

CITY OF MASVINGO

**MINUTES OF THE PROCEEDINGS OF THE PUBLIC WORKS AND PLANNING
COMMITTEE HELD IN THE COMMITTEE ROOM, MUNICIPAL OFFICES ON
MONDAY, 10 FEBRUARY 2025 AT 5.22 P.M.**

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

APOLOGIES: Councillor R. Musekiwa
Councillor S. Manyanga

IN ATTENDANCE: Ms T. Madzowere: Development Planning and Management Student

OFFICIALS: Chamber Secretary
Finance Director
Senior Health Officer
Chief Internal Auditor
Estates and Valuations Officer
Roads Engineer: Mr Muzenda
Assistant Committee Officer

032. CONFIRMATION OF MINUTES

RESOLVED

THAT the minutes of the meeting held on 13 January 2025 be taken as read,
confirmed as a correct record and signed.

*Proposed by Councillor E. Zishiri
Seconded by Councillor B. Hwata*

033. MATTERS ARISING

(i). Minute 007 (A)(ii): Intake Tower

Concern was raised on the delays in the repair of Pump number 5 which was not functional and under repairs.

(ii). Minute 007 (K): Utilization Plan for Design Approval Fees for Runyararo West Housing Scheme: National Social Security Authority (NSSA) Project.

The Finance Director noted an anomaly on the resolution made by the Committee on the proposal to utilize design approval fees for procurement of Operational vehicles. The Finance Director advised that the matter was supposed to be referred to the Finance and General Purposes Committee, which has the main function of allocation of financial resources. The irregularity was noted.

034. REPORT OF THE ACTING DIRECTOR OF ENGINEERING SERVICES

Minutes: Public Works and Planning Committee: 10.02.25**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 2025.

(i). Water Treatment Chemical Stock Levels

It was reported that Aluminum Sulphate was adequate for 23 days, Hydrated lime was adequate to meet requirements for the next 51 days, Chlorine Gas would last for 40 days, and adequate stocks of Chlorine HTH and Activated Carbon were available for use when required. The report was noted.

(ii). Intake Tower

It was reported that Pump number 4 and 6 were operational during the month under review. Pump number 5 had not been repaired yet. It was reported that the standby electric motor was serviced but not yet tested or installed and the transformer arrestors were not yet replaced by ZETDC.

(iii). Treatment Works

On treatment works, it was reported that pumps number 1, 2 and 3 were functional during the month of January 2025. It was reported that cable laying (3,3kv) was completed but the transformer was yet to be tested by ZETDC. It was reported that 7 hours of pumping were lost due to load shedding. The report was noted.

(iv). Chemical Dosing Pumps

It was reported that two Chemo feeders were operational.

(v). Water Supply Situation

On water levels, it was reported that Lake Mutirikwi was 100.41% full as at 31 January 2025. The report was noted.

(vi). Water Quality

It was reported that treated water tests and filter performance was satisfactory, the treated water quality met the World Health Organization (WHO) guidelines and the Standards Association of Zimbabwe (SAZ) standards.

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(vii). Water Fitting

The Section recorded 83 pipe bursts, 7 water connections, 44 water meter replacements and 11 new sewer connections during the month of January 2025. The report was noted.

(viii). Non- Revenue Water

It was reported that the non-revenue water for January 2025 was 48.71% which translated to USD 483 492.19. It was reported that the discussion on ways of reducing non-revenue water would be made at the combined meeting of the Public Works and Planning and Finance and General Purposes Committees.

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 and Rujeko Pump Station, Effluent Pump Station, and Biological-Nutrient Removal Plant for the month of January 2025.

(i). Sewage Reticulation

It was reported that four hundred and seventy-two (472) blockages had been recorded and attended to during the month of January 2025, whilst three hundred and sixty-six (366) wheelbarrows of grit were removed from the grit channels. Three hundred and thirty-four (334) 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 2025. A total of 178 826m³ of raw wastewater was pumped to the treatment work, 59 bins of screenings were removed and disposed during the month under review. It was reported that efforts were being made to acquire a perimeter fence at the station to curb intruders and thieves.

(iii). Rujeko Pump Station

It was reported that 289 557 m³ of raw wastewater was pumped to the treatment work during the month of January 2025. A total of 49 bins of screenings and 62 wheelbarrows of grit were removed and disposed. It was reported that efforts were being to replace worn out impeller, volute and volute casing for the other pump.

(iv). Primary Settling Tanks (PST)

It was reported that all four (4) Primary Settling Tanks were operational during the month under review. The report was noted.

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It was reported that the two Digesters were ready for use. The report was noted.

(vi). Effluent Pump Station

It was reported that one effluent pump and one reticulation pump were operational. The need to repair the standby pump was highlighted. It was reported that 80 088m³ of settled waste water was pumped to Standard Farm.

(vii). Trickling filters

It was reported that spares for the repair of Biofilter Number 2 were being procured.

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

It was reported that all the stirrers were not operational due to rubber couplings which were under procurement. It was reported that two (2) electric motors were repaired to enable the resuscitation of two (2) Stirrers. The report was noted.

Anoxic Zone

It was reported that one stirrer was operational during the month of January 2025. Stirrer number 3 required new coupling bearings.

Aeration Zone

It was reported that 7 aerators were operational during the month of January 2025. Aerator number 2 had a breakdown and its electric motor was under repairs.

RAS Pumps

It was reported that pump number 1 and 2 were operational in the month of January 2025.

Clarifiers

It was reported that the two clarifiers rotating bridges were not operational during the month under review. Efforts were being made to acquire new electric motors.

Cascade

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

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The Committee noted with concern the high sewer blockages being encountered in the commonage. The Committee proposed for augmenting manpower and operations vehicles to the Water Fitting Section to increase efficiency. It was highlighted that the current Water Fitting vehicle should be fitted with a canopy to provide cover to employees. The proposal was noted.

Members also highlighted the need for spraying of disinfectant in the commonage where sewer blockages have been encountered.

It was agreed that the matter regarding upgrading of sewage reticulation would be discussed at the Combined meeting of the Finance and General Purposes Committee and Public Works and Planning Committee.

C. TOWN PLANNING, SURVEY AND TRANSPORT

(i.) APPLICATION FOR CHANGE OF USE FROM RESIDENTIAL TO A LODGE ON STAND NUMBER 1104 DARE STREET MUCHEKE MASVINGO: MINAH IMELDA NACHI MANDABA

Consideration was given to the report of the Acting Director of Engineering Services on the application by Minah Imeldah Nachi Mandaba for change of use of Stand Number 1104 Dare Street, Mucheke Masvingo, from residential to Lodge. It was reported that the stand measures 2007m². The Committee agreed that the applicant may proceed to advertise their intention in the press as a way of public consultation, in terms of Section 26 (3) of the Regional, Town and Country Planning Act Chapter 29:12.

RESOLVED TO RECOMMEND

THAT Minah Imeldah Nachi Mandaba be advised to advertise in the press as a way of public consultation, her application for change of use of Stand Number 1104 Dare Street, Mucheke Masvingo, from residential to Lodge, in terms of Section 26 (3) of the Regional, Town and Country Planning Act Chapter 29:12.

ADES

(ii.) APPLICATION FOR CHANGE OF USE FROM AGRO-RESIDENTIAL TO CLUSTER HOUSING ON LOT 51 OF FLESK MORNINGSIDE, MASVINGO: ABAS CADER AND NYARAI MELODY NYAKABANGWE

Consideration was given to the report of the Acting Director of Engineering Services on the application by Abas Cader and Nyarai Melody Nyakabangwe for change of use of Lot 51 Flesk Morningside, Masvingo, from agro residential to cluster housing. It was reported that the stand measures 2,034 hectares. The Committee agreed that the applicant may proceed to advertise their intention in the press as a way of public consultation, in terms of Section 26 (3) of the Regional, Town and Country Planning Act Chapter 29:12.

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RESOLVED TO RECOMMEND

THAT Abas Cader and Nyarai Melody Nyakabangwe be advised to advertise in the press as a way of public consultation, their application for change of use of Lot 51 Flesk Morningside, Masvingo, from agro residential to cluster housing, in terms of Section 26 (3) of the Regional, Town and Country Planning Act Chapter 29:12. **ADES**

(iii.) APPLICATION FOR CHANGE OF USE FROM RESIDENTIAL TO GUEST HOUSE ON STAND 14346 BANGALA STREET, RHODENE MASVINGO: MR SYLVESTER TUMBURAI

Consideration was given to the report of the Acting Director of Engineering Services on the application by Mr. Sylvester Tumburai for change of use of stand number 14346 Bangala Street, Rhodene, Masvingo, from residential to Guest House. It was reported that during the public consultation, objections were received from the owners of Stand number 14347 and 14348, and the owner responded to the objections and these were later withdrawn.

The application was granted 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.
- iii. The applicant shall obtain an operating licence from Council upon fulfilment of Council Health by-laws, Fire by- laws and requirements by the Minister responsible for Tourism.
- iv. All Alterations to existing building plan shall be approved by the Director of Engineering Services before the commencement of any work.
- v. The applicant shall meet any additional expenditure (costs) associated with the change of use on existing infrastructure whether on or off the site of the lodge site.
- vi. The applicant shall install directional signage to a standard approved by Council and authority to erect such signage shall be sought from Council.
- vii. The applicant shall provide onsite parking and shall ensure that visitors to the lodge park their vehicles within the premises at all times.
- viii. No liquor selling shall be permitted within the premises.
- ix. The applicant shall provide user friendly facilities for the guest living with disabilities.
- x. 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.
- xi. The lodge shall at all-time conform to be requirements of the Chief Environmental Health Officer, the Director of Engineering Services and Minister responsible for Tourism.
- xii. The property shall pay commercial rates consistent with the approved new status.

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Council through its officers shall have access to the stand to carryout relevant inspection at all reasonable times.

RESOLVED TO RECOMMEND

THAT the application by Sylvester Tumburai, for change of use of Stand Number 14346 Bangala Street, Rhodene Masvingo, from residential to a Guest house be granted 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.
- iii. The applicant shall obtain an operating licence from Council upon fulfilment of Council Health by-laws, Fire by- laws and requirements by the Minister responsible for Tourism.
- iv. All Alterations to existing building plan shall be approved by the Director of Engineering Services before the commencement of any work.
- v. The applicant shall meet any additional expenditure (costs) associated with the change of use on existing infrastructure whether on or off the site of the lodge site.
- vi. The applicant shall install directional signage to a standard approved by Council and authority to erect such signage shall be sought from Council.
- vii. The applicant shall provide onsite parking and shall ensure that visitors to the lodge park their vehicles within the premises at all times.
- viii. No liquor selling shall be permitted within the premises.
- ix. The applicant shall provide user friendly facilities for the guest living with disabilities.
- x. 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.
- xi. The lodge shall at all-time conform to be requirements of the Chief Environmental Health Officer, the Director of Engineering Services and Minister responsible for Tourism.
- xii. The property shall pay commercial rates consistent with the approved new status. Council through its officers shall have access to the stand to carryout relevant inspection at all reasonable times.

ADES

(iv.) APPLICATION FOR CHANGE OF USE OF STAND NUMBER 6976 TARGET KOPJE, MASVINGO FROM SINGLE FAMILY RESIDENTIAL TO LODGE: MRS AMANDA PAIDA MAKAUSI

Consideration was given to the report of the Acting Director of Engineering Services on the application by Amanda Paida Makausi for change of use of stand number 6976 Target

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Kopje, Masvingo, from single family residential to a Lodge. It was reported that as per requirements of the Regional Town and Country Planning Act: Chapter 29:12, public consultations were conducted through the press and no objections had been received.

The application was granted 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.
- iii. They applicant shall obtain an operating license from council upon fulfilment of council health Bye-laws, Fire Bye- laws and minister responsible for Tourism.
- iv. All 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 erect such signage shall be sort 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 will go be one moth 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-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.

RESOLVED TO RECOMMEND

THAT the application by Amanda Paida Makausi for change of use of stand number 6976 Target Kopje, Masvingo, from single family residential to a Lodge be granted 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 neighbourhood.

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- iii. They applicant shall obtain an operating license from council upon fulfilment of council health Bye-laws, Fire Bye- laws and minister responsible for Tourism.
- iv. All 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 erect such signage shall be sort 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 will go be one moth 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-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 carryout relevant inspection at all reasonable times. **ADES**

(v.) APPLICATION FOR CHANGE OF USE FROM LOW DENSITY RESIDENTIAL TO BUSINESS OFFICES - STAND NUMBER 763 HAY ROBERTSON STREET RHODENE – MINERALS MARKETING CORPORATION OF ZIMBABWE

Consideration was given to the report of the Acting Director of Engineering Services on the application by Minerals Marketing Corporation of Zimbabwe for change of use of stand number 763, Hay Robertson Street, Masvingo, from low density residential to business offices. The Committee agreed that the applicant may proceed to advertise their intention in the press as a way of public consultation, in terms of Section 26 (3) of the Regional, Town and Country Planning Act Chapter 29:12.

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THAT Minerals Marketing Corporation of Zimbabwe be advised to advertise in the press as a way of public consultation, their application for change of use of stand number 763 Hay Robertson Street, Rhodene, Masvingo, from low density residential to business offices, in terms of Section 26 (3) of the Regional, Town and Country Planning Act Chapter 29:12 **ADES**

(vi.) **APPLICATION FOR CHANGE OF USE FROM LOW DENSITY RESIDENTIAL TO CLUSTER HOUSING - STAND NUMBER 27602 THORNTON AVENUE NORTHLEIGH – SUZANNE HAZEL MADAMOMBE**

Consideration was given to the report of the Acting Director of Engineering Services on the application by Suzanne Hazel Madamombe for change of use of stand number 27602, Thornton Avenue, Northleigh Masvingo, from low density residential to cluster housing. It was reported that the stand measures 2198 square meters. The Committee agreed that the applicant may proceed to advertise their intention in the press as a way of public consultation, in terms of Section 26 (3) of the Regional, Town and Country Planning Act Chapter 29:12.

RESOLVED TO RECOMMEND

THAT Suzanne Hazel Madamombe be advised to advertise in the press as a way of public consultation, their application for change of use of stand number 27602 Thornton Avenue, Northleigh, Masvingo measuring 2198 square meters, from low density residential to cluster housing, in terms of Section 26 (3) of the Regional, Town and Country Planning Act Chapter 29:12. **ADES**

(vii.) **PROPOSED AMMENDMENT TO THE CHANGE OF USE POLICY FROM RESIDENTIAL TO LODGES IN THE HIGH-DENSITY AREAS**

The report of the Acting Director of Engineering Services on the proposed amendment to the Change of Use policy from residential to lodges in the high-density areas was considered. It was reported that the current Council policy allows lodges only in medium and low-density areas. However, it was realized that in the high-density areas there were some properties with larger stand sizes, of more that 500 square meters which match the size allowable in the medium density areas in accordance with Circular 70/2004 and Council's zoning minimum standards. In order to allow residents with fairly large properties to reap a fair value of their rates, it was recommended that;

- i. Properties with an area of more than 500 square meters be allowed change of use to a lodge after fulfilling the provisions of Section 26 (3) of the Regional Town and Country Planning Act Chapter 29:12
- ii. Properties should have at least one parking bay for each bedroom created for accommodation purposes.

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- iii. Commercial rates be applied to the stand soon after all conditions of the special consent are met by the applicant.

The Committee adopted the recommendations.

RESOLVED TO RECOMMEND

THAT the amendment of Council Change of Use policy from residential to lodges in the high-density areas be granted, subject to the following conditions;

- i. Properties with an area of more than 500 square meters be allowed change of use to a lodge after fulfilling the provisions of Section 26 (3) of the Regional Town and Country Planning Act Chapter 29:12
- ii. Properties should have at least one parking bay for each bedroom created for accommodation purposes.
- iii. Commercial rates be applied to the stand soon after all conditions of the special consent are met by the applicant.

ADES

D. BUILDING INSPECTORATE

It was reported that thirty-five (35) building plans were approved for Victoria Ranch in the month of January 2025 and a total amount of USD12 205.00 was raised in plan fees. For the rest of town, twenty-one (21) building plans were approved and a total of USD9 333.00 was raised in plan fees. The report was noted.

E. WORKSHOP

The Acting Director of Engineering Services' report on the state of the Council fleet for the month of January 2025, including a report on the proposed resuscitation of grounded vehicles would be considered at the Combined meeting of the Public Works and Planning, and Finance and General Purposes Committee.

F. TRANSPORT AND LOGISTICS

It was reported that no Council vehicle accident was recorded during the month under review. Five operational vehicles were serviced in the month of January 2025. The report was noted.

G. ROAD MAINTENANCE

The report of the Acting Director of Engineering Services on the activities of the Road Maintenance Section for the month of January 2025 covering tar patching, gravel patching, drainage maintenance, signage installation, catchpit cleaning, silt hauling, drain and culvert opening was considered.

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The Committee highlighted the need for intensifying of works especially during this rainy season. It was noted that gravel removed from drainage cleaning should not be left onsite as it was being washed back into the drains. The Committee proposed that residents without proper culverts should be fined.

The Committee emphasized that the state of some Council roads in the commonage were a disaster and therefore required urgent attention to ensure trafficability. A request was made for Council to intervene on the repair of potholes at the Mucheke Main Bridge, which were causing traffic congestion along the Masvingo- Beitbridge Highway.

H. FIRE SECTION

It was reported that the Section recorded and attended to one road traffic accident and two building fires during the month of January 2025.

On special services, the Section attended to one call during the month under review. It was reported that two patients were transferred by Council Ambulances. The report was noted.

I. PROJECTS BEING UNDERTAKEN BY COUNCIL.

CONSTRUCTION ACTIVITIES IN COUNCIL SCHOOLS

(i). Vurombo Primary School

It was reported that the ablution block renovations were at 80% completion.

(ii). Rujeko Primary School

It was reported that block 8 and 9 were at 75% completion.

(iii). 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%.

(iv). Mazorodze and Chesvingo Light Industry Stands

It was reported that project costing had been done basing on provisional Bill of Quantities obtained. The production of designs for roads, sewer and water were in progress. The project was at 5% completion.

(v). Mucheke Light Industry Road Construction

It was reported that water and sewer connection had been completed. Road opening and subgrade were also completed. The dumping of base 2 gravel was in progress, culverts had been installed and storm water drainage was at 40% completion. The overall project completion was at 40%.

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J. 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. 48 p.m.

CONFIRMED THIS DAY OF 2025

CHAIRMAN

TOWN CLERK