

CITY OF MASVINGO

MINUTES OF THE PROCEEDINGS OF THE PUBLIC WORKS AND PLANNING COMMITTEE HELD IN THE COMMITTEE ROOM, MUNICIPAL OFFICES ON WEDNESDAY, 17 JANUARY 2024 AT 4.38 P.M.

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

OFFICIALS: Acting Chamber Secretary
Finance Director
Acting Director of Engineering Services
Senior Health Officer
Assistant Committee Officer

006. CONFIRMATION OF MINUTES

RESOLVED

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

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

007. 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 December 2023.

(i). Water Treatment Chemical stock levels

It was reported that Aluminium Sulphate would last for 83 days, hydrated lime was stocked to meet requirements for the next 51 days, Chlorine Gas lasting 20 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 and 6 were operational and pump number 5 was still under repairs. The electric Motor (stand by) developed a fault and was taken to Olikan for repairs.

(iii). Treatment Works

On treatment works, it was reported that pumps number 1, 2 and 3 were operational during the month of December 2023. However the Section lost 102 hours of pumping due to load shedding.

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It was reported that two chemo feeders were operational. Request for a new feeder set had been made.

(v). Water Supply situation

On water levels, it was reported that Lake Mutirikwi was 94.67 % full as at 1 January 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) requirements.

(vii). Water Fitting

The Section recorded 55 pipe bursts, 7 water connections, 33 water meter replacements and 17 sewer connections during the month of December 2023. The report was noted.

(viii) Non-Revenue Water

It was reported that the non-revenue water for December 2023 was 17.43 % which translated to ZWL 8 975 280.60. 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 December 2023.

(i). Sewage Reticulation

It was reported that four hundred and forty four (444) blockages had been recorded and attended to during the month of December 2023, whilst two hundred and twenty one (221) wheelbarrows of grit have been removed from the grit channels. Two hundred and eighty one (281) 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 December 2023. 57 600m³ of waste water were pumped to the treatment plant during the month of December 2023. Some electrical faults were due to affected start and stop buttons due to moisture entering through open space between the roof and wall.

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Efforts were being made to have the wall raised to be able to cover the entire height of the switchboard. Maintenance builders have been engaged to carry out the task. The report was noted.

(iii). Rujeko Pump Station

It was reported that the pump station was operational up to the 19th December 2023, and later on stopped due to fear of floods which could submerge the electric motor if not removed. On the same date, the electric motor was evacuated and taken to the digesters for safe keeping. The electric motor had not yet been fitted due to the pending floods.

It was reported that 47 160m³ were pumped from Rujeko Pump station to the Treatment Plant. The Committee sought guidance on the possibility of redesigning Rujeko pump station to avoid flooding during the rainy season. It was explained that redesigning of the pump station was underway and steel pipes had been ordered for the project. The report was noted.

(iv). Primary Settling Tanks (PST)

It was reported that all sedimentation tanks were operational during the month of December 2023. The Primary Settling Tank (PST) No 4 inspection of its internal fixtures was stopped/suspended to allow accommodation of high inflows before the Bio Nutrient Removal Plant (BNRP) was opened to receive flows. It was also reported that desludging valve for PST No. 3 needed to be repaired or replaced. The report was noted.

(v). Digesters

It was reported that Digester number 2 stopped releasing sludge by gravity and was awaiting replacement of the closing flange until work resumed, probably in early March 2024. It was reported that pushing of pipes in the digesters pump room was carried out successfully and the section was ready for digester No. 1 recycling process.

(vi) Effluent Pump Station

It was reported that one pump was operational at the station during the month of December 2023. It was reported that 68 400m³ of effluent was pumped to standard farm in the month of December 2023. The inlet to the reservoir at Standard Farm was clogged with stones and sludge, causing restrictions to the inflowing water and this could also lead to straining of the pump. The responsible people were advised to rectify the situation.

(vii) Trickling filters

It was reported that all trickling filters needed attention on both, their centre pivots and distribution arms. The report was noted.

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(viii) Biological Nutrient Removal Plant (BNRP)

It was reported that filling of the bioreactor was completed and activation was in progress with aerators and stirrers running. Aerator No.2 was now operational, whilst installation of mixed liquor pumps was in progress. The report was noted.

(f). Clarifiers

It was reported that both clarifiers needed repairs to make their rotating bridges operational.

g. Cascade

It was reported that no flow was going to the cascade since the machine was awaiting complete activation of sludge in the aeration basins.

B. TOWN PLANNING, SURVEY AND TRANSPORT

(i). APPLICATION FOR CHANGE OF USE FROM A RESIDENTIAL USE TO A GUEST HOUSE: STAND NUMBER 29965 EASTVALE MASVINGO: NYASHA L&N MAPFUMO

Consideration was given to the report of the Acting Director of Engineering Services on the application by L & N Mapfumo expressing intention to change a residential stand to a Guest house on Stand Number 29965, Eastvale, Masvingo.

It was advised that the applicant could 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 of Eastvale and the general public. The advice was accepted by the Committee.

RESOLVED TO RECOMMEND

THAT Mr L & N Mapfumo be authorised to advertise in the press, in terms of the Regional, Town and Country Planning Act, Chapter 29:12, following their application for change of use of Stand Number 29965 Eastvale, Masvingo, from residential to a Guest House.

ADES

ii. APPLICATION FOR CHANGE OF USE FROM AN AGRICULTURAL PLOT TO A MIXED USE COMMERCIAL PLOT No. 19 FLESK MORNINGSIDE MASVINGO: T. S MAVERA

Consideration was given to the report of the Acting Director of Engineering Services on the application by T. S Maverera for change of use of Plot No 19 Flesk Morningside from agricultural plot to commercial mixed use. The stand measures 7.3 Hectares.

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It was advised that the applicant could be given an opportunity to advertise in terms of the Regional, Town and Country Planning Act Chapter 29:12.

RESOLVED TO RECOMMEND

THAT Mr T. S. Maverera of Plot No 19 Flesk Morningside be permitted to advertise in terms of the Regional, Town and Country Planning Act, Chapter 29:12, following his application for change of land use on Plot No 19 Flesk Morningside, from agricultural plot to commercial mixed use. **ADES**

iii. APPLICATION FOR SUBDIVISION OF AGRO-RESIDENTIAL PLOT 70 AND 71 OF FLESK MASVINGO: MR CLAUDIUS BANHIRE.

Consideration was given to the report of the Acting Director of Engineering Services on the application by Mr Claudius Banhire for subdivision of land from who intends to subdivide his agricultural Plots 70 & 71 Flesk Masvingo, into 31 subdivisions or lots of 4000sqm or more each.

It was reported that the land was serviced by a tarred road, the proposed subdivisions were within the minimum stand area of the permitted 4000 square meters, the remainder would still meets the minimum stand size as well, and the land belonged to the applicant, and there were three boreholes within the properties. It was reported that the application satisfied the minimum stand size of 4000 square meters approved in the area, hence the application may be granted.

The Committee sought clarification on how the developer would deal with issues of water and waste water supply and reticulation given that the area was on septic tanks. It was suggested and agreed that the Committee should conduct a tour of the two plots at the next meeting to appreciate the area before a decision could be made.

RESOLVED TO RECOMMEND

THAT the Chamber Secretary be instructed to organise a tour of plots 70 and 71 Flesk Masvingo, by the Public Works and Planning Committee to appreciate the layout of the two properties before a decision could be made on the application for subdivisions of the plots by C. Banhire. **ADES**

iv. NOTICE OF INTENTION TO REVIVE THE CITY OF MASVINGO MASTER PLAN REVIEW PROCESS.

Consideration was given to the report of the Acting Director of Engineering Services on the City of Masvingo Master Plan. It was reported that pursuant to the “Call to Action” by His Excellency the President of the Second Republic of Zimbabwe, the City of Masvingo intended to revive the Master Plan Review process as authorised by Council through Resolution 057 C of 13 February 2006. The Committee was being notified of this noble intention.

It was reported that the Master Plan would be reviewed in terms of the Regional, Town and Country Planning Act, Chapter 29:12. The report was noted.

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v. **REQUEST FOR AUTHORITY TO UTILISE USD\$180 000.00 OF DEVOLUTION FUNDS TO FUND THE MASTER PLAN REVIEW PROCESS: CITY OF MASVINGO**

Consideration was given to the report of the Acting Director of Engineering Services on the request for authority to utilize USD180 000.00 2024 devolution funds towards City of Masvingo Master Plan review process. It was reported that the call to Action, “No compromise to Service Delivery” by His Excellency the President directed that all local authorities should prepare or review their Master Plans.

It was reported that His Excellency the President directed that local authorities could access Devolution Funds towards Master planning as a funding relief provision. Authority was being sought for Council to access USD\$180 000.00 from Central Government as a provisional figure for the project. The actual figures would be available during consultancy services procurement. The request was granted.

RESOLVED TO RECOMMEND

THAT request by the Acting Director of Engineering Services, for authority to access and utilise USD180 000, 2024 devolution funds towards City of Masvingo Master Plan review process be granted.
ADES

C. **BUILDING INSPECTORATE**

It was reported that 28 building plans were approved in Victoria Ranch during the month of December 2023 and a total of USD 7 428.00 was raised in plan fees. For the rest of town a total of 34 building plans were approved and a total amount of USD25 265 was raised from plan fees.

D. **WORKSHOP**

The report of the Acting Director of Engineering Services on the state of the Council fleet by Department for the month of December 2023 was considered. It was reported that an aggregate of 40 vehicles were functional for operations out of a total fleet of 62 vehicles which translated to 65% availability.

The Committee raised concern that shortage of spares at the Workshop was the major factor for vehicles unavailability. It was suggested and agreed that the Committee should conduct a tour of the Workshop at the next meeting to appreciate the current state of council fleet. It was also agreed that the Town Clerk should be invited to attend the tour of the Council workshop.

RESOLVED TO RECOMMEND

THAT the Chamber Secretary be instructed to organise a tour of the Municipal Workshop by the Public Works and Planning Committee. **ACS**

Minutes: Public Works and Planning Committee: 17/01/24**E. ROAD MAINTENANCE**

The activities of the Road Maintenance Section for the month of December 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.

F. ANNUAL ZINARA ROAD MAINTENANCE PROGRAM FOR 2024 – CITY OF MASVINGO

Consideration was given to the report of the Acting Director of Engineering Services on ZINARA fund road maintenance programme for 2024. The road maintenance summary of program Coverage for 2024 was given as detailed below. The provisional annual allocation for the City of Masvingo was ZWL3 426 779 699.71.

| Item | ROAD/PROJECT NAME | LENGTH m | Scope Of Work | COST ZWL \$ |
|-------------------------------------|----------------------------|-------------------|--------------------------------|--|
| A. Re-gravelling *30km | | | | |
| 1 | Zviitirei *700m | 30km | Spot regravelling | covered on equipment repair costs (graders) and hire charges of excavator a water bowser |
| 2 | Manhede *800m | | Spot regravelling | |
| 3 | Mushuku street *800m | | Spot regravelling | |
| 4 | KMP main road * 1500m | | Spot regravelling | |
| 5 | Samson Mundondo*700m | | Spot regravelling | |
| 6 | Mbudzi main road*1200m | | Spot regravelling | |
| 7 | 4.1 Barrack roads 4 *100m | | Spot regravelling | |
| 8 | S Makuyana*1200m | | Spot regravelling | |
| 9 | J Chauke *600m | | Spot regravelling | |
| 10 | Aquamarine*1200m | | Spot regravelling | |
| 10 | Shezhu*500m | | Spot regravelling | |
| 11 | Garisanai*1200m | | Spot regravelling | |
| 12 | J Mundondo *800 | | Spot regravelling | |
| 13 | Ndira *800m | Spot regravelling | | |
| B. Equipment hire and repair | | | | |
| 17 | Hire of excavator (240hrs) | 28 days | Gravel stockpiling(whole year) | 499000000 |

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|---|--|----------|---------------------------|-------------------------|
| 18 | Hire of water bowser (min15000l) | 150 days | regravelling | 300000000 |
| 19 | Repair of Changlin grader | . | spares and consumables | 90000000 |
| | Repair of XGMA grader | | spares and consumable | 65000000 |
| C. Premix pothole patching * 80 km | | | | |
| 21 | Rugare,Chesvingo.Mhizha, Ingwe, Macghie, Kyle crescent, Sunflower, Lavender, 1 st Street, Dare, K Majange, Mazorodze, Smart, Carry , CBD, Yomukono, Makasi,Mhamhasi ,Mashavishavi,OldGreat Zimbabwe road, Morningside roads,Mboroma,Rhus, Chesvingo, Dare 2 nd ,3 rd Streets,Carry, Mimosa,Baurnia,Baobab,Bangala MutirikwiDrive,Shakashe Drive R Tangwena,Baden Rayton road | 80km | Pothole patching | 1640600272 |
| D. Drain Lining In Location | | | | |
| 22 | Mushandike,Mboroma Old Railway,Save , Garianai | 5000m. | Lining Of Drains. | 520654000 |
| | Subtotal | | | 3115254272 |
| | Add 10% Administration and contingency | | | 311525427.2 |
| Grand Total | | | | 3,426,779,699.00 |

The annual ZINARA road maintenance programme summary of coverage and costs was noted.

F. 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 December 2023. The report was noted.

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G. FIRE SECTION

It was reported that the Section recorded and attended to six road traffic accidents in the month of December 2023. On Building Fires, the section recorded and attended to three incidents.

On special services, the Section extinguished fire at the dumpsite, and water was supplied at Mucheke F Suburbs, Mucheke Clinic, Masvingo Provincial Hospital and at Vambire Street in Mucheke.

H. PROJECTS BEING UNDERTAKEN BY COUNCIL

CONSTRUCTION ACTIVITIES IN COUNCIL SCHOOLS

(i). Dikwindi Primary School

It was reported that 100 meters of Durawall construction had been completed.

(ii). Rujeko Primary School

It was reported that superstructure had been completed.

(iii). Rujeko Secondary School

It was reported that Ceiling was 70%, Painting was 20% complete, electrical work was 30% complete and Tiling was 70% complete. The report was noted.

(iv). Francis Aphiri Primary School

It was reported that the construction of superstructure was at 50% complete.

(v). Vurombo Primary School

It was reported that the construction of perimeter wall was at 20% complete.

(vi). North West Maternity Clinic

It was reported that tiling and septic tank construction had been completed. Plumbing works was at 30% whilst painting was at 30% complete.

(vii). Tanaiwa Project

It was reported that electrification of Tanaiwa Hostels was 40% complete.

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(viii). Safe Market

It was reported that roofing was at 80% complete. The construction of the table had been completed.

(ix). Oliver Street Commercial Stands Servicing

It was reported that servicing of the stands was underway as detailed below:

- Water reticulation was at 99% complete.
- Outstanding main connection affected by short collar joints not fitting on fabricated Tee and hence VJ coupling was requested.
- Construction of manholes at 90% in progress.
- Excavation of rocky areas was at 100% complete.
- Steel pipe laying had been done.
- Manhole construction to the connection point had been completed.
- Road opening had been completed.
- Blasting of rocks on outstanding sewer sections areas had been completed.
- Removal of rock fragments on blasted areas was done and completed.

The report was noted.

I. 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 5.21 p.m.

CONFIRMED THIS

DAY OF

2024

CHAIRMAN

TOWN CLERK