



**ZIMBABWE**  
MINISTRY OF LOCAL GOVERNMENT  
AND PUBLIC WORKS



**URBAN STATELAND  
MANAGEMENT POLICY**  
April 2025



His Excellency, the President of the Republic of Zimbabwe,  
**Cde Dr. E.D. Mnangagwa**

## FOREWORD

The Urban Stateland Management Policy ushers in a new era in the administration and management of a critical national resource, urban stateland. The guiding document comes at an opportune time when the country is witnessing unprecedented urban growth, driven primarily by huge demand for land within and around cities, towns and other growing urban centres in the country. It therefore, becomes imperative that, Government provides a framework that fosters the sustainable and equitable utilisation of this finite resource, one of the principal pillars underpinning the national development of the Second Republic.

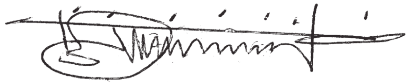
From experiences of the last two decades, Government realised the need to reorganise key aspects of land management to optimise planned land delivery as well as support infrastructure development. Undeniably, previous models, while going a long way in addressing the historical imbalances of access to urban stateland, marginally fell short in this regard and, inadvertently, gave birth to considerable urban sprawl evidenced by the upsurge of irregular and dysfunctional settlements, particularly in the major cities. On the other hand, speculative tendencies and 'land/space baronism' have also played an adverse part in distorting land management in the country.

I therefore, welcome the thrust by the Ministry of Local Government and Public Works to plug policy and administrative gaps that, had become apparent and ensure that, the right balance is achieved in respect of provision of sufficient urban stateland for development. In the stride, the Ministry should manage the provision of both of onsite and offsite infrastructure in new developments to foster inclusive, safe, resilient and sustainable settlements inline with sustainable development goal number 11. Through this Policy, it is Government's intention to further obtain better value from the land resource, enhance accountability, improve efficiencies, streamline operations and professionalise Urban Stateland Management.

As Government decentralises Urban Stateland Management functions, it is incumbent upon all Local Authorities to enhance their systems and in-house competencies required for the effective administration and management of land. Moving forward, Government will therefore, take an active role in shepherding and building capacities of Local Authorities to ensure a synchronised approach to Urban Stateland Management.

It is my expectation that the Ministry of Local Government and Public Works will deploy and continuously improve a robust and seamless Urban Stateland Management system that, is based on an up-to-date database while leveraging on modern technologies in order to make urban land services transparent and accessible to citizens.

To this end, I hereby commit this Urban Land Management Policy for implementation.



**His Excellency, Cde Dr. E.D. Mnangagwa**  
President of the Republic of Zimbabwe

Minister of Local Government and Public Works  
Honourable D. Garwe (MP)



## PREFACE

### Statement by the Minister of Local Government and Public Works

The Urban Stateland Management Policy builds on the existing framework developed in 2004. In reviewing and strengthening mechanisms in the administration of urban stateland, the Ministry was alive to the central role that, this important heritage resource plays in spurring the national development effort as espoused in Vision 2030 and further expanded in the National Development Strategy blueprint.

As the country contends with rapid urbanisation, the Ministry of Local Government and Public Works is conscious of the ever-changing urban landscape that, has its own unique legacies and contemporary challenges. In that vein, the Policy provides an integrated one-stop policy and direction for all tiers of Government mandated with stateland management and administration, consistent with the devolution thrust of the Second Republic. The Ministry of Local Government and Public Works is confident that, through these carefully laid out processes and procedures, the country will see a significant shift in urban planning, environmental stewardship, availability and access to key urban services, all leading to an improved quality of life for citizens.

To attain the aspirations envisaged in this Policy, the need for a concerted and collaborative effort amongst stakeholders cannot be overemphasised. Hence, the Ministry shall crowd-in the participation of private sector players in urban land and infrastructure development. Fundamentally, the intention is to ensure that, urban stateland and by extension, urban centres become hubs for socio-economic development in the journey to Vision 2030.

The Urban Stateland Management Policy is underpinned by three (3) critical pillars namely: Governance, Innovation, and Processes. These thematic areas are amplified, with reference to the underlying context and key policy objectives and strategies in the Policy Document.

**Hon. D. Garwe (MP)**

Minister of Local Government and Public Works

**Dr. J. Basera**

Secretary for Local Government and Public Works



## ACKNOWLEDGEMENTS

The Urban Stateland Management Policy is a testament to the power of collaboration, bringing together diverse stakeholders to shape a more effective and sustainable approach to urban land management. Aligned with Zimbabwe's Vision 2030, this policy represents a significant step towards realising the country's development goals.

I would like to express my heartfelt appreciation to all who contributed to its development. On behalf of the Ministry of Local Government and Public Works, I acknowledge the invaluable input of stakeholders, Ministry staff, and Policy Experts who worked tirelessly to bring this policy to fruition.

Government reaffirms its commitment to implementing this policy, which reflects the shared vision and aspirations of Zimbabweans

**Dr. J. Basera**

Secretary for Local Government and Public Works



## EXECUTIVE SUMMARY

The Urban Stateland Management Policy is a comprehensive framework designed to promote sustainable urban development, improve the quality of life for urban residents, and ensure effective management of urban land resources. The policy's vision is to achieve sustainable and efficient management of urban stateland, promoting orderly development, equitable access, and optimal utilization of this valuable resource for the benefit of all Zimbabweans.

### The Policy seeks to accomplish the following objectives:

- a. To promote health, safety, and quality of life for urban communities through efficient and sustainable urban development;
- b. To eliminate land and space baronism, and protect citizens from fraudulent land deals and resource loss;
- c. To curb urban sprawl and promote orderly development;
- d. To improve institutional coordination, streamline and integrate urban stateland management functions;
- e. To improve the clarity of roles and responsibilities among stakeholders in urban stateland management and administration; and
- f. To establish standardised procedures and guidelines for effective urban stateland management operations.

### The Policy is grounded in six interconnected pillars:

- a. Governance and Decentralisation;
- b. Innovation and Technology;
- c. Procedures and Processes;
- d. Regulatory Framework and Enforcement;
- e. Infrastructure Development; and
- f. Planning and Compliance.

### Broadly, the Policy outlines key strategies, including:

- a. **Institutional Reforms:** Establishing Urban Stateland Management Office structures at the sub-national level, redefining roles and functions, and building capacity of institutions responsible for land management;
- b. **Digital Transformation:** Developing a dynamic Urban Stateland bank using Geographical Information Systems (GIS) technology, implementing a comprehensive electronic Urban Stateland Management System (USLIMS), and undertaking a comprehensive digitisation initiative;

- c. **Good Governance:** Fostering a culture of good governance, transparency, and accountability in urban stateland management, and ensuring compliance with policy provisions and regulations;
- d. **Land Management:** Simplifying and standardising land management processes, increasing transparency and accountability in land administration, and strengthening enforcement mechanisms to prevent unauthorised developments;
- e. **Infrastructure Development:** Investing in the development and upgrade of essential urban services, enhancing delivery of urban services, and encouraging sustainable and resilient infrastructure development;
- f. **Regulatory Framework:** Developing a Statutory Instrument to provide a legal framework for effective governance, management, and administration of urban stateland, and ensuring compliance with regulatory standards;
- g. **Anti-Corruption Measures:** Enacting legislation to criminalise unauthorised activities related to urban stateland, and establishing transparent and merit-based criteria for recruiting developers; and
- h. **Compensation and Development:** Developing a comprehensive and equitable compensation protocol framework for Development-Induced Displacements (DIPs), and creating frameworks for densification, regularisation, and urban redevelopment.

To achieve the set objectives, the Urban Stateland Management Policy will be implemented through a robust framework that includes:

- a. A collaborative and inclusive approach involving all relevant stakeholders;
- b. Whole of Government Approach (WoG) through Inter-Ministerial Taskforces and Inter-Ministerial Technical Committees;
- c. Technical working groups focusing on specific aspects of urban stateland management;
- d. A comprehensive monitoring framework with Key Performance Indicators (KPIs); and
- e. Regular reviews and assessments of policy implementation.

By implementing this policy, Zimbabwe can achieve sustainable and efficient management of urban stateland, promoting orderly development, equitable access, and optimal utilisation of this valuable resource for the benefit of all citizens.

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## DEFINITION OF TERMS AND ABBREVIATIONS

<b>Urban Stateland</b>	Refers to land acquired, registered in the name of the President and /or Government of Zimbabwe, Crown Lands, unregistered land within boundaries of proclaimed/ excised urban areas including Rural Service centers and Growth Points.
<b>Contractor</b>	Contractor is an organisation/individual hired by the Client (the developer) to carry out the work that is required for the completion of a project. Contractors include but not limited to companies involved in Architecture/design, construction, civil engineering, Construction/Project Management, General Contractors, Specialty Contractors such as Quantity Surveyors, Material suppliers and Equipment leasing companies.
<b>Development</b>	Refers to definition of land uses, preparing and getting appropriate spatial plans and infrastructure designs approved, emplacing, operating and maintaining of relevant infrastructure and superstructure by a public, private or civil society entity with the guidance of a competent local or national authority aimed to improve the social, economic, and environmental well-being of a community, nation, or group of people.
<b>Developer</b>	Refers to a duly registered public, private or civil society entity involved in urban development in compliance with relevant policies, laws and administrative regulations.
<b>Contractor</b>	Refers to a duly registered public, private or civil society entity assigned specific functions or packages of work in the process of urban development in compliance with relevant policies, laws and administrative regulations.
<b>Space baron</b>	Refers to public, private or civil society entity or individual involved in allocation and operational management of urban socio-economic spaces at variance with relevant policies, laws and administrative regulations.
<b>Land baron</b>	Refers to a public, private or civil society entity or individual involved in urban development at variance with relevant policies, laws and administrative regulations.
<b>BSs</b>	Board Secretaries of Local Authorities
<b>CEOs</b>	Chief Executive Officers of Local Authorities
<b>TETT</b>	Township Establishment Technical Team
<b>TCs and TSs</b>	Town Clerks and Town Secretaries of Local Authorities
<b>VEM</b>	The Department of Valuations and Estates Management in the Ministry of Local Government Public Works
<b>GIS</b>	Geographical Information Systems
<b>WoG</b>	Whole of Government
<b>USLIMS</b>	Urban Stateland Management System
<b>DIP</b>	Development Induced Displacement
<b>KPIs</b>	Key Performance Indicators (KPIs)
<b>SDGs</b>	Sustainable Development Goals

# 1. INTRODUCTION



Zimbabwe has experienced sustained economic growth over the last decade, accompanied by rapid urbanisation and increased demand for urban services. This growth has led to an expansion of urban areas, with Vision 2030 outlining the country's development aspirations. Government of Zimbabwe recognises the need to align urban stateland management with these aspirations.

## 1.2. Situation Analysis

The rapid urbanisation has resulted in:

- a. Unprecedented urban growth and demand for services;
- b. Proliferation of urban sprawl encroaching into both productive agricultural and communal land, particularly in major cities and towns;
- c. Expansion and mushrooming of irregular settlements;
- d. Rise of illegal and speculative tendencies in the urban land market, led by “land and space barons”;
- e. Old, decaying and dysfunctional urban infrastructure.
- f. Distortions in urban land allocation, spatial planning, surveying, valuation and engineering frameworks;
- g. Opaque inefficient and irregular urban land management processes and procedures.

## 1.3. Rationale for the Urban Stateland Management Policy

The Government of Zimbabwe aims to reorganise urban stateland management to:

- a. Derive better value from the scarce resource;
- b. Enhance accountability in the urban land delivery system; and
- c. Improve urban land delivery efficiencies through modernization of processes and
- d. procedures.

## 1.4. Alignment of the Urban Stateland Management Policy to Existing Laws

The Urban Stateland Management Policy is aligned with various national and international frameworks, including:

### Constitutional and Legislative Frameworks:

- a. Constitution of Zimbabwe (Amendment No. 20 of 2013);
- b. Urban Councils Act [Chapter 29:15];
- c. Rural District Councils Act [Chapter 29:13];
- d. Communal Lands Act [Chapter 20:04];
- e. Land Acquisition Act [Chapter 20:10];
- f. Regional Town and Country Planning Act [Chapter 29:12];
- g. Land Survey Act [Chapter 20:12];
- h) Deeds Registries Act [Chapter 20:05];
- i) Environmental Management Act [Chapter 20:27]; and
- j) Mines and Minerals Act [Chapter 21:05].

**National Policies and Strategies:**

- a) Zimbabwe's Vision 2030 (Upper Middle-Income country);
- b) Decentralisation and Devolution Policy (2020); and
- c) Zimbabwe Human Settlement Policy (2020).

**International Frameworks:**

- a) Agenda 2030 (Sustainable Development Goals); and
- b) African Union's Agenda 2063.

**Other Relevant Instruments:**

- a) Statutory Instrument 17 of 1986;
- b) Cabinet Minute 316 of 1985; and
- c) Any other laws with provisions relating to land management.

This policy's alignment with these frameworks ensures a comprehensive and coordinated approach to urban stateland management in Zimbabwe.

**1.5. Key Provisions****Key provisions to note include:**

- a) Administration of urban Stateland is done by the urban Stateland office in terms of Statutory Instrument 17 of 1986;
- b) Section 150 of the Urban Councils Act [Chapter 29:15] provides that, 'a Council may acquire land inside or outside the Council area or any interest in such land for the purpose of carrying any function of the Council or exercising any power or performing any duty conferred or imposed on the Council by law';
- c) Section 78 of the Rural District Councils Act [Chapter 29:13], provides that, 'in the exercise of its duties, a council may with the written consent of the Minister, by compulsion acquire land or any right over land, with or without buildings, whether inside or outside the Council area for the purpose of executing any work or undertaking';
- d) Section 45 of the Regional Town and Country Planning Act [Chapter 29:12] 'that land may be acquired (by the State) for the implementation of any proposal;
- e) The Land Acquisition Act [Chapter 20:10] which empowers the President and other authorities to acquire land and other immovable property compulsorily for resettlement, public purposes or derelict land; and
- f) Section 6 of the Communal Lands Act [Chapter 20:04] which empowers the President through the Minister of Local Government to set aside (excision) or subtract part of the Communal Land for the establishment of a township, village, business centre etcetera.

## 1.6. Insights from the Report of Justice Uchena Commission on Sale of Urban Stateland.

**The Commission on Sale of Urban Stateland revealed significant challenges in the management of urban stateland, including:**

- a) New residential estates lacking essential services such as roads, water, and sewerage;
- b) Occupation of settlements without proper infrastructure;
- c) Developments undertaken without approved engineering designs; and
- d) Weakened Government institutions and inadequate policies enabling illegal sales and corruption.

These issues have led to unplanned developments in sensitive areas, such as wetlands and areas under power lines, as well as the allocation of public land for private use.

The Urban Stateland Management Policy therefore intends to plug policy gaps in line with the findings and recommendations of the Commission and further insulate urban stateland administration from corrupt and negative political influence. However, critical is the need to:

- a) Audit and compile an inventory of all urban state land units and beneficiaries. To complete valuation of all urban state land/units and issue invoices to beneficiaries;
- b) Claim from beneficiaries who sold its land the value of such land;
- c) Ensure that, all beneficiaries sign Memorandum of Agreements, Partnership Agreements or Agreements of Sale;
- d) Enforce compliance by beneficiaries with conditions of allocation as contained in the offer letters, Memorandum of Agreements and partnership agreements, in particular the provision of infrastructure;
- e) Where applicable, regularize plans and development on its urban state land in order to comply with planning and development standards;
- f) Audit all urban state land and compile an inventory of commonage, institutional, commercial and industrial stands receipts and allocations; and
- g) Facilitate the issuance of enforcement orders against

The Urban Stateland Management Policy framework provides a comprehensive structure for governing urban stateland, encompassing institutional arrangements, land use planning, allocation, and administration. It outlines clear guidelines for land allocation, titling, and development control, while promoting transparency, accountability, and stakeholder engagement. The framework also emphasises the importance of sustainable and use, environmental protection, and social equity, ensuring that urban stateland is managed in a way that balances economic, social, and environmental objectives. By establishing a robust policy framework, Government aims to promote orderly urban development, reduce conflicts, and optimise the benefits of urban stateland for all stakeholders.

## 2.0. THE POLICY FRAMEWORK

### 2.1. The Policy Goal

To ensure efficient, effective, transparent, and sustainable management of urban stateland, promoting orderly development, economic growth, and improved quality of life for urban residents, while protecting public interests and the environment.

### 2.2. The Policy Vision

Sustainable and efficient management of urban stateland, promoting orderly development, equitable access, and optimal utilization of this valuable resource for the benefit of all Zimbabweans.

### 2.3. The Policy Mission

To manage urban stateland in a manner that promotes sustainable development, transparency, and accountability, while ensuring equitable access, protecting public interests, and enhancing the quality of life for urban residents

### 2.4. The Policy Objectives

The Policy seeks to accomplish the following objectives:

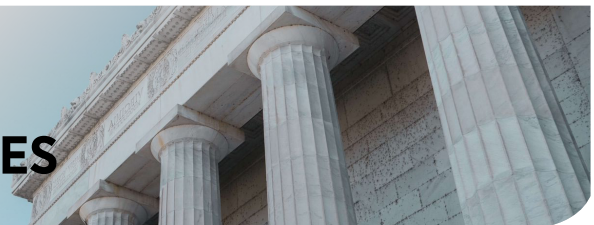
- a) To promote health, safety, and quality of life for urban communities through efficient and sustainable urban development;
- b) To eliminate land and space baronism, and protect citizens from fraudulent land deals and resource loss;
- c) To curb urban sprawl and promote orderly, compact & sustainable development;
- d) To improve institutional coordination, streamline and integrate urban stateland management functions;
- e) To improve the clarity of roles and responsibilities among stakeholders in urban stateland management; and
- f) To establish standardised procedures and guidelines for effective urban stateland management operations.

### 2.5. Guiding Principles of the Urban Stateland Management Policy

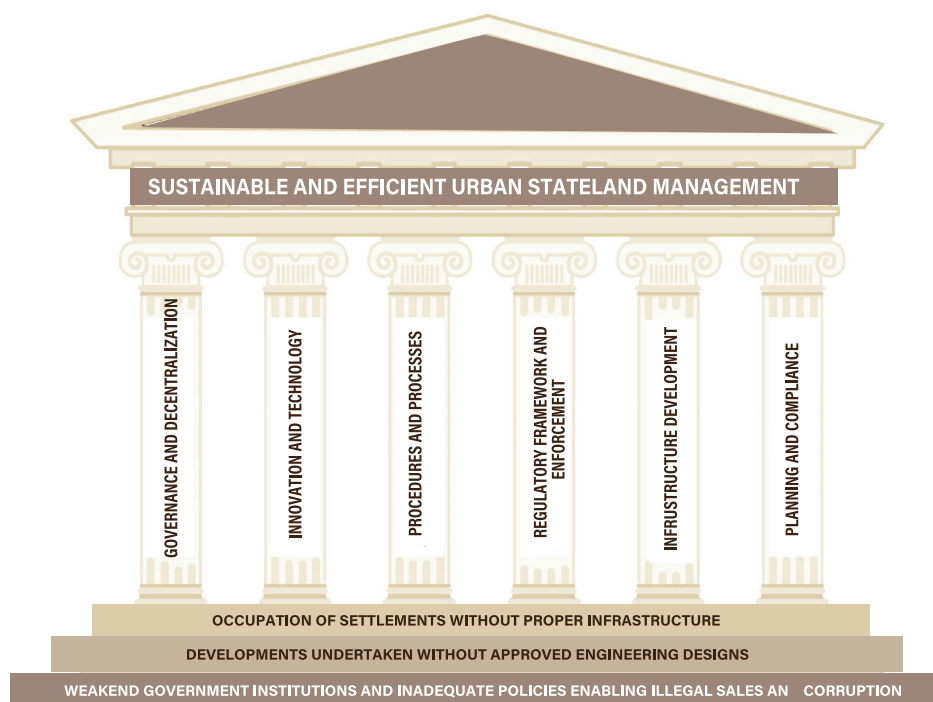
The Urban Stateland Management Policy is underpinned by a set of guiding principles that reflect Government's commitment to effective, sustainable, and equitable management of urban stateland. These principles serve as the foundation for the Policy's development and implementation, ensuring that urban stateland is managed in a manner that promotes the well-being of citizens, supports economic growth, and protects the environment. The following guiding principles outline the key values and considerations that will shape the policy's approach to urban stateland management.

- a) **Alignment with National Objectives:** Urban stateland management will be guided by national objectives, ensuring consistency and coherence.
- b) **Transparency and Accountability:** Urban stateland management will be transparent, fair, and accountable to the public.
- c) **Compliance with Laws:** Urban stateland management systems and procedures will comply with the Constitution, national legislation, and relevant policies, upholding administrative justice.
- d) **Accessibility and Efficiency:** Urban stateland services will be easily accessible and efficient, leveraging digital tools to minimize costs.
- e) **Sustainability and Environmental Protection:** Urban stateland management will prioritize sustainable development, environmental protection, and responsible land use.
- f) **Inclusivity, Equity, and Social Justice:** Urban stateland management will promote inclusivity, equity, and social justice, eliminating land baronism and protecting citizens from fraudulent deals.
- g) **Innovation and Adaptability:** Urban stateland management will embrace innovation and best practices, adapting to changing needs and circumstances.
- h) **Data-Driven Decision Making:** Urban stateland management will rely on accurate data and research to inform decision-making and policy development.
- i) **Orderly, sustainable and compact Development:** Urban stateland management will promote orderly development, curbing urban sprawl and supporting economic growth and quality of life.
- j) **Continuous Improvement:** Urban stateland management will regularly review and evaluate its performance, implementing necessary changes.

### 3. STRATEGIC PILLARS AND POLICY GUIDELINES



The Urban Stateland Management Policy is grounded in a comprehensive framework comprising six interconnected pillars, designed to ensure the effective, sustainable, and equitable management of urban stateland. These pillars collectively address the multifaceted challenges of urban stateland management. By establishing a robust structure that promotes transparency, accountability, efficiency, and compliance, the policy aims to foster orderly urban development, protect public interests, and enhance the quality of life for urban residents, while ensuring the sustainable and lawful use of urban stateland.



### 3.1. Pillar 1: Governance and Decentralisation

The Pillar focuses on effective administration, decentralising functions, and clarifying roles and powers across various levels of Government to ensure responsive and accountable management of urban stateland.

#### Under the Governance and Decentralisation Pillar, the Policy:

- Outlines the powers and functions of national and sub-national bodies (President, Minister, Stateland Office, Urban and Rural District Councils) in urban stateland administration;
- Devolves Stateland management office, functions, and processes to sub-national levels;
- Establish a Provincial structure for urban stateland offices, headed by a Deputy Director;
- Defines roles and responsibilities of Local Authorities in planning and managing land within their jurisdiction;
- Creates a framework for periodic Stateland audits at Ministry and external levels; and
- Establishes a Government Stateland bank, including a live (GIS-anchored) database.

These measures aim to promote good governance practices, effective management, and accountability in urban stateland administration.

#### The Key Strategies underpinning the Governance and Decentralisation Pillar are:

- Establishment of Urban Stateland Management Office structures at the sub-national level, ensuring a decentralised and accessible framework for managing urban stateland, with clear roles and responsibilities, to enhance service delivery, promote transparency, and improve accountability in urban stateland administration;
- Regular audits of urban stateland to be conducted, comprising internal audits every two years and external audits every 10 years, to ensure good governance, transparency, accountability, and optimal utilisation and management of urban stateland;
- Establishment of a dynamic and comprehensive Urban Stateland bank, anchored on

Geographic Information System (GIS) technology, to provide a centralised and up-to-date database of urban stateland information, facilitating informed decision-making, efficient land management, and optimal utilisation of urban stateland resources;

- d) Development of a Statutory Instrument to provide a legal framework for effective governance, management, and administration of urban stateland, and ensuring compliance with policy provisions and regulations; and
- e) Fostering a culture of good governance in urban stateland management, characterised by transparency, accountability, integrity, and responsiveness to the needs of citizens, to promote effective and sustainable urban stateland administration.

### 3.2. Pillar 2: Innovation and Technology



Emphasises leveraging digital tools such as Urban Stateland Information Management System (USLIMS) and securitised documents to enhance efficiency, transparency, and security in land management processes.

#### **Under the Innovation and Technology Pillar, the Policy will:**

- a) Streamline urban stateland management by migrating from manual to electronic processes through the Urban Stateland Information Management System (USLIMS), enhancing transparency, efficiency, predictability, and accessibility for all stakeholders;
- b) Enable inclusive and widespread citizen participation in stateland management from anywhere in Zimbabwe, bridging geographical divides, eliminating barriers, and minimising corruption, thereby ensuring equal access and opportunities for all;
- c) Implement transparent and accountable processes and procedures that align with Vision 2030 goals, promoting predictable urban planning, environmental sustainability, and enhanced quality of life for citizens; and
- d) Reform inefficient and non-transparent manual systems that are vulnerable to exploitation, corruption, and document tampering, ensuring a more reliable and trustworthy urban stateland management system.

#### **The Key Strategies underpinning the Innovation and Technology Pillar are:**

- a) Utilisation of a comprehensive electronic Urban Stateland Management System (USLIMS) that integrates all aspects of urban stateland management, providing a centralised, efficient, and transparent platform for managing land-related data, transactions, and services;
- b) Undertake a comprehensive digitisation initiative to convert all manual documents related to urban stateland management into digital formats, creating a centralised and easily accessible digital repository;
- c) Implement automation technologies to streamline and optimise land management processes, reducing manual interventions and enhancing operational efficiency; and
- d) Introduce secure tenure documents and permits with advanced security features such as variable barcodes, QR Code, hologram, invisible fluorescent ink, relief background patterns, and watermarks.

### 3.3. Pillar 3: Procedures and Processes

The Policy will establish clear and transparent procedures and processes for urban stateland management, ensuring accountability and efficiency in land administration. The Policy will articulate detailed steps for key processes, including land acquisition, valuation, compensation, densification, urban redevelopment, and land allocation.

**Under the Procedures and Processes Pillar, the Policy will:**

- a) Curb illegal and unauthorised activities in urban stateland management;
- b) Improve and streamline day-to-day processes and operations;
- c) Prevent urban sprawl and encroachment into farm and communal land; and
- d) Modernise settlements towards an Upper Middle-Income society.

**The Key Strategies underpinning the Procedures and Processes Pillar are:**

- a) Enacting legislation to criminalise unauthorised activities related to urban stateland, including planning, surveying, valuation, servicing, sale, and occupation, to deter land barons and other unscrupulous individuals from engaging in illicit practices;
- b) Redefining the role and functions of the Urban Stateland Management Office to focus on technical and strategic work, moving beyond traditional clerical tasks;
- c) Abolishing parallel development strategies and introducing a more coordinated approach to urban development, ensuring that all stakeholders work together towards a common vision;
- d) Developing a comprehensive and equitable compensation protocol framework for Development-Induced Displacements (DIPs) that ensures fair, prompt, and adequate compensation to affected individuals and communities;
- e) Establishing transparent and merit-based criteria for recruiting developers, and setting up committees for land allocation and compensation to ensure fairness, accountability, and efficiency in the development process; and
- f) Creating comprehensive frameworks for densification, regularisation, and urban redevelopment that guide the transformation of urban areas, promote sustainable development, and enhance the quality of life for citizens.

### 3.4. Pillar 4: Regulatory Framework and Enforcement

The Policy will strengthen policies and institutional capacity to prevent illegal activities, corruption, and unauthorized developments, ensuring sustainable and lawful land use. Under the Regulatory Framework and Enforcement Pillar, the Policy will:

- a) Implementing a proactive and multi-faceted strategy to prevent and combat illegal land activities and corruption. This includes strengthening laws and regulations, enhancing

transparency and accountability, and promoting a culture of integrity among land professionals and stakeholders;

- b) Fostering sustainable and lawful land use practices that balance economic, social, and environmental needs. This involves promoting land use planning that considers environmental sustainability, social equity, and economic viability, and encouraging land uses that support sustainable development; and
- c) Enhancing the institutional capacity for effective land management through a comprehensive approach that includes building technical and operational capacity, strengthening the legal and regulatory framework, improving data management and information systems, enhancing transparency, accountability and good governance, and fostering collaboration and coordination among stakeholders.

**The Key Strategies underpinning the Regulatory Framework and Enforcement Pillar are:**

- a) Simplifying and standardising land management processes to reduce bureaucratic discretion and opportunities for corruption. This will be achieved through automating land transactions and services, implementing clear and transparent procedures, and reducing processing times and increasing efficiency;
- b) Increasing transparency and accountability in land administration to prevent corruption and ensure that land is used for the public good. This will be achieved through making land information and records publicly accessible, implementing citizen engagement and participation mechanisms, and establishing independent oversight and monitoring bodies;
- c) Strengthening enforcement mechanisms to prevent unauthorised developments and ensure compliance with land use regulations. This will be achieved through increasing penalties for non-compliance, enhancing monitoring and surveillance capabilities, and improving collaboration between law enforcement agencies and land management institutions; and
- d) Building the capacity of institutions responsible for land management to effectively manage land resources and prevent corruption. This will be achieved through providing training and capacity building programs for land management officials, improving technology and infrastructure for land management, and enhancing collaboration and coordination between institutions.

### 3.5. Pillar 5: Infrastructure Development

The Policy will prioritise the development of essential urban services to support the proper utilisation and value of urban land. This will involve investing in critical infrastructure to create sustainable and productive urban environments. Under the Infrastructure Development Pillar, the Policy will:

- a) Improve the quality and accessibility of urban services, including reliable and efficient transportation systems, access to clean water and sanitation, adequate public spaces and amenities, and effective waste management systems;
- b) Enhance the value and productivity of urban land by promoting mixed-use development and densification to curb urban sprawl and bring services closer to people, encouraging investment in urban infrastructure and amenities, and supporting innovative and

- entrepreneurial activities; and
- c) Support economic growth and development by creating business-friendly environments and investment opportunities, fostering innovation and entrepreneurship, and developing infrastructure that supports trade and commerce.

**The Key Strategies underpinning the Infrastructure Development Pillar are:**

- a) Investing in the development and upgrade of essential urban services, including roads and transportation systems, water supply and distribution systems, and sewerage and sanitation systems;
- b) Enhancing the delivery of urban services to meet the needs of citizens and support economic development; and
- c) Encouraging the development of sustainable and resilient infrastructure that can withstand the impacts of climate change and other challenges.

### 3.6. Pillar 6: Planning and Compliance



The Policy will ensure that all developments adhere to approved engineering designs and regulatory standards, promoting orderly and compliant urban growth.

**Under the Planning and Compliance Pillar, the Policy will:**

- a) Promote orderly and compliant urban growth by encouraging well-planned and designed developments, ensuring that developments align with urban planning frameworks and policies, and supporting densification, urban renewal, mixed-use and mixed-income developments;
- b) Ensure public safety and health by enforcing building codes and safety standards, providing access to essential services, such as healthcare and emergency services, and mitigating the impact of natural disasters and other hazards; and
- c) Protect the environment and natural resources by promoting sustainable and environmentally-friendly development practices, preserving green spaces and natural habitats, and reducing pollution and waste.

**The Key Strategies underpinning the Planning and Compliance Pillar are:**

- a) Ensuring that all developments comply with approved engineering designs and regulatory standards, including building codes, zoning regulations, and environmental standards;
- b) Simplifying and streamlining development approval processes to reduce delays and encourage compliance;
- c) Regularly monitoring developments and enforcing compliance with regulatory standards through inspections, penalties for non-compliance, and other measures; and
- d) Building the capacity of planning and regulatory agencies to effectively implement and enforce regulatory standards.

## 4.0 ADDITIONAL POLICY ACTIONS

- a) **Land Use Planning and Zoning Regulations: Operationalise** and enforce comprehensive land use plans and zoning regulations to guide urban development.
- b) **Land Titling and Registration:** Implement a robust land titling and registration system to secure property rights and promote investment.
- c) **Urban Renewal and Revitalisation:** Develop programs to revitalise and renew underutilised or derelict urban areas, promoting sustainable development and community engagement.
- d) **Public-Private Partnerships:** Foster partnerships between Government, private sector, and progressive civil society to leverage resources, expertise, and funding for urban development projects.
- e) **Community Engagement and Participation:** Encourage citizen participation in urban planning and decision-making processes to ensure that community needs and concerns are addressed.
- f) **Innovative Financing Mechanisms:** Explore innovative financing mechanisms, such as land value capture, to fund urban infrastructure and development projects.
- g) **Capacity Building and Training:** Provide training and capacity-building programs for urban planning and management professionals to enhance their skills and knowledge.
- h) **Data-Driven Decision Making:** Leverage data and technology to inform urban planning and management decisions, improving efficiency and effectiveness.
- i) **Disaster-Resilient Urban Planning:** Incorporate disaster risk reduction and management into urban planning and development processes to enhance resilience and reduce vulnerability.
- j) **Inclusive and Equitable Urban Development:** Prioritize inclusive and equitable urban development, ensuring that all citizens have access to affordable housing, services, and opportunities.

## 5.0 IMPLEMENTATION FRAMEWORK

The Urban Stateland Management Policy is a comprehensive framework designed to guide the sustainable development and management of urban areas. Effective implementation of this policy is crucial to achieving its objectives, which include promoting orderly urban growth, ensuring public safety and health, and protecting the environment. The Implementation Framework provides a structured approach to translating policy goals into tangible outcomes.

This framework outlines the key components necessary for successful policy implementation, including institutional arrangements, technical teams, coordination structures, monitoring and evaluation, and resource mobilization and funding. By providing a clear roadmap for implementation,

this framework aims to ensure that the Urban Stateland Management Policy is implemented in a coordinated, efficient, and effective manner, ultimately contributing to the creation of sustainable, resilient, and thriving urban environments.

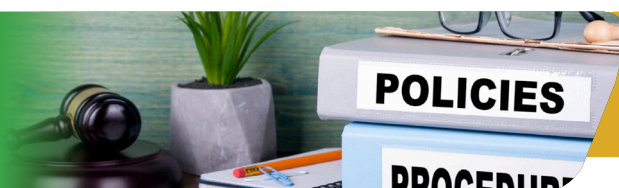
## 5.1 Institutional Framework

A collaborative and inclusive approach is essential for effective implementation of the Urban Stateland Management Policy. Participation of all relevant stakeholders, including strategic Ministries such as those responsible for urban development, housing, land management, infrastructure development, environment, finance and economic development, and social services, to foster a sense of shared ownership and responsibility is critical. In this case, an Inter-Ministerial Taskforce would be established. The establishment of an inter-ministerial technical committee and technical working groups will be prioritized to support effective urban stateland management. The inter-ministerial technical committee will provide technical expertise, coordinate policy implementation, and address challenges, while technical working groups will focus on specific aspects, including land use planning, infrastructure development, and community engagement. The Policy shall form basis for the promulgation of an Urban Stateland of Management Act.

## 5.2 Monitoring and Evaluation

A comprehensive monitoring framework will be developed to track progress, identify challenges, and measure the effectiveness of the urban stateland management policy. This framework will include Key Performance Indicators (KPIs) that will be used to assess policy outcomes, outputs, and impacts, providing a clear picture of what is working and what areas require improvement. Regular reviews and assessments of policy implementation will be conducted to identify areas for improvement, inform decision-making, and ensure that the policy remains responsive to emerging challenges and opportunities. Through this ongoing monitoring and evaluation process, adjustments can be made to optimise policy implementation and achieve desired outcomes.

# 6.0 CONCLUSION



The Ministry of Local Government and Public Works is confident that, through these carefully laid out processes and procedures, the country will see a change in land management, urban planning, environmental stewardship, availability and access to key urban services all leading to improved quality of life within our urban centres. To attain the aspirations envisaged in this policy, a concerted and collaborative effort amongst stakeholders, including the private sector is paramount for urban centres to become important hubs for economic development. This policy therefore supersedes earlier guidelines issued, pertaining to Urban Stateland Management and its interpretation. The interpretation of this policy rests with the Secretary for Local Government and Public Works. This Policy shall take effect on the date of signing by His Excellency, the President of the Republic of Zimbabwe and shall be reviewed periodically. The Minister of Local Government and Public Works may vary the provisions of this Policy, with the concurrence of Cabinet, through a circular.