



CITY OF HARARE

WORKS AND TOWN PLANNING COMMITTEE

MINUTES OF A MEETING OF THE ABOVE COMMITTEE HELD IN THE COUNCIL CHAMBER, TOWN HOUSE ON WEDNESDAY, 30TH APRIL 2025 AT 10:45 AM

MEMBERS PRESENT: Councillors : P. Mutebuka (Chairperson)
: J. Bhingari
: T. Dzumbunu
: A. Maimba
: B. Muroyiwa
: A. Nyakudya
: R. Pamire
: J. Pedzisai
:

APOLOGIES FOR ABSENCE: Councillors : W. T. Nhende, A. Sapa

OFFICIALS PRESENT

S. Nyabezi : Acting Town Clerk
D. Njanina : Acting Chamber Secretary
T. Chombe : Acting Director of Works
N. Mkombeza : Acting Human Capital Director
C. T. Chigariro : Department of Works
J. Jeza : Department of Works
F. Raradza : Town Clerk's Office
C. Banga : Chamber Secretary's Department
S. K. Chimbetete : Chamber Secretary's Department
P. Chihururu : Chamber Secretary's Department
K. Ziko : Town Clerk's Office (ICT Division) (Intern)
T. Togo : Town Clerk's Office (ICT Division) (Intern)
V. Kasiyandima : Town Clerk's Office (ICT Division) (Intern)
L. Nduna : Chamber Secretary's Department (Intern)

RECOMMENDATIONS : 81 to 86

RESOLUTIONS : 1 to 80

REPORTERS AND MOVERS: Councillors: P. Mutebuka and T. Dzumbunu

1. PRAYERS (1)

The opening and closing prayers were led by Councillors r. Pamire and B. Muroyiwa respectively.

2. CONFIRMATION OF MINUTES (A.2)

The Minutes of the Meeting of this Committee held on 3rd April 2025, had been circulated with the Agenda.

On a proposal by Councillor R. Pamire seconded by Councillor J. Pedzisai, the Committee –

RESOLVED

That the Minutes of the meeting of this Committee held on 3rd April 2025, be taken as read and confirmed.

ACTION: A/CS: 2/05/2025

3. UPDATE ON HARARE MASTER PLAN (A.3)

Under matters for which the Chairperson's consent had been obtained, the Committee requested for an update on the Harare Master Plan.

The Acting Director of Urban Planning advised that they had completed a draft Report of Study for the Harare Master Plan and were now working on a written statement which he expected to finish by end of the following week. Showed the Committee copy of the bound and copy of the Report of Study.

The Acting Chamber Secretary was tasked to organise a workshop to consider the Harare Master Plan.

The Committee highly commended the Acting Director of Urban Planning and his team for the achievement.

RESOLVED

That the Acting Chamber Secretary organises a workshop for this Committee and relevant officials to receive and discuss the draft Harare Master Plan.

ACTION: A/CS: 2/05/2025

4. PLACE OF ASSEMBLY (INFORMATION TECHNOLOGY TRAINING CENTRE) USE: STAND 6713 SALISBURY TOWNSHIP LANDS (MUTLEY BEND, BELVEDERE) HARARE. (D.1)

The Acting Director of Urban Planning reported (18th March 2025 circulated with the Agenda) on an application for permission to use the above-mentioned property for Place of Assembly (Information Technology Training Centre) purposes.

The property was situated within Zone 5B Special Residential of the Operative Harare Town Planning Scheme, Phases 2, 3 and 4 area, wherein the proposed development required the special consent of the Local Planning Authority after the necessary advertising and notification procedures.

After the advertising and notification procedures connected with this application, no letters of objection or representation were received.

The Acting Director of Urban Planning recommended, and the Committee –

RESOLVED

That in terms of Section 26(3) of the Regional, Town and Country Planning Act (Chapter 29:12), a permit be granted authorising the establishment of Place of Assembly (Information Technology Training Centre) use on Stand 6713 Salisbury Township Lands (Mutley Bend, Belvedere) Harare subject to the conditions stipulated in the Acting Director of Urban Planning's report dated 18th March 2025 copy of which document is stamped with City of Harare Seal and filed with the Acting Director of Urban Planning (City Planner) and the Acting Chamber Secretary.

ACTION: A/DUP: 02/05/2025

5. OFFICES USE: STAND 1038 HIGHLANDS ESTATE TOWNSHIP OF STAND 966 HIGHLANDS ESTATE TOWNSHIP (LUDLOW ROAD) HARARE. (D.2)

The Acting Director of Urban Planning reported (10th March 2025, circulated with the Agenda) on an application for permission to use the above-mentioned property for Offices purposes.

The property was situated within Zone Residential of the Operative Harare Land Use Map Number HOC 446/1 area, wherein the proposed development required the special consent of the Local Planning Authority after the necessary advertising and notification procedures.

After the advertising and notification procedures connected with this application, no letters of objection or representation were received.

The Acting Director of Urban Planning recommended, and the Committee –

RESOLVED

That in terms of Section 26(3) of the Regional, Town and Country Planning Act (Chapter 29:12), a permit be granted authorising the establishment of Offices on Stand 1038 Highlands Estate Township of Stand 966 Highlands Estate Township (Ludlow Road) Harare subject to the conditions stipulated in the Acting Director of Urban Planning's report dated 10th March 2025 copy of which document is stamped with City of Harare Seal and filed with the Acting Director of Urban Planning (City Planner) and the Acting Chamber Secretary.

ACTION: A/DUP: 02/05/2025

6. EXTENSION OF TIME: SIX (6) CLUSTER HOUSING UNITS USE: STAND 260 CARRICK CREAGH TOWNSHIP OF CARRICK CREAGH SECTION 4 OF BORROWDALE ESTATE (MANSON ROAD, CARRICK CREAGH ESTATE) HARARE. (D.3)

On 6th December 2023, this Committee (Item 33) had granted a permit authorising use of the above-mentioned property for Six (6) Cluster Housing Units purposes subject to certain conditions.

The Acting Director of Urban Planning now reported (12th February 2025, circulated with the Agenda) that he had received an application for extension of time to meet conditions prescribed in the permit from the applicant. The applicant sought to submit plans and to complete the project.

The Acting Director of Urban Planning recommended, and the Committee: -

RESOLVED

That the permit granted under Item 33 of the Minutes of this Committee dated 6th December 2023, authorising the construction of Six (6) Cluster Housing Units on Stand 260 Carrick Creagh Township of Carrick Creagh Section 4 of Borrowdale Estate, Harare, be amended to read as follows:

(a) Condition (n) be altered to read;

"A formal town planning application accompanied by the prescribed plans for approval of the erection of the buildings, shall be submitted to the Local Planning Authority on or before 28 February 2026"

(b) Condition (o) be altered to read;

"The proposed use shall be implemented on or before 28 February, 2027"

- (c) All other conditions remain the same and valid.
- (d) No further extension of time to this permit shall be granted.

ACTION: A/DUP: 02/05/2025

7. EXTENSION OF TIME: EIGHT (8) DOUBLE STOREY CLUSTER HOUSES ON BIO-DIGESTER SYSTEM USE: STAND 235 SUB-DIVISION D OF GOODHOPE TOWNSHIP, HARARE. (D.4)

On 14th March 2024, this Committee (Item 18) had granted a permit authorising the use of the above-mentioned property for Eight (8) Double Storey Cluster Houses on bio-digester system purposes subject to certain conditions.

The Acting Director of Urban Planning now reported (13th March 2025, circulated with the Agenda) that he had received an application for extension of time from the applicant due to delays in the fulfilment of the permit conditions which included but not limited the Environmental Management Agency compliance, bio-digester system requirements and engineering drawings. The applicant sought to submit plans and to complete the project.

The Acting Director of Urban Planning recommended, and the Committee: -

RESOLVED

That the permit granted under Item 18 of the Minutes of this Committee (Item 18) dated 14th March 2024, authorising the construction of Eight (8) Double Storey Cluster Houses on bio-digester system on Stand 235 Sub-division D of Goodhope Township, Harare, be amended to read as follows:

- (a) Condition (l) be altered to read;

"A formal town planning application accompanied by the prescribed plans for approval of the erection of the buildings, shall be submitted to the Local Planning Authority on or before 31 March 2027 or such date as the Local Planning authority may approve on good cause being shown and on written application being made to it prior to 31 March 2027"

- (b) Condition (m) be altered to read;

"The proposed use shall be implemented within the period expiring on 31 March 2028 or such later date as the Local Planning Authority may specify on good cause being shown and on written application being made to it prior to 31 March 2028"

- (c) All other conditions remain the same and valid.
- (d) If the proposal is not implemented within the stipulated timeframe, no further extension of this permit shall be granted.

ACTION: ADUP: 02/05/2025

8. AMENDMENT OF PERMIT: SEVENTEEN (17) DOUBLE STOREY CLUSTER HOUSES AND A CLUB HOUSE ON BIO-DIGESTER SYSTEM INSTEAD OF TWENTY (20) DOUBLE STOREY CLUSTER HOUSES USE: THE REMAINDER OF STAND 478 HELENSVALE TOWNSHIP (BORROWDALE BROOK ROAD) HARARE. (D.5)

On 15th February 2024, this Committee (Item 29) had granted a permit authorising the erection of Twenty (20) Double Storey Cluster Houses on the above-mentioned property subject to certain conditions.

The Acting Director of Urban Planning now reported (24th March 2025, circulated with the Agenda) that he had received an application for an amendment of permit C/ER/116/23 from the applicant. The applicant now intended to build only Seventeen (17) Cluster Housing Units and a Club House as per plan C/ER/116/23/1 and therefore sought to submit plans and to commence the project.

The Acting Director of Urban Planning recommended, and the Committee: -

RESOLVED

That the permit granted under Item 29 of the Minutes of this Committee dated 15th February 2024, authorising the erection of Twenty (20) Double Storey Cluster Houses on The Remainder of Stand 478 Helensvale Township (Borrowdale Brook Road) Harare, be amended to read as follows:

- (a) This is a Town Planning permit for the erection of seventeen (17) double storey cluster . houses and a club house only.
- (b) The cluster houses shall relate to the proposed buildings indicated on the sketch plan accompanying the application No. C/ER/116/23/1.
- (c) Condition (n) shall now read, '10% of 16/17 of the value of the stands excluding improvements shall be paid into the development levy account before commencement of the proposed development.
- (d) Condition (m) shall now read, 'A formal Town Planning application accompanied by (the prescribed plans for approval of the erection of buildings, shall be submitted to the Local Planning Authority on or before

30 May 2026 or such later date as the Local Planning Authority may approve on good cause being shown and on written request being made to it prior to 30 May 2026.

- (e) Condition (o) shall now read, 'The proposed use shall be implemented within the period expiring 30 May 2027 or such later date as the Local Planning Authority may specify on good cause being shown and on written request being made to it prior to 30 May 2027'.
- (f) All ancillary buildings and uses (guard house and club house) shall not exceed 10% of the total development.
- (g) A common refuse collection point and a skip bin shall be provided within the confines of the stand.
- (h) A water storage facility shall be provided on site to last at least 48 hours where necessary to the satisfaction of the Director of Harare Water.
- (i) Each cluster house shall have a separate water meter connection. An individual account for rates, bills and any other shall be created for each individual Cluster house created as stipulated by the relevant departments in Council.
- (j) Each cluster house shall be billed separately for refuse collection, sewer and water consumption.
- (k) Upon completion of the proposed development, the City Valuation and Estates Manager together with the Finance Director shall carry out a revaluation of the property for rating purposes.
- (l) The applicant or developer shall be required to upgrade requisite urban infrastructure necessitated by the proposed development such as upgrading of sewer, water, electricity, roads, public lighting, etc and the cost of such shall be borne by the developer or applicant.
- (m) The Director of Urban Planning shall not issue a Certificate of Compliance unless conditions: (parking and access material, common refuse point, water storage facility, separate water meter connection, revaluation, City Architect requirements, upgrade of requisite infrastructure) have been complied with prior to the issuance of a Certificate of Occupation from the City Architect.
- (n) The applicant must provide proof to the City of Harare of having carried Environmental Impact Assessment in terms of the provisions of the

Environmental Management Act (Chapter 20:27) before implementing the proposed development.

- (o) The developer or applicant shall be responsible for the restoration of damaged infrastructure including roads, sewer and water pipes caused by the construction of the Cluster Houses.

ACTION: DOW: 02/05/25

9. SUB-DIVISION: STAND 166 GLETWYN TOWNSHIP OF STAND 68 GLETWYN (FLORENCE MABEL CRESCENT) HARARE. (D.6)

The Acting Director of Urban Planning reported (17th March 2025, circulated with the Agenda) on an application for permission to sub-divide the above-mentioned property to create Four (4) Stands including the Remainder. The proposed stands would be +/- 2 300 m², +/- 3 000, +/- 4 000 m² and +/- 5 081 m² in extent.

The property was situated within Zone 1A(i) Residential of the Operative Harare East Town Planning Scheme, Sections 1-4 Combined Re-submission area, wherein the prescribed minimum stand size was 1.5 hectares.

Any sub-division of less than 1.5 hectares required the special consent of the Local Planning Authority after the necessary advertising and notification procedures

After the advertising and notification procedures connected with this application, no letters of objection or representation were received.

The Acting Director of Urban Planning recommended, and the Committee –

RESOLVED

That in terms of Section 40 of the Regional, Town and Country Planning Act (Chapter 29:12), a permit be granted authorising the sub-division of Stand 166 Gletwyn Township of Stand 68 Gletwyn (Florence Mabel Crescent) Harare, for Residential purposes in the manner indicated on Plan Number SD/ER/77/24 subject to the conditions stipulated in the Acting Director of Urban Planning's report dated 17th March 2025 copy of which document is stamped with City of Harare Seal and filed with the Acting Director of Urban Planning (City Planner) and the Acting Chamber Secretary.

ACTION: A/DUP: 02/05/2025

10. REGULARIZATION: PETROL FILLING STATION USE: PORTION OF STAND 3900 SALISBURY TOWNSHIP LANDS (DOUGLAS ROAD, WORKINGTON) HARARE. (D.8)

The Acting Director of Urban Planning reported (14th March 2025, circulated with the Agenda) on an application for permission to regularise use of the above-mentioned property for Petrol Filling Station purposes.

The property was situated within Zone 7 General Industry of the Operative Harare Town Planning Scheme, Phases 2, 3 and 4 area, wherein the proposed development required the special consent of the Local Planning Authority after the necessary advertising and notification procedures.

After the advertising and notification procedures connected with this application, no letters of objection were received.

The Acting Director of Urban Planning recommended, and the Committee –

RESOLVED

That in terms of Section 26(3) of the Regional, Town and Country Planning Act (Chapter 29:12), a permit be granted authorising the regularisation of Petrol Filling Station use on Portion of Stand 3900 Salisbury Township Lands (Douglas Road, Workington) Harare subject to the conditions stipulated in the Acting Director of Urban Planning's report dated 14th March 2025 copy of which document is stamped with City of Harare Seal and filed with the Acting Director of Urban Planning (City Planner) and the Acting Chamber Secretary.

ACTION: A/DUP: 02/05/2025

11. REGULARIZATION: SECOND DWELLING USE: STAND 67 BORROWDALE TOWNSHIP 7 OF LOT 7C OF BORROWDALE ESTATE, SALISBURY DISTRICT (STABLES CLOSE, BORROWDALE) HARARE. (D.9)

The Acting Director of Urban Planning reported (24th March 2025, circulated with the Agenda) on an application for permission to regularise use of the above-mentioned property for Second Dwelling House purposes.

The property was situated within Zone 1B(iii) Residential of the Operative Harare Borrowdale Local Development Plan No. 32 area, wherein the proposed development required the special consent of the Local Planning Authority after the necessary advertising and notification procedures.

After the advertising and notification procedures connected with this application, no letters of objection were received.

The Acting Director of Urban Planning recommended, and the Committee –

RESOLVED

That in terms of Section 26(3) and 27 of the Regional, Town and Country Planning Act (Chapter 29:12), a permit be granted authorising the regularisation of a Second Dwelling use on Stand 67 Borrowdale Township 7 of Lot 7C of Borrowdale Estate, Salisbury District (Stables Close, Borrowdale) Harare subject to the conditions stipulated in the Acting Director of Urban Planning's report dated 24th March 2025 copy of which document is stamped with City of Harare Seal and filed with the Acting Director of Urban Planning (City Planner) and the Acting Chamber Secretary.

ACTION: A/DUP: 02/05/2025

12. REGULARIZATION: TWELVE (12) BLOCKS OF SIMPLEX FLAT UNITS RESULTING IN THIRTY-FIVE (35) FLAT UNITS ON RETICULATED MUNICIPAL SEWER SYSTEM USE: CONSOLIDATION OF STANDS 17140 17152 AND STAND 17154 - 17165 TYNWALD TOWNSHIP (EXODUS MAKUMBE ROAD, TYNWALD) HARARE. (D.10)

The Acting Director of Urban Planning reported (17th March 2025, circulated with the Agenda) on an application for permission to regularise use of the above-mentioned property for Twelve (12) Blocks of Simplex Flat Units resulting in Thirty-Five (35) Flat Units on reticulated municipal sewer system purposes.

The property was situated within Zone Residential of the Operative Harare Tynwald Land use Plan area, wherein the proposed development required the special consent of the Local Planning Authority after the necessary advertising and notification procedures.

After the advertising and notification procedures connected with this application, no letters of objection were received.

The Acting Director of Urban Planning recommended, and the Committee –

RESOLVED

That in terms of Section 26(3) and 27 of the Regional, Town and Country Planning Act (Chapter 29:12), a permit be granted authorising the regularisation of Twelve (12) Blocks of Simplex Flat Units resulting in Thirty-Five Flat Units on reticulated municipal sewer system on Consolidated Stands 17140-17152 and Stands 17154-17165 Tynwald Township (Exodus Makumbe Road, Tynwald) Harare subject to the conditions stipulated in the Acting Director

of Urban Planning's report dated 17th March 2025 copy of which document is stamped with City of Harare Seal and filed with the Acting Director of Urban Planning (City Planner) and the Acting Chamber Secretary.

ACTION: A/DUP: 02/05/2025

13. REGULARIZATION: SCHOOLS AND RESIDENTIAL COLLEGES (ECD TO GRADE 7 COLLEGE) USE: LOT 1 OF SUB-DIVISION A OF SUB-DIVISION A OF STANDS 89-96 PARKTOWN OF SUB-DIVISION A OF WATERFALLS (3RD AVENUE, WATERFALLS) HARARE. (D.11)

The Acting Director of Urban Planning reported (28th February 2025, circulated with the Agenda) on an application for permission to regularise use of the above-mentioned property for Schools and Residential Colleges (ECD to Grade 7 College) purposes.

The property was situated within Zone 2A Residential of the Operative Harare Waterfalls/Hatfield Local Plan Number 26 area, wherein the proposed development required the special consent of the Local Planning Authority after the necessary advertising and notification procedures.

After the advertising and notification procedures connected with this application, no letters of objection were received.

The Acting Director of Urban Planning recommended, and the Committee –

RESOLVED

That in terms of Section 26(3) and 27 of the Regional, Town and Country Planning Act (Chapter 29:12), a permit be granted authorising the regularisation of Schools and Residential Colleges (ECD to Grade 7 College) on Lot 1 of Sub-division A of Sub-division A of Stands 89-96 Parktown of Sub-division A of Waterfalls (3rd Avenue, Waterfalls) Harare subject to the conditions stipulated in the Acting Director of Urban Planning's report dated 28th February 2025 copy of which document is stamped with City of Harare Seal and filed with the Acting Director of Urban Planning (City Planner) and the Acting Chamber Secretary.

ACTION: A/DUP: 02/05/2025

14. REGULARIZATION: TWELVE (12) BLOCKS OF SIMPLEX FLAT UNITS RESULTING IN TWENTY-TWO (22) FLAT UNITS ON RETICULATED MUNICIPAL SEWER SYSTEM USE: CONSOLIDATION OF STANDS 17103 TO 17120 AND STAND 17221- 17222 TYNWALD TOWNSHIP (EXODUS MAKUMBE ROAD, TYNWALD) HARARE. (D.12)

The Acting Director of Urban Planning reported (17th March 2025, circulated with the Agenda) on an application for permission to regularise use of the above-mentioned property

for Twelve (12) Blocks of Simplex Flat Units resulting in Twenty-Two (22) Flat Units on reticulated municipal sewer system purposes.

The property was situated within Zone Residential of the Operative Harare Tynwald Landuse Plan area, wherein the proposed development required the special consent of the Local Planning Authority after the necessary advertising and notification procedures.

After the advertising and notification procedures connected with this application, no letters of objection were received.

The Acting Director of Urban Planning recommended, and the Committee –

RESOLVED

That in terms of Section 26(3) of the Regional, Town and Country Planning Act (Chapter 29:12), a permit be granted authorising the regularisation of Twelve (12) Blocks of Simplex Flat Units resulting in Twenty-Two Flat units on reticulated municipal sewer system on Consolidation of Stands 17103-17120 and Stand 17221-17222 Tynwald Township (Exodus Makumbe Road, Tynwald) Harare subject to the conditions stipulated in the Acting Director of Urban Planning's report dated 17th March 2025 copy of which document is stamped with City of Harare Seal and filed with the Acting Director of Urban Planning (City Planner) and the Acting Chamber Secretary.

ACTION: A/DUP: 02/05/2025

15. REGULARISATION: PLACE OF ASSEMBLY (FUNCTIONS VENUE - WEDDING) USE: STAND 303 GLETWYN TOWNSHIP (ANNE MCGREGOR ROAD, SHAWASHA HILLS) HARARE. (D.84)

The Acting Director of Urban Planning reported (4th April 2025, circulated with the Agenda) on an application for permission to regularise use of the above-mentioned property for Place of Assembly (Functions Venue – Wedding) purposes.

The property was situated within Zone 1A(i) Residential Low Density of the Operative Harare North East Town Planning Scheme, Sections 1 – 4 Combined Re-submission area, wherein the proposed development required the special consent of the Local Planning Authority after the necessary advertising and notification procedures.

After the advertising and notification procedures connected with this application, no letters of objection or representation were received.

The Acting Director of Urban Planning recommended, and the Committee –

RESOLVED

That in terms of Section 26(3) of the Regional, Town and Country Planning Act (Chapter 29:12), a permit be granted authorising regularisation of Place of Assembly (Functions Venue - Wedding) Use: Stand 303 Gletwyn Township (Anne Mcgregor Road, Shawasha Hills) Harare, subject to the conditions stipulated in the Acting Director of Urban Planning's report dated 4th April 2025 copy of which document is stamped with City of Harare Seal and filed with the Acting Director of Urban Planning (City Planner) and the Acting Chamber Secretary.

ACTION: A/DUP: 02/05/2025

16. REGULARISATION: SCHOOLS AND RESIDENTIAL COLLEGES (SPECIAL SCHOOL FOR ECD A TO GRADE SEVEN (7)) USE STAND 45 BORROWDALE TOWNSHIP 5 OF LOT 9 OF BORROWDALE ESTATE (KINGSROW SOUTHGATE) HARARE. (D.73)

The Acting Director of Urban Planning reported (20th March 2025, circulated with the Agenda) on an application for permission to regularise use of the above-mentioned property for Schools and Residential Colleges (Special School for ECD A to Grade seven (7)) purposes.

The property was situated within Zone 2(iv) Residential of the Operative Harare Borrowdale Local Development Plan No. 32 area, wherein the proposed development required the special consent of the Local Planning Authority after the necessary advertising and notification procedures.

After the advertising and notification procedures connected with this application, no letters of objection or representation were received.

The Acting Director of Urban Planning recommended, and the Committee –

RESOLVED

That in terms of Section 26(3) of the Regional, Town and Country Planning Act (Chapter 29:12), a permit be granted regularizing Schools and Residential College (Special School for ECD A to Grade (7)) use on Stand 45 Borrowdale Township 5 of Lot 9 of Borrowdale Estate (Kingsrow Southgate) Harare, subject to the conditions stipulated in the Acting Director of Urban Planning's report dated 20th March 2025 copy of which document is stamped with City of Harare Seal and filed with the Acting Director of Urban Planning (City Planner) and the Acting Chamber Secretary.

ACTION: A/DUP: 02/05/2025

17. REGULARISATION: ONE SEMI-DETACHED CLUSTER HOUSING UNIT COMPRISING THREE (3) UNITS IN ADDITION TO AN EXISTING HOUSE

RESULTING IN FOUR (4) UNITS ON A BIO-DIGESTER SEWER SYSTEM USE: STAND 935 GREENDALE TOWNSHIP 8 OF LOT 16 OF GREENDALE (RHODESVILLE AVENUE, GREENDALE) HARARE. (D.74)

The Acting Director of Urban Planning reported (7th April 2025, circulated with the Agenda) on an application for permission to regularize the use of the above-mentioned property for One (1) Semi-Detached Cluster Housing Unit comprising Three (3) Units in Addition to an Existing House resulting in Four (4) Units on a bio-digester sewer system purposes.

The property was situated within Zone 1A (i) Residential of the Operative Harare Greendale Local Development Plan No. 56 area, wherein the proposed development required the special consent of the Local Planning Authority after the necessary advertising and notification procedures.

After the advertising and notification procedures connected with this application, no letters of objection or representation were received.

The Acting Director of Urban Planning recommended, and the Committee –

RESOLVED

That in terms of Section 26(3) of the Regional, Town and Country Planning Act (Chapter 29:12), a permit be granted authorising the regularization of One (1) Semi-Detached Cluster Housing Unit comprising Three (3) Units in Addition to an Existing House resulting in Four (4) Units on bio-digester sewer system on Stand number 935 Greendale Township 8 of Lot 16 of Greendale (Rhodesville Avenue Greendale) Harare, subject to the conditions stipulated in the Acting Director of Urban Planning's report dated 7th April 2025 copy of which document is stamped with City of Harare Seal and filed with the Acting Director of Urban Planning (City Planner) and the Acting Chamber Secretary.

ACTION: A/DUP: 02/05/25

18. REGULARISATION: PRIVATE SCHOOL (FORMS 1-6) USE: STAND 22 BROADMEAD ESTATE TOWNSHIP OF STAND 2 BROADMEAD ESTATE TOWNSHIP (RUBIDGE ROAD, HOGERTY HILL) HARARE. (D.75)

The Acting Director of Urban Planning reported (8th April 2025 circulated with the Agenda) on an application for permission to regularise the use of the above-mentioned property for Private School (Forms 1-6) purposes.

The property was situated within Zone 1A(i) Residential of the Operative Harare North East Town Planning Scheme Sections 1-4 Combined Re-submission area, wherein the proposed

development required the special consent of the Local Planning Authority after the necessary advertising and notification procedures.

After the advertising and notification procedures connected with this application, no letters of objection or representation were received.

The Acting Director of Urban Planning recommended, and the Committee –

RESOLVED

That in terms of Section 26(3) of the Regional, Town and Country Planning Act (Chapter 29:12), a permit be granted authorising the regularization of a Private School (Forms 1-6) on Stand 22 Broadmead Estate Township of Stand 2 Broadmead Estate Township, (Rubidge road, Hogerty Hill-Harare) Harare, subject to the conditions stipulated in the Acting Director of Urban Planning's report dated 8th April 2025 copy of which document is stamped with City of Harare Seal and filed with the Acting Director of Urban Planning (City Planner) and the Acting Chamber Secretary.

ACTION: A/DUP: 02/05/2025

**19. SIX (6) CLUSTER HOUSES IN ADDITION TO THE EXISTING HOUSE
RESULTING IN SEVEN (7) HOUSING UNITS ON RETICULATED MUNICIPAL SEWER
SYSTEM USE: STAND 1024 OF MARLBOROUGH TOWNSHIP 17 OF MARLBOROUGH
(TAOMINA AVENUE, MARLBOROUGH) HARARE. (D.13)**

The Acting Director of Urban Planning reported (17th February 2025, circulated with the Agenda) on an application for permission to use the above-mentioned property for Six (6) Cluster Houses in addition to the existing House resulting in Seven (7) Housing Units on reticulated municipal sewer system purposes.

The property was situated within Zone 2C Residential of the Operative Harare Marlborough Local Development Plan No. 45 area, wherein the proposed development required the special consent of the Local Planning Authority after the necessary advertising and notification procedures.

After the advertising and notification procedures connected with this application, no letters of objection or representation were received.

The Acting Director of Urban Planning recommended, and the Committee –

RESOLVED

That in terms of Section 26(3) of the Regional, Town and Country Planning Act (Chapter 29:12), a permit be granted authorising the construction of Six (6) Cluster Houses in Addition

to the Existing House Resulting in Seven (7) Housing Units on municipal reticulated sewer system on Stand 1024 of Marlborough Township 17 of Marlborough (Taomina Avenue, Marlborough) Harare, subject to the conditions stipulated in the Acting Director of Urban Planning's report dated 17th February 2025 copy of which document is stamped with City of Harare Seal and filed with the Acting Director of Urban Planning (City Planner) and the Acting Chamber Secretary.

ACTION: A/DUP: 02/05/2025

20. TWO (2) CLUSTER HOUSES ON RETICULATED SEWERAGE SYSTEM USE: STAND 497 PARK MEADOWLANDS TOWNSHIP, HARARE. (D.14)

The Acting Director of Urban Planning reported (11th February 2025, circulated with the Agenda) on an application for permission to use the above-mentioned property for Two (2) Cluster Houses on reticulated sewerage system purposes.

The property was situated within Zone 2C Residential of the Operative Harare Waterfalls/Hatfield Local Development Plan No. 26 area, wherein the proposed development required the special consent of the Local Planning Authority after the necessary advertising and notification procedures.

After the advertising and notification procedures connected with this application, no letters of objection or representation were received.

The Acting Director of Urban Planning recommended, and the Committee –

RESOLVED

That in terms of Section 26(3) of the Regional, Town and Country Planning Act (Chapter 29:12), a permit be granted authorising the construction of Two (2) Cluster Houses on municipal reticulated sewer system on Stand 497 Park Meadowlands Township, Harare, subject to the conditions stipulated in the Acting Director of Urban Planning's report dated 11th February 2025 copy of which document is stamped with City of Harare Seal and filed with the Acting Director of Urban Planning (City Planner) and the Acting Chamber Secretary.

ACTION: A/DUP: 02/05/2025

21. PLACE OF ASSEMBLY (TRAINING CENTRE FOR INTERIOR DECORATIONS AND EVENTS) USE: STAND 13761 SALISBURY TOWNSHIP LANDS (BLACKWAY DRIVE, BELVEDERE) HARARE. (D.15)

The Acting Director of Urban Planning reported (19th March 2025, circulated with the Agenda) on an application for permission to use the above-mentioned property for Place of Assembly (Training Centre for Interior Decorations and Events) purposes.

The property was situated within Zone 5 Special Residential of the Operative Harare Town Planning Scheme Section 2, 3 and 4 area, wherein the proposed development required the special consent of the Local Planning Authority after the necessary advertising and notification procedures.

After the advertising and notification procedures connected with this application, no letters of objection or representation were received.

The Acting Director of Urban Planning recommended, and the Committee –

RESOLVED

That in terms of Section 26(3) of the Regional, Town and Country Planning Act (Chapter 29:12), a permit be granted authorising the establishment of a Place of Assembly (Training Centre for Interior Decorations and Events) on Stand 13761 Salisbury Township Lands (Blackway Drive, Belvedere) Harare, subject to the conditions stipulated in the Acting

Director of Urban Planning's report dated 19th March 2025 copy of which document is stamped with City of Harare Seal and filed with the Acting Director of Urban Planning (City Planner) and the Acting Chamber Secretary.

ACTION: A/DUP: 02/05/2025

22. INFANT SCHOOL USE: STAND NUMBER 5258 MABVUKU TOWNSHIP (MUDZI ROAD) HARARE. (D.16)

The Acting Director of Urban Planning reported (20th March 2025, circulated with the Agenda) on an application for permission to use the above-mentioned property for Infant School purposes.

The property was situated within Zone Residential of the Operative Harare Mabvuku Land use area, wherein the proposed development required the special consent of the Local Planning Authority after the necessary advertising and notification procedures.

After the advertising and notification procedures connected with this application, no letters of objection or representation were received.

The Acting Director of Urban Planning recommended, and the Committee –

RESOLVED

That in terms of Section 26(3) of the Regional, Town and Country Planning Act (Chapter 29:12), a permit be granted authorising the establishment of an Infant School on Stand

number 5258 Mabvuku Township (Mudzi Road) Harare, subject to the conditions stipulated in the Acting Director of Urban Planning's report dated 20th March 2025 copy of which document is stamped with City of Harare Seal and filed with the Acting Director of Urban Planning (City Planner) and the Acting Chamber Secretary.

ACTION: A/DUP: 02/05/2025

23. BOARDING HOUSE USE: REMAINDER OF LOT 1 OF STAND 6 GROOMBRIDGE TOWNSHIP (CRIGHTON ROAD, MOUNT PLEASANT) HARARE. (D.17)

The Acting Director of Urban Planning reported (6th March 2025, circulated with the Agenda) on an application for permission to use the above-mentioned property for Boarding House purposes.

The property was situated within Zone Residential of the Operative Harare West Town Planning Scheme Section 2 area, wherein the proposed development required the special consent of the Local Planning Authority after the necessary advertising and notification procedures.

After the advertising and notification procedures connected with this application, no letters of objection or representation were received.

The Acting Director of Urban Planning recommended, and the Committee –

RESOLVED

That in terms of Section 26(3) of the Regional, Town and Country Planning Act (Chapter 29:12), a permit be granted authorising the establishment of a Boarding House use on Remainder of Lot 1 of Stand 6 Groombridge Township (Crighton Road, Mount Pleasant) Harare, subject to the conditions stipulated in the Acting Director of Urban Planning's report dated 6th March 2025 copy of which document is stamped with City of Harare Seal and filed with the Acting Director of Urban Planning (City Planner) and the Acting Chamber Secretary.

ACTION: A/DUP: 02/05/2025

24. CONSOLIDATION OF SUB-DIVISION A OF LOT 7 OF JARVIS AND REMAINDER OF LOT 7 SUB-DIVISION A SHORTT'S PLOT OF AVONDALE AND SUBSEQUENT ESTBLISHMEENT OF A MEDICAL CENTRE ON THE CONSOLIDATED STAND. (D.18)

The Acting Director of Urban Planning reported (27th February 2025, circulated with the Agenda) on an application for permission to consolidate Sub-division A of Lot 7 of Jarvis and Remainder of Lot 7 Sub-division A Shortt's Plot of Avondale and subsequent Establishment of a Medical Centre on the consolidated stand purposes.

The property was situated within Zone 2B(i) Detached Single Dwelling House (Dispersed) of the Operative Harare Avondale Local Development Plan No. 39 area, wherein the proposed development required the special consent of the Local Planning Authority after the necessary advertising and notification procedures.

After the advertising and notification procedures connected with this application, no letters of objection or representation were received.

The Acting Director of Urban Planning recommended, and the Committee –

RESOLVED

That in terms of Section 26(3) of the Regional, Town and Country Planning Act (Chapter 29:12), a permit be granted authorising the consolidation of Sub-division A of Lot 7 of Jarvis and Remainder of Lot 7 Sub-division A Shortt's Plot of Avondale and subsequent establishment of a Medical Centre on the consolidated stand, subject to the conditions stipulated in the Acting Director of Urban Planning's report dated 27th February 2025 copy of which document is stamped with City of Harare Seal and filed with the Acting Director of Urban Planning (City Planner) and the Acting Chamber Secretary.

ACTION: A/DUP: 02/05/2025

25. PLACE OF ASSEMBLY (TEACHING HOSPITAL) USE: STAND 22 KENSINGTON ESTATE AVONDALE TOWNSHIP (MOLD CRESCENT, KENSINGTON) HARARE. (D.19)

The Acting Director of Urban Planning reported (26th February 2025, circulated with the Agenda) on an application for permission to use the above-mentioned property for a Place of Assembly (Teaching Hospital) purposes.

The property was situated within Zone 2 Residential Subzone 2A(i) Flats of the Operative Harare Avondale Local Development Plan number 39 area, wherein the proposed development required the special consent of the Local Planning Authority after the necessary advertising and notification procedures.

After the advertising and notification procedures connected with this application, no letters of objection or representation were received.

The Acting Director of Urban Planning recommended, and the Committee –

RESOLVED

That in terms of Section 26(3) of the Regional, Town and Country Planning Act (Chapter 29:12), a permit be granted authorising the establishment of a Place of Assembly (Teaching

Hospital) use on Stand 22 Kensington Estate Avondale Township (Mold Crescent, Kensington) Harare, subject to the conditions stipulated in the Acting Director of Urban Planning's report dated 26th February 2025 copy of which document is stamped with City of

Harare Seal and filed with the Acting Director of Urban Planning (City Planner) and the Acting Chamber Secretary.

ACTION: A/DUP: 02/05/2025

26. PRIMARY SCHOOL USE: THE REMAINING EXTENT OF STAND 293 OF PROSPECT TOWNSHIP (293 PROSPECT TOWNSHIP) HARARE. (D.20)

The Acting Director of Urban Planning reported (24th March 2025, circulated with the Agenda) on an application for permission to use the above-mentioned property for Primary School purposes.

The property was situated within Zone 2B Residential (Medium Density) of the Operative Harare Waterfalls/Hatfield Local Development Plan Number 26 area, wherein the proposed development required the special consent of the Local Planning Authority after the necessary advertising and notification procedures.

After the advertising and notification procedures connected with this application, no letters of objection or representation were received.

The Acting Director of Urban Planning recommended, and the Committee –

RESOLVED

That in terms of Section 26(3) of the Regional, Town and Country Planning Act (Chapter 29:12), a permit be granted authorising the establishment of a Primary School on The Remaining Extent of Stand 293 of Prospect Township (Prospect Township) Harare, subject to the conditions stipulated in the Acting Director of Urban Planning's report dated 24th March 2025 copy of which document is stamped with City of Harare Seal and filed with the Acting Director of Urban Planning (City Planner) and the Acting Chamber Secretary.

ACTION: A/DUP: 02/05/2025

27. PLACE OF ASSEMBLY (MOTOR AUTOMOTIVE AND ENGINEERING TRAINING CENTRE) USE: LOT 7 BLOCK KK OF THE ARDBENNIE TOWNSHIP (DOVER ROAD, ARDBENNIE) HARARE. (D.21)

The Acting Director of Urban Planning reported (11th March 2025, circulated with the Agenda) on an application for permission to use the above-mentioned property for a Place of Assembly (Motor Automotive and Engineering Training Centre) purposes.

The property was situated within Zone (i) Special Residential of the Operative Harare Mbare South Local Development Plan Number 23 area, wherein the proposed development required the special consent of the Local Planning Authority after the necessary advertising and notification procedures.

After the advertising and notification procedures connected with this application, no letters of objection or representation were received.

The Acting Director of Urban Planning recommended, and the Committee –

RESOLVED

That in terms of Section 26(3) of the Regional, Town and Country Planning Act (Chapter 29:12), a permit be granted authorising the establishment of a Place of Assembly (Motor Automotive and Engineering Training Centre) use on Lot 7 Block KK of the Ardbennie Township (Dover Road, Ardbennie) Harare, subject to the conditions stipulated in the Acting Director of Urban Planning's report dated 11th March 2025 copy of which document is stamped with City of Harare Seal and filed with the Acting Director of Urban Planning (City Planner) and the Acting Chamber Secretary.

ACTION: A/DUP: 02/05/2025

28. TWENTY (20) DOUBLE STOREY CLUSTER HOUSES USING RETICULATED SEWER USE: STAND 4920 MARLBOROUGH TOWNSHIP OF MARLBOROUGH (HARARE DRIVE, MARLBOROUGH) HARARE. (D.22)

The Acting Director of Urban Planning reported (24th March 2025, circulated with the Agenda) on an application for permission to use the above-mentioned property for Twenty (20) Double Storey Cluster Houses using reticulated sewer system purposes.

The property was situated within Zone 1A(i) Residential of the Operative Harare Marlborough Local Development Plan Number 45 area, wherein the proposed development required the special consent of the Local Planning Authority after the necessary advertising and notification procedures.

After the advertising and notification procedures connected with this application, no letters of objection or representation were received.

The Acting Director of Urban Planning recommended, and the Committee –

RESOLVED

That in terms of Section 26(3) of the Regional, Town and Country Planning Act (Chapter 29:12), a permit be granted authorising the construction of Twenty (20) Double Storey Cluster Houses on reticulated sewer system on Stand 4920 Marlborough Township of Marlborough (Harare Drive, Marlborough) Harare, subject to the conditions stipulated in the Acting Director of Urban Planning's report dated 24th March 2025 copy of which document is stamped with City of Harare Seal and filed with the Acting Director of Urban Planning (City Planner) and the Acting Chamber Secretary.

ACTION: A/DUP: 02/05/2025

29. FOUR (4) CLUSTER HOUSING UNITS ON A BIO-DIGESTER SEWER SYSTEM USE: STAND 910 GREYSTONE TOWNSHIP OF GREYSTONE A (EDSTONE ROAD, GREYSTONE) HARARE. (D.23)

The Acting Director of Urban Planning reported (18th March 2025, circulated with the Agenda) on an application for permission to use the above-mentioned property for Four (4) Cluster Housing Units on a bio-digester sewer system purposes.

The property was situated within Zone 2A(i) Residential of the Operative Harare Enterprise Corridor Local Development Plan Number 60 area, wherein the proposed development required the special consent of the Local Planning Authority after the necessary advertising and notification procedures.

After the advertising and notification procedures connected with this application, no letters of objection or representation were received.

The Acting Director of Urban Planning recommended, and the Committee –

RESOLVED

That in terms of Section 26(3) of the Regional, Town and Country Planning Act (Chapter 29:12), a permit be granted authorising the construction of Four (4) Cluster Housing Units on a bio-digester sewer system use on Stand 910 Greystone Township of Greystone A (Edstone Road, Greystone) Harare, subject to the conditions stipulated in the Acting Director of Urban Planning's report dated 18th March 2025 copy of which document is stamped with City of

Harare Seal and filed with the Acting Director of Urban Planning (City Planner) and the Acting Chamber Secretary.

ACTION: A/DUP: 02/05/2025

30. THREE (3) SEMI-DETACHED CLUSTER HOUSING UNITS COMPRISING SIX (6) UNITS AND ONE (1) DETACHED CLUSTER UNIT RESULTING IN SEVEN (7) CLUSTER HOUSING UNITS ON BIO-DIGESTER SEWER SYSTEM USE: STAND 203 MALVERN TOWNSHIP OF STAND 43 MALVERN TOWNSHIP OF WATERFALL VILLA OF WATERFALL (OFF MALVERN ROAD, MALVERN) HARARE. (D.24)

The Acting Director of Urban Planning reported (19th March 2025, circulated with the Agenda) on an application for permission to use the above-mentioned property for Three (3) Semi-Detached Cluster Housing Units comprising Six (6) Units and One (1) Detached Cluster Unit resulting in Seven (7) Cluster Housing Units on bio-digester sewer system purposes.

The property was situated within Zone 2B Residential Medium Density of the Operative Harare Waterfalls/Hatfield Local Development Plan Number 26 area, wherein the proposed development required the special consent of the Local Planning Authority after the necessary advertising and notification procedures.

After the advertising and notification procedures connected with this application, no letters of objection or representation were received.

The Acting Director of Urban Planning recommended, and the Committee –

RESOLVED

That in terms of Section 26(3) of the Regional, Town and Country Planning Act (Chapter 29:12), a permit be granted authorising the construction of Three (3) Semi-Detached Cluster Housing Units comprising Six (6) Units and One (1) Detached Cluster Unit resulting in Seven (7) Cluster Housing Units on bio-digester sewer system use on Stand 203 Malvern Township of Stand 43 Malvern Township of Waterfalls Villa of Waterfalls, Harare, subject to the conditions stipulated in the Acting Director of Urban Planning's report dated 19th March 2025 copy of which document is stamped with City of Harare Seal and filed with the Acting Director of Urban Planning (City Planner) and the Acting Chamber Secretary.

ACTION: A/DUP: 02/05/2025

31. SIX (6) BLOCKS OF FLATS RESULTING IN TWENTY- FIVE (25) HOUSING UNITS ON BIO-DIGESTER SYSTEM USE: STAND 3686 MABELREIGN TOWNSHIP (TARLINGTON ROAD, MARLBOROUGH) HARARE. (D.25)

The Acting Director of Urban Planning reported (14th March 2025, circulated with the Agenda) on an application for permission to use the above-mentioned property for Six (6) Blocks of Flats resulting in Twenty-Five (25) Housing Units on bio-digester system purposes.

The property was situated within Zone 2B Residential of the Operative Harare Marlborough Local Development Plan Number 45 area, wherein the proposed development required the special consent of the Local Planning Authority after the necessary advertising and notification procedures.

After the advertising and notification procedures connected with this application, no letters of objection or representation were received.

The Acting Director of Urban Planning recommended, and the Committee –

RESOLVED

That in terms of Section 26(3) of the Regional, Town and Country Planning Act (Chapter 29:12), a permit be granted authorising the construction of Six (6) Blocks of Flats resulting in Twenty-Five (25) Housing Units on bio-digester sewer system use on Stand 3686 Mabelreign Township (Tarlington Road, Marlborough) Harare, subject to the conditions stipulated in the Acting Director of Urban Planning's report dated 14th March 2025 copy of which document is stamped with City of Harare Seal and filed with the Acting Director of Urban Planning (City Planner) and the Acting Chamber Secretary.

ACTION: A/DUP: 02/05/2025

32. SCHOOLS AND RESIDENTIAL COLLEGES (ECD TO GRADE SEVEN COLLEGE) USE: THE REMAINDER OF SUB-DIVISION D OF LOTS 186 - 190 BLOCK C OF HATFIELD ESTATE (TWENTYDALES ROAD) HARARE. (D.26)

The Acting Director of Urban Planning reported (6th February 2025, circulated with the Agenda) on an application for permission to use the above-mentioned property for Schools and Residential Colleges (ECD to Grade Seven College) purposes.

The property was situated within Zone 2C Residential Low Density of the Operative Harare Waterfalls/Hatfield Local Development Plan Number 26 area, wherein the proposed development required the special consent of the Local Planning Authority after the necessary advertising and notification procedures.

After the advertising and notification procedures connected with this application, no letters of objection or representation were received.

The Acting Director of Urban Planning recommended, and the Committee –

RESOLVED

That in terms of Section 26(3) of the Regional, Town and Country Planning Act (Chapter 29:12), a permit be granted authorising the establishment of Schools and Residential Colleges (ECD to Grade Seven College) use on The Remainder of Sub-division D of Lots 186 – 190 Block C of Hatfield Estate, Harare, subject to the conditions stipulated in the Acting Director of Urban Planning's report dated 6th February 2025 copy of which document is stamped with City of Harare Seal and filed with the Acting Director of Urban Planning (City Planner) and the Acting Chamber Secretary.

ACTION: A/DUP: 02/05/2025

33. SIX (6) DOUBLE STOREY CLUSTER HOUSES ON BIO-DIGESTER SYSTEM USE: STAND 971 MOUNT PLEASANT TOWNSHIP OF LOT 59B MOUNT PLEASANT (NORFOLK ROAD, MOUNT PLEASANT) HARARE. (D.27)

The Acting Director of Urban Planning reported (17th March 2025, circulated with the Agenda) on an application for permission to use the above-mentioned property for Six (6) Double Storey Cluster Houses on a bio-digester sewer system purposes.

The property was situated within Zone 2C Residential of the Operative Harare Marlborough Local Development Plan Number 45/1 area, wherein the proposed development required the special consent of the Local Planning Authority after the necessary advertising and notification procedures.

After the advertising and notification procedures connected with this application, no letters of objection or representation were received.

The Acting Director of Urban Planning recommended, and the Committee –

RESOLVED

That in terms of Section 26(3) of the Regional, Town and Country Planning Act (Chapter 29:12), a permit be granted authorising the construction of Six (6) Double Storey Cluster Houses on a bio-digester sewer system use on Stand 971 Mount Pleasant Township of Lot 59B Mount Pleasant (Norfolk Road, Mount Pleasant) Harare, subject to the conditions stipulated in the Acting Director of Urban Planning's report dated 17th March 2025 copy of

which document is stamped with City of Harare Seal and filed with the Acting Director of Urban Planning (City Planner) and the Acting Chamber Secretary.

ACTION: A/DUP: 02/05/2025

34. PLACE OF ASSEMBLY (COLLEGE/TECHNICAL INSTITUTE) USE: STAND 5058 SALISBURY TOWNSHIP OF SALISBURY TOWNSHIP LANDS (CORNER AIRPORT ROAD AND BENGAZI ROAD) BREASIDE, HARARE. (D.28)

The Acting Director of Urban Planning reported (17th March 2025, circulated with the Agenda) on an application for permission to use the above-mentioned property for Place of Assembly (College/Technical Institute) purposes.

The property was situated within Zone 5C Residential of the Operative Harare Town Planning Scheme, Phase 4 Section 3 area, wherein the proposed development required the special consent of the Local Planning Authority after the necessary advertising and notification procedures.

After the advertising and notification procedures connected with this application, no letters of objection or representation were received.

The Acting Director of Urban Planning recommended, and the Committee –

RESOLVED

That in terms of Section 26(3) of the Regional, Town and Country Planning Act (Chapter 29:12), a permit be granted authorising the establishment of a Place of Assembly (College/Technical Institute) on stand 5058 Salisbury Township of Salisbury Township Lands (Corner Airport Road and Bengazi Road) Harare, subject to the conditions stipulated in the Acting Director of Urban Planning's report dated 17th March 2025 copy of which document is stamped with City of Harare Seal and filed with the Acting Director of Urban Planning (City Planner) and the Acting Chamber Secretary.

ACTION: A/DUP: 02/05/2025

35. CRECHE USE: STAND 3027 MABELREIGN TOWNSHIP (WESTMINSTER AVENUE, MABELREIGN) HARARE. (D.29)

The Acting Director of Urban Planning reported (4th March 2025, circulated with the Agenda) on an application for permission to use the above-mentioned property for Crèche purposes.

The property was situated within Zone Residential of the Operative Harare Mabelreign Local Development Plan No. 20 area, wherein the proposed development required the special

consent of the Local Planning Authority after the necessary advertising and notification procedures.

After the advertising and notification procedures connected with this application, no letters of objection or representation were received.

The Acting Director of Urban Planning recommended, and the Committee –

RESOLVED

That in terms of Section 26(3) of the Regional, Town and Country Planning Act (Chapter 29:12), a permit be granted authorising the establishment of a Crèche on stand 3027 Mabelreign Township Harare, subject to the conditions stipulated in the Acting Director of Urban Planning's report dated 4th March 2025 copy of which document is stamped with City of Harare Seal and filed with the Acting Director of Urban Planning (City Planner) and the Acting Chamber Secretary.

ACTION: A/DUP: 02/05/2025

36. TWO (2) CLUSTER HOUSES IN ADDITION TO THE EXISTING HOUSE RESULTING IN THREE (3) HOUSES ON RETICULATED MUNICIPAL SEWER SYSTEM USE: STAND 18 LITTLE NORFOLK TOWNSHIP OF LOT 60A BLOCK B AVONDALE (CROMER ROAD, MOUNT PLEASANT) HARARE. (D.30)

The Acting Director of Urban Planning reported (26th March 2025, circulated with the Agenda) on an application for permission to use the above-mentioned property for two (2) cluster houses in addition to the existing house resulting in three (3) houses on reticulated Municipal sewer system purposes.

The property was situated within Zone 1A(i) Residential of the Operative Harare West Town Planning Scheme, Section 1 area, wherein the proposed development required the special consent of the Local Planning Authority after the necessary advertising and notification procedures.

After the advertising and notification procedures connected with this application, no letters of objection or representation were received.

The Acting Director of Urban Planning recommended, and the Committee –

RESOLVED

That in terms of Section 26(3) of the Regional, Town and Country Planning Act (Chapter 29:12), a permit be granted authorising the construction of Two (2) Cluster Houses in addition to the existing house resulting in Three (3) units on reticulated Municipal Sewer

system on Stand 18 Little Norfolk Township Of Lot 60A Block B Avondale (Cromer Road, Mount Pleasant), Harare, subject to the conditions stipulated in the Acting Director of Urban Planning's report dated 26th March 2025 copy of which document is stamped with City of Harare Seal and filed with the Acting Director of Urban Planning (City Planner) and the Acting Chamber Secretary.

ACTION: A/DUP: 02/05/2025

37. CELLULAR BASE STATION USE: REMAINDER OF SHAMROCK (STAND 13 HARARE DRIVE, MARLBOROUGH) HARARE. (D.31)

The Acting Director of Urban Planning reported (5th March 2025, circulated with the Agenda) on an application for permission to use the above-mentioned property for Cellular Base Station purposes.

The property was situated within Zone Residential of the Operative Harare Marlborough Local Development Plan No. 45 area, wherein the proposed development required the special consent of the Local Planning Authority after the necessary advertising and notification procedures.

After the advertising and notification procedures connected with this application, no letters of objection or representation were received.

The Committee enquired an update on the negotiations with Mobile Network operators to install tower lights at every base station and to maintain them.

The Acting Director of Works advised that he was going to communicate with the Cellular Base station service providers advising them that Council was going to include a condition for them to install Tower Lights at a certain height on Base Stations Masts and to maintain the Tower lights and potential set offs.

The Committee requested for feedback at its next meeting .

Following discussion, the Committee –

RESOLVED

- (1) That in terms of Section 26(3) of the Regional, Town and Country Planning Act (Chapter 29:12), a permit be granted authorising the use of portion of the Remainder of Shamrock (Stand 13 Harare Drive, Marlborough), Harare for a Cellular Base Station purposes, subject to the conditions stipulated in the Acting Director of Urban Planning's report dated 5th March 2025 copy of which document is stamped with City of Harare Seal and filed with the Acting Director of Urban Planning (City Planner) and the Acting Chamber Secretary.

- (2) That the Acting Director of Urban Planning submits the progress report or outcome of the negotiations between Council and Mobile Network operators on provision of Tower Lights at each of the cellular base stations in suburbs.

ACTION: A/DUP: 02/05/2025

38. PLACE OF ASSEMBLY (TRAINING CENTRE FOR MISSION HOSPITAL'S DOCTORS AND NURSES) USE: STAND 244 ADYLINN OF SUB-DIVISION A OF LOT R OF LOTS A AND B CALLED ADYLINN TOWNSHIP OF BLUFFHILL (ROSEDALE ROAD, MARLBOROUGH) HARARE. (D.33)

The Acting Director of Urban Planning reported (2nd April 2025, circulated with the Agenda) on an application for permission to use the above-mentioned property for Place of Assembly (Training Centre for Mission Hospital's Doctors and Nurses) purposes.

The property was situated within Zone 2C Residential of the Operative Harare Marlborough Local Development Plan No. 45 area, wherein the proposed development required the special consent of the Local Planning Authority after the necessary advertising and notification procedures.

After the advertising and notification procedures connected with this application, no letters of objection or representation were received.

The Acting Director of Urban Planning recommended, and the Committee –

RESOLVED

That in terms of Section 26(3) of the Regional, Town and Country Planning Act (Chapter 29:12), a permit be granted authorising the establishment of a Place of assembly (Training Centre for Mission Hospital Doctors and Nurses) on Stand 244 Adylinn of Sub-division A of Lot R of Lots A and B Called Adylinn Township of Bluffhill (Rosedale Road, Marlborough) Harare, subject to the conditions stipulated in the Acting Director of Urban Planning's report dated 2nd April 2025 copy of which document is stamped with City of Harare Seal and filed with the Acting Director of Urban Planning (City Planner) and the Acting Chamber Secretary.

ACTION: A/DUP: 02/05/2025

39. EIGHT (8) SINGLE STOREY CLUSTER HOUSES ON BIO-DIGESTER SYSTEM USE: PORTION OF STAND 1139 NORTHWOOD TOWNSHIP OF STAND 605 NORTHWOOD TOWNSHIP (HARARE DRIVE AND PERSHORE RISE) HARARE. (D.34)

The Acting Director of Urban Planning reported (27th February, 2025 circulated with the Agenda) on an application for permission to use the above-mentioned property for Eight (8) Single Storey Cluster Houses on bio-digester system purposes.

The property was situated within Zone 1A Residential of the Operative Harare Arundel Local Development Plan No. 53 area, wherein the proposed development required the special consent of the Local Planning Authority after the necessary advertising and notification procedures.

After the advertising and notification procedures connected with this application, no letters of objection or representation were received.

The Acting Director of Urban Planning recommended, and the Committee –

RESOLVED

That in terms of Section 26(3) of the Regional, Town and Country Planning Act (Chapter 29:12), a permit be granted authorising the construction of Eight (8) Single Storey Cluster Houses on bio-digester system on a Portion of Stand 1139 Northwood Township of Stand 605 Northwood Township(Harare Drive and Pershore Rise), Harare, subject to the conditions stipulated in the Acting Director of Urban Planning's report dated 27th February 2025 copy of which document is stamped with City of Harare Seal and filed with the Acting Director of Urban Planning (City Planner) and the Acting Chamber Secretary.

ACTION: A/DUP: 02/05/2025

40. OFFICES USE: STAND 1037 HIGHLANDS ESTATE TOWNSHIP OF STAND 966 HIGHLANDS ESTATE TOWNSHIP (LUDLOW ROAD) HARARE. (D.35)

The Acting Director of Urban Planning reported (10th March 2025, circulated with the Agenda) on an application for permission to use the above-mentioned property for Office purposes.

The property was situated within Zone Residential of the Operative Harare Land Use Map Number HOC 446/1 area, wherein the proposed development required the special consent of the Local Planning Authority after the necessary advertising and notification procedures.

After the advertising and notification procedures connected with this application, no letters of objection or representation were received.

The Acting Director of Urban Planning recommended, and the Committee –

RESOLVED

That in terms of Section 26(3) of the Regional, Town and Country Planning Act (Chapter 29:12), a permit be granted authorising the use of Stand 1037 Highlands Estate Of Stand 966 Highlands Estate Township, Harare for Office purposes, subject to the conditions stipulated in the Acting Director of Urban Planning's report dated 10th March 2025 copy of which document is stamped with City of Harare Seal and filed with the Acting Director of Urban Planning (City Planner) and the Acting Chamber Secretary.

ACTION: A/DUP: 02/05/2025

41. THREE (3) DOUBLE STOREY CLUSTER HOUSING UNITS ON BIO-DIGESTER SEWER SYSTEM USE: STAND 1113 MANDARA TOWNSHIP OF STAND 919 MANDARA TOWNSHIP (KURRICHADE ROAD, MANDARA) HARARE. (D.36)

The Acting Director of Urban Planning reported (17th March 2025 circulated with the Agenda) on an application for permission to use the above-mentioned property for Three (3) Double Storey Cluster Housing Units on bio-digester sewer system purposes.

The property was situated within Subzone 2C(ii) Residential of the Operative Harare Mandara Local Development Plan No. 48 area, wherein the proposed development required the special consent of the Local Planning Authority after the necessary advertising and notification procedures.

After the advertising and notification procedures connected with this application, no letters of objection or representation were received.

The Acting Director of Urban Planning recommended, and the Committee –

RESOLVED

That in terms of Section 26(3) of the Regional, Town and Country Planning Act (Chapter 29:12), a permit be granted authorising the construction of Three (3) Double Storey Cluster on bio-digester sewer system on Stand 1113 Mandara Township of stand 919 Mandara Township (Kurricchane Road), Harare, subject to the conditions stipulated in the Acting Director of Urban Planning's report dated 17th March 2025 copy of which document is

stamped with City of Harare Seal and filed with the Acting Director of Urban Planning (City Planner) and the Acting Chamber Secretary.

ACTION: A/DUP: 02/05/2025

42. PLACE OF ASSEMBLY (CULTURAL CENTRE AND ANCILLARY TRADITIONAL, RESTAURANT) USE: LOT 2 OF LOT 31 OF MOUNT PLEASANT (NORFOLK ROAD, MOUNT PLEASANT) HARARE. (D.37)

The Acting Director of Urban Planning reported (27th March 2025, circulated with the Agenda) on an application for permission to use the above-mentioned property for Place of Assembly (Cultural Centre and Ancillary Traditional, Restaurant) purposes.

The property was situated within Zone 2B Residential of the Operative Harare Arundel Local Development Plan No. 53/1 area, wherein the proposed development required the special consent of the Local Planning Authority after the necessary advertising and notification procedures.

After the advertising and notification procedures connected with this application, no letters of objection or representation were received.

The Acting Director of Urban Planning recommended, and the Committee –

RESOLVED

That in terms of Section 26(3) of the Regional, Town and Country Planning Act (Chapter 29:12), a permit be granted authorising a Place of Assembly (Cultural Centre and Ancillary Traditional Restaurant) on Lot 2 of 31 of Mount Pleasant (Norfolk Road, Mount Pleasant) Harare, subject to the conditions stipulated in the Acting Director of Urban Planning's report dated 27th March 2025 copy of which document is stamped with City of Harare Seal and filed with the Acting Director of Urban Planning (City Planner) and the Acting Chamber Secretary.

ACTION: A/DUP: 02/05/2025

43. TEN (10) CLUSTER HOUSING UNITS ON RETICULATED SEWER DISPOSAL SYSTEM USE: STAND 1718 GREENDALE TOWNSHIP (CHAPLIN ROAD, GREENDALE) HARARE. (D.38)

The Acting Director of Urban Planning reported (14th March 2025, circulated with the Agenda) on an application for permission to use the above-mentioned property for Ten (10) Cluster Housing Units on reticulated sewer disposal system purposes.

The property was situated within Zone 1A(i) Residential of the Operative Harare Greendale Local Development Plan No. 56 area, wherein the proposed development required the special consent of the Local Planning Authority after the necessary advertising and notification procedures.

After the advertising and notification procedures connected with this application, no letters of objection or representation were received.

The Acting Director of Urban Planning recommended, and the Committee –

RESOLVED

That in terms of Section 26(3) of the Regional, Town and Country Planning Act (Chapter 29:12), a permit be granted authorising the establishment of Ten (10) Cluster Housing Units on municipal reticulated sewer system on Stand number 1718 Greendale Township (Chaplin Road, Greendale), Harare, subject to the conditions stipulated in the Acting Director of Urban Planning's report dated 14th March 2025 copy of which document is stamped with City of Harare Seal and filed with the Acting Director of Urban Planning (City Planner) and the Acting Chamber Secretary.

ACTION: A/DUP: 02/05/2025

44. TWO (2) SEMI-DETACHED CLUSTER HOUSES RESULTING IN FOUR (4) UNITS ON A RETICULATED SEWER SYSTEM USE: STAND 4337 OF 276 NORTHWAY ROAD, PROSPECT, HARARE. (D.39)

The Acting Director of Urban Planning reported (11th March 2025, circulated with the Agenda) on an application for permission to use the above-mentioned property for Two (2) Semi-detached Cluster Houses resulting in Four (4) Units on reticulated sewer system purposes.

The property was situated within Zone 2B Residential of the Operative Harare Waterfalls/Hatfield Local Development Plan No. 26 area, wherein the proposed development required the special consent of the Local Planning Authority after the necessary advertising and notification procedures.

After the advertising and notification procedures connected with this application, no letters of objection or representation were received.

The Acting Director of Urban Planning recommended, and the Committee –

RESOLVED

That in terms of Section 26(3) of the Regional, Town and Country Planning Act (Chapter 29:12), a permit be granted authorising the construction of Two (2) Semi-detached Cluster Houses resulting in Four (4) Units on reticulated sewer system on Stand 4337 of 276 Northway Road, Prospect, Harare, subject to the conditions stipulated in the Acting Director of Urban Planning's report dated 11th March 2025 copy of which document is stamped with City of Harare Seal and filed with the Acting Director of Urban Planning (City Planner) and the Acting Chamber Secretary.

ACTION: A/DUP: 02/05/2025

45. SPECIAL BUILDING AND USE (TRAVEL CENTRE/BUS TERMINUS — BOOKING OFFICE AND PASSENGER PICK UP POINT) USE: STAND 3014 SALISBURY TOWNSHIP OF STAND 3110 SALIABURY TOWNSHIP LANDS (SAMORA MACHEL AVENUE, BELVEDERE) HARARE. (D.40)

The Acting Director of Urban Planning reported (14th March 2025, circulated with the Agenda) on an application for permission to use the above-mentioned property for Special Building and Use (Travel Centre and Bus Terminus Booking Office and Passenger Pick-up Point) purposes.

The property was situated within Zone Mixed Use of the Operative Harare Showgrounds Local Development Plan No. 42 area, wherein the proposed development required the special consent of the Local Planning Authority after the necessary advertising and notification procedures.

After the advertising and notification procedures connected with this application, no letters of objection or representation were received.

The Committee discussed the matter and enquired whether a bus terminus or rank was being opened. The Acting Director of Urban Planning advised that it was not a bus rank but its use was related to activities around the area.

He further reported that the site was on the other side of Showgrounds and that they intended to sell bus tickets at specified times as their Depot was close by.

The Committee noted that the development was welcome as it decongested the area.

The Acting Director of Urban Planning recommended, and the Committee –

RESOLVED

That in terms of Section 26(3) of the Regional, Town and Country Planning Act (Chapter 29:12), a permit be granted authorising the use of Stand 3014 Salisbury Township of Stand 3110 Salisbury Township Lands (Samora Machel Avenue, Belvedere) Harare for Special Building and Use (Travel Centre/Bus Terminus – Booking Office and Passenger Pick-up Point), subject to the conditions stipulated in the Acting Director of Urban Planning's report dated 14th March 2025 copy of which document is stamped with City of Harare Seal and filed with the Acting Director of Urban Planning (City Planner) and the Acting Chamber Secretary.

ACTION: A/DUP: 02/05/2025

46. MEDICAL CENTRE (SURGERY) USE: STAND 7902 GLEN NORAH TOWNSHIP, HARARE. (D.41)

The Acting Director of Urban Planning reported (27th March 2025, circulated with the Agenda) on an application for permission to use the above-mentioned property for Medical Centre (Surgery) purposes.

The property was situated within Zone 2A(i) Residential of the Operative Harare Local Development Plan 19 area, wherein the proposed development required the special consent of the Local Planning Authority after the necessary advertising and notification procedures.

After the advertising and notification procedures connected with this application, no letters of objection or representation were received.

The Acting Director of Urban Planning recommended, and the Committee –

RESOLVED

That in terms of Section 26(3) of the Regional, Town and Country Planning Act (Chapter 29:12), a permit be granted authorising a Medical Centre (Surgery) on Stand 7902 Glen Norah Township, Harare, subject to the conditions stipulated in the Acting Director of Urban Planning's report dated 27th March 2025 copy of which document is stamped with City of Harare Seal and filed with the Acting Director of Urban Planning (City Planner) and the Acting Chamber Secretary.

ACTION: A/DUP: 02/05/2025

47. FOUR (4) DOUBLE STOREY CLUSTER HOUSES IN ADDITION TO EXISTING HOUSE RESULTING IN FIVE (5) HOUSING UNITS ON MUNICIPAL SEWER SYSTEM USE: STAND 260 GROOMBRIDGE TOWNSHIP (CRICHTON ROAD, GROOMBRIDGE) HARARE. (D.42)

The Acting Director of Urban Planning reported (20th March 2025, circulated with the Agenda) on an application for permission to use the above-mentioned property for Four (4) Double Storey Cluster Houses in Addition to Existing House resulting in Five (5) Housing Units on municipal sewer system purposes.

The property was situated within Zone 1A(i) Residential of the Operative Harare West Town Planning Scheme Section 2 area, wherein the proposed development required the special consent of the Local Planning Authority after the necessary advertising and notification procedures.

After the advertising and notification procedures connected with this application, no letters of objection or representation were received.

The Acting Director of Urban Planning recommended, and the Committee –

RESOLVED

That in terms of Section 26(3) of the Regional, Town and Country Planning Act (Chapter 29:12), a permit be granted authorising the construction of Four (4) Double Storey Cluster Houses in Addition to the Existing House resulting in Five (5) Housing Units on municipal reticulate sewer system on Stand number 260 Groombridge Township, Harare, subject to the conditions stipulated in the Acting Director of Urban Planning's report dated 20th March 2025 copy of which document is stamped with City of Harare Seal and filed with the Acting Director of Urban Planning (City Planner) and the Acting Chamber Secretary.

ACTION: A/DUP: 02/05/2025

48. SIX (6) CLUSTER HOUSES ON BIO-DIGESTER SYSTEM USE: REMAINING EXTENT OF STAND 99 VAINONA TOWNSHIP. (D.43)

The Acting Director of Urban Planning reported (27 March 2025, circulated with the Agenda) on an application for permission to use the above-mentioned property for Six (6) Cluster Houses on Bio-Digester system purposes.

The property was situated within Zone Residential of the Operative Harare Borrowdale Local Development Plan No. 32/1 area, wherein the proposed development required the special consent of the Local Planning Authority after the necessary advertising and notification procedures.

After the advertising and notification procedures connected with this application, no letters of objection or representation were received.

The Acting Director of Urban Planning recommended, and the Committee –

RESOLVED

That in terms of Section 26(3) of the Regional, Town and Country Planning Act (Chapter 29:12), a permit be granted authorising the construction of Six (6) Cluster Houses on bio-digester system on Remaining Extent of Stand 99 Vainona Township (Isis Road, Vainona) Harare, subject to the conditions stipulated in the Acting Director of Urban Planning's report dated 27th March 2025 copy of which document is stamped with City of Harare Seal and filed with the Acting Director of Urban Planning (City Planner) and the Acting Chamber Secretary.

ACTION: A/DUP: 02/05/2025

49. SURGERIES AND MEDICAL CHAMBERS (MEDICAL CENTRE) USE: LOT 11 POMONA ESTATE OF POMONA (STUART AVENUE, POMONA) HARARE. (D.44)

The Acting Director of Urban Planning reported (25 March 2025, circulated with the Agenda) on an application for permission to use the above-mentioned property for Surgeries and Medical Chambers (Medical Centre) purposes.

The property was situated within Zone 2(iv) Residential of the Operative Harare Borrowdale Local Development Plan No. 32/1 area, wherein the proposed development required the special consent of the Local Planning Authority after the necessary advertising and notification procedures.

After the advertising and notification procedures connected with this application, no letters of objection or representation were received.

The Acting Director of Urban Planning recommended, and the Committee –

RESOLVED

That in terms of Section 26(3) of the Regional, Town and Country Planning Act (Chapter 29:12), a permit be granted authorising the use of Lot 11 Pomona Estate of Pomona (Stuart Avenue, Pomona) Harare for Surgeries and Medical Chambers (Medical Centre) , subject to the conditions stipulated in the Acting Director of Urban Planning's report dated 25 March 2025 copy of which document is stamped with City of Harare Seal and filed with the Acting Director of Urban Planning (City Planner) and the Acting Chamber Secretary.

ACTION: A/DUP: 02/05/2025

50. SIX (6) CLUSTER HOUSING UNITS ON BIO-DIGESTER SEWER SYSTEM USE: STAND 257 MIDLANDS TOWNSHIP 2 OF UPPER WATERFALLS ESTATE (POTTER ROAD, WATERFALLS) HARARE. (D.45)

The Acting Director of Urban Planning reported (25th March 2025, circulated with the Agenda) on an application for permission to use the above-mentioned property for Surgeries and Medical Chambers (Medical Centre) purposes.

The property was situated within Zone 2C Residential of the Operative Harare Waterfalls/Hatfield Local Development Plan No. 26 area, wherein the proposed development required the special consent of the Local Planning Authority after the necessary advertising and notification procedures.

After the advertising and notification procedures connected with this application, no letters of objection or representation were received.

The Acting Director of Urban Planning recommended, and the Committee –

RESOLVED

That in terms of Section 26(3) of the Regional, Town and Country Planning Act (Chapter 29:12), a permit be granted authorising the construction of Six (6) Cluster Housing Units on bio-digester sewer system use on Stand 257 Midlands Township 2 of Upper Waterfalls Estate (Potter Road, Waterfalls) Harare, subject to the conditions stipulated in the Acting Director of Urban Planning's report dated 25th March 2025 copy of which document is stamped with City of Harare Seal and filed with the Acting Director of Urban Planning (City Planner) and the Acting Chamber Secretary.

ACTION: A/DUP: 02/05/2025

51. GUEST LODGE USE: STAND 6 OVAL PARK TOWNSHIP OF LOTS 385 AND 390 HIGHLANDS ESTATE OF WELMOED, SALISBURY DISTRICT (GLENARA AVENUE, HIGHLANDS) HARARE. (D.46)

The Acting Director of Urban Planning reported (21st March 2025, circulated with the Agenda) on an application for permission to use the above-mentioned property for Guest Lodge purposes.

The property was situated within Zone 1A(i) Residential of the Operative Harare Greendale Local Development Plan No. 56 area, wherein the proposed development required the special consent of the Local Planning Authority after the necessary advertising and notification procedures.

After the advertising and notification procedures connected with this application, no letters of objection or representation were received.

The Acting Director of Urban Planning recommended, and the Committee –

RESOLVED

That in terms of Section 26(3) of the Regional, Town and Country Planning Act (Chapter 29:12), a permit be granted authorising the use of Stand 6 Oval Park Township of Lots 385 and 390 Highlands Estate of Welmoed, Salisbury District (Glenara Avenue, Highlands) Harare for a Guest Lodge purposes, subject to the conditions stipulated in the Acting Director of Urban Planning's report dated 21st March 2025 copy of which document is stamped with City of Harare Seal and filed with the Acting Director of Urban Planning (City Planner) and the Acting Chamber Secretary.

ACTION: A/DUP: 02/05/2025

**52. MEDICAL FACILITY (MATERNITY CLINIC) USE: STAND 16573 BUDIRO
TOWNSHIP (CABS BUDIRO 5B) HARARE. (D.47)**

The Acting Director of Urban Planning reported (21st March 2025, circulated with the Agenda) on an application for permission to use the above-mentioned property for Medical Facility (Maternity Clinic) purposes.

The property was situated within Zone Residential of the Operative Harare Budiro Land Use plan area, wherein the proposed development required the special consent of the Local Planning Authority after the necessary advertising and notification procedures.

After the advertising and notification procedures connected with this application, no letters of objection or representation were received.

The Acting Director of Urban Planning recommended, and the Committee –

RESOLVED

That in terms of Section 26(3) of the Regional, Town and Country Planning Act (Chapter 29:12), a permit be granted authorising the use of a Medical Facility (Maternity Clinic) on stand number 16573 Budiro Township (Cabs Budiro 5B), Harare, subject to the conditions stipulated in the Acting Director of Urban Planning's report dated 21ST March 2025 copy of which document is stamped with City of Harare Seal and filed with the Acting Director of Urban Planning (City Planner) and the Acting Chamber Secretary.

ACTION: A/DUP: 02/05/2025

53. SECOND DWELLING HOUSE ON RETICULATED MUNICIPAL SEWER SYSTEM USE: STAND 3703 TYNWALD TOWNSHIP OF LOT 1 OF TYNWALD (TYNWALD NORTH) HARARE. (D.48)

The Acting Director of Urban Planning reported (13th March 2025, circulated with the Agenda) on an application for permission to use the above-mentioned property for a Second Dwelling House on reticulated Municipal sewer system purposes.

The property was situated within Zone 2B(i) Residential of the Operative Harare Tynwald Local Development 24/2 area, wherein the proposed development required the special consent of the Local Planning Authority after the necessary advertising and notification procedures.

After the advertising and notification procedures connected with this application, no letters of objection or representation were received.

The Acting Director of Urban Planning recommended, and the Committee –

RESOLVED

That in terms of Section 26(3) of the Regional, Town and Country Planning Act (Chapter 29:12), a permit be granted authorising the construction of a Second Dwelling House on reticulated municipal sewer system on Stand 3703 Tynwald Township of Lot 1 of Tynwald (Tynwald North) Harare, subject to the conditions stipulated in the Acting Director of Urban Planning's report dated 13th March 2025 copy of which document is stamped with City of Harare Seal and filed with the Acting Director of Urban Planning (City Planner) and the Acting Chamber Secretary.

ACTION: A/DUP: 02/05/2025

54. SEVEN (7) DOUBLE STOREY CLUSTER HOUSES ON BIO-DIGESTER SYSTEM USE: LOT 2 OF STAND 166 MARLBOROUGH TOWNSHIP EXTENSION OF MARLBOROUGH (ADYLINN ROAD, MARLBOROUGH) HARARE. (D.49)

The Acting Director of Urban Planning reported (13th March 2025, circulated with the Agenda) on an application for permission to use the above-mentioned property for Seven Double Storey Cluster Houses on bio-digester system purposes.

The property was situated within Zone 2C Residential of the Operative Harare Marlborough Local Development Plan No. 45 area, wherein the proposed development required the special consent of the Local Planning Authority after the necessary advertising and notification procedures.

After the advertising and notification procedures connected with this application, no letters of objection or representation were received.

The Acting Director of Urban Planning recommended, and the Committee –

RESOLVED

That in terms of Section 26(3) of the Regional, Town and Country Planning Act (Chapter 29:12), a permit be granted authorising the construction of Seven Double Storey Houses on Bio-digester system on Lot 2 of stand 166 Marlborough Township Extension of Marlborough (Adylinn Road, Marlborough) Harare, subject to the conditions stipulated in the Acting Director of Urban Planning's report dated 13th March 2025 copy of which document is stamped with City of Harare Seal and filed with the Acting Director of Urban Planning (City Planner) and the Acting Chamber Secretary.

ACTION: A/DUP: 02/05/2025

55. SURGERIES AND MEDICAL CHAMBERS (WELLNESS CLINIC) USE: STAND 521 ADYLINN TOWNSHIP OF LOT 2A BLUFF-HILL (ADYLINN). (D.50)

The Acting Director of Urban Planning reported (13th March 2025, circulated with the Agenda) on an application for permission to use the above-mentioned property for Surgeries and Medical Chambers (Wellness Clinic) purposes.

The property was situated within Zone 2B Residential of the Operative Harare Marlborough Local Development Plan No. 45/1 area, wherein the proposed development required the special consent of the Local Planning Authority after the necessary advertising and notification procedures.

After the advertising and notification procedures connected with this application, no letters of objection or representation were received.

The Acting Director of Urban Planning recommended, and the Committee –

RESOLVED

That in terms of Section 26(3) of the Regional, Town and Country Planning Act (Chapter 29:12), a permit be granted authorising the use of Stand 521 Adylinn Township of Lot 2A of BluffHill (Adylinn) Harare for Surgeries and Medical Chambers (Wellness Clinic) purposes, subject to the conditions stipulated in the Acting Director of Urban Planning's report dated 13th March 2025 copy of which document is stamped with City of Harare Seal and filed with the Acting Director of Urban Planning (City Planner) and the Acting Chamber Secretary.

ACTION: A/DUP: 02/05/2025

56. THREE (3) SEMI-DETACHED CLUSTER HOUSES AND ONE (1) DETACHED CLUSTER HOUSE RESULTING IN SEVEN (7) HOUSING UNITS ON MUNICIPAL RETICULATED SEWER SYSTEM USE: STAND 2715 BLUFFHILL TOWNSHIP OF STAND 2902 BLUFFHILL TOWNSHIP (DAVID'S WAY, BLUFFHILL) HARARE. (D.51)

The Acting Director of Urban Planning reported (7th April 2024, circulated with the Agenda) on an application for permission to use the above-mentioned property for Three Semi-Detached Cluster Houses and One Cluster House resulting in Seven Housing Units on municipal reticulated sewer system purposes.

The property was situated within Zone 2B(i)(c) Residential of the Operative Harare Bluff Hill Local Development Plan No. 21 area, wherein the proposed development required the special consent of the Local Planning Authority after the necessary advertising and notification procedures.

After the advertising and notification procedures connected with this application, no letters of objection or representation were received.

The Acting Director of Urban Planning recommended, and the Committee –

RESOLVED

That in terms of Section 26(3) of the Regional, Town and Country Planning Act (Chapter 29:12), a permit be granted authorising the construction of Three Semi-Detached Cluster Houses and One Detached Cluster Housing resulting in Seven Housing Units on municipal reticulated sewer system on stand 2715 Bluff Hill Township of stand 2902 Bluff Hill (David's Way, Bluff Hill), Harare, subject to the conditions stipulated in the Acting Director of Urban Planning's report dated 7th April 2025 copy of which document is stamped with City of Harare Seal and filed with the Acting Director of urban Planning (City Planner) and the Acting Chamber Secretary.

ACTION: A/DUP: 02/05/2025

57. GUEST HOUSE USE: STAND 1124 BORROWDALE TOWNSHIP OF STAND 46 BORROWDALE TOWNSHIP OF SUB-DIVISION E OF LOT H OF BORROWDALE ESTATE, SALISBURY DISTRICT (MOUNT BREEZE ROAD, BORROWDALE) HARARE. (D.52)

The Acting Director of Urban Planning reported (7th April 2025, circulated with the Agenda) on an application for permission to use the above-mentioned property for Guest House purposes.

The property was situated within Zone 9 Rural Economic Farming of the Operative Harare North East Town Planning Scheme, Sections 1-4 Combined Re-submission area, wherein the

proposed development required the special consent of the Local Planning Authority after the necessary advertising and notification procedures.

After the advertising and notification procedures connected with this application, no letters of objection or representation were received.

The Acting Director of Urban Planning recommended, and the Committee –

RESOLVED

That in terms of Section 26(3) of the Regional, Town and Country Planning Act (Chapter 29:12), a permit be granted authorising the establishment of a Guest House on Stand 1124 Borrowdale Township of Stand 46 Borrowdale Township of Subdivision E of Lot H of Borrowdale Estate (Mt Breeze, Borrowdale) Harare, subject to the conditions stipulated in the Acting Director of Urban Planning's report dated 7th April 2025 copy of which document is stamped with City of Harare Seal and filed with the Acting Director of Urban Planning (City Planner) and the Acting Chamber Secretary.

ACTION: A/DUP: 02/05/2025

58. OFFICES AND COMMERCIAL USE (MOTORCYCLES SHOWROOM AND SHOPS) USE: STAND 19699 HARARE TOWNSHIP OF STAND 19321 HARARE TOWNSHIP, SALISBURY DISTRICT (CUMBERLAND ROAD, EASTLEA) HARARE. (D.53)

The Acting Director of Urban Planning reported (18th February 2025, circulated with the Agenda) on an application for permission to use the above-mentioned property for Offices and Commercial Use (Motorcycles Showroom and Shops) purposes.

The property was situated within Zone 1C Commercial Office Park of the Operative Harare Enterprises Corridor Local Development Plan No. 60 area, wherein the proposed development required the special consent of the Local Planning Authority after the necessary advertising and notification procedures.

After the advertising and notification procedures connected with this application, no letters of objection or representation were received.

The Acting Director of Urban Planning recommended, and the Committee –

RESOLVED

That in terms of Section 26(3) of the Regional, Town and Country Planning Act (Chapter 29:12), a permit be granted authorising the establishment of Offices and Commercial use (Motorcycles Showroom and Shops) on Stand 19699 Harare Township of Stand 19321 Harare Township, Salisbury District (Cumberland Road, Eastlea) Harare, subject to the

conditions stipulated in the Acting Director of Urban Planning's report dated 18th February 2025 copy of which document is stamped with City of Harare Seal and filed with the Acting Director of Urban Planning (City Planner) and the Acting Chamber Secretary.

ACTION: A/DUP: 02/05/2025

59. TWO (2) SEMI-DETACHED DUPLEX CLUSTER HOUSING UNITS COMPRISING FOUR (4) UNITS ON A BIO-DIGESTER SEWER SYSTEM USE: STAND 1355 DONNYBROOK TOWNSHIP (DONNYBROOK, GREENDALE) HARARE. (D.55)

The Acting Director of Urban Planning reported (10th April 2025, circulated with the Agenda) on an application for permission to use the above-mentioned property for Two Semi-Detached Duplex Cluster Housing Units comprised of Four Units on a bio-digester sewer system purposes.

The property was situated within Zone 2A(i) Residential of the Operative Harare Greendale Local Development Plan No. 56 area, wherein the proposed development required the special consent of the Local Planning Authority after the necessary advertising and notification procedures.

After the advertising and notification procedures connected with this application, no letters of objection or representation were received.

The Acting Director of Urban Planning recommended, and the Committee –

RESOLVED

That in terms of Section 26(3) of the Regional, Town and Country Planning Act (Chapter 29:12), a permit be granted authorising the construction of Two (2) Semi-Detached Duplex Cluster Housing Units comprised of Four (4) Units on a bio-digester sewer system on stand 1355 Donnybrook Township (Donnybrook Greendale), Harare, subject to the conditions stipulated in the Acting Director of Urban Planning's report dated 10th April 2025 copy of which document is stamped with City of Harare Seal and filed with the Acting Director of Urban Planning (City Planner) and the Acting Chamber Secretary.

ACTION: A/DUP: 02/05/2025

60. SECOND DWELLING HOUSE ON SEPTIC TANK AND SOAK AWAY USE: STAND 58 GUILDFORD ESTATE TOWNSHIP OF SUB-DIVISION H OF GUILDFORD OF BORROWDALE ESTATE (GUILDFORD ROAD, BORROWDALE) HARARE. (D.56)

The Acting Director of Urban Planning reported (7th April 2025, circulated with the Agenda) on an application for permission to use the above-mentioned property for Second Dwelling House on septic tank and soak away purposes.

The property was situated within Zone 2 Horticulture of the Operative Harare North East Town Planning Scheme (Sections 1, 2, 3 and 4) Combined Re-submission) area, wherein the proposed development required the special consent of the Local Planning Authority after the necessary advertising and notification procedures.

After the advertising and notification procedures connected with this application, no letters of objection or representation were received.

The Acting Director of Urban Planning recommended, and the Committee –

RESOLVED

That in terms of Section 26(3) of the Regional, Town and Country Planning Act (Chapter 29:12), a permit be granted authorising the construction of a Second Dwelling House on septic tank and soak away purposes on Stand 58 Guildford Estate Township of Subdivision H of Guildford of Borrowdale Estate (Guildford Road Borrowdale), Harare, subject to the conditions stipulated in the Acting Director of Urban Planning's report dated 7th April 2025 copy of which document is stamped with City of Harare Seal and filed with the Acting Director of Urban Planning (City Planner) and the Acting Chamber Secretary.

ACTION: A/DUP: 02/05/2025

61. NINE (9) CLUSTER HOUSES ON RETICULATED SEWER SYSTEM USE: STAND 127 CHADCOMBE TOWNSHIP 2 OF CHADCOMBE (DAWLISH ROAD, CHADCOMBE) HARARE. (D.57)

The Acting Director of Urban Planning reported (18th March 2025, circulated with the Agenda) on an application for permission to use the above-mentioned property for Nine Cluster Houses on reticulated sewer system purposes.

The property was situated within Zone 2A Residential of the Operative Harare Waterfalls/Hatfield Local Development Plan No. 26 area, wherein the proposed development required the special consent of the Local Planning Authority after the necessary advertising and notification procedures.

After the advertising and notification procedures connected with this application, no letters of objection or representation were received.

The Acting Director of Urban Planning recommended, and the Committee –

RESOLVED

That in terms of Section 26(3) of the Regional, Town and Country Planning Act (Chapter 29:12), a permit be granted authorising the establishment of Nine (9) Cluster Houses on reticulated sewer system on stand 127 Chadcombe Township 2 of Chadcombe (Dawlish Road, Chadcombe), Harare, subject to the conditions stipulated in the Acting Director of Urban Planning's report dated 18th March 2025 copy of which document is stamped with City of Harare Seal and filed with the Acting Director of Urban Planning (City Planner) and the Acting Chamber Secretary.

ACTION: A/DUP: 02/05/2025

62. PETROL FILLING STATION AND ANCILLARY SHOPS USE: STAND 410 VAINONA TOWNSHIP 4 OF STAND 401 VAINONA TOWNSHIP 3 OF STAND 319 VAINONA (CORNER HARARE DRIVE AND ALPES ROAD, VAINONA) HARARE. (D.58)

The Acting Director of Urban Planning reported (28th November 2024, circulated with the Agenda) on an application for permission to use the above-mentioned property for Petrol Filling Station and Ancillary Shops purposes.

The property was situated within Zone Mixed Use of the Operative Harare Borrowdale Local Development Plan No. 32 area, wherein the proposed development required the special consent of the Local Planning Authority after the necessary advertising and notification procedures.

After the advertising and notification procedures connected with this application, no letters of objection or representation were received.

The Acting Director of Urban Planning recommended, and the Committee –

RESOLVED

That in terms of Section 26(3) of the Regional, Town and Country Planning Act (Chapter 29:12), a permit be granted authorising a Petrol Filling Station on Stand number 410 Vainona Township 4 of Stand 401 Vainona Township 3 of stand 319 Vainona (Corner Harare Drive and Alpes Road, Vainona), Harare, subject to the conditions stipulated in the Acting Director of Urban Planning's report dated 28th November 2024 copy of which document is stamped

with City of Harare Seal and filed with the Acting Director of Urban Planning (City Planner) and the Acting Chamber Secretary.

ACTION: A/DUP: 02/05/2025

63. GUEST LODGE USE: LOT 8 OF LOT 11A BLOCK B AVONDALE TOWNSHIP (BERKSHIRE ROAD, EMERALD HILL) HARARE. (D.59)

The Acting Director of Urban Planning reported (10th March 2025, circulated with the Agenda) on an application for permission to use the above-mentioned property Guest Lodge purposes.

The property was situated within Zone 2B Residential of the Operative Harare Marlborough Local Development Plan No. 45 area, wherein the proposed development required the special consent of the Local Planning Authority after the necessary advertising and notification procedures.

After the advertising and notification procedures connected with this application, no letters of objection or representation were received.

The Acting Director of Urban Planning recommended, and the Committee –

RESOLVED

That in terms of Section 26(3) of the Regional, Town and Country Planning Act (Chapter 29:12), a permit be granted authorising the establishment of a Guest Lodge on Lot 8 of Lot 11A block B Avondale Township (Berkshire Road, Emerald Hill), Harare, subject to the conditions stipulated in the Acting Director of Urban Planning's report dated 10th March 2025 copy of which document is stamped with City of Harare Seal and filed with the Acting Director of Urban Planning (City Planner) and the Acting Chamber Secretary.

ACTION: A/DUP: 02/05/2025

64. FIVE (5) CLUSTER HOUSING UNITS (DOUBLE STOREY) ON A BIO-DIGESTER SEWER SYSTEM USE: STAND 1431 GLETYWN TOWNSHIP, HARARE. (D.60)

The Acting Director of Urban Planning reported (14th March 2025 circulated with the Agenda) on an application for permission to use the above-mentioned property for Five Cluster Housing Units (Double Storey) on bio-digester sewer system purposes.

The property was situated within Zone 2 Horticulture of the Operative Harare North East Town Planning Scheme Sections 1 – 4 Combined Re-submission area, wherein the proposed

development required the special consent of the Local Planning Authority after the necessary advertising and notification procedures.

After the advertising and notification procedures connected with this application, no letters of objection or representation were received.

The Acting Director of Urban Planning recommended, and the Committee –

RESOLVED

That in terms of Section 26(3) of the Regional, Town and Country Planning Act (Chapter 29:12), a permit be granted authorising the construction of Five Cluster Housing Units (Double Storey) bio-digester sewer system on stand 1431 Gletywn Township Harare, subject to the conditions stipulated in the Acting Director of Urban Planning's report dated 14th March 2025 copy of which document is stamped with City of Harare Seal and filed with the Acting Director of Urban Planning (City Planner) and the Acting Chamber Secretary.

ACTION: A/DUP: 02/05/2025

65. GUEST LODGE (UNLICENSED) USE: THE REMAINING EXTENT OF LOT 50 AMBY (AMBY DRIVE) HARARE. (D.61)

The Acting Director of Urban Planning reported (21st March 2025, circulated with the Agenda) on an application for permission to use the above-mentioned property for Guest Lodge purposes.

The property was situated within Zone 2A(i) Residential of the Operative Harare Greendale Local Development Plan No. 56 area, wherein the proposed development required the special consent of the Local Planning Authority after the necessary advertising and notification procedures.

After the advertising and notification procedures connected with this application, no letters of objection or representation were received.

The Acting Director of Urban Planning recommended, and the Committee –

RESOLVED

That in terms of Section 26(3) of the Regional, Town and Country Planning Act (Chapter 29:12), a permit be granted authorising the establishment a Guest Lodge (Unlicensed) on the Remaining Extent of Lot 50 Amby (Amby Drive), Harare, subject to the conditions stipulated in the Acting Director of Urban Planning's report dated 21st March 2025 copy of

which document is stamped with City of Harare Seal and filed with the Acting Director of Urban Planning (City Planner) and the Acting Chamber Secretary.

ACTION: A/DUP: 02/05/2025

66. EIGHT (8) DOUBLE STOREY DUPLEX FLAT UNITS RESULTING IN EIGHT (8) SINGLE FAMILY DWELLING UNITS ON MUNICIPAL RETICULATED SEWER SYSTEM USE: STAND 933 BLUFF HILL TOWNSHIP 17 OF SUB-DIVISION C OF BLUFF HILL, HARARE. (D.62)

The Acting Director of Urban Planning reported (2nd April 2025 circulated with the Agenda) on an application for permission to use the above-mentioned property for Eight (8) Double Storey Duplex Flat Units resulting in Eight (8) Single Family Dwelling Units on municipal reticulated sewer system purposes.

The property was situated within Zone 2C Residential of the Operative Harare Bluff Hill Local Development Plan No. 21 area, wherein the proposed development required the special consent of the Local Planning Authority after the necessary advertising and notification procedures.

After the advertising and notification procedures connected with this application, no letters of objection or representation were received.

The Acting Director of Urban Planning recommended, and the Committee –

RESOLVED

That in terms of Section 26(3) of the Regional, Town and Country Planning Act (Chapter 29:12), a permit be granted authorising the construction of Eight (8) Double Storey Duplex Flat Units resulting in Eight (8) Single Family Dwelling Units on municipal reticulated sewer system on Stand 933 Bluff Hill Township 17 of Sub-division C of Bluff Hill, Harare, subject to the conditions stipulated in the Acting Director of Urban Planning's report dated 2nd April 2025 copy of which document is stamped with City of Harare Seal and filed with the Acting Director of Urban Planning (City Planner) and the Acting Chamber Secretary.

ACTION: A/DUP: 02/05/2025

67. HITECH INDUSTRIAL FACTORY AND WAREHOUSE USE: STAND 1138 WITH OFFICES ON STAND 1136 AND 1137 VENTERSBURG TOWNSHIP, HARARE. (D.63)

The Acting Director of Urban Planning reported (4th April 2025, circulated with the Agenda) on an application for permission to use the above-mentioned property for Hitech Industrial Factory and Warehouse purposes.

The property was situated within Zone 2C Residential of the Operative Harare Ventersburg Local Development Plan No. 33 area, wherein the proposed development required the special consent of the Local Planning Authority after the necessary advertising and notification procedures. The plan did not cover that specific sites but a layout plan for the area had been prepared and approved (Plan No. SD/1857/05 on 7th September 2006).

After the advertising and notification procedures connected with this application, no letters of objection or representation were received.

The Acting Director of Urban Planning recommended, and the Committee –

RESOLVED

That in terms of Section 26(3) of the Regional, Town and Country Planning Act (Chapter 29:12), a permit be granted authorising the establishment of Hi-tech Industrial Factories and Warehouse purposes on Stand 1138 with Offices on Stands 1136 and 1137 Ventersburg Sunway City, Harare, subject to the conditions stipulated in the Acting Director of Urban Planning's report dated 4th April 2025 copy of which document is stamped with City of Harare Seal and filed with the Acting Director of Urban Planning (City Planner) and the Acting Chamber Secretary.

ACTION: A/DUP: 02/05/2025

68. CHURCH USE: STAND 3980A SALISBURY TOWNSHIP LANDS (ARNOTT ROAD, CRANBORNE) HARARE. (D.64)

The Acting Director of Urban Planning reported (3rd April 2025, circulated with the Agenda) on an application for permission to use the above-mentioned property for Church use purposes.

The property was situated within Zone 5D Residential of the Operative Harare Phases 2, 3 and 4 Town planning scheme area, wherein the proposed development required the special consent of the Local Planning Authority after the necessary advertising and notification procedures.

After the advertising and notification procedures connected with this application, no letters of objection or representation were received.

The Acting Director of Urban Planning recommended, and the Committee –

RESOLVED

That in terms of Section 26(3) of the Regional, Town and Country Planning Act (Chapter 29:12), a permit be granted authorising the establishment of a Church on stand 3980A Salisbury Township Lands (Arnott Road, Cranborne) Harare, subject to the conditions stipulated in the Acting Director of Urban Planning's report dated 3th April 2025 copy of which document is stamped with City of Harare Seal and filed with the Acting Director of Urban Planning (City Planner) and the Acting Chamber Secretary.

ACTION: A/DUP: 02/05/2025

69. FOUR (4) CLUSTER HOUSES IN ADDITION TO THE EXISTING HOUSE RESULTING IN FIVE (5) UNITS ON BIO-DIGESTER SYSTEM USE: STAND 1 NORTHWOOD TOWNSHIP OF SUMBEN (MOORGATE ROAD, NORTHWOOD, MOUNT PLEASANT) HARARE. (D.65)

The Acting Director of Urban Planning reported (28th March 2025, circulated with the Agenda) on an application for permission to use the above-mentioned property for Four Cluster Houses in Addition to the Existing House resulting in Five Units on bio-digester sewer system purposes.

The property was situated within Zone 1A Residential of the Operative Harare Arundel Local Development Plan No. 53/1 area, wherein the proposed development required the special consent of the Local Planning Authority after the necessary advertising and notification procedures.

After the advertising and notification procedures connected with this application, no letters of objection or representation were received.

The Acting Director of Urban Planning recommended, and the Committee –

RESOLVED

That in terms of Section 26(3) of the Regional, Town and Country Planning Act (Chapter 29:12), a permit be granted authorising the construction of Four (4) Cluster Houses in Addition to the Existing House resulting in Five (5) Units on bio digester sewer system on Stand 1 Northwood Township of Sumben (Moorgate Road, Northwood, Mount Pleasant) Harare, subject to the conditions stipulated in the Acting Director of Urban Planning's report dated 28th March 2025 copy of which document is stamped with City of Harare Seal and filed with the Acting Director of Urban Planning (City Planner) and the Acting Chamber Secretary.

ACTION: A/DUP: 02/05/2025

70. SECOND DWELLING HOUSE ON SEPTIC TANK AND SOAK AWAY SYSTEM USE: STAND 693 BANNOCKBURN TOWNSHIP OF STAND 1 BANNOCKBURN TOWNSHIP (MOUNT PLEASANT HEIGHTS) HARARE. (D.66) (D.76)

The Acting Director of Urban Planning reported (28 March 2025, circulated with the Agenda) on an application for permission to use the above-mentioned property for a Second Dwelling House on septic tank and soak away system purposes.

The property was situated within Zone Residential of the Operative Harare Marlborough Local Development Plan No. 45 area, wherein the proposed development required the special consent of the Local Planning Authority after the necessary advertising and notification procedures.

After the advertising and notification procedures connected with this application, no letters of objection or representation were received.

The Acting Director of Urban Planning recommended, and the Committee –

RESOLVED

That in terms of Section 26(3) of the Regional, Town and Country Planning Act (Chapter 29:12), a permit be granted authorising the construction of a Second Dwelling House on septic tank and soak away system on Stand 693 Bannockburn Township of stand 1 Bannockburn Township (Mount Pleasant) Harare, subject to the conditions stipulated in the Acting Director of Urban Planning's report dated 28th March 2025 copy of which document is stamped with City of Harare Seal and filed with the Acting Director of Urban Planning (City Planner) and the Acting Chamber Secretary.

ACTION: A/DUP: 02/05/2025

71. PLACE OF ASSEMBLY (COMMUNITY HALL, WELLNESS CENTRE AND FUNCTIONS VENUE) USE: STAND 783 GLETYWN TOWNSHIP OF STAND 81 GLETYWN TOWNSHIP (ANNE MCGREGOR DRIVE, CHISHAWASHA) HARARE. (D.67)

The Acting Director of Urban Planning reported (21st March 2025, circulated with the Agenda) on an application for permission to use the above-mentioned property for Place of Assembly (Community Hall, Wellness Centre and Functions Venue) purposes.

The property was situated within Zone Agricultural-Residential of the Operative Harare North East Town Planning Scheme Sections 1 – 4 Combined Re-submission area, wherein the proposed development required the special consent of the Local Planning Authority after the necessary advertising and notification procedures.

After the advertising and notification procedures connected with this application, no letters of objection or representation were received.

The Acting Director of Urban Planning recommended, and the Committee –

RESOLVED

That in terms of Section 26(3) of the Regional, Town and Country Planning Act (Chapter 29:12), a permit be granted authorising the establishment of a Place of Assembly (Community Hall, Wellness Centre and Functions Venue) on Stand 73 Gletywn Township of stand 81 Gletywn Township (Anne McGregor Drive- Chishawasha) Harare, subject to the conditions stipulated in the Acting Director of Urban Planning's report dated 21st March 2025 copy of which document is stamped with City of Harare Seal and filed with the Acting Director of Urban Planning (City Planner) and the Acting Chamber Secretary.

ACTION: A/DUP: 02/05/2025

72. FOUR (4) SEMI-DETACHED CLUSTER HOUSES IN ADDITION TO AN EXISTING HOUSE RESULTING IN NINE UNITS USE: STAND 67 POMONA ESTATE OF POMONA (GARTH ROAD) HARARE. (D.68)

The Acting Director of Urban Planning reported (7th April 2025, circulated with the Agenda) on an application for permission to use the above-mentioned property for Four (4) Semi-Detached Cluster Houses in Addition to an Existing House resulting in Nine Units purposes.

The property was situated within Zone Residential of the Operative Harare Marlborough Local Development Plan No. 45 area, wherein the proposed development required the special consent of the Local Planning Authority after the necessary advertising and notification procedures.

After the advertising and notification procedures connected with this application, no letters of objection or representation were received.

The Acting Director of Urban Planning recommended, and the Committee –

RESOLVED

That in terms of Section 26(3) of the Regional, Town and Country Planning Act (Chapter 29:12), a permit be granted authorising the erection of Four (4) Semi-Detached Cluster Housing Units in Addition to an Existing Dwelling Unit resulting in Nine (9) Units on Stand 67 Pomona Estate Of Pomona (Garth Road) Harare, subject to the conditions stipulated in the Acting Director of Urban Planning's report dated 7th April 2025 copy of which document is

stamped with City of Harare Seal and filed with the Acting Director of Urban Planning (City Planner) and the Acting Chamber Secretary.

ACTION: A/DUP: 02/05/2025

73. SECOND DWELLING HOUSE USE: THE REMAINDER OF LOT 25 BLOCK A OF AVONDALE (RIDGE ROAD, AVONDALE) HARARE. (D.69)

The Acting Director of Urban Planning reported (24th March 2025, circulated with the Agenda) on an application for permission to use the above-mentioned property for a Second Dwelling House purposes.

The property was situated within Zone 2B Residential of the Operative Harare Avondale Local Development Plan No. 39 area, wherein the proposed development required the special consent of the Local Planning Authority after the necessary advertising and notification procedures.

After the advertising and notification procedures connected with this application, no letters of objection or representation were received.

The Acting Director of Urban Planning recommended, and the Committee –

RESOLVED

That in terms of Section 26(3) of the Regional, Town and Country Planning Act (Chapter 29:12), a permit be granted authorising the establishment of a Second Dwelling House on the Remainder of Lot 25 Block A of Avondale (Ridge Road, Avondale) Harare, subject to the conditions stipulated in the Acting Director of Urban Planning's report dated 24th March 2025 copy of which document is stamped with City of Harare Seal and filed with the Acting Director of Urban Planning (City Planner) and the Acting Chamber Secretary.

ACTION: A/DUP: 02/05/2025

74. SUB-DIVISION: STAND 189 CARRICK CREAGH TOWNSHIP OF SECTION 4 BORROWDALE ESTATE (MULBERRY CRESCENT, CARRICK CREAGH ESTATE, BORROWDALE) HARARE. (D.70)

The Acting Director of Urban Planning reported (27th March 2025 circulated with the Agenda) on an application for permission to sub-divide the above-mentioned property to create Three (3) Residential Stands including the Remainder.

The property was situated within Zone 1A(ii) Residential of the Operative Harare North East Town Planning Scheme Sections 1 – 4 Combined Re-submission area, wherein the prescribed minimum stand size was 4 000 m².

Any sub-division of less than 4 000m² required the special consent of the Local Planning Authority after the necessary advertising and notification procedures

After the advertising and notification procedures connected with this application, no letters of objection or representation were received.

The Acting Director of Urban Planning recommended, and the Committee –

RESOLVED

That in terms of Section 40 of the Regional, Town and Country Planning Act (Chapter 29:12), a permit be granted authorising the Sub-division of Stand 189 Carricck Creagh Township of Section 4 of Borrowdale Estate, Harare for residential purposes in the manner indicated on Plan Number SD/ER/110/24, subject to the conditions stipulated in the Acting Director of Urban Planning's report dated 27th March 2025 copy of which document is stamped with City of Harare Seal and filed with the Acting Director of Urban Planning (City Planner) and the Acting Chamber Secretary.

ACTION: A/DUP: 02/05/2025

75. SUB-DIVISION: STAND 259 QUINNINGTON TOWNSHIP 11 OF LOT DC OF QUINNINGTON OF BORROWDALE ESTATE, HARARE. (D.71)

The Acting Director of Urban Planning reported (11th October 2024, circulated with the Agenda) on an application for permission to Sub-divide the above-mentioned property to create Two (2) Residential Stands including the Remainder.

The property was situated within Zone 2B(i) Residential of the Operative Harare Tynwald Local Development Plan Number 24/2 area, wherein the prescribed minimum stand size was 0,4 hectares in extent.

Any sub-division of less than 0.4 hectares required the special consent of the Local Planning Authority after the necessary advertising and notification procedures

After the advertising and notification procedures connected with this application, no letters of objection or representation were received.

The Acting Director of Urban Planning recommended, and the Committee –

RESOLVED

That in terms of Section 40 of the Regional, Town and Country Planning Act (Chapter 29:12), a permit be granted authorising the Sub-division of Stand 259 Quinington Township 11 of

Lot DC of Quinnington of Borrowdale Estate, Harare in the manner indicated on Plan Number SD/ER/56/24 subject to the conditions stipulated in the Acting Director of Urban Planning's report dated 11th October 2025 copy of which document is stamped with City of Harare Seal and filed with the Acting Director of Urban Planning (City Planner) and the Acting Chamber Secretary.

ACTION: A/DUP: 02/05/2025

76. SUB-DIVISION: STAND 142 QUINNINGTON TOWNSHIP 3 OF SUBDIVISION 4 OF QUINNINGTON OF BORROWDALE ESTATE (WINDMILL LANE, BORROWDALE) HARARE. (D.72)

The Acting Director of Urban Planning reported (11th October 2024, circulated with the Agenda) on an application for permission to Sub-divide the above-mentioned property to create Two (2) Residential Stands including the Remainder.

The property was situated within Zone C Densification of the Operative Harare Borrowdale Brook Local Development Plan Number 30 area, wherein the prescribed minimum stand size was 0,4 hectares in extent.

Any sub-division of less than 0,4 hectares required the special consent of the Local Planning Authority after the necessary advertising and notification procedures

After the advertising and notification procedures connected with this application, no letters of objection or representation were received.

The Acting Director of Urban Planning recommended, and the Committee –

RESOLVED

That in terms of Section 40 of the Regional, Town and Country Planning Act (Chapter 29:12), a permit be granted authorising the Sub-division of Stand 142 Quinnington Township 3 of Sub-division 4 of Quinnington of Borrowdale Estate (Windmill Lane, Borrowdale), Harare for Residential purposes in the manner indicated on Plan Number SD/ER/38/24 subject to the conditions stipulated in the Acting Director of Urban Planning's report dated 10th March 2025 copy of which document is stamped with City of Harare Seal and filed with the Acting Director of Urban Planning (City Planner) and the Acting Chamber Secretary.

ACTION: A/DUP: 02/05/2025

77. EXTENSION OF TIME: NINE (9) CLUSTER HOUSES USE: STAND 412 MARLBOROUGH TOWNSHIP EXTENSION 2 OF MARLBOROUGH (ADMIRAL TAIT ROAD) HARARE. (D.77)

On 24th January 2022, the Environmental Management Committee (Item 7) had granted a permit for use of the above-mentioned property for Ten (10) Cluster Houses purposes subject to certain conditions.

The Acting Director of Urban Planning now reported (7th February 2025, circulated with the Agenda) that he had received an application for extension of time from the applicant due to the agreement they were negotiating with a financial institution that they were partnering with. The applicant sought to submit plans and to complete the project.

The Acting Director of Urban Planning recommended, and the Committee: -

RESOLVED

That the permit granted under Item 7 of the Minutes of the Environmental Management Committee dated 24th January 2022, authorising the construction of Nine (9) Cluster Houses on Stand 412 Marlborough Township Extension 2 of Marlborough (Admiral Tait Road) Harare, be amended to read as follows:

- (a) Condition (8) be altered to read;

"A formal town planning application accompanied by the prescribed plans for approval of the erection of the buildings, shall be submitted to the Local Planning Authority on or before 30th April 2026"

- (b) Condition (9) be altered to read;

"The proposed use shall be implemented on or before 30 April, 2027"

- (c) All other conditions remain the same and valid.

- (d) If the proposal is not implemented within the stipulated timeframe, no further extension of this permit shall be granted.

ACTION: ADUP: 02/05/2025

78. HOTEL, SHOPPING CENTRE AND OFFICE USE: STAND 2453 HATFIELD TOWNSHIP OF SUB-DIVISION 1 OF HATFIELD ESTATE (CORNER AIRPORT ROAD/HARARE DRIVE), HARARE. (D.78)

On 3rd April 2025, this Committee (Item 23) had resolved –

"That decision on the proposed establishment of a Hotel, Shopping Centre and Office Use on Stand 2453 Hatfield Township of Sub-division 'D' of Sub-division 1 of Hatfield Estate (Corner Airport Road/Harare Drive), Harare, be deferred pending further consultations and a visit of inspection to the site to enable the Committee to make an informed decision. "

On 29th April 2025, the Committee had undertaken the visit of inspection to the site and there were no adverse comments.

The Acting Director of Urban Planning now reported (20th February 2025 circulated with the Agenda) on an application for permission to use the above-mentioned property for Hotel, Shopping Centre and Offices purposes.

The property was reserved for a Hotel in terms of the Operative Harare Waterfalls/Hatfield Local Development Plan number 26 area, wherein the proposed development required the special consent of the Local Planning Authority after the necessary advertising and notification procedures.

After the advertising and notification procedures connected with this application, no letters of objection or representation were received.

The local Councillor for the area was not in support of the development as he claimed that the site was reserved for a Golf Course. He suggested holding the application in abeyance pending a site visit.

Members enquired whether it was Council land, the owner and confirmation of whether the site was actually zoned for a Golf course. It also enquired whether a petition had been served on Council against the development.

The Acting Director of Urban Planning advised that the site was privately owned and was zoned for Hotel and not a Golf course. He also advised that objections to the application should have been submitted within thirty days of the advertisement of the development or serving notices to adjacent properties. He stated that no objections were received from residents and that suspicions of Golf course reservation for the site were misplaced.

The Local Councillor reported that objections had been received. The Acting Director of Urban Planning however, advised that objections received out of time (30 days) would not be considered.

The local Councillor also stated that he had not signed the circulation form.

Other members advised that the local Councillor should have commented on the circulation form that he objected to the proposed development and that the Committee needed to make a decision based on the report and the explanation by the Acting Director of Urban Planning. It stated that decision would be based on the law. It also pointed out that the District Officer had commented that the site was zoned for Hotel.

The Acting Director of Urban Planning also advised that only abutting or immediate neighbours had legal right to refuse an application.

The Acting Chamber Secretary advised that when members do not reach a consensus, a vote was taken and majority of members decide on a matter.

The Committee agreed to approve the application and agreed that the local Councillor's dissent on the following grounds posited by the local Councillor be recorded:-

- local residents did not support the development;
- the District Officer who signed the Circulation Form was not for that area; and
- absence of the Councillor's comment.

The Acting Director of Urban Planning recommended, and the Committee –

RESOLVED

That in terms of Section 26(3) of the Regional, Town and Country Planning Act (Chapter 29:12), a permit be granted authorising the establishment of a Hotel, Shopping Centre and Office Use on Stand 2453 Hatfield Township of Sub-division 'D' of Sub-division 1 of Hatfield Estate (Corner Airport Road/Harare Drive), Harare, subject to the conditions stipulated in the Acting Director of Urban Planning's report dated 20th February 2025 copy of which document is stamped with City of Harare Seal and filed with the Acting Director of Urban Planning (City Planner) and the Acting Chamber Secretary.

ACTION: A/DUP: 02/05/2025

NOTE: Local Area Councillor was against the decision of the Committee.

79. SUB-DIVISION: STAND 14729 SALISBURY TOWNSHIP LANDS (STL) (EMMERSON MNANGAGWA ROAD/MCHLERY AVENUE), HARARE AND SUBSEQUENT ESTABLISHMENT OF A PETROL FILLING STATION ON THE CREATED STAND. (D.80)

On 3rd April 2025, this Committee (Item 31) had resolved –

"That decision on the proposed sub-division of Stand 14729 Salisbury Township Lands (STL) (Emmerson Mnangagwa Road/Mchlery Avenue), Harare and subsequent establishment of a Petrol Filling Station on the created stand be deferred pending a visit of inspection to the site to enable the Committee to make an informed decision. "

On 29th April 2025, the Committee had undertaken the visit of inspection to the site and there were no adverse comments.

The Acting Director of Urban Planning now reported (10th December 2024, circulated with the Agenda) on an application for permission to Sub-divide the above-mentioned property and subsequent establishment of Petrol Filling Station on the created stand.

The property was situated within Zone 1B (iii) Commercial Mixed Use of the Operative Harare Enterprise Corridor Local Development Plan Number 60 area, wherein the prescribed minimum stand size was freely permitted.

After the advertising and notification procedures connected with this application, no letters of objection or representation were received.

The Acting Director of Urban Planning recommended, and the Committee –

RESOLVED

That in terms of Sections 26 and 40 of the Regional, Town and Country Planning Act (Chapter 29:12), a permit be granted authorising the Sub-division of Stand 14729 Salisbury Township Lands (STL) (Emmerson Mnangagwa Road/Mchlery Avenue), Harare and subsequent establishment of a Petrol Filling Station on the created stand in the manner indicated on Plan Number SC/CR/90/24, subject to the conditions stipulated in the Acting Director of Urban Planning's report dated 10th December 2024 copy of which document is stamped with City of Harare Seal and filed with the Acting Director of Urban Planning (City Planner) and the Acting Chamber Secretary.

ACTION: A/DUP: 02/05/2025

80. RECREATIONAL CENTRE (THEME PARK), CONVENTION CENTRE, CINEMA, CURIO VENDING SPACE AND LINE SHOPS, PETROL FILLING STATION AND ANCILLARY PARKING GARAGE (CAR WASH, PARKING FACILITIES AND OFFICES) USE: STAND 41368 SALISBURY TOWNSHIP LANDS (STL), HARARE. (D.81)

On 3rd April 2025, this Committee (Item 33) had resolved –

"That decision on the proposed Recreational Centre (Theme Park), Convention Centre, Cinema, Curio Vending Space and Line Shops, Petrol Filling Station and Ancillary Parking Garage (Car Wash, Parking Facilities and Offices) Use on Stand 41368 Salisbury Township Lands (STL), Harare be deferred pending a visit of inspection to the site and carrying out further consultations to enable the Committee to make an informed decision. "

On 29th April 2025, the Committee had undertaken the visit of inspection to the site and there were no adverse comments.

The Acting Director of Urban Planning now reported (15th January 2025, circulated with the Agenda) on an application for permission to use the above-mentioned property for Recreational Centre (Theme Park), Convention Centre, Cinema, Curio Vending Space and Line Shops, Petrol Filling Station and Ancillary Parking Garage (Car Wash, Parking Facilities and Offices) purposes.

The property was situated within Zone Open Space and Recreation of the Operative Harare Town Planning Scheme Phase 2, 3 and 4 area, wherein the proposed development required the special consent of the Local Planning Authority after the necessary advertising and notification procedures.

After the advertising and notification procedures connected with this application, no letters of objection or representation were received.

The Acting Director of Urban Planning recommended, and the Committee –

RESOLVED

That in terms of Section 26(3) of the Regional, Town and Country Planning Act (Chapter 29:12), a permit be granted authorising the establishment of a Recreational Centre (Theme Park), Convention Centre, Cinema, Curio Vending Space and Line Shops, Petrol Filling Station and Ancillary Parking Garage (Car Wash, Parking Facilities and Offices) Use on Stand 41368 Salisbury Township Lands (STL), Harare, subject to the conditions stipulated in the Acting Director of Urban Planning's report dated 15th January 2025 copy of which document is stamped with City of Harare Seal and filed with the Acting Director of Urban Planning (City Planner) and the Acting Chamber Secretary.

ACTION: A/DUP: 02/05/2025

81. NAMING OF STREETS ON SUB-DIVISION OF THE REMAINING EXTENT OF MARLBOROUGH: STANDS 4599 - 5177 MARLBOROUGH TOWNSHIP, HARARE (SD/WR/25/15 AND SD/WR/25/15/1. (D.32)

The Acting Director of Urban Planning reported (3rd March 2024, circulated with the Agenda) on an application for permission to name streets/roads and naming of the area for the above-mentioned properties.

The Acting Director of Urban Planning reported that the developer had proposed naming the area Marlborough Sunset Views and naming of streets in their neighbourhood as detailed below.

The Acting Director of Urban Planning reported that naming of streets was important for identification of places in urban places and also an important element of service delivery. It facilitated the effective delivery of services such as refuse collection, billing for services consumed and emergency services.

The Acting Director of Urban Planning recommended, and the Committee –

RESOLVED TO RECOMMEND: -

That in terms of Section 40 of the Regional, Town and Country Planning Act (Chapter 29:12) and Part III of the Sub-division and Consolidation Regulations 924 of the same Act, the naming of Streets/Roads and naming of the area to Marlborough Sunset Views be approved and all interested parties be advised of the road names indicated in the table below:-

| SUBURB NAME | STREET NAMES |
|--------------------------|-------------------|
| Marlborough Sunset Views | Sunset Drive |
| | Sunrise Road |
| | Summer Road |
| | Autumn Road |
| | Winter Road |
| | Spring Road |
| | Lunar Road |
| | Eclipse Road |
| | Dawn Crescent |
| | Dusk Crescent |
| | Twilight Crescent |

| | |
|--|----------------|
| | Day Close |
| | Night Close |
| | Selene Close |
| | Noon Close |
| | Midnight Close |
| | Sol Close |

ACTION: ADUP: 30/05/2024

82. SUB-DIVISION AND CHANGE OF RESERVATION: STAND 10049 KUWADZANA TOWNSHIP, HARARE FROM PUBLIC OPEN SPACE TO CREATE RESIDENTIAL STANDS. (D.7)

The Acting Director of Urban Planning reported (28th March 2025 circulated with the Agenda) on an application for permission to sub-divide and change of reservation on the above-mentioned property to create Twenty-six (28) residential stands, a base station and roads. The proposed stands would be measuring an average of +/- 300 m² in extent.

The property was situated within Zone Public Open Space and Recreational Reservation of the Operative Harare Gillingham Local Development Plan Number 47 area, wherein the proposed development required the approval of the Honourable Minister of Local Government and Public Works.

The proposal to change the use of land for purposes other than for which the land was reserved required the consent of the Honourable Minister of Local Government and Public Works in terms of Section 49(3) and (4) of the Regional, Town and Country Planning Act (Chapter 29:12).

The Acting Director of Urban Planning recommended, and the Committee –

RESOLVED TO RECOMMEND

- (1) That Council adopts the Sub-division and Change of Reservation of Stand 10049 Kuwadzana Township to create residential stands from Public Open Space to create Residential stands, a base station and roads.

- (2) That subject to adoption of recommendation (1) above, the application for Sub-division and Change of Reservation be referred to the Honourable Minister of Local Government and Public Works in terms of Sections 49(3)(4) of the Regional, Town and Country Planning Act (Chapter 29:15) for his determination.

ACTION: ADUP: 30/05/25

83. CHANGE OF RESERVATION: REMAINDER OF STAND 40737 HARARE TOWNSHIP OF SALISBURY LANDS FROM PUBLIC OPEN SPACE TO COMMERCIAL USE. (D.54)

On 6th March 2025, this Committee (Item 118) had resolved –

"That decision on the proposed Change of Reservation from Open Space to Commercial Use on the Remainder of Stand 40737 Salisbury Township Lands, be deferred pending submission of a new report clarifying whether or not the property is a Private Open Space."

The Acting Director of Urban Planning now reported (18th February 2025, circulated with the Agenda) on an application for permission to Change the Use of the above-mentioned property from Open Space to Commercial purposes.

The property was situated within Zone Public Open Space and Recreational Reservation in terms of the Operative Harare Town Planning Scheme, Phase 4 Section 3 area, wherein the proposed development required the approval of the Honourable Minister of Local Government and Public Works.

The proposal to change the use of land for purposes other than for which the land was reserved required the consent of the Honourable Minister of Local Government and Public Works in terms of Section 49(3) and (4) of the Regional, Town and Country Planning Act (Chapter 29:12).

The Acting Director of Urban Planning clarified on land use and ownership and that it was privately owned and recommended, and the Committee –

RESOLVED TO RECOMMEND

- (1) That Council adopts the Change of Reservation from Public Open Space to Commercial purposes on Stand 40737 Salisbury Township Lands.
- (2) That subject to adoption of recommendation (1) above, the application for a Change of Reservation be referred to the Honourable Minister of Local

Government and Public Works in terms of Sections 49(3)(4) of the Regional, Town and Country Planning Act (Chapter 29:15) for his determination.

ACTION: ADUP: 30/05/2025

84. CHANGE OF RESERVATION: PUBLIC OPEN SPACE TO RESIDENTIAL USE: STAND 21280 BUDIROI TOWNSHIP CABS BUDIROI PHASE 5 HOUSING EXTENSION AREA, HARARE. (D.79)

On 3rd April 2025, this Committee (Item 24) had resolved –

"That decision on the proposed Change of Reservation from Public Open Space to Residential Use on Stand 21280 Budiroi Township, CABS Budiroi Phase 5 Housing Extension Area, be deferred pending a visit of inspection to the site to enable the Committee to make an informed decision. "

On 29th April 2025, the Committee had undertaken the visit of inspection to the site and there were no adverse comments.

The Acting Director of Urban Planning now reported (31st January 2025, circulated with the Agenda) on an application for permission to Change the Use of the above-mentioned property from Open Space to Residential purposes.

The property was situated within Zone Public Open Space in terms of the Operative Harare Budiroi Low Cost Housing Scheme layout plan number TPX1349/1 area.

The proposal to change the use of land for purposes other than for which the land was reserved required the consent of the Honourable Minister of Local Government and Public Works in terms of Sections 49(3) and (4) of the Regional, Town and Country Planning Act (Chapter 29:12).

The Acting Director of Urban Planning recommended, and the Committee –

RESOLVED TO RECOMMEND

- (1) That Council adopts the Change of Reservation from Public Open Space to Residential purposes on Stand 21280 Budiroi Township, (CABS Budiroi Phase 5 Housing Extension area) Harare.
- (2) That subject to adoption of recommendation (1) above, the application for a Change of Reservation be referred to the Honourable Minister of Local Government and Public Works in terms of Sections 49(3)(4) of the Regional, Town and Country Planning Act (Chapter 29:15) for his determination.

- (3) That it be noted that once the change of reservation approval is granted by the Honourable Minister, the following conditions will be imposed to control the development of the residential stands.
- (i) The proposed buildings shall be sited not less than the following indicated boundaries:-
- From road frontage stand boundaries: 3 metres
From other side stand boundaries: 1.5 metres
From the back stand boundaries: 2.0 metres.
- (ii) Height of residential buildings shall be single storey only.
- (iii) There shall be at least one light vehicle parking bay provided within the confines of the stands.

ACTION: ADUP: 30/05/2025

85. CHANGE OF RESERVATION: PUBLIC OPEN SPACE TO COMMERCIAL USE ON STAND 41742 SALISBURY TOWNSHIP LANDS, HARARE. (D.82)

On 3rd April 2025, this Committee (Item 68) had resolved –

"That decision on the proposed Change of Reservation from Public Open Space to Commercial use on Stand 41742 Salisbury Township Lands, be deferred pending a visit of inspection to the site to enable the Committee to make an informed decision."

On 29th April 2025, the Committee had undertaken the visit of inspection to the site and there were no adverse comments.

The Acting Director of Urban Planning now reported (18th February 2025, circulated with the Agenda) on an application for permission to Change the Use of the above-mentioned property from Public Open Space to Commercial purposes.

The property was situated within Zone Public Open Space in terms of the Operative Harare Town Planning Scheme Phase 4 Section 3 area, wherein the proposed development required the approval of the Honourable Minister of Local Government and Public Works.

The proposal to change the use of land for purposes other than for which the land was reserved required the consent of the Honourable Minister of Local Government and Public

Works in terms of Section 49(3) and (4) of the Regional, Town and Country Planning Act (Chapter 29:12).

The Acting Director of Urban Planning reported that Stand 41742 S.T.L. Harare was a result of sub-division of Stand 40737 with Sub-division Number SD/CR/18/24 retaining the current parent use of Public Open Spaces.

The Committee enquired clarification on the public open space. The Acting Director of Urban Planning advised that Coca Cola used to be a public open space before it was sold to Council. He wanted the Honourable Minister to exercise his authority on the application.

The Acting Director of Urban Planning recommended, and the Committee –

RESOLVED TO RECOMMEND

- (1) That Council adopts the Change of Reservation from Public Open Space to Commercial (Change of Reservation on Remainder of Stand 40737 Salisbury Township) purposes on Stand 41742 Salisbury Township Lands, Harare.
- (2) That subject to adoption of recommendation (1) above, the application for a Change of Reservation be referred to the Honourable Minister of Local Government and Public Works in terms of Sections 49(3)(4) of the Regional, Town and Country Planning Act (Chapter 29:15) for his determination.

ACTION: ADUP: 30/05/2025

86. INSTALLATION OF AN ADAPTIVE TRAFFIC CONTROL SYSTEM ALONG CHURCHILL ROAD AT THE UNIVERSITY OF ZIMBABWE ENTRANCE JUNCTION. (D.83)

The Director of Works reported (11th April 2025, circulated with the Agenda) recommending installation of an Adaptive Traffic Control System along Churchill Road at the University of Zimbabwe entrance junction.

The Director of Works reported that The Zimbabwe Centre for High Performance Computing (ZCHPC) was a government owned research institution under the Ministry of Higher and Tertiary Education, Innovation, Science and Technology Development. The research institute provided training and supercomputing services to the nation as well as support national research, development and innovation for modernisation and industrialisation through the use of, but not limited to the computing power of high-performance computers in order to solve problems in science, engineering or business.

The Director of Works further reported that The Zimbabwe Centre for High Performance Computing wrote to City of Harare on 12th March 2025 and made a presentation to City of Harare engineers on 2 April 2025 proposing to partner the City of Harare in the implementation of a pilot project of an adaptive traffic control system along Churchill Road at the University of Zimbabwe entrance. The system would use cameras, micro-controllers and Artificial Intelligence (AI) to dynamically adjust signal timings for better traffic flow. Key partners included ZCHPC (technical lead), Powertel for data connectivity and Zimbabwe Republic Police (ZRP).

The Director of Works also reported that the pilot project was aligned with Council's goal for safety, efficiency, and technological innovation. In addition, the project had potential for expansion to multiple intersections.

The Director of Works further reported that there was need for signing of Memorandum of Understanding (MoUs) between the City of Harare and ZCHPC. Further engagements between the parties was crucial for, but not limited to:

- i) Detailed Project Proposal,
- ii) Gantt Chart,
- iii) Responsibilities of both parties, and
- iv) Liabilities if any.

The Director of Works recommended, and the Committee –

RESOLVED TO RECOMMEND

- (1) That Council notes and approves the proposal by the Zimbabwe Centre for High Performance Computing (ZCHPC) in collaboration with Powertell and the Zimbabwe Republic Police (ZRP) for installation of an Artificial Intelligence (AI)-driven adaptive traffic light system and the associated infrastructure at the entrance to the University of Zimbabwe along Churchill Road as a pilot project for the use of AI to optimise traffic control systems.
- (2) That Council authorises the Acting Town Clerk to enter into a Memorandum of Understanding (MoU) with ZCHPC for the pilot project implementation.

ACTION: DOW: 30/05/2025

THE MEETING ENDED AT 11:25 AM