

CITY OF MASVINGO

**MINUTES OF THE PROCEEDINGS OF THE PUBLIC WORKS AND PLANNING COMMITTEE
HELD IN THE COMMITTEE ROOM, MUNICIPAL OFFICES ON THURSDAY, 18 JULY
2024 AT 4.40 P.M.**

PRESENT: Councillor R. Musekiwa (Chairman)
Councillor W. Sitemere
Councillor S. Manyanga
Councillor S. Chikwangwani
Councillor E. Zishiri
Councillor B. Hwata

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

OFFICIALS: Director of Housing and Social services
Finance Director
Chief Environmental Health Officer
Senior Health Officer
Chief Internal Auditor
Water and Waste Water Engineer
Administration Officer
Committee Officer
Assistant Committee Officer

196. CONFIRMATION OF MINUTES

RESOLVED

THAT the minutes of the meeting held on 10 June 2024 be taken as read, confirmed as a correct record and signed.

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

197. MATTER ARISING

(i). Servicing of Commercial, Light Industrial, and Residential Stands.

The Committee enquired on the progress made in the servicing of Oliver Street Commercial Stands and Mucheke Light industrial Stands. It was suggested that the Acting Director of Engineering Services prepare a report on the status of all stand servicing projects and submit to the next Committee meeting for consideration. It was agreed that the Committee should conduct a tour Oliver Street Commercial stands and Mucheke Light industrial stands to appreciate the status of the projects. The tours would be conducted before the date of the next Public Works and Planning Committee meeting.

RESOLVED TO RECOMMEND

1. THAT the Director of Housing and Social Services be instructed to organise a tour of Oliver Street Commercial Stands and Mucheke Light Industrial Stands (under servicing) before the next Committee meeting, to appreciate the progress on site.

DHSS

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2. THAT the Acting Director of Engineering Services be instructed to prepare a report on the status of all stand servicing projects being undertaken by Council and submit to the next Committee meeting. **ADES**

198. 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 June 2024.

(i). Water Treatment Chemical Stock Levels

It was reported that Aluminum Sulphate would last for 20 days, hydrated lime was stocked to meet requirements for the next 51 days, Chlorine Gas lasting 16 days, and adequate stocks of Chlorine HTH and Activated Carbon were available for use when needed. ZESA was still to replace transferred arrestors and uplift them. 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 June 2024. However 101 pumping hours were lost due to load shedding. The Zimbabwe Electricity Transmission and Distribution Company (ZETDC) was still to test the new transformer installed on the 3.3 KV line.

The Committee raised concern on the delays in attending to waste management components. It was suggested and agreed that Council should engage the office of the Honorable Minister of State for Provincial Affairs and Devolution and the regional Manager for ZETDC to discuss the challenges faced by Council in the provision water related to electricity supply. It was highlighted the issue could be raised through the Commercial Manager for ZETDC at Masvingo Offices.

RESOLVED TO RECOMMEND

THAT the Town Clerk be instructed to organise a meeting with the Honorable Minister of State for Provincial Affairs and Devolution for Masvingo, District Engineer for ZETDC Masvingo, and the Regional Manager for ZETDC, to discuss the Council water projects affected by electricity challenges. **ATC**

(iv). Chemical Dosing Pumps

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

(v). Water Supply situation

On water levels, it was reported that Lake Mutirikwi was 92.83 % full as at 30 June 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 63 pipe bursts, 7 water connections, 80 water meter replacements and 14 sewer connections during the month of June 2024. The report was noted.

(viii) Non-Revenue Water

It was reported that the non-revenue water for June 2024 was 41 % which translated to USD 335 428.30. The need to show the status for the previous month was highlighted. The report was noted. It was agreed that in future reports should have a graphical presentation of non revenue water for ease of comparison.

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 June 2024.

(i). Sewage Reticulation

It was reported that two hundred and ninety nine (299) blockages had been recorded and attended to during the month of June 2024, whilst four hundred and forty one (441) wheelbarrows of grit have been removed from the grit channels. Two hundred and fifty seven (257) 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 June 2024. The report was noted.

(iii). Rujeko Pump Station

It was reported that one pump was operational during the month of June 2024.

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

(v). Digesters

It was reported that offloading of sludge for Digester Number 1 was in progress and was expected to last take four months to be completed. The report was noted.

(vi). Effluent Pump Station

It was reported that Effluent Pump Station was not operational due to broken down effluent pumps. The need to expedite the repair the pumps was highlighted.

(vii) Trickling filters

It was reported that all three trickling filters required repairs and procurement of materials for the repairs was under way.

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

It was reported that Stirrer number 2 was operational and new fan had been fitted. The report was noted.

Anoxic Zone

It was reported that one stirrer was operational during the month of June 2024. Stirrer number 3 required new coupling bearings.

Aeration Zone

It was reported that 9 aerators have been operational during the month of June 2024. It was also reported that new oil had been applied on four aerator gear boxes.

RAS Pumps

It was reported that one RAS pump, Pump No.2 has been operational throughout the month of June 2024.

Clarifiers

It was reported that both the clarifier number 2 had been repaired and was now rotating, and new grease and oil were added for lubrication of bearings and gears.

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Cascade

It was reported that the Cascade was operating well and it received good quality effluent from the clarifiers and was being disposed into the river course.

On BNRP waste quality assessment, it was reported that the Environmental Management Authority (EMA) had put the Municipal waste water in the RED category. The Committee raised the need to attend to most of the faults identified in the BNRP system to improve the quality of wastewater.

B. TOWN PLANNING, SURVEY AND TRANSPORT

(i). REQUEST TO RESCIND RESOLUTION 114(11) ON REMAINDER OF LOT 2, 3, 6,7 AND 8 OF FLESK.

Consideration was given to the report of the Acting Director of Engineering Services on the request for rescission of resolution 114(11) of the meeting held on 29 April 2024. It was reported that the resolution made reference to Section 26(3) of the Regional, Town and Country Planning Act Chapter 29:12. The application was supposed to be handled in terms of Section 40 of the same Act. The rescission was granted and the application would be processed in terms of Section 40 of the Regional, Town and Country Planning Act Chapter 29:12.

RESOLVED TO RECOMMEND

THAT resolution number 114 (11) of 29 April 2024 which reads, “ 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 $\pm 4000m^2$ for low density residential purposes” be rescinded.

(ii). PROCESSING OF THE SUBDIVISION OF REMAINDER OF LOT 2, 3, 6, 7 AND 8 OF FLESK: GREAT ZIMBABWE REALTORS.

Consideration was given to the report of the Acting Director of Engineering Services on the request for processing of the application in terms of Section 40 of the Regional, Town and Country Planning Act Chapter 29:12, which requires the applicant at his own expense to give public notice of the application. The request was granted.

RESOLVED TO RECOMMEND

THAT the processing of application by Great Zimbabwe Realtors, for subdivision of Remainder of Lot 2,3,6, 7 and 8 of Flesk be subjected to the provisions of Section 40 of the Regional, Town and Country Planning Act Chapter 29:12.

(iii). PROPOSED SUBDIVISION OF LOT 58 FLESK, VICTORIA DISTRICT.

Consideration was given to the report of the Acting Director of Engineering Services on the request

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for subdivision of Lot 58 of Flesk, Victoria District. It was reported that the subdivision would create two lots measuring 8029m² and 6 135.54m². The application was granted subject to the provisions of Section 40 of the Regional, Town and Country Planning Act Chapter 29:12.

The Committee suggested that the minimum permissible stand size for cluster housing of 4000m² as per existing policy be reviewed to accommodate applicants with smaller stand sizes as prevailing in other cities. The Acting Director of Engineering Services was advised to make a research on the matter and report to the Committee.

RESOLVED TO RECOMMEND

THAT the request for subdivision of Lot 58 of Flesk, Victoria District to create two lots measuring 8029m² and 6 135.54m² be granted subject to the provisions of Section 40 of the Regional, Town and Country Planning Act Chapter 29:12. **ADES**

(iv). **APPLICATION FOR CHANGE OF USE OF STAND NUMBER 27801, HILSIDE MASVINGO FROM LIGHT INDUSTRY TO SPECIAL RESTAURANT WITH LIQUOR AND BUTCHERY: LEVISON NZVURA.**

Consideration was given to the report of the Acting Director of Engineering Services on the application by Levison Nzvura, for change of use of Stand Number 27801 Hillside, from light industry to Special Restaurant with Liquor and Butchery. The Committee noted that the application was not in line with the designated land use in the area. Some members were of the view that the Committee could grant the application without the liquor, whilst other members were of the view that the application be turned down. Debate ensued. The Committee agreed that the application for change of use be granted and the application for authority to operate a special restaurant with liquor and butchery be referred to the relevant Committee.

RESOLVED TO RECOMMEND

1. THAT the application by Mr Levison Nzvura, for change of use of Stand Number 27801 Hillside, Masvingo from light industry to commercial be approved.
2. THAT the Director of Housing and Social Services be instructed to refer the application by Mr Levison Nzvura, to operate a special Restaurant with Liquor on Stand Number 27801, Hillside, Masvingo, to the Health, Housing and Environmental Services Committee for consideration. **DHSS**

(v). **APPLICATION FOR CHANGE OF USE OF STAND NUMBER 9543, LUNDI STAR DRIVE, RHODENE, MASVINGO, FROM LOW DENSITY RESIDENTIAL TO AN ECD CENTRE: ORLA EDWARDS.**

Consideration was given to the report of the Acting Director of Engineering Services on the application by Orla Edwards, for change of use of Stand Number 9543, Lundi Star Drive, Rhodene Masvingo, from low density residential to an Early Childhood Development Centre (ECD). The

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Committee agreed that the applicant be given the opportunity to consult neighbours and the general public in terms of Section 26 (3) of the Regional, Town and Country Planning Act Chapter 29:12.

RESOLVED TO RECOMMEND

THAT Orla Edwards, be instructed to consult neighbours and the general public in terms of Section 26 (3) of the Regional, Town and Country Planning Act Chapter 29:12, regarding their application for change of use of Stand Number 9543, Lundi Star Drive, Rhodene Masvingo, from low density residential to an Early Childhood Development Centre (ECD). **ADES**

(vi). **APPLICATION FOR CHANGE OF USE FOR STAND NUMBER 20853 RUNYARARO SOUTH WEST FROM RESIDENTIAL TO A LODGE: BENARD KATENJELE**

Consideration was given to the report of the Acting Director of Engineering Services on the application by Benard Katenjele, for change of use of Stand Number 20853 Runyararo South West, Masvingo, from residential to a Lodge. The application was turned down on the basis that the intended business was not compatible with the area.

RESOLVED TO RECOMMEND

THAT the application by Benard Katenjele, for change of use of Stand Number 20853 Runyararo South West, Masvingo, from residential to a Lodge be turned down on the basis that the intended business was not compatible with the area.

(vii). **APPLICATION FOR CHANGE OF USE OF STAND NUMBER 27400 ZIMRE PARK MASVINGO, FROM SINGLE FAMILY RESIDENTIAL TO CLUSTERS: ALLEN SIBANDA.**

Consideration was given to the report of the Acting Director of Engineering Services on the application by Allen Sibanda, for change of use of Stand Number 27400, ZIMRE Park, Masvingo from single family residential to clusters. It was reported that the applicant advertised his intended development in the press and the abutting property owners were consulted in terms of the Act but no objection had been received. The application was granted.

FRESOLVED TO RECOMMEND

THAT the application by Allen Sibanda, for change of use of Stand Number 27400, ZIMRE Park, Masvingo, from single family residential to clusters be granted.

(viii). **APPLICATION FOR CHANGE OF USE OF STAND NUMBER 27286 RHODENE, MASVINGO, FROM SINGLE FAMILY RESIDENTIAL TO RESIDENTIAL CLUSTERS: CHIKATI N. MAKAMURE.**

Consideration was given to the report of the Acting Director of Engineering Services on the application by Chikati N. Makamure, for change of use of Stand Number 27286, Rhodene, Masvingo from single family residential to residential clusters. It was reported that the applicant

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advertised his intended development in the press and the abutting property owners were consulted in terms of the Act and no objections had been received. The application was granted.

FRESOLVED TO RECOMMEND

THAT the application by Chikati N. Makamure, for change of use of Stand Number 27286 Rhodene from single family residential to cluster housing be granted. **ADES**

(ix). APPLICATION FOR CHANGE OF USE OF STAND NUMBER 27213 ZIMRE PARK, MASVINGO, FROM SINGLE FAMILY RESIDENTIAL TO RESIDENTIAL CLUSTERS: MUNYIKA FRANCIS.

Consideration was given to the report of the Acting Director of Engineering Services on the application by Munyika Francis, for change of use of Stand Number 27213, ZIMRE Park from single family residential to residential clusters. It was reported that the applicant advertised his intended development in the press and the abutting properties were notified in terms of the Regional, Town and Country Planning Act Chapter 29:12, and no objections had been received. The application was granted.

FRESOLVED TO RECOMMEND

THAT the application by Munyika Francis, for change of use of Stand Number 27213 ZIMRE Park, Masvingo from single family residential to cluster housing be granted. **ADES**

(X). APPLICATION FOR CHANGE OF USE OF PLOT 19 OF FLESK, MORNINGSIDE MASVINGO, FROM AGRO RESIDENTIAL TO MIXED COMMERCIAL: 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 19 of Flesk, Morningside, Masvingo from Agro Residential to mixed Commercial. It was reported that the applicant advertised his intended development in the press and the abutting properties were consulted in terms of the law and no objections had been received. The application was granted.

FRESOLVED TO RECOMMEND

THAT the application by T.S. Maverera for change of use of Plot 19 of Flesk Morningside, from Agro residential to Mixed Commercial be granted. **ADES**

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

It was reported that the Draft Written Statement was shared with Management. A stakeholder validation workshop was held to discuss the draft written Statement. Council adopted the written Statement. The adopted report of study, Written Statement with attendant diagrams and Executive summary were submitted to the Department of Spatial Planning and Development on 28 June 2024. The report was noted.

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C. BUILDING INSPECTORATE

It was reported that 29 building plans were approved in the City of Masvingo for the month of June 2024, and a total of USD17 666.00 and ZIG 15 988.00 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 June 2024 was considered. It was reported that an aggregate of 40 vehicles were functional during the month which translated to 60% availability.

E. ROAD MAINTENANCE

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

On ZINARA ERRP2 projects update, the Committee noted some discrepancies on the road works being undertaken in each of the wards in the City. It was pointed out that Council had covered substantial ground in some wards but in other wards there was minimal coverage of road gravelling in terms of distance. Debate ensued. It was highlighted that some of the roads in the commonage had not been repaired for a long time with an example of Garisanai Street in Ward 1 which was no longer trafficable.

It was suggested and agreed that the Committee should conduct a tour of completed ZINARA projects to familiarize before the next Committee meeting. The Acting Director of Engineering Services was instructed to prepare a report on the status of all ZINARA projects and submit to the next Committee meeting for consideration.

RESOLVED TO RECOMMEND

1. THAT the Acting Director of Engineering Services be instructed to prepare a report on the status of all ZINARA fund road projects and submit to the next Committee meeting for consideration. **ADES**
2. THAT the Acting Director of Engineering Services be instructed to organise a tour of ZINARA funded road projects in the Commonage for familiarization before the next Committee meeting. **ADES**

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 June 2024. The report was noted.

G. FIRE SECTION

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It was reported that the Section recorded and attended to one road traffic accident in the month of June 2024. On building Fires, the section recorded and attended to one incident. On veld fires the Section attended and recorded six incidents. On special services, the Section supplied water to Council projects, funerals and clinics for domestic use by the residents. Fire was also extinguished at the Dumpsite and ninety-nine patients transfers were conducted by Ambulances from Council clinics to Masvingo Provincial Hospital. The report was noted.

H. PROJECTS BEING UNDERTAKEN BY COUNCIL

CONSTRUCTION ACTIVITIES IN COUNCIL SCHOOLS

(i). Dikwindi Primary School

It was reported that plastering and ceiling had been completed, and electrification of the classroom block in progress.

(ii). Rujeko Primary School

It was reported that plastering and ceiling had been completed and electrical works was in progress.

(iii). Rujeko Secondary School

It was reported that backfilling of the 9th block was under way.

(iv). Francis Aphiri Primary School

It was reported that drain laying and electrification of the ablution block was in progress.

(v). Vurombo Primary School

It was reported that the construction of perimeter wall brick work was in progress.

(vi). Oliver Street Commercial Stands Servicing

It was reported that Water and sewer reticulation had been completed and roads construction was 10% complete. The overall project completion status was 70%.

(vi). Mucheke Light Industry

It was reported that identification of boundary pegs for the stands had been done, excavation, levelling and bedding for Great Zimbabwe University sewer line was done. Other works done were pipe laying and backfilling. Construction of Manholes and channelling of properties to new route was still pending. The overall project status was 15%.

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(Vii). Hokonya Street Sewer Line Rehabilitation

It was highlighted that the community awareness, setting out and calculation of provisional levels had been completed. It was also reported that excavations had been done on 69 meters, and that 53 meters levelling, bedding and pipe laying on 200mm pipe section had been completed.

(viii). Tanaiwa Hostels Upgrading

It was reported that plumbing, brick work, electrification and roofing was in progress.

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 6.33 p.m.

CONFIRMED THIS

DAY OF

2024

CHAIRMAN

TOWN CLERK