

CITY OF MASVINGO

**MINUTES OF PROCEEDINGS OF THE 1062 ORDINARY COUNCIL MEETING,
HELD IN THE COUNCIL CHAMBER, MUNICIPAL OFFICES ON MONDAY 24
FEBRUARY 2025 AT 4.54 P.M.**

PRESENT: Deputy Mayor Councillor D. Mberikunashe (Charing)
Councillor S. Chikwangwani
Councillor B. Hwata
Councillor W. Sitemere
Councillor T. Masimba
Councillor R. Musekiwa
Councillor M. Madhuna
Councillor B. Muchokwa
Councillor A. Time
Councillor E. Zishiri

APOLOGY: His Worship the Mayor Councillor A. Tabe
Councillor S.T. Marombedze

IN ATTENDANCE: Chikugu J: Ministry of Local Government and Public Works

OFFICIALS: Town Clerk
Chamber Secretary
Director of Housing and Social Services
Finance Director
Chief Internal Auditor
Senior Health Officer
Roads and Infrastructure Engineer
Estates and Valuations Officer
Human Resources Officer
Committee Officer
Assistant Committee Officers (2)

048. CONFIRMATION OF MINUTES.

RESOLVED

THAT the minutes of the meetings held on 27 January 2025 be taken as read, confirmed as a correct record and signed.

049. MATTERS ARISING

(i). Minute 021(4): Procurement of two new Refuse Trucks.

On the progress in the procurement of two Refuse Trucks, the Town Clerk reported that the matter was still pending since he had not yet completed engagements with Acting Director of Engineering Services and the Workshop Staff on the maintenance of the existing fleet.

(ii). Minute 022: 2025 ZINARA projects fund Allocations.

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The members raised concern that the amount of ZWG 17 519 799.00 allocated to the City of Masvingo for the 2025 road maintenance programme was very small in light of the dire state of Council roads. The Town Clerk advised that ZINARA was applying a fixed formula in determining the annual budgetary allocation to each local authority. Local Authorities may advocate for a change in the formula through the Engineers' Forum. However, it was envisaged that some funding would be availed in the Emergency Road Rehabilitation Programme for 2025 following the promulgation of the State Disaster of Roads by His Excellency the President of Zimbabwe.

(iii). Minute 021(14): Installation of Boom gates at Corner Bradburn Street and Industria Road

Some members raised concern that Council resolution number 021(14) regarding the installation of boom gates at Corner Bradburn Street and Industria Road was improper as it would legitimize an illegal bus terminus, instead of enforcing all buses to rank at Mucheke Bus Terminus. The other members argued that the area was not meant to be a permanent bus terminus but a pick and drop off point pending the refurbishment of Mucheke Bus Terminus. Debate ensued. The Town Clerk advised that the Council resolution may be rescinded or amended following proper procedures.

The Chamber Secretary explained the procedure for rescinding a Council resolution. The members were advised to initiate the process of rescinding the resolution from the Health, Housing and Environmental Services Committee.

050. COMMUNICATIONS**(i). Apology.**

The Town Clerk reported that His Worship the Mayor Councillor A. Tabe, and Councillor S.T. Marombedze were out of town on Council business and could not attend the meeting.

051. HEALTH, HOUSING AND ENVIRONMENTAL SERVICES COMMITTEE

IT WAS MOVED BY Councillor M. Madhuna Seconded by Councillor S. Manyanga

“THAT the minutes of the meeting of the Health, Housing and Environmental Services Committee held on 3 February 2025 be adopted subject to the resolutions passed in relation thereto”.

On stray dogs in the commonage, members raised concern that there was an increase in stray dogs in the City and advised Management to make concerted efforts to reduce the menace in liaison with Society for the Prevention of Cruelty to Animals (SPCA). It was reported that collection of stray dogs was underway pending the dog tie up order to be conducted in June 2025. The report was noted.

On minute 029 (E), regarding the recommendation for Council to adopt the designs for Chahwanda Stadium in Kwekwe in upgrading of Mucheke Stadium, members agreed that

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the City of Masvingo should not be restricted to these designs but rather applicable to Masvingo. The recommendation was therefore set aside.

The motion was moved by Councillor B. Muchokwa, seconded by Councillor M. Madhuna.

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

RESOLVED

THAT the minutes of the meeting of the Health, Housing and Environmental Services Committee held on 3 February 2025 be adopted subject to the resolutions passed as follows:

1. THAT the minutes of the meeting held on 6 January 2025 be taken as read, confirmed as a correct record and signed.
2. THAT the Chief Environmental Health Officer be instructed to avail the Memorandum of Understanding (MOU) entered into between Gays and Lesbians Association of Zimbabwe (GALZ) and City of Masvingo, and proof of government permission to operate in Zimbabwe, to the next meeting of the Health, Housing and Environmental Services Committee meeting.
3. THAT the Town Clerk be instructed to organise a learning visit to Geo Pomona Waste Management in Harare, and Beatrice Infectious Diseases Hospital, by members of the Health, Housing and Environmental Services Committee to appreciate modern waste management technology and Infectious Diseases Hospital.
4. THAT the report of the Chief Environmental Health Officer be approved and adopted subject to the resolutions passed in relation thereto.
5. THAT the Director of Housing and Social Services be instructed to prepare a report on the tour of Shining Star College in Rujeko B, Plot 54 Mucheke A (Shushine Complex), Institutional Stand in Runyararo South West, and Herentals College in Mucheke D, and submit to the next meeting of the Health, Housing and Environmental Services Committee for consideration.
6. THAT the Public Service Pension Fund (PSPF), be offered two blocks of land measuring a combined 1.2 hectares located in Morningside Medium Density suburbs, for the development of Student accommodation, residential flats and associated ancillary facilities.
7. THAT Town Clerk be instructed to constitute Mucheke Stadium Project Steering Committee to coordinate the construction of Mucheke Stadium in partnership with Yadah Group under Prophet W. Magaya (Yadah Group).

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- 8 THAT Council to conduct a feasibility study to assess the current state of Mucheke Stadium, identify the necessary renovations or construction work, and determine the estimated project costs.
- 9 THAT the Town Clerk be instructed to engage the local community to raise awareness about the project, get feedback and encourage participation in the renovation or construction of Mucheke Stadium.
- 10 THAT Council ensures that the renovation or construction of Mucheke Stadium complies with ZIFA and FIFA standards.
- 11 THAT the City of Masvingo come up with a Memorandum of Understanding (MOU) with the Heart Group represented by Prophet W. Magaya, outlining the terms and conditions of the partnership, including the roles and responsibilities of each party, funding arrangements, and project timelines.
- 12 THAT the report of the Director of Housing and Social Services be approved and adopted subject to the resolutions passed in relation thereto.
- 13 THAT the report of the Town Clerk be adopted.

052. PUBLIC WORKS AND PLANNING COMMITTEE

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

“THAT the minutes of the meeting of the Public Works and Planning Committee held on 10 February 2025 be adopted subject to the resolutions passed in relation thereto”

On minute 034 (viii) regarding the upward trend in Non-Revenue Water, it was suggested that the reasons for the increase should be highlighted in the report in future.

Some of the members were of the view that the issue of Non-Revenue Water be a subject of discussion for the Finance and General Purposes Committee and not Public Works and Planning Committee. The proposal was taken by the house.

The motion was moved by Councillor R. Musekiwa, seconded by Councillor S. Manyanga.

At number 1 Pump Station, the Town Clerk reported the station was still operating with one pump. The Acting Director of Engineering Services would be engaged to find out if there were any constraints in repairing the second pump. The report was noted.

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

RESOLVED

THAT the minutes of the meeting of the Public Works and Planning Committee held on 10 February 2025 be adopted subject to the resolutions passed as follows:

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- 1 THAT the minutes of the meeting held on 13 January 2025 be taken as read, confirmed as a correct record and signed.
- 2 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.
- 3 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.
- 4 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 the 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.

5 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 generate excessive traffic or noise or whose land requirements exceed the size of the stand. Activities at the lodge shall not inconvenience the neighbourhood.
- 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 the 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

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- 6 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.
- 7 THAT Suzanne Hazel Madamombe be advised to advertise in the press as a way of public consultation, her 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.
- 8 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.
- 9 THAT the report of the Acting Director of Engineering Services be approved and adopted subject to the resolutions passed in relation thereto.

053. FINANCE AND GENERAL PURPOSES COMMITTEE

IT WAS MOVED BY Councillor B. Muchokwa seconded by Councillor A. Time

“THAT the minutes of the meeting of the Finance and General Purposes Committee held on 17 February 2025 be adopted subject to the resolutions passed in relation thereto”.

On minute 040(G) regarding the request by Masvingo United Football Club, for financial assistance to pay their 2025 affiliation fees, the Town Clerk advised that Council should come up with a policy to deal with such requests in future. The advice was adopted and the Management was instructed to facilitate the formulation of a policy to deal with requests for financial assistance by various sporting Clubs in the City.

On minute 041 (C)(1), the recommendation of the Finance and General Purpose Committee was altered by removing the word, “uninterrupted” in light of the fact that there was a dedicated power line at Bushmead Water Works. The actual reason for the solar project was to reduce the cost of electricity for the Plant.

On minute 041(E), the item was deferred to the 1062 Ordinary Council in Committee for consideration.

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The motion was moved by Councillor T. Masimba, seconded by Councillor S. Manyanga.

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

RESOLVED

THAT the minutes of the meeting of the Finance and General Purposes Committee held on 17 February 2025 be adopted subject to the resolutions passed as follows:

- 1 THAT the minutes of the meeting held on 21 January 2025 be taken as read and confirmed as a correct record and signed.
- 2 THAT Management be instructed to formulate a policy to deal with requests for financial assistance by various sporting Clubs in the City.
3. THAT the Town Clerk be instructed to arrange a tour of the Darwendale project operated by Mhukarahuru Private Limited as part of Council due diligence exercise following the application to partner Council in the revival of Shagashe Game Park.
- 4 THAT Council approves the investment of USD 300,000 with FBC Building Society at an interest rate of 8% per annum over an initial period of ninety days, rolled over as and when necessary, which will form part of the conditions for advancing employer backed mortgage facility for Senior Council employees as per their conditions of service.
- 5 THAT Council pays affiliation fees for the 2025 Football Season for Masvingo United Football Club amounting to USD 3,618 being affiliation fees and Referees Fees of USD 368, it being noted that Masvingo United is a community Club.
- 6 THAT Council donates USD900 towards the Provincial preparations for the 2025 Zimbabwe International Trade Fair exhibitions.
- 7 THAT the Ministry of Local Government and Public Works be engaged to undertake the assessment and valuation of the identified properties and any other properties requiring supplementary valuation, it being noted that the exercise will commence on 18 February 2025.
- 8 THAT the report of the Finance Director be approved and adopted subject to the resolutions passed in relation thereto.

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- 9 THAT the Town Clerk be instructed to submit a detailed report to the next meeting of the Finance and General Purposes Committee on the strategies to viably operate the Council Liquor Undertaking Business.
- 10 THAT the Town Clerk be instructed to procure a hybrid brick moulding machine for the Brick Moulding Income generation project.
- 11 THAT Council approves the partnership with the Scientific and Industrial Research and Development Centre (SIRDC) to establish a 3MW solar power plant at the Bushmead Waterworks.
- 12 THAT the Town Clerk be instructed to commence negotiations with Scientific and Industrial Research and Development Centre (SIRDC) with a view to sign a Memorandum of Understanding for the establishment of a 3MW solar plant.
- 13 THAT the report of the Town Clerk be approved and adopted subject to the resolution passed in relation thereto.
- 14 THAT the Director of Engineering Services be instructed to refer the application for consolidation of stands number 30530, 30529 and 30528 Masvingo Township measuring a total of 3673m² allocated to Exor Enterprises Private Limited to the Public Works and Planning Committee.
- 15 THAT the Chamber Secretary be instructed to submit detailed report to the next meeting of the Finance and General Purposes Committee on the sale of stands 30530, 30529 and 30528 Masvingo Township measuring a total of 3673m² allocated to Exor Enterprises Private Limited.
- 16 THAT the report of the Chamber Secretary be approved and adopted subject to the resolutions passed in relation thereto.

054. MOTION FOR COUNCIL TO TURN ITSELF INTO COMMITTEE.

IT WAS MOVED BY Councillor A. Time, seconded by Councillor E. Zishiri

“THAT Council turns itself into Committee for purposes of confirming the minutes of the 1061st Ordinary Council In Committee meeting held on 27 January 2025, and adopting the Minutes of the Human Resources and Gender Committee meeting held on 12 February 2025, and the Minutes of the Audit Committee meeting held on 18 February 2025 ”.

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

RESOLVED

THAT Council turns itself into Committee for purposes of confirming the minutes of the 1061st Ordinary Council In Committee meeting held on 27 January 2025, and adopting the Minutes of the Human Resources and Gender Committee meeting held on 12 February 2025, and the Minutes of the Audit Committee meeting held on 18 February 2025.

The meeting ended at 7.09 p.m.

CONFIRMED THIS

DAY OF

2025

MAYOR

TOWN CLERK