

## CITY OF MASVINGO

### MINUTES OF THE PROCEEDINGS OF THE PUBLIC WORKS AND PLANNING COMMITTEE HELD IN THE COMMITTEE ROOM, MUNICIPAL OFFICES ON TUESDAY, 11 JULY 2023 AT 4.32 P.M.

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

**IN ATTENDANCE:** Mr Magwati L. – District Development Coordinator’s Office  
Ms T. Magidi- District Development Coordinator’s Office  
Mr F. Mudzamiri - Local Governance Studies Student : GZU

**OFFICIALS:** Chamber Secretary  
Chief Environmental Health Officer  
Acting Director of Housing and Social Services  
Acting Director of Engineering Services  
Chief Internal Auditor  
Building Inspector - Mr A. Chokuwamba  
Assistant Committee Officer

**N.B** *Before the meeting in the Committee Room, the Committee toured Chesvingo Safe market.*

#### **321. CONFIRMATION OF MINUTES**

##### **RESOLVED**

THAT the minutes of the meeting held on 13 June 2023 be taken as read, confirmed as a correct record and signed.

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

#### **322 REPORT OF THE ACTING DIRECTOR OF ENGINEERING SERVICES**

##### **A. WATER SUPPLY**

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 June 2023 was considered.

##### **(i). Water Treatment Chemical Stock levels**

The Acting Director of Engineering Services reported that chemical stock levels, were as follows: hydrated lime lasting for 47 days, Chlorine Gas lasting 29 days and Aluminum Sulphate lasting 20 days. It was reported that Chlorine HTH and Activated Carbon would be applied as and when the need arise. The report was noted.

##### **(ii). Intake Tower**

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It was reported that Pump No. 4 and 6 were operational during the month under review. Electric Motor for pump No. 4 returned from service on 23 June 2023 and was yet to be installed. Pump number 4 's non return valve valve required replacement.

**(iii). Treatment Works**

It was reported that Pump No. 1, 2 and 3 were operational during the month of June 2023. Pump No. 2 non drive side bearings were replaced. It was noted that 47 pumping hours were lost due to load shedding. The report was noted.

**(iv). Chemical Dosing Pumps**

It was highlighted that two chemo feeders were operational. The procurement of a new Chemo feeder set was reported underway.

**(v). Water Supply situation**

The water level for Lake Mutirikwi was 97,95 % full as at 1 July 2023. The report was noted.

**(vi). Water Quality**

It was reported that the treated water met the World Health Organization (WHO) guidelines and the Standards Association of Zimbabwe (SAZ) standards. The filter performance was satisfactory, and 142 samples were collected for chemical analysis in the month under review.

**(vii). Water Fitting**

The Section recorded 67 pipe bursts, 13 water connections, 57 water meter replacements and 8 sewer connections during the month of June 2023. The report was noted.

**(viii) Non-Revenue Water**

It was reported that the non-revenue water for June 2023 was 40.8 %. The Committee raised concern on the loss in monetary terms for non-revenue water, which the Acting Director of Engineering Services clarified that non-revenue water constituted of apparent losses, physical losses, and inaccurate metering. He noted that the highest loss was incurred through inaccurate metering caused by non-functional water meters where Council effects estimate charges. He reported that of the 18500 water meters which were billed, 6000 water meters were billed based on estimates. The Committee agreed that Council should replace the 6000 nonfunctional water meters and charge residents the cost of replacement. It was agreed that the replacement of the 6000 water meters would be implemented in phases of 1000 per year.

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**RESOLVED TO RECOMMEND**

THAT the matter regarding the phased replacement of 6000 nonfunctional water meters, to reduce non-revenue water, be referred to the Finance and General Purposes Committee for consideration.

**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 June 2023.

**(i). Sewage Reticulation**

It was reported that in the month of June 2023, a total of four hundred and thirty-eight (438) wheelbarrows of grit had been removed from the grit channels, two hundred and thirty-nine (239) bins of waste were removed from the grit screens and three hundred and eighty blockages were attended. The report was noted.

**(ii). Raw Pump Station**

It was reported that one pump was operational throughout the month. Efforts were being made to test and run the second pump. Another 160kw star Delta controller needs to be built to replace the fault VFD (Variable Frequency Drive). The leaking pumping main was repaired but the pipe requires replacement since it was corroded. The need to install a scour valve between the pumping station and the treatment plant to allow scouring during maintenance was highlighted.

**(iii). Rujeko Pump Station**

It was reported that one pump had been operational throughout the month. No break downs were experienced at the station on both mechanical and electrical equipment. Grit and screens removal and disposal were the main activities on the grit channels and all Thursdays of the month were now being dedicated for degritting and disposal at Rujeko pump station.

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

It was reported that three PSTs had been operational during the month. It was reported that on PST No. 2 degritting was completed and the broken desludging pipe was replaced with a new 150mm AC pipe and the tank was operating well. On PST No. 3 maintenance was ongoing. The report was noted.

**(v). Digesters**

It was reported that manual desludging of the first digester was ongoing and so far, two thirds of the digester volume had been emptied. The remaining fraction would take a full month to desludge manually. The report was noted.

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(vi) **Effluent Pump Station**

It was reported that no pumping was done during the month. One broken down effluent pump was taken to Harare for repairs and clearing of aquatic plants in the holding ponds has been completed.

(vii) **Trickling filters**

It was reported that deblocking of Filter Number 2 distribution arms was completed allowing even distribution of settled water from the PSTs through to the holding Ponds. Greased bolts and nuts were now ready for unscrewing during filter maintenance and repairs.

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

**Anaerobic Zone**

It was reported that all electric motors in the anaerobic zone and screens ankle bars required replacement.

**Anoxic Zone**

It was reported that two Stirrers remained operational in the last quarter of the month since stirrer No. 3 developed some high temperatures due to continuous running.

**RAS Pump station**

It was reported that RAS pump was operational with two belts instead of three. A procurement request for the “V” belts was initiated.

**Aerators**

It was reported that eight (8) aerators were operational in the last quarter of the month and Aerators 5 and 14 were repaired. The eighth aerator was being operated intermittently to allow cooling since it has no cooling fan. It was reported that the increased number of aerators has also improved settleability of particles in the clarifiers as a result, the clarity of effluent at the cascade has been improved.

**Mixed Liquor Pumps**

It was reported that broken “V” belts for the mixed liquor pumps were replaced with old belts but failed to operate due to electrical faults.

**Clarifiers**

It was reported that settle ability was improved in the clarifiers due to improved aeration, though both clarifiers rotating bridges were not functional. Dark weed removal was carried out and completed in both clarifiers.

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**Cascade**

**Biological Nutrient Remover Plant**

It was reported that the overall sample level was in band yellow, which shows significant improvement.

**Pollution Control**

It was reported that compilation of company database done and awaiting analysis. For rivers, fixing of control points was in progress.

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

**(i). APPLICATION TO CHANGE USE OF STAND 27087 ZIMRE PARK FROM RESIDENTIAL TO A PRIVATE SCHOOL (INSTITUTIONAL): CHELSEA LINDA CHIPAMBA**

Consideration was given to the report of the Acting Director of Engineering Services on the application by Chelsea Linda Chipamba for change of use of stand number 27087 Zimre Park Fort Victoria Township, from single family residential to a private college (Institutional). It was reported that public consultations were conducted on both abutting stand owners and the public through the press for stipulated 21 days from day of service and no objections had been received.

The application was granted subject to the following conditions;

- i. The premises shall be used for institutional use (private college) and ancillary uses only.
- ii. The applicant shall obtain an operating license from Masvingo City Council upon fulfillment of the City's Health, Fire, By-Laws and the Ministry of Primary and Secondary Schools.
- iii. All alterations to the existing buildings must be approved by the Director of Engineering Services before commencement of any works.
- iv. The applicant shall erect directional signs to the approval of the Local Authority's Director of Engineering Services.
- v. The applicant shall provide onsite parking of staff and visitors' vehicles within the school premises at all the times.
- vi. The applicant shall provide user friendly facilities for all persons including those different abled people.
- vii. The applicant shall operate at council's discretion the school becomes the 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. The school shall at all times conform to the requirements of the Ministry of Primary and Secondary Education, Chief Environmental Health Officer and Director of Engineering Services.
- ix. The property shall pay commercial rates consistent with the approved new status.
- x. Council through its officers shall have free access to the property at all times to carry out relevant inspections.

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**RESOLVED TO RECOMMEND**

THAT the application by Chelsea Linda Chipamba for change of use of stand number 27087 Zimre Park Fort Victoria Township, from single family residential to a private college (Institutional) be granted subject to the following conditions;

- i. The premises shall be used for institutional use (private college) and ancillary uses only.
- ii. The applicant shall obtain an operating license from Masvingo City Council upon fulfillment of the City's Health, Fire, By-Laws and the Ministry of Primary and Secondary Schools.
- iii. All alterations to the existing buildings must be approved by the Director of Engineering Services before commencement of any works.
- iv. The applicant shall erect directional signs to the approval of the Local Authority's Director of Engineering Services.
- v. The applicant shall provide onsite parking of staff and visitors' vehicles within the school premises at all the times.
- vi. The applicant shall provide user friendly facilities for all persons including those different abled people.
- vii. The applicant shall operate at council's discretion the school becomes the 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. The school shall always conform to the requirements of the Ministry of Primary and Secondary Education, Chief Environmental Health Officer and Director of Engineering Services.
- ix. The property shall pay commercial rates consistent with the approved new status.
- x. Council through its Officers shall always have free access to the property at all times, to carry out relevant inspections. **ADES**

**(ii). APPLICATION TO CHANGE USE OF STAND 29930 EASTVALE FROM CRECHE TO RESIDENTIAL USE: KUFAKUNESU GRACE**

The report of the Acting Director of Engineering Services on the request by Grace Kufakunesu, for change of use from Creche to residential, on stand number 29930, Eastvale was considered. It was reported that the owner of the property applied for change of use from residential to crèche last year and the application was approved. However, the applicant advised that the enrolment was not viable and cannot cover the running costs including the commercial rates being charged by the Council. Request was being made to revert to residential use. The request was granted subject to the applicant paying the necessary permit issuance fees as consistent with Council policy.

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**RESOLVED TO RECOMMEND**

THAT the application by Grace Kufakunesu for change of use from Creche to residential, on stand number 29930 Eastvale from Creche to residential be granted subject to the applicant paying the necessary permit issuance fees as consistent with Council policy. **ADES**

**D. BUILDING INSPECTORATE**

It was reported that 21 building plans were approved in Victoria Ranch during the month of June 2023 and a total of USD5 728.00 was raised in plan fees. For the rest of town, a total of 22 building plans were approved and a total amount of USD4 967.00 was raised from plan fees. The report was noted.

**E. WORKSHOP**

The report of the Acting Director of Engineering Services on the state of the Council fleet by Department for the month of June 2023 was considered.

Committee members sought clarity on the state of repair of the Changlin Grader. The Acting Director of Engineering Services reported that the Grader was not yet repaired due to unavailability of spare parts locally. The Committee urged the Acting Director of Engineering Services to follow up with the Finance Director to speed up the process of repairing the Grader.

**F. VEHICLE TRACKING SYSTEM**

Consideration was given to the report of the Acting Director of Engineering Services on vehicle tracking system for the month of June 2023. It was reported that 3828 driving violations had been recorded during the month. The Committee urged the Acting Director of Engineering Services to caution Drivers to reduce violations.

**G. ROAD MAINTENANCE**

The activities of the Road Maintenance Section for the month of June 2023 covering tar and gravel patching, drainage maintenance and roads repaired was considered.

**H. 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 June 2023. The report was noted.

**I. FIRE SECTION**

**Road Traffic Accidents**

It was reported that two Road Traffic Accidents were attended during the month.

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**Building Fires**

The section attended to five calls during the month under review.

**Veld Fires**

It was reported that Veld fires were extinguished at Masvingo Airport, 4 1 Brigade, Zimuto Camp, Mushagashe Water Works, 4 Brigade, North West Medical Clinic, Charumbira Street, Clipsham resettlement area and ZIMDEF Flats respectively during the month. A Fire and Ambulance cover was provided during VVIP visit at Mucheke Stadium on 9<sup>th</sup>.

**Special Services**

It was reported that sixty-seven (67) Ambulance transfers were carried out throughout the month. Water was supplied to Mucheke Clinic, Rujeko Secondary, Masvingo Provincial Hospital, Zana Street and Mucheke Stadium (VVIP venue) during the month.

**J. PROJECTS BEING UNDERTAKEN BY COUNCIL**

**(i). Rujeko Secondary School**

It was reported that block 7 slab tubing was completed. The computer laboratory brickwork was completed.

**(ii). Shakashe Primary School**

It was reported that roof painting of classrooms blocks was completed.

**(iii). Vurombo Primary School**

It was reported that 100m of the boundary wall had been completed and painting of the Tuck shop and administration block and Headmaster's office was completed.

**(iv). Safe Market**

It was reported that painting and tiling of the toilet was completed. The overall percentage of completion was 60%.

**(vii). Tanaiwa Project**

It was reported that Brickwork for 16 toilets, upgrading of main drain and upgrading of 14 toilets was completed. The installation of sink, tubing of 3 toilets was ongoing. The report was noted.

Concern was raised on the high rate of illegal activities ie carwash, tuck-shops operating at undesignated sites including residential premises. A proposal was made for Council to charge spot fines as a penalty instead of letting them operate illegally with no repercussions. It was noted that imposing a spot fine would encourage illegal activities and the situation could become unmanageable, thereby worsening the situation.

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The Committee sought clarity on the Rujeko D Residential Housing stands development. The Acting Director of Housing and Social Services clarified that NSSA was engaged through the National Building Society Bank and a report on the matter was submitted to Council. The resolution made by Council was communicated to National Building Society Bank and they had not yet reverted to Council. Members noted that the residential stands developed by financial institutions like Banks were usually unaffordable to the Council employees who would be the major beneficiaries. The Acting Director of Housing and Social Services advised that modalities to make the stands affordable would be further explored. A proposal was made for Council to advertise in the press, for other players as alternatives to take up the housing project and expedite the process. It was clarified that the National Building Society Bank was already engaged for the same project and therefore focus should be on encouraging the investor to commence the project. The Committee requested that a progress report on the development of Rujeko D Housing Stands be included in the report to the Public Works and Planning Committee.

Clarity was also sought on the Chesvingo Light Industrial Stands, the Acting Director of Engineering Services reported that the Surveyor had provide the Bill of Quantities.

**K. CONSTRUCTION OF BOUNDARY WALLS**

Consideration was given to the report of the construction of boundary walls in the commonage. It was reported that starting 2020, the Town Planning made recommendations to regulate the construction of new boundary walls on both residential and institutional premises. This followed observations made with regards to the disturbances in flow of storm water. It was reported that residents have a tendency of blocking weepholes and uprooting stand beacons during construction.

The following factors were considered during the approval of boundary walls,

- a. Protection of survey beacons
- b. Materials to be used
- c. Heights of boundary walls
- d. Provision of weepholes
- e. Construction details and structural strength and stability'
- f. All new boundary walls for institutional premises pay for plan fees
- g. Boundary walls for residential properties with a height that exceeded 1.8 c.m pay plan fees, however it should not exceed 2.4 m.

It was reported that in 2022 and 2023, 8 residents submitted their building plans with boundary walls for approval. However, all building plans for residential and institutional premises were requested to include the boundary wall in order for the plan to be approved. The report was noted.

**L. 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.

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The meeting ended at 5.55 p.m.

**CONFIRMED THIS**

**DAY OF**

**2023**

**CHAIRMAN**

**TOWN CLERK**