

**CITY OF MASVINGO**

**MINUTES OF THE PROCEEDINGS OF THE PUBLIC WORKS AND PLANNING COMMITTEE HELD IN THE COMMITTEE ROOM, MUNICIPAL OFFICES ON TUESDAY, 20 FEBRUARY 2024 AT 4.38 P.M.**

**PRESENT:** Councillor R. Musekiwa (Chairman)  
Councillor S. Manyanga  
Councillor S. Chikwangwani  
Councillor E. Zishiri

**OFFICIALS:** Director of Housing and Social Services  
Finance Director  
Acting Director of Engineering Services  
Chief Internal Auditor  
Senior Health Officer  
Assistant Committee Officer

**043. CONFIRMATION OF MINUTES**

**RESOLVED**

THAT the minutes of the meeting held on 17 January 2024 be taken as read, confirmed as a correct record and signed.

*Proposed by Councillor E. Zishiri  
Seconded by Councillor S. Chikwangwani*

**044. MATTERS ARISING.**

**(i). Minute 007 (B)(iii): Application for sub division of Agro residential plots 70 and 71 of Flesk Masvingo: Claudious Banhire.**

Following the tour of the plots by the Public Works and Planning Committee on 8 February 2024, it was reported that the intended development, where the two plots would be divided into 31 sub divisions or lots for residential development each measuring 4000 square meters, was viable. The Committee agreed that the application be granted. The Committee suggested and agreed that the developer should set aside land for institutional development.

**RESOLVED TO RECOMMEND**

THAT the application by Claudious Banhire, for sub division of Plot 70 and 71 of Flesk, Masvingo, into 31 lots measuring about 4000 square meters each, for residential development be granted subject to the developer setting aside land for institutional developments. **ADES**

**045. 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 January 2024.

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It was reported that Aluminium Sulphate would last for about 65 days, hydrated lime was stocked to meet requirements for the next 34 days, Chlorine Gas lasting 38 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 and 6 were operational and pump number 5 had been repaired and was awaiting installation by Olikan Engineering team. 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 January 2024. However the Section lost 125 hours of pumping due to load shedding. The report was noted.

**(iv). Chemical Dosing Pumps**

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

**(v). Water Supply situation**

On water levels, it was reported that Lake Mutirikwi was 97,14 % full as at 1 February 2024. 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 72 pipe bursts, 5 water connections, 45 water meter replacements and 11 sewer connections during the month of January 2024. The report was noted.

**(viii) Non-Revenue Water**

It was reported that the non-revenue water for January 2024 was 33.67 % which translated to USD303 833.30. 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

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Treatment Plant, Rujeko Pump Station, Effluent Pump Station, and Biological-Nutrient Removal Plant for the month of January 2024.

**(i). Sewage Reticulation**

It was reported that a total of three hundred and seventy one (321) blockages had been recorded and attended to during the month of January 2024, whilst three hundred and thirteen (313) wheelbarrows of grit had been removed from the grit channels. Two hundred and eighty (280) 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 January 2024. The report was noted.

**(iii). Rujeko Pump Station**

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

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

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

**(v). Digesters**

It was reported that Digester Number 2 had been closed to allow passage of sludge from the Primary Settling Tanks to be loaded.

**(vi). Effluent Pump Station**

It was reported that one pump was operational at the station during the month of January 2024. Pumping was suspended in mid January 2024 following a request by Carswell Meats to allow them to carry out maintenance works on their pumps. The report was noted.

**(vii). Trickling filters**

It was reported that all trickling filters required some repairs.

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

It was reported that one out of the four (4) stirrers was functional during the month of January 2024.

**(b). Anoxic Zone**

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It was reported that one out of the four stirrers was functional. The other stirrers require servicing.

**(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. The section was awaiting completion of the BNRP maintenance.

**(e). Clarifiers**

It was reported that both the two clarifiers required some repairs to make their rotating bridges operational. The report was noted.

**(f). Cascade**

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

On the conventional plat assessment, it was reported that waste water quality was now in the red category.

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

**(i). APPLICATION FOR CHANGE OF USE STAND No 725 (16) MCGHIE AVENUE RHODENE, MASVINGO: DAVID MARUWA MAPFIDZA, FROM LOW DENSITY RESIDENTIAL TO RESIDENTIAL CLUSTER HOUSING.**

It was reported that following the advertisement of the intention to change the use of stand number 725 (16) McGhie Avenue Rhodene, Masvingo, by David Maruwa Mapfidza, from Low density residential to Residential Cluster, to both neighbors and the general public, Council did not receive any objection to the intended development.

It was therefore agreed that the applicant be granted the permission to conduct Residential Cluster activities on the following conditions:-

- i. The premises be used as a residential cluster only. That the Residential 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 National Housing 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 and tenants to the clusters 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 residential cluster shall be operated at Council's discretion and Council reserves the right to withdraw this permit should the residential 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 National.
- x. The property shall pay commercial rates consistent with the approved new status. Council through its officers shall have access to the stand to carry out relevant inspection at all reasonable times.

**RESOLVED TO RECOMMEND**

THAT the application by David Maruwa, for change of use of Stand Number 725, Hellen Mcghie Avenue from low density residential to Low density Clust be granted Subject to the following conditions:-

- i. That the premises shall be used as a residential cluster only.
- ii. That the premises shall not be used as a wedding venue, host parties, or host any other activity that generates excessive noise, or traffic, or whose land requirements exceeds 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 both Council Health and Fire By-Laws and Minister responsible for National Housing requirements.
- 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 and tenants to the clusters 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 physically challenged guests.
- ix. The proposed residential cluster shall be operated at Council's discretion and Council reserves the right to withdraw this permit should the residential 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.
- x. 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 National.
- xi. The property shall pay commercial rates consistent with the approved new status.

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- xii. Council through its officers shall have access to the stand to carry out relevant inspection at all reasonable times. **ADES**

(ii). **APPLICATION FOR CHANGE OF USE STAND No 7049 SHUDU STREET TARGET KOPJE, MASVINGO, FROM MEDIUM DENSITY RESIDENTIAL TO LODGE: TAPIWA CHAMBOKO.**

It was reported that following the advertisement to the attention of both neighbors and the general public, of the intention to change the use of stand number 7049 Shudu Street, Target Kopje, Masvingo, by Tapiwa Chamboko, from residential to a Lodge, Council did not receive any objection to the intended development.

It was agreed that the applicant be granted the permission to operate a Lodge on 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.
- 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**

THAT the application for change of use of stand number 7049 Shudu Street, Target Kopje, Masvingo, by Tapiwa Chamboko, from residential to a Lodge, be granted subject to the following conditions:

- i. The premises shall be used as a lodge only.

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- 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.
- 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**

**(iii). APPLICATION FOR CHANGE OF USE STAND NO. 286 SIMON MAZORODZE AVENUE, MASVINGO, FROM COMMERCIAL TO FUNERAL PARLOUR: OLD MUTUAL FUNERAL SERVICES.**

It was reported that after the applicant had advertised the intended change of use of stand number 286 Simon Mazorodze Avenue Central Business District Masvingo, from commercial services to Funeral Parlor, no objections had been received from either the neighbors or the general public. The Committee agreed that the application be granted subject to the following conditions:

- i. The premises shall be used as a funeral parlor only. That the funeral parlor 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 stand. Activities at the funeral parlor shall not inconvenience the neighborhood.
- ii. The applicant shall obtain an operating licence from Council upon fulfillment of the Council Health, Fire By-Laws.
- 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.
- v. The Applicant shall provide onsite parking and shall ensure that visitors to the Parlour park their vehicles within the premises at all times.

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- vi. No liquor selling shall be permitted within the premises.
- vii. The applicant shall provide user friendly facilities for the physically challenged guests.
- viii. That the church shall not host any activity that generates excessive noise and air pollution not consistent with locality.
- ix. The proposed funeral parlor shall be operated at Council's discretion and Council reserves the right to withdraw this permit should the funeral parlor 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 proposed use shall at all times conform to the requirements of the Chief Environmental Health Officer and the Director Engineering Services
- 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**

THAT the application by Old Mutual Services, for change of use of stand number 286 Simon Mazorodze Avenue CBD, Masvingo, from Commercial Services to Funeral Parlor, be granted subject to the following conditions:

- i. The premises shall be used as a funeral parlor only. That the funeral parlor shall not be used as for weddings, host parties, or host any other activity that generates excessive traffic, or noise or whose land requirements exceed the size of stand. Activities at the funeral parlor shall not inconvenience the neighborhood.
- ii. The applicant shall obtain an operating licence from Council upon fulfillment of the Council Health, Fire By-Laws.
- 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.
- v. The Applicant shall provide onsite parking and shall ensure that visitors to the Parlour 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. That the church shall not host any activity that generates excessive noise and air pollution not consistent with locality.
- ix. The proposed funeral parlor shall be operated at Council's discretion and Council reserves the right to withdraw this permit should the funeral parlor 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 proposed use shall at all times conform to the requirements of the Chief Environmental Health Officer and the Director Engineering Services
- 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 OF STAND No 27371 ZIMRE PARK, FROM RESIDENTIAL TO A LODGE: B. TSINGO.**

Consideration was given to the report of the Acting Director of Engineering Services on the application by B, Tsingo, for a change of use of Stand Number 27371, ZIMRE Park, Masvingo, from low density residential to a Lodge. The Committee expressed fears that the applicant could be already operating without Council resolution. Audit was tasked to investigate the issue.

The applicant was permitted to advertise intentions in terms of the Regional Town and Country Planning Act, Chapter 29:12.

**RESOLVED TO RECOMMEND**

1. THAT Mr B. Tsingo be permitted to advertise the intended change of use of Stand Number 27371, ZIMRE Park Masvingo from low density residential to a Lodge in terms of the Regional Town and Country Planning Act, Chapter 29:12. **ADES**
2. THAT the Chief Internal Auditor be instructed to investigate the status of Stand Number 25752, Target Kopje, Masvingo on whether the premises was being utilised for its primary use. **CIA**

(v). **APPLICATION FOR CHANGE OF USE OF STAND NUMBER 25752, TARGET KOPJE, MASVINGO FROM RESIDENTIAL TO A GUEST LODGE: ELISHA TAMIREPI**

Consideration was given to the report of the Acting Director of Engineering Services on the application by Elisha Tamirepi for a Change of use of Stand Number 25752, Target Kopje, Masvingo, from low density residential to a Guest Lodge. The applicant was permitted to advertise the intentions in the press in terms of the Regional Town and Country Planning Act, Chapter 29.12.

**RESOLVED TO RECOMMEND**

THAT Mr Elisha Tamirepi be permitted to advertise the intended Change of use of Stand Number 25752, Target Kopje Masvingo, from low density residential to a Guest Lodge, in terms of the Regional Town and Country Planning Act, Chapter 29.12. **ADES**

(vi). **REQUEST FOR SUBDIVISION OF STAND 27565, FORT VICTORIA TOWNSHIP.**

Consideration was given to the report of the Acting Director of Engineering Services, on the subdivision of Stand Stand Number 27565 Fort Victoria Township. It was reported thst the stand was created in 2020 measuring 13 512square meters. However it was later on found that the stand was too big for one single investor.

Authority was being sought to subdivide the stand create two stands measuring 6000 squarte meters and the remainder measuring 7 512 square meters. The request was granted.

**Minutes: Public Works and Planning Committee: 20/02/24****RESOLVED TO RECOMMEND**

THAT the request for sub division of Stand Number 27565 Fort Victoria Township, to create one stand measuring 6000 square meters and the remainder measuring 7 512 square meters be granted. **ADES**

**D. BUILDING INSPECTORATE**

It was reported that 27 building plans were approved in Victoria Ranch during the month of January 2024 and a total of USD 8 976.00 was raised in plan fees. For the rest of town a total of 16 building plans were approved and a total amount of USD7 913.00 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 January 2024 was considered. It was reported that a total of nine (9) vehicles were serviced during the month of January 2024. The report was noted.

**F. ROAD MAINTENANCE**

The activities of the Road Maintenance Section for the month of January 2024 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**

On routine buildings maintenance, the Maintenance Section attended to bricklaying, electrical, plumbing, carpentry and painting works on Council properties during the month of January 2024. The report was noted.

**H. FIRE SECTION****Road Traffic accidents**

It was reported that the Section recorded and attended to four (4) road traffic accidents in the month of January 2024.

**Building Fires**

It was reported that the Section recorded and attended to one incident during the month of January 2024.

**Other Services**

The Section provided VVIP cover at Mashava on 30 January 2024. The Section also attended to fire outbreaks at the Dumpsite, supply of water across the city and transfer of patients by the Ambulances.

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**I. PROJECTS BEING UNDERTAKEN BY COUNCIL**

**(i). Dikwindi Primary School**

It was reported that construction of the Durawall was at 60% complete.

**(ii). Rujeko Primary School**

It was reported that roofing of guard room had ben completed.

**(iii). Rujeko Secondary School**

It was reported that construction of the 5<sup>th</sup> and 6<sup>th</sup> classroom blocks had been completed.

**(iv). Shakashe Primary School**

It was reported that the paving project had been compeleted.

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

It was reported that construction of the ablution block was at 40% complete.

**(vi). Vurombo Primary School**

It was reported that construction of the durawall was at 30% progress.

**(vii). 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.

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

It was reported that construction of the maternity block was at 99% complete.

**(ix). Safe Market**

It was reported that the construction of the Safe Market was now at 98% complete.

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

It was reported that water reticulation was at 99%, sewer reticulation was at 90% and roads construction was at 10%.

**J. Adoption of Report**

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**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**

**2024**

**CHAIRMAN**

**TOWN CLERK**