

CITY OF MASVINGO

**MINUTES OF THE PROCEEDINGS OF THE PUBLIC WORKS AND PLANNING COMMITTEE
HELD IN THE COMMITTEE ROOM, MUNICIPAL OFFICES ON TUESDAY, 20 AUGUST
2024 AT 5.03 P.M.**

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

IN ATTENDANCE: Mr Madziva: Ministry of Local Government and Public Works.
Ms E. Ndlovu – Development Studies Student

OFFICIALS: Acting Director of Engineering Services - W. Madzivadondo
Acting Director of Housing and Social Services - S. Dhleleyeni
Chief Internal Auditor
Assistant Committee Officer

224. CONFIRMATION OF MINUTES

RESOLVED

THAT the minutes of the meeting held on 18 July 2024 be taken as read, confirmed as a correct record and signed.

Proposed by Councillor E. Zishiri

Seconded by Councillor S. Chikwangwani

225. MATTER ARISING

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

It was reported that a tour of Oliver Street Commercial stands and Mucheke Light industrial stands to appreciate the status of the projects was conducted and the Acting Director of Engineering Services would provide a report in the next Public Works and Planning Committee.

On item 198(A) (ii) on Treatment works, the Committee noted the need to expedite the meeting with the Honorable Minister of State for Provincial Affairs and Devolution and the ZETDC Regional Manager to discuss the challenges faced by Council due to erratic electricity supply. The Acting Director of Engineering Services was tasked to follow up on the matter.

(ii) Road Maintenance

On item 198 (E) on road maintenance, the Acting Director of Engineering Services urged to submit roads which required maintenance in their respective Wards. The Committee felt that Council should commit to constructing tarred roads instead of re gravelling over and over again and it was noted.

226. REPORT OF THE ACTING DIRECTOR OF ENGINEERING SERVICES

A. WATER SUPPLY

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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 July 2024.

(i). Water Treatment Chemical Stock Levels

It was reported that Aluminum Sulphate would last for 53 days, hydrated lime was stocked to meet requirements for the next 39 days, Chlorine Gas lasting 40 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. Pump number 5 non-return valve was damaged and needed replacement. The electric motor (standby) was already serviced but not yet installed for testing.

(iii). Treatment Works

On treatment works, it was reported that pumps number 1 was functional although it has the packing challenge and pump bush problems. The pump was uplifted for repairs and replaced with pump number 3 on the 12th of July 2024, pump number 2 was operational during the month under review, while pump 1 was sent for repairs at Ollicken Engineers, Kwekwe. All clarifiers were successfully cleaned. It was reported that the new dewatering pump for the pump house was installed, raw water channel and clear water channels were successfully cleaned. Cleaning of the clear water sump was successfully done and tones of lime residue were removed. Electric motor for pump number 3 not yet returned from service (Hawker Sydley) and cable laying (3,3kv) by ZESA team was completed but the transformer not yet tested by ZETDC. However, 172 pumping hours were lost due to load shedding.

(iv). Chemical Dosing Pumps

It was reported that one chemo -feeder 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 91.72 % full as at 31 July 2024. The report was noted.

(vi). Water Quality

It was reported that the treated water met the World Health Organization (WHO) guidelines and the Standards Association of Zimbabwe (SAZ) standards.

(vii). Water Fitting

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The Section recorded 63 pipe bursts, 8 water connections, 80 water meter replacements and 7 sewer connections during the month of July 2024. The report was noted.

(viii) Non- Revenue Water

It was reported that the non-revenue water for July 2024 was 37.97 % which translated to USD 284 622.07. The report was noted.

B. SMART CITY AND SMART METERING SOLUTIONS PILOT PROJECT: PRIVATE UTILITY COMPANY

Consideration was given to the report of the Acting Director of Engineering Services on the proposal for a smart city and smart metering solutions pilot project by Private Utility Company. It was reported that the team presented their proposal a field survey was conducted on twenty properties in Eastvale on the basis that the area had more hours of water supply. A proposal was made for installing twenty smart water meters on the twenty properties as part of the pilot project to appreciating their functionality as a pilot study. It was reported that the project was at zero cost to the Council. The request was granted.

RESOLVED TO RECOMMEND

THAT the proposal by Private Utility Company to conduct a pilot study for smart city and smart metering solutions as a pilot project by installing twenty smart water meters on the twenty properties in Eastvale be granted.

C. REPORT ON SABOTAGE IN THE WATER DISTRIBUTION

The report of the Acting Director of Engineering Services on the sabotage encountered in water distribution. It was reported that incidents of sabotage through the closing of valves by unknown personnel on different occasions in the Central Business District, Rujeko and the Industrial area. The Acting Director of Engineering Services was urged to put in place measures to curb the problem. The report was noted

D. 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 and Rujeko Pump Station, Effluent Pump Station, and Biological-Nutrient Removal Plant for the month of July 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

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It was reported that one pump was operational during the month of July 2024 and the need to have a standby pump was highlighted. It was reported that there was need to erect a perimeter fence at the station to curb intruders and thieves, repair door frames and window frame and to have security guards to secure the premises and equipment at the station. The report was noted.

(iii). Rujeko Pump Station

It was reported that one pump was operational during the month of July 2024. There need to fix another pump for standby was highlighted. The leak on the suction side of the pump was temporarily stopped and welding to close the hole needed to be done to permanently stop the leak. The report was noted.

(iv). Primary Settling Tanks (PST)

It was reported that all four Primary Settling Tanks were operational during the month under review. The report was noted.

(v). Digesters

It was reported that offloading of sludge for Digester Number 2 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.

(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 all stirrers need attention since they were not operational. The report was noted.

Anoxic Zone

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

Aeration Zone

It was reported that 8 aerators were operational during the month of July 2024. It was also reported that aerator number 14 required a new fan to operate fully.

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RAS Pumps

It was reported that one RAS pump number 2 was been operational throughout the month of July 2024.

Clarifiers

It was reported that both the clarifier number 2 had been repaired to rotate but had been tripping frequently.

Cascade

It was reported that the Cascade was operating well and with clear effluent being disposed into the river course.

It was recommended that Council should harness the cascaded water for irrigation of its ornamental gardens since it does not smell in order to save portable water.

B. TOWN PLANNING, SURVEY AND TRANSPORT

i. APPLICATION FOR CHANGE OF USE ON STAND 27397 ZIMRE PARK, FROM RESIDENTIAL TO LODGE: A. SIBANDA

Consideration was given to the report of the Acting Director of Engineering Services on the application by Allen Sibanda for change of use on stand 27397 Zimre Park, Masvingo from residential to lodge. It was agreed that the applicant be given the opportunity to give public notice of the application and serve notice to every owner of property adjacent to the land to which the application relates and such other owners as council may direct, in terms of the Regional, Town and Planning Country, Act Chapter 29:12 Section 26(3). The application was granted

RESOLVED TO RECOMMEND

THAT Mr. Allen Sibanda be authorized to give public notice of the application and serve notice to every owner of property adjacent to the land to which the application relates and such other owners as Council may direct, in terms of the Regional, Town and Planning Country, Act Chapter 29:12 Section 26(3), their intentions for change of use of Stand Number 27397 Zimre Park, Masvingo, from residential to lodge.

ii. APPLICATION FOR A CHANGE OF USE ON STAND NUMBER 8 IRONWOOD RHODENE FROM RESIDENTIAL TO INSTITUTIONAL (DRUG AND SUBSTANCE REHABILITATION CENTRE): B. MATINGWINA.

Consideration was given to the report of the Acting Director of Engineering Services on the application by Mr Bryan Matingwina for change of use on stand number 8 Ironwood, Rhodene, Masvingo from residential to institutional (Drug and Substance Rehabilitation Centre). It was agreed that the applicant be given the opportunity to give public notice of the application and serve notice

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to every owner of property adjacent to the land to which the application relates and such other owners as council may direct, in terms of the Regional, Town and Planning Country, Act Chapter 29:12 Section 26 (3). The application was granted.

RESOLVED TO RECOMMEND

THAT Mr Bryan Matingwina be authorized to give public notice their intentions for change of use on stand number 8 Ironwood from residential to institutional, Drug and Substance Rehabilitation Centre and serve notice to every owner of property adjacent to the land to which the application relates and such other owners as council may direct, in terms of the Regional, Town and Planning Country, Act Chapter 29:12 Section 26 (3).

iii. APPLICATION FOR A CHANGE OF USE ON STAND NUMBER 10 HERBEST AVENUE RHODENE, FROM RESIDENTIAL TO CRÈCHE: T. CHAMUNORWA.

Consideration was given to the report of the Acting Director of Engineering Services on the application by Tinotenda Chamunorwa for change of use on stand number 10 Herbest Avenue, Rhodene, Masvingo from residential to creche. It is recommended that the application be handled in terms of the provisions of section 26 (3) of the Regional, Town and Country Planning Act 29:12 (special consent). The applicant shall at his own expense give public notice of the application and serve notice of the application on every owner of property adjacent to the land to which the application relates and such other owners as council may direct. The application was granted

RESOLVED TO RECOMMEND

THAT Tinotenda Chamunorwa be authorized to give public notice their intentions for change of use on stand number 10 Herbest Avenue, Rhodene, Masvingo from residential to institutional (Drug and Substance Rehabilitation Centre) and serve notice to every owner of property adjacent to the land to which the application relates and such other owners as council may direct, in terms of the Regional, Town and Planning Country, Act Chapter 29:12 Section 26 (3).

iv. APPLICATION FOR A CHANGE OF USE ON STAND NUMBER 6542 BATSIRE STREET FROM RESIDENTIAL TO INSTITUTIONAL (SECONDARY SCHOOL): JAYDEN FAMILY TRUST.

Consideration was given to the report of the Acting Director of Engineering Services on the application by Jayden Family Trust for change of use on stand number 6542 Batsire Street, Masvingo, from residential to institution (Secondary School). It was reported that the school was already operating and the classes were overcrowded. There are 6 classrooms of which two are illegal sheds build along the boundary wall on stand building lines and a classroom of approximately 20m² was accommodating 30 students. The building does not have proper ventilation and the stand measures 450m² and therefore does not meet the minimum stand size requirements of a secondary school site of ±6.5ha. The application was turned down.

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THAT the application by Jayden Family Trust for change of use on stand number 6542 Batsire street, Masvingo, from residential to institutional (Secondary School) be turned down on the basis that the stand measures 450m² and therefore does not meet the minimum stand size requirements of a Secondary School site of ±6.5ha.

v. **APPLICATION FOR A CHANGE OF USE ON STAND NUMBER 6622 MUGAGAO STREET MUCHEKE D FROM RESIDENTIAL TO INSTITUTIONAL (PRIVATE COLLEGE) ARDIEL PURURU.**

Consideration was given to the report of the Acting Director of Engineering Services on the application by Mr Ardiel Pururu for change of use on stand number 6622 Mugagao Street, Muccheke, Masvingo. It was reported that the stand measures 649m² and does not meet the minimum stand size recommended for institutional use. The application was turned down.

RESOLVED TO RECOMMEND

THAT the application by Mr Ardiel Pururu for change of use on stand number 6622 Mugagao street, Muccheke, Masvingo, from residential to institutional (Private college) be turned down on the basis that the stand measures 649m² and therefore does not meet the minimum stand size requirements for institutional use.

vi. **APPLICATION FOR A CHANGE OF USE ON STAND NUMBERS 9126 AND 9126B PRODUCTION BRIGADE STREET, CHESVINGO, FROM RESIDENTIAL TO INSTITUTIONAL (PRIVATE COLLEGE); GREAT ZIMBABWE REALTORS.**

Consideration was given to the report of the Acting Director of Engineering Services on the application by Great Zimbabwe Realtors for change of use on stand number 9126 and 9126B, Production Brigade Street, Chesvingo, Masvingo. It was reported that the stand measures 800m² and does not meet the minimum stand size recommended for institutional use. The application was turned down.

RESOLVED TO RECOMMEND

THAT the application by Great Zimbabwe Realtors for change of use on stand number 9126 and 9126B, Production Brigade Street, Chesvingo, Masvingo, from residential to institutional (Private College) be turned down on the basis that the stand measures 800m² and therefore does not meet the minimum stand size requirements for institutional use.

vii. **APPLICATION BY ZIMBABWE PRISON SERVICES TO UTILISE A PIECE OF LAND ADJACENT TO MASVINGO REMAND PRISON FOR SERVICE INDUSTRIAL ACTIVITIES.**

Consideration was given to the report of the Acting Director of Engineering Services on the application by the Zimbabwe Prison Services to utilise a piece of land adjacent to Masvingo

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Remand Prisons for service industrial activities. The application was not recommended as the applied use conflicts with the provisions of the Operational Master Plan and the said piece of land is zoned institutional. The application was turned down.

RESOLVED TO RECOMMEND

THAT the application by the Zimbabwe Prison Services to utilise a piece of land adjacent to Masvingo Remand Prisons for service industrial activities be turned down on the basis that the applied use conflicts with the provisions of the Operational Master Plan as the said piece of land is zoned institutional.

viii MASTER PLAN REVIEW- PROGRESS REPORT

It was reported that the Council managed to comply with the timelines as directed in the Call to Action Blueprint on submission of the adopted Master Plan Document viz Report of Study, Written Statement and the Executive Summary. It was reported that the Council now awaits a directive from the Ministry on the way forward. The report was noted.

C. BUILDING INSPECTORATE

It was reported that 17 building plans were approved in the City of Masvingo for the month of July 2024, and a total of US 21 474.00 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 July 2024 was considered. It was reported that an aggregate of 66 vehicles were functional during the month which translated to 64% availability.

The Committee proposed and agreed to conduct an appreciation tour of the Council workshop and the Sewage treatment plan.

RESOLVED TO RECOMMEND

THAT the Acting Director of Engineering Services be instructed to organize an appreciation tour of the Municipal Workshop and the Sewage treatment plant, for members of the Public Works and Planning Committee. **ADES**

E. ROAD MAINTENANCE

The activities of the Road Maintenance Section for the month of July 2024 covering gravel patching, drainage maintenance, signage installation, silt hauling, ZINARA Fund projects were noted.

F. FIRE SECTION

It was reported that the Section recorded and attended to two road traffic accidents in the month of July 2024. On building Fires, the section recorded and attended to one incident. On building fires,

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the Section attended and recorded two incidents. Twenty calls were responded for veld fires during the month of July 2024. The Fire Section was urged to conduct firefighting drills on Highrise buildings to enhance preparedness in case of emergencies.

On special services, the Section supplied water to Council projects, funerals and clinics for domestic use by the residents. The Committee was of the view that Fire Tenders should not be routinely used for water supply services and should be reserved for their intended use. A proposal was made for the section to release old Fire Tenders to be used as water bowsers whilst the new Red Lion Trucks are reserved for firefighting services.

It was reported that fire was also extinguished at the Dumpsite and eighty-six patients' transfers were conducted by Ambulances from Council clinics to Masvingo Provincial Hospital. The report was noted.

G. PROJECTS BEING UNDERTAKEN BY COUNCIL

CONSTRUCTION ACTIVITIES IN COUNCIL SCHOOLS

(i). Dikwindi Primary School

It was reported that building of the classroom block was at 70% completion.

(ii). Rujeko Primary School

It was reported that building of the classroom block was at 90% completion

(iii). Rujeko Secondary School

It was reported that construction of the superstructure of the science laboratory was at 30% progress.

(iv). Francis Aphiri Primary School

It was reported that construction of the ablution block was 60% completion.

(v). Vurombo Primary School

It was reported that the construction of perimeter wall brick work was at 95% completion.

(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

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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 4 Manholes was done and channelling of properties to new route was done. The overall project status was 100%.

(Vii). Hokonya Street Sewer Line Rehabilitation

It was highlighted that the community awareness was done, setting out and calculation of provisional levels had been completed. It was also reported that excavations had been done on 200 meters, and levelling, bedding and pipe laying on 200mm pipe section was done and 9 out of 11-man holes had been constructed.

(viii). Tanaiwa Hostels Upgrading

It was reported that construction of the toilet was at 70% completion.

(ix). Charumbira and Pangolin Light Industrial Stands

It was reported that provisional bill of quantities was done, project costing was done and production of design for road, sewer and water was pending.

The Committee requested the Acting Director of Engineering Services to also report on public lighting in their reports to the Public Works and Planning Committee.

H. REQUEST FOR RESEARCH OF TRAFFIC ANALYSIS, MONITORING, AND CLASSIFICATION BY ZIMBABWE OPEN UNIVERSITY (ZOU)

Consideration was given to the report of the Acting Director of Engineering Services on the request by Zimbabwe Open University (ZOU) to conduct research on traffic analysis, monitoring, and classification within the Masvingo area. It was reported that the objective of this study was to gather valuable data to enhance traffic management systems and improve road safety in the city. The research will involve analyzing and categorizing traffic patterns to improve urban traffic management and safety. The research will utilize cameras, and data analytics to monitor traffic flow, identify congestion points, and classify vehicle types and the results will be utilized to develop better traffic management strategies and implement traffic management.

It was reported that as part of the research, ZOU would erect four traffic lights at four intersections within the Central Business District on the following intersections at no cost to council;

- Leopold Takawira and Hughes St (Pick n Pay)
- Hofmeyer St and Leopold Takawira (Glow Petroleum filling station)
- Josiah Tongogara and Hofmeyer St (OK Supermarket)
- Hughes St and Josiah Tongogara (Zuva Garage)

It was reported that the position of the traffic lights may change but the number would be maintained. The Committee requested for progress reports on such researches from time to time. The request was granted.

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RESOLVED TO RECOMMEND

1. THAT the request by Zimbabwe Open University (ZOU) to conduct research on traffic analysis, monitoring, and classification within the City of Masvingo area be granted.
2. THAT the Zimbabwe Open University (ZOU), be authorized to erect four traffic lights at four intersections within the City of Masvingo Central Business District as part research on traffic analysis, monitoring, and classification.

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 6.27 p.m.

CONFIRMED THIS

DAY OF

2024

CHAIRMAN

TOWN CLERK