

**CITY OF MASVINGO**

**MINUTES OF PROCEEDINGS OF THE 1063<sup>rd</sup> ORDINARY COUNCIL MEETING,  
HELD IN THE COUNCIL CHAMBER, MUNICIPAL OFFICES ON MONDAY 24  
MARCH 2025 AT 4.54 P.M.**

**PRESENT:** Deputy Mayor Councillor D. Mberikunashe (Chairing)  
Councillor S. Chikwangwani  
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. Marumbedze  
Councillor B. Hwata  
Councillor W. Sitemere  
Town Clerk: Eng E. Mukaratirwa

**OFFICIALS:** Chamber Secretary  
Director of Housing and Social Services  
Chief Environmental Health Officer  
Finance Director  
Acting Director of Engineering Services  
Chief Internal Auditor  
Senior Health Officer  
Estates and Valuations Officer  
Monitoring and Evaluation Officer  
Human Resources Officer  
Public Relations Officer  
Committee Officer  
Assistant Committee Officer

**082. CONFIRMATION OF MINUTES.**

**RESOLVED**

THAT the minutes of the meetings held on 24 February 2025 be taken as read, confirmed as a correct record and signed.

*Proposed by Councillor S. Manyanga  
Seconded by Councillor B. Muchokwa*

**083. MATTERS ARISING**

**(i). Minute 049(iii): Installation of Boom Gates at Corner Bradburn Street and Industria Road**

Concern was raised that the proposal to install Boom Gates at Corner Bradburn and Industria Road had not been finalized. It was explained that beside installing the Boom

Gates as a temporary measure pending refurbishment of Mucheke Bus Terminus, there was a standing resolution for buses to rank at Mucheke Bus Terminus. It was highlighted that the matter required enforcement by Council. The matter was referred to Management for actioning.

**RESOLVED**

THAT the enforcement of long distance buses to rank at Mucheke Bus Terminus be referred to Management for actioning.

**084. COMMUNICATIONS**

**(i). Apologies.**

The Chamber Secretary reported that His Worship the Mayor Councillor A. Tabe, Councillor S.T. Marombedze, Councillor B. Hwata and Councillor W. Sitemere were not able to attend the meeting due to other commitments. It was also reported that the Town Clerk was away on Council business. The report was noted.

**085. HEALTH, HOUSING AND ENVIRONMENTAL SERVICES COMMITTEE**

IT WAS MOVED BY Councillor M. Madhuna Seconded by Councillor A. Time

“THAT the minutes of the meeting of the Health, Housing and Environmental Services Committee held on 11 March 2025 be adopted subject to the resolutions passed in relation thereto”.

On minute 073 (G), the minutes were corrected by deleting “Structural Engineer” and replacing by “Architectural Engineer”

On **minute 073 (G) on the** proposal to engage the City of Harare to assist the City of Masvingo with an Engineer to prepare the designs and Bill of Quantities of Mucheke Stadium which would inform the costs involved in the upgrading programme it was reported that Council would request for an Architectural Engineer. It was noted that most local authorities tendered out for Structural Engineering expertise.

On minute 073 (J) regarding the proposed demolition of illegal tombstones erected at the Lawn Cemetery, some of the members were of the view that the proposal was not feasible in light of the costs incurred by the residents who erected same.

On refuse collection, the house highlighted the need to prioritise procurement and maintenance of garbage collection trucks.

On minute 075 (B), regarding the nationwide blitz against illegal vending in Cities and Towns, some of the members raised concern that the ministerial directive was supposed to be considered by Council before implementation..

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 11 March 2025 be adopted subject to the resolutions passed as follows:

- 1 THAT the minutes of the meeting held on 3 February 2025 be taken as read, confirmed as a correct record and signed.
- 2 THAT the application by Walter Muzemba, for a Wholesale Liquor Development Permit on Stand Number 101 Shuvai Mahofa Street, Masvingo be granted.
- 3 THAT the application by Wangu Mazodze Football Club, for free use of Mucheke Stadium for training sessions be granted once per week to allow for maintenance of the Stadium.
- 4 THAT the application by Wangu Mazodze Football Club, for free use of Mucheke Stadium for home matches be turned down on the basis that the Club would pay stadium hire fees from their gate takings.
- 5 THAT the request by Albino Trust Zimbabwe, to partner with the City of Masvingo on Sports and Wellness activities be granted.
- 6 THAT the application by Albertina Muzembi, for a Wholesale Liquor Development Permit on Plot 54 Charumbira Street, Mucheke A Business Centre be granted.
- 7 THAT institutional stands be created to cater for deserving colleges operating within the city.
- 8 THAT all Colleges not meeting the minimum City of Masvingo Planning standards be given three months' notice to regularise their operations, failure of which they will cease operations in Masvingo.
- 9 THAT Council engages the City of Harare Engineers to assist the City of Masvingo in preparing the designs and the Bill of Quantities (BOQ) for the proposed Mucheke Stadium upgrading project before Council could invite partners for the project.
- 10 THAT the City of Masvingo pays travelling and subsistence allowances for the City of Harare Engineers who would be engaged by Council to prepare the designs and Bill of Quantity for upgrading Mucheke Stadium.
- 11 THAT the proposal to demolish 6 tombstones illegally erected at the Lawn Cemetery be referred to Management for reconsideration, and that the original state of the Lawn Cemetery restored.

- 12 THAT the reports of the Director of Housing and Social Services be approved and adopted subject to the resolutions passed in relation thereto.
- 13 THAT the Chief Environmental Health Officer be instructed to organise a tour of Council Health Facilities by the Health, Housing and Environmental Services Committee to appreciate the state of the clinics.
- 14 THAT the report of the Chief Environmental Health Officer be approved and adopted subject to the resolutions passed in relation thereto.
- 15 THAT the idea of creating a special vending unit within the Municipal Police be referred to Management for consideration.
- 16 THAT the proposal to provide fire arms to Municipal Police Constables guarding high security risk areas like the Target Kopje Water Reservoirs be referred to Management for consideration.
- 17 THAT Council provides baton sticks to all Municipal Police Constables.
- 18 THAT the report of the Town Clerk be adopted.

#### **086. PUBLIC WORKS AND PLANNING COMMITTEE**

IT WAS MOVED BY Councillor R. Musekiwa seconded by Councillor S.Chikwangwani

“THAT the minutes of the meeting of the Public Works and Planning Committee held on 6 March 2025 be adopted subject to the resolutions passed in relation thereto”

On minute 068 (C)(iii) regarding the turning down of the application for change of use by Makuzha Family Trust, of Stand Number 14209 Mucheke A, Masvingo from Light Industry to Commercial, debate ensued on whether Council should grant the application or stick with the landuse policy despite the fact that the structure had added value to the shopping centre. Debate ensued. Some members suggested that the land use policy should be reviewed to accommodate such developments in future. Council upheld the recommendation of the Committee and reasons to turn down the application.

On minute 068 (vii) on the recommendation to rescind Council resolution 289 (A) of 2021 which reads, ***“THAT Council donates a stand measuring 5 hectares to the Zimbabwe National Army for establishment of a Military Cemetery”. In favour of a land swap for the same size of land with the Government of Zimbabwe debate ensued.***

Some members raised concern that Council should not rescind the Council resolution since the idea would damage the cordial relations existing between Council and the Zimbabwe National Army. Other members were in support of the idea to rescind the resolution in favour of a land swap with any other Government land in the City. Debate ensued.

The Chairman of the Public Works and Planning Committee moved a motion to withdraw the matter from the agenda and refer it back to the Finance and General Purposes

Committee where it originated from for re-consideration. The motion was seconded by Councillor S. Manyanga.

On road maintenance activities, the members appreciated the need for a Roads Levy to rehabilitate Council roads. It was indicated that all properties including commercial units in the City would be billed to pay the levy subject to consultations and relevant processes.

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 6 March 2025 be adopted subject to the resolutions passed as follows:

1. THAT the proposal to rescind Council resolution 289 (A) of 2021 which reads, *“THAT Council donates a stand measuring 5 hectares to the Zimbabwe National Army for establishment of a Military Cemetery”* be referred to the Finance and General Purposes Committee for reconsideration.
2. THAT Council introduces a roads levy in 2025 subject to approval by the stakeholders.
3. THAT the Town Clerk be instructed to undertake stakeholder consultation meetings on the proposal to introduce the roads levy in 2025.
4. THAT the minutes of the meeting held on 10 February 2025 be taken as read, confirmed as a correct record and signed.
5. 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.
6. 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.
7. 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.
8. 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.

9. 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.
  - 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.

10. 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).
11. 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.
12. THAT the report of the Acting Director of Engineering Services be approved and adopted subject to the resolutions passed in relation thereto.

**087. FINANCE AND GENERAL PURPOSES COMMITTEE**

IT WAS MOVED BY Councillor B. Muchokwa seconded by Councillor S. Manyanga

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

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 March 2025 be adopted subject to the resolutions passed as follows:

1. THAT the minutes of the meeting held on 17 February 2025 be taken as read and confirmed as a correct record and signed.
2. THAT, subject to cabinet approval, the Town Clerk, Engineer Edward Mukaratirwa, Finance Director, Mr. Danister Jori, Acting Director of Engineering Services, Engineer Kudzaishe Mbetu, Credit Controller, Mr Isau Nyengera and Water and Sewer Engineer William Madzivadondo be authorised to attend the 2025 RockBlue Performance Achievement Workshop Series No.2 on 2 – 3 June 2025 to be held in Johannesburg, Republic of South Africa.
3. THAT the payment of USD 70,000 for a fully equipped Ambulance from the estate account be ratified.
4. THAT Council approves the payment of USD5,000 to Ece Faurcilik Danismanlik Ticaret Limited Sirketi being participation fees for the Colours of the World Culture, Tourism and Destination Fair to be held on 18 – 20 April 2025.

5. THAT subject to cabinet approval, Mr Benard Mhlolo, Deputy Finance Director and Councillor B. Muchokwa, Chairman Finance and General Purposes Committee be allowed to attend the 8<sup>th</sup> edition of the Africa Congress of Accountants to be held on 6–9 May 2025 at Kigali Conference Centre (KCC), Kigali, Rwanda.
6. THAT the report of the Finance Director be approved and adopted subject to the resolutions passed in relation thereto.
7. THAT the application of Musiiwa Makhado (120037) for an educational loan amounting to USD 1,018 to undertake a Master’s Degree in Forensic Auditing and Accounting with Midlands State University on a block release with effect from 23 February 2025 to 30 June 2026 be granted.
8. THAT the report of the Town Clerk be approved and adopted subject to the resolution passed in relation thereto.

**088. 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 1062<sup>nd</sup> Ordinary Council In Committee meeting held on 24 February 2025, and adopting the Minutes of the Human Resources and Gender Committee meeting held on 10 March 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 1062<sup>nd</sup> Ordinary Council In Committee meeting held on 24 February 2025, Special Council meetings held on 25 February 2025 and 5 March 2025, and adopting the Minutes of the Human Resources and Gender Committee meeting held on 10 March 2025.

The meeting ended at 7.25 p.m.

**CONFIRMED THIS**

**DAY OF**

**2025**

**MAYOR**

**TOWN CLERK**

