

**CITY OF MASVINGO**

**MINUTES OF THE PROCEEDINGS OF THE PUBLIC WORKS AND PLANNING COMMITTEE HELD IN THE COMMITTEE ROOM, MUNICIPAL OFFICES ON THURSDAY, 5 OCTOBER 2023 AT 4.38 P.M.**

**PRESENT:** Councillor R. Musekiwa (Chairman)  
Her Worship the Mayor Councillor S. Y. Chiwara  
Councillor A. Tabe  
Councillor S. Manyanga  
Councillor S. Chikwangwani  
Councillor E. Zishiri

**OFFICIALS:** Director of Housing and Social Services  
Acting Director of Engineering Services  
Acting Finance Director  
Chief Internal Auditor  
Senior Health Officer  
Water and Waste Water Engineer  
Town Planner  
Public Relations Officer  
Assistant Committee Officer

**435. CONFIRMATION OF MINUTES**

**RESOLVED**

THAT the minutes of the meeting held on 11 July 2023 and 26 September 2023 be taken as read, confirmed as correct records and signed.

*Proposed by Councillor A. Tabe  
Seconded by Councillor S. Manyanga*

**436. 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 September 2023.

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

It was reported that Aluminium Sulphate would last for 40 days, hydrated lime was stocked to meet requirements for the next 16 days, Chlorine Gas lasting 60 days and Chlorine HTH would last for 14 days. The report was noted.

**(ii). Aluminium Sulphate from Chilmund Chemicals in Bindura.**

It was reported that Council identified a new manufacturer of Aluminium Sulphate located in Bindura trading as Chilmund Chemicals. Tests conducted by the Engineering Services Department to determine optimum treatment dosage and efficiency in removing turbidity showed positive results compared to the current suppliers, A.I. Davis, Chemplex and Tierra Marketing.

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It was advised that Council should consider procuring Aluminium Sulphate from Chilmund Chemicals in Bindura. The idea was approved by the Committee and the Acting Director of Engineering Services was instructed to refer the matter to the Procurement Management Unit for consideration.

**RESOLVED TO RECOMMEND**

THAT the Acting Director of Engineering Services be instructed to refer enlisting of Chilmund Chemicals, for the Supply of water Treatment Chemicals, to the Procurement Management Unit for consideration.

**(iii). 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.

**(iv). Treatment Works**

On treatment works, it was reported that pumps number 1 and 3 were operational during the month of September 2023. However the Section lost 56 hours of pumping due to load shedding and power cuts.

**(v). Chemical Dosing Pumps**

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

**(vi). Water Supply situation**

On water levels, it was reported that Lake Mutirikwi was 96,94 % full as at 2 October 2023. The report was noted.

**(vii). Water Quality**

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

**(viii). Water Fitting**

The Section recorded 59 pipe bursts, 7 water connections, 56 water meter replacements and 10 sewer connections during the month of September 2023. The report was noted.

**(ix) Non-revenue Water**

It was reported that the non-revenue water for September 2023 was 34.7 % which translated to ZWL 1 004 121 583.30. The report was noted.

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

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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 September 2023.

**(i). Sewage Reticulation**

It was reported that a total of three hundred and seventy one (371) blockages had been recorded and attended to during the month of September 2023, whilst three hundred and eighty four (384) wheelbarrows of grit had been removed from the grit channels. Two hundred and thirty (230) bins of waste were removed from the grit screens. The report was noted.

**(ii). Raw Pump Station**

It was reported that the station was operational during the month of September 2023 after the provision and installation of electric components.

**(iii). Rujeko Pump Station**

It was reported that the station was operational during the period under review.

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

The Acting Director of Engineering Services reported that three (3) primary settling tanks were operational.

**(v). Digesters**

It was reported that flushing and deblocking of pipes was underway, and removal of dried manure from the pond was also in progress.

**(vi). Effluent Pump Station**

It was reported that one pump was operational at the station. The report was noted.

**(vii) Trickling filters**

It was reported that all filters were receiving effluent from the Primary Settling Tanks though filter number 1 and 3 were not operational. The report was noted.

**(viii) Biological Nutrient Removal Plant (BNRP)****(a). Anaerobic Zone**

It was reported that the dewatering pump was operating from the anaerobic zone, which has a high content of water with less sludge in it.

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**(b). Anoxic Zone**

It was reported that all aerators were now suspended far away from sludge level. It was highlighted that removal of sludge from the zone had begun.

**(c). Aerators**

It was reported that all Aerators were now suspended far away from the sludge level.

**(d). RAS Pump station**

It was reported that RAS Pump station was not operational, awaiting completion of the BNRP maintenance.

**(e). Mixed Liquor Pumps**

It was reported that new electrical fittings have been requested to restore the functionality of both or all the pumps.

**(f). Clarifiers**

It was reported that both clarifiers were now operational, awaiting completion of the maintenance process in the BNRP.

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

**(i). APPLICATION FOR CHANGE OF USE OF STAND NUMBER 27236 SUNFLOWER STREET, ZIMRE PARK FROM SINGLE FAMILY RESIDENTIAL TO CLUSTER HOUSING**

Consideration was given to the report of the Acting Director of Engineering Services on the application by Semwayo, to convert stand number 27236 Zimre Park, from Single family low density residential to cluster housing. It was reported that after having advertised their intention in the press and to both neighbors and the general public, there was no objection received. The application was attached to the following conditions:

- i. The premises be used as a commercial cluster only. That the commercial cluster 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 exceeds the size of the stand. Activities at the lodge shall not inconvenience the neighbourhood.
- ii. The applicant shall obtain an operating licence from Council upon fulfilment of both Council Health and 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.

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- 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 physically challenged guests.
- viii. The proposed commercial cluster shall be operated at Council's discretion and Council reserves the right to withdraw this permit should the commercial cluster 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 proposed use 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 had no objection to the application but they expressed their desire to appreciate the cluster-housing concept from other local authorities. It was reported that cluster housing projects have been implemented in the city of Kwekwe. It was suggested that the Public Works and Planning Committee should conduct a tour of Kwekwe City to appreciate the cluster housing projects.

**RESOLVED TO RECOMMEND**

- 1. THAT the Town Clerk be instructed to organise a tour of Kwekwe City by the Public Works and Planning Committee to appreciate the Cluster Housing projects.  
**TC**
- 2. THAT the application by Semwayo, for change of use of Stand Number 27236 Zimre Park, from Single family low density residential to cluster housing be granted.  
**ADES**

(ii). **APPLICATION FOR CHANGE OF USE OF STAND NUMBER 27272 ZIMRE PARK FROM SINGLE FAMILY LOW DENSITY RESIDENTIAL TO LODGE: MARGRET MAPFUMO.**

Consideration was given to the report of the Acting Director of Engineering Services on the application by Margret Mapfumo, to convert stand number 27272 Zimre Park, from Single family low density residential to a lodge. It was reported that after having advertised the intention in the press and to both neighbors and the general public, there was no objection received. The application was granted subject to the following conditions:-

- i. The premises shall be used as a lodge only.
- ii. 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 lodge shall not inconvenience the neighbourhood.
- iii. The applicant shall obtain an operating licence from Council upon fulfilment of Council Health By-Laws, Fire By-Laws and Minister responsible for Tourism.

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- iv. All alterations to existing building plans shall be approved by the Director Engineering Services before commencement of any works.
- v. The Applicant shall install directional signage to a standard approved by Council. Authority to erect such signage shall be sought from Council.
- vi. The Applicant shall provide onsite parking and shall ensure that visitors to the lodge park their vehicles within the premises at all times.
- vii. No liquor selling shall be permitted within the premises.
- viii. The applicant shall provide user friendly facilities for the guests living with disabilities.
- ix. The 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.
- x. The lodge shall at all times conform to the requirements of the Chief Environmental Health Officer, the Director Engineering Services and Minister responsible for Tourism.
- xi. The property shall pay commercial rates consistent with the approved new status.
- xii. Council through its officers shall have access to the stand to carry out relevant inspection at all reasonable times.

**RESOLVED TO RECOMMEND**

- i. The premises shall be used as a lodge only.
- ii. 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 lodge shall not inconvenience the neighbourhood.
- iii. The applicant shall obtain an operating licence from Council upon fulfilment of Council Health By-Laws, Fire By-Laws and Minister responsible for Tourism.
- iv. All alterations to existing building plans shall be approved by the Director Engineering Services before commencement of any works.
- v. The Applicant shall install directional signage to a standard approved by Council. Authority to erect such signage shall be sought from Council.
- vi. The Applicant shall provide onsite parking and shall ensure that visitors to the lodge park their vehicles within the premises at all times.
- vii. No liquor selling shall be permitted within the premises.
- viii. The applicant shall provide user friendly facilities for the guests living with disabilities.
- ix. The 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.
- x. The lodge shall at all times conform to the requirements of the Chief Environmental Health Officer, the Director Engineering Services and Minister responsible for Tourism.

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- xi. The property shall pay commercial rates consistent with the approved new status.
- xii. Council through its officers shall have access to the stand to carry out relevant inspection at all reasonable times.

(iii). **APPLICATION FOR CHANGE OF USE OF STAND 7191, DINDINGWE DRIVE HILLSIDE, CHESVINGO FROM A CRECHE TO A PRIVATE PRIMARY SCHOOL : G. MAKUKU**

Consideration was given to the report of the Acting Director of Engineering Services on the application by G. Makuku, for change of use of stand No 7191, Dindingwe Drive, Hillside, Masvingo from a Creche to a Private Primary School. It was reported that the stand measures 1446 square meters in size. The Committee agreed to give the applicant an opportunity to advertise his intentions in the press.

**RESOLVED TO RECOMMEND**

THAT Mr G. Makuku be given the opportunity to advertise his intention to change the use of Stand Number 7191, Dindingwe Drive, Hillside, Masvingo from a Creche to a Private Primary School. **ADES**

(iv). **APPLICATION FOR CHANGE OF USE STAND NUMBER 7049 SHUNDU STREET TARGET KOPJE FROM A RESIDENTIAL STAND TO A GUEST HOUSE: TAPIWA CHAMBOKO**

Consideration was given to the report of the Acting Director of Engineering Services on the application by Tapiwa Chamboko for change of use of stand No 7049, Target Kopje, Masvingo from a residential stand to a Guest House. It was reported that the stand measures 1349 square meters in size. The Committee agreed that the applicant be given an opportunity to advertise in terms of the Regional, Town and Country Planning Act Chapter 29:12, for the purpose of public consultations in an effort to get views of the abutting property owners and the general public in Target Kopje. The Committee also agreed to conduct a tour of the premises for familiarization.

**RESOLVED TO RECOMMEND**

1. THAT Mr Tapiwa Chamboko be given the opportunity to advertise his intention to change the use of Stand Number 7049, Shundu Street, Target Kopje, Masvingo from a residential house to a Guest House. **ADES**
2. THAT the Acting Director of Engineering Services be instructed to organise a tour of Stand Number 7049 Shundu Street, Target Kopje, Masvingo by the Public Works and Planning Committee for familiarization following the application by the property owner for change of use from residential to a Guest House.

**ADES**

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(v). **APPLICATION TO SUBDIVIDE THE REMAINDER OF LOTS 2 ,3, 6,7 AND 8 OF FLESK IN TERMS OF SECTION 40 OF THE REGIONAL, TOWN AND COUNTRY PLANNING ACT CHAPTER 29:12**

Consideration was given to the report of the Acting Director of Engineering Services on the application Great Zimbabwe Realtors, on behalf of the legal owners of the property to subdivide Remainder of Lots 2,3,6,7 and 8 Flesk (measuring 25,9826ha). It was reported that the owner intended to create subdivisions of 4000m<sup>2</sup> or bigger. The Committee queried whether the waste disposal issues were adequately covered in the layout plan. The Acting Director of Engineering Services was instructed to compile a detailed report on the water and waste water reticulation proposals and submit to the committee for consideration. The application was put in abeyance.

**RESOLVED TO RECOMMEND**

THAT the application by Great Zimbabwe Realtors, on behalf of the legal owners of Remainder of Lots 2,3,6,7 and 8 of Flesk, to subdivide the lots into subdivisions of 4000m<sup>2</sup> or bigger be put in abeyance pending a detailed report on water and waste disposal system. **ADES**

(vi). **WESTVIEW HEAVY INDUSTRY EXTENSION LAYOUT**

Consideration was given to the report of the Acting Director of Engineering Services on the layout plan for the proposed Westview Heavy Industrial Area Extension. It was reported that Council has identified a piece of land that is still unplanned to the eastern side of SIMBI extension. There is a proposal to create 19 heavy industrial stands to accommodate different investors who are on our waiting list. The stands would range from 0.7 hectares to 3 hectares in size. The draft layout plan for the proposed heavy industrial zone in the Council's Master Plan was circulated in the meeting for familiarisation. The proposed layout plan for Westview Heavy Industry extension with an average stand sizes of 0.8 hectares was approved by the Committee.

**RESOLVED TO RECOMMEND**

THAT the proposed layout plan for Westview Heavy Industry Extension with 19 stands of average stand sizes of 0.8 hectares each be approved. **ADES**

(vii). **PROPOSED LAYOUT PLAN FOR THE CENTRAL BUSINESS DISTRICT EXTENSION.**

Consideration was given to the report of the Acting Director of Engineering Services on the application by the Department of National Museums and Monuments of Zimbabwe, for land to construct a Museum in Masvingo. The Acting Director of Engineering Services had identified land close to Hope Tariro building near Mucheke River. The land has major service lines of sewer and electricity which can be incorporated and diverted in some sections.

Generally the area is flat and can accommodate some commercial uses. It was suggested to link the Tariro Gallery stands to the newly established Oliver Street Central Business District extension by adding more stands on the available land. The proposed layout plan for proposed new commercial development was circulated in the meeting for familiarisation. The new commercial area would be on the piece of land between the Railway line close to the Gallery, information Centre, Hope

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Tariro and Mucheke River for the purposes of extending the current Central Business District by additional 22 stands. The proposed Central Business District extension was approved by the Committee.

**RESOLVED TO RECOMMEND**

THAT the proposed Central Business District extension on the piece of land bordering the Railway line close to the Gallery, Masvingo Information Centre, Hope Tariro Trust Building and Mucheke River be approved. **ADES**

**C. BUILDING INSPECTORATE**

It was reported that 32 building plans were approved in Victoria Ranch during the month of September 2023 and a total of USD 8 464.00 was raised in plan fees. For the rest of town a total of 25 building plans were approved and a total amount of USD32 353.00 was raised from plan fees.

Regarding progress in the servicing of Rujeko D Stands, the Director of Housing and Social Services reported that the stands would be serviced by National Building Society in a partnership arrangement with City of Masvingo.

**D. WORKSHOP**

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

**E. VEHICLE TRACKING SYSTEM**

The report of the Acting Director of Engineering Services on vehicle tracking system for the month of September 2023 was considered. It was reported that 4 958 driving violations had been recorded during the month.

The Committee requested that all Councillors be furnished with a copy of the vehicle policy for familiarization. The request was accepted and the Acting Director of Engineering Services was instructed to circulate the policy to all Councillors.

**RESOLVED TO RECOMMEND**

THAT the Acting Director of Engineering Services be instructed to circulate the vehicle policy to all Councillors for familiarization. **ADES**

**F. ROAD MAINTENANCE**

The activities of the Road Maintenance Section for the month of September 2023 covering tar and gravel patching, drainage maintenance, gravel hauling, signage installation, culvert construction, premix manufacture, kerbstone lining, brick moulding and catchpits cleaning was considered.

**G. BUILDING MAINTENANCE**

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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 September 2023. The report was noted.

**H. FIRE SECTION**

It was reported that the Section recorded and attended to two road traffic accidents in the month of September 2023. One accident occurred on 11 September 2023 whilst the second one occurred on 29 September 2023.

On building Fires, the section recorded and attended to three incidents. The building fires occurred on 2<sup>nd</sup>, 9<sup>th</sup> and 17<sup>th</sup> of September 2023.

**I. PROJECTS BEING UNDERTAKEN BY COUNCIL**

**(i). Dikwindi Primary School**

It was reported that plastering, glazing and flooring for the 2x2 Classroom blocks had been completed.

**(ii). Rujeko Primary School**

It was reported that construction of the substructure for the 1x 2 classroom block was underway.

**(i). Rujeko Secondary School**

It was reported that roofing for the 5<sup>th</sup> and 6<sup>th</sup> classroom blocks had been completed, and ceiling, tiling and plastering for the computer laboratory had been completed. The project was at 75% overall completion stage.

**(ii). Shakashe Primary School**

It was reported that construction of four Classroom blocks had been completed and paving was in progress.

**(iii). Francis Aphiri Primary School**

It was reported that construction of the ablution lock substructure was underway.

**(iv). Vurombo Primary School**

It was reported that trench excavation, concrete footing for the boundary wall had been completed and the brick work was in progress.

**(v). New landfill construction**

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It was reported that drainage pipes laying and backfilling had been completed. Concrete lining of the cell leachate collector drain had been completed, second leachate pond construction had been completed and landscaping was in progress. Overall percentage completion was 98%.

**(vi). Safe Market Construction**

It was reported fencing, painting and tiling of the Creche was at 90% completion stage. Roofing for the main market shed was in progress.

**(vii). Tanaiwa Hostels upgrading Project**

It was reported that sewer connections had been completed, and water connection was in progress with 11 units having been connected with electricity.

**(viii). Runyararo North West maternity Clinic**

It was reported that roofing was underway and the project was at 60% completion stage.

**J. 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 6.14 p.m.

**CONFIRMED THIS**

**DAY OF**

**2023**

**CHAIRMAN**

**TOWN CLERK**