VICTORIA FALLS MASTER PLAN

DRAFT WRITTEN STATEMENT

June 17th 2024

VICTORIA FALLS MASTER PLAN

WRITTEN STATEMENT

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

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

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

Signed:

…… Town Clerk
…… Date

…… Mayor
…… Date

EXECUTIVE SUMMARY

Following on the Report of Study Findings, development options were analysed and proposals drawn centred on the following key considerations:-

1. World Heritage Property and RAMSAR designations

The property is protected under the National Heritage Conservation Act (1998) and the Zambia Wildlife Act on the Zambia part and the Zimbabwe Parks and Wildlife Act Cap. 20. 14 of 2008 (revised) on the Zimbabwean side. This principal legislation provides for legal protection of the resources within the property. It has a Joint Integrated Management Plan (JIMP) prepared in a participatory manner, approved by the State Parties in November 2007 and being implemented in a participatory manner.

This World Heritage site extends over 6860 ha and is made up of 2340 ha of Victoria Falls National Park (Zimbabwe), 741 ha of the riverine strip of Zambezi National Park (Zimbabwe) extending 9km to the west making a total of 3091 ha. Within the Victoria Falls World Heritage site lies the RAMSAR site. The Rainforest is within the Ramsar site which also has rare plant species that are not seen elsewhere in the region together with big five animals (elephants, buffalos, and the endangered black rhino). The balance area of 3779 ha of the World Heritage site comprises the Mosi-oa-Tunya National Park (Zambia).

2. Kavango-Zambezi Transfrontier Conservation Area (KAZA)

The Kavango-Zambezi Transfrontier Conservation Area (KAZA TFCA) covers five countries in Southern Africa and is almost 530,000 km2 in extent whereby approximately 15% is in Zimbabwe. KAZA was formally initiated in 2006 with the signing of a MoU by the environmental Ministers of the five partner countries - Angola, Botswana, Namibia, Zambia and Zimbabwe and has developed a strategic planning framework for the conservation and management of elephants.

3. The physical and biological environment

Victoria Falls is surrounded by protected national park areas containing various wildlife species. Wildlife is integrated into the City and it is a boon for tourism. It is important to maintain wildlife refuges and corridors during the Plan Period.

4. National Development Policies

4.1. Vision 2030

Vision 2030 contains cross-cutting development themes that covers support towards Micro, Small and Medium Enterprises, Youth Development, Gender Equality and Women Empowerment, as well as the development of Sports, Recreation, Arts and Culture. The vision places the thrust on creating self-sufficient economies, land utilization and infrastructure as a key development pillar. It also envisages a modern, efficient, reliable, well-developed infrastructure which will be an enabler that catalyses Zimbabwe's economic transformation.

4.2. The National Development Strategy 1 (NDS1)

This strategy relates the quality of infrastructure in an economy as a measure of the quality of life of its citizens. Efficient infrastructure delivery is key in the realization of National priorities and overall

socio-economic development. On the premises of NDS1, the Master plan ought to guarantee reliable power supply, expansion of road and rail network capacities.

4.3. National Climate Policy [2017]

The Zimbabwe National Climate Policy strategy provides a framework for a comprehensive and strategic approach on aspects of adaptation, mitigation, technology, financing, public education and awareness. The Master Plan in line with this policy should address the following:

Natural Systems - Climate change issues associated with air pollution, change in land use, forestry and biodiversity as well as natural ecosystems;

Economic Sectors: Climate change issues associated with agriculture and food security, industry and commerce, mining, tourism, and energy.

Physical and Socio-Economic Infrastructure: Climate change issues associated with energy, transport, social infrastructure (human settlements) and waste management

4.4. The Devolution and Decentralization Policy [2020]

The Devolution and Decentralization Policy (2020), enshrined in the Zimbabwean Constitution Section 264(1) states that wherever appropriate, Governmental powers and responsibilities must be devolved to Provincial, Metropolitan Councils and Local Authorities that are competent to carry out those responsibilities efficiently and effectively.

4.5. The National Tourism Master Plan [2016]

The National Tourism Master Plan [2016] encourages development of an inclusive, robust and vibrant Tourism Economy. The development strategy set forth by the NTMP is spatially transcribed in a structure based on strictly interrelated elements of gateways, transport corridors, and identification of Tourism Development Zones (TDZ). Victoria Falls is one of the Tourism Development Zone of the Tourism Master Plan

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ACKNOWLEGEMENTS

ABBREVIATIONS AND ACRONYMS

VFCC	Victoria Falls City Council

PART I - INTRODUCTION AND BACKGROUND

1 INTRODUCTION

The Victoria Falls Master Plan is made up of two documents as follows:

1.1 The Report of Study

This is the study of the planning area report including plans, diagrams, and tables to illustrate information. This report identifies major characteristics of challenges, constraints, and opportunities for the future development of the Master Plan area.

1.2 The Written Statement and Planning Proposals

The Written Statement presents the proposals for the development of the planning area and is accompanied by a planning proposals plan. This document also gives policy statements and proposals that mitigate the effects of the challenges and constraints identified by the Report of Study by utilizing the identified opportunities in the planning area.

1.3 The Structure of the Written Statement

In terms of the Regional Town and Country Planning Act Chapter (29) 12 of 1996 as read with the regional Town and Country Planning (Master and Local Plan Regulations of 1997) the written statement gives broad policies and proposals of a strategic nature to guide the development and redevelopment of the planning area. In line with the cited legislation Victoria Falls Master Plan Written Statement is divided into three sections as follows:

Part 1 – The introduction links the written statement document to the report of study by way of a summary of the main challenges, constraints, and opportunities to development brought out in the analysis of the findings of the report of study. The introduction concludes by giving the preferred strategy that will inform the formulation of policies and proposals.

Part 2 – This part of the written statement deals with the identification of goals and objectives of the planning area and the selection of the preferred development strategy. Goals are broad statements of the intention; objectives are specific ways of taking the goals to fruition.

Part 3 – Master Plan area planning policies and proposals, must be read in conjunction with a proposals plan accompanying the document. This stage is concluded by an implementation and monitoring program to ensure development takes place in line with policies and proposals of the master plan

2 SUMMARY OF FINDINGS OF THE REPORT OF STUDY

2.1 Existing Town Planning Statutory Provisions

The Victoria Falls Town Council area is planned according to the 1973 Outline Plan. Study findings show that there is a strong consensus that the 1963 Outline Plan now needs to be replaced, it is outdated and there is a need for a new plan that takes into account new circumstances and gives the town a planning framework for development for the 10 to 15 years.

2.2 Regional and International Context

Key Findings

1. The City of Victoria Falls cannot be considered in isolation. It is inextricably linked to its surrounding wildlife areas which also helps to bolster its tourism product
2. The waterfall, river, and gorges are part of the UNESCO World Heritage Property (WHP) and the City has a direct boundary with the Core Area of the WHP. This property is jointly managed by Zambia and Zimbabwe and its outstanding universal values (OUVs) must be respected maintained
3. The City is the center-point of the Kavango-Zambezi Trans-Frontier Conservation Area, a five-country initiative covering over half a million square kilometers
4. The City has a direct boundary with the RAMSAR site
5. Victoria Falls is listed as one of the seven natural wonders of the world, a designation that is important for tourism

Recommendations

1. The integrity of the outstanding universal values of the World Heritage Property must be respected and maintained
2. The location of the City in a matrix of wildlife areas and international conservation initiatives should drive planning and design to ensure that the City remains unique and retains its place as one of the most desirable natural travel destinations in the world

2.3 Physical Features, Land and Environment

2.3.1 Climate

Key Findings

1. Climate change may affect the attractiveness of the waterfall and affect major economic activities in the city and along the river including tourism, agriculture, and power generation
2. Increasing temperature coupled with tree removal will make human habitation more uncomfortable, thereby increasing demand for cooling systems and the power to run them (such as air conditioners, swimming pools, green gardens, and parks).

Recommendations

1. Designs for cooler buildings and surroundings. Open spaces, parks, and avenues of trees will all help to mitigate increased temperatures

2.3.2 Geology and Soils

Key Findings

1. Seismic activity may affect large structures, especially closer to the Zambezi
2. Basalt soils have high heat absorbance capacity which may affect infrastructure

Recommendations

1. Full investigation of seismic activity before construction of major infrastructure
2. Soil temperature assessed before construction of linear infrastructure

2.3.3 Topography and Hydrology

Key Findings

1. Mitigatory measures regarding erosion to be considered before construction in sensitive areas
2. The national parks and forest areas are vital to maintaining stream flow and underground water recharge

Recommendations

1. Erosion potential is highest along the ecotone of the basalt/sand soils interface and on shallow basalts with slopes
2. Protection of woodland areas and tree cover in general

2.3.4 Vegetation

Key Findings

1. Invasion by *Lantana camara*, especially of the riverine areas and the Rainforest threatens biodiversity
2. Demand for tourism sites in riverine environments threatens their biodiversity and aesthetic appeal
3. Micro-climate change in areas such as Mkhosana (previously wooded Kalahari sands) leading to hotter and more uncomfortable living conditions.
4. Wood is an important fuel source in parts of the City. A significant amount of this is sourced (often illegally) from the national parks

Recommendations

1. Maintain tree cover where possible to maximize carbon sequestration and biodiversity
2. Encourage the use of solar power in all areas
3. Encourage the use of efficient, low-fuel cook stoves
4. Re-plant with Indigenous species to improve biodiversity
5. Designs to allow for free airflow to cool buildings
6. Consider the orientation of buildings, arrangement of windows, verandahs, and building materials when planning developments i.e. “green building” designs
7. Extensive tree planting along roads in high-density areas to reduce heat impact
8. Maintain riverine areas without development

2.3.5 Wildlife

Key Findings

1. Wildlife freely enters the City and parts of the north constitute corridors to the Zambezi River and refuge areas for dangerous animals (elephant and buffalo) as well as several other species
2. Land available to wildlife is becoming increasingly restricted and this trend is likely to continue as pressure for land for development increases
3. Human-wildlife conflict (especially elephants) is common within the city and some interactions have resulted in human fatalities.
4. Wildlife deaths, mainly related to vehicle speeding do occur

Recommendations

1. Demarcation and maintenance of these wildlife refuge areas and corridors
2. Development of co-existence methods, including education
3. Speed humps on the road between the CBD and the Zambezi NP gate

2.3.6 Archaeological and Cultural

Key Findings

1. Incomplete inventory of archaeological and cultural sites
2. Vandalisation of some sites leading to community and spiritual values displaced
3. National Museums and Monuments Zimbabwe has no presence in the Falls

Recommendations

1. Ongoing inventories by National Museums and Monuments Zimbabwe (NMMZ)
2. Protection of sites, followed by a public awareness campaign
3. NMMZ encouraged to establish an office in the City

2.3.7 Other Environmental Factors

Key Findings

1. Two artificial wetlands in the northern part of the City are important for wildlife
2. Noise pollution, especially from helicopters, is significant and disturbing for residents and visitors
3. Litter is a significant problem in the City and surrounds

Recommendations

1. Inclusion of wetlands into the wildlife corridors
2. Careful sighting of helipads and enforceable restrictions on flying times, operating protocols and height levels
3. Partnerships with the private sector to improve litter collection and clean-ups, and to implement an educational programme

2.4 Population Growth and Migration

Key Findings

6. Seventy percent (70%) of the population is below 24 years of age with a significant number below 12 years of age. This has implications for the requirements for future social service delivery and will put tremendous pressure on the City's resources
7. There are significant proportions of female-headed households in the high-density areas, indicative of a vulnerable population

8. Over 90% of the residents of Victoria Falls are migrants from other parts of Zimbabwe

Recommendations

1. The Master Plan should make provision for infrastructure and services that meet current and future needs of a diverse and growing population
2. Make provision to cater to the youth and women's needs

2.5 Housing

Key Findings

1. There is a very high demand for housing of all types in the planning area
2. There is a demand for affordable housing as well as rental accommodation.

Recommendations

1. More land is needed to meet the demand for housing
2. Strategies such as densification of selected areas should be considered, including vertical expansion

2.6 Education

Key Findings

1. The population is well educated with nearly 65% of people having a secondary education
2. There are three primary and one government/council-operated schools. The remainder are private sector-owned and operated

Recommendations

1. Increased number of affordable government-run schools
2. Establishment of tertiary educational facilities

2.7 Health

Key Findings

1. Health service delivery is inadequate to meet current and future needs
2. Only one hospital and two clinics in the City are operated by the central government. The remainder are municipal, charity, and private health facilities
3. No hospital up to international standards of disaster response involving tourism

Recommendations

1. Upgrade existing government hospital
2. Partner with the private sector to establish hospitals with required international standards

2.8 Economic Activity

2.8.1 Tourism

Key Findings

1. Maintenance of the natural beauty and an ecologically sound environment is critical to a healthy tourism economy
2. The riverine forest and wildlife corridors need to be protected against development and integrated into the City as they are an important part of the unique character of the City

3. The City is closely linked to the World Heritage designation, the KAZA Trans boundary initiative, and the RAMSAR wetland site and these are important in defining the character of the City but also for tourism marketing
4. The Rain Forest is the key attraction but many other activities on offer diversify the experience
5. In general tourists stay for an average of 2.5 nights

Recommendations

1. The City will not be fenced
2. Wildlife corridors will be clearly defined, maintained, and respected
3. Residents and authorities will need to explore innovative ways of co-existing with dangerous wildlife
4. The WHP and RAMSAR sites need to be respected to maintain the aesthetic value of the key attraction, the waterfall and surrounds
5. Ways of increasing the length of stay should be investigated

2.8.2 Challenges to Economic Viability

Key Findings

1. Victoria Falls is heavily reliant on tourism with few other economic alternatives
2. Unavailability, inaccessibility, and inadequacy of labor supply, staff accommodation, staff transport, land space for business expansion, and raw material supplies
3. Economic instability and policy inconsistency, unpopular fiscal policies on foreign exchange, and prohibitive interest rates
4. Lack of restrictive protectionism by local and regulatory authorities to protect the viability of existent industry;
5. Poor service delivery particularly on water, power (cuts), sewerage, refuse collection, and roads;
6. Distorted supply chain with punitive customs duties for imports and exports;
7. Proliferation of informal business and black market

Recommendations

1. Diversification of the economic base, preferably into “white-collar” industries that are non-polluting and have little effect on the environment

2.9 Employment

Key Findings

1. The City has a high unemployment rate
2. Most formal employment is either in Government or in the tourism industry

Recommendations

1. Encouragement for small-scale business through zoning
2. Tertiary and alternative training tailored to the main job market

2.10 Infrastructure Issues

2.10.1 Water issues

Key Findings

1. The water supply system is inadequate for the current City and has been so for many years. The pump from the river is too small and the piping is dilapidated in places this contributes to an inefficient water supply
2. The untreated water supply system is non-functional

Recommendations

1. Upgrade of the extraction system from the Zambezi, especially as the City is expected to expand
2. Refurbishment of the supply system throughout the City
3. Refurbishment of the untreated water system that supplies residents and tourist facilities

2.10.2 Sewer and Solid Waste Disposal

Key Findings

1. The sewage system is overloaded and cannot cope with the current demand, let alone any expansion
2. Parts of the reticulation system have surpassed their lifespan and are prone to blockages and bursts, leading to pollution in the City and of the watercourses
3. The settling ponds and the landfill site are inappropriately placed and are too small

Recommendations

1. Upgrade of the sewage system
2. Relocation of the landfill site so it is downwind from development
3. Relocation and expansion of the settling ponds

2.10.3 Electricity Supply and Communication

Key Findings

1. The power supply is unstable and prone to outages
2. The existing infrastructure needs to be upgraded to meet demand and also modernize equipment to avoid breakdowns /faults.

Recommendations

1. Encouragement and facilitation of alternative power supply and solar systems
2. Expansion of communications technology and business as an economic alternative

2.11 Traffic and Transportation

Key Findings

1. There is a single main road through the City centre which is also part of a trans-continental route. The flow of heavy vehicles congests the City center and detracts from the aesthetic values of the area which are important for tourism.
2. Public transport facilities within the City are poor
3. Parts of the City need tarred and signposted roads

Recommendations

1. Upgrade of selected roads in the existing City, including proper signage
2. Relocation of commercial cross-border clearing facilities to the south of the City. This could also be a "dry-port clearing facility (Ndlovu SEZ)
3. Site bus termini away from the road reserve and enforce regulations to stop informal bus termini eroding the designated road reserve
4. Development of the CBD as a walking and cycling area, with restricted traffic access
5. Careful development of bulk infrastructure to ensure efficient servicing of the satellite areas of the City (e.g. Masuwe SL)

2.12 Community and Recreational Facilities

Key Findings

1. The main recreational facilities are privately owned and commercial
2. Government and Council recreation facilities are limited and existing ones need an upgrade
3. Limited, safe open spaces of green zones in the residential areas and within the CBD

Recommendations

1. Development of a new cemetery site(s), and management of existing sites
2. Development of open spaces and recreational facilities as part of the residential areas and the CBD
3. Upgrade of existing sporting/recreation facilities and the development of new ones

2.13 Land Development Potential

Key Findings

1. The City requires more land for expansion
2. Infrastructure needs to be upgraded to service the existing City, and also for expansion
3. The main alternatives for expansion are westwards (into the Zambez\i NP) and southwards (into the Masuwe State Land and the Hwange RDC Communal Lands)
4. Sites for tourism are concentrated in the northern part of the City where demand is high
5. A significant number of residential plots are being converted to tourism in the low-density suburbs

Recommendations

1. Expansion to the west to develop housing and other facilities
2. Expansion to the south to develop tourism and government facilities and housing in the Masuwe State Land
3. Formalise conversion of land from residential to tourism in the low-density suburbs

2.14 Administration and Finance

Key Findings

1. General expenditure and the wage bill is more than 70% of total expenditure contrary to the Government stipulation of 30% and 70% for service delivery.
2. The main revenue earner for the Council is rates/fees and sale of land
3. Goods and services have not been sold at market value.

Recommendations

1. There is a need to establish a Town planning and Land Management Department and a Business and Economic section to supervise and monitor the implementation of the Master plan proposals.
2. There is a need to diversify income-earning streams for financial sustainability
3. Service delivery should aim for at least a cost recovery basis.

PART II - GOALS, OBJECTIVES, AND DEVELOPMENT STRATEGIES

3 GOALS AND OBJECTIVES

3.1 Introduction

Goals are broad statements of intention while objectives are the specific means of achieving identified goals. Formulating goals and objectives helps in producing a plan that solves problems identified in the study maximizes opportunities and complies with the policies and proposals of the master plan.

3.2 Goals and Objectives

3.2.1 Land Utilisation

Goal: The master plan should ensure optimum use of limited land

Objectives:

1. Set aside suitable land for industrial, residential, servicing, and commercial purposes
2. Balance the need for land with the key natural attractions of the City (i.e. the World Heritage Property and the wildlife corridors/refuge areas)
3. Allow densification (sub-divisions and vertical integration) that will not detract from the natural character of the City

3.2.2 Environment

Goal: The master plan should conserve and protect the environment, given that it underpins the tourism-based economy

Objectives

1. Ensure the conservation and protection of woodlands, riverine areas, scenic areas, and the Falls itself (again the World Heritage Property is key for this)
2. Protection of the aesthetic qualities of the City and surrounding national parks by ensuring all development is carefully sites and appropriate, especially close to the Falls and upstream river

3.2.3 Infrastructure

Goal: Adequate and cost-effective infrastructure in place that is properly maintained

Objectives

1. Develop an efficient road network that provides access within the planning area encompassing all the other sectors in the City
2. A provision of adequate and appropriate reticulated sewage disposal, waste disposal, and water reticulation system
3. To facilitate the adequate provision of a telecommunications network, electricity supply, rail network, public transport, and cycle and pedestrian

3.2.4 Housing

Goal: Provision of a variety of housing densities and types to meet existing and future growth.

Objectives

1. Establish zones for low-income, high-density, medium-density, and low-density housing that will meet the expected demand
2. Encourage the development of Flats in appropriate areas
3. Encourage sub-division and cluster houses in appropriate zones and areas

3.2.5 Master Plan Feasibility

Goal: To ensure that proposals are financially and technically sound and that the capacity of the local authority, the private sector, and government-related partnerships are encouraging an active role in the development of the plan area

Objectives

1. Promote private sector involvement in plan implementation with the local authority acting as facilitator
2. Establish relevant capacity within the council for implementation, monitoring, and review of the Master Plan

3.2.6 Traffic and Transportation

Goal: Ensure the development of an efficient traffic and transportation system that allows for effective and safe travel

Objectives

1. Develop an integrated traffic and transportation system that serves all areas efficiently
2. Provide transport routes that form part of an efficient circulation and distribution system
3. Management of heavy vehicles both in the City and the WHP (Victoria Falls Bridge)
4. Identify and develop sites for long-distance buses and overnight parking for heavy vehicles

3.2.7 Industry and Employment

Goal: Encourage employment creation through employment nodes and zones that will facilitate the establishment of small to medium enterprises for the creation of jobs

Objectives

1. Set aside employment corridors where it’s technically feasible to provide ancillary service infrastructure
2. Encourage expansion of the tourism sector
3. Identify areas for the development of appropriate light industries, including hi-tech and finance-related sectors
4. Provide adequate land for all types of economic activity in the planning area with incentives to attract investment

3.2.8 Community and Recreational Facilities

Goal: Derive appropriate standards of community facilities so that the population's educational potential may be realized and that the population's welfare and well-being are taken care of

Objectives:

1. Ensure adequate provision of education and health facilities as dictated by the population growth rate and distribution
2. Ensure adequate and co-ordinated development facilities of welfare facilities throughout the planning area

3.2.9 Statutory Plans

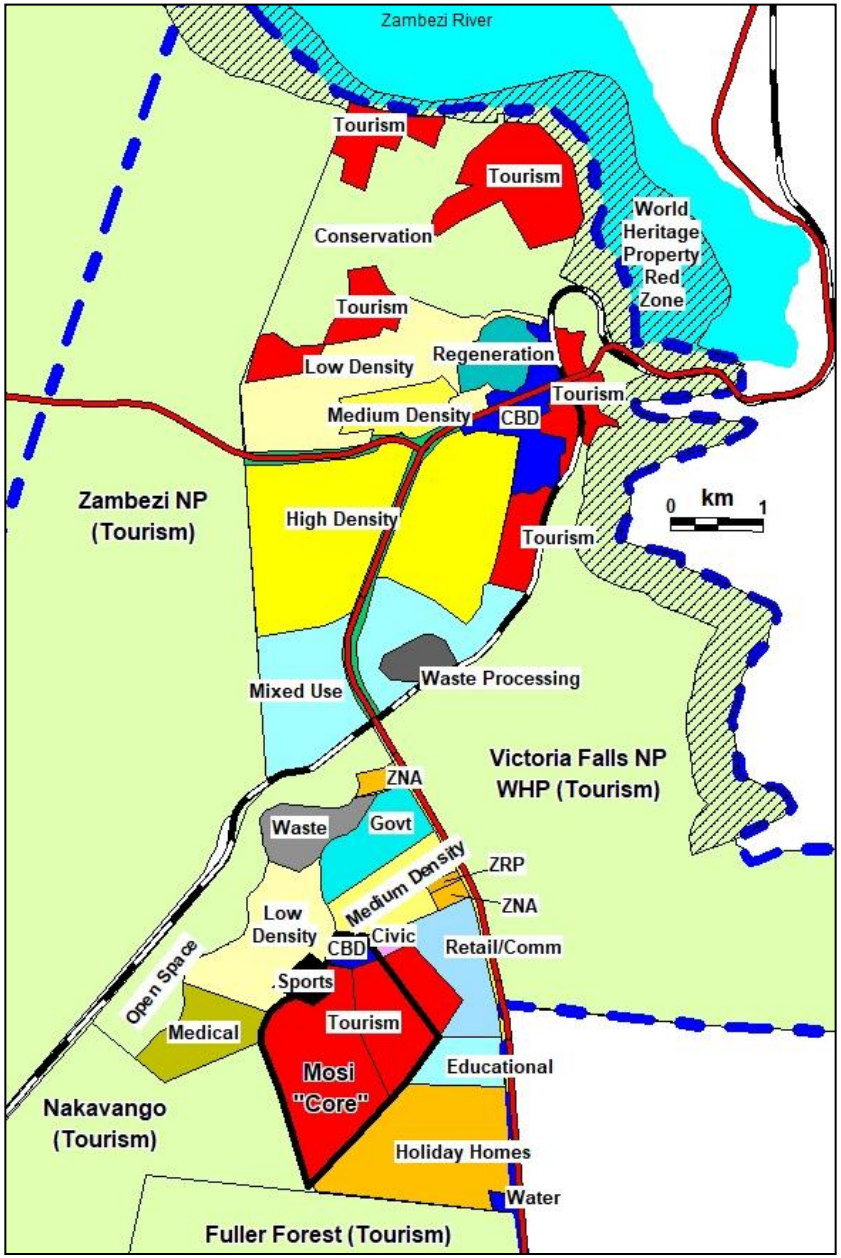
Goal: Comply with the provisions Part (iv) of The Regional and Town Planning Act Chapter 29 (12) of 1996

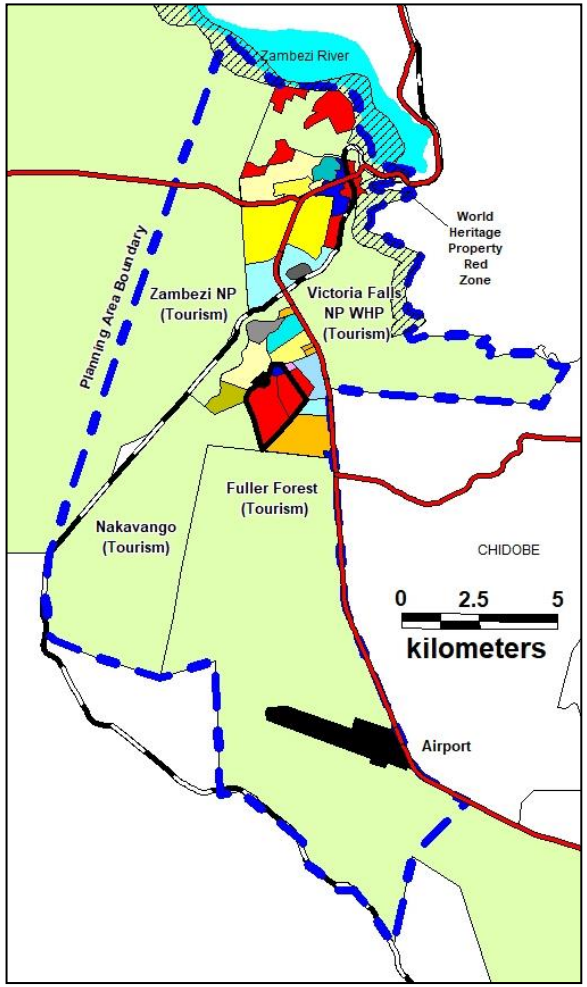
Objectives:

1. Keep the Master Plan under review and set a scheduled work program for the preparation of local plans

4 VICTORIA FALLS DEVELOPMENT STRATEGIES

#	Option	Goal	Strategies	Pros	Cons	Comments
1	Controlled Expansion	To maintain the conservation and aesthetic values of the Falls while improving tourism	• Respect the WHP Core Zone (riverine and gorges) • Maintain main wildlife corridors and refuge areas in the City • Concentrate tourism in defined areas (to include CBD, industrial area, regeneration area, railways land, etc) • To expand high-density areas to the south • No fencing	• Maintains the Falls as natural WHP • Maintains the mystique of a magnificent waterfall set in a wildlife City • Does not take the national park	• Restricts tourism growth in "prime" areas • Management of dangerous wildlife in the City • Constrains City expansion	
2	Dangerous Wildlife Containment	To maximize tourism growth centered on the waterfall	• Protects the WHP Core Zone (riverine and gorges) • Concentrate tourism in defined areas (to include CBD, industrial area, regeneration area, railways land, etc) • Exclude elephants and buffalo from the City through fencing • Allow development of current City "green zones" for tourism • Controlled expansion of the City to the west	• Maintains the Falls as natural WHP • Maximises tourism growth in the north and east • Removes dangerous wildlife from the City • Creates a safe open space within the City	• Is an interim measure as the demand for tourism sites will still increase • Fence breaches (gates, breakages, Zambezi River) and issues to deal with "trapped" elephants. Hippo • Expansion of the City into the national park	Detailed fence assessment and EIA
3	Preferred	To improve tourism while allowing controlled expansion of the City	• Protects the WHP Core Zone (riverine and gorges) • Concentrates tourism in defined areas (to include CBD, industrial area, regeneration area, railways land, etc) • Controlled expansion of the City to the west	• Maintains the Falls as natural WHP • Maintains the mystique of a magnificent waterfall set in a wildlife City • Adds conservation value to the northern city	• Restricts tourism growth in "prime" areas • Expansion of the City into the national park • Management of dangerous wildlife in the City	



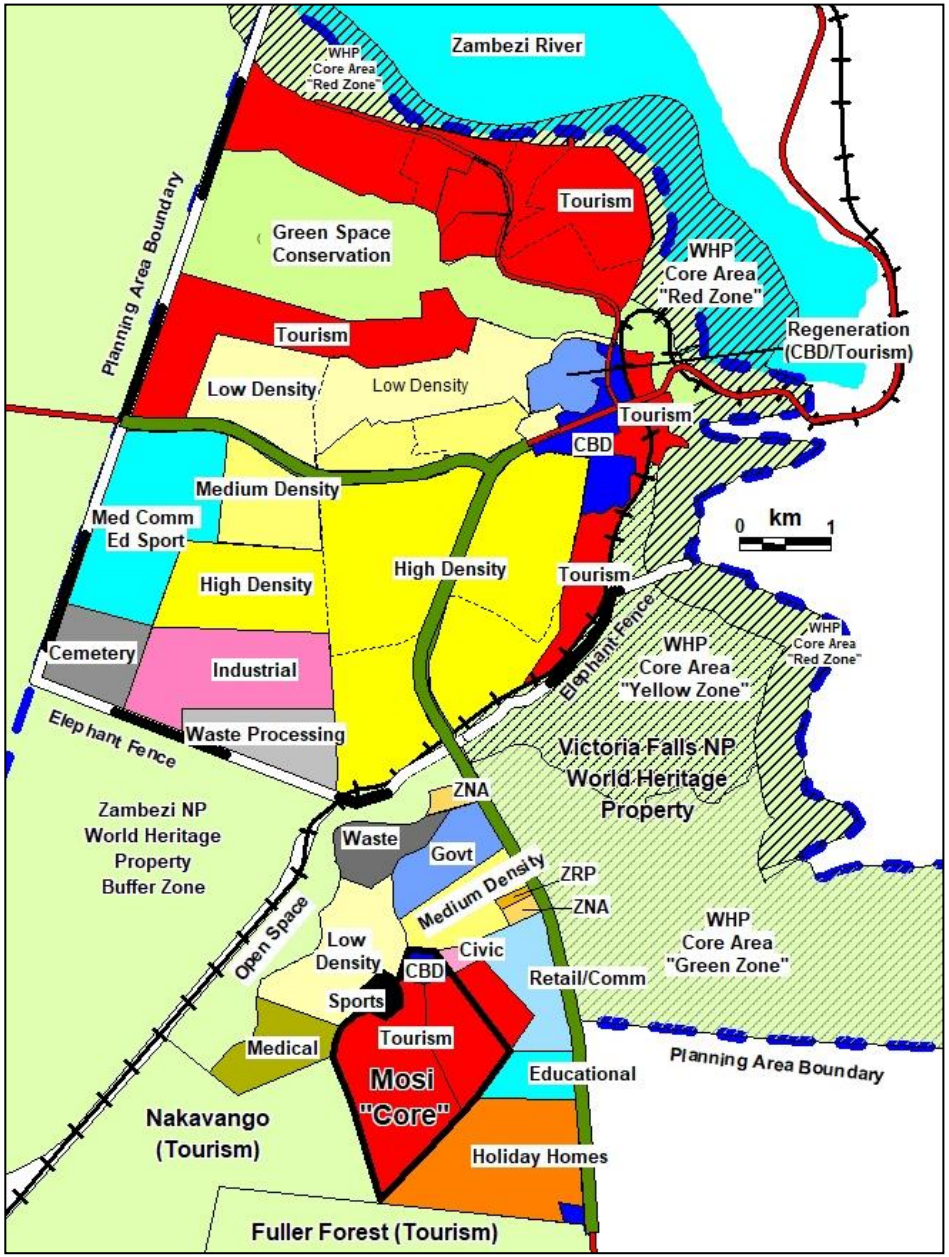


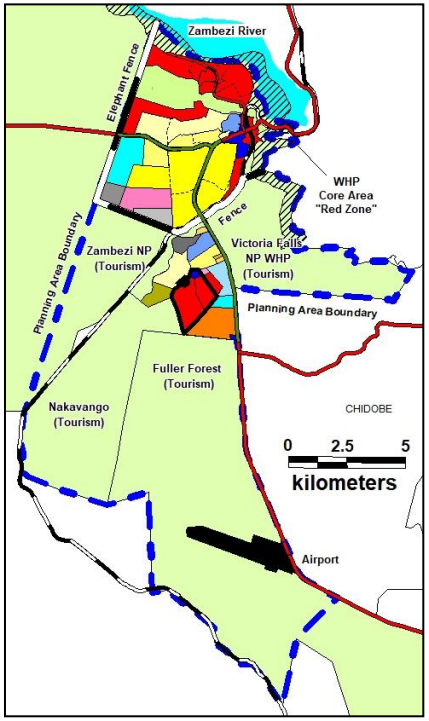
Controlled Expansion

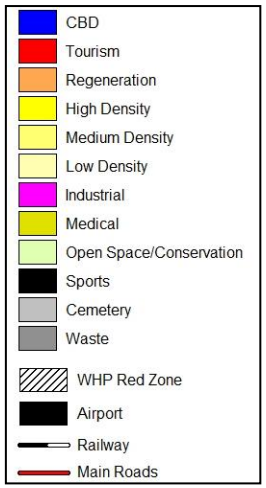
- This option does not use the national park
- The Core Zone of the WHP is respected by the City moving forward
- Industrial remains where it is
- Waste processing remains where it is but is managed more efficiently
- Conservation/green zone allows wildlife movement around the City
- Also incorporates undeveloped plots
- Regeneration are will expand tourism
- High density to be increased by infilling and moving southwards, eventually

CBD
Tourism
Regeneration
High Density
Medium Density
Low Density
Industrial
Medical
Open Space/Conservation
Sports
Cemetery
Waste
WHP Red Zone
Airport
Railway
Main Roads

Civic
Educational
Govt
Holiday Homes
Retail/Comm
Water
ZNA
ZRP



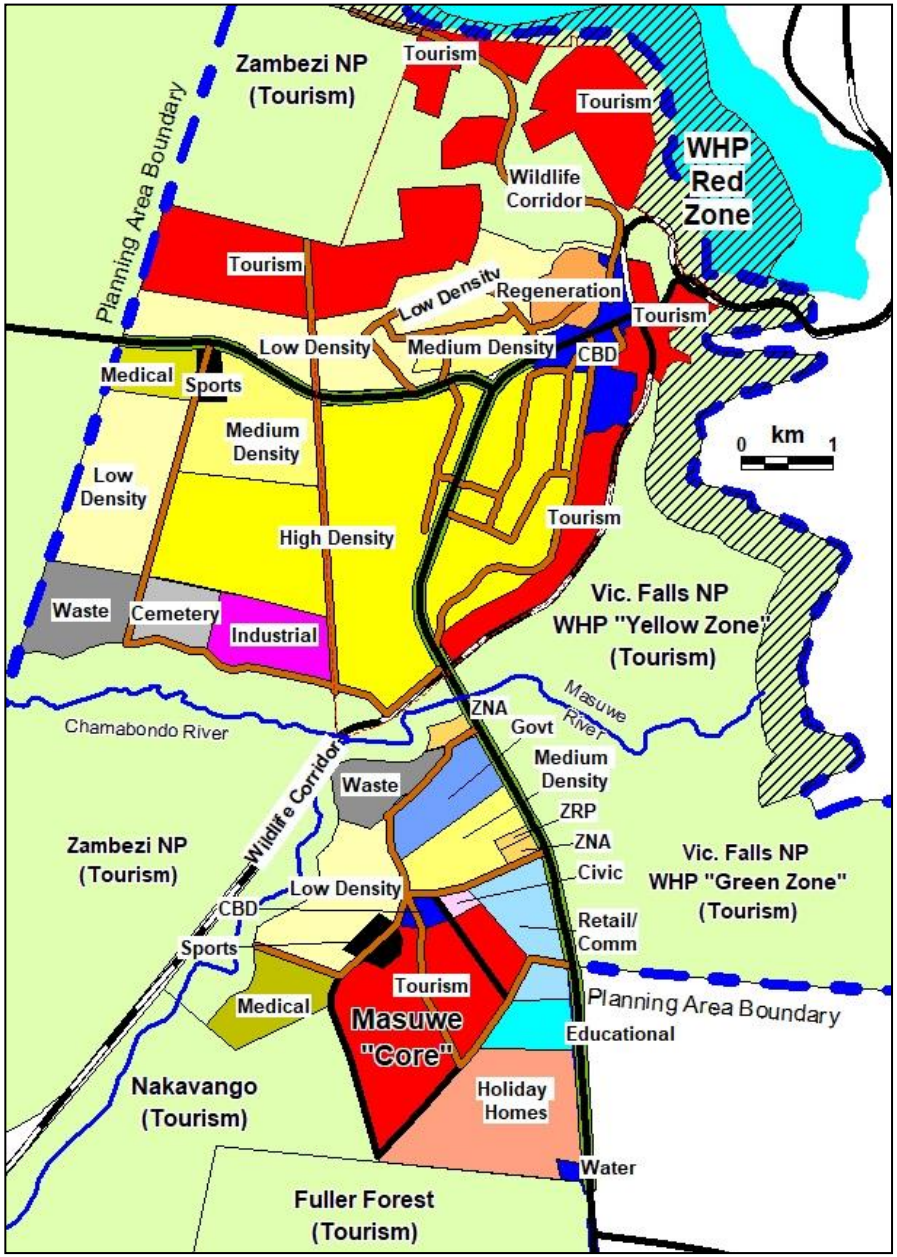


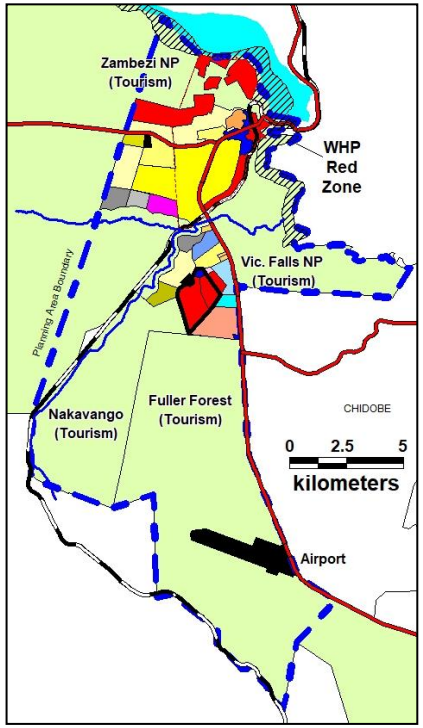


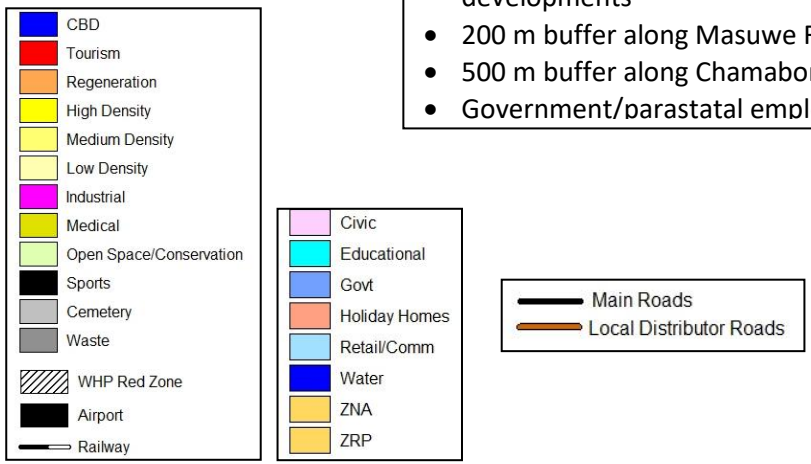


Dangerous Wildlife Containment Option

- This option takes 18 km^2 of the Zambezi NP
- The Core Zone of the WHP is respected by the City moving forward
- City is fenced and dangerous wildlife excluded (elephants and buffalo)
- Industrial area moved and converted to tourism
- Waste processing moved to west to help with aesthetics and pollution issues (prevailing wind is expected to blow pollutants away from residential areas)
- Northern boundary of Low density area westward expansion essentially follow the contour line above the gusu/mixed woodland interface
- Similar reasoning for the southern boundary
- Chidobe Ward not considered as excluded from the planning area
- The northern green conservation space will be redeveloped to safe include walking areas for residents and tourists
- Road reserve of 70m from centerline to be maintained, also along the Masuwe developments







Preferred Option

- Takes 12 km2 of Zambezi NP
- The WHP remains untouched
- Concentrates development on Kalahari sand woodlands and avoids ecotone and drainage lines as far as possible
- Masuwe development follows approved concept plan and maintains the allocated core area
- Low density areas north of the Kazungula road are expected to convert to tourism, driven by demand
- Industrial area will be relocated to the west to free up more tourism sites with Falls views
- Waste (dump and settlings ponds) relocated to west
- Road reserve of 70m from centerline to be maintained, also along the Masuwe developments
- 200 m buffer along Masuwe River
- 500 m buffer along Chamabonda River
- Government/parastatal employees to be

PART III - PLANNING PROPOSALS AND IMPLEMENTATION

5 POLICIES AND PROPOSALS – AN OVERVIEW

Based on the Master Plan Goals and Objectives and further informed by the analysis of development options a number of policies and proposals are listed below. These polices and proposals have also been derived from particular initiatives and ideas that were drawn from stakeholder consultative meetings and submissions (Appendix IV). The proposals focus upon the specific opportunities in the Master Plan area to guide the overall future development.

Several key principles were taken into account while developing these proposals:

1. Respect the World Heritage Property and RAMSAR designations
2. Respect the physical and biological environment as this underpins the tourism product
3. Maintain wildlife coexistence in and around the City
4. Respect National Development Policies

5.1 Land Utilisation

5.1.1 Policies

5.1.1.1. Identify suitable land for tourism, residential and commercial purposes.

5.1.1.2. Develop and upgrade the necessary public infrastructure to accommodate new developments and to ensure effective land use in the planning area.

5.1.1.3. Ensure a balance between providing land for urban expansion and environmental conservation, including wildlife corridors/refuge areas

5.1.1.4. Encourage intensified use of land and where feasible permit smaller subdivisions and cluster housing in existing low-density areas

5.1.2 Proposals

5.1.2.1. Define, demarcate and legally constitute wildlife corridors/refuge areas within the City limits

5.1.2.2. Expand residential, tourism, commercial, and industrial areas for the City

5.1.2.3. Speed up the provision of infrastructure in areas with high potential for urban development in the early stage of the Master Plan implementation.

5.2 Environment

5.2.1 Policies

5.2.1.1. Ensure the protection of the World Heritage Site

5.2.1.2. Safeguard and enhance the environment which underpins the tourism industry

5.2.1.3. Improve the environment particularly at landfill sites, sewage treatment plants and sewage pump stations by adopting up-to-date environmentally sustainable management systems.

5.2.1.4. Ensure that all developments including tourism facilities and helipads are carefully sited to minimise environmental damage, noise, air, water and visual pollution

5.2.2 Proposals

5.2.2.1. Observe the Universal Values of the World Heritage Site and ensure its endurance into the future

5.2.2.2. All development proposals must be submitted to the Environmental Management Agency (EMA) in line with the Environmental Management Act [Chapter 20:27]

5.2.2.3. Strengthen all Regulatory authorities and agencies that deal with environmental management and control in the Master Plan area

5.2.2.4. Preserve areas of natural beauty and natural habitat including wetlands as protected areas and where feasible create nature reserves and natural parks

5.2.2.5. Maintain wetlands and observe defined buffer zone reserves on all natural water bodies in the Master Plan area

5.3 Housing

5.3.1. Polices

5.3.1.1. Adopt a multipronged approach for providing housing for high, medium, and low density close to employment opportunities, commercial and community facilities to meet existing and future population growth needs.

5.3.1.2. Promote public-private participation in the provision of housing to achieve a rapid provision of housing units to meet the current and future demand.

5.3.1.3. Maximise the use of land in existing low-density residential areas by permitting a harmonious mix of commercially feasible and smaller subdivisions to enable the development of additional residential units

5.3.1.4. Encourage the development of new housing units and estates that are high-rise (flats and clusters) for intensive use of land

5.3.2 Proposals

5.3.2.1. Land coloured yellow and hatched brown on the Proposals Map is reserved for Flats

5.3.2.2. Land coloured yellow and denoted LD; MD and HD on the Proposals Map is reserved for residential low; medium and high-density

5.3.2.3. Land coloured green-brown and denoted GE is for Golf Estates

5.4 Economic Activities

5.4.1 Commercial Facilities

5.4.1.1. Polices

5.4.1.1.1. Create new commercial centres within walking distance and upgrade the existing town centre to support the growing population needs

5.4.1.1.2. Provide shopping mall sites with supporting service facilities in order to enable the population to purchase both high and low-order goods in one place

5.4.1.1.3. Ensure redevelopment of the existing town center and other commercial centers

5.4.1.2. Proposals

5.4.1.2.1. Land coloured blue on the Proposals Map is for Commercial purposes.

5.4.1.2.2. Land coloured blue-grey on the Proposals Map is for banking and offices

5.4.2 Tourism

5.4.2.1. Policies

5.4.2.1.1. Maintain the environmental and aesthetic values of the City which underpin tourism and zone the tourism areas to separate different styles and markets

5.4.2.1.2. Encourage the development and growth of tourism in appropriate areas for economic growth and employment creation.

5.4.2.1. Proposals

5.4.2.1.1. Land coloured green and hatched black on the Proposals Map is a World Heritage site and RAMSAR site and building operations are prohibited

5.4.2.1.2. Land coloured orange and hatched black on the Proposals Map is reserved for natural tourism activities and building operations are prohibited

5.4.2.1.3. Land coloured green are National Forests and Animal Corridors and building operations are prohibited

5.4.2.1.4. Land coloured green-brown are National Parks and building operations are prohibited

5.4.2.1.5. Land coloured orange and denoted H on the Proposals Map is reserved for tourism facilities including hotels and ancillary activities

5.4.2.1.6. Land coloured orange and denoted TT on the Proposals Map is reserved for Township Tourism and ancillary activities

5.4.2.1.7. Land coloured yellow and denoted SR and HH is for Special Residential (Hotels and Conferencing) and Holiday Homes

5.4.2.1.8. Land coloured light blue on the Proposals Map is for Special Tourism Commercial activity

5.4.3 Light and Service Industry

5.4.3.1. Policies

5.4.3.1.1. Designate enterprise zones, employment corridors, high tech parks where the development and trading of a wide range of goods and services by various players are permitted

5.4.3.1.2. Create conducive conditions for the small to medium enterprises to operate formally without too many hindrances to support the creation of jobs

5.4.3.1.3. Provide light and service industrial spaces which offer supportive services for the tourism, commercial and other sectors

5.4.3.2Proposals

5.4.3.2.1. Land coloured blue and denoted M and SME on the Proposals Map is for Markets and Small to Medium Enterprises

5.4.3.2.2. Land coloured purple on the Proposals Map is for Light and Service Industry

5.5 Community and Recreational Facilities

5.5.1. Policies

5.5.1.1. Provide easily accessible and affordable community and social facilities in line with population growth trends

5.5.1.2. Provide passive and active recreational facilities to satisfy the recreational needs of both the local population and tourists

5.5.2. Proposals

5.5.2.1. Land coloured green and denoted POS is Public Open Space (Active)

5.5.2.2. Land coloured green is a Public Open Space (Passive)

5.5.2.3. Land coloured green and denoted SC on the is for Sports Club

5.5.2.4. Land denoted ST is for existing and new sports stadium

5.5.2.5. Land denoted H is for hospital and medical park

5.5.2.6. Land marked C is for cemetery

5.5.2.7. Land marked U.C is for University College

5.5.2.8. Land marked t.i is for Tertiary Training Institute

5.5.2.9. Land coloured red and marked G is for Government and Public Buildings

5.5.2.10. Land coloured red and marked P is for Police

5.5.2.11. Land coloured red and marked A is for Army

5.5.2.12. Land coloured red and marked C.C is for Civic Center

5.6 Traffic and Transport

5.6.1 Polices

5.6.1.1. Develop an integrated transportation system by upgrading and managing existing roads and developing new road linkages to serve the planning area efficiently

5.6.1.2. Provide access roads to divert heavy-duty traffic away from the town centre

5.6.1.3. Review existing road reserves and define new ones for future needs

5.6.1.4. Provide for a robust rail network to serve the planning area

5.6.1.5. Develop an efficient traffic flow system by adopting up-to-date traffic management systems to avoid conflicts between vehicular and pedestrian traffic

5.6.2 Proposals

5.6.1.2. A portion of Victoria Falls - Bulawayo Road marked by a dotted black line will be diverted to Kazungula Road.

5.6.1.3. A Proposed Town Center bypass is shown by a red polyline bordered by white

5.6.1.4. Cycle Tracks and Pedestrian Tracks shall be provided along all local access roads shown by a brown polyline

5.6.1.5. Road junctions marked J and circled white shall be upgraded

5.6.1.6. A red polyline bordered grey is a proposed Metro Rail reserve

5.6.1.7. Land marked b.M is an integrated Bus, Taxi and Metro Rail Station

5.6.1.8. Helipads are marked red and denoted H

5.6.1.9. Victoria Falls Airport is coloured green and hatched blue

5.7 Infrastructure

5.7.1 Policies

5.7.1.1. Provide requisite infrastructure to facilitate new developments in the planning area

5.7.1.2. Upgrade the existing infrastructure to accommodate current and new developments

5.7.1.3. Ensure proper maintenance and optimum use of existing infrastructure

5.7.2 Proposals

5.7.2.1. Land marked STW is for Sewer Treatment Works

5.7.2.2. Land marked WW is for Water Treatment Works

5.7.2.3. Land marked WS is for Water Storage

5.7.2.4. Land Marked RD is for Solid Waste Disposal and Recycling

5.8 Statutory Plans

5.8.1. Polices

5.8.1.1. To continuously monitor and review the Master Plan

5.8.1.2. To prepare detailed Local Plans in line with the policies and proposals of the Master Plan to guide development and effectively control use of land.

5.8.2 Proposals

5.8.2.1. To prepare the Victoria Falls Redevelopment Areas Local Priority Plan

5.8.2.2. To prepare the Victoria Falls Integrated Transport System Local Subject Plan

5.8.2.3. To prepare Masuwe Tourism Local Subject Plan

5.9 IMPLEMENTATION AND MONITORING

The Plan Period for the Victoria Falls Master Plan is 15 years and will be continuously monitored and reviewed. **Appendix I** provides implementation programme, and financing proposals for the Master Plan.

5.9.1 PHASING

Proposal	Implementing Agent	Time Frame
Land Acquisition	LA, Central Government, National Parks	S,M
Extension of Town Centre	LA, Central Government, Private sector	S,M
Upgrading of existing Hospital and Developing new Hospitals	LA, Central Government, Private sector	M,L
Provision of High Schools	LA, Central Government, Private sector	S,M,L
Provision of Primary Schools	LA, Central Government, Private sector	M,L
University and Tertiary Training College	LA, Central Government, Private sector	S,M,L
National Road Diversion	ZINARA, LA	M
Metro Rail Construction	LA, NRZ, Private Partners	M,L
Provision of pedestrian and cyclist tracks	LA	S,M
Upgrading existing and constructing new sewage and water treatment works	LA, Provincial Water Engineer, EMA	M,L
New Refuse Processing Plant	LA	S,M
Additional cemetery sites	LA	S,M,L
Victoria Falls Redevelopment Areas Local Priority Plan	LA, Central Government, Private sector	S
Victoria Falls Integrated Transport System Local Subject Plan	LA, Central Government, Private sector	M
Masuwe Tourism Local Subject Plan	LA, Central Government, Private sector	M,L

S [Short Term] Year 1 to Year 3
M [Medium Term] Year 4 to Year 5
L [Long Term] Year 6-10
LA Local Authority
ZINARA Zimbabwe National Roads Administration
EMA Environmental Management Agency

5.9.2. FINANCING

Master Plan Proposals financing will be guided by the following principles:

5.9.2.1. Cost recovery - To ensure cost recovery in the provision of public goods and services.

5.9.2.2. Private Public Partnerships – To encourage private-public partnerships in the provision of infrastructure and other projects

5.9.2.3. Income Generating Projects – To engage in other projects to diversify income streams.

5.10.1 DEVELOPMENT CONTROL

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

APPENDIX II: VICTORIA FALLS MASTER PLAN PERMISSIBLE USES SCHEDULE

ZONE

		ZONE 1: TOURISM				ZONE 2: RESIDENTIAL					ZONE 3: COMMERCIAL					ZONE 4: PUBLIC BUILDINGS	ZONE 5: INDUSTRIAL	
	USES	**1A (i) Tourism**	**1A (ii) Township Tourism**	**1B Special Residential**	**1C National Parks and Forests**	**2A (i) Residential Low Density (LD)**	**2A (ii) Residential High Density (HD)**	**2A (iii) Residential Medium Density (MD)**	**2B Residential Golf Estate (GE)**	**2B (iv) Residential Flats**	**3A Commercial Area**	**3A (i) SME**	**3A (ii) Commercial Markets**	**3A (iii) Commercial Tourism**	**3A (iv) Commercial Banking**	**4A Public Establishments**	**5A: Light Industry**	**5B: Service Industry**
GROUP																		
1: Unlicensed Residential Buildings	Detached Dwelling House	X	X	SC	X	P	P	P	SC	X	X	SC	X	X	X	X	X	X
	Cluster Housing	X	X	SC	X	P	SC	P	X	X	X	X	X	X	X	X	X	X
	Attached and Semi-detached Dwelling houses	X	X	SC	X	P	P	P	X	X	SC	X	X	X	X	X	X	X
	Flats	X	X	SC	X	SC	P	P	X	P	SC	X	X	X	X	X	SC	SC
	Residential Buildings	SC	X	SC	X	SC	X	P	X	X	X	SC	X	X	X	X	X	X
	Residential Buildings (Institutional)	SC	X	SC	X	SC	X	P	X	X	X	SC	X	X	X	P	X	X
	Schools and Residential Colleges	X	X	SC	X	SC	P	X	X	X	X	SC	X	X	X	P	SC	SC
	Institutions	X	X	SC	X	X	X	X	X	X	X	SC	X	X	SC	P	X	X
2: Medical Residential Institutions and Treatment Centers	Surgeries and Medical Chambers	SC	SC	SC	X	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC
3: Shops and Offices	Residential Buildings (Licenced)	P	SC	P	X	X	X	SC	SC	SC	SC	SC	SC	SC	X	SC	SC	SC
	Crèches	X	X	X	X	SC	SC	P	X	X	X	X	X	X	X	X	X	X
	Shops	SC	SC	X	X	X	X	SC	X	X	P	P	P	P	X	X	SC	SC
	Offices	SC	X	X	X	SC	X	X	X	X	P	P	P	P	P	P	SC	SC
	Picnics/Camping	SC	SC	X	SC	X	X	X	X	X	X	X	X	X	X	X	X	X
	Petrol Filling and Service Station	X	X	X	X	X	X	X	X	X	SC	SC	SC	X	X	X	SC	SC
	Surface Car Park	X	X	X	X	X	X	X	X	X	X	SC	X	X	X	X	SC	SC
	Parking Garages	X	X	X	X	X	X	X	X	X	P	SC	SC	X	X	X	SC	SC
4: Service Industry	Service Industrial Buildings	SC	X	X	X	X	X	X	X	X	SC	P	SC	X	X	X	P	P
	Fish Processing	X	X	X	X	X	X	X	X	X	X	P	X	X	X	X	P	P
5: Warehousing and General Industrial Use	Wholesale Warehouses	X	X	X	X	X	X	X	X	X	SC	P	X	X	X	X	P	SC
	Storage Warehousing	X	X	X	X	X	X	X	X	X	X	P	X	X	X	X	P	SC
	Public Buildings	X	SC	X	X	SC	X	X	X	X	SC	SC	X	X	X	P	P	P
	Places of Assembly	X	SC	X	X	X	X	X	X	X	SC	SC	X	X	X	P	P	P
	Special Places of Assembly	SC	SC	SC	X	X	X	X	X	X	SC	SC	X	X	X	P	P	SC
	Light Industrial Buildings	X	X	X	X	X	X	X	X	X	X	P	SC	X	X	X	P	SC
6: Special Industrial	Hydro Power Station	X	X	X	X	X	X	X	X	X	X	X	X	X	X	SC	SC	SC
	Special Buildings and uses	SC	SC	SC	X	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC

APPENDIX III: USE GROUP CLASSIFICATION

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

Group 1-Unlicensed residential buildings

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

Group 2-Medical Residential Institutions and Treatment Centre**s**

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

Group-3-Shops and Offices

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

Group 4—Service Industry

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

Group 5-Warehousing and General Industrial

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

Group 6—Storage and Special Industrial use

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