

CITY OF MASVINGO

MINUTES OF THE PROCEEDINGS OF THE PUBLIC WORKS AND PLANNING COMMITTEE HELD IN THE COMMITTEE ROOM, MUNICIPAL OFFICES ON THURSDAY, 17 JANUARY 2023 AT 5.01 P.M.

PRESENT: Councillor S. Manyanga (Chairman)
Councillor R. Kamuzonda
Alderman S. Maridza

OFFICIALS: Acting Town Clerk
Acting Director of Engineering Services
Chief Health Officer
Town Planner
Public Relations Officer
Assistant Committee Officer

011. CONFIRMATION OF MINUTES

RESOLVED

THAT the minutes of the meetings held on 24 November 2022 be taken as read, confirmed as a correct record and signed.

*Moved by Alderman S. Maridza
Seconded by Councillor R.Kamuzonda*

012. REPORT OF THE ACTING DIRECTOR OF ENGINEERING SERVICES

A. WATER SUPPLY

Consideration was given to the report of the Acting Director of Engineering Services on water supply covering water treatment chemicals stock levels, status of the intake tower, treatment works, pumping mains, water supply situation, cost of water treatment chemicals procured, water quality and activities of the Water Fitting Section for the month of December 2022.

(i). Water Treatment Chemical stock levels

It was reported that Aluminium Sulphate would last for 39 days, hydrated lime was stocked to meet requirements for the next 73 days and Chlorine Gas lasting 13 days. The report was noted.

(ii). Intake Tower

It was reported that raw water pumps number 4 and 6 were operational and efforts were underway to complete repairs of pump number 5.

(iii). Treatment Works

On treatment works, it was reported that pumps number 1 and 3 were operational. The electric motor for pump number 2 had been sent for repairs. The Section lost 154 hours of pumping due to load shedding and power cuts for the period under review.

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(iv). **Chemical Dosing Pumps**

On the status of chemical dosing equipment, it was highlighted that two chemo feeders were operational.

(v). **Water Supply situation**

On water levels, it was reported that Lake Mutirikwi was 94,41 % full as at 1 January 2023. The report was noted.

(vi). **Water Quality**

It was reported that the treated water met the World Health Organisation (WHO) guidelines and the Standards Association of Zimbabwe (SAZ) standards.

(vii). **Water Fitting**

The Section recorded 40 pipe bursts, 29 water connections, 53 water meter replacements and 24 sewer connections during the month of September 2022. The report was noted.

(viii). **Rhodene Swimming Pool**

It was reported that 1214 people were registered and attended sessions at Rhodene Swimming Pool during the month of December 2022 and a total amount of USD2005.00 was raised from swimming fees.

The Committee indicated that the Swimming Pool should not be open to public view to protect the privacy of clients. It was agreed that a boundary wall should be erected around the Swimming Pool. The matter was referred to the Finance and General Purposes Committee for consideration. On the provision of swimming facilities in the City, the Acting Director of Engineering Services was instructed to identify space for the construction of a swimming pool at Chesvingo Administration Offices and in Rujeko High density suburbs.

RESOLVED TO RECOMMEND

1. THAT the Acting Director of Engineering Services be instructed to refer the construction of a boundary wall around Rhodene Swimming Pool to the Finance and General Purposes Committee for consideration. **ADES**
2. THAT the Acting Director of Engineering Services be instructed to identify sites for establishment of a Swimming Pool in Chesvingo Suburbs and Rujeko and report to the next Committee meeting for consideration. **ADES**

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(ix) Non-Revenue Water

It was reported that non-revenue water for December 2022 was 11.53 % which translated to ZWL 56 158 132.80. The report was noted.

B. SEWAGE RETICULATION, TREATMENT AND DISPOSAL.

Consideration was given to the report of the Acting Director of Engineering Services on sewage reticulation, treatment and disposal covering the status of the raw pump station, Conventional Treatment Plant, Rujeko Pump Station, Effluent Pump Station, and Biological-Nutrient Removal Plant for the month of December 2022.

(i). Sewage Reticulation

It was reported that a total of three hundred and seven (307) blockages had been recorded and attended to during the month of December 2022, whilst fifty nine (59) wheelbarrows of grit had been removed from the grit channels. Two hundred and thirty seven (237) bins of waste were removed from the grit screens. The report was noted.

(ii). Raw Pump Station

It was reported that one pump was operational, pump number 2, and refurbishment of pump number 1 and 3 would be carried out as soon as funds become available.

(iii). Rujeko Pump Station

It was reported that one pump was operational but the pump had been stopped due to worn out seals and bearings. Installation of the serviced pump had been completed and was still on test run. The need to repair both the road leading to the station and the power supply upgrade was highlighted.

(iv). Primary Settling Tanks (PST)

The Acting Director of Engineering Services reported that three (3) primary settling tanks were operational. One pump was stopped after some defects had been noticed on it.

(v). Digesters

The Director of Engineering Services reported that the two digesters required emptying and deblocking of blocked pipes, and Contract workers had since been engaged for the deblocking exercise.

(vi) Effluent pump station

It was reported that one pump was in good working order. The second pump was stopped due to broken coupling.

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(vii) Trickling filters

It was reported that one trickling filter pump was operational. Deblocking of the distribution arms was in progress.

(viii) Biological Nutrient Removal Plant (BNRP)

It was reported that all stirrers were down due to electrical faults.

Anoxic Zone

It was reported that two stirrers were operational with the two stirrers not working due to electrical problems.

Aerators

It was reported that five aerators were now operational and the other pumps required repairs.

RAS Pump station

It was reported that one RAS pump was operational and the second pump was down due to an electrical fault.

Mixed Liquor Pumps

It was reported that one mixed liquor pump was operational.

Clarifiers

It was reported that both clarifiers needed some attention.

C. TOWN PLANNING, SURVEY AND TRANSPORT

(i). POLICIES ON NON RESIDENTIAL USES IN RESIDENTIAL AREAS IN MASVINGO

Consideration was given to the report of the Acting Director of Engineering Services on the proposed policies on change of uses in residential areas. Following the increasing demand to change use of residential stands, it was proposed that Council permit the applications as guided below;

ZIMRE PARK

It was reported that Zimre Park has 385 houses therefore lodges may be permitted at the proportion of 1 for every 70 residential properties (6 lodges). This was based on the policy that was implemented in Rhodene Low Density suburbs.

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On Crèches it was reported that these may be permitted at the proportion of 1 in every 70 residential properties. Offices be fixed at 4 in Zimre Park to protect the Central Business District. Medical Centres would be considered on merit as applications are received. All boarding houses would be regulated and licensed.

RESOLVED TO RECOMMEND

THAT 6 lodges, 6 Creches and 4 Offices be permitted in ZIMRE Park residential area. **ADES**

Eastvale

It was reported that Eastvale residential area had 126 houses therefore lodges may be permitted at the proportion of 1 for every 70 residential properties (2 lodges). Crèches may be permitted at the proportion of 1 in every 70 residential properties. Offices are fixed at 2 in Eastvale to protect the Central Business District. Medical Centres would be considered on merit as application are received, and all Boarding Houses would be regulated and licensed. The proposal was adopted by the Committee.

RESOLVED TO RECOMMEND

THAT 2 lodges, 2 Creches and 2 Offices be permitted in Eastvale Medium Density residential area, and Medical Centres would be considered upon receiving the applications. **ADES**

Target Kopje

It was reported that Target Kopje has 270 houses therefore lodges may be permitted at the proportion of 1 for every 70 residential properties (3 Lodges). Crèches may be permitted at the proportion of 1 in every 70 residential properties. All boarding houses would be regulated and licensed. The proposal was granted.

RESOLVED TO RECOMMEND

THAT 3 Lodges be permitted in Target Kopje Residential area. **ADES**

High Density

It was proposed that in High-density residential areas (Rujeko A, B & C, Mucheke A-F, Runyararo West, Runyararo North West and Hillside), only stands with a size of 2000m² could be permitted to process a change of use. The stand should be able to accommodate parking space and playing space. The proposal was adopted by the Committee.

RESOLVED TO RECOMMEND

THAT in High-density residential areas only stands with a size of 2000m² be permitted to process change of use. **ADES**

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On the issue of unregistered lodge operators in residential areas, it was agreed that they should be closed down and start the process of regularizing their businesses.

RESOLVED TO RECOMMEND

THAT Chief Environmental Health Officer be instructed to close down all unregistered lodges in residential areas with a view to regularise their businesses.

CEHO

The Committee raised concern on the delays being experienced in the implementation of expansion projects for the City. The Town Planner highlighted that Council should find a way of reviewing the Master Plan so that some of the projects would be approved. It was agreed that the matter be referred to the Finance and General Purposes Committee for funding.

On manpower challenges being experienced in the Planning Section, the Committee noted the need for an additional Town Planner as provided for in the new Organogram.

RESOLVED TO RECOMMEND

THAT the Finance Director be instructed to source funds for the review of the City of Masvingo Master Plan.

FD

(ii). **APPLICATION IN TERMS OF SECTION 26 OF THE REGIONAL, TOWN AND COUNTRY PLANNING ACT CHAPTER 29:12 FOR CHANGE OF USE FROM AGRICULTURE PLOT, TO AN INSTITUTIONAL ON PLOT NO 5 MORNINGSIDE, MASVINGO FOR BANHIRE CLANCY NYASHA**

Consideration was given to the report of the Acting Director of Engineering Services on the application for change of use of plot no 5 Morningside, from Agriculture to Institutional . It was reported that the application was advertised in terms of Section 26 (3) of the Regional, Town and Country Planning Act Chapter 29:12. Notices to adjacent property owners were served. The public exhibition period ended on 24 November 2022. No objections or representations were received by the end of the public exhibition period. The application was granted by the Committee subject to the following conditions:-

- i. The premises shall be used as an Institution (Primary School) only after obtaining a licence to offer services from Ministry of Primary and Secondary Education and an operating licence from Council upon fulfilment of both Council Health and Fire By-Laws and provisions of statutory instrument 106 of 2005 on Education (Early Childhood Development Centers) Regulations, 2005.
- ii. Building plans shall be approved by the Director of Engineering Services before commencement of any works.
- iii. The applicant shall provide user friendly facilities for the physically challenged learners.
- iv. Siting of the proposed building shall be done by the Ministry of Primary and Secondary Education in consultation with City of Masvingo.

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- v. The proposed use shall at all times conform to the requirements of the Chief Environmental Health Officer, the Director of Engineering Services and Ministry of Primary and Secondary Education.
- vi. The property shall pay rates consistent with the approved new status.
- vii. The proposed Institutional shall be operated at Council's discretion and Council reserves the right to withdraw this permit should the institutional become a nuisance in any way. Council will give one month notice should it want the use to cease and Council will not be liable to compensate the applicant in any form.
- viii. Council through its officers shall have access to the stand to carry out relevant inspection at all reasonable times.

RESOLVED TO RECOMMEND

THAT the application by Banhire Clancy Nyasha, for change of use of plot no 5 Morningside, from Agriculture to Institutional be granted subject to the following conditions:

- a. The premises shall be used as an Institution (Primary School) only after obtaining a licence to offer services from Ministry of Primary and Secondary Education and an operating licence from Council upon fulfilment of both Council Health and Fire By-Laws and provisions of statutory instrument 106 of 2005 on Education (Early Childhood Development Centers) Regulations, 2005.
- b. Building plans shall be approved by the Director of Engineering Services before commencement of any works.
- c. The applicant shall provide user friendly facilities for the physically challenged learners.
- d. Siting of the proposed building shall be done by the Ministry of Primary and Secondary Education in consultation with City of Masvingo.
- e. The proposed use shall at all times conform to the requirements of the Chief Environmental Health Officer, the Director of Engineering Services and Ministry of Primary and Secondary Education.
- f. The property shall pay rates consistent with the approved new status.
- g. The proposed Institutional shall be operated at Council's discretion and Council reserves the right to withdraw this permit should the institutional become a nuisance in any way. Council will give one month notice should it want the use to cease and Council will not be liable to compensate the applicant in any form.
- h. Council through its officers shall have access to the stand to carry out relevant inspection at all reasonable times.

ADES

(iii). APPLICATION FOR A CHANGE OF USE OF STAND 27236 ZIMRE PARK FROM RESIDENTIAL TO RESIDENTIAL CLUSTER: MR OPHIAS SEMWAYO AND MERILYN KUDZAI KAWADZA

Consideration was given to the report of the Acting Director of Engineering Services on the application from Ophias Semwayo and Merilyn Kudzai Kawadza of stand number 27236 Zimre Park, Masvingo, requesting for change of use from Residential to Residential cluster. It was noted that Stand 27236 is a low density residential stand in Zimre Park measuring 3500m².

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It was agreed that the applicant be afforded the opportunity to advertise in terms of section 26 (3) of the Regional Town and Country Planning Act Chapter 29:12 as guided by the Council Resolution.

It was also noted that there is Council Resolution (101 C ii) which resolved that cluster housing within low density residential areas be considered for stands measuring 3 000m² or above after making a public exhibition of the application.

The Committee raised concern that they did not have an appreciation of cluster housing projects. It was suggested and agreed that the Chamber Secretary should organise a learning tour to any Local Authority which had cluster housing projects for appreciation by Council.

RESOLVED TO RECOMMEND

1. THAT Ophias Semwayo and Merilyn Kudzai Kawadza of stand number 27236 Zimre Park, Masvingo, be instructed to advertise his application for change of use from residential to cluster residential in terms of section 26 (3) of the Regional Town and Country Planning Act Chapter 29:12. **ADES**
2. THAT the Town Clerk be instructed to organise a learning tour by Council of any local authority with Cluster Housing developments for appreciation. **TC**

(iv). APPLICATION FOR A CHANGE OF USE OF STAND 28013 RHODENE EXTENSION FROM RESIDENTIAL TO RESIDENTIAL CLUSTER: HAPPYMAN MAKAMURE

Consideration was given to the report of the Acting Director of Engineering Services on the application by Happyman Makamure of stand number 28013 Rhodene Extension, Masvingo, requesting for change of use from Residential to Residential cluster. It was noted that Stand 28013 Rhodene Extension measuring 2 993m² lied within a low density residential area and was not developed. The Committee agreed that the applicant should be allowed to make his intentions known by the public in terms of section 26 (3) of the Regional Town and Country Planning Act Chapter 29:12. The application was granted.

RESOLVED TO RECOMMEND

THAT Happyman Makamure of stand number 28013 Rhodene Extension, Masvingo, be instructed to advertise the application for change of use from residential to cluster residential in terms of Section 26 (3) of the Regional Town and Country Planning Act Chapter 29:12. **ADES**

(v). APPLICATION FOR A CHANGE OF USE OF STAND 21201 (4209E) WESTVIEW INDUSTRY FROM INDUSTRIAL TO RESTAURANT AND BAR: MR MUSARIRI

Consideration was given to the report of the Acting Director of Engineering Services on the application by I Musariri of stand number 4209E Westview Industry, Masvingo, requesting for change of use from Industrial to Restaurant and Bar. It was noted that Stand 21201 (4209E) is a heavy industrial stand measuring 1 829m² and there was an incomplete building on site.

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That Council turns down the bar application part in terms of safety, alcohol retailing was not permitted within the heavy industry as it might lure workers to drink during working hours exposing them to danger during operation of machinery. The applicant was permitted to advertise the Restaurant application in terms of section 26 (3) of the Regional Town and Country Planning Act Chapter 29:12.

RESOLVED TO RECOMMEND

1. THAT I. Musariri of stand number 4209E Westview Industry, Masvingo be permitted to advertise for change of use from industrial to a Restaurant in terms of section 26 (3) of the Regional Town and Country Planning Act Chapter 29:12. ADES
2. THAT the application by I. Musariri for a change of use of stand number 21201 Westview Industrial area from industrial to a Bar be turned down on the basis that alcohol retailing was not permitted within the industrial area for safety of employees during working hours. ADES

(vi). **APPLICATION FOR PROPOSED CHANGE OF USE FROM RESIDENTIAL TO A LODGE ON STAND NUMBER 28502, TARGET KOPJE, MASVINGO: NELLIE DUBE**

Consideration was given to the report of the Acting Director of Engineering Services on the application by Nellie Dube from residential to lodge, on stand number 28502 Target Kopje Masvingo. The applicant was given the opportunity to advertise his intentions in the press in terms of section 26 (3) of the Regional Town and Country Planning Act Chapter 29:12.

RESOLVED TO RECOMMEND

THAT Nellie Dube of stand number 28502 Target Kopje, Masvingo, be instructed to advertise the change of use from residential to a lodge, in the press in terms of Section 26 (3) of the Regional Town and Country Planning Act Chapter 29:12.

ADES

(vii). **APPLICATION FOR SUBDIVISION OF PLOTS IN MORNINGSIDE AND FLESK AREA**

Consideration was given to the report of the Acting Director of Engineering Services on the permissible land size for subdivisions in the city. It was reported that after receiving some subdivision applications, Council saw the need to set the minimum permissible subdivision size (Council Resolution 101 C I refers) and recommend to the Minister of Local Government that the minimum size be set at 4 000 m². The Department of Spatial Planning has advised that Council can effect the minimum permissible size of 4 000 m² for the area. This standard shall be used as a yardstick when preparing the Local Development/subject plan for the area in future.

As guided, Council will proceed to process the subdivision application of Lot 58 of Flesk Township, Lot 5 of Morningside 1 of Morningside of Clipsham and Lot 70 and 71 of Flesk Township. The proposed subdivision size of land of 4000m² was adopted by the Committee.

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RESOLVED TO RECOMMEND

THAT permissible minimum land size for subdivisions in the city be pegged at 4000m². **ADES**

D. LAYOUTS UPDATES

Zimre Park Commercial Shopping Mall

It was reported that Survey was done but the layout plan was still to be approved in terms of the Act.

Eastvale Commercial

The Survey was done.

Pangolin Service Industry

The Survey was done but the layout plan was still to be approved in terms of the Act.

East Vale Extension Medium Density Layout

It was reported that the layout planning was initiated.

E. BUILDING INSPECTORATE

It was reported that 30 building plans were approved in Victoria Ranch during the month of December 2022 and a total of USD7 789.75 was raised in plan fees. For the rest of town a total of 28 building plans were approved and total amount of USD20 985.49, and RTGS 88 430.03 was raised from the plan fees. The report was noted.

F. WORKSHOP

The report of the Acting Director of Engineering Services on the state of the Council fleet by Department was noted.

i). ROAD MAINTENANCE

The activities of the Road Maintenance Section for the month of December 2022 covering tar and gravel patching, drainage maintenance and roads repaired was noted.

ii). BUILDING MAINTENANCE

On routine buildings maintenance, the Maintenance Section attended to bricklaying, electrical, plumbing, carpentry and painting works on Council properties during the month of December 2022. The report was noted.

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It was reported that the Section attended to three (3) road traffic accident, two special services, and two very very important people services (VVIP) on 17 and 29 December 2022. The report was noted.

H. PROJECTS BEING UNDERTAKEN BY COUNCIL**(i) Construction Activities in Council Schools****(ii). Dikwindi Primary School**

It was reported that the project was at ring beam level.

iii). Francis Aphiri Primary School

It was reported that plastering was in progress. Overcrowdedness of learners at Francis Aphiri Primary School was raised by the Committee. The matter was referred to the Health, Housing and Environmental Services Committee for consideration.

RESOLVED TO RECOMMEND

THAT the Acting Director of Housing and Social Services be instructed to refer the issue of overcrowdedness of learners at Francis Aphiri Primary school, to the Health, Housing and Environmental Services Committee for consideration.

ADHSS

iv) Shakashe Primary School

It was reported that Super structure has been completed and was awaiting for ceiling and painting material.

v) Rujeko Secondary School

It was reported that the 3rd and 4th blocks have been completed.

vi. New landfill construction

It was reported that cell construction has been completed and the overall percentage completion was at 97%. It was reported that the leachate pond collapsed due to the heavy rains and drainage works were in progress to avoid storm water entry into the cell in future.

vii. Public Toilet at Runyararo South West Business Centre.

The structure has been completed and waiting for plumbing material.

viii. Gomba Public Toilet

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The structure had been completed and waiting for painting material.

ix). Kernen Park Construction

It was reported that construction of walls had been completed and was waiting for the palisade material.

I. Adoption of Report**RESOLVED TO RECOMMEND**

THAT the report of the Acting Director of Engineering Services be approved and adopted subject to the resolutions passed in relation thereto.

013. MOTION OF EXIGENCY**A. PROPOSED RUNYARARO WEST SECONDARY SCHOOL.**

The Committee raised concern that the population of learners in Runyararo West had increased so much that the existing facilities could no longer accommodate all learners intending to study, hence learners were travelling long distances to Ndarama, Mucheke and Masvingo Christian Secondary Schools. It was highlighted that demand for Secondary School education had risen with the establishment of Victoria Ranch suburbs. The Committee agreed that Council should establish a new Secondary School in Runyararo West utilising the budget set aside for Rujeko Secondary School. The members argued that Rujeko Secondary School should be handed over to the School Development Committee for further construction works. The matter was referred to the Health, Housing and Environmental Services Committee for consideration.

RESOLVED TO RECOMMEND

THAT the Director of Housing and Social Services be instructed to refer the establishment of Runyararo West Secondary School, to the Health, Housing and Environmental Services Committee for consideration. **ADHSS**

B. EASTVALE VEGETABLE MARKET

On the request for the construction of the vegetable market, it was reported that the project would be funded by the Ward Development Fund for 2023 financial year.

C. EXECUTIVE ANNOUNCEMENTS

It was reported that Mr Kudzaishe Mbetu, the Acting Director of Engineering Services had been appointed substantive Deputy Director of Engineering Services for the City of Masvingo with effect from 3 January 2023.

Similarly the Acting Finance Director, Mr D. Jori had been appointed substantive Finance Director with effect from 3 January 2023. The Committee congratulated the two senior staff members for their new appointments.

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The meeting ended at 6.10 p.m.

CONFIRMED THIS DAY OF 2023

CHAIRMAN

TOWN CLERK