

**CITY OF MASVINGO**

**MINUTES OF THE PROCEEDINGS OF THE PUBLIC WORKS AND PLANNING COMMITTEE HELD IN THE COMMITTEE ROOM, MUNICIPAL OFFICES ON THURSDAY, 09 MARCH 2023 AT 5.05 P.M.**

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

**OFFICIALS:** Acting Director of Engineering Services  
Acting Director of Housing and Social Services  
Town Planner  
Senior Accountant  
Public Relations Officer  
Assistant Committee Officer

**IN ATTENDANCE:** Local Governance Student- Mr M. Mabarani  
Public Relations Graduate Trainee - Ms T. Gwizhi

**105. CONFIRMATION OF MINUTES**

**RESOLVED**

THAT the minutes of the meeting held on 23 February 2023 be taken as read, confirmed as a correct record and signed.

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

**106. REPORT OF THE ACTING DIRECTOR OF ENGINEERING SERVICES**

**A. WATER WORKS**

Consideration was given to the report of the Acting Director of Engineering Services on water works covering water treatment chemicals stock levels and costing, status of the intake tower, treatment works, water supply situation, filter performance control, swimming pool, and activities of the Water Fitting Section for the month of February 2023.

**(i). Water Treatment Chemical stock levels**

It was reported that Aluminium Sulphate would last for 25 days, hydrated lime was stocked to meet requirements for the next 42 days and Chlorine Gas lasting 18 days. The report was noted.

**(ii). Intake Tower**

It was reported that raw water pumps number 4 and 6 were operational and preparations were underway for repair pump number 5. The report was noted.

**(iii). Treatment Works**

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On treatment works, it was reported that pumps number 1 and 2 were operational. The electric motor for pump number 3 was repaired and awaiting coupling which is yet to be procured. The Section lost 192 hours of pumping due to load shedding. The report was noted.

**(iv). Chemical Dosing Pumps**

On the status of chemical dosing equipment, it was reported that two chemo feeders were operational with the only challenge being shortage of spare parts. On shortage of spare parts the Town Clerk proposed the procurement of new chemo feeders. The proposal was adopted.

**RESOLVED TO RECOMMEND**

THAT the Acting Director of Engineering Services be instructed to initiate the procurement of new Chemo feeders in light of challenges faced in obtaining spare parts. **ADES**

**(v). Water Supply situation**

It was reported that the water level for Lake Mutirikwi was 98,84 % full.

**(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). Swimming Pool**

It was reported that a total of US\$122.00 was raised from swimming activities during the month of February 2023.

**(viii). Water Fitting**

The Section recorded 57 pipe bursts, 8 water connections, 70 water meter replacements and 10 sewer connections during the month of February 2023. The report was noted.

**(ix) Non-Revenue Water**

It was reported that non-revenue water for the month of February 2023 was 16.66 % which translated to ZWL 80 425 084.00.

**(x) District metering Areas**

On non- revenue water for Rujeko high density suburb, it was reported that there was a loss of 15.45%, which translate to ZWL 9 955 725.12 and for Runyararo South West, there was a total loss of 30% which translate to ZWL 1 503 111.00. The report was noted.

**B. SEWAGE RETICULATION, TREATMENT AND DISPOSAL.**

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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 February 2023 was considered.

**(i). Sewage Reticulation**

It was reported that a total of three hundred and eight (308) blockages had been recorded and attended to during the month of February 2023, whilst ninety five (95) wheelbarrows of grit had been removed from the grit channels and one hundred and twenty eight (128) bins of waste were removed from the grit screens. The report was noted.

**(ii). Raw Pump Station**

It was reported that the pump station was not operational due to breakdown of the installed electrical components for the 160KW Star Delta Controller. It was noted that the stoppage of the pump from operation was made to protect electric motor damage due to faulty contractor and overloads. The need to replace the faulty electrical components was highlighted. The Acting Director of Engineering Services reported that the 160kw Star Delta Control system could be utilised whilst awaiting replacement or repair of the VFDs. It was reported that requisitions for purchase of required spares for the Star Delta Control controller for Pump number 2 had been done. It was recommended that all pumps should be operational and follow up should be made on VFD quotations by RMC for VFD repairs. The report was noted.

**(iii). Rujeko Pump Station**

It was reported that the pump station was operational during the first quarter of the month and was stopped due to collapse of pump bearings which was followed by evacuation of electric motors due to anticipated floods in order to safeguard electric motors. The pump station was flooded, which resulted in the pumps getting submerged in water. Degritting of the accumulated sand and silt was carried out and 40 wheel barrows of grit were taken for disposal. The report was noted.

**(iv). Primary Settling Tanks (PST)**

It was reported that three (3) settling tanks (PST) were operational. The fourth PST was still undergoing some maintenance works, ie removal of sludge which has been manually done by Contract workers. It was reported that all PSTs needed to undergo the process of degritting and desludging to remove the cake.

**(v). Digesters**

It was reported that two digesters were still receiving sludge from the PSTs and are awaiting desludging by the engaged contract workers. It was reported that works to desludge were delayed due to the procurement of required material, recruitment of contract workers and interruptions caused by the rains. The Committee highlighted the need to expedite the engagement of contract workers.

**(vi) Effluent pump station**

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It was reported that less pumping was experienced due to less inflows to the plant and a total of (37181m) was pumped to Standard Farm.

**(vii) Trickling filters**

It was reported that all trickling filters required attention. Efforts were being made on the deblocking of distribution areas to accommodate more flow into the partially operating filters.

**(viii) Biological Nutrient Removal Plant (BNRP)**

**Anaerobic Zone**

It was reported that desilting and desludging of the anaerobic zone was ongoing. It was reported that the zone required annual inspections and degritting to remove solids trapped in the BNRP.

**Anoxic Zone**

It was reported that three stirrers were operational following repairs of Stirrers number 3 and 4.

**RAS Pump station**

It was reported that one RAS pump was operational. Pump number 1 developed an electrical fault on the contractor which requires replacement.

**Aerators**

It was reported that six Aerators were now operational. Aerator number 1 was stopped due to noisy gearbox and efforts were being made to more aerators.

**Mixed Liquor Pumps**

It was reported that one mixed liquor pump was operational and V belts were required for the other two pumps.

**Clarifiers**

It was reported that both clarifiers needed attention at the rotating bridges and other driving components to help improve the quality of the effluent to the river course.

**Waste Water Quality**

It was reported that the wastewater quality was not meeting the WHO guidelines and SAZ standards due to non functional aerators.

**Convectional Plant**

It was reported that wastewater enrichment was satisfactory.

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**C. TOWN PLANNING, SURVEY AND TRANSPORT**

**(i). APPLICATION IN TERMS OF SECTION 26 OF THE REGIONAL, TOWN AND COUNTRY PLANNING ACT CHAPTER 29:12 FOR CHANGE OF USE FROM RESIDENTIAL TO RESIDENTIAL CLUSTER ON STAND 725 (16) MCGHIE AVENUE RHODENE, M. MAPFIDZA.**

Consideration was given to the report of the Acting Director of Engineering Services on the application by M. Mapfidza of stand number 725 (16) Mcghie Avenue, Rhodene, Masvingo, for change of use from residential to residential cluster. It was reported that the applicant intend to construct modern cluster homes on the said stand. It was noted that stand number (725) 16 Mcghie Rhodene's current use was low density residential measuring 3526 m<sup>2</sup>.

The Committee adopted the recommendation of the Acting Director of Engineering Services to allow the applicant to advertise the intended use in terms of section 26 (3) of the Regional Town and Country Planning Act Chapter 29:12.

**RESOLVED TO RECOMMEND**

THAT the application by M. Mapfidza of stand number 725 (16) Mcghie Avenue, Rhodene, Masvingo, for change of use from residential to residential cluster be advertised in terms of section 26 (3) of the Regional Town and Country Planning Act Chapter 29:12.

**ADES**

**(ii) APPLICATION IN TERMS OF SECTION 26 OF THE REGIONAL, TOWN AND COUNTRY PLANNING ACT CHAPTER 29:12 FOR CHANGE OF USE FROM RESIDENTIAL TO A LODGE ON STAND NO 28502 TARGET KOPJE, MASVINGO FOR NELLIE DUBE**

Consideration was given to the report of the Acting Director of Engineering Services on the application by Nellie Dube, for change of use on stand number 28502, Target Kopje, Masvingo from residential to a lodge. It was reported that the proposed use was advertised in terms of Section 26 (3) of the Regional, Town and Country Planning Act Chapter 29:12 and notices to adjacent property owners were served with no objections being received.

The Acting Director of Engineering Services recommended that the application for change of use of Stand 28502 from residential to a lodge by Nellie Dube be granted subject to the following conditions since no objections had been received;

- i. The premises shall be used as a lodge only. That the lodge shall not be used as a wedding venue, host parties, or host any other activity that generates excessive traffic, or noise or whose land requirements exceed the size of the stand. Activities at the guest shall not inconvenience the neighbourhood.
- ii. The applicant shall obtain an operating licence from Council upon fulfillment of Council Health, Fire By-Laws and Minister responsible for Tourism's requirements.
- iii. All alterations to existing building plans shall be approved by the Director Engineering Services before commencement of any works.

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- iv. The Applicant shall install directional signage to a standard approved by Council. Authority to erect such signage shall be sought from Council.
- v. The Applicant shall provide onsite parking and shall ensure that visitors to the lodge park their vehicles within the premises at all times.
- vi. No liquor selling shall be permitted within the premises.
- vii. The applicant shall provide user friendly facilities for the guests living with disabilities.
- viii. The proposed lodge shall be operated at Council's discretion and Council reserves the right to withdraw this permit should the lodge 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.
- ix. The lodge shall at all times conform to the requirements of the Chief Environmental Health Officer, the Director Engineering Services and Ministry responsible for Tourism.
- x. The property shall pay commercial rates consistent with the approved new status.
- xi. Council through its officers shall have access to the stand to carry out relevant inspection at all reasonable times.

The Committee adopted the recommendation of the Acting Director of Engineering Services.

**RESOLVED TO RECOMMEND**

THAT the application by Nellie Dube, for change of use of Stand 28502 Target Kopje, Masvingo, from residential to a lodge, be granted subject to the following conditions;

- i. The premises shall be used as a lodge only. That the lodge shall not be used as a wedding venue, host parties, or host any other activity that generates excessive traffic, or noise or whose land requirements exceed the size of the stand. Activities at the guest shall not inconvenience the neighbourhood.
- ii. The applicant shall obtain an operating licence from Council upon fulfillment of Council Health, Fire By-Laws and Minister responsible for Tourism's requirements.
- iii. All alterations to existing building plans shall be approved by the Director Engineering Services before commencement of any works.
- iv. The Applicant shall install directional signage to a standard approved by Council. Authority to erect such signage shall be sought from Council.
- v. The Applicant shall provide onsite parking and shall ensure that visitors to the lodge park their vehicles within the premises at all times.
- vi. No liquor selling shall be permitted within the premises.
- vii. The applicant shall provide user friendly facilities for the guests living with disabilities.
- viii. The proposed lodge shall be operated at Council's discretion and Council reserves the right to withdraw this permit should the lodge 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.
- ix. The lodge shall at all times conform to the requirements of the Chief Environmental Health Officer, the Director Engineering Services and Ministry responsible for Tourism.
- x. The property shall pay commercial rates consistent with the approved new status.
- xi. Council through its officers shall have access to the stand to carry out relevant inspection at all reasonable times.

**ADES**

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**(iii) APPLICATION IN TERMS OF SECTION 26 OF THE REGIONAL, TOWN AND COUNTRY PLANNING ACT CHAPTER 29:12 FOR CHANGE OF USE FROM RESIDENTIAL TO A RESIDENTIAL CLUSTER ON STAND NO 27084 BAOBAB STREET, ZIMRE PARK, MASVINGO FOR MUVINGI EDSON**

Consideration was given to the report of the Acting Director of Engineering Services on the application by Edson Muvingi, for change of use on stand number 27084, Zimre Park, Masvingo from residential to a residential cluster. It was reported that the proposed use 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 and no objections were received.

The Acting Director of Engineering Services recommended that the application for change of use on stand number 27084, Zimre Park, Masvingo from residential to a residential cluster by Edson Muvingi be granted subject to the following conditions since no objections had been received;

- i. To observe the authorized density per unit of not less than 500sqm in low density such as Zimre Park
- ii. To observe a building line of 9 metre (street building) and all other sides 3 metre building line.
- iii. The applicant shall pay an additional infrastructure provision cost associated with his/her project.
- iv. The proposed building plans shall be approved by the Director of Engineering Services after assurance of this permit.
- v. On-site parking space for two small vehicles per cluster shall be provided within the stand.
- vi. A common refuse collection point shall be provided within the stand.
- vii. A children play area shall be designated within the stand.
- viii. The premises shall be completely walled, wall height not less than 2.1 metres and the gate shall be manned or electronically controlled always.

The Committee adopted the recommendation of the Acting Director of Engineering Services.

**RESOLVED TO RECOMMEND**

THAT the application by Edson Muvingi, for change of use on stand number 27084, Zimre Park, Masvingo from residential to a residential cluster, be granted subject to the following conditions;

- i. To observe the authorized density per unit of not less than 500sqm in low density such as Zimre Park
- ii. To observe a building line of 9 metre (street building) and all other sides 3 metre building line.
- iii. The applicant shall pay an additional infrastructure provision cost associated with his/her project.
- iv. The proposed building plans shall be approved by the Director of Engineering Services after assurance of this permit.

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- V. On-site parking space for two small vehicles per cluster shall be provided within the stand.
- vi. A common refuse collection point shall be provided within the stand.
- vii. A children play area shall be designated within the stand.
- viii. The premises shall be completely walled, wall height not less than 2.1 metres and the gate shall be manned or electronically controlled always. **ADES**

**D. BUILDING INSPECTORATE**

It was reported that 23 building plans were approved in Victoria Ranch during the month of February 2023 and a total of USD9 767.80 was raised in plan fees. For the rest of town a total of 14 building plans were approved and a total amount of US17 822.67 was raised from the plan fees.

**E. WORKSHOP**

The report of the Acting Director of Engineering Services on the state of the Council fleet for all Council Departments was noted.

**i). VEHICLE TRACKING**

Consideration was given to the Council vehicle tracking report for the month of February 2023.

The Committee members noted that there was high frequency of accidents and urgent action was therefore required in order to safeguard the Council fleet. The Acting Director of Engineering Services advised that a report on the matter would be submitted to Management.

**ii) ROAD MAINTENANCE**

The activities of the Road Maintenance Section for the month of February 2023 covering tar and gravel patching, grading, hauling, desilting, drainage maintenance and roads repaired was noted.

On areas with drainage challenges observed during the storm, it was reported that a total of US\$192 440.00 was required for lining, desilting, excavations and redesigning of the affected drainages in the commonage.

**a) Properties affected by floods: Davis Mugabe Street**

The report of the Acting Director of Engineering Services on the properties affected by floods in Davis Mugabe Street was considered. It was reported that 21 properties were affected. It was noted that the challenge of flooding was recurring and escalating in magnitude every year therefore a lasting solution was required. The affected stand numbers were presented as follows,

**Most Critical Stands**

- 1. 15354
- 2. 15375
- 3. 15376
- 4. 15377

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- 5. 15378
- 6. 15379
- 7. 15380
- 8. 15381
- 9. 15382
- 10. 15383
- 11. 15384
- 12. 15385
- 13. 15386

**Other affected stands**

- 14. 15306
- 15. 15307
- 16. 15308
- 17. 15309
- 18. 15310
- 19. 15311
- 20. 15312
- 21. 15313

It was reported that some of the suspected causes to the flooding situation ie siltation of a nearby stream, and upgrading of the causeway along the street were addressed but did not provide a desired solution to the problem. Recommendation was made to relocate the affected properties in phases as a long term solution. The Committee adopted the recommendation.

**RESOLVED TO RECOMMEND**

- 1. THAT the 13 properties in Davis Mugabe Street as stated below, affected by floods be relocated during the year 2023.
  - i. 15354
  - ii. 15375
  - iii. 15376
  - iv. 15377
  - v. 15378
  - vi. 15379
  - vii. 15380
  - viii. 15381
  - ix. 15382
  - x. 15383
  - xi. 15384
  - xii. 15385
  - xiii. 15386
  
- 2. THAT the other eight (8) properties as stated below, in Davis Mugabe Street affected by floods, be relocated during the year 2024/2025.
  - i. 15306
  - ii. 15307

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- iii. 15308
- iv. 15309
- v. 15310
- vi. 15311
- vii. 15312
- viii. 15313

**iii). BUILDING MAINTENANCE**

It was reported that the Section attended to bricklaying, carpentry electrical, plumbing, and painting works on Council properties during the month of February 2023. The report was noted.

**F. FIRE SECTION**

It was reported that the Section attended to four (4) road traffic accident, one (1) building fire, and some special services were attended to in the month of February 2023. The report was noted.

**G. PROJECTS BEING UNDERTAKEN BY COUNCIL**

**(i) Construction Activities in Council Schools**

**a) Rujeko Secondary School**

It was reported that trench excavation of the 5<sup>th</sup> block and 6<sup>th</sup> blocks was ongoing.

**(ii) New landfill construction**

It was reported that overall percent completion was at 98%, electrification was at 80%, leachate pond drainage, procurement of covering tent and bush clearing was in progress while drainage works, fencing and culvert construction were completed.

**(iii) Safe Market**

It was reported that trench excavation for the safe market was completed and brickwork of toilet and police offices was in progress.

**(iv) Ward Development Projects**

**a) Borehole Status**

It was reported that boreholes were successfully drilled in Ward 1,2,3,4,5 and 6, with some of the boreholes still being equipped. In Ward 8, water siting was reported in progress.

**b) Market Sheds**

It was reported that market sheds construction was pending, awaiting delivery of material. It was noted that in Ward 6, the market shed was almost complete, except for construction of the toilet.

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Committee members highlighted the need to ringfence revenue collected from markets towards construction of additional markets. The Town Clerk clarified that the revenue was being ring fenced for market construction and upgrading.

**c) Rujeko D**

It was reported that the design for water reticulation were complete whilst roads and sewer reticulation, which will be done by a Contractor were pending. It was noted that approximately, US6 095 724.20 was required to service a total of 695 stands and tan approximate cost of land was pegged at US\$10.57 per square meter.

**H. HANDING OVER OF RHODENE SWIMMING POOL AND WATER BOWSER FOR FUNERAL SERVICES**

The report of the Acting Director of Engineering Services on the request to hand over Rhodene Swimming pool and Water Bowser to the Housing Department was considered. It was reported that the hand over includes two employees, N. Nduna EC number (118538) and J. Gama EC number (112929) Pool Lifesavers Grade 4. The items handed over were presented as follows;

<b><u>ITEM</u></b>	<b><u>STATUS</u></b>
(i) Swimming pool	Operational
(ii) Pump set 1	Operational
(iii) Pump set 2	Non-operational
(iv) Dressing room (ladies)	Operational
(v) Dressing room (gentleman)	Operational
(vi) Filters	Operational

The Engineering Services Department also handed over water delivery services during funerals with effect from 9 March 2023. The request was granted.

**RESOLVED TO RECOMMEND**

1. THAT the handover of Rhodene Swimming pool and water bowser for water delivery services during funerals, from the Engineering Services Department to the Housing and Social Services Department be granted.
2. THAT the transfer of two employees namely N. Nduna EC number (118538) and J. Gama EC number (112929) Pool Lifesaver Grade 4, from the Engineering Services Department to the Housing and Social Services Department be granted.

**I. Adoption of Report**

**RESOLVED TO RECOMMEND**

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

The meeting ended at 6.01 p.m.

**CONFIRMED THIS**

**DAY OF**

**2023**

**CHAIRMAN**

**TOWN CLERK**