

CITY OF MASVINGO

**MINUTES OF THE PROCEEDINGS OF THE PUBLIC WORKS AND PLANNING
COMMITTEE HELD IN THE COMMITTEE ROOM, MUNICIPAL OFFICES ON
THURSDAY, 9 MAY 2024 AT 4.38 P.M.**

PRESENT: Councillor R. Musekiwa (Chairman)
His Worship the Mayor Councillor A. Tabe
Councillor W. Sitemere
Councillor S. Manyanga
Councillor S. Chikwangwani
Councillor E. Zishiri
Councillor B. Hwata

BY INVITATION: Councillor B. Muchokwa

IN ATTENDANCE: Mr L. Magwati: Ministry of Local Government and Public Works.

OFFICIALS: Chamber Secretary
Director of Housing and Social services
Finance Director
Chief Environmental Health Officer
Acting Director of Engineering Services
Senior Health Officer
Assistant Committee Officer

NB: Before the meeting in the Committee Room, members conducted a tour of the Sewage Works at 3:30 p.m, to appreciate liquid waste treatment process.

120. ELECTION OF VICE CHAIRMAN

His Worship the Mayor, Councillor A. Tabe presided over the elections of the Vice Chairperson of the Committee.

Nominations

Councillor E, Zishiri nominated Councillor S. Chikwangwani for the post of Vice Chairman of the Committee. The nomination was not seconded.

Councillor R. Musekiwa nominated Councillor W. Sitemere for election as Vice Chairman of the Committee. The nomination was seconded by Councillor E. Zishiri.

Councillor B. Hwata nominated himself for election as Vice Chairman of the Public Works and Planning Committee. The nomination was seconded by Councillor S. Chikwangwani.

There being no further nominations, the candidates for election were Councillor W. Sitemere and Councillor B. Hwata.

Results of Elections.

Six members present cast their votes and the results were announced as follows:

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Councillor W. Sitemere	4
Councillor B. Hwata	2

Councillor W. Sitemere was duly elected Vice Chairman of the Public Works and Planning Committee.

RESOLVED TO RECOMMEND

THAT Councillor W. Sitemere be duly elected Vice Chairman of the Public Works and Planning Committee.

121. CONFIRMATION OF MINUTES**RESOLVED**

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

*Proposed by Councillor S. Chikwangwani
Seconded by Councillor S. Manyanga*

122. PRESENTATION BY ACTING DIRECTOR OF ENGINEERING SERVICES ON NON REVENUE WATER.

The Acting Director of Engineering Services highlighted that a study was conducted to find out the major causes of non revenue water in the City. The report highlighted the following findings:

- Council was pumping 690m³ of treated water per day to the City from the Bushmead Water Works.
- The City has 53 boreholes six of which had been solarized.
- Free water to the residents through Water Bowsers contributed to high non-revenue water.
- Clients residing outside the Municipal area like Clovelly and Victoria Ranch would not get water in times of water shortages.
- The issue of unbilled properties was noted as a major contributor to high non revenue water.
- The Finance Director was tasked to address the issue of zero billing.
- The report showed that a number of properties were not being billed due to stuck meters, gate locked and buried meters.
- Metering inaccuracies were also noted.
- It was highlighted that Council should increase the response time to attend to pipe bursts in the City to save treated water.
- It was highlighted that Clovelly Suburb was reticulated hence water supply should be accounted for like other suburbs in the City.
- Residents should be informed about channels for reporting burst pipes.
- Illegal water connections should be dealt with speedily.

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In the ensuing discussion, members noted that non-revenue water could be best addressed by joint efforts between the Department of Engineering Services and the Finance Department.

The Committee highlighted the need for coordination of interventions between the Engineering Services and the Finance Departments to reduce Non-Revenue Water.

The Chamber Secretary joined the meeting at this point.

123. 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 April 2024.

(i). Water Treatment Chemical Stock Levels

It was reported that Aluminum Sulphate would last for 43 days, hydrated lime was stocked to meet requirements for the next 83 days, Chlorine Gas lasting 13 days, and adequate stocks of Chlorine HTH and Activated Carbon were available for use when needed. The report was noted.

(ii). Intake Tower

It was reported that raw water pumps number 4, 5 and 6 were operational during the period under review. The Electric Motor (stand by) was delivered from repairs but installation was still pending.

(iii). Treatment Works

On treatment works, it was reported that pumps number 1 and 2 were operational during the month of April 2024. However 134 hours of pumping were lost due to load shedding.

(iv). Chemical Dosing Pumps

It was reported that one chemo -feeder was operational. Request for a new feeder set had been made.

(v). Water Supply situation

On water levels, it was reported that Lake Mutirikwi was 94.61 % full as at 1st May 2024. The report was noted.

(vi). Water Quality

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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 68 pipe bursts, 5 water connections, 70 water meter replacements and 11 sewer connections during the month of April 2024. The report was noted.

(viii) Non-Revenue Water

It was reported that the non-revenue water for April 2024 was 42.31 % which translated to USD 359 152.51. The report was noted.

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 April 2024.

(i). Sewage Reticulation

It was reported that two hundred and fifty-seven (257) blockages had been recorded and attended to during the month of April 2024, whilst six hundred and eighty-five (685) wheelbarrows of grit have been removed from the grit channels. Two hundred and ninety and half (290.5) bins of waste were removed from the grit screens. The report was noted.

(ii). Raw Pump Station

It was reported that one pump was operational during the month of April 2024. 86 090m³ of waste water were pumped to the treatment plant during the month of April 2024. The report was noted.

(iii). Rujeko Pump Station

It was reported that one pump was operational during the month of April 2024. A total of 2 123 238m³ of raw waste was pumped to the treatment plant. 324 wheelbarrows of grit and 85 bins screenings were removed from the grit channels during the period under review.

(iv). Primary Settling Tanks (PST)

It was reported that all the three Primary Settling Tanks have been operational during the month under review. However, PST Number 1 was stopped due to broken desludging valve.

(v). Digesters

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It was reported that both digesters were not being fed with sludge from the PSTs. Excavation of sludge pond was in progress to enable disposal of sludge from Digester No.2.

(vi) Effluent Pump Station

It was reported that Effluent Pump had been on and off during the month due to thrust assembly fault. Pump No. 1 has been repaired to replace the other broken down pump. It was reported that 36 778m³ of settled waste water were pumped to Standard Farm during the month of April 2024.

(vii) Trickling filters

It was reported that all three trickling filters needed attention.

(viii) Biological Nutrient Removal Plant (BNRP)

Anaerobic Zone

It was reported that all stirrers were not operational from the last quarter of April 2024, since the operational stirrer No. 2 was also stopped awaiting fitting of the broken fan. The report was noted.

Anoxic Zone

It was reported that two Anoxic Stirrers have been operational throughout the month. Stirrer No. 4 was stopped due to electric motor which produced unusual sound in the bearings.

Aeration Zone

It was reported that 9 out of 15 aerators have been operational during the month of April 2024. Building of solids in the sludge had improved and the sludge was well activated. The report was noted.

RAS Pumps

It was reported that one RAS pump, Pump No.1 has been operational throughout the month. The requested component (electric) for the other pump was getting difficult to get, so there was need to source it from other local suppliers or Council would opt to revert back to the old switchboard with components which are locally available.

(f). Clarifiers

It was reported that both the clarifiers' rotating bridges were not functional due to gear boxes which required attention on couplings.

g. Cascade

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It was reported that the Cascade was operating well and it received good quality influent from the clarifiers. 120 000m³ of clarified effluent has been treated at the cascade and disposed into the river course during the month of April 2024.

C. TOWN PLANNING, SURVEY AND TRANSPORT

(i). APPLICATION FOR CHANGE OF USE FROM LOW DENSITY RESIDENTIAL TO LODGE - STAND NUMBER 27371 ZIMRE PARK: B. TSINGO

Consideration was given to the report of the Acting Director of Engineering Services, on the application by B. Tsingo, for change of use of stand 27371 Zimre Park, Masvingo, from Low Density residential to a Lodge. The application was advertised in the press in terms of Section 26 of the Regional Town and Country Planning Act Chapter 29:12 in adherence to a Council Resolution which was issued, and no objection was received from both the media and adjacent property owners.

It was agreed that the application for change of use of the property be granted subject to the following conditions:

- i. The stand 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 activities that generates excessive traffic or noise or whose land requirements exceed the size of the stand. Activities at the lodge shall not inconvenience the neighborhood in any way.
- iii. The applicant shall obtain an operating license from council upon fulfillment of Council Health By-laws, Fire By- laws and the requirements of the Minister responsible for Tourism.
- iv. Any alteration to the existing building plan shall be approved by the Director Engineering Services before the commencement of 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 guest 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 shall issue a one month notice to cease operations should there be any violations to the conditions of this permit and Council shall not be liable to compensate the applicant in any form.
- x. The lodge shall at all-times conform to be 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 carryout relevant inspection at all reasonable times.

Minutes: Public Works and Planning Committee: 09/05/24**RESOLVED TO RECOMMEND**

THAT the application for change of use of residential stand number 27371 Zimre Park, Masvingo to a lodge, be granted in terms of Section 26 of the Regional, Town and Country Planning Act, Chapter 29:12 subject to the following conditions:

1. The stand shall be used as a lodge only.
2. That the lodge shall not be used as a wedding venue, host parties or host any other activities that generates excessive traffic or noise or whose land requirements exceed the size of the stand. Activities at the lodge shall not inconvenience the neighborhood in any way.
3. The applicant shall obtain an operating license from council upon fulfillment of Council Health By-laws, Fire By-laws and the requirements of the Minister responsible for Tourism.
4. Any alteration to the existing building plan shall be approved by the Director Engineering Services before the commencement of works.
5. The applicant shall install directional signage to a standard approved by Council. Authority to erect such signage shall be sought from Council.
6. The applicant shall provide onsite parking and shall always ensure that visitors to the lodge park their vehicles within the premises at all times.
7. No liquor selling shall be permitted within the premises.
8. The applicant shall provide user friendly facilities for the guest with disabilities.
9. The lodge shall run at Council's discretion and Council reserves the right to withdraw this permit should the lodge become a nuisance in any way. Council shall issue a one month notice to cease operations should there be any violations to the conditions of this permit and Council shall not be liable to compensate the applicant in any form.
10. The lodge shall at all-times conform to be requirements of the Chief Environmental Health Officer, the Director Engineering Services and Minister responsible for Tourism.
11. The property shall pay commercial rates consistent with the approved new status.
12. Council through its officers shall have access to the stand to carryout relevant inspection at all reasonable times.

ADES

(ii). **APPLICATION FOR CHANGE OF USE FROM MEDIUM DENSITY RESIDENTIAL TO LODGE - STAND NUMBER 25752 TARGET KOPJE: ELISHA TAMIREPI.**

Consideration was given to the report of the Acting Director of Engineering Services, on the application by Elisha Tamirepi, for change of use of Stand 25752 Target Kopje from medium density residential to a lodge. The application was advertised in the press in terms of Section 26 of the Regional, Town and Country Planning Act: Chapter 29:12, and no objection was received from both the media and adjacent property owners.

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It was agreed that the application be 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 activities that generates excessive traffic or noise or whose land requirements exceed the size of the stand. Activities at the lodge shall not inconvenience the neighborhood in any way.
- iii. The applicant shall obtain an operating license from Council upon fulfillment of Council Health By-laws, Fire By- laws and requirements of the Minister responsible for Tourism.
- iv. Any alterations to the existing building plan shall be approved by the Director Engineering Services before the commencement of 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 guest 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 shall issue a one month notice to cease operations should there be any violations to the conditions of this permit and Council shall not be liable to compensate the applicant in any form.
- x. The lodge shall at all-times conform to be 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 carryout relevant inspection at all reasonable times.

RESOLVED TO RECOMMEND

THAT the application by Elisha Tamirepi, for change of use of residential stand number 25752, Target Kopje Masvingo to a lodge be granted in terms of Secion 26 of the Regional, Town and Planning Country, Chapter 29:12 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 activities that generates excessive traffic or noise or whose land requirements exceed the size of the stand. Activities at the lodge shall not inconvenience the neighborhood in any way.
- iii. The applicant shall obtain an operating license from Council upon fulfillment of Council Health By-laws, Fire By- laws and requirements of the Minister responsible for Tourism.
- iv. Any alterations to the existing building plan shall be approved by the Director Engineering Services before the commencement of works.
- v. 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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- 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 guest 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 shall issue a one month notice to cease operations should there be any violations to the conditions of this permit and Council shall not be liable to compensate the applicant in any form.
- x. The lodge shall at all-times conform to be 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 carryout relevant inspection at all reasonable times. **ADES**

(iii). APPLICATION FOR CHANGE OF USE FROM MEDIUM DENSITY RESIDENTIAL TO LODGE - STAND NUMBER 29965 EASTVALE: L & N MAPFUMO

Consideration was given to the report of the Acting Director of Engineering Services, on the application by L and N. Mapfumo, for change of use of stand 29965 Eastvale from Medium density residential to a lodge. The application was advertised in the press in terms of Section 26 of Regional, Town and Country Planning Act, Chapter 29:12, and no objection was received from both the media and adjacent property owners.

It was agreed that the application be granted subject to the following conditions:

- i. The property 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 activities that generates excessive traffic or noise or whose land requirements exceed the size of the stand. Activities at the lodge shall not inconvenience the neighborhood in any way.
- iii. The applicant shall obtain an operating license from Council upon fulfillment of Council health By-laws, Fire By- laws and requirements of the Minister responsible for Tourism.
- iv. Any alterations to existing building plan shall be approved by the Director Engineering Services before the commencement of any work.
- 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 guest living with disabilities.

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- 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 shall issue a one month notice to cease operations should there be any violations to the conditions of this permit and Council shall not be liable to compensate the applicant in any form.
- x. The lodge shall at all-time confirm to be requirement 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 carryout relevant inspection at all reasonable times.

RESOLVED TO RECOMMEND

THAT the application by L and N Mapfumo, for change of use of Stand 29965 Eastvale, Masvingo, from Medium density residential to a lodge be granted subject to following conditions:

- i. The stand 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 activities that generates excessive traffic or noise or whose land requirements exceed the size of the stand. Activities at the lodge shall not inconvenience the neighborhood in any way.
- iii. The applicant shall obtain an operating license from Council upon fulfillment of Council health By-laws, Fire By- laws and requirements of the Minister responsible for Tourism.
- iv. Any alterations to existing building plan shall be approved by the Director Engineering Services before the commencement of any work.
- 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 guest 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 shall issue a one month notice to cease operations should there be any violations to the conditions of this permit and Council shall not be liable to compensate the applicant in any form.
- x. The Lodge shall at all-time confirm to be requirement 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.

ADES

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(iv). **APPLICATION FOR CHANGE OF USE FROM LOW DENSITY RESIDENTIAL TO GUEST LODGE - STAND NUMBER 14346 BANGALA RHODENE: SYLVESTER TUMBURAI**

Consideration was given to the report of the Acting Director of Engineering Services, on the application by Sylvester Tumburai, for change of use of Stand Number 14346, Bangala Avenue, Rhodene, Masvingo, from low density residential to a Guest Lodge.

It was agreed that the applicant be given the opportunity to advertise in the press to the property neighbors and the general public in terms of the Regional, Town and Planning Country, Act Chapter 29:12 Section 26(3), inviting public opinion.

RESOLVED TO RECOMMEND

THAT Sylvester Tumburai be authorised to advertise in the press, his application for change of use of Stand Number 14346, Bangala Avenue, Rhodene, Masvingo, from low density residential property to a Guest Lodge, in terms of Section 26 of the Regional, Town and Country Planning Act, Chapter 29:12. **ADES**

(v). **APPLICATION FOR CHANGE OF USE FROM INDUSTRIAL TO BOARDING HOUSE: STAND 4303 WESVIEW INDUSTRIAL AREA: R. MAVENYENGWA**

Consideration was given to the report of the Acting Director of Engineering Services, on the application by R. Mavenyengwa, for change of use of Stand Number 4303 Westview Industrial Area Masvingo, from Industrial to a Boarding House. The Chairman was not in favour of the intended activity. However some members were in favour of the application realizing that the property was closer to Great Zimbabwe University School of Social Sciences, whose students would benefit from the boarding house facility.

It was agreed that the applicant be given the opportunity to advertise in the press to the property neighbors and the general public in terms of the Regional, Town and Planning Country, Act Chapter 29:12 Section 26(3), inviting public opinion. The Chairman registered his dissent on the decision of the Committee to grant the application.

RESOLVED TO RECOMMEND

THAT R. Mavenyengwa be authorised to advertise in the press, his application for change of use of Stand Number 4303, Westview Industrial Area, Masvingo, from Industrial to a Boarding House, in terms of Section 26 of the Regional, Town and Country Planning Act, Chapter 29:12. **ADES**

(vi). **PROGRESS REPORT ON THE REVIEW OF MASVINGO CITY MASTER PLAN**

It was reported that gathering of data for the purposes of preparing a Report of Study was undertaken. Socio-economic surveys, interviews, focus group discussions and traffic count

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were undertaken. Various data gathering techniques were employed. The preparation of the draft report of study had commenced.

D. BUILDING INSPECTORATE

It was reported that 23 building plans were approved in the City of Masvingo for the month of April 2024, and a total of USD10 527.00 was raised from plan fees.

E. WORKSHOP

The report of the Acting Director of Engineering Services on the state of the Council fleet by Department for the month of April 2024 was considered. It was reported that an aggregate of 8 vehicles were serviced during the month.

F. ROAD MAINTENANCE

The activities of the Road Maintenance Section for the month of April 2024 covering tar and gravel patching, drainage maintenance, gravel hauling, signage installation, ERRP2 road grading. The report was noted.

On ZINARA ERRP2, it was reported that work was already under way on roads regravelling in the commonage.

G. 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 April 2024. The report was noted.

H. FIRE SECTION

It was reported that the Section recorded and attended to one road traffic accident in the month of April 2024. On Building Fires, the section recorded and attended to three incidents. On veld fires the Section attended and recorded three incidents. On very very important Persons (VVIP), the Section provided cover during the visit by His Excellency, the President to Kamungoma in Gutu on 3 April 2024, and also on 18 April 2024 the Section provide cover to the President visit at Chibi Offices.

I. PROJECTS BEING UNDERTAKEN BY COUNCIL

CONSTRUCTION ACTIVITIES IN COUNCIL SCHOOLS

(i). Dikwindi Primary School

It was reported that 100m of Durawall construction and painting of the guard room had been completed.

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(ii). Rujeko Primary School

It was reported that roofing of Classroom Block had been completed and electrical works was in progress.

(iii). Rujeko Secondary School

It was reported that tiling of block one had been completed.

(iv). Francis Aphiri Primary School

It was reported that the construction of the ablution block was at 30% complete.

(v). Vurombo Primary School

It was reported that the construction of perimeter wall was 85% complete.

(vi). Oliver Street Commercial Stands Servicing

It was reported that Water and sewer reticulation was at 99% and roads construction was 10% complete. The overall project completion status was 69%.

(vi). Mucheke Light Industry

It was reported that procurement of materials for the project was in progress. Culvert pipes and part of Bitumen had been delivered, road setting out and opening had been completed. It was highlighted that Great Zimbabwe University sewer diversion was still outstanding. The overall project status was at 10%.

(Vii). Hokonya Street Sewer line Rehabilitation

It was highlighted that the project had commenced and site assessment was done, redesigning and Bill of Quantities for the materials and manpower request were done, required project documents have been produced. It was also highlighted that materials for the project were being received in phases and PVC pipes were still to be delivered. The report was noted.

It was agreed that the Committee should make a tour of the Municipal Workshop at the next meeting at 3.00 p.m.

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.

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The meeting ended at 5.21 p.m.

CONFIRMED THIS

DAY OF

2024

CHAIRMAN

TOWN CLERK