

**CITY OF MASVINGO**

**MINUTES OF PROCEEDINGS OF THE 1054<sup>TH</sup> ORDINARY COUNCIL MEETING HELD  
IN THE COUNCIL CHAMBER, MUNICIPAL OFFICES, ON MONDAY 27 MAY 2024 AT  
4.55 P.M.**

**PRESENT:** His Worship the Mayor Councillor A. Tabe  
Deputy Mayor Councillor D. Mberikunashe  
Councillor S. Chikwangwani  
Councillor M. Madhuna  
Councillor W. Sitemere  
Councillor T. Masimba  
Councillor R. Musekiwa  
Councillor B. Muchokwa  
Councillor S. Manyanga  
Councillor E. Zishiri  
Councillor B. Hwata

**APOLOGY:** Councillor A. Time

**IN ATTENDANCE:** Human Resources Graduate Trainee (D. Mapungwana)

**OFFICIALS:** Town Clerk  
Chamber Secretary  
Finance Director  
Chief Internal Auditor  
Senior Health Officer  
Acting Deputy Finance Director  
Public Relations Officer  
Assistant Committee Officers (2)

**139. CONFIRMATION OF MINUTES.**

Before moving for the confirmation of minutes, the following corrections were made on the minutes:

On minute 114, on the engagement of the Lead Planner for the Master Plan review process, it was reported that the Government had put in place special conditions for engagement of same.

On the first page, on members present at the previous meeting, Councillor W. Sitemere appeared on both “Present” as well under “apology”. The minutes were corrected by removing Councillor Sitemere from the members present since he had given an apology.

**RESOLVED**

THAT the minutes of the meetings held on 29 April 2024 be taken as read, confirmed as a correct record and signed.

*Proposed by Councillor S. Chikwangwani*

*Seconded by Councillor E. Zishiri*

**140. COMMUNICATIONS**

The Town Clerk reported that he had received information that Councillor A. Time was not able to attend the meeting.

**141. HEALTH, HOUSING AND ENVIRONMENTAL SERVICES COMMITTEE**

IT WAS MOVED BY Councillor M. Madhuna seconded by Deputy Mayor Councillor D. Mberikunashe

“THAT the minutes of the meeting of the Health, Housing and Environmental Services Committee held on 16 May 2024 be adopted subject to the resolutions passed in relation thereto”.

On minute 129 (C)(4), the request to include Hillside Extension Business Centre Public Toilet and Vegetable Market into the 2025 Capital Projects was referred to the relevant Committee for consideration.

WHEREUPON the original motion was put as the substantive motion, and it was

**RESOLVED**

THAT the minutes of the meeting held on 16 May 2024 be approved and adopted subject to the resolutions passed as follows:

1. THAT the minutes of the meeting held on 9 April 2024 be taken as read, confirmed as a correct record and signed.
2. THAT the Chief Environmental Health Officer be instructed to refer the introduction of waste separation exercise in the Commonage to Management for consideration.
3. THAT the Chief Environmental Health Officer be instructed to refer to Management, the construction of garbage holding points in the commonage for consideration.
4. THAT the Chief Environmental Health Officer be instructed to facilitate procurement of additional refuse bins for the Central Business District.
5. THAT the Director of Housing and Social Services be instructed to include the ZBS Business Centre Public Toilet and Vegetable market into the 2025 Council budget.
6. THAT the report of the Chief Environmental Health Officer be approved and adopted subject to the resolutions passed in relation thereto.

7. THAT 17 residential stands allocated in the first and second quarters of 2024; being stand numbers 25793, 27585, 10513-10516, 27586, 27595-27599, 27584, 27582, 27583, 9541, 9553, and one commercial stand number 27588 be ratified.
8. THAT the Chamber Secretary be instructed to organise a visit to Bikita Minerals by Council as a way of strengthening relations.
9. THAT the application by Charity Panganayi and Yawanda Nyamarebvu, for a Liquor Development Permit to operate a Bottle Store on Stand Number 28119 Mushandike Street, Hillside Extension, Masvingo be granted.
10. THAT the application by Kenneth Jonga for a Liquor Development Permit to operate a Bottle Store on Stand Number 23, Robert Mugabe way, Masvingo be granted.
11. THAT the Acting Director of Engineering Services be instructed to assess the feasibility of creating a Primary School Stand at a site near Ndarama High School and refer to the Public Works and Planning Committee for consideration.
12. THAT the report of the Director of Housing and Social Services be approved and adopted subject to the resolutions passed in relation thereto.
13. THAT the report of the Town Clerk be adopted.

**142. PUBLIC WORKS AND PLANNING COMMITTEE**

IT WAS MOVED BY Councillor R. Musekiwa seconded by Councillor E. Zishiri

“THAT the minutes of the meeting held on 9 May 2024 be adopted subject to the resolutions passed in relation thereto”

On minute 120 regarding election for the Vice Chairman of the Committee, the Town Clerk advised that the elections were presided over by His Worship the Mayor against the provisions of the Urban Councils Act Chapter 29:15. The elections were deemed null and void and the members were advised to move a motion to refer the item back to the Public Works and Planning Committee for fresh elections. The motion was moved by Councillor R. Musekiwa, seconded by Councillor E. Zishiri.

WHEREUPON the original motion was put as the substantive motion, and it was

**RESOLVED**

THAT the minutes of the meeting held on 9 May 2024 be adopted subject to the resolutions passed as follows:

1. THAT the minutes of the meeting held on 7 April 2024 be taken as read, confirmed as a correct record and signed.
2. THAT elections for the Vice Chairman of the Public Works and Planning Committee be referred back to the Committee for fresh elections in terms of the Urban Councils Act (29.15)
3. 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:
  - 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 always 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 guests with disabilities.
  - ix. 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.
  - 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.
4. 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 Section 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.
  - 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.
5. 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.
6. 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.
7. 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.
8. THAT the report of the Acting Director of Engineering Services be approved and adopted subject to the resolutions passed in relation thereto.

#### **143. FINANCE AND GENERAL PURPOSES COMMITTEE**

IT WAS MOVED BY Councillor B. Muchokwa seconded by Councillor S. Manyanga

“THAT the minutes of the meeting of the Finance and General Purposes Committee held on 22 May 2024 be adopted subject to the resolutions passed in relation thereto”.

On minute 136 (B) regarding travel by the Mayor and the Town Clerk to Dubai on 24 to 28 July 2024, some members raised concern that the Chairman of the Committee had disassociated himself from the decision of the Committee. The Town Clerk advised that a

culture of disassociating oneself from the Council decisions was counter productive and should be discouraged at all costs. The Town Clerk also urged Council to work as a team.

WHEREUPON the original motion was put as the substantive motion and it was

**RESOLVED**

THAT the minutes of the meeting of the Finance and General Purposes Committee held on 22 May 2024 be adopted subject to the resolutions passed as follows:

1. THAT the minutes of the meeting held on 17 April 2024 be taken as read and confirmed as a correct record and signed.
2. THAT the 2024 first quarter Budget Review stakeholder engagement meetings be held on 27-31 May 2024.
3. THAT the implementation of tariff adjustments as per the 2024 approved Budget with effect from 1 June 2024, be approved.
4. THAT the report of the IPSAS Implementation Matrix progress and action plan be adopted.
5. THAT the report of the Finance Director be approved and adopted subject to the resolutions passed in relation thereto.
6. THAT the report of the Director of Housing and Social Services be adopted.
7. THAT the application by Mr Munyaradzi Mutambasere (Meter Reader Grade 7) Comp. No. 120033, for an educational loan amounting to US\$270, paid in ZiG at the prevailing interbank rate, to pursue a Bachelor of Commerce Degree in Accounting with Great Zimbabwe University be granted subject to availability of funds in the educational loan revolving fund and conditions governing study loans.
8. THAT His Worship the Mayor and Town Clerk be authorized to attend the International Smart Cities, Smart Government, Mining and Trade Investment Forum to be held in Dubai from 24 to 28 July 2024, at a cost of USD 20706 for Air Travel including Air Tickets, Visas, Tours, Meals, Accommodation, Contingency and Travel and subsistence allowances.
9. THAT the report of the Town Clerk be approved and adopted subject to the resolutions passed in relation thereto.

**144. MOTION FOR COUNCIL TO TURN INTO COMMITTEE**

IT WAS MOVED BY Councillor R. Musekiwa seconded by Councillor S. Manyanga

“THAT Council turns itself into Committee for purposes of confirming the Minutes of the 1053<sup>rd</sup> Ordinary Council In Committee meeting held on 29 April 2024, and adopting the minutes of the Human Resources and Gender Committee meeting held on 13 May 2024.

WHEREUPON the original motion was taken as the substantive motion and it was

**RESOLVED**

THAT Council turns itself into Committee for purposes of confirming the Minutes of the 1053<sup>rd</sup> Ordinary Council In Committee meeting held on 29 April 2024, and adopting the minutes of the Human Resources and Gender Committee meeting held on 13 May 2024.

The meeting ended at 5.25 p.m.

**CONFIRMED THIS DAY OF 2024**

**MAYOR**

**TOWN CLERK**