setting policy frameworks, and ensuring the equitable distribution of resources and infrastructure across the country. Regional planning level is the intermediate in scale and focus on specific regions within a country. These areas are defined based on geographical, economic, and social characteristics, and they play a vital role in coordinating development efforts across multiple localities. Regional planning ensures that development is balanced and sustainable, promoting cooperation and synergy among different areas within a region. The local planning context directly affect the lives of individuals and communities within the LLB town. Local planning areas are where policies and strategies are implemented on the ground, addressing specific local needs and challenges related to housing, transportation, public services, and economic development. By understanding the dynamics of planning areas at various scales, policymakers, planners, and stakeholders can better navigate the complexities of spatial planning and development.

2.3.1 National Context

LLB is one of the major settlements located along the western corridor of the country and a junction settlement. Due to this locational advantage in a national context, the area enjoys the benefits of transit trade and other spin-off economic benefits. Though located in the Matabeleland North Region, Lupane State University is an important institution with a national influence as it enrolls students from all parts of the country.

Zimbabwe is a vast country with a land area of 390 757km². Lupane is some distance in relation to some major urban area and other major settlements in the country. Lupane is a road distance of 238 km to Binga, 493km from Beitbridge, 802 km from Mutare and 616 km from Harare. The implication of such long distances to these centres for people from Lupane working in these areas is that they are far away from home and this has financial, and social implications for them.

In terms of population size and in a national context, Lupane town's population of 8,224 represents 0.99% of the provincial population (2022 population census). With regards to spatial size in a national context, Lupane has a land coverage of 39.5sq.km which represents 0.39% of Kusile district whose total area is 10107.22sq.km. LLB's total land area is 0.052% of Matabeleland north province whose total land area is 75536.48sq.km.

2.3.2 Regional Context

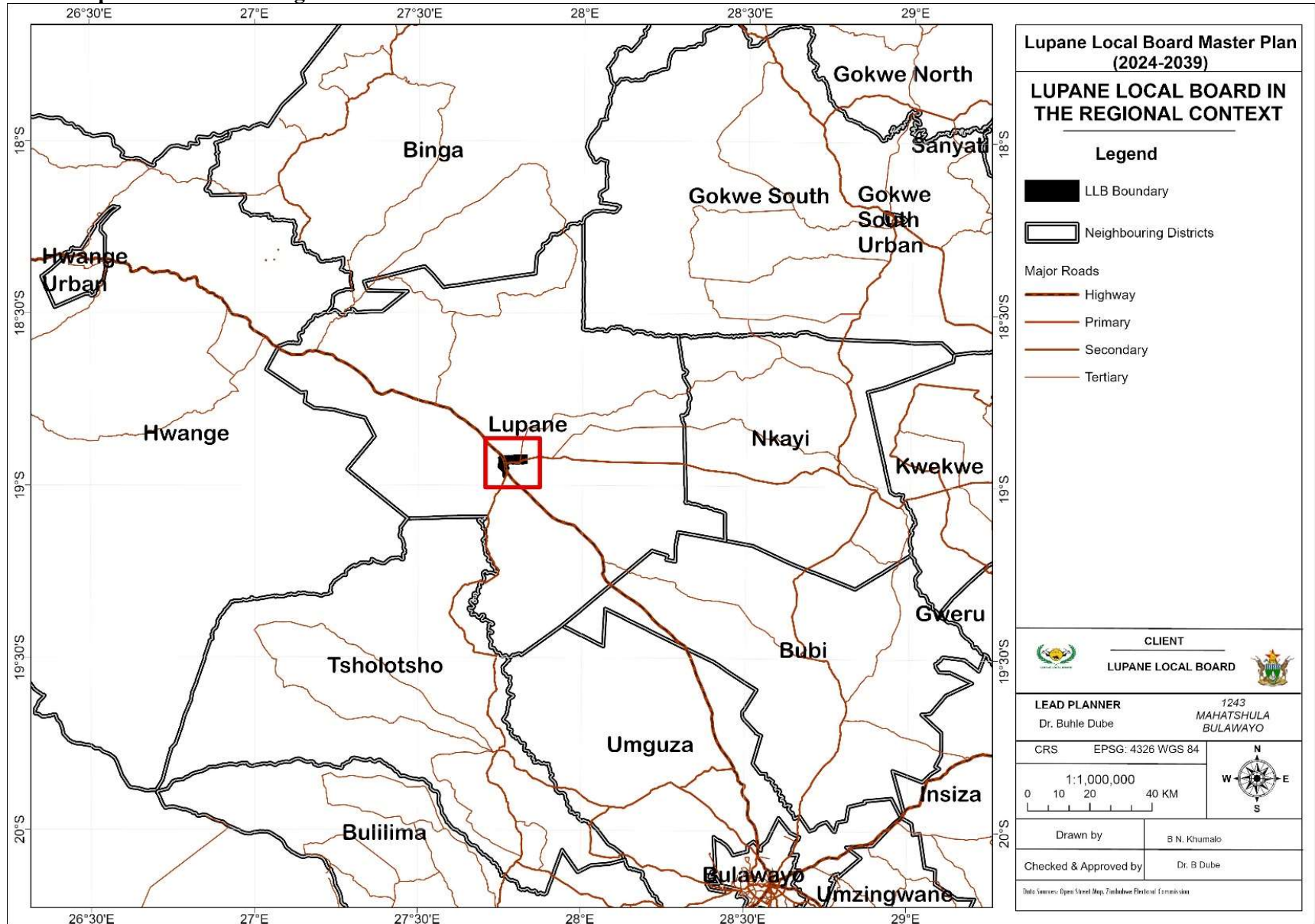
LLB is located in Matabeleland North province whose abating provinces are Bulawayo, and Matabeleland south as shown in map 1.1. Matabeleland North is endowed with mineral resources, methane gas, clay and forest resources in Kusile, coal deposits in Hwange and Kusile, wildlife in Binga, Tsholotsho, Kusile, Hwange and Victoria Falls. Furthermore, Matabeleland Region has good surface water resources as represented by several rivers such as Bubi, Gwayi, Shangaan, Matetsi and the mighty Zambezi river. With regards to agriculture the region has some fertile land in areas such as Jotsholo though generally, due to the erratic rainfall the main economic activity is mainly ranching. With all these resources and with a good infrastructural base, the province is ranked eighth (8th) in terms of population size. This is not surprising given the fact that the favourable conditions and resources available are bound to serve as pull factors for the attraction of population. The 2022 census figures show a population of 827,626 for Matabeleland North region representing 5.45 percent of the total national population. This locational

factor of the planning area lying within a region endowed with substantial amount of resources, good climatic conditions, good levels of infrastructural services and established settlements is likely to contribute to the growth and development of the area in future.

In the context of its immediate environments and in terms of the hierarchical ranking, Lupane is a primary centre and provincial capital as shown in map 2.3. This means that Lupane is expected to be provided with higher order infrastructure and services. As the provincial capital, Lupane serves as a service centre to areas under its area of jurisdiction. It should be noted that with better levels of infrastructure and service provision, Lupane attracts the youthful population from surrounding settlements who come in search of jobs and better quality of life.

More so, the regional context goes beyond the national borders. As shown in map 2.2, Lupane is enjoying proximity to Zambia via Victoria Falls- Bulawayo road, and South Africa and Botswana via Bulawayo-Victoria Falls road. This situation strategically links LLB town to the said countries which has a business implication for the planning area.

Map 2.2: LLB in the Regional Context



2.3.3 Local context

In examining Lupane in a local context, due cognizance will be taken to its place and roles within Matabeleland North and its immediate districts. Lupane is located in Matabeleland North province (see map 1.1). The province is made up of rural districts such as Nkayi, Hwange, Kusile, Tsholotsho, Bubi, Binga and Umguza as well as the urban local authorities such as Victoria Falls Municipality, Hwange Local Board. Map 2.2 shows the positioning of LLB in relation to its abating local authorities within the province. LLB can also be linked to other districts such as Tsholotsho via Sipepa road, Gokwe via Mzola Dandanda road, Nkayi via Fighting Road, Binga via Gwayi Lusulu road, and Hwange via Bulawayo-Victoria Falls road. This has meant that Lupane continues to be in a position to easily receive goods from other parts of the country and beyond which puts the area in a better position for investment and tourism development by virtue of its location and easy of movement to the area. However, there still exists poor road linkages between Lupane and its surrounding hinterland settlements as a result of poor road conditions which are mainly gravel roads.

2.4 Regional and National Functions, Linkages and Impacts

The LLB town plays a critical role in the provincial (regional) and national levels. It is at these levels that the understanding of the Planning Area's roles and impact requires the determination of the existing linkages.

2.4.1 Regional Functions

Lupane draws and benefits from resources found in Bulawayo Metropolitan and Matabeleland North in the form of water supplies, energy for electricity, food products and other consumer goods as a primary centre, catchment centre and provincial capital

for Matabeleland North. In addition, it performs key administrative functions and provides mandated statutory services to areas within its area of jurisdiction and its immediate environs. The sphere of influence extends to areas such as St Lukes, Jotsholo, half way etc.

In order to facilitate in fulfillment of its role as the provincial capital as an administration service centre a number of government departments are still to relocate to Lupane. These include provincial offices such as the Minister of State, Provincial Administration, Provincial Medical Director, Provincial Education Director, Provincial physical planning office, Provincial Agritex office, Provincial Veterinary Office etc. All these provincial functions are expected to be provided from Lupane.

However, currently a number of Central Government Ministries and Departments, parastatals maintain a presence in Lupane in order to bring services to residents in the district. These include departments such as Agritex, Police, Prison, Post Office, Registry, Animal Health and Production, Zimbabwe National Water Authority (ZINWA), Zimbabwe Electricity Transmission and Distribution Company (ZETDC), Tel One also have offices in Lupane. The office of the District Administrator is also located in Lupane and is headed by the District Administrator who is the chief Central Government's representative in the district.

2.4.2 Economic Linkages and Impacts

In terms of economic linkages and impacts within its immediate region, nationally Lupane is well positioned and endowed with resources that may be tapped by other centres within and outside the region. However, the resources within the immediate region have not yet been fully exploited for the benefit of the residents in Lupane and the region in terms of employment creation. Additionally, Lupane has strong economic linkages outside its sphere of influence. It receives most of its goods for commercial trade from the major

commercial and industrial centres of Bulawayo and Harare since there are no major industrial and manufacturing concerns in Lupane. This situation is an issue of concern because some industries may be established in Lupane as there is adequate electricity supply, good national linkages, availability of water supply and the railway line passing through and linking Lupane to other parts of the country. Though there are designated industrial sites, what is lacking is adequate servicing of these industrial plots to attract potential investors of major industrial and manufacturing concerns to Lupane.

Lupane currently to a very large extent depends on the hinterland surrounding settlements such as St Lukes, Jotsholo and the communal areas as well as farms surrounding Bulawayo for food production in the form of vegetables, maize meals and other cereals. However, it is noted that some residents in Lupane maintain fields in the communal areas from where they transport farm produce to the settlement which serves as a primary market. Such a situation should be seen as a pointer on the need to formulate strategies for sustainable agricultural practices in the hinterland. Some of the indigenes of Lupane who works in other parts of the country as well as outside the country still maintain strong economic and social relations with their home village. As a result, they invest some of their incomes back home in the local economy of LLB town.

As a major centre and catchment areas for the surrounding settlements in the area, Lupane serves as the major commercial and shopping hub in the Planning Area. As a result, banking services and regular monthly shopping trips are made to LLB town by the majority of people within the catchment for the purchase of basic goods ranging from groceries, clothes and household goods. There is no doubt that this means the injection of cash into the local economy of LLB town. It should be noted that while Lupane has the benefits and advantage of being strategically located as a junction settlement and also being a major centre with higher levels of infrastructure and service provision, there are other centres of attraction within the region. Jotsholo for all we know competes with LLB

town for the attraction of investment and major developments and is just about 40km away. It is also a major centre in the district and has good infrastructure and services. In addition, the location of Lupane State University and anticipation of relocation of some provincial government offices from Bulawayo means an advantage in the area of service provision and employment creation. The challenge as of now is to identify LLB town's areas of comparative advantages and exploit them to the maximum in order to ensure that it remains competitive and continues to attract developments and investments in addition to employment opportunities which may be created.

2.4.3 Transportation and Communication Linkages

It has been indicated earlier that Lupane has good road links to major centre within its region and indeed other parts of the country. To reiterate this point, these linkages are as represented by the South – West major road which links Hwange and Victoria falls to the North and to Zambia, Hwange, Victoria Falls, Kazungula and Botswana, Bulawayo, Gwanda and Beitbridge and South Africa are linked, Bulawayo, Plumtree and Botswana area also linked. There are also linkages with major towns and cities from Victoria Falls, Bulawayo and Harare off the main Bulawayo – Harare road. Lupane can also be linked to other districts. LLB can also be linked to other districts such as Tsholotsho via Sipepa road, Gokwe via Mzola Dandanda road, Nkayi via Fighting Road, Binga via Gwayi Lusulu road, and Hwange via Bulawayo-Victoria Falls road (see map 2.2).

This has meant that Lupane continues to be in a position to easily receive goods from other parts of the country and beyond which puts the area in a better position for investment and tourism development by virtue of its location and easy of movement to the area. However, there still exists poor road linkages between Lupane and its surrounding hinterland settlements as a result of poor road conditions which are mainly gravel roads.

Equally of importance to Lupane is the fact that the railway line linking it to Zimbabwe through Victoria Falls in the north and South Africa through Beitbridge in the south passes near the centre. The rail line has the potential to handle quite a substantial amount of bulk freight from South Africa and Zambia. With regards to air transport, there is an existing airstrip which is rarely in use.

With regards to telecommunication, the Lupane is linked to centres in the district, region, other parts of the country and internationally by a national telecommunication network system operated by TelOne. The Public Sector institutions, businesses and commercial enterprises as well as an increasing number of residential areas have telephone connections within Lupane. Mobile telephone networks are provided by Econet, NetOne, and Telecel. Generally mobile cellphones have become affordable to a majority of the residents within Lupane. The availability of telecommunication augurs well for Lupane in so far as meeting the needs of investors wishing to invest in the town. This is more so given that an effective and reliable means of communication is important for conducting business.

CHAPTER 3: PHYSICAL ENVIRONMENT

3.0 Introduction

The physical environment chapter is a pivotal section in understanding the aspects of the world that directly influence the life, growth, development, and survival of organisms. The physical environment encompasses a broad spectrum of factors, including climate, soil, water, and natural vegetation, each playing a crucial role in shaping the ecological balance and biodiversity of our planet. At the heart of this chapter is the exploration of how these physical elements interact with each other and with biological entities. It examines how the physical environment can both support and challenge life, influencing the distribution of species, the structure of ecosystems, and the overall health of the planet. Through the lens of environmental science, geography, and ecology, readers are invited to consider the dynamic nature of the physical environment and its susceptibility to change, whether through natural processes or human intervention. In essence, the physical environment chapter serves as a foundational understanding of the world's natural systems, emphasizing the importance of preserving these environments for the sustainability of life on Earth. It sets the stage for discussions on conservation, climate change, and the human impact on the environment, underscoring the need for a balanced approach to development and resource management.

3.1 Physiography

Lupane Town is situated about 171km North West of Bulawayo along Bulawayo – Victoria Falls Road on grid reference **064853** on Map No. LUPANE 1827D4 of the 1:50 000 Survey General Map series. There is also a railway line and a siding (Gwayi Siding) about 38km from the town and a gravel road connects the siding to the town. Most of the

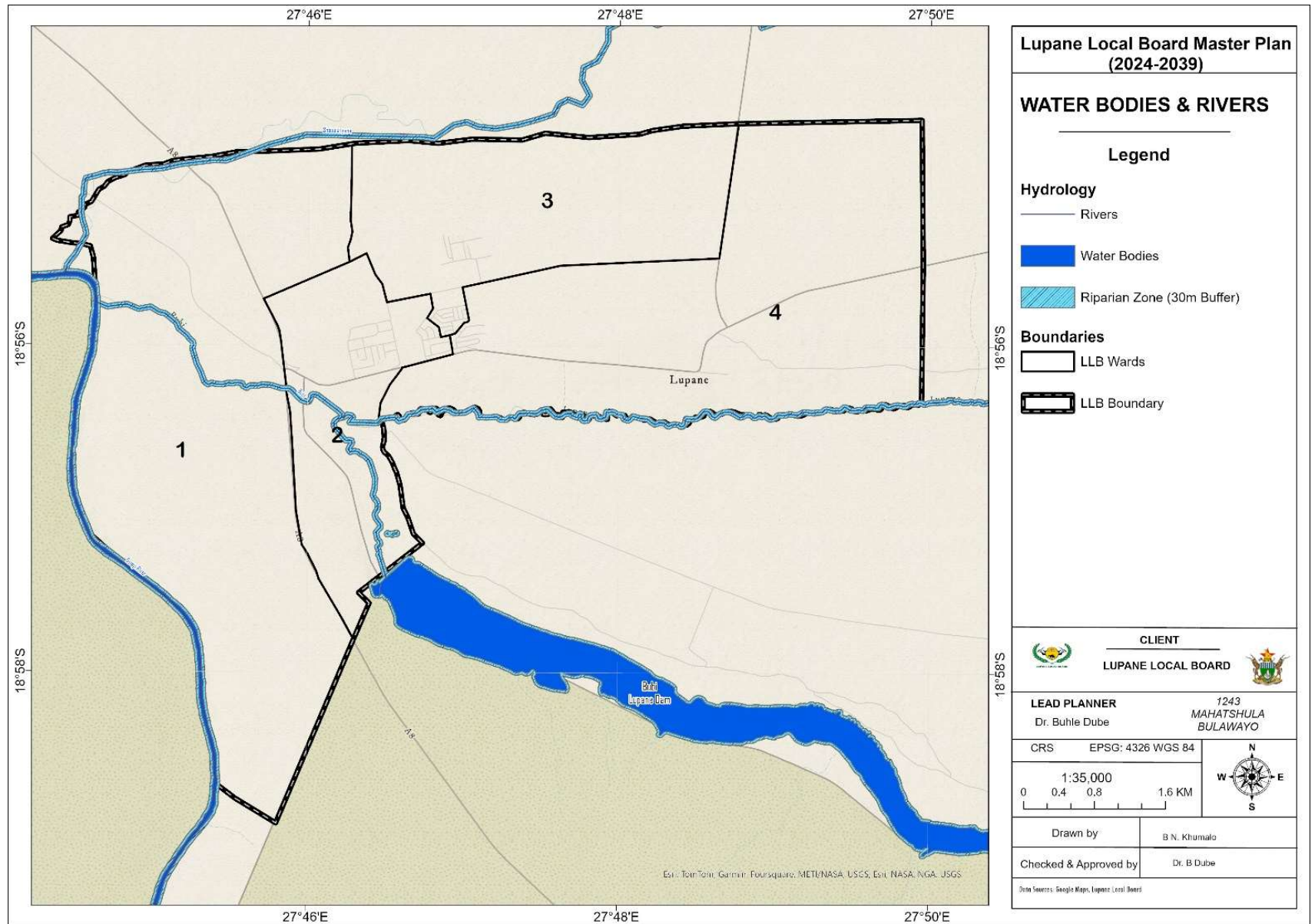
developed part of the town lies to the north of the Falls Road whilst a substantial development to the south includes the Ministry of Roads compound, Lupane State University and Mabhikwa High School.

This town lies on land that is generally flat and undulating sloping gently eastwards to the Lupane valley and southwards to the Bubi and Shabulanyana River. The terrain around the town is characterized by flat and rolling topography with isolated knolls and hills formed by exposed basalts or well indurated sandstones. Altitude ranges between 1000 and 1050 meters above sea level.

3.2 Hydrology and Hydrogeology

Before the construction of the Lupane dam, water was a very scarce resource in Lupane. This new dam is expected to provide adequate supplies of water to Lupane. The capacity of the dam is $(39.09 \times 10^6 \text{ m}^3)$ 40 million cubic meters which will supply the town's residential, commercial, industrial, and institutional areas. The other rivers i.e. Bubi and Shabulanyana only flow during part of the rainy season and are normally dry during the rest of the year. LLB's hydrology (including wetlands) is shown in map 3.1.

Map 3.1: Hydrology Situation in LLB Town



Currently, Lupane town is being supplied with clear water from a system of 7 boreholes which are frequently on the breakdown, thus negatively affecting the water supply provision in the town. The water is pumped into the huge reservoir where it is treated and distributed to consumers through the town. Underground water is found at great depths and is of reasonable quality. The Local Authority on the future use of the borehole water. It should be noted that Lupane lies within the proposed Bulawayo Matabeleland water project corridor and it is expected that once this project is complete the town will benefit to a greater extent.

A 240m³ treatment plant was constructed downstream of Bubi-Lupane dam by ZINWA. Raw Water and Treated Water Mains, as well as the Reticulation networks, are also under construction. This rehabilitation and expansion project seeks to permanently address the poor water supply service in Lupane by bringing the treatment plant to completion as well as constructing new and bigger reservoirs for the town.

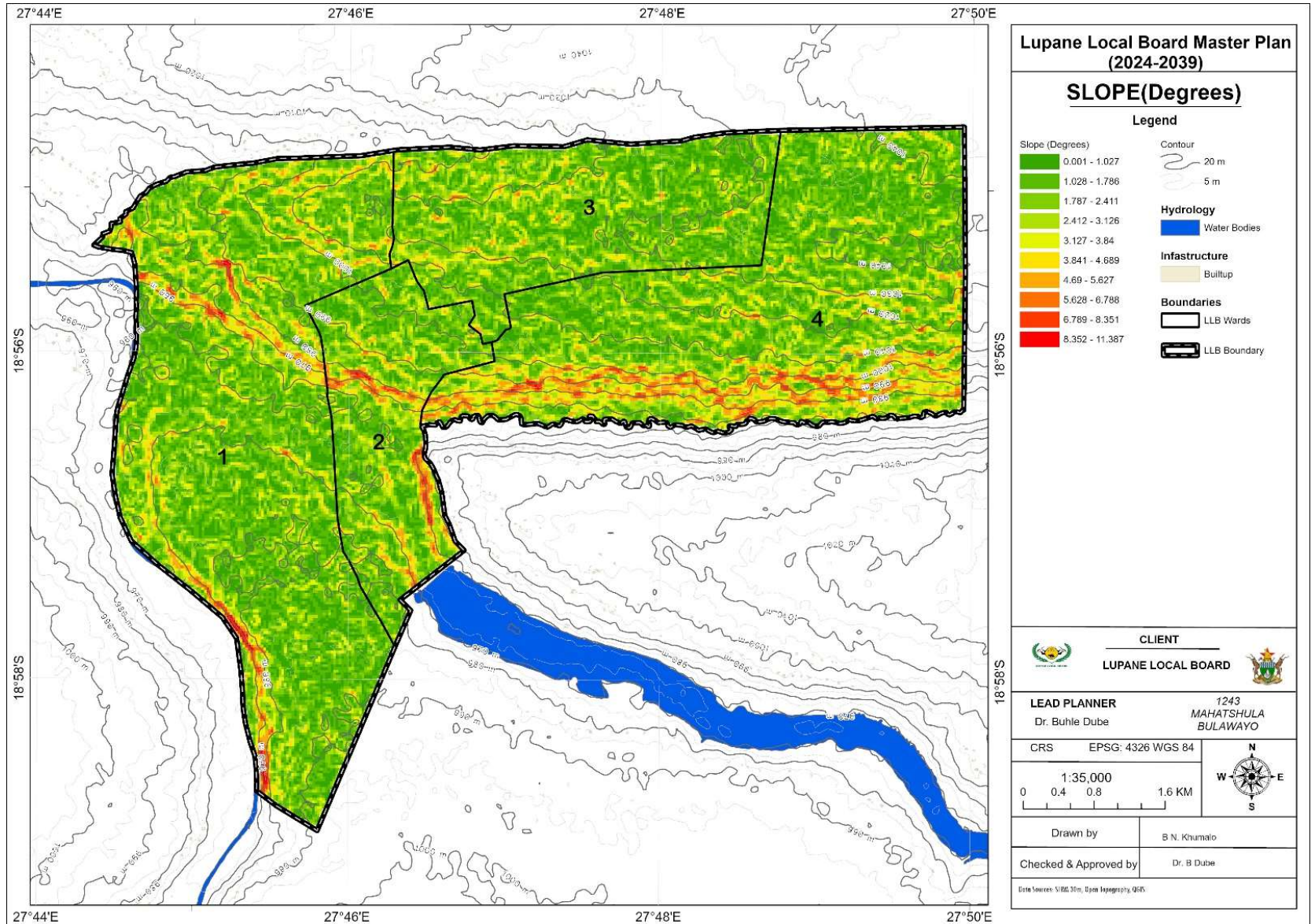
3.3 Geology

The most important geology in Lupane and its environs are the karoo sediments which are overlain (covered) by Kalahari sands (SWECO/Plan Africa 1996). This is an area of recent river alluvium and Kalahari sands. The sands comprise of deep, unconsolidated and well drained tertiary sands of Aeolian origin. There is a paucity of rock exposure in Lupane and its surroundings. The underlain formations are only exposed along rivers where the sands have been eroded.

The rock formations that are likely to yield palaeontological material have either been eroded or blanketed by Kalahari sands. The poorly exposed sandstones have been proven to be non-fossiliferous and therefore palaeontological sites are yet to be found in the area (SWECO1996). In terms of slope, LLB town is dominated by a gentle to the gentle undulating slope that ranges from 0-3% and 3-5% respectively as shown in map 3.2. Even

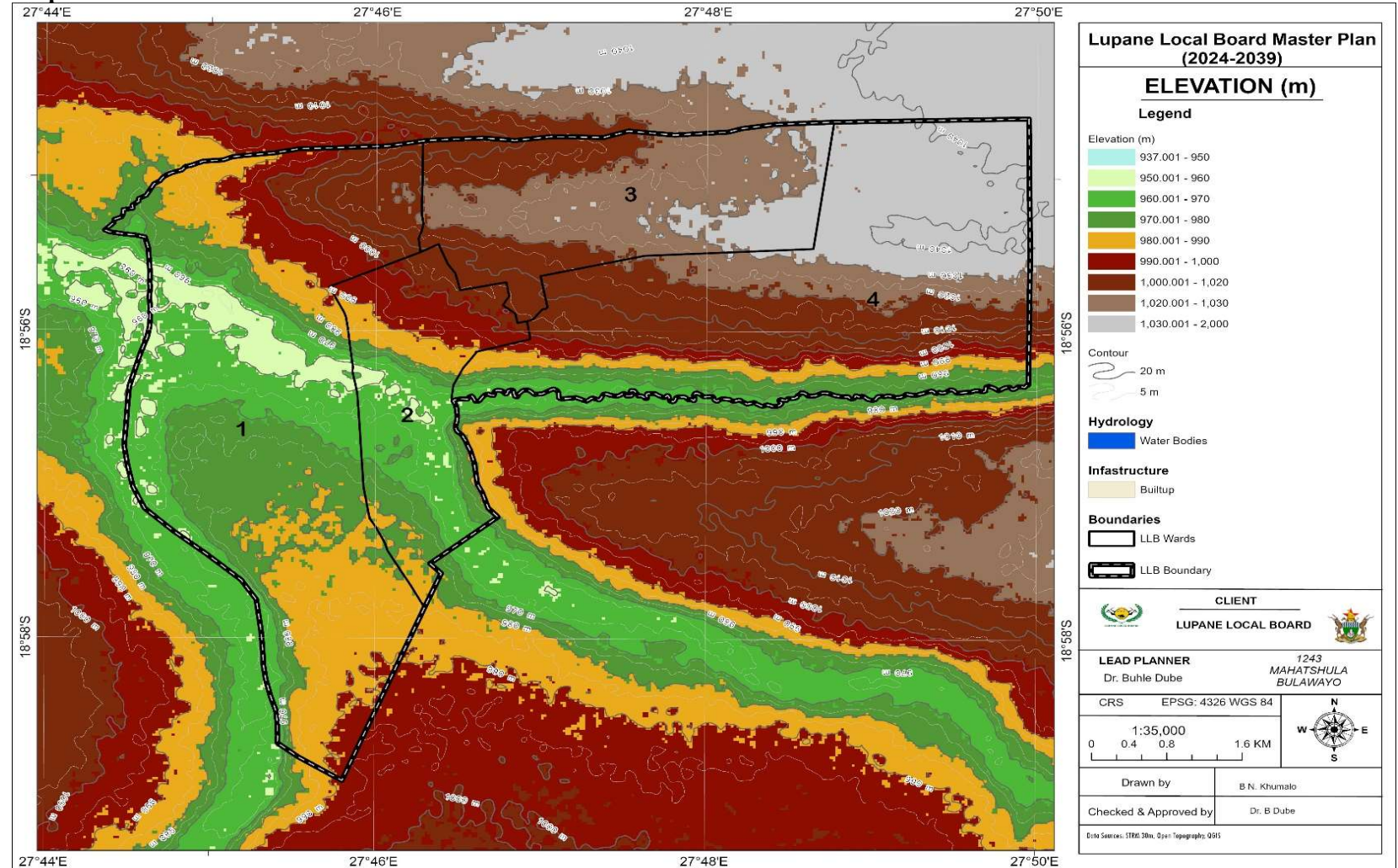
though, there are instances of rolling slope that is over 10%, especially along Bubi and Lupane rivers.

Map 3.2: LLB Slope Condition



In terms of elevation, the LLB planning generally ranges between 800-1050m as shown in map 3.3. There are no instances of 1200m.

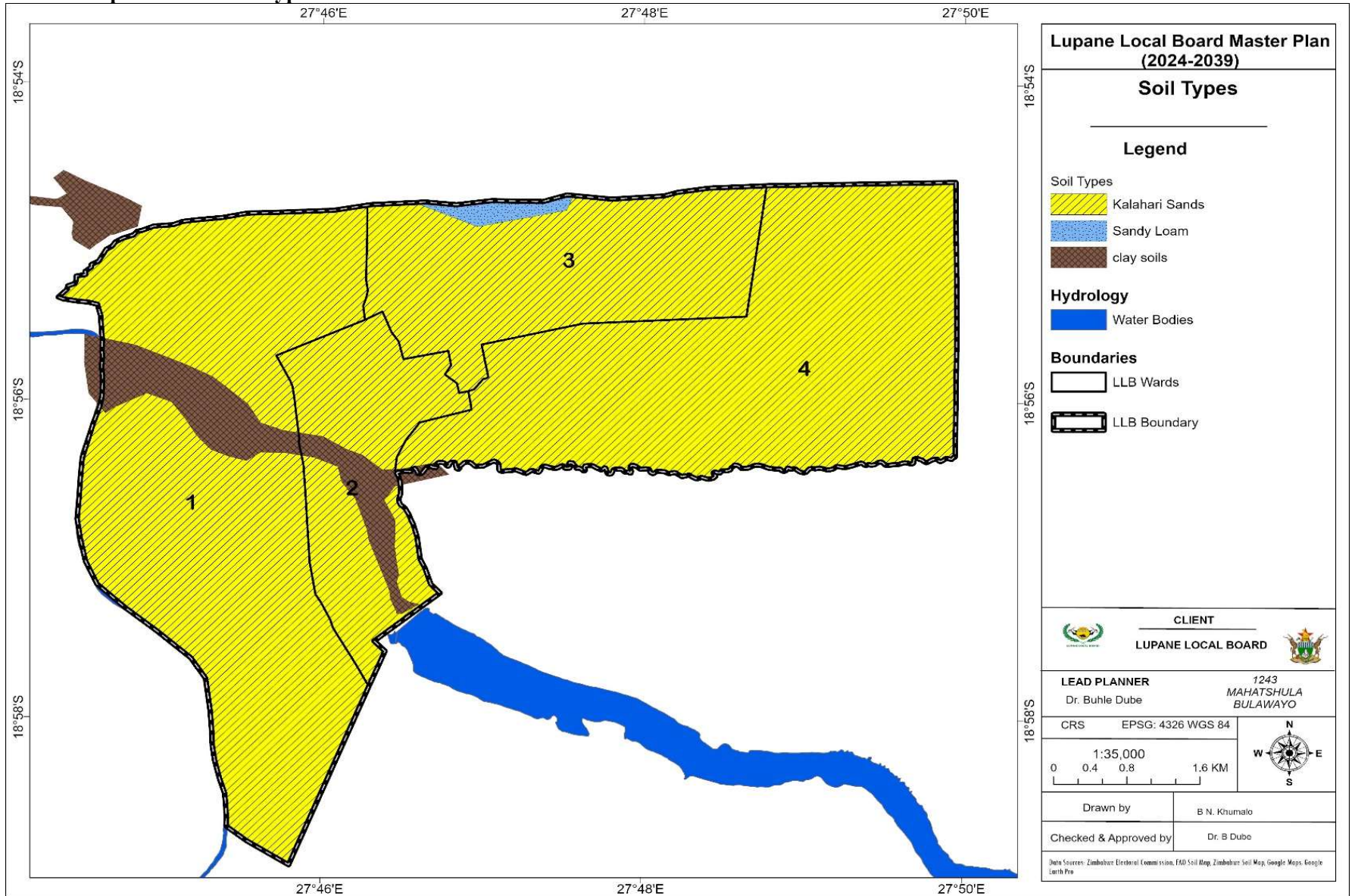
Map 3.3: LLB Elevation Condition



3.4 Soils

The soils in the vicinity of Lupane are largely derived from the Kalahari Sands and are typically grey sandy loams of generally low cation exchange capacity and therefore of low fertility. The soils belong to the Regosol group (Agritex 1992). These soils are essentially made of a thick sandy profile. These soils are best described by Worby (2001) as poor ‘gusu’ type. They have a clay content of less than 7%. Reportedly soils of the Kalahari sands are strongly uniform, both physically and chemically, having high permeability and low consistency. The extremely low occurrence of silt and clay particles ($< 10\%$) is due to the absence of weatherable or volcanogenous minerals. The sands comprise mainly quartz that makes the soil fertility very low. They are almost entirely very deep sands of Aeolian origin as shown in map 3.4. Weatherable minerals are absent resulting in the very low clay and silt content. The sand fraction is fine to medium sized particles. The mineralogy is predominantly quartz and small particles of feldspar and opaque minerals.

Map 3.4: LLB Soil Types



Low nutrient reserves and water holding capacity render these soils of limited agricultural value. Where sufficient water can be obtained in the subsoil, some hardy crops can be grown. In Lupane surrounding areas these soils support forestry which could be preferred commercial land use. The whole planning area is considered suitable for construction purposes but conservation measures are required to protect the development area from erosion (DPP 1989).

3.5 Climate

Lupane lies under Zimbabwe's Natural Ecological IV. The climate is semi-arid, characterized by clear seasonal variation in rainfall. Rainfall is normally less than 600mm per annum and generally the rain season starts in late October or early November lasting for up to 3.5 months with seasonal dry spells. A good rainy season is experienced once every 3 years. Lupane area experiences semi-arid climatic conditions characterized by moderate dry spells and occasional droughts, drought resistant crops are produced with moderate success. Thebe (2009) buttressed this by saying erratic rainfall and persistent droughts lead to crop failure in the region.

The typical tropical seasons are divided into winter and summer with winter temperatures ranging between 12 and 20 degrees Celsius and summer temperatures ranging between 23 and 32 degrees Celsius. Temperature range from 12°C TO 32°C with a mean of 21°C. There is occasional frosts and winters are often mild.

3.6 Vegetation

The vegetation is dominated by Zambesi teak, *Baikiaea plurijuga*. The deep Kalahari sand allows the full development of the teak woodland. Climate does not seem to be a major factor influencing the distribution of *Baikiaea plurijuga*. *Baikiaea plurijuga* develops a long tap root that is capable of exploiting water at considerable depths, i.e. 70 to 100 cm in the case of three-year seedlings. All of the teak forests are strongly intervened with human-originated

impacts such as fire and logging. Deep penetration of affordable moisture, and the dryness and large diurnal range on the ground due to the sands are the favourable factors for deeper-rooted woody species over shallower-rooted herbaceous plants.

3.7 The Plateau Forest

Despite the climate-related limitations and infertile soils, the District of Lupane is well endowed with other natural resources. The plateau Forest is the largest and in many ways the most important vegetation type around Lupane. It is found on the Kalahari sand plateau for the nearby Gwayi Forest. It is characterized by the presence of Teak (*Baikiaea Plurijuga* species) also known as Mkusu which is endemic to Kalahari sands. This forest occurs in association with other important hard woods like Mukwa, Falls Mopane and Pod Mahogany. In undisturbed areas the canopy cover is more than 80% and tree height is 5 to 15m. The forest reserves are largely due to the moisture retention capacity of the deep Kalahari sands that favour the regeneration of these species. The exploitation of these hard wood forests is controlled by the forestry commission.

A fungal disease Heart rot (*Phelinus Rimosus*) has destroyed substantial number of Mukwa trees in the plateau Forests including the Gwayi Forest near Lupane. This is spreading rapidly are there reports that it is beginning to affect other hard woods like Falls Mopane (SWECO 1996). The Plateau Forest is commonly experiences serious fires during dry season. Some of the causes of fire include:

- Coal from railway engines
- Poachers driving animals trying to confuse foresters
- Lighting
- Break from uncontrolled fires
- Vandalism
- Accidental

In addition, hardwood timber, other uses of this forest include photographic safaris, hunting safaris grazing and game viewing.

3.8 Woodland

This is a large and varied vegetation type in the area. It is found mostly in the low lying areas of broken land. The canopy cover is generally 20-80% with a tree height of 2-8m (SWECO1996). Tree associations are numerous. They range from areas of pure Mopane through areas dominated by thorn bushes (*Acacia* species) such as Isinga because of its accessibility and plant diversity, the woodland is the most valuable to local people. It provides:

- Building poles
- Grass for thatch
- Fuel wood
- Edible fruits
- Medical herbs
- Fencing Fields

Land degradation and over grazing are common problems in the woodland areas and conservation measures are necessary. Some common trees found around Lupane (IsiNdebele) are shown in table 3.1.

Table 3.1: Some Common Trees Found in LLB

no	Local Name (Ndebele)	Botanical Name	Use
1	Umkusu	Baikiaea plurijuga	Timber Furniture Railway blocks
2	Umtshibi	Guibortia coleosperma	Timber, Firewood
3	Umvagazi	Pterocarpus capassa	Timber, Medicinal
4	Igonde	Brachystegia spiciformis	Timber, Fibre, Firewood
5	Itshabela	Brachystegia boehmii	Fibre, Firewood
6	Inkiza	Boscia angustifolia	Poles , Firewood

7	Umbola	Albizia amara	Poles, Firewood
8	Umkhomo	Adonsonia digitata	Multi-purpose Shelter, Fibre, Fruit, Sacred
9	Umganu	Sclerocarya birrea	Fruit Beverage, Dye, Medicinal
10	Iphane	Colophospermum mopane	Poles, Firewood, Amacimbi (Mopane worms) Medicinal
11	Inkamamasane	Diplorhynchus condylocarpon	Medicinal
12	Umbondo	Combretum apiculatum	Poles, Firewood
13	Inondo	Burkea africana	Poles, Firewood
14	Ithetshane	Combretum hereroense	Poles, Firewood, Medicinal
15	Isigangatsha	Lannea discolor	Fruit, Firewood
16	Inyathela	Vernia adoensis	Medicinal
17	Umangwe	Terminalia sericea	Poles, Medicinal
18	Mngomangoma		Carving of chairs, plates, canoes
19	Umphafa	Ziziphus mucronata	Sacred ritual used on graves, fruit
20	Umtshwili	Combretum imberbe	Carving/ Sculptures, Medicinal, Poles
21	Umvimila	Kirkia acuminata	Rare specie, Medicinal, Firewood
22	Umtshekisane	Acokanthera oppositifolia	Fruit, Firewood, Medicinal
23	Isinga	Acacia karroo	Hedging, Firewood, Medicinal
24	Intenjani	Ficus thonningii	Fibre and Fruit
25	Isihaqa	Cassia abbreviata	Medicinal, Lighting
26	Umphaphama	Albizia tanganyicensis	Medicinal
27	Umsehla	Peltophorum africana	Ritual, Sacred
28	Umbazankezo	Schrebera alata	Carving, Cutlery
29	Ingotsha	Sarcostema viminale	Medicinal
30	Umgwadi	Strychnos pungens	Fruit
31	Umkhemeswane	Strychnos cocculoides	Fruit
32	Umviyo	Vangueria infausta	Fruit
33	Umdlali	Strychnos spinosa	Fruit
34	Uxakuxaku	Azanza garckeana	Fruit
35	Isigangatsha	Lannea discolor	Fruit
36	Inkiwane	Ficus ingens	Fruit
37	Umtshwankela	Vitex mombasa	Fruit

38	Umthunduluka	Flacourtia indica	Fruit
39	Intakubomvu	Lannea edulis	Fruit
40	Ububese	Annona senegalensis	Fruit
41	Umthofi	Vangueria infausta	Fruit
42	Umhlotshiyane		Fruit
43	Ubhuzu	Grewia avellana	Fruit
44	Umpumpulwane	Grewia bicolor	Fruit
45	Umbumbulu	Mimusops obovata	Fruit
46	Umhagawuwe	Flueggea Virosa	Fruit
47	Umkhiwa	Ficus sur	

3.9 Wildlife

The hinterland of Lupane, boss of abundance of wildlife since the Hwange National Park and Gwayi Forest are within this area. According to the SWECO report: Bulawayo – Matabeleland – Zambezi water supply feasibility study some 124 species of mammals are found in the area. The big 5 i.e. Elephant, Lion Hippo, Buffalo and Rhino amongst others are commonly found near the center sometimes causing danger to people, crops and livestock. However, the advantage of these animals their potential for ecotourism. A large variety of reptiles also leave in and around Lupane. Several species of the barrowing lizards and snakes are closely associated with the Kalahari sands.

3.11 Natural Resource Base and Inventory

Lupane as a district has a rich resource of natural resources compounded by an abundance of wildlife. There is nowhere nationwide one can get good export quality timber (teak, mahogany and mukwa) except for Matabeleland North Province, the bulk coming from Lupane town. The town boasts of this vast resource base after processing its furniture is durable, expensive and found mostly in five-star hotels and up-market lodges. There are wildlife corridors that link Tsholotsho and Hwange National Park that pass through the

Lupane district.

3.12 Natural Resource Utilisation and Conservation Practices

The protected Zambezi teak forest reserves of western Lupane provide timber, grazing resources, agricultural land and wildlife. From the inception of forestry in this region it was realised that individually, any of the multiple components of the forests would give a low economic return in relation to land area. Complementing each other the components would provide an entirely different picture and considerably increase the socio-economic potential of the forest reserves. On the other hand, it was apparent that there was bound to be conflict in the management of timber, wildlife and a resident forest population that was engaged in livestock and crop production. None of these entities could be managed in isolation; therefore, this factor had to be taken into consideration in management plans. Compromises can be made without losing sight of the fact that timber was of paramount importance.

Currently, the management of the protected Zambesi teak forests is regulated through forest management prescriptions of properly authorised management plans, which are based on the principle of sustained yield. The management plans are used for strategic and annual operational work plans of the forests. The conservative mechanisms are earmarked for the protection of the teak which is recklessly harvested by local and regional timber poachers. The over-exploitation of timber requires intensive awareness campaigns aimed at local communities, traditional leaders and forestry rangers to safeguard the sort after Zambesi teak. The awareness raising process will culminate in the development of policy that will protect biodiversity from over-exploitation.

A second component will support protection of natural vleis and wetlands where ilala grows. In addition, a formalised system of harvesting and management of ilala palm must be instituted. Women from Women Training Centre and from the local and surrounding communities to be engaged on the best practices of harvesting ilala and efficient use of it.

Environmental Management Agency is currently encouraging locals and Forestry Commission to construct nine (9) metres stretch fire guards to protect the forestry from veld fires.

3.13 Mineral Resources

Lupane area is reportedly to be sitting on huge coal reserves estimated at over seven billion metric tonnes, methane gas, deposits of gold and other precious minerals. Conservative estimates for the Lupane area indicate methane gas resources for over 100,000 million m³. Exploration and pilot production works have been conducted and proved that the resource can be exploited commercially for domestic and industrial use. Thousands of people are expected to be employed when the exploitation of gas reserves is at full throttle. The production of gas in Lupane will result in increased investment in power generation. However, these mineral resources are yet to be tapped to improve the capital base of the town vis' a' vis improving the standard of living for the locals. Through the exploitation of coal bed methane gas, analysts say Zimbabwe could turn from a net importer of fertilisers to a net exporter. Coal bed methane gas is used to produce hydrogen which in turn is used in the manufacture of ammonia for fertilisers.

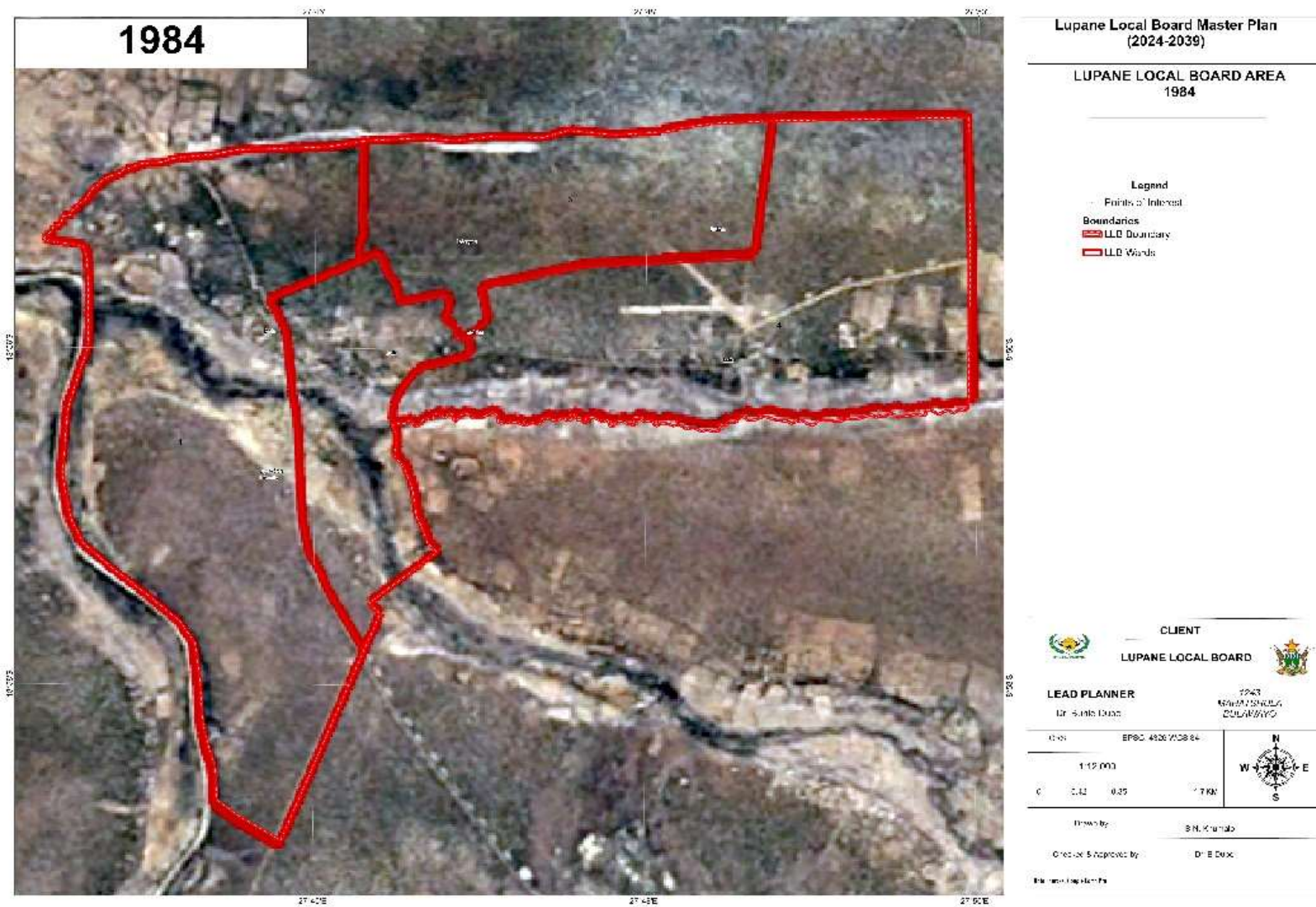
According to an exploration exercise conducted by the Industrial Development Corporation (IDC), extensive deposits of coal-bed methane gas in the Hwange-Lupane basins are estimated to be over 23 billion cubic feet per square mile or 27 trillion cubic feet. The exploration concluded that key requirements for extracting the gas such as content, coal seam thickness, lateral continuity, high gas saturation and adequate permeability have been discovered to be better than those from commercially producing basins in the United States.

3.14 Land use land cover changes over time in the planning area

The following maps show how the local board area has changed over time since 1984. Land cover change is analysis in four periods that are 1984, 2013, 2018 and 2024. The period 2018 (see map 3.7) shows the expansion of the residential development toward the eastern direction.

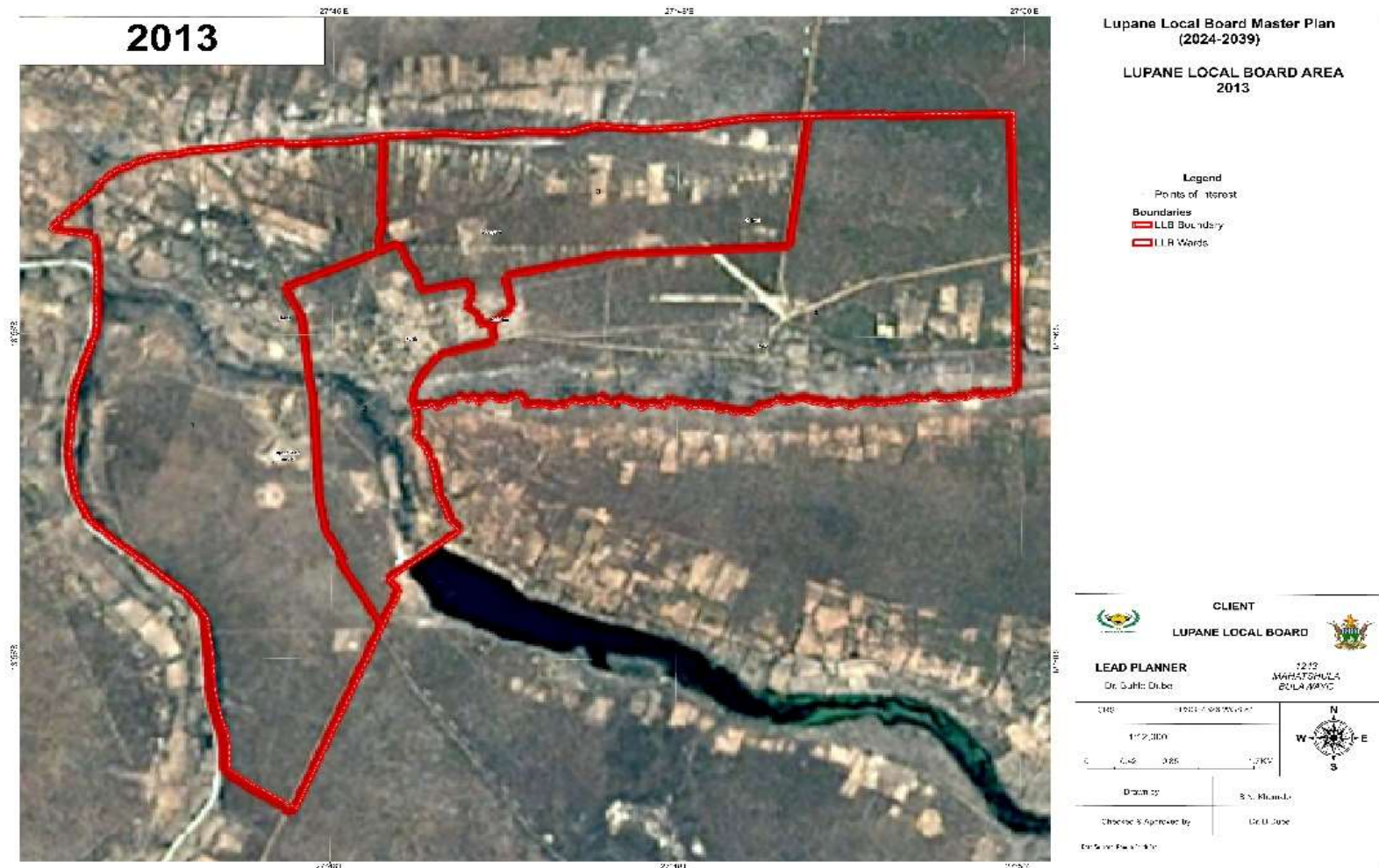
In 1984, as shown in map 3.5, the planning area was barely developed. It was just a bush with rivers.

Map 3.5: Land Cover in the LLB area in 1984

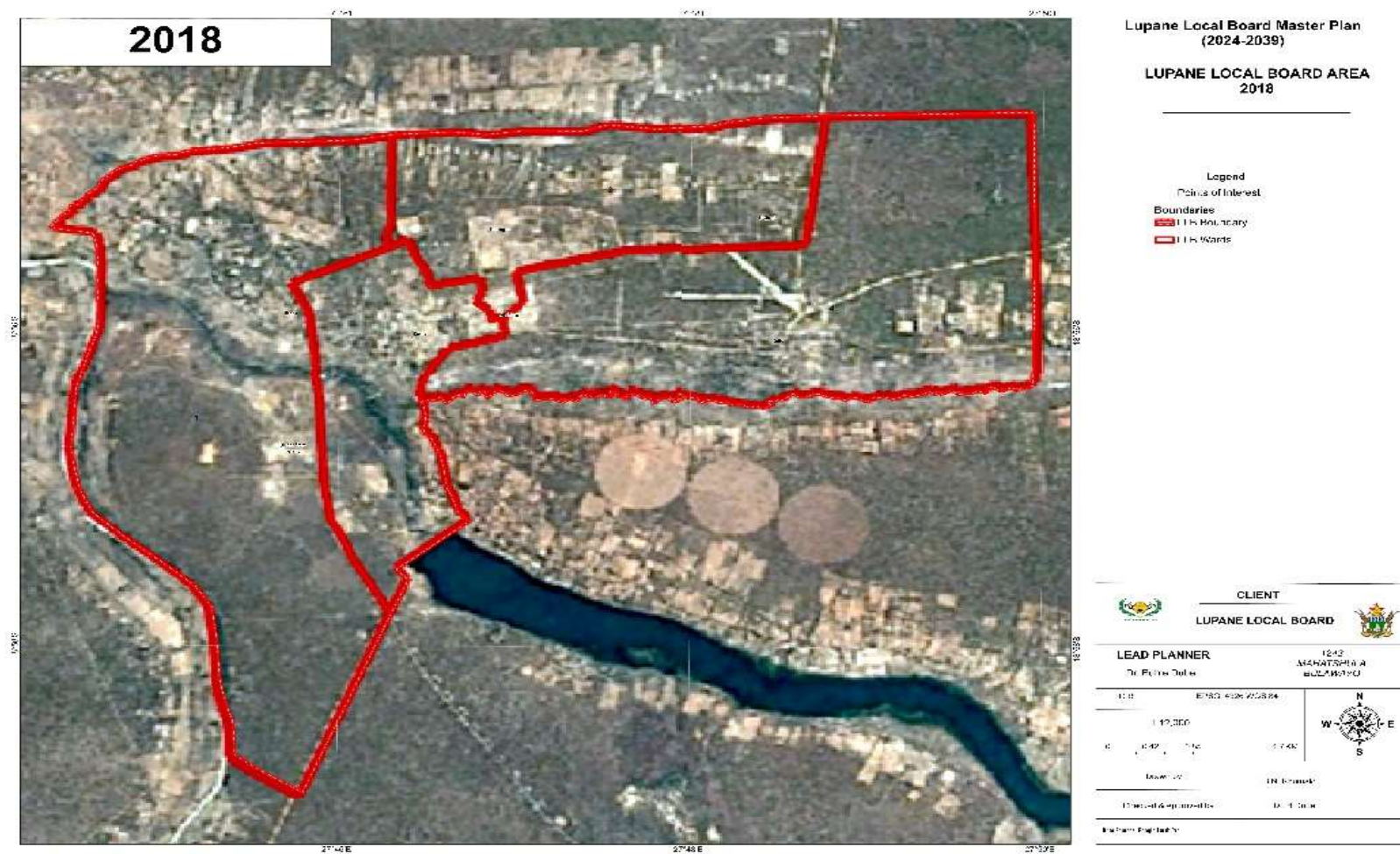


In 2013 (see map 3.6), the planning area had experienced a huge transformation which shows the existence of the Lupane-Bubi dam and some residential areas. During this period, there are still patches of agricultural activity (land tilling) shown by white colour.

Map 3.6: Land Cover in the LLB area in 2013



Map 3.7: Land Cover in the LLB area in 2018



The current scenario shows the expansion of the built-up area which is denoted by the red colour in map 3.8. during the 2024period, there has been a significant reduction in the cropland, but there is evidence of patchy areas which are a sign of cleared vegetation possibly during the construction of houses. There are also very insignificant portions of urban agriculture during this period.

Map 3.8: Land Cover in the LLB area in 2024

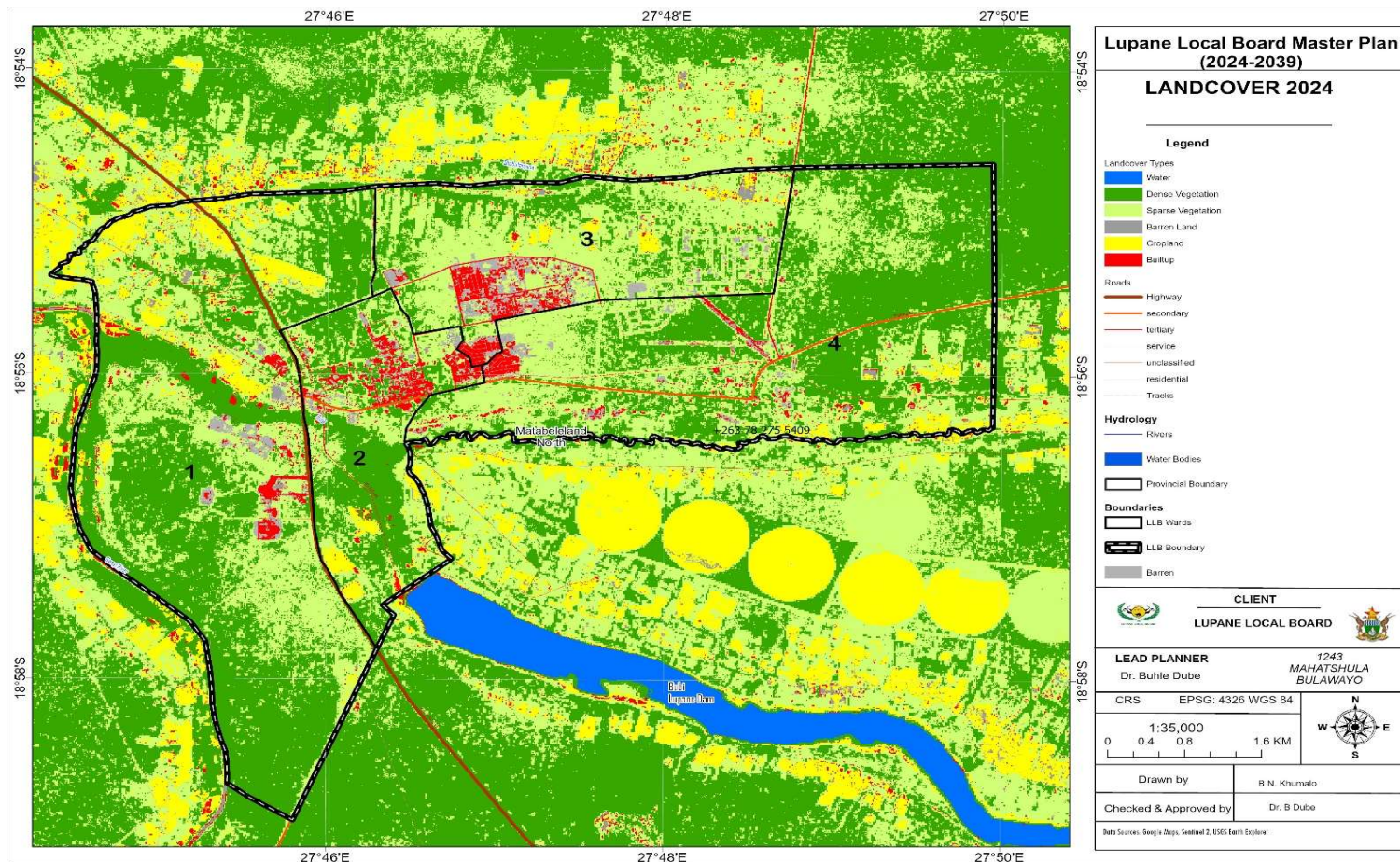
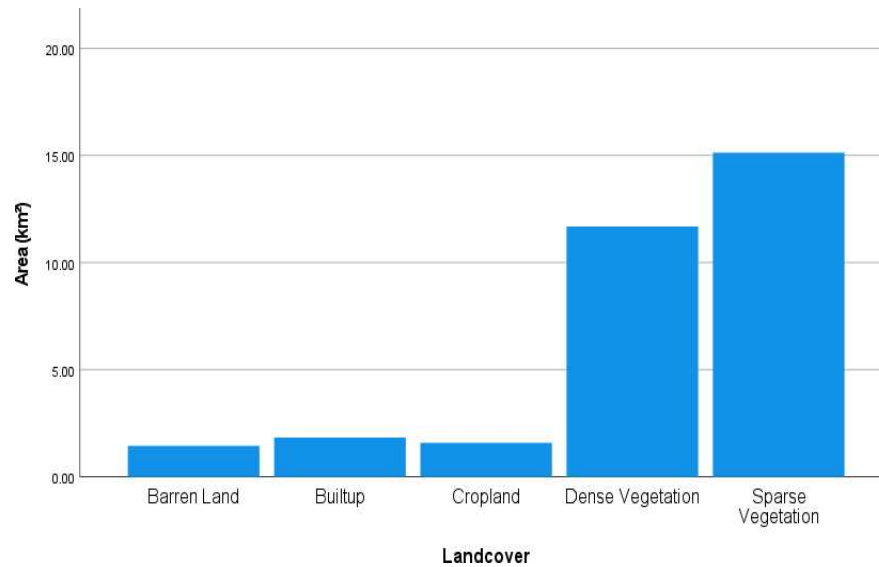


Figure 3.1: Land Cover Types and Area (ha) in LLB Area



As shown in figure 3.1, currently there are 5 land cover types in Lupane Local Board Area. It mostly dominated by Dense and Sparsely vegetated surfaces. As shown in table 3.2, the built-up areas which include residential, commercial, institutional buildings and tarred surfaces make up 5% of the total LLB area and this is expected to increase over time. Barren land also makes up a significant proportion of the LLB area which includes bare surfaces in residential areas and shopping centres, playing grounds and unvegetated open spaces. It accounts for only 4% of the total LLB area.

Table 3.2: Land cover type and percentage in relation to the planning area

Landcover Type	Area (Ha)	%
Dense Vegetation	1740	44
Sparse Vegetation	1688	43
Barren Land	149	4
Cropland	183	5
Builtup Area	189	5

3.15 Impacts of Natural Resources Utilisation and Conservation Practices

Mismanagement and over-exploitation of biodiversity have exposed the loose Kalahari sands to sheet erosion. The effects of sheet erosion on loose soil if left unattended could trigger a host of negative impacts on water quality, levels and the capacity of water bodies. The negative impacts will accrue from siltation as valuable topsoil finds its way into streams that will be carried down to the Bubi-Lupane dam, which supports Lupane town and Kusile Rural District Council.

3.16 Natural Hazards and Risks

Generally, the so-called natural disasters (drought included) are in many instances a result of a complex range of factors that include not only natural causes, but human-induced climate change as well. This has resulted in increased frequency and magnitude of weather related hazards such as droughts, tropical cyclones, heat waves and floods. However, Lupane in particular is normally hit by droughts claiming livestock, reducing food production, thus perpetuating food insecurity and triggering increased migration. This increased vulnerability is compounded by the fact that economically southern Zimbabwe is a peripheral area that has experienced minimal development. Furthermore, the local communities of the region lack relevant drought mitigation skills and resources. Also floods are incessant during cyclones for example, Cyclone Deneo that destroys several homesteads in the area vis 'a' vis vegetation and roads.

Most of the veld fires in Lupane town are seemingly caused by human activities, such as uncontrolled and indiscriminate burning of vegetation and by sparks emanating from passing trains. Human induced veld fires has led to large tracts of land being destroyed and forestry trees. Veld fires have resulted in unnecessary material, environmental and economic losses. Communities' livelihoods and property have been destroyed, and the natural environment depleted.

CHAPTER 4: LAND TENURE, EXISTING LAND USE ACTIVITIES AND LAND ALLOCATION

4.0 Introduction

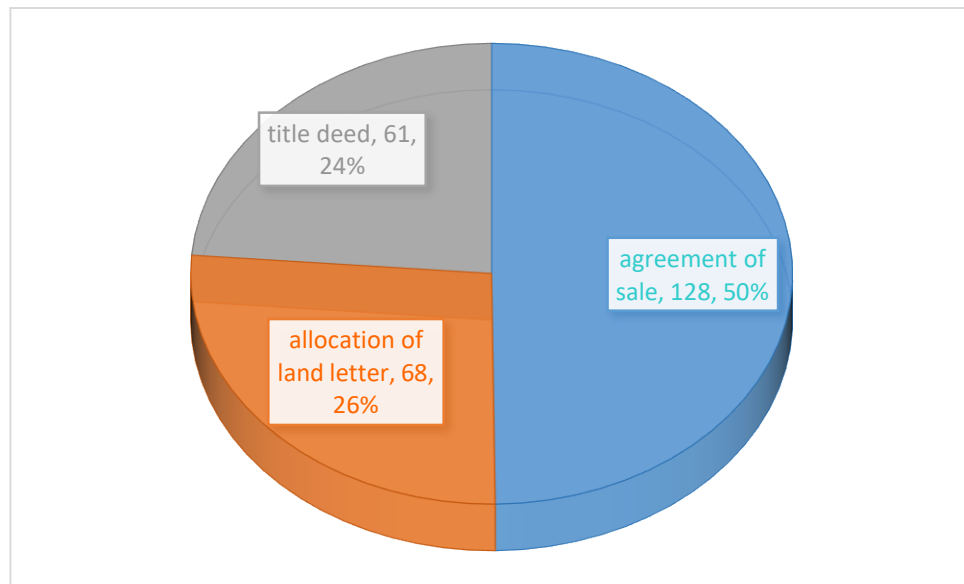
Land, a finite and precious resource, is central to the survival and development of societies. The way land is owned, used, and allocated profoundly influences economic, social, and environmental outcomes. This chapter delves into the intricate world of land tenure, existing land use activities, and land allocation, providing a comprehensive overview of the principles, practices, and challenges associated with these critical aspects of land management. Understanding land tenure is crucial for recognizing how different societies organize their land resources and the implications these arrangements have for access to land, investment, and development. Existing land use activities are the diverse ways in which land is utilized. These activities are shaped by a combination of physical, economic, social, and political factors. The chapter explores how land use patterns reflect and influence economic development, environmental sustainability, and social equity, highlighting the trade-offs and synergies between different land uses. More so, effective land allocation is essential for ensuring that land resources are used efficiently and equitably, supporting sustainable development and social stability. This chapter provides a foundation for understanding the complex interplay between land tenure, land use, and land allocation, and their collective impact on the well-being of individuals, communities in the LLB town.

4.1 Land tenure System

Land tenure system represents the system of land holding practice of any community as governed by its culture and laws (ODRS Land Use and Land Management Plan 2006). Before the colonial period the whole of Zimbabwe was made up of communal/tribal land.

However, when the country was colonized two other land tenure categories were introduced state land and freehold land. Zimbabwe has three land tenure systems, namely tribal (communal), state and freehold land. The main distinctions in these land tenure systems are in their title holdings and authorities responsible for their administration. Communal land is owned by tribal authorities in trust for communities since it is communally owned and they perform land administration functions which include the granting of usage rights. On the other hand, the allocation of the state land is on Fixed Period State Grant (FPSG) basis. Freehold land is freely and wholly owned by individuals and held in perpetuity.

Figure 4.1: Occupation Documentation Held by Residents



All the land within the jurisdiction of the town falls under the Lupane Town Board. The Local Board is responsible for administering state land under its area of coverage. As shown in figure 4.1, only 24% of the sample hold title deeds, 26% hold allocation letters whereas 50% hold agreement of sales. This shows that there are high instances of property sales in Lupane as shown by high cases of holding of agreement of sales.

4.2 LLB's Form and Structure

The main Bulawayo – Victoria Falls road as well as Bubi river all serve as structuring elements which have shaped the morphology of Lupane. In terms of forms and structure, Lupane can be described as a mixture of tradition and modernity. This is because some of the older parts of the town show the traditional structure found at the core of most villages in Zimbabwe. Within this traditional set up there are several buildings on each stand, resulting in plots being intensively utilized. However, the traditional structures are increasingly becoming obscured as a result of redevelopments and new developments which are displaying modernity and have been planned in accordance with urban development standards and characterized by grid iron and cluster layout plans. The town and its neighbourhoods are now shaped by Physical Planning layout designs and land allocations are now based on the approved layouts while construction is based on approved plans by the town board. Notwithstanding this mixture of tradition and modernity, distinct zones are discernible in Lupane. A major commercial node has developed in the town which is centrally located. The road to the Das camp and linking Nkayi and Gokwe passes through the frontage of some shops. The commercial node is made up of commercial shops, market stalls, temporary bus rank, municipal beer hall, butcheries, bottle store and a garage. West of the Bulawayo – Victoria Falls road is the new commercial and industrial area. Institutional zones are equally defined, encompassing the Welshman Mabhena Complex, Civic Centre, and hospital amongst others.

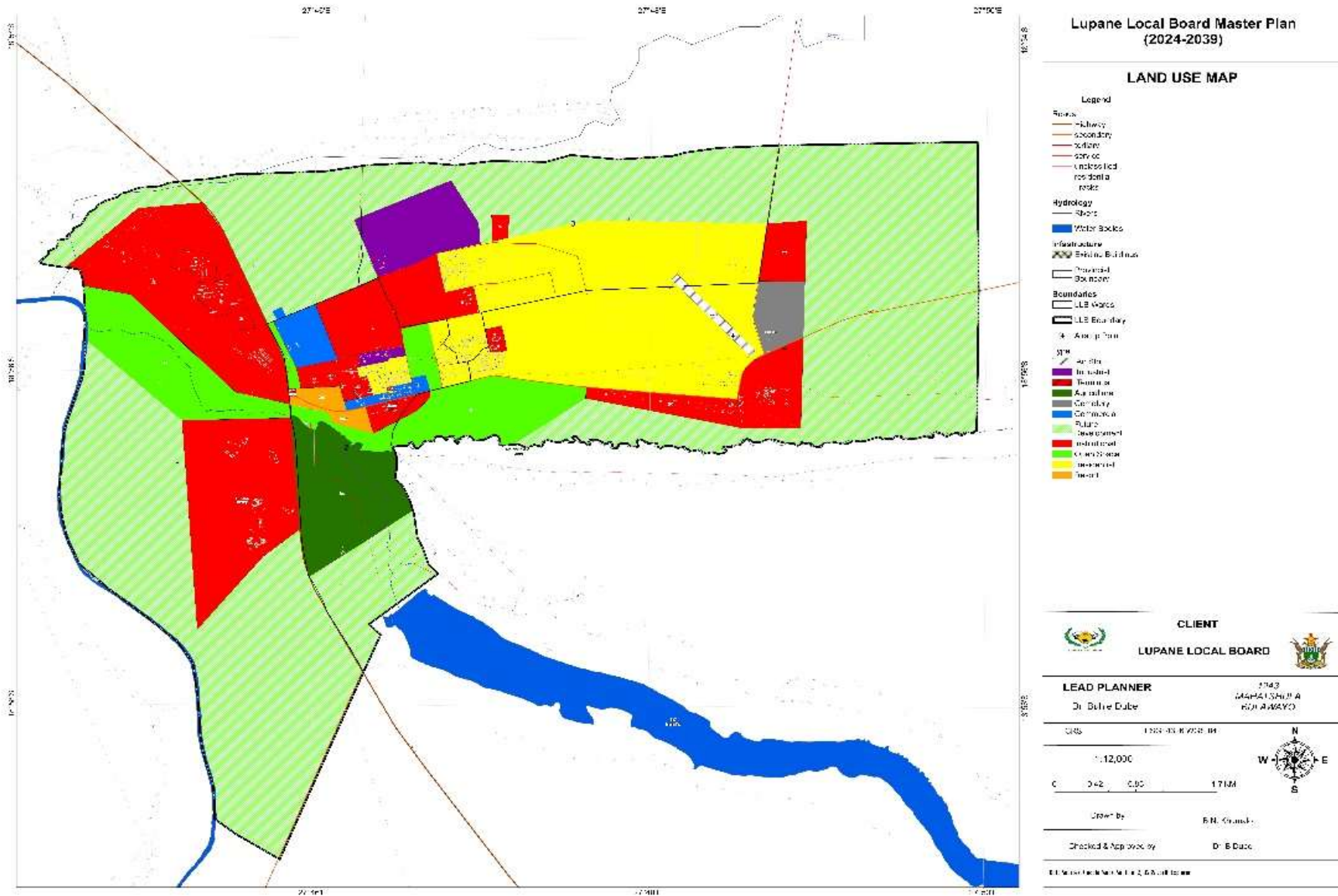
A distinct feature of LLB town's form is that it is a compact settlement in terms of density and developments as opposed to a dispersed settlement pattern which results in urban sprawl. The compact nature of Lupane is an advantage in the sense that the provision of infrastructure becomes more cost efficient. The main road into Lupane from the Bulawayo – Victoria Falls road leading into the town serves as the main activity corridor.

With developments in Lupane such as declaration of the provincial capital, granting of urban status as the relocation of some departments of Lupane State University to Lupane, the commercial sector and rapid population growth, Lupane has assumed an urban character. Urbanisation is even going to intensify with the complete relocation of Lupane state university and all the provincial offices which is going to transform the character and outlook of Lupane. As a result, innovative approach to planning which will entail utilization of urban design principles and concepts will need to be adopted in Lupane. At the moment the town lacks a distinctive local character as there are no building of architectural or historic interest and purpose built landmarks. These are some of the issues that need to be addressed at the planning stage, as Lupane given its status as a provincial capital needs to be planned as an Urban settlement.

4.3 Land use dispositions and land use practices

Map 4.1 depicts the existing land use dispositions in Lupane. An analysis of the existing land uses from a spatial point of view and in terms of land use practices is being undertaken with a view of identifying land use conflicts and issues as well as the various spatial development activities, potential and opportunities. The findings from such an analysis will assist in making informed decision about the identified land use conflicts, issues and taking advantage of spatial development potentials and opportunities when it comes to formulating development proposals.

Map 4.1: Land use Disposition in the LLB Town



As shown on map 4.1 the land use dispositions within LLB town is such that the land uses such as the DA's camp, the police station, air strip and new industrial and commercial are located to the North and Western part of the planning area. The railway line traverses the planning area to the east in a north-easterly direction. To the South of Lupane, Lupane State University is located. The town has a land coverage of 39.8sq.kms.

Generally, within the wider planning area, there are no major identifiable land use conflicts as there is a distinct separation of major land use activities. The major issue of concern are the constraints to physical developments as represented by rivers and flood plains, physical constraints and the railway line running through the area.

4.4 Existing Land Uses

The existing land uses in Lupane are depicted on Map 4.1. In statistical terms, table 4.1 shows the various land use categories and their estimated sizes. Open spaces dominate the land uses as it measures 1286ha which means that LLB still has more room to expand. The smallest land use category is the terminus which measures just 1.2ha. Residential use covers 539ha which is 156.9% of the total area.

Table 4.1: Existing Land Uses and Total area within LLB

Type	Area (Ha)
Air Strip	16.0
Industrial	87.0
Terminus	1.2
Agriculture	170.8
Cemetery	40.4
Commercial	39.0
Institutional	992.3
Open Space	1286.5

Residential	539.0
Resort	20.7
Total	3192.8

In terms of number of stands per land use, LLB has a total of 4975 planned stands of different categories as shown in table 4.2. with the housing having the highest number of stands which stands at 4694 planned stands constituting 94.35 percent of the total of 4975 planned stands. Even though, only 2857 residential stands developed.

Table 4.2: Current Stands Data Base for LLB

HIGH DENSITY RESIDENTIAL	Planned	DEVELOPED	TOTALS
Mtshibini	595	510	
Mtshibini Ext	974	0	
Lobhengula	2144	1861	
			3713
Medium density			
Kusile	171	171	
Mtshibini	178	169	
Mtshibini Ext	300	3	
Gvernment property	132	132	
			475
LOW DENSITY RESIDENTIAL			
Elitsheni	200	11	200
Sub total	4694	2857	
COMMERCIAL			
Kusile	80	78	
Lobhengula	29	13	
Mhlahlandlela	90	12	
Kusile-Lodges	7	3	
			206
INDUSTRIALS			
Kusile -Light	13	10	13
MHLAHLANDLELA			
Light	20	0	
Heavy	34	7	

Institutional	8	0	
			62
TOTAL	4975	2980	4669

Source: LLB, 2024

4.5 Residential Land Use

Residential land use in Lupane is concentrated near the commercial node and the DA's camp. As a major land use in the town with a total of 4694 planned residential lots, the town is very compact as there is no evidence of sprawling. The existing residential plot sizes on the average range between 200m² – 1600m² (more in some instances) for those stands which have been demarcated and allocated. Most of the residential houses are self-built and these are complimented by institutional houses in schools and those for Government and Local Authority officials.

4.6 Residential Stand Sizes of LLB Residential Areas

Field surveys undertaken estimate that about 2857 residential stands have been developed in the town. These developed stands fall within 3 suburban categories. These are high, medium, and low-density suburbs. In Lupane town, high-density suburbs are made up of 200m² whereas medium-density suburbs measuring 500-600m² and low density suburbs measure 1600m².

Table 4.3: Minimum Stand Sizes per Density Type in LLB Area

Name of the area	Minimum stand size (m2)
Mtshibini High density	200
Mtshibini medium density	500
Lobhengula High density	200
Lobhengula Medium density	600

Kusile medium density	450
Elitsheni low density	1600

Source: LLB, 2024

4.7 Commercial Land Use

There are currently 206 stands which have been designated and allocated for commercial use in Lupane town. All of these stands are developed. The following land use structure was noted in Lupane:

- i. There is one commercial node which constitutes the old part of the town, located in the northern part of the town and the new commercial node which is located behind the Welshman Mabheha Complex. Only the commercial node at the old shopping mall has a high concentration of varieties of shops including retail, supermarkets and banks amongst others.
- ii. Other commercial activities in Lupane are the bus rank, and beer hall opposite the old mall. These areas are dominated by hawkers and vendors (informal sector activities).
- iii. Informal sector commercial activities take place mostly in areas not designated for commercial use and operate from temporary and makeshift structures not designated as commercial outlets in terms of having all the required sanitation facilities. However, the contribution of the sector to the local economy is acknowledged in terms of employment creation and supply of goods and services to the community. Perhaps what is needed is to ensure that the sector operates in an organized and regulated manner.

From the above, it is evident that commercial activities in Lupane take place mainly along the main routes, activity nodes and in residential areas to take advantage of threshold and accessibility. In terms of issues and concerns as they relate to commercial land uses at the old shopping centre, it is noted that access and proper building orientation. Commercial

activities identified in Lupane range from general, supermarkets, restaurants and takeaways, bottle stores, bars, street vending and hawking to banking.

4.8 Civic and Institutional Land Use

Civic and community land uses in Lupane cover an area of 992.2 hectares with educational facilities taking up most of the land. Other land uses which constitute civic and community are health facilities, day care centres, cemeteries, police station, institutional facilities like offices, churches, post offices and the prison. The provision of civic and community stands is not sufficient to meet demand as evidenced by applications for special consent from residential to civic and community land uses such as daycare centres and offices and the fact that some churches operate from residential houses.

4.9 Industrial Land use

There are two industrial areas in Lupane – the oldest being the Kusile light industry that stretches from the Council offices and Mhlahlandlela new industrial area that is located behind the provincial offices off the main Bulawayo – Victoria Falls road. The industrial areas have a combined land area of approximately 88 hectares with a total of 67 stands. The major industrial areas in the old industrial area are the MLGPW&NH offices, warehouses and industrial incubators. There is no development in the new industrial area except the grain marketing board. The new industrial area has been designed based on the new design concepts and hence there is small-scale, medium scale and large-scale industrial categories. A major issue with the industrial areas is that there is not enough servicing especially in the new industrial area as the majority of internal roads have not been tarred, no electricity, water and sewerage.

4.10 Agricultural Land Use

Within the planning area, the major agricultural activities covering a total of 170 hectares

are being undertaken along the Bulawayo – Victoria Falls road by Lupane Women Centre and LSU and at the University farm. The activities being undertaken are growing of vegetables, chicken rearing and maize is planted during the rainy season. Most of the residents own ploughing fields in the communal areas outside the planning area.

Agriculture practice is not well developed in Lupane, though it is common for households to grow vegetables within their plots on a subsistence basis as well as rear poultry and small stock. This has resulted in small stock roaming and grazing within the town. However, the number of domestic animals roaming in the town has been greatly attributed to the fact that the town is surrounded by communal areas. Strategies for improved agricultural practices in the planning area must be formulated within the constraints of soil suitability for arable agriculture. This will be addressed at the plan proposal stage.

4.11 Applications for Special Consent

Applications for changes in land use from one land use category to another are a common feature in the development process. With the rapid rate of developments and speculation taking place in Lupane, the number of such applications over the past 5 to 10 years has been on the increase. Applications for special consent are a concern to Local Authorities as such applications may have negative impacts on existing infrastructural services and adjoining properties. However, on the other hand, applications for special consent are a reflection of market demand and the shortages of certain categories of land use. As a result, there is a need for a balancing act and flexibility when dealing with such applications.

Table 4.4 shows applications for change of use which have been received by the Lupane Local Board. According to council records, 7 properties have been illegally converted from residential to other non-residential uses with the domination of office uses. Some of the likely impacts of changes in land use include:

- i) Intensification of stand usage which can lead to increased densities.

- ii) Depletion of available housing stock (in case of residential to civic and community or commercial)
- iii) Social impacts (in case of residential to Lodge or guest house)

Table 4.4: Applications for change of use (2019 – 2024) in LLB

Type of change	Total	Approved	Ongoing process	Rejected
Residential to commercial	3	1 surgery	2	0
Residential to multi family	1	0	1	0
Civic to community	nil	nil	nil	nil
Illegal change of use	7	nil	nil	nil

Source: Lupane Local Board, 2024

CHAPTER 5: POPULATION CHARACTERISTICS AND ECONOMIC PROFILE

5.0 Introduction

This chapter consists of two sections. The first section deals with the population characteristics in terms of structure, composition and growth trends, migration and population dynamics generally. The second section deals with the economic profile of Lupane's main economic activities and an analysis of the economic growth patterns and potential, labour force, employment and unemployment as well as poverty. The purpose of combining the two sections is to link the two with a view of assessing their implications for the future growth and development of Lupane. The analysis of the demographic characteristics of the settlement is based on the population and housing data of the last two censuses of 2002 and 2012.

5.1 National Population Policy

The National Policy of 1998 principally addresses the critical issues of growth structure and characteristics of Zimbabwe's population and provides strategies to influence them in a manner conducive to the attainment of sustainable human settlement development. The ultimate goal of the national population policy is "to achieve higher standards of living of the people through influencing population variables and development trends in desirable directions which can contribute to the achievement of economic, social and other collective goals of the nation". The relationship between population and development is clearly outlined in the national policy as well as the linkages between population and development.

5.1.1 The Objective of the Policy

- i. Reducing population growth to be in tandem with the rate of development.
- ii. Ensure that the human factor is central in all development plans at all levels of planning
- iii. Achieve a more even distribution of the population between rural and urban areas and within rural areas.
- iv. Promote attitudinal change and reinforce responsible sexual behaviour.
- v. Provide adequate clinical management and social support for those affected and infected by HIV/AIDS/STI.
- vi. Reduce the spread of HIV/AIDS/STI.

Results from the recent population census indicate that Zimbabwe annual population growth has declined to 1.1 in 2 (Zimstats 2012). This may be attributed to socio economic development, successful family planning programmes and the HIV/AIDS pandemic. The national Population Policy puts a lot of emphasis on the relationship between population growth, poverty reduction, human resource development gender equality and empowerment, environmental conservation and sustainable development. As a result, population statistics is seen as tools for decision making in planning for all sectors of the economy ranging from education, health, housing, labour force and employment.

5.2 Population Growth Trends and Migration

During the past two decades Lupane has been growing steadily in terms of population size. Since its declaration as a provincial capital, the town has been experiencing gradual population increase. The LLB town constitutes of ward 15 of Kusile RDC. However, the general picture is that of an increasing population at a fast growth rate. This has been compounded by the relocation of some faculties of Lupane State University to the town.

5.2.1 Population Growth Trends

Like any other district in Zimbabwe, the determination of the population development of LLB area is undertaken by ZIMSTAT and is documented in a census report. For purposes of this master plan, the trend of LLB's population and other related demographic information will be analysed from year 2012 to year 2022. These chosen years are census years in Zimbabwe. The snapshot of the population trend of LLB shows a progression of population increase as would be shown in the following subsections.

Table 5.1: Demographic Characteristics of the Planning Area Over Years

<i>Geographical area</i>	<i>Census Period</i>	<i>Male</i>	<i>Female</i>	<i>Total</i>	<i>No of Households</i>	<i>Ave. Household size</i>
Zimbabwe	2022 Census	7,289,558	7,889,421	15,178,979	3,818,992	4
	2012 Census	6 280 539	6 780 700	13 061 239	3 059 016	4.2
Matabeleland North Province	2022 Census	400,188	427,438	827,626	199,427	4.2
	2012 Census	359 173	384 698	743 871	173 323	4.3
LLB	2022 Census	3,778	4,446	8,224	2,205	3.7

	2012 Census	2 978	3 193	6 171	1 388	4,4
--	----------------	-------	-------	-------	-------	-----

Source: ZimStat, 2012, 2022

To understand the population growth trends, the interrogation of prior places of residents as shown in table 5.2 indicates that 61.29% of the interviewees previously stayed outside LLB and KRDC whereas 21.53% previously stayed outside of LLB but within KRDC and 1.85% stayed outside of the country. This shows that immigration accounts for over 80% of LLB population growth.

Table: 5.2: Prior place of residence scenario

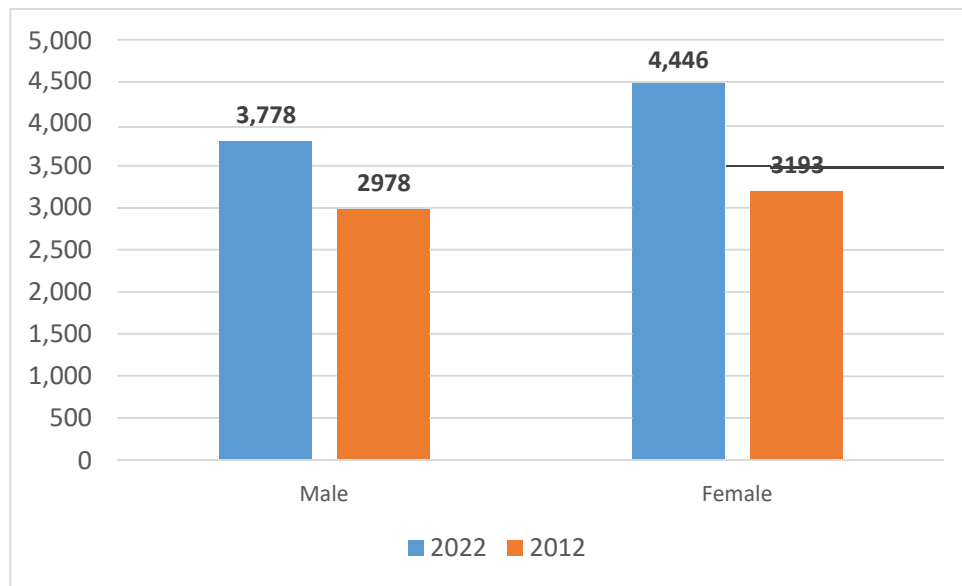
Value	Frequency	Percentage
within Zimbabwe (outside Lupane district)	464	61.29
within Lupane district (rural)	163	21.53
within Lupane urban	134	17.7
Outside Zimbabwe	14	1.85

Source: Fieldwork, 2024

5.2.2 Population Composition and Characteristics

The following paragraphs highlight the age-sex structure, composition and other characteristics of Lupane to show how these demographic features relate to socio-economic development in the area. Just like the national population structure as shown in figure 5.1, there is a dominance of females over men, Lupane shows the same structure.

Figure 5.1: LLB Demographic structure



Source: ZimStat, 2024

From all the foregoing it is evident that Lupane has a youthful population and this has planning implications in the sense that the plan proposals should make provision for economic development, an adequate number of schools, sports and recreational facilities as well as clinics

5.2.3 Population Distribution and Densities

Population distribution in the LLB planning area is heavily skewed in favour of high-density suburbs of the town. Other localities such as St Luke's, Jotsholo and Gwayi have higher population densities but generally most of the localities within the LLB fringes have small groups of homesteads with small populations.

5.2.4 Economic Structure and Base

The town was established as an administrative centre and has remained as such to date.

Lupane's economic base can be said to be anchored on commercial enterprise, formal sector employment in the public sector and to a very marginal extent on arable agriculture. The economic base and structure of Lupane cannot be described as strong at the moment but there is potential of the planning area being transformed into a viable economy. Government emphasis is on economic diversification and value addition. There is potential in the exploitation of gasses in Kusile District whose trickledown effect can be enjoyed in LLB.

Economic structure and activities vary at the individual and household level in response to variations in access to resources, capital and labour. The details of the fore going are discussed below in the section dealing with economic activities and economic growth patterns.

5.3 Economic Activities and Growth Patterns

Generally, there has been an improvement from activities that offer traditional goods and services to modern ones. For example, within the retailing sector, there has been an expansion from simple general dealerships to supermarkets. Commercial banking has also become a notable feature and the hospitality industry has become a notable feature in the form of guest houses. The informal sector is also an important sector in the economy in the face of these formal sector enterprises and a declining economy to cater for the increasing labour force. The development of the above scenario has implication such as a strong potential for further economic development as supportive services exist. The presence of too many small enterprises, especially in the retail sector risks overtrading. In addition, the introduction of retail giants such as Zapalala who enjoy economies of scale and backup capital poses a further threat to the survival of the smaller indigenous-owned enterprises.

The informal sector due to its vibrancy provides an avenue for self-reliance, employment creation, and poverty reduction and could serve as a tax base. However, institutional, financial and training frameworks may need to be considered to nurture it.

Lupane is strategically located in the region to attract investment through strategic campaigns for the establishment of industries such as: beverages; livestock, fish grains, vegetables as well as other products from ARDA irrigation scheme – Jotsholo. The irrigation scheme should consider assisting farmers with the construction of a wholesale market for farmers to sell their produce.

5.3.1 Current Economic and Employment Patterns

Most of the cash income is derived from employment, pensions and rent. This is applicable for both male and female-headed households. However, this pattern underlies the fact that remittances may contribute to household income, work-related sources and investments ultimately constituting important means for social security. Therefore, work-related strategies should be given priority in future planning efforts. Table 5.3 below shows the existing situation with regard to reasons for residing in Lupane town.

Table 5.3: Reasons for Residing in Lupane Urban

Value	Frequency	Percentage
Employment	340	44.91
Born and bred in Lupane	298	39.37
In search for market for self-employed business	94	12.42
Education (Other Schools)	41	5.42
Education (LSU)	17	2.25

5.3.2 Occupations

Table 5.4 below shows the occupational stratification in which the majority of the interviewees, that is 452, which is about 60% are formally employed. On the other hand, 275 are self-employed. Self-employment included informal trading, tire mending, sewing, transporting goods and people among other menial jobs. The formally employed have stable incomes whereas the self-employed have erratic and low incomes.

Table 5.4: Occupation Situation in LLB Area

Value	Frequency	Percentage
formally employed	452	59.71
self-employed	275	36.33

Source: Fieldwork Survey, 2024

5.3.3 Types of Industries

The industrial profile of Lupane is dominated by wholesale/retailing and the public sector which mainly constitutes of public administration; education; health and social work, community, social and persona activities. Economically these are classified as non-basic service activities that do not generate growth. As a result, the importance of basic or productive sectors such as manufacturing, mining and quarrying and construction needs to be expanded in the planning area.

5.3.4 Poverty and Poverty Alleviation Programmes

Whilst it is acknowledged that poverty is also evident in LLB town, no humanitarian actors running any poverty alleviation programmes in Lupane town. The partners are only active in the rural wards of KRDC.

5.4 Economic Viability Assessment of the Planning Area

Economic viability is very key for an emerging urban settlement like LLB town.

5.4.1 Investment Prospects and Constraints

5.4.1.1 Regional growth patterns

Due to rapid economic growth in the 1970s and early 1980s, the pattern of settlements has changed rapidly with a growing concentration of the population around the major town and cities. The concentration clustered included settlements in the Harare, Bulawayo, Gweru and Mutare.

Bulawayo is the largest settlement in the Matabeleland region and it has enjoyed growth and development over the years due to its role as the second-largest city in the country, administrative capital of Matabeleland and most industrialised city in the region. This has accorded it a wide range of commercial, educational, health, training and industrial manufacturing facilities that offer employment opportunities. In the early 1990's the declaration of Lupane and other nodes which had a growth potential resulted in the area being declared a growth point. Its status was later upgraded in 2007 when it was declared the provincial capital of Matabeleland North. Added to the above developments are its locational advantage as a junction settlement and abundant natural resources within the urban periphery.

5.4.1.2 Accessibility: national, regional and international

Investors usually consider accessibility to markets and input material and production inputs of production before setting up a business. The strategic location of Lupane provides a basis for potential investment and growth in terms of easy access to local, regional and

international markets and services. Settlements which are along major roads seem to be attractive to investors and people due to the fact that such routes cut through the main market centres resulting in reduced travel costs and time. Lupane town is nodal as it is strategically located along a major national road. It is connected by the national road network that runs from Bulawayo to Victoria Falls. Another Link connects Lupane to Gokwe as well as Lupane to Tsholotsho. The established communications have strengthened the town regional relationship with Bulawayo, Victoria Falls – the other major national urban centres and the neighbouring Republic of Zambia and Botswana through Kazungula.

A railway link runs parallel to the Bulawayo – Victoria Falls road and provides rail link to Zambia and South Africa. The main potential of the rail network is its use for freight cargo and industrial products. Currently the challenges being experienced in the operationalisation of the NRZ and infrastructure is a major threat to its full utilisation. The settlement has an airstrip. However, air transport is not popular because of its high cost, lack of facilities and poor accessibility during the rainy season. In order to complement transport services and attract investors, air transport is essential.

5.4.1.3 Utilities

Services and utilities are important to any potential investors. The declaration of Lupane as a provincial capital has to be accompanied by decentralisation of human resources, services and improvement of physical infrastructure. It is eligible to higher levels of infrastructure provisions such as roads and electricity. The town is supplied directly by Water Utilities Corporation.

Reliable power supplies are essential to sustain commercial and industrial activities. The institutionalisation of Tel One will spearhead the liberalisation of the telecommunication sector. Currently three private service providers namely; Econet, Net One and Telecel have been licensed to operate throughout the country.

5.4.1.4 Land and land based resources

There is need for accelerating the servicing of land for commercial, industrial and residential purposes. Success in attracting foreign investors and promoting local investors will depend on the creation of a suitable investment climate namely the provision of serviced commercial and industrial plots at affordable prices, affordable utilities such as power, water, telecoms, better social services such as health, education and recreation. Land servicing lags far behind land allocation and the process is too slow

The importance of the informal sector for employment creation is appreciated, e.g. accommodated at the temporary bus rank.

Tourism is the most underdeveloped sector and yet apart from scenic-based tourism, the sector could diversify the tourism product to ecological, recreational and cultural tourism.

5.4.2 Unemployment and Employment Creation

The economically active population in Lupane is however increasing more rapidly than the number of formal and informal sector jobs available. The bulk of the unemployed are school leavers and some dropouts (Out of school youths and Form 2 dropouts). The youth constitute a large percentage of the population and are hard hit by problems such as teenage pregnancy. Only a fraction of the youths proceeds to institutions of higher learning. As a result, there is a serious problem of unemployment affecting the out of youths without any employable skills. Table 5.5 shows the employment situation in Lupane CBD. Most businesses, that is over 63%, have a workforce composed of 1-3 personnel. However, some business operators are employing between 4 to 6 and over 6 employees.

Table 5.5: Workforce Sizes in the CBD

Value	Frequency	Percentage
1-3	78	63.93
4-6	21	17.21
over 6	19	15.57

Source: Fieldwork, 2024

A major comparative advantage that Lupane is going to enjoy and thus boost its economic viability has to do with the relocation of Lupane State University. Its impacts will transform the economy and outlook of Lupane. Table 7.6 shows the LSU student population over the years.

5.5.3 Implications of The Population Characteristics and Economic Indicators for Developments in the Planning Area

From the presentations and analysis in the preceding sections of the chapter, it is apparent that the planning area has a young population in terms of composition. This means that the focus of the plan should be amongst others to meet the requirements for the provision of health, education, recreation and creation of employment opportunities in the planning area. Another important characteristic of the population which has implications on unemployment and poverty levels is the proportion of the population which is economically inactive. With such high rates of unemployment, strategies which are aimed at employment creation in the town should be given high priority.

The population in the town has been on a steady and rapid increase in the past decade but the rates of physical and economic developments have not matched this growth in population. The focus should be how to accelerate physical developments in an orderly fashion as well as the provision of adequate infrastructural services which may act as pull

factors to Lupane in order to stimulate economic growth through the attraction of investments.

The high rates and levels of poverty as measured by unemployment rate in the planning area also has implications in terms of economic growth and development in the area. With high rates of unemployment, it means the dependency on family members is high which in turn means low productivity in the local economies. The above scenario has the effect of slowing the pace of economic growth and development of the town if not properly addressed.

CHAPTER 6: HOUSING

6.0 Introduction

This chapter presents study findings on LLB housing characteristics and living conditions focusing on the following a) tenure status b) characteristics of dwelling units c) household energy use d) water, sanitation and hygiene, and e) access to information communication technology. The chapter starts by reviewing policies and the legal framework that inform housing development in Zimbabwe.

6.1 Institutional Framework for Housing Delivery

The government has put in place an institutional framework for housing delivery through the creation of some structures and institutions which have been created whose responsibilities focus on various aspects of housing developments and the housing sector in general in all parts of the country. This section provides a review of institutional, legal and policy frameworks. The framework impinges on housing development in urban areas. Below is the institutional framework:

6.1.1 Housing Policy- The National Housing Policy of 2012

The National Housing Policy of 2012 provides universal guidelines and strategies for housing provision in Zimbabwe. It contains the policy vision, objectives as well as strategies; which were informed by stakeholder participation. Basically the housing policy sets out in clear terms, the government's long term goal of ensuring that everyone has access to safe. The policy recognizes the scarcity of residential land in Zimbabwe's urban areas as well as

an ever increasing gulf between urban housing demand and supply (section 57). As a result, the housing policy's vision statement is “a nation with sustainable housing”, which is in line with its objectives as manifested by endorsing densification in urban development to minimize costs, pointed out in section 58(4).

6.1.2 Zimbabwe National Human Settlement Policy

The development of sustainable settlement is partly determined by a sound human settlement policy. Zimbabwe National Human Settlement Policy (ZNHSP) provides the necessary guidance as it addresses several human settlement aspects in Zimbabwe including the planning and management of human settlements, economic development and regulation of settlements, management of land and housing administration, social inclusion in settlements, environmental and climate change considerations in settlements, and institutional arrangements for the implementation of the policy in the development of settlements. ZNHSP is guided by and seeks to frame implementation of the relevant aspects of Agenda 2030 (Sustainable Development Goals), the African Union's Agenda 2063¹, Zimbabwe's Vision 2030 (of an upper middle-income country), the national Constitution (Amendment No. 20 of 2013) and resilience frameworks.

6.1.3 Local Authority- LLB

Local authority services make a significant contribution to the physical, cultural, social and environmental development of communities and include housing, planning, infrastructure, environmental protection and the provision of amenities and recreation and community infrastructure. According to the RTCP Act, local authorities (RDC included), are required to prepare a master plan for the area under their jurisdiction including management of land use planning and development. Local authorities are the custodians of development in their areas' jurisdiction.

6.1.4 The Ministry of National Housing and Social Amenities

The Ministry of National Housing and Social Amenities (MNHSA) is mandated to spearhead the formulation and implementation of policies in the housing delivery sector. The ministry is also a key player in the provision of adequate housing and social amenities to the citizens. Its mission is to ensure the provision of human settlements in a coordinated and sustainable manner through the facilitation and promotion of functional housing and social amenities for all Zimbabweans. The ministry envisions the development of modern and affordable human settlements for Zimbabweans by 2030.

6.1.5 Property development industry and housing cooperatives

The property development industry plays a significant role in housing development in Zimbabwe. These companies mainly focus on construction of properties and will have to comply with the Regional, Town and Country Planning Act (Chapter 29:12) and other engineering doctrines to be free of legal risk. Property developers generally provide for housing in mass though they can attend to individual housing projects. The property development industry is one industry that is worth mention when it comes to housing development and provision in Zimbabwe. In the same vain, housing cooperatives in Zimbabwe have helped in improving access to housing by the poor and low-income earners. In their effort to ease affordability, they are known to have been operating in cities.

6.2 Legal Framework

In the context of urban and regional planning, the legal framework encompasses a range of legislation and policies that guide land use, development, and environmental management. These laws dictate how cities and regions are planned, how infrastructure is developed, and how natural resources are conserved. They also establish the institutions and procedures for implementing planning decisions and resolving disputes. Understanding the legal

framework is essential for planners, developers, and policymakers, as it sets the parameters within which they must operate. It ensures that development is carried out in a manner that is sustainable, equitable, and in the public interest.

6.2.1 Circular Number 70 of 2004

Circular Number 70 of 2004 stipulates that minimum stand sizes for low-cost or high-density housing range from 70 to 200 square metres (previously it ranged from 150 to 300 square metres). Stand sizes ranging from 70 to 89 square metres apply to semi-detached and terraced housing only, and 90 to 200 metres apply to detached housing. The development of low-cost and middle-income housing only constitutes (accommodates) a single family with no outbuildings permitted on the stands. Low-density or high-cost housing plots range from 800 and 2000 square metres. Larger stands can have on-site sewage treatment. Moreover, all urban centres should reserve 10 percent of their land for medium and high-rise flats in residential areas close to the city/town centre, except where there are waivers granted by the Director of Spatial Planning and Development; and 5 percent for garden and four-storey flats in other medium cost residential centres. In a bid to reduce servicing costs, particularly in the case of high- or low-density housing schemes, access roads in the high-density areas are to be appropriately graveled with a cross gradient of about 5 percent. In line with housing development, the circular recognizes gravel roads with, where possible, dish drains, piped culverts, to reduce costs. It is a standard requirement that all stands are to be connected to a reticulated water supply network. Walls can be constructed of burnt clay brick or block, cement bricks or blocks and stabilised soil bricks or blocks. Burnt farm bricks, as approved by the Department of Public Works, can be used for the construction of single-storey buildings. Recommended roofing materials include asbestos sheets, clay tiles, and zinc.

6.2.2 Model Building Bylaws

The law stipulates that no building shall be undertaken without approval of the local authority. It further clarifies on colours to be used on the plans, and requires building and

sewerage work to follow approved plans. Chapter 10 section 2 sets down the dimensions of habitable rooms to be adhered to. It further states that every habitable room shall have a clear height of not less than 2.1 metres; that in all habitable rooms except kitchens the minimum floor area shall be 7 square metres measured exclusive of immovable objects such as columns, built-in cupboards, and such minimum floor area shall have a minimum width dimension of 2.1 metres. Section 50 of Chapter 2 recommends the testing of any new building material by the LA before it is used in residential or commercial construction. In addition to this, Chapter 6 section 13 subsection (c) stipulates that for all rectangular pattern slates, the minimum roof slope or pitch shall not be less than 17 degrees. This standard has proven to be suitable for tropical grasslands in particular. Section 58 of Chapter 2, which gives room for possible departures or deviations from the provisions of the Model Building Bylaws, where necessary.

6.2.3 Urban Councils Act Chapter 29:15

Chapter 29 of the Urban Councils Act of 2015 stipulates how urban Councils should manage and distribute land in urban areas. The Urban Councils Act makes it possible for municipalities to make the best use of financial and material resources within their surrounding area. The Act thus specifies how local authorities manage their operational structures.

6.2.4 Regional, Town and County Planning Act Chapter 29:12

In Zimbabwe, physical development is guided and directed by planning and implementation instruments that are grounded in the preparation of spatial plans that specify intentions and uses. The Regional Town and Country Planning (RTCP) Act (in Part IV) provides for the preparation of master and local plans designated for comprehensive development, redevelopment and improvement. The RTCP Act regulates housing provision through the development control provision. Control of development is provided for in Part V of the Act.

Generally, in terms of the RTCP Act, a permit is required before any development or change of use of property is undertaken. A permit takes the form of a written document stating the purpose for which it is granted.

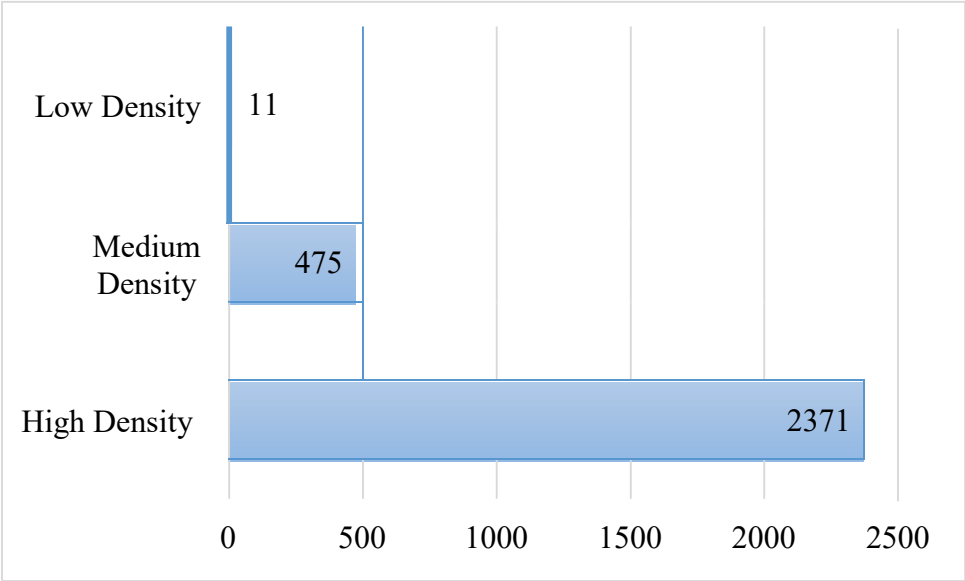
6.3 Housing Situation in LLB

This section looks into the housing stock and demand situation in the planning area.

6.3.1 Housing Stock and Housing Demand

The study shows that LLB’s planned residential stands are 4694 of which the developed residential stands are 2857 constituting the total housing stock. The highest category of planned residential stands is high density which is 1600 in total, followed by 1550 in the medium density category. The lowest category in the residential stands in LLB is the low-density suburbs with a total of 400 stands. Table 6.1 and Figure 6.1 depicts the housing lots scenario in LLB.

Figure 6.1: Housing Stock in LLB Area



Source: LLB, 2024

The housing stock in Lupane is characterised by the following housing types of dwelling units;

- i) **Modern Houses** – these are standard houses which are reflective of higher income ownership. The houses are characterised by durable building material such as cement blocks and in most cases have corrugated iron roofing sheets and they vary in sizes though most of them have more than one room. Areas where most of the houses have been developed are serviced in terms of water supply and electricity.
- ii) **Institutional Housing** – these constitute of staff housing units which house central, local government and parastatal officials. The houses are usually of good standard with brick walls or tile roofs and there is infrastructure provision. Institutional housing where possible is mostly located close to the institutions that they serve such as the local authorities, schools, police stations and clinics amongst others.

Most of the households in Lupane acquire housing units through several ways though provision is mainly by Government, Local Authorities and individuals. The self-built (owner-occupied) constitutes the dominant mode of acquiring residential accommodation within the town. The other large category of households is occupying institutional housing which is attributed to the status of Lupane – provincial capital and hence there is a large pool of central and local government officials. The local government officials are relatively many in Lupane due to the existence of two local authorities within the jurisdiction of the town.

Table 6.1: LLB Housing Stock

High Density Residential	Planned	Developed	Totals
Mtshibini	595	510	
Mtshibini Ext	974	0	
Lobhengula	2144	1861	

			3713
Medium Density			
Kusile	171	171	
Mtshibini	178	169	
Mtshibini Ext	300	3	
Gvernment Property	132	132	
			475
Low Density Residential			
Elitsheni	200	11	200
Sub total	4694	2857	

Source: LLB, 2024

6.3.2 LLB Housing Demand

LLB housing demand can be understood by analyzing active waiting list for land in the LLB town area. Table 6.2 shows that residential applications top the list of land demand in LLB town.

Table 6.2: Active waiting list situation in LLB [2024]

Category	Total
Residential	597
Commercial	51
Industrial	14

Source: LLB, 2024

LLB houses are composed of modern houses which are typically urban by standard and choice of building materials. All houses in LLB area are modern and they are built according to a set of regulations and policies described in the housing development framework section. Urban houses are organized into high, medium and low density suburbs. By way of stand sizes, housing units in high density suburbs are generally the smallest as compared to medium and low density suburbs. The medium suburb houses, like the work medium

denotes, are slightly bigger than the high density housing units and are lower than the low density suburbs which, by virtue of stand sizes, are the biggest. Even though, DA's compound houses are very old (see pic 6.1).



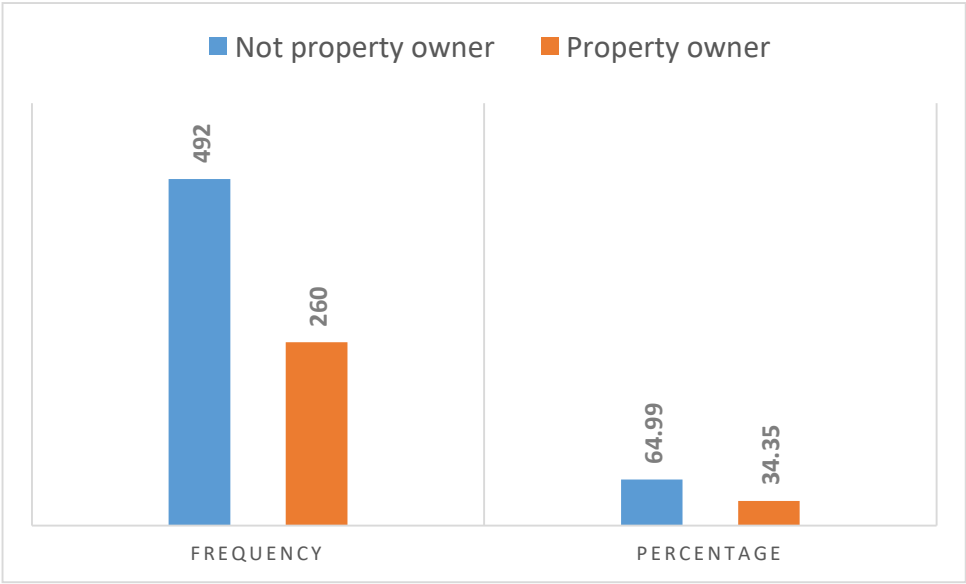
Plate 6.1: Dilapidated Housing Units at the DA Compound

Source: Fieldwork, 2024

6.3.3 Land Tenure Status in LLB Urban

Of the total sample drawn from LLB, 64.99% of the residents are not the property owners whereas 34.35% own properties in which they reside (see figure 6.2).

Figure 6.2: Property Ownership Status in LLB Area



Source: Fieldwork, 2024

More so, the dominant housing occupation status observed across LLB was ‘rented/leased’. A total of 261 households, constituting 34.48 percent of the total, occupied the houses as tenants. This was followed by ‘company house’ status, with a total of 107 households, constituting 14.13. 103 of the respondents indicated that they are family member to the property considered during the survey (see Table 6.3).

Table 6.3: Housing Occupation Status in LLB Area

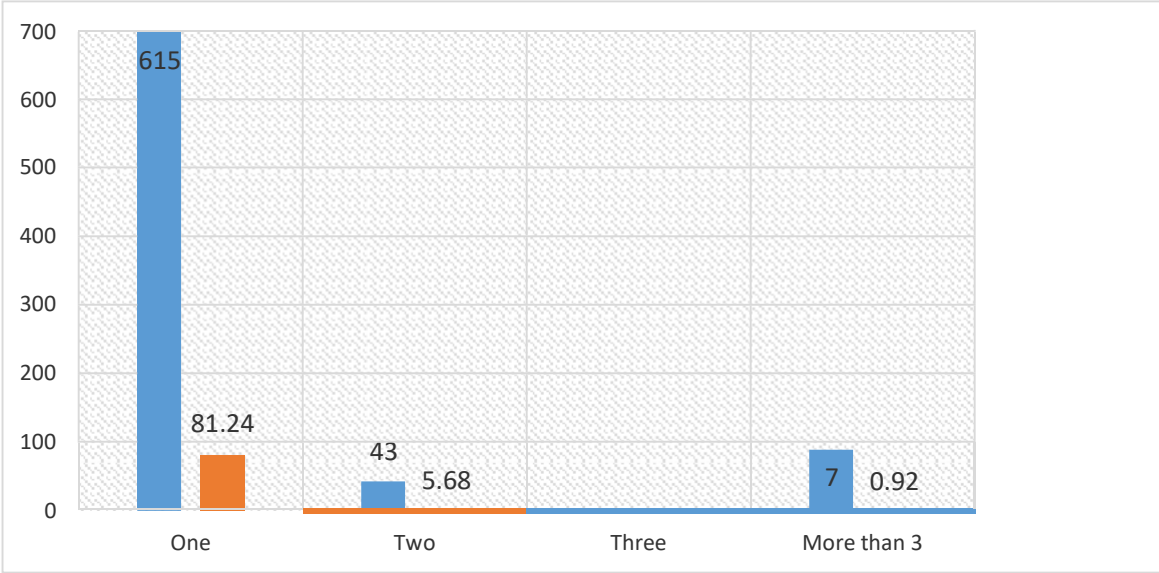
Value	Frequency	Percentage
Rented/Leased	261	34.48
Company house	107	14.13
Family member	103	13.61
Temporary Occupant	11	1.45

Source: Fieldwork, 2024

6.3.4 General outlook of structures in a property

The study notes that the majority of LLB residential properties still have a single structure. Figure 6.3 shows that of the sampled properties, a total of 615, that is 81.24% still have one built structure. This indicates compliance with town planning regulations. Whereas only 43houses have 2 built structures.

Figure 6.3: Number of structures in a property in LLB



Source: Fieldwork, 2024

6.3.5 General use of houses in the residential area

In LLB area, 99% of the houses are used for residential purposes save for very insignificant number that is less than 1% where the houses are used for both residential and shabeen, residential and guest lodge, residential and guest lodge. Table 6.3 summarizes the general use of houses in the LLB residential areas.

Table 6.3 General Use of Houses in the LLB

Value	Frequency	Percentage
Residential	751	99.21
Residential and shabeen	1	0.13
Residential and guest lodge	1	0.13
Guesthouse/lodge	1	0.13
Other (specify)	1	0.13
Residential and Tuckshop/kiosk	1	0.13

Source: Fieldwork, 2024

6.3.6 Local Authority Housing

The Local Authority has provided institutional housing mainly for council employees. The houses are located about 500m from the main commercial centre and Council offices. Due to a severe shortage of accommodation some of the officers are sharing houses. The condition of the houses may be defined as fair as there is need for maintenance work to be undertaken on the houses.

6.3.7 Government Housing

As shown in table 6.1, the movement housing stock totals to 132. These are composed of ZRP, DA's compound, Roads, and King Lobengula housing scheme.

6.3.8 Housing Characteristics and Conditions

There are various types of housing units in Lupane though the majority of the households live in contemporary detached housing units. Other prevalent types are mixed housing (traditional and modern housing) and single rooms. The single rooms have been constructed

for speculative purposes – renting but they are also considered as affordable especially by the low income earners.

Residential plots in the town are characterised by large plots and standard stands. The large plots are mainly found in the older parts of the town and the standard stands are found in the new residential neighbourhoods. Large stands constitute of those which were allocated in the 1970's and 1980's prior to the reduction of stand sizes in an effort to achieve cost efficiency in the provision of infrastructure and to avail more residential plots.

Building materials determine the permanency, durability and quality of housing conditions and their physical structure. According to the consultant's surveys, institutional housing used to exhibit better conditions in terms of building materials used and sanitary conditions than the traditional and mixed type of housing units. However, challenges being experienced with regards to maintenance by central and local government institutions has resulted in deterioration of the housing standards.

Lupane is supplied with potable water by ZINWA and hence households have piped outdoor water and piped indoor water into their households. Some of the households use water from the bore holes which were sunk by the Local Authority. Due to challenges being experienced by the Local Authority in terms of servicing the new residential neighbourhoods there is no provision in the new layout areas and hence residents use water from other sources for construction and drinking.

In terms of access to toilet facilities flush toilets are prevalent in those areas where water has been provided while the use of pit latrines is still prevalent in some sections of the town due to lack of servicing. The households residing in areas which have not been serviced and who do not have pit latrines use the bush to relieve themselves. The state of hygiene in some parts of Lupane leaves a lot to be desired more especially where pit latrines are used on the small plots as odours pollute the air and are risk to neighbourhoods. Since Lupane has some

underground water sources and the use of pit latrines is a source of pollution that on its own needs to be attended to.

There are various sources for lighting and cooking in Lupane. Electricity is the dominant source of energy for cooking and lighting in those areas which have been provided with the sources of energy. Solar power has become an important source of energy for especially lighting in those areas which have not yet been provided with electricity. Other sources of energy for lighting are paraffin and candles. For cooking due to power cuts LPG gas has become a major source for cooking as fire wood has always been an important source for cooking especially among the low income earners. On the overall the sources of energy being used for cooking and lighting in Lupane constitute of electricity, solar power, paraffin and wood. However as noted under the environment chapter, the use of wood as a means of cooking a lighting is a bad practice as it has implications in terms of indiscriminate felling of trees.

6.3.9 The Residential Neighbourhoods

The standards of residential neighbourhoods in LLLB may be defined as composing of all types of housing units high, medium and low. The neighbourhoods have been allocated and developed based on allocations as per approved layouts. The neighbourhoods may be defined as being accessible in terms of road linkages. However, the current challenge especially in the new residential neighbourhoods is lack of provision of basic services, storm water drainage and untarred access roads. The residential environment has been provided with a variety of land uses which should ensure that there is a high degree of compatibility and interdependence. However, the review of the existing situation shows that a large number of the plots still remain undeveloped which is attributable to the lack of services and it is an issue that needs to be addressed by the Master Plan.

On the other hand, residential neighbourhoods in the old part of the town are heavily populated and there are conflicting land uses. The explanation can be that these neighbourhoods had not been properly planned and therefore follow the traditional pattern of planning. Some of the land uses include informal industrial activities within the residential plots which affects the residential tranquillity. In these neighbourhoods open spaces and recreational areas have not been well catered for. There is poor permeability and accessibility in these areas due to the poor state of roads.

Despite the need to ensure that there is conventional sewer in the town, the old parts and new neighbourhoods still use pit latrines. This on its own emanates from the fact that Lupane is still in a transition period of turning from a growth point into a town and transition on its own is a process.

CHAPTER 7: EDUCATIONAL FACILITIES

7.0 Introduction

The development of the city hinges on and is intertwined with the level of education of its residents. It is therefore essential that this master plan puts in place measures and interventions to strengthen the education sector in the city in the short, medium to long term.

7.1 Education Policy

The constitution of Zimbabwe and the Education Act and the Education Act Chapter 25:04 are the guiding frameworks regarding in the provision of education in Zimbabwe. According to the Constitution of Zimbabwe Amendment (No. 20) Act 2013 every citizen and permanent resident of Zimbabwe has a right to (a) basic state funded education, including adult basic education and further education which the state, through reasonable legislative and other measures must make progressively available and accessible. To this end, the above aim at ensuring that the Government puts in place an education and training strategy that recognises people as a major national resource and capable of giving them an educational system necessary for national development. The Constitution and Education Act recognises education as a fundamental human right. The constitutional provision and the Education Act are hinged on the following principles:

- i. Good access to education for all and equity in the provision of education;
- ii. Effective preparation of students for life in the future and the needs of the economy;
- iii. Development of training that is responsive and relevant to the needs of the economy;
- iv. Improvement of the quality of the education system;
- v. Enhancement of the performance and status of the teaching profession;
- vi. Effective management of the education system;

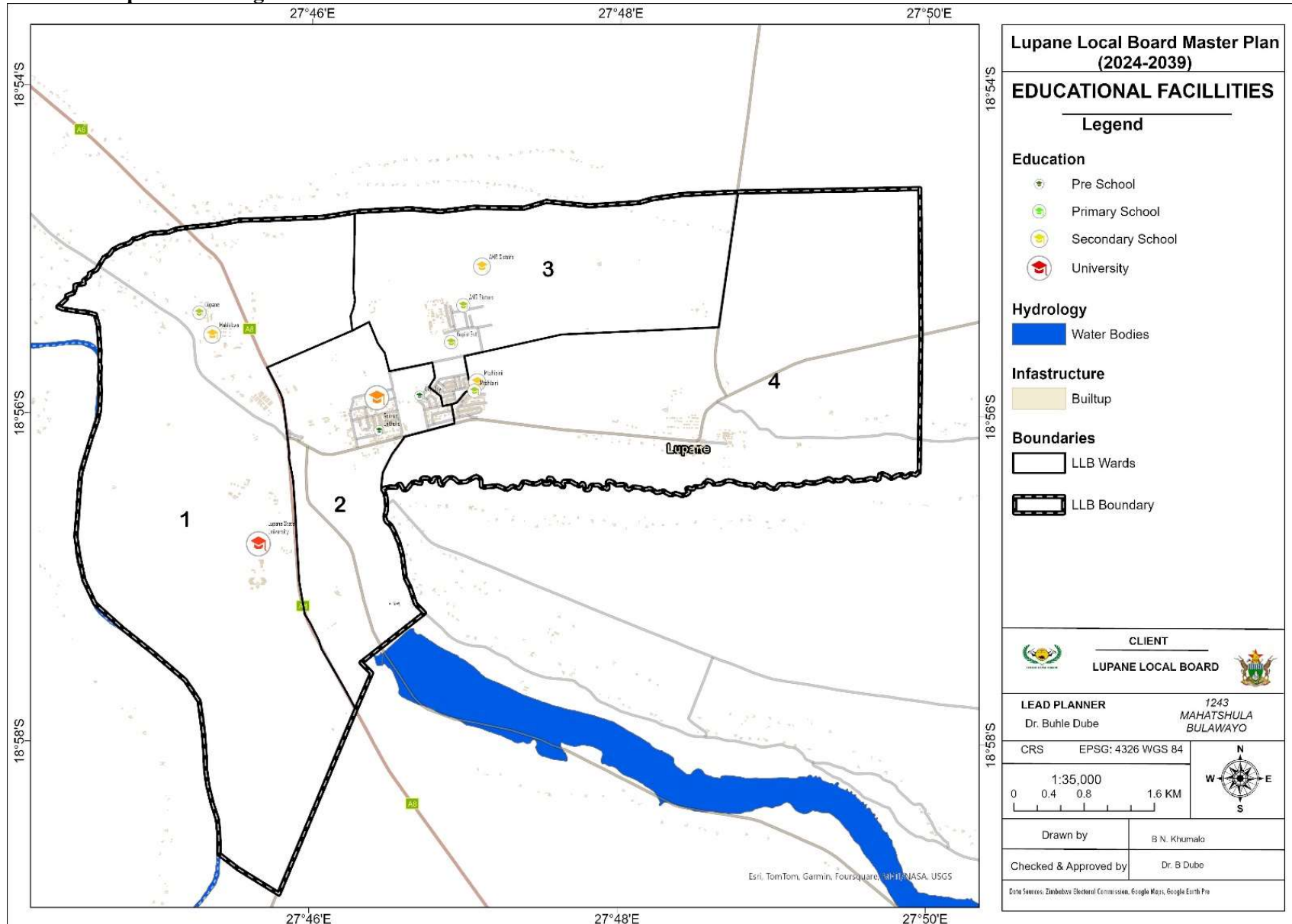
The present educational system encompasses pre - primary education, primary education, secondary education, vocational and technical training, tertiary education, out of school education (non - formal) and special education. Pre – primary and secondary education is divided into 7 + 4 + 2 tier structure system and forms basic education programme. This relates to 7 years of primary education, 4 years of Ordinary Level education and 2 years of Advanced Level education.

Primary and Ordinary education constitutes of a 11 year basic programme with a long term aim of developing productive citizens who are highly skilled and self - reliant. Advanced level education forms a post basic education programme for preparing learners for tertiary education. According to the current policy, the teacher student ration is as follows; ECD= 1:20; Primary level education= 1:40; O’Level= 1:30; and A’Level= 1:20.

7.2 Existing Educational Facilities

Existing educational facilities in LLB town range from Day care centre to university. These a spatially distributed as shown in map 7.1. There is no teacher’s college and vocational training centre in Lupane town.

Map 7.1: Existing Educational Facilities in LLB



7.2.1 Early Childhood Development Centres (ECDCs)

There are 3 early childhood and day care centres in within the Local Board area of jurisdiction of which only 2 are operational. Table 7.1 shows the information and the location as well as characteristics of facilities within the town. All the facilities are privately owned. The age cohort for such early childhood development which aims at physical, mental and psychological and development of the child ranges as follows:

- i) 0-2-year-old children (Early stimulation and care)
- ii) 2-4-year-old children (ECDC A)
- iii) 4-6-year-old children (pre-primary)

Table 7.1: Day care centres in LLB

Name of Day Care	Ownership	Location	Status
Roma	Church	COMMERICAL CENTRE	Operating
Kidsjoy day care center	Private	Residential suburbs	Operating
Lupane Preschools	KRDC	Commercial centre	Closed

Source: Field Surveys, 2024

The Ministry of Education, Art, Sport and Culture through the Department oversees the planning, national co-ordination and development of policies and strategies for pre-primary education. However, the direct management of ECD schools at the local level is the responsibility of local authorities. Distribution of facilities in the town is the whole town well served (See Map 7.1). However, it should be noted that not all parents are able to send their children to day care centres especially the private ones. As a result, most of the children do not attend day care centres and are left at home with guardians

7.2.2 Primary Schools

A total of five (4) primary schools within the town. All of them are under the responsibility of the Ministry of Education. Three of them are privately owned whereas one is owned by government. The catchment area for the primary school are the surrounding villages. Since the declaration of Lupane as the Provincial capital 3 primary schools have been constructed in the planning area to date. This represents 75% increase in primary schools in the planning area. Table 7.2 below presents the existing scenario and details of primary schools in the planning area.

Table 7.2: Existing Primary Schools in Lupane – 2024

SCHOOL	YEAR OF ESTABLISHMENT	STUDENTS ENROLMENT			STAFF ENROLMENT			FEES STRUCTURE			LAND AREA (m2)
		2022	2023	2024	2022	2023	2024	2022	2023	2024	
KUSILE PRIMARY SCHOOL GOVT	2017	362	413	470	13	14	15	\$7500 RTGS	\$50 USD \ EQUIVALENT	\$50 USD \ EQUIVALENT	8179.6
AMR SISTERS CATHOLIC PRIMARY SCHOOL	2017	503	573	545	15	18	18	\$50 USD \ EQUIVALENT	\$100 USD \ EQUIVALENT	\$100 USD \ EQUIVALENT	35345
LUPANE PRIMARY	1942	411	409	406	9	11	11	\$20 USD	\$20 USD	\$20 USD	3500
MTSHIBINI SDA PRIMARY	2012	430	435	436	12	13	13	\$65 USD	\$80 USD \ EQUIVALENT	\$90 USD \ EQUIVALENT	

7.2.2.1 Teacher-Students Ratio

According to policy, the optimal teacher-students' ratio for primary schools is 1:40. Thus, the situation in LLB town schools is still normal.

Table 7.3: Teacher-Student Ratio in LLB Primary Schools

School	Students Enrolment		
	2022	2023	2024
Kusile Primary School Govt	1:27	1:30	1:31
Amr Sisters Catholic Primary School	1:33	1:31	1:30
Lupane Primary	1:45	1:37	1:36
Mtshibini Sda Primary	1:35	1:33	1:33

A total of 1857 pupils are enrolled in the public schools. Shortage of teachers in primary schools is a problem which affects all schools in general and schools in Lupane are no exception. In Zimbabwe, efforts are made to ensure an even distribution of schools as pupils are expected to attend schools nearest to their locality.

7.2.3 Secondary Schools

There three secondary schools in LLB, with Mabhikwa High School which was upgraded to A level status in 1997 where as Mtshibini and AMR secondary schools offer form one to four educational level. Mabhikwa High school is located between the Ministry of Transport housing section and Lupane primary school. Mtshibini is located in the high density suburb. AMR secondary is located in the medium density suburb area. Pupils are from the surrounding urban settlements and the communal villages. Thus the Secondary schools' catchment area is however much wider since they have more feeder schools than the urban

primary schools. Table 7.3 below shows information about the secondary schools' situation in Lupane.

Table 7.4: Existing Secondary Schools in Lupane – 2024

SCHOOL	YEAR OF ESTABLISHED	STUDENT ENROLMENT			STAFF ENROLMENT			FEES STRUCTURE		
		2022	2023	2024	2022	2023	2024	2022	2023	2024
MTSHIBINI SDA SECONDARY	2015	228	235	237	11	11	11	\$80 USD\EQUIVALENT	\$105USD\ EQUIVALENT	\$113 USD \EQUIVALENT
MABHIKWA HIGH SCHOOL	1984	514	440	414	29	29	30	BOARDING FEE 335 USD \ \$80 USD DAY	BOARDING FEE \$335 USD \ \$80 USD DAY	BOARDING FEE \$400 USD \ DAY \$120 USD
AMR SISTERS CATHOLIC SECONDARY SCHOOL	2018	352	346	350	12	17	17	10800 RTGS	\$104 USD\ EQUIVALENT	\$156 USD \EQUIVALENT

Mabhikwa High has academic support facilities, such as science laboratories, a computer lab. All the three secondary schools found in Lupane have toilet and ablution facilities. These schools do not have the boarding school facilities hence students from the residential neighbourhoods and communal areas commute to the schools every day. Teachers are also provided with accommodation within the school premises.

7.2.3.1 Teacher-Student Ratio in Secondary/High Schools

According to the current education policy, the students-teacher ratio for the secondary schools in Zimbabwe is 1:32. This means that for the period starting from 2022 to date, all

secondary schools in Lupane as shown in table 7.5 have not experienced any abnormal situation of too many students per teacher. Similarly, the high school, that is Mabhikwa High, has not experienced any abnormal situation according to policy.

Table 7.5: Teacher-Student Ratio in LLB Secondary/High Schools

SCHOOL	TEACHER STUDENT RATIO		
	2022	2023	2024
	1:20	1:21	1:21
MTSHIBINI SDA SECONDARY MABHIKWA HIGH SCHOOL AMR SISTERS CATHOLIC SECONDARY SCHOOL			
	1:17	1:15	1:10
	1:29	1:20	1:20

7.2.4 Tertiary level education: Lupane State University

The university was established through an act of the Zimbabwe parliament in 2004 and opened its doors to 14 pioneer students in the faculty of Agricultural Sciences in August 2005. LSU has fully embraced the Education 5.0 Doctrine by the Ministry of Higher and Tertiary Education, Innovation, Science and Technology Development. LSU's mission is "To apply research-based knowledge to develop communities through teaching and learning, community engagement, innovation and industrialisation." The University's mandate areas are: semi-arid agriculture, hospitality and tourism, language development and performing arts, wildlife management, agricultural engineering, biotechnology, building technology, urban planning, energy resources, wood technology, forestry and rural community development. LSU's workforce currently stands at 143 employees. In terms of enrolment, table 7.6 shows the LSU student population over years. The enrolment figures of 6334 in 2023 and 5460 in 2024 shows a significant population increase in the study area. This means an exponential growth in Lupane's population. Employment opportunities will increase as

businesses thrive.

Table 7.6: LSU Student Enrolment Over Years

<i>Year</i>	2021	2022	2023	2024
<i>Student enrolment size</i>	3339	3849	6334	5460
<i>Workforce</i>	336	357	438	463

Table 7.7 below shows a list of LSU faculties, degree programmes offered.

Table 7.7: LSU Faculties, Degree Programmes Offered

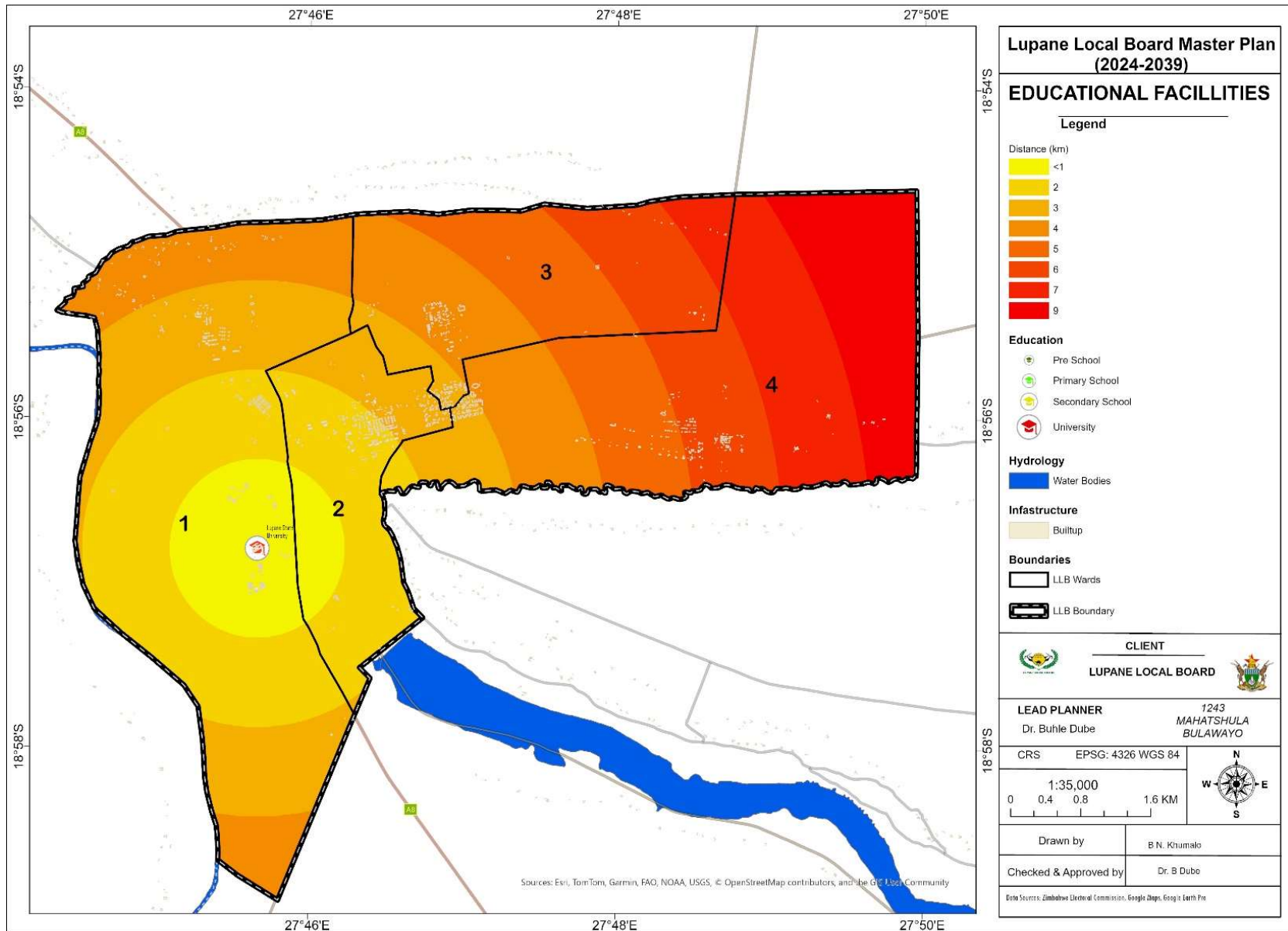
FACULTY OF AGRICULTURAL SCIENCES	Bachelor of Agricultural Sciences Honours Degree in Animal Science and Rangeland Management
	Bachelor of Science Honours Degree in Wildlife Resources Management
	Bachelor of Science Honours Degree in Forest Resources Management
	Bachelor of Agricultural Sciences Honours Degree in Crop Science
	Bachelor of Agricultural Sciences Honours Degree in Soil Science
	Bachelor of Science Honours Degree in Irrigation Engineering
	Bachelor of Science Honours Degree in Environmental Science
	Bachelor of Agricultural Sciences Honours Degree in Agricultural Economics
	Bachelor of Science Honours Degree In Applied Biotechnology
	Bachelor of Agricultural Sciences Honours Degree in Horticulture and Landscaping
	Bachelor of Science Honours Degree in Food Science and Agricultural Processing
	Bachelor of Agricultural Sciences Special Honours Degree in Animal Science
	Bachelor of Agricultural Sciences Special Honours Degree in Crop Science
	Diploma in Agribusiness
	Master of Science in Animal Breeding and Biotechnology
	Master of Science in Crop Science (Agronomy/Plant Breeding)

	Bachelor of Engineering Honours Degree in Production Engineering
	Bachelor of Engineering Honours Degree in Mechatronics Engineering
	Bachelor of Engineering Honours Degree in Fuels and Energy Engineering
FACULTY OF ENGINEERING AND APPLIED SCIENCE	Bachelor of Science Honours Degree in Business Computing
	Bachelor of Science Honours Degree in Information Technology
FACULTY OF HUMANITIES AND SOCIAL SCIENCES	Bachelor of Arts Honours Degree in Language and Communication Studies
	Bachelor of Arts Honours Degree in Applied Language Studies
	Bachelor of Arts Honours Degree in Film, Television and Media Studies
	Bachelor of Arts Honours Degree in Theatre, Performance and Media Technologies.
	Diploma in Applied Language Studies
	Diploma in Court Interpreting and Translation
	Bachelor of Science Honours Degree in Natural Resources Management.
	Bachelor of Social Science Honours Degree in Geography and Population Studies
	Bachelor of Science Honours Degree in Peace and Security Studies
	Bachelor of Science Honours Degree in Development Studies
	Bachelor of Social Science Honours Degree in Anthropology
	Bachelor of Science Honours Degree in Sociology
	Bachelor of Science Honours Degree in Urban and Regional Planning
	Bachelor of Education Degree in Agriculture
	Bachelor of Education Degree in Geography
	Bachelor of Education Honours Degree in English
	and Communication
	Bachelor of Education Honours Degree in Language and Communication
	(IsiNdebele)
	Bachelor of Education Degree in Mathematics
	Bachelor of Education Degree in Accounting
	Postgraduate Diploma in Education
	Master of Science Degree in Development Studies
	Master of Social Science in Monitoring and Evaluation
	Bachelor of Science (Special Honours) Degree in Urban Management Studies.

	Master of Science in Public Policy and Development Management
	Bachelor of Science (Special Honours) Degree in Monitoring and Evaluation
	Postgraduate Diploma in Media and Public Relations
	Diploma in Development Studies
	Diploma in Youth and Community Department
	Postgraduate Diploma in Geographic Information Science and Remote Sensing
	Diploma In Geographic Information Science (GIS) and Remote Sensing
FACULTY OF COMMERCE	Bachelor of Commerce Honours Degree in Accounting and Finance
	Bachelor of Science Honours Degree in Economics
	Bachelor of Science Honours Degree in Hospitality and Tourism
	Bachelor of Commerce Honours Degree in Banking & Finance
	Bachelor of Commerce Honours Degree in Real Estate Management
	Bachelor of Science Honours Degree in Human Resource Management
	Bachelor of Science Honours Degree in Industrial Psychology
	Bachelor of Commerce Honours Degree in Entrepreneurship and
	Business Management
	Bachelor of Science Honours Degree in Supply Chain Management
	Bachelor of Commerce Honours Degree in Marketing
	Bachelor of Commerce Special Honours Degree in Procurement and Supply Chain Management
	Master of Business Leadership
	Master of Science (MSc) Degree in Human Resource Management
	Master of Science (MSc) Degree in Accounting and Finance
	Master of Social Science Degree in Monitoring and Evaluation
	Bachelor of Commerce Special Honours Degree in Procurement and Supply Chain Management
	Master of Business Leadership

Some communities are so close to LSU which makes the travel distance to be short. Such a location is advantageous to both students and workers. As shown in map 7.2 some residential areas are located as far as 9km from LSU which necessitates the need for public transport.

Map 7.2: Distance Travelled to LSU Campus



7.2.5 Vocational and Tertiary Educational Facilities

There are no vocational educational facilities in Lupane.

7.2.6 Education Situation in Lupane

The general picture of education situation in LLB shows progress towards achieving education for all government policy. Table 7.8 indicates that the majority of the LLB town residents, that is 59.31% have gone as far as secondary school level of education. 13.47% have attained at least a diploma, 8.98% hold a degree, 5.28% have attended vocational training, 1.98 hold a masters degree and 0.28% are PhD holders.

Table 7.8: Education Status in Lupane

Value	Frequency	Percentage
secondary	449	59.31
tertiary (diploma)	102	13.47
primary	78	10.3
tertiary (degree)	68	8.98
vocational	40	5.28
masters	15	1.98
PhD	2	0.26

CHAPTER 8: HEALTH FACILITIES

8.0 Introduction

The United Nations' (UN) agency on health, the World Health Organisation (WHO) observes that “better health is central to human happiness and well-being. It also makes an important contribution to economic progress, as healthy populations live longer, are more productive, and save more”. An unhealthy population has huge adverse implications for city development. Another important consideration in development planning is the correlation between health and development which is that health impacts on development and similarly, development impacts on health. Urban planning has an obligation to ensure that better health is provided for citizens and should impact positively for the development of the city and country and that oppositely, development planning has an impact on the achievement of health goals. Put simply, health promotes development and development promotes health.

8.1 Health Policy

Main objective of the National Health Policy is to make sure that all citizens have access to safe and affordable health care services.

It is designed in such a way that it looks at the following types of diseases:

- Communicable
- Non communicable
- Infectious
- Nutritious and maternity health

There are 3 types of health care structures namely Primary, Secondary and Tertiary Structures Primary mainly includes the government clinics and local authority clinics. They

focus on miner health issues. They mainly focus on preventive services. There are also referral institutions whereby they refer complicated health issues to bigger hospitals. Secondary structures are mainly district hospitals which deal with complicated conditions that cannot be treated at primary institutions. That is where we find specialized doctors and specialized treatments. They are also training institutions. Tertiary level includes provincial hospitals. There are also specialized staff which deal with different conditions. These can also be put under training institutions. Service provision in some areas is done programmatically by all stakeholders which include UNICEF, UNFP, USAID, PEFPA; these organizations help mostly in financing the health care system, in training, technical and also infrastructure.

8.2 Institutional Frameworks for health care facilities

The primary health care approach to health care delivery in Zimbabwe operates within different levels of referral systems namely: mobile stops, health posts, clinics, primary hospitals, district hospitals. The referral systems provide better services at each successive level. There are as follows in an ascending hierarchical order:

- Mobile stops
- Health Posts
- Clinic without maternity
- Clinic with maternity
- Primary Hospital
- District Hospital
- Referral Hospital

The definition of each type of health facility depends on the type of services it provides. Mobile stops provide limited primary health care services and they do not have permanent

infrastructure as the name suggests. The health posts on the other hand provide the most basic health services and are staffed by one nurse. Clinics provide a wide range of services such as maternal and child health, preventive work, diagnosis and treatment of common diseases and simple laboratory tests. Clinics with maternity wards in addition to the above services provide baby delivery services. Lupane clinic serves a catchment population of 11650. This means that the 6 nurses operating in Lupane clinic are overwhelmed. Primary hospitals are designed to provide more preventive health services and curative health services functions similar to those provided at district hospitals but on a small scale. And are mainly located in the major settlements. District hospitals in addition to functions performed by primary hospitals carry out special services for serious and complicated health problems. They render preventive, curative and rehabilitative health services and provide admission facilities for more complicated health problems. The much more complicated health cases needing specialist attention are usually referred to the two referral hospitals, Mpilo and Central hospital in Bulawayo and are meant to have more than 300 beds.

8.3 Public health care situation in LLB

The LLB generally portrayed high level of dissatisfaction on local health system as shown in table 8.1 where the majority of the residents (349, which constitutes 46.1%) are not satisfied at all.

Table 8.1: Level of Public Health Satisfaction in LLB area

Value	Frequency	Percentage
not satisfied at all	349	46.1
moderately satisfied	213	28.14
satisfied	128	16.91
n/a	37	4.89

8.3.1 Primary Health Care Facilities

Health care facilities found in Lupane town are comprised of a Hospital (still under construction), One clinic, one surgery, and two pharmacies. The detail about these facilities is provided in table 8.2.

Table 8.2: Health institutions/services

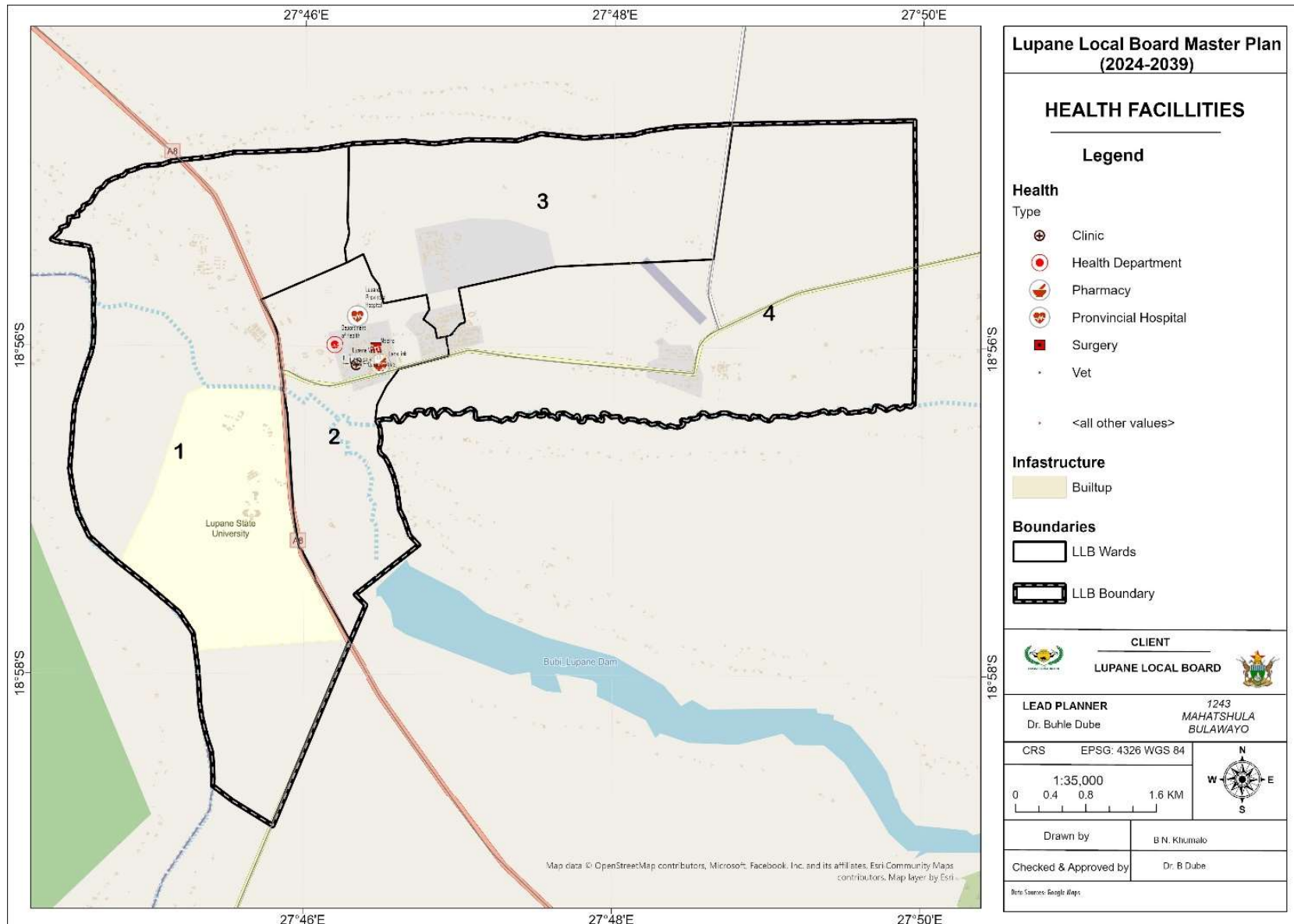
Facility	Totals	Names	Location	Operational Status
Hospitals	1	Lupane Provincial Hospital	Lupane Center	Not operational/Under construction
Clinics	1	Lupane clinic	Lupane Center	Operating
Surgeries	1	Mutizira Surgery	Lupane Old residential stands (Kusile Residential)	Operating
Pharmacies	2	Mutizira	Lupane Old residential	Operating

			stands (Kusile Residential)	
		Carelink Pharmacy	Lupane Center	Operating

8.3.1.1 Lupane Clinic

Lupane Town residents are serviced by a clinic which is located in a residential neighbourhood to the north of the main commercial centre. The clinic has 10 beds in the wards for emergency cases. In addition, a mother's shelter with a capacity to hold 10 pregnant mothers has recently been completed to alleviate the challenges which are being experienced by expecting mothers. The clinic is strategically located in order to try and serve patients within the town and the surrounding communal areas effectively (see map 8.1 below).

Map 8.1: Spatial Distribution of Health Facilities in LLB Area



The LLB clinic is administered by the Local Authority with the Ministry of Health providing professional guidance and technical support services. Table 8.3 shows the staffing situation at Lupane clinic. Lack of a resident doctor in the clinic is a cause for concern. More so, only 6 nurses for a population of 11650 is strenuous. Despite that the current policy stipulates that every facility must have at least 3 nurses, the Lupane situation is abnormal when considering the population size the clinic is servicing.

Table 8.3: Staffing Situation at Lupane Clinic

Item	Total number
Nurses	6
Doctors	0
Social worker	0
Serviced population	11650
Number of beds	10
Number of departments	5

Source: Fieldwork, 2024

8.3.1.2 Existing Departments at Lupane Clinic

As shown in Table 8.4, there are five departments in the Lupane clinic. These are HIV Testing Services, family and child health care, outpatients department, opportunistic infection department, and VIAC.

Table 8.4: Existing departments at Lupane Clinic

HTS	HIV TESTING SERVICES
FCH	FAMILY AND CHILD HEALTH CARE
MARTENITY	MARTENITY
OPD	OUT PATIENTS DEPARTMENT

OI	OPPORTUTUNISTIC INFECTION DEPARTMENT
VIAC	VIAC

Source: Fieldwork, 2024

The clinic is mainly charged with the responsibility of providing maternal/child health care services and the diagnosis and treatment of common diseases. Cases which cannot be attended to at the clinic are referred to St Luke's hospital some 30km away.

The most common diseases attended to by the health team at Lupane clinic include HIV/AIDS related diseases, tuberculosis, hypertension, diabetes and diarrhea. The clinic runs a Community Home Based Care (CHBC) programme in view of increasing rates of HIV/AIDS patients. Apart of CHBC programmes the PMTC programmes is being run at the clinic. In an effort to facilitate daily work at the clinic, the various health facilities within Lupane and Kusile are provided with at least one ambulance to perform functions such as emergency and CHBC programmes. Institutional housing is inadequate to accommodate all the staff/nurses as only 4 houses have been constructed for the clinic. The rest of the staff members are renting private housing within the town. In terms of distance as shown in map 8.2, some residents travel over 6km to access health facilities which are generally located at the centre of LLB.

Lupane Local Board Master Plan (2024-2039)

DISTANCE TO HEALTH FACILITIES

Legend

Distance To Health Facilities

- <1km
- 2km
- 3km
- 4km
- 5km
- 6km
- >6km

Health Type

- Clinic
- Health Department
- Pharmacy
- Provincial Hospital
- Surgery
- Vet
- <all other values>

Infrastructure

- Builtup

Boundaries

- LLB Wards
- LLB Boundary

CLIENT

LUPANE LOCAL BOARD

LEAD PLANNER

Dr. Buhle Dube

1243 MAHATSHULA BULAWAYO

CRS EPSG: 4326 WGS 84

1:35,000

0 0.4 0.8 1.6 KM

Drawn by B N. Khumalo

Checked & Approved by Dr. B Dube

Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributors, Map layer by Esri

Map Sources: Google Maps

8.3.2 Public health challenges

There are various challenges noted during the survey and stakeholder consultations that affect public health delivery in the planning area.

8.3.2.1 Financial challenges

The public health care is battling financial challenges. Finance is the backbone of all systems to run effectively. The health system is also greatly affected by the prevailing economic situation in the country. This is evidenced by the shortage of medicines in public clinics and hospitals. For example, there is a shortage of TB drugs in clinic which made the situation bad in hospitals.

8.3.2.2 Human resources

Most staff (health care workers) are leaving public clinics and hospitals in search of greener pastures in other countries or in private health institutions. This in turn cripples the public health system.

- Staff is not well-motivated
- Inadequate training facilities
- Poor retention is one of the challenges faced in Public health institutions.

8.3.2.3 Health services

- The quality of health care services is compromised due to a lack of motivation.
- Utilization of the budget in Zimbabwe is very difficult due to the currency issue

8.3.2.4 Transport

Clinics in Lupane have no transport to carry patients to hospitals. This becomes a challenge to patients who are in need of being transferred to hospitals.

8.3.3 Key players/partners

Government plays a critical role in the health delivery system. Local authorities also play a role in public health system. NGOs also help in trainings and financing the health system

8.3.4 Private Health Care Facilities

There is only one private surgery in the LLB Town, that is Mutizira Surgery.

8.3.5 Prevalence of HIV/AIDS Pandemic

Like any other district in Zimbabwe, Lupane is still faced with the challenge of controlling of HIV/AIDS. The National Aids Council (NAC) has said sex work fueled by truck drivers and timber loggers, could be one of the HIV and Aids key drivers in Lupane, Matabeleland North. Matabeleland North is a transit route for truck drivers, some of them transporting goods across the SADC region. They make several stops in various parts of Lupane and NAC contends that their presence attracts sex workers. NAC Lupane indicated that sex workers target truck drivers and timber loggers in the district with popular stops along Bulawayo-Victoria Falls Highway such as Kernmaur, Cross Jotsholo and Gwayi.

8.4 Environmental Health

Lupane has become one of the fastest growing settlements in Matabeleland North especially after its declaration as the provincial capital. Efforts are being made of late to address waste management issues within the whole town. The town has a tractor which is being used for

waste collection in the town. The waste collected is disposed of at a dumping site which is located about at the board line between KRDC and LLB town. As a result, the Local Board and Kusile Rural District Council are using the same dumping site. The dumping site is located at the peri-urban in an area designated for a land fill. It is on the western part of industrial points; reference point GMB. The place is a designated landfill site. The site was a homestead; it was occupied by rural villagers before Lupane was given the Town Status. The villagers were re settled elsewhere.

There is no equipment to maintain the dumping site to the required standard which has resulted in waste being dumped indiscriminately within the dump site. The dump site is not fenced, not properly managed and hence it is posing a health hazard to domestic animals and the community. Solid waste is collected from the business centre, residential areas and institutions. It was also noted from the field surveys that most residents do not have refuse bins and hence most of the waste is burnt. The unavailability of refuse disposal facilities has resulted in refuse being dumped by residents in planned future land use areas.

Liquid waste is not being collected by the Local Authority from the various sites which use blair toilets. The situation has been compounded by the allocation of unserviced residential stands which has resulted in people developing blair toilets. People whose blair toilets would have filled up have to make their own private arrangements to have them emptied.

8.4.1 Physical Developments and State of the Environment

Prior to the enactment of the Environmental Impact Assessment (EIA) Act, most major developments were carried out without EIAs being undertaken. This meant that possible environmental impacts of such developments were not known and as a result, no mitigation measures were put in place. Only the landfill and ZINWA projects have had an EIA executed. Map 3.1 shows the distribution of wetlands in the planning area.

A few developments in Lupane have been identified as being set in environmental sensitive and fragile areas. Such developments and activities being undertaken have impacts on the fragile environments on which they exist. These are mainly on the flood plain and banks of Bubi river and the risks are in the form of collapse potentials of the soils on which these developments have been built. Other key developments in Lupane whose activities in one way or another impact on the environment are agricultural activities, the dump site and major industrial developments.

In terms of environmental settings of the developments mentioned in the preceding paragraph it is noted that while being commercial, industrial in nature and agricultural they are located away from residential land use zones. Other notable developments which have impacts on the environment in Lupane include, blair/pit latrines, the bus rank, fuel filling stations, maintenance workshops and garages as well as excavations for sand and gravel.

8.4.2 Environmental elements impacted by existing developments

The environmental components found to be negatively impacted in the planning area by activities of some key development and other environmental practices are water, soil, general landscape and air quality. Impacts on these environmental elements emanate from practices in areas such as waste management (solid and liquid), handling of used oil and fuel products, construction activities as well as sand and gravel excavations. The main recipients of the negative impacts from the environment practices in the various sector are natural and physical environments as well as Bubi river. Humans and livestock are also at risk, largely due to pollution of surface and underground water sources as well as the manner of waste disposals in the planning area including waste dumping.

8.4.3 Water Pollution

The non - availability of conventional sewer in Lupane has contributed to the use of sceptic tanks and blair/pit latrines by the majority of the residents in Lupane. The existing sewerage

disposal methods are likely to contribute to water pollution (both surface and underground water) in the planning area. Due to the high permeability of the soils, decomposed compound with high nitrate content percolate through to the underground water sources, thus resulting in contamination. Another potential source of surface and underground water pollution is the area is the activities of fuel filling stations and motor repair garages. There are high possibilities that petrol, diesel and engine oil leakages and spillages are these establishments could be finding their way into the river systems through incidental runoffs.

The environmental audit also revealed that another potential source of water pollution is open defecation. This may be attributed to the non -availability of toilets by some residents. Human excrement will be washed into the river systems during heavy rains. Lupane dam which is a major source of water faces the potential danger of pollution from this source.

8.4.4 Air Pollution

Air quality is an important environmental element which is impacted by land use, human activities and environmental practices in the planning area. Potential sources of air pollution in the area emanate from:

- i) Burning of refuse by the residents.
- ii) Burning of refuse at the dumping site which emits smoke;
- iii)Decayed solid waste dumped at random around Lupane
- iv)Emission from vehicles including haulage trucks. This is in the form of carbon monoxide and nitrogen oxide which can be harmful to the body when inhaled over a long period of time continuously. The release of smoke emissions into the atmosphere over a long period of time, leads to a depletion of the ozone layer.

8.4.5 Land pollution

The effluent problem is exacerbated by the fact that Lupane town does not have a sewer

plant. People are using septic tanks which are not ideal to be concentrated in a small area because of underground waste pollution. Land degradation is an emerging environmental problem as there is no designated gravel extraction site and this has led to poaching of gravel and pit sand. This has also led to the formation of open pits behind Lupane Police Station and other surrounding areas.

8.4.5.1 Common types and sources of waste in LLB area

General waste generated in LLB is dominated by ashes and charcoal, plastics, papers, diapers, cans, bottles, and electrical appliances. Such sources are generated from households (domestic waste), commercials (shops), institutions such as schools. EMA notes that the most common type of pollution in Lupane town is mainly waste and effluent management. However, improper solid waste is the most prevalent problem affecting Lupane town. The major driver and pressure to the problem is population increase which leads to higher waste generation against limited capacity to manage it. Dumping of waste is very common in Lupane town especially in residential areas, where people do not have waste receptors. Furthermore, the local authority does not have a sanitary landfill. According to the waste survey conducted in 2023, it was noted that there are limited waste receptors among residential areas leading to dumping of waste on open spaces as well as open air burning a practice which propagates the climate change problem. Recycling has potential to significantly reduce waste accumulation. Currently there are a few individuals who are into recycling. The following is list of some of the recyclers and waste pickers in Lupane.

8.4.5.2 Common waste disposal methods in LLB area

The situation of waste disposal in LLB area is summarized in table 8.5 where the majority of residents indicated that the municipality collects their solid waste. 264 respondents opted for burying their solid waste underground. whereas 103 respondents threw their litter into the bush. Working within the global and regional frameworks the Government of Zimbabwe

is committed to addressing climate change in the context of pursuing sustainable development. The National Climate Policy, NCP adopts an environmental rights framework as per national constitution and aims to reduce the socio-economic impacts of climate variability and change. LLB has developed by-laws to control and protect the local as well as global climate. The laws have covered nonsensical domestic animals' movement within the city, waste disposal and management, landfills, wetlands and biodiversity protection.

Table 8:5 Methods of Waste Disposal

Value	Frequency	Percentage
municipal collection	454	59.97
pit/ buried underground	264	34.87
burning	234	30.91
throw in the bush	103	13.61
community dustbins	13	1.72
throw in water bodies	1	0.13

Source: Fieldwork, 2024

The following (table 8.6) is a list of some of the recyclers and waste pickers who are found in designated points in Lupane town.

Table 8.6: Assorted Waste Collection Points in LLB Area

Name	Location/ address	Physical	Contact person	Type of waste

Meluleki Nkomo	Lupane down stores	N Nkomo 0785919153	Pot making
Sithabile Ndiweni	King Lobhengula	SNdiweni 0783 036259	P,HD,CANS, ALU,Pet and bottles
Ellen Moyo	2678 King Lobengula	E Moyo 0775952149	PP,HD, Alu
Calling Nyoni	313 New stands	C Nyoni 0771323092	Alu, HD, PP
Sibonginkosi Nyoni	DA's Camp	S Nyoni	Alu, HD, PET, LD
Precious N Mhlophe	155 Old stands	P Mhlophe	LD, HD,PP
Eucalia M Dube	362 New stands	E Dube	Alu, HD,PP

Source: EMA, 2024

8.5 Waste collection in LLB area

Lupane Local Board collection of solid waste is as follows:

- Commercial areas- Daily
- Central Business District- Daily
- Residential Areas- Once Weekly
- Lupane State University – Twice weekly

8.5.1 Estimated daily waste dumped at LLB Dumpsite

A day they dump 3 loads, the tractor used has a capacity to carry 3 cubic.

Daily average dumping- 3cubic x 3 = 9cubic

Approximately Daily average waste 3,17 tones

8.5.2 Expected life span of the dumpsite

The dump site is expected to last for 3 more years.

8.5.3 Available equipment for refuse removal

Lupane Local Board uses a tractor and trailer for refuse collection. The main reason for the use of a tractor is because Lupane Town has Kalahari sands and a tractor is more efficient.

8.6 Noted issues on waste management

During the survey, the following issues were noted as causes for concern:

- Garbage collection and management is still lagging behind
- Residents are the biggest culprits on land littering
- Stray animals still pollute the planning area
- Public facilities lack maintenance
- Environmental monitoring is still weak at LLB possibly due to lack of a standalone department of environmental health
- Hygiene (monitoring of butchers and kitchens) to prevent the spread of diseases

8.7 Landscape and Soil degradation

Some parts of the general land scape in Lupane are being defaced as a result of dumping of construction rubble and the excavation of burrow pits for sand and concrete aggregates. The burrow pits have even been turned into refuse dumping sites. These practices apart from posing danged to human lives and livestock has largely contributed to a degradation of the physical environment. In addition, such areas have become difficult and expensive to develop on considering the costs of reclamation and rehabilitation. Continuous cutting down of trees for fire wood by the residents in Lupane and on the outskirts especially those in areas which have not been connected with electricity have largely contributed to soil

erosion. In addition, another factor which has contributed to soil degradation is the tendency of collapse on the banks of Bubi river. Plate 8.1 shows the extent of gully erosion in the planning area. The location of this particular gully is at the new CBD right adjacent to the Welshman Mabheha Complex.

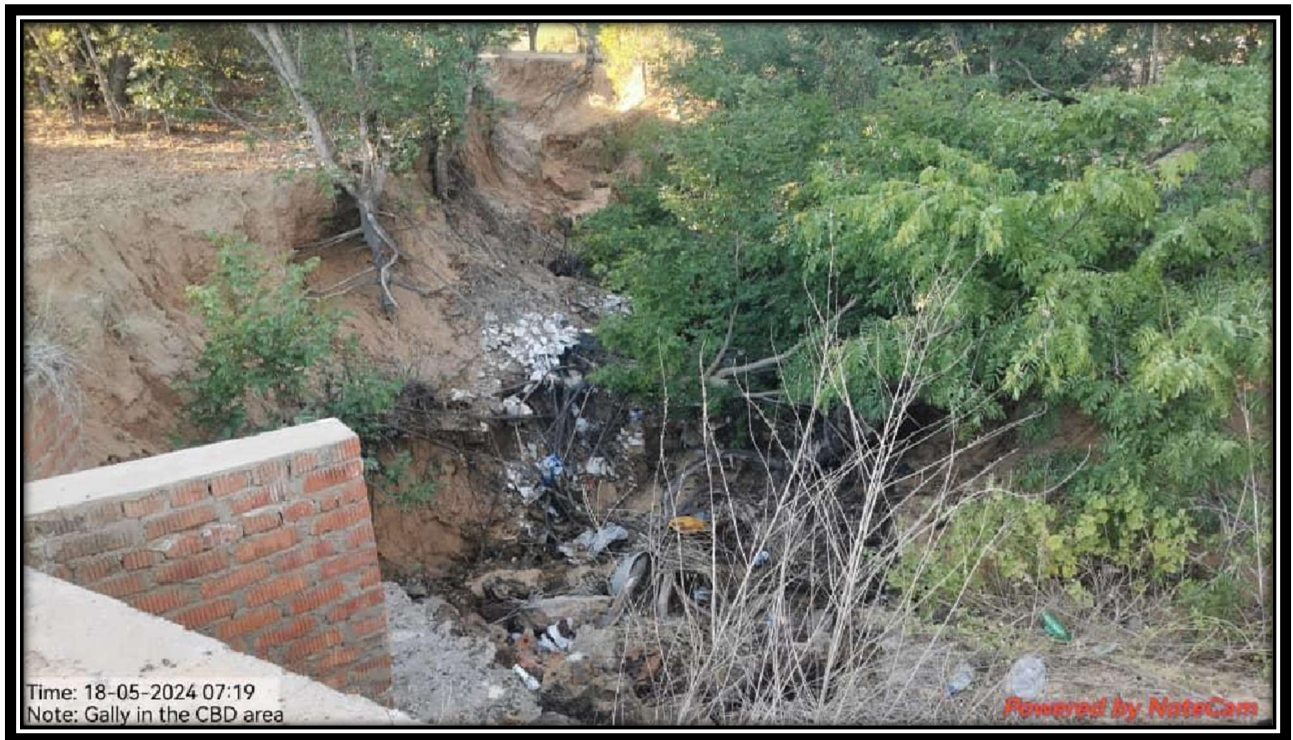


Plate 8.1: Gullies in the LLB CBD Area

Source: Fieldwork, 2024

8.8 Environmental Status and Conclusion

From the preceding sections the environmental status of Lupane may be summarised as follows:

- i) Poor sanitation practices and waste management (both solid and liquid) impact negatively on various environmental elements such as surface and underground water, soils and air;
- ii) Poor handling of petroleum products also impacts negatively on the above

- environmental elements particularly surface water, underground water and soil;
- iii) The location of major physical developments is close to fragile and sensitive banks of Bubi river as well as activities on such developments impact negatively on the fragile environments and also place such developments at risk;
 - iv) The unsustainable utilisation of natural resources, for example rampant tree felling for use as fuel wood leads to damages to woodland composition and structure and this has serious environmental implications in the form of soil erosion.

This chapter has focused on assessing the impacts of existing key developments and environmental practices on the environment and in the process established key environmental elements impacted and how they are impacted. These would form part of the basis of mitigation to be presented at the development proposals stage.

8.9 Wetlands in the LLB area

Wetlands in the vicinity are Lupane river, Bubi river and ZINWA aquifer at Somhlolo grounds. Another wetland is Shabulanyana river which is closest to Lupane Local board landfill site. Map 3.1 shows the distribution of the wetland in the planning area.

CHAPTER 9: SOCIAL AND COMMUNITY DEVELOPMENT FACILITIES

9.0 Introduction

Social and community development facilities are essential components of any thriving urban or regional area. These facilities serve as the backbone for fostering social cohesion, promoting community well-being, and enhancing the quality of life for residents. They encompass a wide range of institutions and amenities, including schools, healthcare centers, recreational spaces, cultural venues, and community centers. The provision of social and community development facilities is critical for several reasons. Firstly, they support the educational and health needs of the population, ensuring that individuals have access to services that are fundamental to their personal development and well-being. Secondly, these facilities offer spaces for social interaction, cultural expression, and leisure activities, which are vital for building strong, resilient communities. Lastly, they play a key role in addressing social inequalities and promoting inclusivity by providing resources and opportunities to all segments of society. In the context of urban planning, the strategic placement and design of social and community development facilities are crucial for creating liveable, sustainable cities. They must be accessible, well-integrated into the urban fabric, and responsive to the diverse needs of the community they serve. As such, these facilities are a cornerstone of community development, contributing to the overall prosperity and harmony of urban and regional environments.

9.1 Government Offices – Central and Local Government

There are various agencies of both Local and Central Government which are charged with the administration and coordination of development activities within Lupane planning area. Most of the central government offices on a spatial note are located at the District Administrators camp, and near the Rural District Council's offices, the Welshman Mabhena Complex, president's

office etc. Local Government offices for Kusile Rural District Council and Lupane Town Local Board are located within the same premises.

Central government departments in Lupane play a key role in service delivery, coordination and execution of development projects in close collaboration with Local Government departments and NGOs. The Central Government Departments represented in Lupane include:

- i. District Administrators
- ii. District Agricultural Office
- iii. Veterinary Services
- iv. Zimbabwe Republic Police
- v. Zimbabwe Prisons Service
- vi. Zimbabwe National Revenue Authority
- vii. Magistrate Court
- viii. Zimbabwe Electricity Supply Authority
- ix. Tel One
- x. District Education Office
- xi. EMA

Local Government offices in Lupane are:

- i. Lupane Local Board Town offices and departments which are at the council offices is headed by a Town Secretary who is assisted by various heads of departments. These are town treasury, Human Resources and Administration officer, housing officer, engineering technician amongst others. The departments which are in existence include:
 - Council Administration
 - Treasury (Accounts and Revenue)
 - Housing
 - Engineering

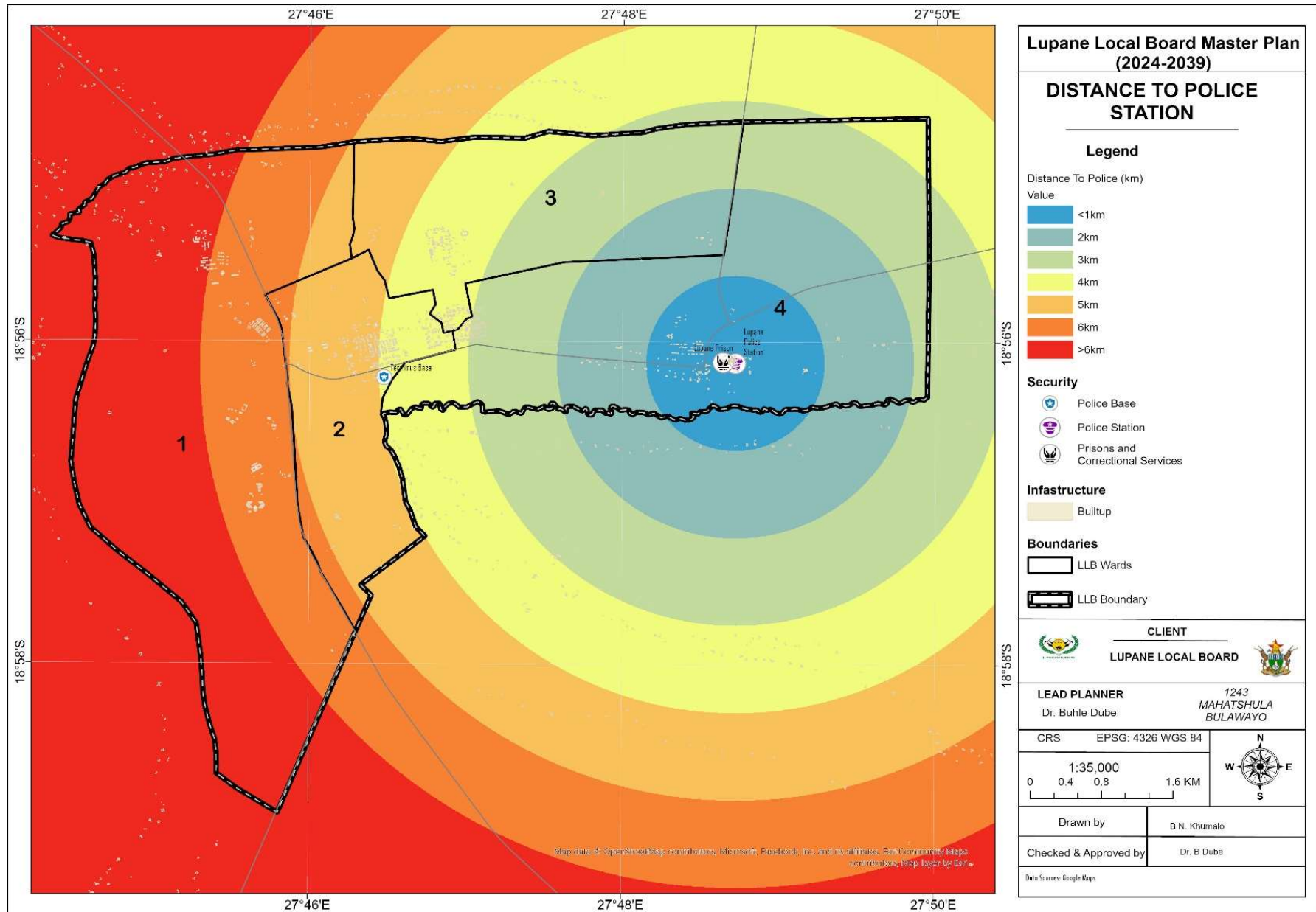
9.2 Community Centres

There is only one community centre in the town, that is LLB Hall that is located in old stands area. Only activities which would have been approved by officials in the housing and community service department can take place at the facility. This includes weddings, meetings, music, church services amongst others. There are some regulations and restrictions on the usage of the community hall.

9.3 Zimbabwe Republic Police

The only police station in Lupane is located in the old part of Lupane near the DA's camp. The police station comprises of offices, prison holding cells and residential houses for the police officers. Some communities have to travel over 6km to reach the LLB town police station as shown in map 9.1. Due to this long distance travelled, it means that one police station is inadequate to serve Lupane town and the rest of its policing area. There is a severe shortage of officers at the police station which has resulted in some officers sharing offices.

Map 9.1: Distance to Police Station



There are 57 police personnel at Lupane town making the ration of 1 police officer to 144 people which is very high in view of the high rates of crime in the town and surrounding areas (see table 9.1) which are served by the police station.

Table 9.1: Crime statistics in Lupane 2022 to date

Offence	Offence	Offence	Offence
Unlawful Entry, House Breaking	25	30	18
Robbery	20	17	4
Rape	5	3	2
Common Assault	41	36	14
Murder			
Stock Theft	7	5	1
Theft	56	53	17
Malicious Damage Of Property	12	8	3
Attempted Murder	1		1
Fraud	1	7	1

Source: Lupane Police, 2024

9.4 Zimbabwe Prisons and Correctional Services

The Lupane Zimbabwe Prisons and Correctional Services (ZPCS) is provincial grade 2 prison located in ZRP stand that is located near the DDC's offices. The prison facility only has 3 cells whose carrying capacity is 12 mates. The ZPCS staff does not have its own institutional housing neither does it have its hospital. Currently the prison is full to capacity. The institution was allocated 50.4ha of land that sits right at the boarder of LLB and Kusile to the east of LLB area. The lot has not yet been developed and is earmarked for institutional housing and a grade 4 prison.

9.5 ZimPost

There is on Post offices in Lupane town. It is located in the new layout area behind the Welshman Mabhena Complex along the Bulawayo – Victoria Falls road. Post offices offer services such as

stamp sales, post boxes, money orders, sale of vehicle insurance etc. Using the 2022 Zimstats population census, it means that the post office serves a population of 8224.

9.6 Other Social and Community Facilities

9.6.1 Cemeteries

There are two cemeteries in Lupane. The provincial heroes' acre is located along the Lupane – Gokwe road near air strip and the other is located in a proximate distance from the heroes acre. Of particular importance is the mass grave site that is located nearer to the cemetery. The Lupane cemetery site is ¼ full at the present moment.

9.6.2 Places of Worship

There are numerous churches in Lupane and they are located throughout the town. Some of the churches are concentrated in the old part of the town. The most prominent churches are Roman Catholic, Seven Day Adventist and Pentecostal churches. Most of these operate from residential premises and this goes to indicate the shortage of civic and community plots in Lupane.

9.6.3 Sports Grounds

There is no designated stadium in Lupane, but there is a major football pitch – Somhlolo Stadium which is used by teams in Lupane though it is private property. The other grounds mainly constitute of grounds which are used by schools and residents within school premises on condition that they have sought for permission from the schools.

9.6.4 Women center

The Lupane women community centre guest house is located close to the junction off the road to the DA camp, near the World Vision offices while the council guest house is located near the

community hall. Despite offering accommodation, the facility houses basket weaving project by local women. It is an empowerment centre that boosts women livelihoods.

CHAPTER 10: INFRASTRUCTURE SYSTEMS AND UTILITIES

10.0 Introduction

This chapter covers water supply and waste water including all infrastructure from raw water sources, storage, pump stations rising and gravity supply mains, water treatment, clear water storage reservoirs, bulk distribution mains, reticulation, reservoir/zone metering erf connections and consumer metering. In terms of wastewater this includes all infrastructure from sewer outfalls, pump stations, rising mains, reticulation and waste water treatment facilities. The chapter also covers roads, traffic and transportation in the city, electricity and telecommunication systems.

10.1 Water Sources, Supplies and Demand in Llb

It is estimated that the water reticulation network is 24 464 km. The Engineering Services Department/ZINWA is responsible for the planning, design and administration of water infrastructure for the city. The general planning of water was found to be of good competency and well planned as confirmed by previous master plan studies. However, the infrastructure in some cases has its design life come to an end whilst in some cases rehabilitation and upgrade efforts have been made. Inadequate resources for operations and maintenance have also contributed to non-fulfillment of some initiatives and recommendations by previous studies.

10.1.1 Main Water Sources

The main sources of water for Lupane Local Board is the Bubi -Lupane Dam and is located on confluence of Bubi and Lupane rivers number. ZINWA is responsible for the Pumping, Purification and Distribution of water. The ZINWA line was commissioned in the year 2012

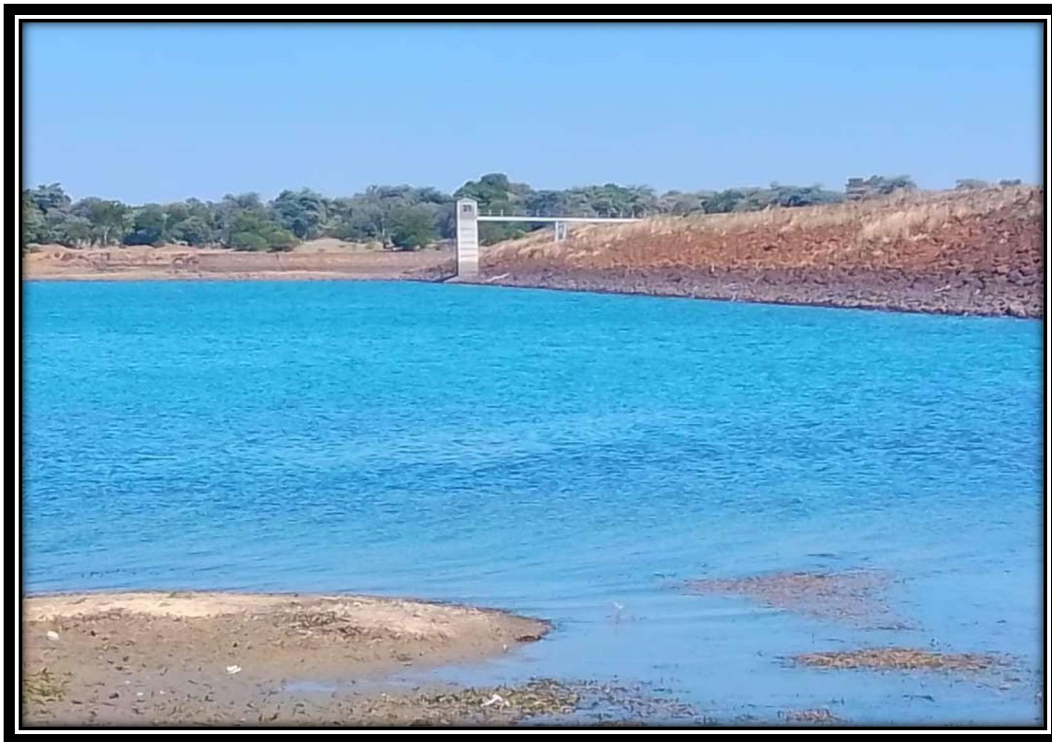


Plate 10.1: Bubi-Lupane Dam

Table 10.1: Main Water Sources for LLB

Source	Capacity m ³	Yield mℓ/day
Dam	3 909 0000	
TOTAL	39090000	

Source: ZINWA, 2024

10.1.2 Bulk Water Treatment and Storage

- The Water Treatment Plant stands at 240 m³/hr

10.1.3 Reservoir Storage Capacity and Requirements

The current Reservoir capacity stands at 3 030m³

10.1.4 Water Demand in LLB

Water Demand is 1300 m³ /day with indications of losses of up to 20%. The indications. The indications are there has not been any dramatic increase in demand since 2019.

10.1.5 Sewer Reticulation and Treatment

Lupane Local Board currently does not have a Sewer Treatment Plant. The Town is mainly reliant on septic tanks. There is also a Baffled Reactor which services 400 high density properties.

The town covers 23.1 km². Originally a Growth-Point, the town was designated the Capital of Matabeleland North Province in 1999 with the Local Board being established in March 2007. The responsibility of sanitation lies with the Local Authority. The Board has come up with a formal 5-year Strategic Plan, it is common cause that its main priority is to turn Lupane Growth Point into a fully-fledged urban centre so that the town effectively and efficiently plays its role as the (Matabeleland North) provincial capital. This therefore necessitates the following infrastructural planning developments of Sewer Reticulation System and Treatment Plant.

10.1.6 Current Sanitation Technologies

Lupane has approximately 4975 residential stands of which 3364 stands are High Density measuring around 200m² sitting on septic tanks and soak away. Viewed against the growth projections, the present sewer system will not be adequate let alone sustainable in the long run. Presently there are plans to construct Biofilter Treatment Plant and make sure that the town has a reticulation system. Blair Toilets are a common sight at the Commercial area hence there is need for funding of the Sewer reticulation system for the town.

10.1.7 Current Challenges

Due to the fact that the LLB does not have heavy industries, most ratepayers are informal traders and civil servants with low disposable income hence poor revenue inflows. The majority of LLB population make a living from the informal sector while of the employed minority, the majority are government employees. This against the absence of at least one honey-sucker to service the system in the case of the inevitable happening. Of concern is underground water pollution since Lupane Town is sitting on septic tanks. Boreholes in the high density area are likely to be contaminated.

Open defecation practices are very common in LLB area. Designs for the sewer reticulation system of the whole town were done and Council is looking for funding to construct the Waste Water Treatment Plant.

10.2 Public Transport Infrastructure, Traffic and Transportation

Public Transport in Lupane town is dominated by long distance buses, mini buses combis and very few pirate taxis. Buses will be on transit to Victoria Falls and various KRDC areas. For the economic development of Lupane, an administrative district of Matabeleland North, a proper functioning road transport network on a national, regional, and city level is vital to promote competitive development with other cities in Zimbabwe. Road infrastructure needs to be improved and expanded to fully capitalize on the economic potential of Lupane Town. First, the intracity road network needs to be improved and second the introduction of the intracity public transport. The design of the national roads should focus on efficient cargo transport, whereby traffic safety for passage transport is not compromised. Unfortunately, there are no public transport operators in the Lupane Masterplan planned area to inquire about data on ridership levels and service frequency.

10.2.1 Current Transportation Modes and Congestion

Lupane Town has solemnly one (1) mode of transportation i.e., road. All major roads in the town connect to the Bulawayo-Victoria Falls Road which is a regional road for transportation of cargo to and from Zambia and Botswana as well as coal from Hwange. Bulawayo-Victoria Falls Road

is crucial for regional transportation as well as the tourism sector in Victoria Falls, Binga, and Hwange. A further analysis of transport modes is provided below.

Table 10.2: Common Mode of Transport Usage in Lupane

Value	Frequency	Percentage %
Walk	587	77.54
Private vehicle	93	12.29
Public transport	82	10.83
Motorcycle	12	1.59
Other	11	1.45
Bicycle	7	0.92

Source: Fieldwork, 2024

From the sample considered for this study, 11% of residents primarily use public transport, citing the unavailability of public transport operators in Lupane town. These are mainly employees from the government and quasi-government institutions that provide public transport to their workers. These institutions include Lupane State University, all government departments ferried by the Public Service Commission, ZINWA, and TelOne.

13% of the residents rely on private cars, with concerns about poor road conditions. Thus only 22% of the residents own vehicles while 78% do not own vehicles. 47% of the residents cited concerns about bad road conditions. 60% of respondents expressed dissatisfaction with the road conditions. The roads are inadequate and in poor conditions. Stand access roads remain largely unsurfaced especially in newly developed locations like King Lobengula.

Only 1% of the resident cycles prefer cycling or walking, noting the need for better infrastructure such as bike lanes and pedestrian pathways

10.2.1.1 Traffic Congestion

There is no traffic congestion observed in all junctions where automated and manual traffic counts

were conducted. However, unauthorized bus stops at the Comoil junction along the Bulawayo-Victoria Falls Road usually obstruct the smooth traffic flow and clear visibility of drivers.

10.2.1.2 Traffic Counts Results

Ten points were chosen in the LLB town area to understand the traffic modal situation, volume and circulation.

10.2.1.3 Modal Share and Traffic Volume at the 10 Selected Points

Table 10.3 shows a snapshot of modal share and volumes at different locations at different times in LLB town during the week. According to study findings, the All Colours intersection (see table 10.3) is the busiest point with regard to traffic volume. This intersection is generally busy despite the different times of the day. The dominating type of traffic is pedestrians followed by cars. This location is at the commercial zone of the LLB town. According to the traffic counts statistics, the least busy intersection is the ZRP-Nkayi intersection. A total of 334 traffic passages were observed with the dominating type of traffic being the pedestrians followed by cars (see table 10.3). Another equally busy point is New Stand/Roma intersection with a total volume of 1004. This point is at the residential zone. Of interest is the Comoil intersection which involves the Bulawayo-Victoria Fall highway. The counts show that a total of 890 traffic counts were recorded at this point. While this point is dominated by cars more than pedestrian as compared to other 9 points, there is also a significant number of trucks and buses passing through this point.

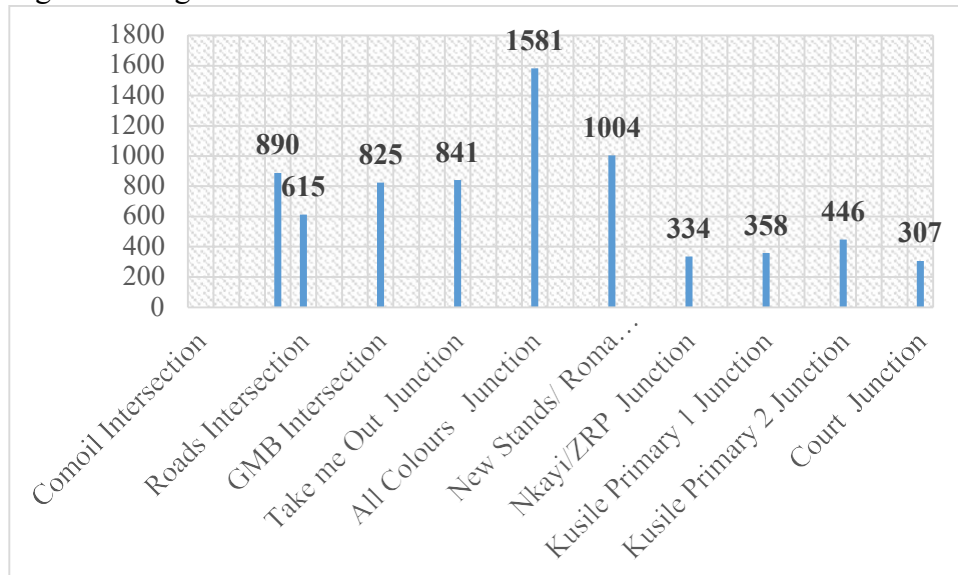
Table 10.3 Modal Share and Volume at the 10 Selected Points in LLB Town

Point	Time	Bu s	Mi n- Bus	Truc k	Ca r	Motorbi ke	Bicyc le	Ca rt	Pus h- Cart	Pedestri an	Tot al	Gran d Total
Comoil Intersection	06:00	17	10	87	178	4	6	6	0	34	342	890
	08:00											
	12:00	19	5	36	142	5	4	0	4	17	232	
	14:00											

	16:00 - 18:00	13	4	67	15 2	9	5	0	3	63	316	
Roads Intersection	06:00 - 08:00	11	4	73	95	5	5	0	0	41	234	615
	12:00 - 14:00	12	3	36	62	0	6	0	0	28	147	
	16:00 - 18:00	9	3	61	94	5	0	1	1	60	234	
GMB Intersection	06:00 - 08:00	11	4	71	10 1	6	11	1	1	123	329	825
	12:00 - 14:00	10	3	32	66	0	6	1	0	51	169	
	16:00 - 18:00	4	2	64	10 3	6	16	1	0	131	327	
Take me Out Junction	06:00 - 08:00	17	4	13	18 4	4	8	1	1	118	350	841
	12:00 - 14:00	12	2	15	12 3	8	7	0	2	77	246	
	16:00 - 18:00	9	3	21	13 2	12	7	1	1	59	245	
All Colours Junction	06:00 - 08:00	2	0	3	22 2	12	18	9	6	308	580	1581
	12:00 - 14:00	2	0	21	15 3	8	9	3	7	197	400	
	16:00 - 18:00	1	0	18	14 7	32	31	4	12	356	601	
New Stands/	06:00 - 08:00	2	0	6	14 7	11	21	0	11	208	406	1004
	12:00 - 14:00	1	0	12	60	5	19	0	1	166	264	

	16:00 - 18:00	1	0	9	95	33	23	0	8	165	334	
Nkayi/ZRP Junction	06:00 - 08:00	4	0	8	75	6	10	0	0	31	134	334
	12:00 - 14:00	1	0	11	46	2	2	0	0	26	88	
	16:00 - 18:00	1	0	12	51	15	8	3	0	22	112	
Kusile Primary 1 Junction	06:00 - 08:00	1	0	9	54	0	7	3	1	63	138	358
	12:00 - 14:00	1	0	3	11	1	5	0	0	44	65	
	16:00 - 18:00	3	0	2	45	0	18	1	1	85	155	
Kusile Primary 2 Junction	06:00 - 08:00	3	0	11	88	5	5	5	4	24	145	446
	12:00 - 14:00	0	0	5	30	1	6	1	1	49	93	
	16:00 - 18:00	4	0	15	51	2	14	1	1	120	208	
Court Junction	06:00 - 08:00	3	0	8	10 4	3	7	1	1	40	167	307
	12:00 - 14:00	0	0	3	38	1	2	0	1	10	55	
	16:00 - 18:00	0	0	5	50	2	9	0	1	18	85	

Figure 10. Figure 10.1: Traffic Volume at the Selected Points in the LLB Area



Source: Traffic Surveys, 2024

10.2.2 Public transport coverage

Public transport is unavailable for in-city mobility except for the public transport provided by the government and quasi-government institutions to their workers. Therefore, the entire town remains underserved by public transport. However, reliable and convenient public transport is available for city-to-city trips. Different companies are available for city-to-city trips e.g., CAG travelers, ZUPCO, Stallion Cruise, Extra City, and Bravo.

10.2.3 Road Infrastructure

The national roads are under the responsibility of the Ministry of Transport and Infrastructural Development. Therefore, rehabilitation and maintenance of these roads is primarily the responsibility of the Ministry of Transport and Lupane Local Board. With the context of the Lupane Masterplan 2024 we focus on transport infrastructure within the city boundary. However, the condition and capacity of roads outside the city boundary should also be improved. Thus, the Bulawayo -Victoria Falls Road need to be dualised and rehabilitated since it connects to national

wonder (Victoria-falls), hence it contributes intensively to the national revenue generation through tourism sector. Besides, it is a major road for the transportation of coal from Hwange Colliery to most other major cities in Zimbabwe. In this regard the government should resuscitate the transportation of coal by rail transport. Bulawayo-Victoria Falls Road is a regional road that connects Matabeleland and Zambia and Botswana through Victoria Falls and Kazungula Boarder Post respectively. Within the city boundary we focused on the main transport lines and the current bottlenecks.

10.2.4 Management of Road infrastructure

Road networks in Lupane town are managed by the Ministry of Transport and Lupane Local Board. The former manages national and regional roads while the later manages local board roads. There are two major roads managed by the Ministry of Transport are the Bulawayo-Victoria Falls Road and the Lupane Nkayi road.

10.2.5 Road Network

There is one major regional corridor road which pass through Lupane measuring a total of 437 km namely:

- South to North route from Bulawayo to Victoria falls.

The Bulawayo- Victoria Falls Highway is a National Highway (shown in map 10.1) and there is routine maintenance works along some sections of the Highway.

Other major road links within the Study area consist of the following:

- i) Lupane – Tsholotsho Road
- ii) Lupane – Nkayi Road

With regards to the existing road network in Lupane, there is a fairly discernable hierarchy in terms of primary distributors, district distributors, local distributors and stand access roads. Specifications of the road hierarchy according to Zimbabwe standards are summarized in table 10.3.

Table 10.4: Zimbabwe Road Hierarchy Sizes

Type of Road	Traffic Characteristics	Ideal Road Reserve in Meters	Recommended Road Reserve for Low-income Areas
1. Primary distributors	Major regional routes	+30m	+20m
2. District distributors	Main internal traffic routes, bus routes.	+25m	+15m
3. Local distributors	Light vehicle traffic	+15m-18m	+12m
4. Stand access street	Light vehicle & pedestrian stand access road, with	+10m or + 12.5m	+10m
	shallow storm water drains		
5. Foot Paths	Pedestrian Traffic or driveway access and can incorporate storm water outlet	+2.5m	+2.5m

Source: Layout Design Manual

10.2.6 Classification of Network LLB Area

LLB town road network length is summarized in table 10.5. the total network is 75km with only 7km sealed.

Table 10.5: LLB Total Network

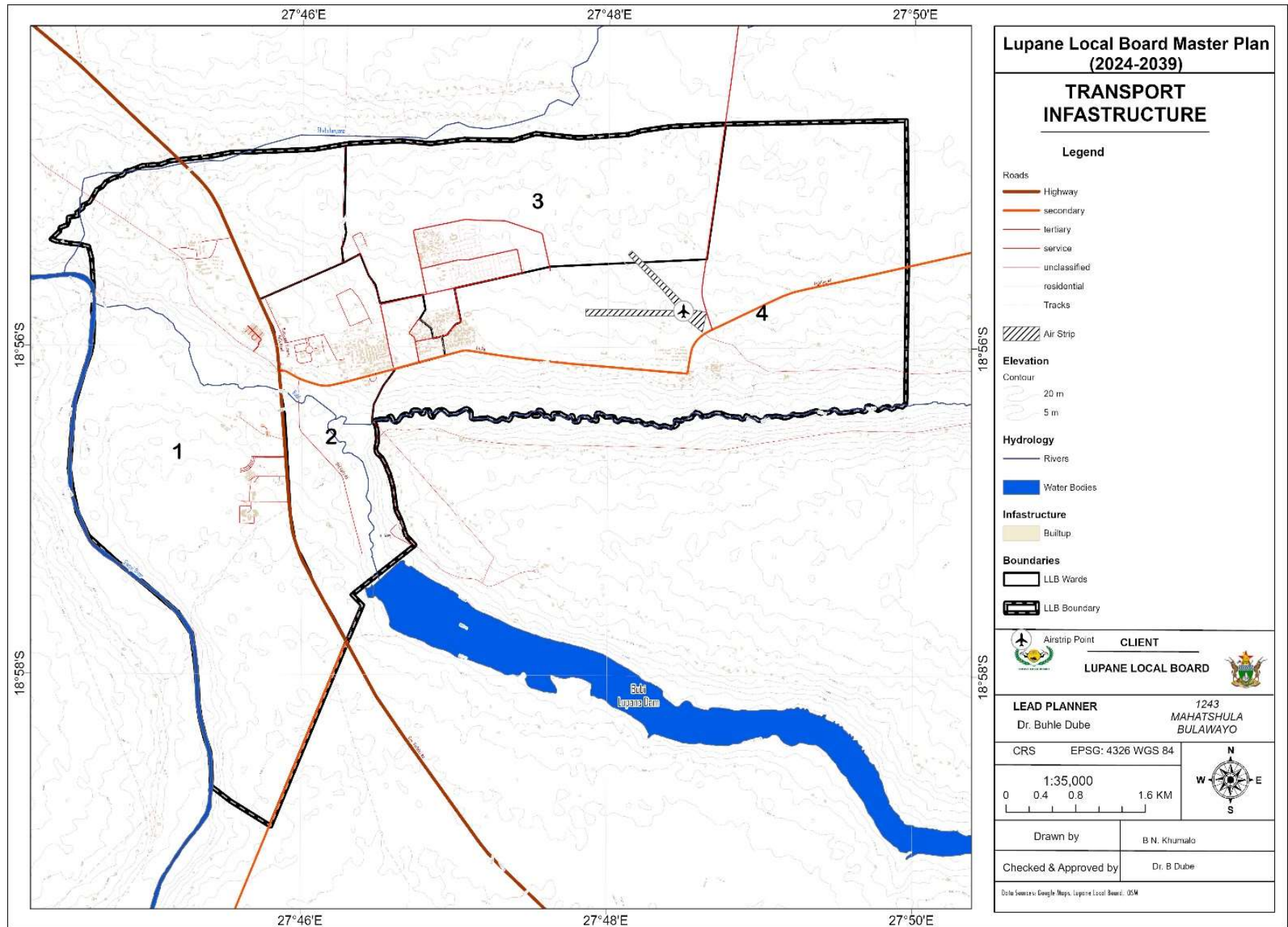
Type	Length, km
Sealed	7
Gravel	23
Earth	45
Total	75

Source: Fieldwork, 2024

10.2.7 State of the Network

Map 10.1 shows the outline of the LLB planning area road network. The condition of the entire road network can be assessed using the riding quality of the pavements.

Map 10.1: LLB Road Network



10.2.8 Condition of Roads

Roads within Lupane Local Board area generally require periodic maintenance to include Resealing among other aspects of periodic works.

10.2.8.1 Sealed Roads

Sealed section of the Township roads is characterised by damaged edges and potholes.

10.2.8.2 Gravel roads

Gravel Roads require regular routine maintenance works and currently on gravel roads there are corrugation and side drains need to be resuscitated as the roads have lost profile.

10.2.8.3 Earth Roads

Earth roads are not ideal in an urban set up. For Lupane Local Board earth roads are naturally occurring in undeveloped residential and commercial areas and trafficability is difficult for light vehicles. During the rainy season earth roads are impassable because of very poor drainage conditions.

10.2.9 Street naming

Streets are not named in the LLB town area. Lupane Local Board should provide street names.

10.2.10 Infrastructure and safety

Many residents highlighted the poor condition of roads and sidewalks. Safety concerns, especially for cyclists and pedestrians, were prevalent. There are no sidewalks and cycle tracks provided on most roads.

10.0.1.1. Street lighting:

- Only 800m of the roads in the jurisdiction of Lupane Local Board have traffic lighting. Street lights are only provided between the Comoil and Local Board junction along the

Lupane-Nkayi road.

10.2.10.2 Road signage

Lupane Local Board has adequate road signage save for the residential areas. The Town has a Programme of replacing old road signage with the SADC Road signage.

10.2.12 Enforcement of Traffic Rules and Regulations

- **Police patrols:** The Zimbabwe Republic Police Traffic Division routinely conduct traffic patrols and set road blocks.
- **Road markings:** Lupane Local Board recently provided road markings along major tarred roads. However, the Local Board is encouraging to surface all gravel and earth roads for a wide coverage of marked roads. Pedestrian crossing marking or a timed traffic light is required at the major gate of Lupane State University (LSU) to ensure safety of students cross the road to and from the university. Alternatively, a timed traffic light can be installed. (*Lupane Local Board should liaise with the Ministry of Transport*). No street name signages have been provided by the Lupane Local Board along all roads.
- **Traffic signs** e.g., give way and stop signs are installed on most junctions in the Central Business District (CBD). However, road signage needs to be installed in newly developed to ensure public safety and reduction in road carnages. However, there are no speed limits signs installed along major to reduce traffic speed. (*Lupane Local Board should liaise with the Ministry of Transport*)
- **Traffic lighting:** Only 800m of the roads in the jurisdiction of Lupane Local Board have traffic lighting. Street lights are only provided between the Comoil and Local Board junction along the Lupane-Nkayi road. The Zimbabwe Republic Police (ZRP) noted a decrease crime rates between these junctions after the installation of street lights. Therefore, street lights should be provided along all road networks to ensure public safety. One of the priority roads to be installed with street lights is from Lupane State University to Comoil intersection, thus linking to the existing street lights to ensure safety of students leaving the university at night. There are no traffic lights within the Lupane Masterplan planned area. However, **a traffic light** is recommended at All Colors intersection (intersection to Nkayi, Lupane Bubi Dam, Court and to Comoil. The intersection has the highest pedestrian traffic and second highest vehicle traffic in the CBD.

- **Parking:** dedicated public parking spaces are provided in front of all shops.
- **Bus stops:** Bus stops are not provided at some key areas along major roads, particularly at the Comoil intersections. Hiking to Binga, Victoria Falls, and Bulawayo often occurs at this junction. Besides, haulage truck often stops and park at the junction compromising the clear visibility of drivers. Therefore, there is a need to redesign the road to cater to bust stops as well as truck drive inn.

As shown in table 10.6, there are generally low incidences of accident in the LLB town area. However, Bulawayo- Vic falls road presents a different scenario with slightly higher levels of accidents that are 29 for the year 2024 only.

Table 10.6: Accidents Statistics along major roads, January-May 2024

Name of Road	Type of Accident								
	Total	Veh - veh	Veh - ped	Veh - cyclist	Veh - object	Veh - animal	Veh - M/bike	Sole party	Ped - cyclist
Bulawayo- Vic falls	29	11	1	-	1	6	-	10	-
Bulawayo- Tsholotsho	2	-	-	-	-	-	-	2	-
Lupane-Nkayi	1	-	-	-	-	1	-	-	-
Sholotsho-Spepa	2	-	1	-	-	-	-	1	-
Total	34	11	2	0	1	7	0	13	0

Source: Zimbabwe Republic Police Road Traffic Division, 2024

A total of 34 road accidents were recorded between January and May 2024 with major accidents occurring along Bulawayo-Victoria Falls Road and the least occurring along Lupane-Nkayi road. The statics dovetails with current traffic flow within the Lupane Masterplan area. Accidents were recorded along major roads, therefore there were no accidents recorded at major intersection and junctions within the same period.

Table 10.7: Major Causes of Road Accidents in the LLB Town

Cause of Accident	2022	2023	2024 (January – May)
Speeding	2	-	-
Vehicle Defects	1	1	-
Animals	-	1	-
Following too Close	-	-	-
Fatigue	-	-	-
Overtaking Error	-	-	-
Negligent pedestrian	-	-	-
Poor Road Condition	-	-	-
Failure to give way to “controlled”	-	-	-
Failure to Give way to “uncontrolled”	-	-	-
Turning in front of oncoming traffic	1	-	-
Reversing error	3	2	-
Parking error	-	-	-
Negligent Cyclist	-	-	-
Inattention or misjudgment	1	4	-
Others	-	-	-

Source: Zimbabwe Republic Police Road Traffic Division, 2024

10.3 Storm Water Drainage

Within the LLB area, flows are made up of the various catchments that ultimately channels the storm water to Bubi river. Below is the current status quo of drainage network within the city.

Table 10.8: Drainage Conditions in the LLB Town

Drainage Condition	Poor	Fair	Good	(Blank)	Grand Total
Earth	45				45
Gravel		23			23
Gravel & Sealed					
Sealed			7		7
Grand Total	45	23	7		75

Source: Fieldwork, 2024

10.3.1 Maintenance Strategy

Routine and Periodic works are the key maintenance strategies for Lupane Local Board. Periodic works have more impact though more expensive. Works such as Resealing are outsourced. Routine maintenance works are normally done In-house.

10.3.2 Electricity/Power Supplies

10.3.2.1 Bulk Supply points

The Hwange Substation with an installed capacity of 10 MWA is the one which feeds Lupane Town as locally there is no Bulk Station.

10.3.2.2 Sub Station/s

Table 10.9: Substations serving LLB, Installed Capacities and Loading

Name of Sub Station/s	Installed Capacity	Substation Loading (MVA)
Hwange Substation W3	10 MWA	8MVA

Source: Fieldwork, 2024

In terms of electrical service types and voltages in the LLB town, only 33kv and medium and low voltage systems are present (see table 10.10).

Table 10.10: Electrical Service Types and Voltages

88kV System	nil
33kV System	47.6 km
11Kv System	nil
Medium and Low Voltage	18.9 km
Street Lighting	nil

Source: Fieldwork, 2024

10.4 Telecommunications

Telecommunication infrastructure in LLB is the responsibility of such players as Telone, Econet and Netone.

10.4.1 TelOne Telephone connection 2022 – 2024

In the last three years, TelOne had many voice connections in year 2022 than in in 2023 and 2024 as shown in table 10.11. Year 2023 had most connections than in 2022 and 2024. Generally speaking, both voice and broadband connections went down compared to year 2023.

Table10.11: TelOne Telephone connection 2022 – 2024

Land Use	Telephone connections in year 2022	Telephone connections in year 2023	Telephone connections in year 2024
Voice	36	16	13
Broadband	23	30	21

Source: Fieldwork, 2024

10.4.2 Mobile Telephone Network

The major telephone network providers are Netone, Econet, Telecel and Telone. Connectivity within the town is good. Instances when there are network challenges is during the rainy season.

CHAPTER 11: LOCAL ECONOMIC DEVELOPMENT (LED) IN THE PLANNING AREA

11.0 Introduction

Local economic development (LED) refers to the efforts and initiatives aimed at generating economic growth, job creation, and improving the quality of life within a specific geographic area, such as a city, town, region, or rural area. It involves a strategic approach to harnessing local resources, stimulating entrepreneurship, attracting investment, and fostering innovation to enhance the economic well-being of a community. Lupane town has constricted economic base. There is no major economic base in the form of industry or natural resource endowments in the planning area. The potential and existing local economic development can be understood in terms of LLB's locational advantages as well as in terms of the regional linkages, both forward and backward. Comparative and Competitive advantages are explored in the foregoing.

11.1 LLB's, Locational, Comparative and Competitive Advantages

The locational characteristics of the LLB town area from various scales are illustrated (and explained thereunder) in maps 1.1, 2.2, and 2.3. Lupane Local Board is situated within KRDC and is the centre of the western half of Zimbabwe which borders all Matabeleland North Districts and one Midlands District Gokwe. It is a Provincial Capital and all Matabeleland North Roads converge at LLB town which makes the settlement enjoy easy access from all directions. Its rural populations' core livelihood in surrounding areas is subsistence mixed farming with a bias toward animal husbandry. LLB is an emerging administrative town established in 1999 with all Provincial Government ministries offices.

The urban settlement is slowly taking shape as small General Dealers (hardware and grocery shops) are gradually upgrading to urbanised supermarkets and their workers as well as government employees (mainly police, teachers and nurses are seeking and constructing urban form residential

homes. The workforce comprises of Civil service, local authorities (RDC, Local Board and DA) and service parastatals such as ZINWA, Agritex, GMB, CMB, LSU and others. There are a few light industries and commercial enterprises such as banks and insurance companies. The bulk of the population is in informal trading, which includes vending of a variety of goods and wares ranging from fruits and vegetables, grain, clothing and hardware largely in open markets. The town is growing and is in need of a proper sewer reticulation and sanitation. All business stands are on septic tank and some on Blair latrines which is a health hazard. Lupane Local Board is along Bulawayo – Victoria Falls 171.8 Km to Bulawayo and 264.2 Km to Victoria Falls and Binga respectively which doubles it to be a tourism transit town, amongst other functions like it being a university town given the fact that it houses the Provinces’ only State University, and the town of indigenous woodlands that form the teak and mahogany hardwoods industries source of raw material

11.2 LLB Town LED Structure and Base

LLB’s economic structure and base are generally regarded as weak and small. Some of the reasons include the lack of supportive natural resource endowments in heavy investment in industry. The town’s LED is hinged on the administrative nature of LLB, the status it attained in 1999 when it was declared the Matabeleland North Provincial Capital. The Second Republic has committed itself to the growth of this administrative town by spearheading its projects which are the Welshman Mabheha Complex offices that is expected to take up all government ministries offices. The Government Hospital project and the Lupane State University amongst others like the Bubi- Lupane Dam, and irrigation scheme, the Local Board is growing in a sustainable development manner and therefore place environmental considerations in the forefront. The LED base is mainly administrative however there are some economic activities that buttress the Lupane economy the likes of the proximity to the natural heritage sites and monuments like the Pupu Battlefield (50km from centre), Nkosikazi (Queen Lozikhayi’s Grave- 80km from the LLB Centre in Bubi District), Lupane State University, Bubi-Lupane Dam, Bulawayo to Binga/Victoria Falls Road and Railway Line, Forestry Commission, Wildlife Conservancy and Mining Concession in the Rural Council.

LLB being in the midst of the University has seen research projects mainly in agriculture sector on value addition growing within the town and beyond an example being the Lupane Veggie Guys

who have hit the market born in Lupane and planning to establish food processing factories within the provincial capital. Agricultural/Farming activities in the town are very low at the moment and mining activities around Lupane are likely to be the chief economic activity. LLB town's LED base is also reliant on the linkages that the town enjoys with bigger cities and neighbouring countries. Table 11.1 shows that some business operators source their stock from bigger cities such as Bulawayo, Harare, and Victoria Falls. The neighbouring countries from which wares are also sources are South Africa, Zambia and Botswana.

Table 11.1: Sources of Business Stock in LLB town

Value	Frequency	Percentage
Bulawayo	67	54.92
local	47	38.52
South Africa	20	16.39
Harare	17	13.93
Other (Specify)	6	4.92
Hwange	2	1.64
Victoria Falls	2	1.64
Lupane Rural	2	1.64
Botswana	2	1.64
Zambia	1	0.82

Source: Fieldwork Surveys, 2024

11.2.1 Commercial Development Activities

LLB has given birth and seen to light to a number of commercial activities from its birth in 1999. The Lupane Women's Development trust that constitute an association of 423 Lupane female weavers lead by Hildegard Mufukare was a championing economic breakthrough for not only Lupane women but for Lupane Local Board too. This organisation managed to build a lodge and provide up to standard boarding house facilities and a conference room together with a restaurant the well-known Women Centre. The Lupane Veggies Guys led by Makhosi Mahlangu also started their food processing industry from Lupane State University with a various range of their products now penetrating the market country wide.

The being exceptional industries that have grown from within the town there has been a hive of upgrade of commercial trading from the usual rural store set up to walk in supermarkets the tone that was first set by All colours supermarket and Hardware the like of Mega Supermarket and incoming of Zapalala and Machingura stores. The University has brought about the hype of leisure industry booming the cocktail bar type diminishing the rural beer garden type of liquor outlets and leisure centres the standards have rose to that where there are 'tshisa nyama' braai and drinking spots rather than the old bottle store type. This commercial development however comes with its own social ills too.

The Local Board has seen the coming in of banks like CBZ, AFC the coming up of medical surgeries and pharmaceuticals a number of lodges are sprouting some are being constructed some by the change of use applications from res to lodges. The Local board is characterised by the development of offices within residential a sign of grown and need for development. The dominant commercial business is Hardware followed by the foods industry. This is a sign of positive development.

The LLB terminus is bus with buses plying Bulawayo Victoria Falls, Bulawayo Binga, Harare Victoria Falls and the Chicken Buses plying Bulawayo Gomoza Nkayi amongst others. This terminus has a hive of informal sector commercial activities with vendors being dominant. The

buses enter the terminus on almost an hourly basis on a 24hour clock especially the ones plying the Victoria Falls Bulawayo Harare route. The commercial commodities common on the vending stalls are refreshments snacks wild fruits and farm produces during that are seasonal

11.2.2 General Government Services

Basically there are all government departments within Lupane Local Board which has synchronised itself with government's economic revival agenda and is serving as a magnet in terms of marketing investment opportunities. Provincial Government offices have set themselves mostly above 80% completion, there is the Provincial Registry Office, the Provincial Hospital, Welshman Mabheba Complex and the Provincial Magistrate court which is finished and operational, the Provincial Grain Marketing Board has been finished and is operational and all these are the pillars of the Government services that have since moved to the ground.

11.2.3 The Informal Sector

The informal sector is LLB's highest revenue earner. The informal sector is the fastest growing sector of the economy with vending (trading) leading the sector. LSU student population, though seasonal, attracts demand of informal sector goods that ranges from small eats and snacks to street clothing and farm produce. The cart vendors sell refreshments like soft drinks and water and are most common in the old CBD around the terminus area. However, within the residential areas, there is a sprouting number of corner vending where one just sets a table and sells vegetables and sweets or snacks. The Local Board has also designated two major informal sector markets in the Old CBD (see plates 11.1a&b). Market 11.a houses the SMEs dealing with clothing whereas 11.1b supplies fruits and vegetables.

Plate 11.2a: LLB Flea Market



Plate 11.2b: LLB Flea Market



Source: Fieldwork, 2024

It should be noted that the informal sector especially vegetable vendors are supplied by the local nutritional gardens and local surrounding horticulture farmers but largely the fresh vegetables are coming from Bulawayo. The Department of Agriculture (Agritex) has two extension workers within the Lupane Local Board area that work with the small livestock farmers community who have backyard broiler chickens and rabbits. A form of informal trade that is with agriculture but a livelihood sustaining practices. Urban agriculture contributes immensely to the lives of the people within the Local Board area, as supplementary income and as solemnly the only income for the youths.

There is an emerging transport business of informal operators who are using Toyota Wish and the Honda Fit vehicles that ply local routes and Bulawayo -Lupane routes competing with the buses a sign that there is still a gap on the highway. The local taxis charge between \$3-\$5 within the local board area for the locals. As of yet, there is no formal regular taxis operating within the LLB area.

11.2.4 LLB's Provincial Capital Status and Advantages

LLB is the administrative town since 1999. An administrative town, also known as an administrative center or capital city, is a designated area within a country or region that serves as the seat of government and administrative functions. These towns are typically planned and developed to accommodate government offices, civil servants, and related services. The advantages that LLB is sitting on and are based on its being an administrative town are summarised in table 11.1 below.

Table 11.1: LLB's Provincial Capital Status and Advantages

Item	Deemed Advantage
Centralization of Government Functions in LLB town	<i>Decentralisation of government operations to LLB Town makes it easier for citizens to access government services. This can lead to more efficient governance and public administration.</i>
Infrastructure Development	<i>Administrative towns often receive significant investment in infrastructure, including transportation, utilities, and public services. The notable infrastructure development in LLB town include the provincial hospital, Lupane-Bubi dam, Welshman Mabhena Complex, the Magistrate court, among others. This can improve the quality of life for residents and attract further development.</i>
Housing	<i>The development of LLB as an administrative town is attracting the construction of new housing, which can help alleviate housing shortages and provide modern living conditions.</i>

Healthcare	<i>The Lupane provincial hospital which is under construction and is designated as the referral hospital is an indication of the drive towards improved healthcare in the province.</i>
Education and Research	<i>The location of LSU in LLB area is a sign that administrative towns often attract educational institutions and research facilities due to the presence of government agencies and the need for skilled personnel. This can lead to a highly educated workforce and innovation.</i>
Security	<i>LLB's housing of government administrative function often calls for enhanced security measures to protect government officials and sensitive information. This can contribute to a secure environment for both residents and visitors.</i>
Economic Development	<i>The establishment of LLB as an administrative town can stimulate economic growth. The influx of government employees and the presence of government contracts can create jobs and boost local businesses, leading to increased economic activity.</i>
Urban Planning	<i>The hiring of an urban planner at LLB is deemed critical. Administrative towns are typically planned with urban design in mind, leading to well-organized and functional urban spaces. This can result in better living conditions, reduced congestion, and improved public amenities.</i>
Political Stability	<i>By decentralisation of government services and other administrative functions from Bulawayo and Harare can help maintain political stability. This separation can reduce the influence of economic interests on political decision-making.</i>

11.3 Infrastructure Development

Infrastructure development is a critical component of local economic development. It involves the planning, construction, maintenance, and improvement of the physical structures and facilities that support economic activity and daily life within a community. Effective infrastructure development

can significantly enhance a region's attractiveness to businesses, improve the quality of life for residents, and lay the foundation for sustainable economic growth. Infrastructure development in LLB town can be categorized into under-construction infrastructure, complete infrastructure, utility infrastructure, communication infrastructure, housing infrastructure, and proximate infrastructure.

11.3.1 Major Infrastructure Projects Under-Construction

There are two major infrastructure project that are under construction. These are the Provincial Hospital and the Welshman Mabhena Complex. The much-anticipated completion of these two projects is expected to trigger the need for more services and the establishment of other related service industries. Lupane Provincial Hospital project (once completed) is bound to attract more business in the residential, medical, and other related sectors. The project is massive and is 70% complete as shown in plate 11.1.

Plate 11:1 Lupane Provincial Hospital



On the other hand, the Welshman Mabhena Complex which is 90 percent as shown in plate 11.3, is bound to increase LLB town population through the moving in of the civil servants who will further trigger demand for housing and other services including consumer commodities.

Plate 11.3: Welshman Mabhena Complex



Source: Fieldwork, 2024

11.3.2 Complete Major Infrastructure

There are three major infrastructure projects that are complete and operational that are found in Lupane. These are the LSU campus, the Lupane-Bubi dam, and the Bulawayo-Victoria Falls Highway. The total population that LSU has brought to Lupane, that is both students and staff, is 5,923. This is a huge number to trigger demand for various goods and services. Thus, LSU has improved LLB town's market hub.

The Bubi-Lupane Dam with a capacity of $39.09 \times 106\text{m}^3$ is another notable infrastructure that LLB enjoys. The ZINWA plant which has a $240\text{m}^3/\text{hr.}$ means that there is expectation of a maximum of a 16hr pumping per day. Taking into account, raw water uptake by LSU, Lupane Women' Centre and other raw water users, the dam is still able to meet the water supply requirements for the town.

Bulawayo-Victoria Falls highway is one strategic infrastructure that LLB town is already enjoying its benefits and can do more to maximize these benefits. The highway links the town with other major cities, contiguous local authorities and the neighboring countries. The highway road brings numerous benefits, including economic growth, enhanced connectivity, increased property values, quality of life improvements, environmental benefits, social advantages, and long-term sustainability. The highway can attract businesses, boost tourism, improve access to services and resources, and provide opportunities for sustainable planning. Additionally, it can lead to LLB becoming more resilient to economic challenges.

11.3.4 Utility Infrastructure

In terms of water supply infrastructure, some properties especially in the old residential suburbs, the CBD and some new residential suburbs are water reticulated and are enjoying the precious liquid. Water is supplied to the end users from the Lupane-Bubi dam through the ZINWA reservoir whose water holding capacity is at $3,030\text{m}^3$. In terms of sewer reticulation infrastructure, LLB town is faced with a serious problem. The town does not have sewer reticulation. It uses septic tanks in any operational development. Thus, residents lamented that LLB is failing to service new housing schemes with both sewer and water reticulation. In terms of electricity, LLB town does not have a bulk station. The town is fed from the Hwange 10 MWA substation. LLB town does not have any gas pipelines which usually can provide businesses and residents with a reliable and cleaner energy source.

11.3.5 Communication Infrastructure

LLB town enjoys the services of mobile telephone from Econet, Telecel, and Netone companies which are a result of the existence of base stations from these service providers. Connectivity within the town is good. Instances when there are network challenges is during the rainy season. TelOne offers both broadband and landline services in Lupane town. ZOL also rolled out Wibroniks in 2021 to LLB town.

11.3.6 Housing Infrastructure

The majority of housing infrastructure projects in the LLB town is mainly developed by individual residents. However, there are institutional housing schemes that belong to government, ZRP, and Lupane clinic. In this infrastructure category, there are also lodges which offer accommodation for those who intend to stay temporarily in Lupane town. Chapter 6 provides a full description of housing infrastructure development in Lupane town.

11.3.7 Proximate Infrastructure.

There are two major infrastructure project that are proximate and have a potential to benefit LLB town. These are Gwayi-Shangaani dam and the railway line that interlinks Lupane town with strategic nodes like Victorial Falls, Hwange town, Bulawayo, Gweru, Harare among others through which the railway line passes. The Gwayi – Shangani project which is at 70 percent completion is bound to benefit Lupane through a pipeline that will be connecting Bulawayo city. There is also a railway line and a siding (Gwayi Siding) about 38km from the town and a gravel road connects the siding to the town. Thus, NRZ is bound to provide services as most of the products produce in and around Lupane are heavy duty raw materials like Timber and Coal.

11.4 Tourism and economic development

This 2016 policy document guides national tourism development focused on a vision of ‘an inclusive, robust, and vibrant tourism economy’. The plan has clear principles, rules, and aspirations that places emphasis on climate resilience and adapting to new market demands. It provides direction on product development and diversification, spatial organisation of tourism activities, infrastructure development, manpower development, community participation and preservation of nature, culture, heritage, marketing, and promotion strategies. Though Zimbabwe stands out in the Southern African region for tourism attractions and destinations its sector potential is largely under-developed. Lupane has a potential to attract tourism with the Bubi-Lupane dam. The dam borders the Local board area provides leisure activities including fishing and picnicking more activities can be explored which include boating. There is the first building in Lupane at down store build from a unique stone curving that is believed to have been extracted from a site known as Elitsheni which is a potential tourism destination of rich culture and mysteries for example enyokeni tree another mystery the locals speak highly of. The diversification of LLB town LED base may require the exploration and taping from the proximity to the natural heritage sites and monuments like the Pupu Battlefield (53km from centre), Nkosikazi (Queen Lozikheyi’s Grave- 80km from the LLB Centre in Bubi District. Thus, the tourism development sector would require LLB to look beyond the boundary.

11.5 Industrial Development in the Planning Area

Industrial development is still lagging in LLB town as there are no operational heavy industries. When brought to the ground, heavy industry can bring numerous benefits to LLB town, including job creation and economic growth. By establishing factories and production facilities, especially those related to timber production, LLB town can enjoy more revenue which can also be reinvested into community infrastructure and services such as schools, healthcare, and public transportation. There are a few light industries and commercial enterprises such as banks and insurance companies in LLB town. The designation of Lupane local Board has attracted rural industries like furniture

manufacturing, basket weaving, while bee keeping, food processing has been exploring and is growing at an industrial scale. The LLB'S focus has been steering this sector towards scaled and sustainable industrial operations. All efforts have focused on access to affordable industrial and commercial land, timely provision of essential services such as water, electricity, telecommunications, and transport network, facilitating the growth of businesses.

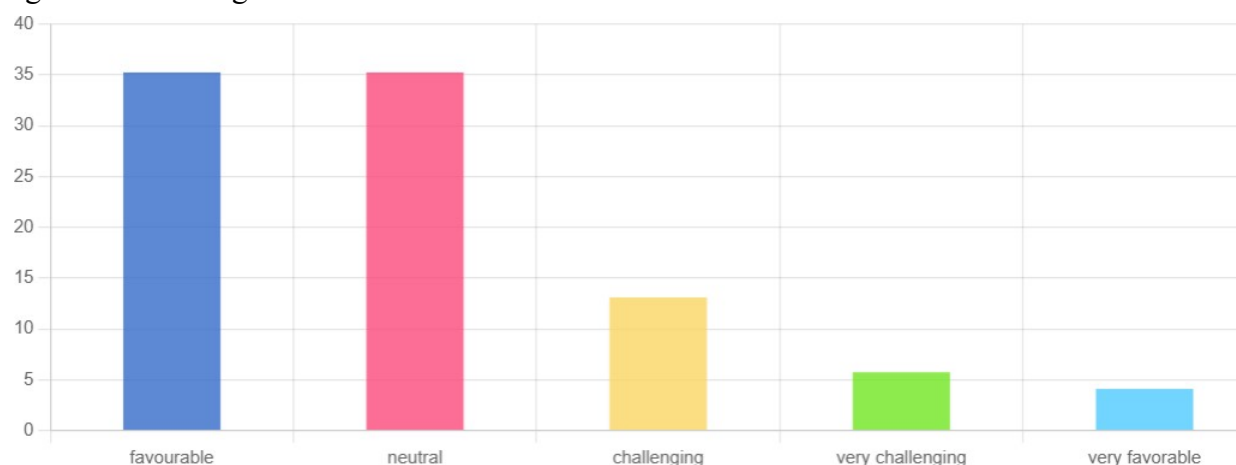
11.6 Devolution and Decentralisation

The Constitution and Vision 2030, oblige the Government of Zimbabwe to devolve relevant powers and functions to sub-national tiers. To deliver on this obligation a Devolution and Decentralisation Policy was developed in 2019 to ensure faster, more efficient, and effective responses to sub-national service delivery, development, and democracy challenges. LLB town houses multiple government departments and line ministries whose officers constitutes the civil service workforce. LSU workforce also complements the LLB population. The completion of the Welshman Mabhena Complex will see more civil servants coming to work and reside in Lupane town. Civil servants bring with demand for services and other goods thus boosting the local markets. The decentralisation policy implementation has supported provinces and districts to become dynamic economic hubs that seek and effectively utilise local and foreign investment around their resource endowments to promote socio-economic development.

11.7 An Assessment of LLB's Business Environment

The assessment of LLB's business environment is a critical process that involves evaluating the factors that can impact business performance and inform strategic direction. For purposes of master planning, the assessment of the business environment helps LLB to understand the opportunities and threats present in the market. Business environment is rated and common challenges explored. Asked about their opinion about the business situation in Lupane town as shown in figure 11.1, 35 percent of the responses from the business operators viewed the environment to be favourable whereas another 35%. Only 13% revealed the business environment to be challenge and 6% underscored that operating a business in Lupane town is very challenging.

Figure 11.1: Rating of Business Environment in LLB Town



Source: Fieldwork, 2024

The business operators, as shown in table 11.2, indicated that low sales, high competition, bad road condition significantly affect business in Lupane. Topping the list is low sales with 40% responses, followed by too much competition with 31% and poor road condition with 13% of the responses. Other minor challenges noted by business operators are high taxes, long distances from the source regions of the business stock, theft, poor service delivery, price instability and high stock prices.

Table 11.2: Business Challenges in LLB Town

Value	Frequency	Percentage
low sales	40	32.79
too much competition	31	25.41
bad road condition	16	13.11
other (specify)	10	8.2
distance from sources of stock	4	3.28
high taxes	3	2.46
poor service delivery	3	2.46
theft/burglary	2	1.64

Value	Frequency	Percentage
price instability	2	1.64
high stock prices	2	1.64

Source: Fieldwork, 2024

For investment to be effectively attracted, the business climate needs to be optimal. This can be achieved through dealing with the hard and soft infrastructure issues both at a local and national levels.

CHAPTER 12: SUMMARY OF ISSUES

The study raises a number of issues as well as opportunities. These are tabulated in Table 12.1. The section is meant to guide the planning process rather than be the final word on the subject.

Table 12.1: LLB Issues, Opportunities and Constraints

Issue	Opportunity	Constraint
Population		
Potential for population growth within LLB boundary and adjacent environs mainly through migration caused by the transformation of the settlement into becoming the provincial capital.	Establish an engine of economic development Practice densification and vertical development	Limited space versus a large population Carrying capacity implications on natural and man-made resources i.e. natural environment and bio-diversity, huge infrastructure requirements and investments (health, housing, transport, education, communications etc.).
Education		
There are no vocational training centres within the planning boundary	Setting aside land for vocational training centre	Financial resources Potential increased enrolment (youth)
Daycare centers are scarce (only two are operational)	Building new Daycare centres, especially in the residential zone	Financial resources Space shortage
Health		
A settlement of the LLB town and its hinterland magnitude will need at least 2 more clinics going by the health clinic catchment standards	New state of the art health facilities (clinics-public and private)	Financial resources
Urban development and renewal		
Growth without expansion: Mixed uses approach expected to dictate land use arrangement. Formal versus informal urban development within LLB boundary	Densification Efficient and sustainable land-use Sustainable urban design, green design, Transit oriented development	Land speculation and development at the LLB peri-urban zone

Urban renewal needs huge capital outlay	Public, Private, Bilateral and multi-lateral investments Smart partnerships	Financial resource availability Debt and debt servicing terms and conditions Revenue base size
The settlement will further propel land speculation and sales at the fringe thereby indirectly	Dialogue between LLB and KRDC to control the situation	Loss of biodiversity Environmental degradation
Issue	Opportunity	Constraint
perpetuating urban sprawl (peri-urbanisation)		Increased pressure on infrastructure
Existing old structures which are too old and not well-developed tainting the image of the provincial capital	Pull down some structures Urban renewal/regeneration Smart city of the administrative flavor	Huge capital outlay needed
Planning Boundaries and Future Development		
When all ministries and government departments relocate to LLB town and investment is supported, demand for more services will necessitate the market for more land for LLB town expansion	Cooperation and collaboration by planning authorities	Potential for boundary disputes between local authorities due to encroachment Service provision challenges between local authorities especially when there are new or existing developments at the boundaries plugging into existing infrastructure like trunk sewer.
Displacement and Resettlement (long-term future)		
Several immediate villages will have the residents displaced, the most significant being the one in ward 1	Proper planned resettlement for the displaced persons ahead of displacement Consensus building and dialogue to lessen resistance	Displacement costs on the LLB (compensation) Financial and social loss to the displaced persons Legal implications
Custom and Traditions		
There several burial sites in the planning area e.g. burial sites		Exhumation and reburial costs Legal implications

Existing sacred places may need conservation There are heritage sites of local importance.	Potential for Heritage tourism if properly marketed Incorporation of heritage significance into the Provincial Capital	Potential for desecration and disturbance during development and post development Cultural implications/resistance
Issue	Opportunity	Constraint
Vegetation clearance due to urban development leads to gully erosion	Green city/infrastructure movement Exploring other means of prevention of soil erosion	Dam and river siltation Falling of buildings
Sand and gravel extraction	Sustainable construction and development Land fills	More erosion and siltation
Bio-diversity May disappear (vegetation)	Sustainable environmental management practices Sustainable conservation Sustainable environmental planning and design	Potential deforestation (and possible extinction) of plant species Loss of biodiversity
Economic		
The livelihoods of peri-urban farmers are threatened due to potential expansion.	Incorporation of small scale urban agriculture into the design of the LLB town Localized food security	Loss of revenue and livelihood to the farmers Conflict
Safety and Security		
Safety of government offices		May limit superstructure design to avoid conflict
The big New Town will have negative social problems and requires general policing	Application of defensible space principles in design e.g. natural surveillance Smart policing and security	Technological limitations Financial resources Infrastructure
Bulk Infrastructure		

Solid waste disposal problem	State of the art treatment plants Revenue from recycled solid waste products Energy generation potential from recycling solid waste (Electricity and biogas) Reduced pollution	Financial cost Technological implication EMA prescriptions may be a constraint as it stipulates the materials which in global trends may be less affordable
Transport		
<i>Road</i> Need for a ring road	The existing national roads (Bulawayo-Victoria Falls Road)	Funding for road rehabilitation
Issue	Opportunity	Constraint
Accessibility of the planning area from the eastern side is a problem Navigability of roads: Surfacing of roads is an urgent need (from a total of 75km road network, only 7km is sealed)	Create a perfect hierarchy for a ring road. The existing Lupane-Nkayi-Kwekwe road creates a perfect opportunity for diversion of traffic from Hwange and Victoria Falls to Harare (shortened distance by 166km means reduced travel time and cost) Modernisation of the provincial capital (transformation from a rural settlement to an urban and modernised settlement)	Resource shortage
	Availing of more land for other uses Relocation to an optimal point that is ideal for an airport	Resource shortage
<i>Public transport</i> The lack of public taxis plying the CBD-LSU-Residential suburbs creates a transport vacuum	Safety and time optimization for travelers Uprooting the informal transport system at the onset Tackling overcharging of the passengers by the current informal transport operators	Passenger numbers to sustain profitable operations might be a problem Behaviour change of locals (from walking to boarding cars might take time)
Water supply		

The Gwayi-Shangani water pipe to Bulawayo needs to be taken advantage of	The opportunity to guard against future demands when population grows promotion and support of agriculture even in the KRDC area	Resources shortage Prioritization of development activities
<i>Air</i> Existing Lupane airstrip and its future [The land use has been reduced to a white elephant]	Relocation and upgrading to a modernized airport by international standards	Space - Expansion of an airline will need expansive pieces of land for air clearance
Issue	Opportunity	Constraint
	- Urban design and Architectural design (integration into the provincial capital) - The creation of a standard airport in the planning area will create a connection with the international world.	Civil Aviation Regulations (Local and International)
<i>Rail</i> Movement of bulky goods from all over the country (and the region) to support industrial development	- Sustainable smart rail - New railway infrastructure - Upgrading existing infrastructure - The railway line offers an opportunity for a local pedestrian train to decongest the roads.	- Cost - Public transport requires huge capital investments - Outdated, dilapidated infrastructure 38km distance to the Gwayi siding
Implementation and Finance		
Funding implementation of the plan demands significant financial resources	Opportunity to develop a proper and functional governance system	Government rules on accessing money Existing legal framework on forms of local authorities
Local Economic Development (LED)		

The lack of a strong economic base qualifies the planning area as a special problem town The lack of industry implies the town is taking the dormitory town route	Opportunity to redirect investment Strong marketing will facilitate face-lifting and modernisation of the general outlook of the town Harnessing the trend right at the onset Scaling up and diversification of industrial activity	Huge amount of resources Prioritization of activities Willingness of investors to choose Lupane as the investment destination in its present state
---	---	---

SOURCES OF SECONDARY DATA

1. Online/internet resources [e.g.; ZIMSTAT website, links for Act of Parliament and policy documents]
2. LLB by-laws, records, meetings minutes and reports
3. Government publications
4. Newspapers
5. Books and journal articles
6. Census reports
7. Government data
8. Reports/records from stakeholders
9. Historical records
10. Health records
11. Documentary data
12. Industry reports

9.0 ANEXURES

Annexure A: Community Consultative Meeting at Lupane Primary School in Pictures.



Annexure B: Master Plan Community Consultative Meeting at the LLB Hall in Pictures



LUPANE LOCAL BOARD MASTER PLAN COMMUNITY CONSULTATIONS MEETING

**RE: Invitation to a Master plan consultation meeting for urban
residents of Lupane Local Board Area**

VENUE: LUPANE LOCAL BOARD HALL

DATE: 08.04.2024

TIME: 4 PM

AGENDA

1. Master Plan Consultation Meeting

INVITED

Councillors
Residents Association
Transport Associations
Church Leaders
Business People
All urban residents under Wards 1-4
Community Stakeholders
Committees, ETC

LUPANE LOCAL BOARD MASTER PLAN COMMUNITY CONSULTATIONS MEETING

RE: Invitation to a Master plan consultation meeting for rural
residents of Lupane Local Board Area

VENUE: LUPANE PRIMARY SCHOOL

DATE: 08.04.2024

TIME: 10 AM

AGENDA

1. Master Plan Consultation Meeting

INVITED

Traditional Leadership
Councillors
WADCO
VIDCO
Church Leaders
Business People
All rural residents under Wards 1-4
Community Stakeholders
Committees, ETC

Annexure E: Links to kobo collect data collection and management platform used during the preparation of the report of study

LLB Ward 1(rural) resident's questionnaire	https://kf.kobotoolbox.org/#/forms/ajzKYp5kE9w6MpKgHptdoj/landing
Annexure F: LLB urban resident's questionnaire	https://kf.kobotoolbox.org/#/forms/aAEVsBv4rQa2V4i6Vpd9mg/landing
Annexure G: LLB business operator's questionnaire	https://kf.kobotoolbox.org/#/forms/ajzKYp5kE9w6MpKgHptdoj/landing

Annexure F: Annexure A: Full Council Resolution on the Adoption of the Report of Study

LUPANE LOCAL BOARD

MINUTES OF 4TH SPECIAL FULL COUNCIL MEETING HELD ON 05 JUNE 2024 AT 1035 HOURS AT THE LUPANE LOCAL BOARD COMMUNITY HALL

INVITED

Councillor T. Nyoni	-	Board Chairperson (Chairing)
Councillor N. Mkwebu	-	Deputy Chairperson
Councillor S. Tshuma	-	Councillor
Councillor M. Sibanda	-	Councillor
Councillor L. Dube	-	Councillor
Acting Chief Mabhikwa	-	JR Khumalo
Ms E. Sithole	-	District Development Coordinator
Mr. C. Moyo	-	Town Secretary
Mr. F. Sibanda	-	Housing, Community and Social Services Officer
Ms T. T. Nleya	-	Treasurer
Ms S. Ncube	-	Administration & HR Officer
Mr. P. Nguni	-	Engineer
Ms S. Tshuma	-	Committee Officer
Dr B. Dube	-	Masterplan Lead Planner
Mr. B. Khumalo	-	G.I.S

Resolution

- That the Report of Study for the master plan be adopted with amendments as highlighted above

Proposed by Cllr T. Nyoni

Seconder: Cllr N. Mkwebu

6. CLOSURE

There being no further business to transact the meeting ended at 1410 hours.

Chairperson's Confirmation:.....

Date:.....



ATTENDANCE REGISTER

LUPANE LOCAL BOARD MASTERPLAN REPORT OF STUDY

05/06/2024

Name & Surname	Sex M	Sex F	Organisation / SECTOR	Designation	Tel/ Email address	Signature
LI FAITH MARUMHA		✓	ZCC	Pastor	0786487738	
THOMAS CHWAZA	✓		LLB	HEALTH OFFICER	0774665580	
Simeleucosi Moyo		✓	Doves	Sales officer	0785957026	
Ndabenzhile Mtunzi	✓		Vet	Dyes	77311035	
Mgondisi Matanga	✓		NSSA	ADMINISTRATOR	0778957489	
NDUMO MASUKU	✓		Resident	Self	0777415294	
STWELERIMA Dube	✓		Resident		0772458812	
THEBE MHEKUSA	✓		Resident	Builder	0774752267	
MAPHUSA CALVIN	✓		Resident	Sales Person	0784241852	
CHALTON MOYO	✓		LLB	Town SECRETARY	0772418334	

Name & Surname	Sex M	Sex F	Organisation / SECTOR	Designation	Tel/ Email address	Signature
BUTHE Dube	✓		Lead Planner	Lead Planner	bdube2013@yahoo.com	
BURKINS Khumbi	✓		SIS Analyst	SIS Analyst		
Naube SICEBISO		✓	SIFAIDS	DEC	sicebis@sfids.net	
NGWENHA Nkhululi	✓		RIDA	Driver	0773518807	
Phathumiso S Moyo		✓	NAC	DAC	pmoyo@nac.org.zw 0777665257	
SIGANDA ANDISIWE O.	✓		MNHTA	SAO	aos.wanda@gmail.com 0782876140	
Dalumbwa Khumbi	✓		Self rep.	Resident	0772393385	
LOVEMORE NAUBE	✓		MORSE	DSI	lovemorenaube1@gmail.com	
Simba Dube		✓		Lupane	0777335611	
Alice Chatanetsa		✓			0773892654	
MUMUKI MULO	✓		Aradach	Director	0771533142	
RUDO TMUTEMBWA		✓	ZINWA	STH	rtmutembwa@gmail.com	
Munashu Tivarere	✓		AGRI-TEX	L-5	tavareremunashu@gmail.com	
RENNE MALABA	✓		MOTCC	DEHO	rennemalaba70@gmail.com	
OSCAR NKOMO	✓		RESIDENT		2809 Lobengula	

Name & Surname	Sex M	Sex F	Organisation / SECTOR	Designation	Tel/ Email address	Signature
F. Sibanda	✓		LLB	HCSO	lupulebale@jw	
M Nkala	✓			'isakhamuzi	0772453992	minkale
Telma S Longue		✓	Resident	Resident	telmaslongue@gmail.com	Saghe
KENNETH Dube	M		RESID.	PASTOR	0773239101	
LKHWA Ncube	M		RESID.		0773317341	dube
GLORY DAMBA		✓	MMALGEMIS	DDO	0716685312	damba
MENGEZI NDLOTU	✓		RES	PASTOR	0771469851	fin
MARIBISA CHASTORHER	✓		RES RES	CHATE	078202348	Chate
Thembelihle Mhlange	✓		CD	Medwa	0783197410	
Nkululeko Tshuma	✓		Resident	Resident	0772301400	
MPATHI NKIWAWE	✓		RESIDENT	V/H	0773877163	MPATHI
ALBERT NKOMO	✓		Resident	PASTOR	0773453834	ALBERT
LABULANI MHLAKAT	✓		LLB	ENGINEERING	0773564970	LABULANI
TAKUDZWA CHIKAMBI	✓		RESIDENT	BUSINESS SECTOR	071767211	CHIKAMBI
Sihle Dube		✓		'isakhamuzi	0784293143	Sihle

Name & Surname	Sex M	Sex F	Organisation/ SECTOR	Designation	Tel No/ Email address	Signature
JAPHEI GUMBO	M		SECURITY	SECURITY OFFICER	0783 618 576	JAPHEI
ELIAS MUTHAMBO	M		RESIDENT	RESIDENT	0778689918	ELIAS
LEONNET SIBANDA	M		Build Injane Business ASS	DIRECTOR	0775994020	LEONNET
JENNIFER C. Ncube	F	F	RESIDENT	RESIDENT	0773362134	JENNIFER
RAULISANI MENDO	F		EMA	DISTRICT ASSISTANT	0772703366	RAULISANI
Precheri Ncube	M		Surveyor	Surveyor	0773284228	Precheri
LISHANBA TEMURAI		F	MIPBS	DIO	0776564143	LISHANBA
REGGISON MANDIKUPE	M		Kusile RDC	HAO	0778639312	REGGISON
Stewart Phungo	M		Security	Security Officer	0775786326	Stewart
Sibuyaphukile		F	Resident	Resident	0713151054	Sibuyaphukile
Mthembu wellington			Resident	Resident	0773374571	Mthembu
MUZAMBA ALICENATU	M		MOSRAC	DDO	077373708	MUZAMBA
Sichoniso Ndlovu	M		Resident	Resident	0773511495	Sichoniso
Khulubani Dube	M		Resident	Resident	0717766483	Khulubani
LABULANI HLE GUMBO	M		Resident	Resident	0774781498	LABULANI

Annexure G: DSPD Feedback on LLP Master Plan First Draft

Section B: Letter from the DSPD Regarding the Review of the LLB Master Plan

MINISTRY OF LOCAL GOVERNMENT AND PUBLIC WORKS

All Correspondence should be addressed to :-

**The Chief Director of Spatial Planning
and Development
P. O. Box CY 968
Causeway**



**DEPARTMENT OF SPATIAL PLANNING &
DEVELOPMENT
HEAD OFFICE**

**for, Makombe Building
Corner L Takawira/H Chitepo
HARARE**

Tel : 707066-7, 706258

Fax : 792108

Email : dpp@zarnet.ac.zw

ZIMBABWE

When calling ask for: Mr. N.S Madhuku/Mr. S. Siraha

Ref: ZA/

13 September 2024

Lupane Local Board
Stand No 250
P.O Box 118
Lupane

Attention: The Town Secretary

REVIEW OF THE SUBMITTED LUPANE LOCAL BOARD MASTER PLAN

It is commendable that your Council managed to prepare and submit the draft Master Plan by the agreed date.

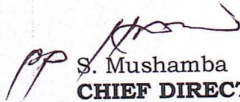
The Department has now reviewed your Draft Master Plan together with all the other Master Plans prepared recently nationwide.

The issues that will need to be addressed before you proceed to put the plan on public display mainly relate to the following subject areas:-

- i) Executive Summary
- ii) Mapping and illustrations
- iii) Presentation of planning proposals
- iv) Implementation, Phasing and financing

The detailed comments relating to your Draft Master Plan are attached hereto.

After attending to all the comments, please submit the amended Draft Master Plan to us not later than 30 September 2024. The Council should be ready to place the revised Master Plan on public exhibition from 5 October to 5 December 2024.



S. Mushamba

CHIEF DIRECTOR SPATIAL PLANNING AND DEVELOPMENT

FOR: SECRETARY FOR LOCAL GOVERNMENT AND PUBLIC WORKS

Cc: Lead Planner B Dube

Section B: DSPD Recommendations on the LLB Boundary

DETAILED TECHNICAL COMMENTS ON LUPANE LOCAL PLAN BOARD DRAFT MASTER PLAN

1.) Specific Comments for Report of Study - communique

- The Issue of the Lupane Local Board boundary was raised in the document. As such it was resolved that the demarcated planning boundary should follow the administrative boundary using the current ZEC boundaries.