

CITY OF MASVINGO

MINUTES OF THE PROCEEDINGS OF THE PUBLIC WORKS AND PLANNING COMMITTEE MEETING, HELD IN THE COMMITTEE ROOM, MUNICIPAL OFFICES ON THURSDAY, 6 MARCH 2025 AT 4.41 P.M.

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

OFFICIALS: Finance Director
Chief Environmental Health Officer
Acting Director of Engineering Services
Senior Health Officer
Chief Internal Auditor
Administration Officer
Assistant Committee Officer: Mr S. Mutero

066. CONFIRMATION OF MINUTES

RESOLVED

THAT the minutes of the meeting held on 10 February 2025 be taken as read, confirmed as a correct record and signed.

Proposed by Councillor E. Zishiri
Seconded by Councillor S. Chikwangwani

067. MATTERS ARISING

(i). Report on the Municipal Workshop and Sewage Works

The members raised concern that recommendations made by the Committee on the state of the Sewage Works and the Municipal Workshop have not been considered by Management for implementation. The Acting Director of Engineering Service was reminded to attend to the matter.

068. 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 February 2025.

(i). Water Treatment Chemical Stock Levels

It was reported that Aluminum Sulphate was adequate for about 44 days, hydrated lime was stocked to meet requirements for the next 33 days, Chlorine Gas lasting 18 days, and

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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 during the period under review. Pump number 5 was under repairs. It was also reported that the 180KW Electric Motor was awaiting testing before installation.

(iii). Treatment Works

On treatment works, it was reported that pumps number 1 and 2 were functional during the month of February 2025. Pump Number 3 Electric Motor had been sent for repairs after it developed a fault on 9 February 2025.

(iv). Chemical Dosing Pumps

It was reported that two dosing equipment 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 101.38 % full as at 28 February 2025. 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

The Section recorded 61 pipe bursts, 4 water connections, 46 water meter replacements and 13 new sewer connections during the month of February 2025. The report was noted.

(viii) Non- Revenue Water

It was reported that the non-revenue water for February 2025 was 46.1 % which translated to USD 427 060.40 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 and Rujeko Pump Station, Effluent Pump Station, and Biological-Nutrient Removal Plant for the month of February 2025.

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(i). Sewage Reticulation

It was reported that Four hundred and eighty five (485) blockages had been recorded and attended to during the month of February 2025, whilst one hundred and twenty two (122) wheelbarrows of grit had also been removed from the grit channels. Four hundred and nine (409) 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 February 2025 and the need to have a standby pump was highlighted.

(iii). Rujeko Pump Station

It was reported that there was no pumping in the month of February 2025 since the Pump station was flooded with rains. The need to fix another pump for standby duties was highlighted. The Acting Director of Engineering Services was instructed to expedite the repair of a Standby Pump for both Raw Pump Station and Rujeko Pump Station.

RESOLVED TO RECOMMEND

THAT the Acting Director of Engineering Services be instructed to expedite the repair of Standby Pumps for Raw Water Pump Station and Rujeko Pump Station.
ADES

(iv). Primary Settling Tanks (PST)

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

(v). Digesters

It was reported that two Digesters were now operational. The report was noted.

(vi). Effluent Pump Station

It was reported that one effluent Pump and one Reticulation pump were operational. The need for the repair of Effluent pump was highlighted. The Acting Director of Engineering Services was instructed to repair the effluent pump.

(vii). Trickling filters

It was reported that procurement of materials for repair of Biofilter Number 2 was underway. The report was noted.

(viii). Biological Nutrient Removal Plant (BNRP)

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Anaerobic Zone

It was reported that all stirrers needed attention since they were not operational. The report was noted.

Anoxic Zone

It was reported that one stirrer was operational during the month of February 2025.

Aeration Zone

It was reported that 7 aerators were operational during the month of February 2025.

RAS Pumps

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

Clarifiers

It was reported that the two clarifiers were not operational due to broken down electrical motors.

Cascade

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

C. TOWN PLANNING ISSUES

(i) APPLICATION FOR CHANGE OF USE OF STAND 27081 RHODENE EXTENSION, MASVINGO FROM SINGLE FAMILY RESIDENTIAL TO CLUSTER HOUSING: JOHN GEZA, ERNEST GEZA, SIMBARASHE GEZA, TATENDA GEZA AND GRACE GEZA

Consideration was given to the report of the Acting Director of Engineering Services on the application by Geza Family, for a change of use of Stand number 27081, Rhodene Extension, from single family to Cluster Housing.

It was highlighted that the stand measures 3360m², and that the applicant has submitted the required documents for processing of change of use. The application was granted in terms of Section 26(3) of the Regional, Town and Country Planning Act Chapter 29:12.

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THAT the application by John Geza, Ernest Geza, Simbarashe Geza, Tatenda Geza and Grace Geza, for a change of use of Stand number 27081, Rhodene Extension, from single family to Cluster Housing be granted in terms of Section 26(3) of the Regional, Town and Country Planning Act Chapter 29:12. **ADES**

(ii). **APPLICATION FOR CHANGE OF USE OF STAND NUMBER 9523 RHODENE EXTENSION MASVINGO FROM SINGLE FAMILY RESIDENTIAL TO GARDEN FLATS: MR ZVAPANO MUNGANASA**

Consideration was given to the report of the Acting Director of Engineering Services on the application by Zvapano Munganasa, for a change of use of Stand Number 9523, Rhodene Extension, from single family residential to Garden Flats. It was reported that the stand measures 2616m² and that the applicant had submitted the required documents for processing of change of use. The application was granted in terms of Section 26(3) of the Regional, Town and Country Planning Act Chapter 29:12.

RESOLVED TO RECOMMEND

THAT the application by Zvapano Munganasa, for a change of use of Stand Number 9523, Rhodene Extension, from single family residential to Garden Flats be granted in terms of Section 26(3) of the Regional, Town and Country Planning Act Chapter 29:12. **ADES**

(iii). **APPLICATION FOR CHANGE USE OF STAND 14209 PANGOLINE COMPLEX MUCHEKE, MASVINGO FROM SERVICE INDUSTRY TO COMMERCIAL: MAKUZHA FAMILY TRUST**

Consideration was given to the report of the Acting Director of Engineering Services on the application of Makuzha Family Trust, for a change of use of Stand Number 14209, Mucheke A, Masvingo from service industry to Commercial. It was explained that the area was zoned service industry. The application was therefore turned down.

RESOLVED TO RECOMMEND

THAT the application of Makuzha Family Trust, for a change of use of Stand Number 14209, Mucheke A, Masvingo from service industry to Commercial be turned down on the basis that the area was zoned service industry. **ADES**

(iv). **APPLICATION FOR CHANGE OF USE OF STAND NUMBER 27192, SUMMER STREET, ZIMRE PARK, MASVINGO, FROM LOW DENSITY RESIDENTIAL TO CRECHE: ESTER BUSANGABANYE.**

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Consideration was given to the report of the Acting Director of Engineering Services on the application by Mrs E. Busangabanye, for change of use of Stand number 27192 Summer Street, ZIMRE Park, Masvingo from residential to a Creche. It was reported that the applicant advertised their intention in the press and there were no objections received. The application was granted subject to the following conditions:

- i. The premises shall be used as a Creche only.
- ii. The Creche 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 Creche shall not inconvenience the neighbourhood.
- iii. Food preparation area should be clearly defined.
- iv. The applicant shall obtain an operating licence from council upon fulfilment of Council Health by-laws, Fire by- laws, Minister of Health and Childcare and Minister of Primary and Secondary Education requirements.
- v. All alterations to existing building plan shall be approved by the Director of Engineering Services before the commencement of any work.
- vi. The applicant shall install an informative sign on the stand 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 Creche park their vehicles within the premises at all times.
- viii. The applicant shall provide user friendly facilities for the children living with disabilities.
- ix. The crèche must have a child friendly sex dependent toilets and wash hand basins with running water.
- x. The crèche must have child friendly washing area with running water.
- xi. A clearly demarcated outdoor space shall be dedicated to children's play area.
- xii. Outdoor activities are to be structured so that noise levels will only be generated at specific times.
- xiii. The Creche shall be operated at Council's discretion and Council reserves the right to withdraw this permit should the Creche 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.
- xiv. The Creche shall at all-time conform to the requirements of the Chief Environmental Health Officer, the Director of Engineering Services, Minister of Health and Childcare and Minister of Primary and Secondary Education.
- xv. The property shall pay commercial rates consistent with the approved new status.
- xvi. Council through its officers shall have access to the stand to carryout relevant inspections at all reasonable times.

RESOLVED TO RECOMMEND

THAT the application by Mrs E. Busangabanye, for change of use of Stand Number 27192 Summer Street, ZIMRE Park, Masvingo from residential to a Creche be granted subject to the following conditions:

- i. The premises shall be used as a Creche only.

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- ii. The Creche 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 Creche shall not inconvenience the neighbourhood.
- iii. Food preparation area should be clearly defined.
- iv. The applicant shall obtain an operating licence from council upon fulfilment of Council Health by-laws, Fire by- laws, Minister of Health and Childcare and Minister of Primary and Secondary Education requirements.
- v. All Alterations to existing building plan shall be approved by the Director of Engineering Services before the commencement of any work.
- vi. The applicant shall install an informative sign on the stand 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 Creche park their vehicles within the premises at all times.
- viii. The applicant shall provide user friendly facilities for the children living with disabilities.
- ix. The crèche must have a child friendly sex dependent toilets and wash hand basins with running water.
- x. The crèche must have child friendly washing area with running water.
- xi. A clearly demarcated outdoor space shall be dedicated to children's play area. Outdoor activities are to be structured so that noise levels will only be generated at specific times.
- xii. The Creche shall be operated at Council's discretion and Council reserves the right to withdraw this permit should the Creche 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.
- xiii. The Creche shall at all-time conform to the requirements of the Chief Environmental Health Officer, the Director of Engineering Services, Minister of Health and Childcare and Minister of Primary and Secondary Education.
- xiv. The property shall pay commercial rates consistent with the approved new status.
- xv. Council through its officers shall have access to the stand to carryout relevant inspections at all reasonable times. **ADES**

(v). **APPLICATION FOR CHANGE OF RESERVATION ON A PORTION OF STAND NUMBER 28659 MORNINGSIDE MEDIUM DENSITY RESIDENTIAL LAYOUT PLAN, NUMBER LO301/19 (BEHIND EXOR FILLING STATION).**

Consideration was given to the report of the Acting Director of Engineering Services on the proposed change of reservation for Stand Number 28659, Morningside Medium Density

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Residential layout plan. It was reported that Stand Number 28659 was reserved for a taxi rank in terms of Residential Layout Plan layout plan number LO301/19). The stand was surveyed and the survey records were lodged with the Surveyor General. It measures 7286m² in extent. The proposal seeks to create 2 stands; 1 commercial and the remainder retaining the original use of the stand. It is envisaged that the current size is too extensive for taxis. Reducing the size would also enhance the tranquillity of the area by ensuring that a manageable number of taxis would be accommodated on the site.

It was agreed that the process be done in terms of Section 49(3) of the Regional, Town and Country Planning Act, Chapter 29:12 (Revised Edition 1996).

RESOLVED TO RECOMMEND

THAT the proposed change of reservation for Stand Number 28659, Morningside Medium Density residential layout plan be granted in terms of Section 49(3) of the Regional, Town and Country Planning Act, Chapter 29:12 (Revised Edition 1996). **ADES**

(vi). PROPOSED CANCELLATION OF A PORTION OF GENERAL PLAN NUMBER DG2337 TO FACILITATE THE APPROVAL OF TITLE SURVEY OF STAND 30595 MASVINGO TOWNSHIP.

Consideration was given to the report of the Acting Director of Engineering Services on the proposed cancellation of a portion of General Plan DG2337 for Stand 30595. It was reported that the stand was created as an infill. The stand was developed and connected to both water and sewer. The stand was surveyed and the survey records were lodged with the Surveyor General where it was realized that the stand was created on a portion of the road in terms of General Plan Number DG2337. The Surveyor General could not approve the Diagram, hence there is need to come up with a revised survey diagram. The proposal was granted in terms of Section 47 of the Land Survey Act Chapter 20:12. The Planning of the portion of land would be done in terms of Section 205 of the Urban Councils Act Chapter 29:15.

RESOLVED TO RECOMMEND

THAT the proposed cancellation of a portion of General Plan DG2337 for Stand 30595 be granted in terms of Section 47 of the Land Survey Act Chapter 20:12. **ADES**

(vii). PROPOSAL TO RESCIND COUNCIL RESOLUTION 289 A (1) – INSTRUCTION TO REQUEST FOR A LAND SWOP WITH THE MINISTRY OF LOCAL GOVERNMENT OVER THE PROPOSED MILITARY CEMETERY STAND 27569 FORT VICTORIA TOWNSHIP: MASVINGO

Consideration was given to the report of the Acting Director of Engineering Services on the proposed rescission of Council Resolution 289 (A)(1) of 2021 . It was reported that the Zimbabwe National Army applied for a military cemetery site within the City's jurisdiction. Council resolved *'That Council donates a stand measuring 5 hectares to the*

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Zimbabwe National Army for establishment of a military cemetery’- Council Resolution 289 A (1) refers. The physical planning of the site was undertaken in pursuant to Council Resolution 289 A (2) which read ‘that the Director of Engineering Services be instructed to create a stand on an area to the west of the existing Provincial Heroes Acre measuring 5 hectares for donation to the Zimbabwe National Army for establishment of a military cemetery. The Department of Spatial Planning and Development subsequently approved the site plan.

Council had also resolved ‘*That the Acting Director of Engineering Services be instructed to request the Ministry of Local Government and Public Works for a piece of land to swap with the 5 hectares donated to the Zimbabwe National Army.*’ – Council Resolution 289 A (3) refers. There is a contradiction on the substance of Council Resolution 289 A (1) and Council Resolution A (3). Resolution 289 A (1) shows that Council intends to donate the 5ha of land while Resolution 289 A (3) is instructing ADES to request a land swap with the Ministry of Local Government and Public Works for the 5 hectares donated to the Zimbabwe National Army. A donation was freely given with no consequent obligation on the benefactor or receiver. Thus requesting a land swap in Resolution 289 A (3) is against the land donation spirit expressed in Council Resolution 289 A (1). The members agreed that the resolution be rescinded in favour of a land swap with the Ministry of Local Government and Public Works.

RESOLVED TO RECOMMEND

THAT Council Resolution 289 A (1) of 2021 which reads, “**THAT Council donates a stand measuring 5 hectares to the Zimbabwe National Army for establishment of a Military Cemetery**” be rescinded.
ADES

(viii). MASTER PLAN REVIEW-PROGRESS REPORT

Consideration was given to the report of the Acting Director of Engineering Services on the City of Masvingo Master Plan review. It was reported that Masvingo City Staff and Development Governance Institute (GGI) researchers participated in Master Plan Implementation capacity building retreat with Mutare City Council and City of Harare. The team was exposed to opportunities and challenges experienced in Master Plan implementation in the two local authorities. Lessons on ways to resolve these challenges were drawn. The team was also exposed to inclusive management of urban transformation. Key takings from the interactions were:

- i. Preparation of Local Development Plans and Local Subject Plan is key to the implementation of Master Plans.
- ii. Reflecting on the importance of seeking permission to embark on the preparation of lower order plans while the Master Plan approval process is underway.
- iii. Adaptation of urban management, spatial planning, to climate change digital solution and resilience approaches are critical for urban transformation.
- iv. Institutionalizing innovative participatory governance systems helps improve the quality of spatial plans and significantly increase implementation prospects.

The report was noted.

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C. BUILDING INSPECTORATE

It was reported that 11 building plans were approved for Victoria Ranch in the month of February 2025 and a total amount of USD5 352.00 was raised in plan fees. For the rest of town, 28 Building plans were approved and a total of USD51 543.00 was raised in plan fees. The report was noted.

D. WORKSHOP

The report of the Acting Director of Engineering Services on the state of the Council fleet by Department for the month of February 2025 was considered. It was reported that a special report on the status of the vehicle fleet of Council would be prepared by the Town Clerk.

E. ROAD MAINTENANCE

The activities of the Road Maintenance Section for the month of February 2025 covering gravel patching, drainage maintenance, signage installation, silt hauling and ZINARA Fund projects were considered.

The members raised concern on the lack of a functional Grader in Council in light of the dire state of roads in the City. It was reported that procurement of a Grader was underway utilizing the 2025 ZINARA funds. On critical portions of Council roads, the Acting Director of Engineering Services was advised to undertake gravelling filling as a temporary measure to enhance trafficability.

The Committee felt that Council should take the state of roads as an emergency and suggest urgent measures for roads maintenance to improve trafficability. It was suggested that Management should look into the possibility of introducing a special levy for roads Maintenance in 2025.

RESOLVED TO RECOMMEND

THAT the Finance Director be instructed to explore the possibility of introducing a roads levy in 2025.

ADES

F. FIRE SECTION

It was reported that the Section recorded and attended to five road traffic accidents in the month of February 2025. On road traffic accidents, the section attended to one incident on 11 February 2025.

On transfers, it was reported that 52 patients were transferred from Municipal Health Clinics to Masvingo Provincial Hospital.

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On special services, the Section conducted water supplies across the city for Council projects, funerals, clinics and the dumpsite. The report was noted.

H. PROJECTS BEING UNDERTAKEN BY COUNCIL

CONSTRUCTION ACTIVITIES IN COUNCIL SCHOOLS

(i). Rujeko Secondary School

It was reported that ceiling for block 8 was 100% complete, painting was 80% complete and glazing was 100% complete. For Block 9 ceiling was 90% complete and glazing was 80% complete. The report was noted.

(ii). Francis Aphiri Primary School

It was reported that construction of the ablution block was 85% complete.

(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 Pangolin Light Industry Stands

It was reported that project costing had been done basing on provisional Bill of Quantities obtained. Designs for water and sewer reticulation, and road construction was underway. The project was at 5% completion.

(v). Mucheke Light Industry Road

It was reported that Road opening and subgrade had been completed, dumping of base 2 gravel was in progress and storm water drains were 40% complete. It was also noted that Culverts had been installed. 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 7.45 p.m.

CONFIRMED THIS

DAY OF

2025

CHAIRMAN

TOWN CLERK