

CITY OF MASVINGO

MINUTES OF THE PROCEEDINGS OF THE PUBLIC WORKS AND PLANNING COMMITTEE HELD IN THE COMMITTEE ROOM, MUNICIPAL OFFICES ON MONDAY, 8 APRIL 2024 AT 4.58 P.M.

PRESENT: Councillor S. Manyanga (Chairing)
Councillor B. Hwata
Councillor S. Chikwangwani
Councillor E. Zishiri
Councillor W. Sitemere

APOLOGY: Councillor R. Musekiwa

OFFICIALS: Chief Environmental Health Officer
Finance Director
Acting Director of Engineering Services
Acting Deputy Finance Director
Committee Officer

[The Acting Chairman welcomed Councillors B. Hwata and W. Sitemere to the Committee following their appointment to serve in the Public Works and Planning Committee.]

092. **CONFIRMATION OF MINUTES**

RESOLVED

THAT the minutes of the meeting held on 7 March 2024 be taken as read, confirmed as a correct record and signed.

Proposed by Councillor E. Zishiri

Seconded by Councillor S. Chikwangwani

093. **MATTERS ARISING.**

(i). **Minute 063 A(iii) Non Revenue Water.**

The Committee deliberated at length on the need to continuously monitor strategies implemented to reduce non-revenue meter. It was reported that Council had in a revolving scheme for stuck water meter replacement and residents were also encouraged to buy water meters to replace stuck ones in order to pay for actual water consumption.

094. **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 2024.

Minutes: Public Works and Planning Committee: 08/04/24

(i). Water Treatment Chemical stock levels

It was reported that Aluminium Sulphate would last for about 27 days, hydrated lime was stocked to meet requirements for the next 101 days, Chlorine Gas lasting 33 days and Chlorine HTH and Activated Carbon would be applied when necessary. The report was noted.

(ii). Intake Tower

It was reported that raw water pumps number 4,5 and 6 were operational and the standby electric motor was yet to be installed after being undergoing repairs. The report was noted.

(iii). Treatment Works

On treatment works, it was reported that pumps number 1, 2 and 3 were operational during the month of March 2024. Regarding interruption of supplies it was reported that 115 hours of pumping were lost due to load shedding.

(iv). Chemical Dosing Pumps

On the status of chemical dosing equipment, it was highlighted that two chemo feeders were operational and procurement of a new chemo feeder set was underway.

(v). Water Supply situation

On water levels, it was reported that Lake Mutirikwi was 95,60 % full. 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) requirements.

(vii). Water Fitting

The Section recorded seventy five (75) pipe bursts, four (4) water connections, seventy one (71) water meter replacements and eleven (11) sewer connections during the month of March 2024.

(viii) Non-Revenue Water

It was reported that the non-revenue water for March 2024 translated to USD384 135.60. 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 March 2024.

(i). **Sewage Reticulation**

It was reported that a total of two hundred and fifty-eight (258) blockages had been recorded and attended to during the month of March 2024, whilst five hundred and seventy-five (575) wheelbarrows of grit had been removed from the grit channels. Two hundred and eighty-three (283) bins of waste were removed from the grit screens. The report was noted.

The Committee agreed that a tour of the Sewage Treatment Plant and pump stations be carried out at the next meeting to familiarize Committee members with the liquid waste management process.

RESOLVED TO RECOMMEND

THAT the Acting Director of Engineering Services be instructed to arrange a tour of the Sewage Treatment Works to enable members of the Committee to appreciate the plant operations and challenges faced. **ADES**

(ii). **Raw Pump Station**

It was reported that one pump was operational during the month of March 2024 with 95942 cubic metres of raw waste being pumped to the treatment works marking an increase of 3169 cubic metres as compared to February 2024 which was attributed to improved power supply and timeous attendance to breakdowns.

(iii). **Rujeko Pump Station**

It was reported that the station was operational during the period under review with one pump working.

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

It was reported that all the four (4) primary settling tanks were operational in March 2024.

(v). **Digesters**

It was reported that Digester Number 2 had been for maintenance and Digester number 1 was awaiting installation of biogas equipment by Zimbabwe Open University.

(vi). **Effluent Pump Station**

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It was reported that one pump was operational at the station during the month of March 2024. 91728m³ of settled waste water had been pumped to Standard Farm during the month under review.

(vii) Trickling filters

It was reported that all trickling filters required some repairs. On the distribution arms.

(viii) BIOLOGICAL NUTRIENT REMOVAL PLANT (BNRP)

(a). Anaerobic Zone

It was reported that one out of the one (1) stirrer was functional during the month of March 2024 and all stirrers required fans.

(b). Anoxic Zone

It was reported that two (2) stirrers were functional.

(c). Aerators

It was reported that 9 out of the 15 aerators were functional

(d). RAS Pump station

It was reported that one out of three pumps was operational and repairs initiated for a second pump.

(e). Clarifiers

It was reported that the two clarifiers required some repairs though currently they were producing good quality effluent.

(f). Cascade

It was reported that the Cascade was operating well for the period under review with 120,000 cubic metres of effluent being disposed which was 14,000 cubic metres lower than the previous month.

C. TOWN PLANNING, SURVEY AND TRANSPORT

(i). PLOT 5 CRESCENT DRIVE MORNINGSIDE CHANGE OF USE – NYASHA C. BANHIRE

Minutes: Public Works and Planning Committee: 08/04/24

Consideration was given to the report of the Acting Director of Engineering Services on the application for change of use by C. Banhire in respect of Plot 5 Crescent Drive, Morningside Masvingo to revert the use of his plot to agro-residential in the form of residential clusters. The applicant had initially sought authority to establish a Private School and clinic on the said plot. It was reported that in the new application stated that he had acquired another piece of land to establish the private school and clinic.

The stand measured two hectares and is connected to municipal water. The development will be under onsite waste treatment. The applicant was granted authority to revert back to the use of agro residential and establish residential clusters on the plot and also advertise his intentions as a way of public consultation in terms of section 26 (3) of the Regional, Town and Country Planning Act.

RESOLVED TO RECOMMEND

1. THAT the application of Nyasha C. Banhire to revert back the use of Plot 5 Crescent Drive Morningside to agro-residential in the form of residential clusters be granted.
2. THAT Nyasha C. Banhire be granted permission to advertise in the press as a way of public consultation in terms of section 26 (3) of the Regional, Town and Country Planning Act the intention to revert the use of Plot 5 Crescent Drive Morningside to agro-residential in the form of residential clusters.

ADES

ii) APPLICATION FOR CHANGE OF USE: STAND 27400 ZIMRE PARK – ALLEN SIBANDA

The Committee gave consideration to the report of the Acting Director of Engineering Services for change of use of stand number 27400 Zimre Park by Allen Sibanda who intended to change his stand land use from single family low density to residential clusters. It was reported that the stand measured 3 985.17 m². The Acting Director of Engineering Services had recommended that the applicant be given an opportunity to advertise his intentions as a way of public consultation in terms of section 26 (3) of the Regional, Town and Country Planning Act. The Committee approved the recommendation.

RESOLVED TO RECOMMEND

THAT Allen Sibanda be granted permission to advertise in the press his intention as a way of public consultation in terms of section 26(3) of the Regional, Town and Country Planning Act for change of use of stand number 27400 Zimre Park, Masvingo from single family low density to residential clusters.

ADES

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iii) **APPLICATION FOR CHANGE OF USE – STAND 27286 ZIMRE PARK – CHIKATI N. MAKAMURE**

The Committee gave consideration to the report of the Acting Director of Engineering Services. On the application by Chikati. N. Makamure who intends to change stand number 27286 Zimre Park, Masvingo land use from single family low density to residential cluster. It was noted that the stand measured 2 911.84 m². The Committee adopted the recommendation of the Acting Director of Engineering Services to permit the applicant to advertise the proposed intention in the press as a way of public consultation in terms of section 26 (3) of the Regional, Town and Country Planning Act.

RESOLVED TO RECOMMEND

THAT Chikati N. Makamure be granted permission to advertise in the press his intention as a way of public consultation in terms of section 26(3) of the Regional, Town and Country Planning Act for change of use of stand number 27286 Zimre Park, Masvingo from single family low density to residential clusters.

ADES

iv) **APPLICATION FOR CHANGE OF USE :STAND 27213 ZIMRE PARK – CLAUDIUS MAFUNU**

The Committee gave consideration to the report of the Acting Director of Engineering Services on the application by Claudius Mafunu for change of use of stand number 27213 Zimre Park from single family low density residential to residential cluster. It was noted that the stand measure 2 504.61 m². The Committee adopted the recommendation of the Acting Director of Engineering Services to permit the applicant to be given an opportunity to advertise his intentions as a way of public consultation in terms of section 26 (3) of the Regional, Town and Country Planning Act.

RESOLVED TO RECOMMEND

THAT Claudius Mafunu be granted permission to advertise in the press his intention as a way of public consultation in terms of section 26(3) of the Regional, Town and Country Planning Act for change of use of stand number 27213 Zimre Park, Masvingo from single family low density to residential clusters.

ADES

v) **REQUEST FOR CHANGE OF USE OF STAND 4958 SHAKASHE DRIVE, EASTVALE FROM RESIDENTIAL TO PRE-SCHOOL: MRS SHELTER HUCHU**

The Committee considered the report of the Acting Director of Engineering Services on the application by Mrs. Shelter Huchu for change of use of Stand 4958 Shakashe Drive, Eastvale from residential to Pre-School. The Committee adopted the recommendation of the Acting Director of Engineering Services to permit the applicant to be given an opportunity to

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advertise her intentions as a way of public consultation in terms of section 26 (3) of the Regional, Town and Country Planning Act.

RESOLVED TO RECOMMEND

THAT Mrs. Shelter Huchu be granted permission to advertise in the press her intention as a way of public consultation in terms of section 26(3) of the Regional, Town and Country Planning Act for change of use of stand 4958 Shakashe Drive, Eastvale number, Masvingo from single family residential to Pre-School. **ADES**

D. SUBDIVISIONS.

i) APPLICATION FOR SUBDIVISION - PLOT 23 FLESK MORNINGSIDE: S. MASHAMBA

Consideration was given to the report of the Acting Director of Engineering Services on the application by S. Mashamba for subdivision of plot number 23 Flesk Morningside, Masvingo. It was reported that the plot measured 4.2 Hectares and was connected to Municipal Water plus Borehole being serviced by Sapphire and Tomalin Streets and the current landuse was agro-residential.

The applicant was proposing two subdivisions measuring 1.1 Hectares and 0.8 Hectares respectively. A diagram of the proposed subdivision was attached. The Acting Director of Engineering Services advised that the proposed subdivision meets the minimum allowable stand size of 0.4 Hectares in the area and recommended that the application be approved. The Committee adopted the recommendation.

RESOLVED TO RECOMMEND

THAT the application of S. Mashamba for subdivision of plot number 23 Flesk Morningside, Masvingo into two subdivisions measuring 1.1 Hectares and 0.8 hectares plus the remainder, respectively be approved. **ADES**

ii) CONSOLIDATION OF STANDS 2, 3, 6, 7, 8 FLESK, MORNINGSIDE AND SUBSEQUENT SUBDIVISION OF THE RESULTANT STAND: GREAT ZIMBABWE REALTORS

The Committee considered the report of the Acting Director of Engineering Services on the application by Great Zimbabwe Realtors for consolidation of Plot 2,3,6,7 and 8, Flesk Morningside into one stand. It was reported that after consolidation, the resultant stand will be measuring 42.3 Hectares. The applicant also intended to subdivide the resultant stand into smaller stands of $\pm 4000\text{m}^2$ for low density residential purposes. The Committee approved the recommendation of the Acting Director of Engineering Services to give the applicant the opportunity to advertise their intentions in terms of Section 40 (3) of the Regional, Town and Country Planning Act Chapter 29:12.

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THAT Great Zimbabwe Realtors be granted permission to advertise in the press their intention as a way of public consultation in terms of section 26(3) of the Regional, Town and Country Planning Act for consolidation of Plot 2,3,6,7 and 8 Flesk, Morningside, Masvingo into one stand and proposal to subdivide the resultant stand into smaller stands of $\pm 4000\text{m}^2$ for low density residential purposes.

ADES**E. PROGRESS REPORT ON THE REVIEW OF MASVINGO CITY MASTER PLAN**

The Committee considered the report of the Acting Director of Engineering Services on the progress recorded to date regarding the review of the City of Masvingo Master Plan. It was reported that the review process started with an Introductory Meeting on the 19th February 2024 which was attended by Council Management and the Lead Planner. An Inception Stakeholders Workshop was convened on the 26th February 2024 and the stakeholders were conscientised on the importance of their contribution in the entire Master Plan Review Process. Both primary and secondary data collection are underway. A draft Inception Report prepared by the Lead Planner (see attached) was shared with Council Management and awaits adoption by the Public Works and Planning Committee and subsequent approval by Council. Council and the Lead Planner agreed on their respective contractual obligations.

Both Primary and Secondary Data gathering had been intensified and stakeholders such as Zimbabwe Republic Police, Zimbabwe National Army, Great Zimbabwe University, Masvingo Teachers College, Masvingo Polytechnic College, Muccheke Light Industry Operators, Telecommunication Operators, Vendors, public transport Operators, various tradesmen, Mutirikwi Sub catchment Council had been consulted.

It was reported that surveys were carried on the state of the business centres as well as the heavy industrial area. Site visits to Bushmead Waterworks, Sewage Treatment Plant, Dumpsite and the Landfill were undertaken. A meeting was held with Masvingo RDC over issues which are outside the jurisdiction of City of Masvingo but may impact development within the City. Secondary data from various source is continually being gathered.

In the week 8 to 12 April 2024, Enumerators will be deployed into the residential suburbs to do socio-economic surveys on households thus Councillors were requested to inform their communities of this important Council exercise. The Committee adopted the Master Plan Inception Report.

RESOLVED TO RECOMMEND

THAT the City of Masvingo Master Plan Inception Report be approved and adopted.

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F. BUILDING INSPECTORATE

It was reported that no building plans were approved for Victoria Ranch and for the rest of town a total of 14 building plans were approved and a total amount of USD10,402.00 was raised from plan fees.

G. WORKSHOP

The report of the Acting Director of Engineering Services on the state of the Council fleet by Department for the month of March 2024 indicating the state of each vehicle and nature of repairs required was noted.

H. ROAD MAINTENANCE

The activities of the Road Maintenance Section for the month of March 2024 covering tar and gravel patching, drainage maintenance, gravel hauling, signage installation, culvert cleaning, drain desilting and excavation, traffic sign installations, catch pits cleaning and grading was considered.

On ZINARA Funded ERRP2 Project it was reported that the 30km road ben preparation was ongoing and dumping was scheduled to commence on 11 April 2024 on prepared roads. The project would involve the rehabilitation of Zviitirei Road whose scope of work included spot regravelling with grading 100% complete and roadbed preparation. Other roads included Manhede, Mushuku Street, KMP Main Road, Samson Mundondo, Mbudzi Main Road, 4.1 Barracks Road, S. Makuyana Road, J. Chauke, Acquamarine, Shezhu Road, Garisanai, Haka, DNira, Nyaradzo, Chirandu, Davis Mugabe and Save Crescent amongst other high density residential roads.

On pothole patching and edge breaks repair it was reported that the project was ongoing using gravel and a tender for procurement of emulsion was awaiting contract signature.

I. 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 March 2024. The report was noted.

J. FIRE SECTION

Road Traffic accidents

It was reported that the Section recorded and attended to one road traffic accidents in the month of March 2024.

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Building Fires

It was reported that the Section recorded and attended to four incidents during the period under review.

Other Services

It was reported that water was supplied across the city for Council projects and seventy nine (79) patient transfers were made by Council Ambulances.

K. PROJECTS BEING UNDERTAKEN BY COUNCIL

(i). Dikwindi Primary School

It was reported that concrete strip footing of a classroom block had been completed.

(ii). Rujeko Primary School

It was reported that roofing of a classroom was in progress.

(iii). Rujeko Secondary School

It was reported that construction of the 8th block substructure and excavation of 9th block trenches was underway.

(iv). Francis Aphiri Primary School

It was reported that construction of the ablution block shuttering was at 50% complete.

(v). Vuombo Primary School

It was reported that construction of the perimeter wall was at 75% and concrete strip footing for the perimeter wall at 50%.

(vii). Safe Market Construction

It was reported that the construction of a Market Shed was 99% complete.

(viii). Mucheke Light Industry

It was reported that procurement of materials was in progress with culvert pipes delivered, road setting out and opening done and the average progress being 10%.

(ix). Hokonya Street Sewer Project

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It was reported that the project was 5% complete with request for materials having been initiated.

(x). **Oliver Street Commercial Stands Servicing**

It was reported that water reticulation was at 99%, sewer reticulation was at 98% and roads construction was at 10% giving an average progress of 68%.

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.

The meeting ended at 6.34 p.m.

CONFIRMED THIS

DAY OF

2024

CHAIRMAN

TOWN CLERK