

CITY OF MASVINGO

MINUTES OF THE PROCEEDINGS OF THE PUBLIC WORKS AND PLANNING COMMITTEE HELD IN THE COMMITTEE ROOM, MUNICIPAL OFFICES ON THURSDAY, 13 APRIL 2023 AT 4.51 P.M.

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

ALSO PRESENT: Councillor A. Chiteme

IN ATTENDANCE: Magwati L: DDC's Office Masvingo
Mavenyengwa M.: Local Governance Studies Student DDC's Office
Mudzamiri F: Local Governance Studies Student : GZU

OFFICIALS: Town Clerk
Acting Director of Engineering Services
Acting Director of Housing and Social Services
Acting Chief Health Officer
Waster and Waste Water Engineer
Town Planner
Public Relations Officer
Assistant Administration Officer
Assistant Committee Officer

151. CONFIRMATION OF MINUTES

RESOLVED

THAT the minutes of the meeting held on 9 March 2023 be taken as read, confirmed as a correct record and signed.

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

152. 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 March 2023.

(i). Water Treatment Chemical stock levels

It was reported that Aluminium Sulphate would last for 13 days, hydrated lime was stocked to meet requirements for the next 42 days and Chlorine Gas lasting 44 days. The report was noted.

(ii). Intake Tower

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

(iii). Treatment Works

On treatment works, it was reported that pumps number 1 and 2 were operational. The electric motor for pump number 3 had been installed and was operational. However the Section lost 253 hours of puming due to load shedding and power cuts. The need to expedite the sourcing of funds for the solar project for the Water Wortks Section was highlighted. The Acting Director of Engineering Services was instrtcted to refer the matter to the Finance and General Purposes Committee for sourcing of funds or the solar project.

RESOLVED TO RECOMMEND

THAT the Acting Director of Engineering Services be instructed to refer the sourcing of funds for the Water Works Solar project, to the Finance and General Purposes Committee for consideration. **ADES**

(iv). Chemical Dosing Pumps

On the status of chemical dosing equipment, it was highlighted that two chemo feeders were operational. The other chemo feeders were still down due to shortage of spares which were not available on the market.

(v). Water Supply situation

On water levels, it was reported that Lake Mutirikwi was 98,97 % full as at 1 April 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 67 pipe bursts, 7 water connections, 46 water meter replacements and 10 sewer connections during the month of March 2022. The report was noted.

(ix) Non-revenue Water

It was reported that the non-revenue water for March 2023 was 24.01 % which translated to ZWL 125 001 135.80. The report was noted.

B. SEWAGE RETICULATION, TREATMENT AND DISPOSAL.

Minutes: Public Works and Planning Committee: 13.04.23

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 March 2023.

(i). Sewage Reticulation

It was reported that a total of two hundred and sixty (260) blockages had been recorded and attended to during the month of March 2023, whilst eight hundred and seventeen (817) wheelbarrows of grit had been removed from the grit channels. One hundred and sixty (160) bins of waste were removed from the grit screens. The report was noted.

(ii). Raw Pump Station

It was reported that the station resumed operations on 22 March 2023 after the provision and installation of electric components. However pumping had stopped due to some faults on the 160KW Star Delta Controller. The need to have all pumps at the station operational was highlighted.

(iii). Rujeko Pump Station

It was reported that the station resumed operations on 22 March 2023. However pumping stopped due to floods that forced the removal of electric motors to dry places for safety.

(iv). Primary Settling Tanks (PST)

The Acting Director of Engineering Services reported that three (3) primary settling tanks were operational. The need to have all PSTs repaired for normal functioning was highlighted.

(v). Digesters

It was reported that both digesters have been receiving some sludge from the Primary Settling Tanks awaiting deblocking by the contract workers. The contract to deblock the digesters ended on the 1st of March 2023. A request was done to have the contract extended by another three months, though the period was too short to complete the deblocking exercise for the two Digesters. It was highlighted that works at the Digesters to be co-ordinated well with the Roads Section for the provision of gravel and trenching. The report was noted.

(vi). Effluent Pump Station

It was reported that one pump was there was less pumping taking place due to power outages. Only one pump was operational during the period under review. The report was noted.

(vii). Trickling filters

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It was reported that removal of debris on distribution arms was done and it continuously needed to be done for ease movement of settled waste water. All filters needed some attention on their centre pivots and distribution arms. The report was noted.

(viii) Biological Nutrient Removal Plant (BNRP)

(a). Anaerobic Zone

It was reported that desilting of anaerobic zone was done successfully. This was done to control entry of grit into other zones, i.e. the anoxic and the aeration basins. Inspection of the zones needed to be conducted annually. The report was noted.

(b). Anoxic Zone

It was reported that three Stirrers have been operating during the period. The fourth stirrer was stopped due to noisy electric motor. Efforts were being made to conduct repairs soon.

(c). Aerators

It was reported that Six (6) Aerators have been operating during the month. Power outages were disturbing continuous operation of the bioreactor. Wasting of excess solids improved the quality of effluent at the Cascade. The report was noted.

(d). RAS Pump station

It was reported that one pump has been operating throughout the month, the other pump was awaiting procurement of "V" belts and contactors to work on the repairs.

(e). Mixed Liquor Pumps

It was reported that one mixed liquor pump is operational out of 3. 'V' belts that were requested have not yet been supplied for the other 2 pumps.

(f). Clarifiers

It was reported that both clarifiers have been receiving flow from the aeration basin as activated sludge for clarification though both rotating bridges were not functional. Removal of dark weed in the clarifiers and the aeration basin was in progress. The report was noted.

C. TOWN PLANNING, SURVEY AND TRANSPORT

(i). APPLICATION FOR CHANGE OF USE FROM LOW DENSITY RESIDENTIAL TO CLOTHING DESIGN CONSULTANCY AND TRAINING CENTRE (BUSINESS PREMISES) – WILLIAM CHIPADZA STAND 1431 (25 PROTEA AVENUE) RHODENE MASVINGO

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Consideration was given to the report of the Acting Director of Engineering Services on the application by William Chipadza for change of use of Stand Number 25 Protea Avenue, Rhodene Masvingo, from low density residential to Commercial Clothing Design Consultancy and Training Centre. It was noted that Residential Stand 1431 (25 Protea Avenue), Rhodene is located within an area zoned low density residential. The surrounding use are residential. Stand 1431 (25 Protea Avenue) measures 2227.42 square meters. There were two buildings within the stand that is the main house and cottage but both were not occupied. The stand was on reticulated water and sewer. The stand had a borehole as an alternative water source and that the stand is accessed through Protea Avenue.

It was advised that the proposed use might not be a nuisance to the locality should it pass public scrutiny. It was therefore agreed that the applicant be given an opportunity to advertise in terms of section 26 (3) of the Regional, Town and Country Planning Act Chapter 29:12.

RESOLVED TO RECOMMEND

THAT William Chipadza of stand Number 1431 (25 Protea Avenue), Rhodene, Masvingo, be given an opportunity to advertise in terms of Section 26 (3) of the Regional, Town and Country Planning Act Chapter 29:12, his application for change of use low density residential to Clothing Design Consultancy and Training Centre.

ADES

(ii). **APPLICATION FOR CHANGE OF USE FROM LOW DENSITY SINGLE FAMILY RESIDENTIAL TO MULTIPLE FAMILY CLUSTER HOUSING 719 (4) MCGHIE AVENUE RHODENE, MASVINGO: AFRICA AND CLARA VAIDA MOYO**

Consideration was given to the report of the Acting Director of Engineering Services on the application by Africa and Clara Vaida Moyo requesting for change of use from Low Density Single Family Residential to Multiple Family Cluster Housing. It was reported that the approved use of Stand 719 (4 McGhee Avenue) Rhodene was low density residential. The locality was low density residential. Stand 719 measures 2 043.53 m² in area, there was a main house and a cottage on the stand, Parking space within the stand was adequate, Access into the stand was through McGhee Avenue and the stand was on reticulated water and sewer.

It was advised that the application be turned down on the basis that the stand size of 2 043.53m² was smaller than the stand size permissible for cluster developments in Rhodene, of 3000 m².

RESOLVED TO RECOMMEND

THAT the application by Africa and Clara Vaida Moyo for change of use of Stand Number 719 (4 McGhee Avenue) Rhodene, from Low Density Single Family Residential to Multiple Family Cluster Housing be turned down on the basis that the stand size of 2 043.53m² was smaller than the stand size permissible for cluster developments in Rhodene of 3 000m².

ADES

Minutes: Public Works and Planning Committee: 13.04.23**(iii). APPLICATION FOR CHANGE OF USE FROM LOW DENSITY SINGLE FAMILY RESIDENTIAL TO BOARDING HOUSE (STUDENTS' ACCOMMODATION) 1193 (2) PATERSON STREET RHODENE, MASVINGO: MRS AND MR KONDONGWE**

Consideration was given to the report of the Acting Director of Engineering Services on the application by Mrs and Mr. Kondongwe for change of use of Stand 1193, Paterson Street, Rhodene, Masvingo, from Low Density Single Family Residential to Boarding House. It was reported that Stand 1193 (2 Paterson Street) Rhodene was a low density residential stand located within a low density residential neighbourhood. Stand 1193 measures 2 071.59 m² in area, there was a main house and a cottage on the stand, onsite parking was possible, the stand was on reticulated water and sewer. There was a solar powered borehole on site. Access into the stand was through Paterson Street and the locality was generally quiet.

It was advised and agreed that the application be advertised in a newspaper circulating in the area as guided by the provisions of section 26 (3) of the Regional, Town and Country Planning Act Chapter 29:12.

RESOLVED TO RECOMMEND

THAT Mrs and Mr. Kondongwe of Stand 1193, Paterson Street, Rhodene, Masvingo, be advised to advertise in a newspaper circulating in the area, their application for change of use of their premises from Low Density Single Family Residential to Boarding House. **ADES**

(iv). APPLICATION FOR CHANGE OF USE OF STAND 27087 ZIMRE PARK FROM RESIDENTIAL TO FULLY FLEDGED PRIVATE PRIMARY SCHOOL: AKUDZWE CHARLES

Consideration was given to the report of the Acting Director of Engineering Services on the application by Akudzwe Charles, for change of use of Stand Number 27087 ZIMRE Park from residential to a Private Primary School. It was reported that residential Stand 27087, Zimre Park measured 5 071 square metres and surrounded by residential properties on two sides and a lodge on the other. In addition there was a principal building under construction on site.

It was advised that the applicant be afforded an opportunity to advertise in terms of the Regional, Town and Country Planning Act Chapter 29:12, Section 26 (3).

RESOLVED TO RECOMMEND

THAT Akudzwe Charles of Stand Number 27087 ZIMRE Park, Masvingo be advised to advertise in the press in terms of the Regional, Town and Country Planning Act Chapter 29:12, Section 26 (3), his application for change of use of Stand 27087 ZIMRE Park, Masvingo, from residential to a Private School. **ADES**

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(v). **APPLICATION FOR CHANGE OF USE OF STAND NUMBER 27272 ZIMRE PARK, MASVINGO FROM RESIDENTIAL TO A LODGE: MARGRET MAPFUMO.**

Consideration was given to the report of the Acting Director of Engineering Services on the application by Margret Mapfumo, for change of use of Stand Number 27272 ZIMRE Park, Masvingo from residential to a Lodge.

It was reported that Stand 27272 ZIMRE Park, Masvingo, was a low density residential stand located within a low density residential neighbourhood, Stand 27272 measured 4 418.25 m² in area, there was an eight bedroomed building still under construction at door height level. Onsite parking was possible, the stand was on reticulated water and sewer. There was a borehole on site. Tarred access into the stand was through woodenapple Avenue.

It was advised that the application could be permitted subject to the provision of Section 26(3) of the Regional Town and Country Planning Act Chapter 29:12.

RESOLVED TO RECOMMEND

THAT Margret Mapfumo of Stand Number 27272 ZIMRE Park, Masvingo be advised to advertise in the press in terms of the Regional, Town and Country Planning Act Chapter 29:12, Section 26 (3), his application for change of use of Stand 27272 ZIMRE Park, Masvingo, from residential to a Lodge. **ADES**

D. BUILDING INSPECTORATE

It was reported that 39 building plans were approved in Victoria Ranch during the month of March 2023 and a total of USD12 457.84 and ZWL17 119.94 was raised in plan fees. For the rest of town a total of 25 building plans were approved and total amount of USD11 714.78 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 March 2023 was noted. The report was noted.

F. VEHICLE TRACKING SYSTEM

The report of the Acting Director of Engineering Services on vehicle tracking system for the month of March 2023 was considered. It was reported that 4 863 driving violations had been recorded during the month. The report was noted.

G. ROAD MAINTENANCE

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

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On routine buildings maintenance, the Maintenance Section attended to bricklaying, electrical, plumbing, carpentry and painting works on Council properties during the month of March 2023. The report was noted.

I. FIRE SECTION

It was reported that the Section attended to one road traffic accident, four building fires one special services during the month of March 2023. The report was noted.

J. PROJECTS BEING UNDERTAKEN BY COUNCIL**Construction Activities.****(i). Rujeko Secondary School**

It was reported that block 5 was at superstructure level and block 6 was at substructure level. On the proposal to establish a Secondary School in Runyararo South West suburbs oin 2024, the Acting Director of Engineering Services was instrcted to refer the matter to Management for consideration.

RESOLVED TO RECOMMEND

THAT the Acting Director of Engineering Services be instrcted to refer the establishment of a Secondary School in Runyararo South West suburbs in 2024, to Management for consideration. **ADES**

(ii). New landfill construction

It was reported that electrification of landfill offices had been completed, covering tent had been procured and it is waiting to be transported to site. Hiring of excavation services was in progress. It was also reported that dewatering and debris removal from the pond, and preparation of leachate pond reconstruction was underway. The overall project completion status was at 98.5%. The report was noted. The Committee agreed to conduct a tour of the project at the next Committee meeting.

RESOLVED TO RECOMMEND

THAT the Acting Durector of Engineering Services be instrjcted to organise a tour of the landfill project by the Public Works and Planning Committee at the next meeting. **ADES**

(iii). Safe Market Construction

It was reported that brick work and roofing for ablution toilet and Police Offices had been completed. Electrical work for ablution toilet and Police offices were still in progress. Plumbing

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drainage for ablution toilet was also in progress. Slab columns for market shed had been completed. The report was noted.

(iv). Ward Development Projects**Borehole Water Supply**

It was reported that a total of six (6) boreholes were drilled in wards 1, 2, 4, 8, 9 and 10. All boreholes were successful and they were equipped with bush pumps by the Water Works Section. The report was noted.

Rujeko Public Toilet

It was reported that setting out for the toilet block was in progress.

Paongolin Market Shed

On Paongolin Market Shed it was reported that roofing, substructure brick work completed and back filling had been completed, whilst concrete slabbing was in progress.

Gomba Market Shed

It was reported that roofing, substructure brick work and back filling had been completed. Concrete slabbing was in progress. The report was noted.

Hillside Market Shed

It was reported that roofing, substructure brick work and back filling works had been completed. Concrete slabbing was still in progress. The report was noted.

K. 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.

The meeting ended at 6.08 p.m.

CONFIRMED THIS

DAY OF

2023

CHAIRMAN

TOWN CLERK