

CITY OF MASVINGO

MINUTES OF THE PROCEEDINGS OF THE PUBLIC WORKS AND PLANNING COMMITTEE HELD IN THE COMMITTEE ROOM, MUNICIPAL OFFICES ON MONDAY, 13 JANUARY 2025 AT 4.59 P.M.

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

IN ATTENDANCE: Mr K. Madziva: Ministry of Local Government and Public Works

OFFICIALS: Director of Housing and Social Services
Chief Environmental Health Officer
Acting Director of Engineering Services
Deputy Director of Finance
Roads Engineer: Mr Muzenda
Administration Officer
Assistant Committee Officer

Before the meeting in the Council Chamber, the Committee conducted a tour of Stand Number 17243 Runyararo South West, Masvingo, following their application for a change of use from residential to a Guest House.

006. CONFIRMATION OF MINUTES

RESOLVED

THAT the minutes of the meeting held on 11 November 2024 be taken as read, confirmed as a correct record and signed.

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

007. MATTERS ARISING

(i). Minute 312(i): Council resolutions on the Municipal Workshop and the Sewage Works Plant.

On the concerns regarding the non implementation of Council resolutions following a visit by the Committee to the Sewage Works and Municipal Workshop, it was agreed to invite the Town Clerk to the next Committee meeting to discuss the matter.

RESOLVED TO RECOMMEND

THAT the Town Clerk be invited to the next meeting of the Public Works and Planning Committee to discuss implementation of Council resolutions on the Sewage Works and the Workshop. **ADES**

(ii). Minute 313 (C): Application for change of use of Stand Number 17243 Runyararo South West, Masvingo from residential to a Guset House: Junior Sibanda and James Mukorera.

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After a tour of the premises by members of the Public Works and Planning Committee, it was agreed that the applicant be allowed to advertise their intentions in the press in terms of Section 26 (3) of the Regional, Town and Country Planning Act, Chapter 29:12.

RESOLVED TO RECOMMEND

THAT the Acting Director of Engineering Services be instructed to advise Junior Sibanda and James Mukorera to advertise in the press, their application for change of use of Stand Number 17243, Runyararo South West, Masvingo from residential to a Guest House, in terms of Section 26 (3) of the Regional, Town and Country Planning Act, Chapter 29:12. **ADES**

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 December 2024.

(i). Water Treatment Chemical Stock Levels

It was reported that Aluminum Sulphate was adequate for 56 days, Hydrated lime was adequate to meet requirements for the next 70 days, Chlorine Gas would last for 25 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 pump number 5 broke down and repairs were underway.

(iii). Treatment Works

On treatment works, it was reported that pumps number 1, 2 and 3 were functional during the month of December 2024. It was reported that 80 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 83.53 % full as at 31 December 2024. The report was noted.

(vi). Water Quality

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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 11 pipe bursts, 4 water connections, 35 water meter replacements and 7 new sewer connections during the month of December 2024. The report was noted.

(viii). Non- Revenue Water

It was reported that the non-revenue water for December 2024 was 45.63% which translated to USD 413 037.22. It was highlighted that one of the contributors to Non-Revenue Water was stuck meters or non-functional meters. It was suggested and agreed that the Town Clerk should be invited to a combined meeting of the Public Works and Planning and Finance and General Purposes Committees to discuss ways of reducing non-revenue water.

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 December 2024.

(i). Sewage Reticulation

It was reported that three hundred and fifty eight (358) blockages had been recorded and attended to during the month of December 2024, whilst four hundred and twenty seven (427) wheelbarrows of grit were removed from the grit channels. Three hundred and twenty one (321) 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 December 2024. It was highlighted that there was need for a perimeter fence for security of the property.

(iii). Rujeko Pump Station

It was reported that one pump was operational during the month of December 2024. The need to procure standby pump for the station was highlighted.

(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 after the disludging project. 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.

(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 needed attention since they were not operational. It was reported that repair of two (2) electric motors was underway with a view to resuscitate the two(2) Stirers. The report was noted.

Anoxic Zone

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

Aeration Zone

It was reported that 8 aerators out of the 15 were operational during the month of December 2024. Aerator number 2 had broken down and repairs on same would be initiated.

RAS Pumps

It was reported that two RAS pump number 1 and 2 were operational in the month of December 2024.

Clarifiers

It was reported that the two clarifiers were not operational due to broken down electrical motors. 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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It was highlighted that more attention was required to reduce phosphates from the waste water discharged into the river course.

The Committee noted that Council was facing challenges in the sewer system around the City since several sewer lines required upgrading. The Committee highlighted the need for the Public Relations Office to continuously educate the residents on the dangers of grit disposal into the sewer lines. The need to ring fence revenue from sewer charges for rehabilitation of the sewer lines was proposed. Debate ensued.

It was agreed that Council should work out a plan to invest more in sewer upgrading around the city. The matter was referred to the Combined meeting of the Finance and General Purposes Committee and Public Works and Planning Committee meeting where the Town Clerk would be invited to attend.

RESOLVED TO RECOMMEND

THAT the Chamber Secretary be instructed to convene a combined meeting of the Public Works and Planning, and Finance and General Purposes Committees to discuss ways of reducing non-revenue water and sewer reticulation upgrading. CS

C. TOWN PLANNING, SURVEY AND TRANSPORT

(i). APPLICATION FOR CHANGE OF USE OF STAND NUMBER 8 IRONWOOD STREET, RHODENE, MASVINGO, FROM RESIDENTIAL TO A DRUG REHABILITATION CENTRE: BRYAN MATINGWINA.

Consideration was given to the report of the Acting Director of Engineering Services on the application by Bryan Matingwina, for change of use of Stand Number 8 Iron Wood Street, Rhodene Masvingo, from residential to a Drug Rehabilitation Centre. The Committee expressed fears that the intended use would not be proper in a residential area. However, it was explained that the facility was very important to the Community. The Committee agreed that the applicant may proceed to advertise the change of use in terms of Section 26 (3) of the Regional, Town and Country Planning Act Chapter 29:12.

RESOLVED TO RECOMMEND

THAT Bryan Matingwina be advised to advertise in the press, his application for change of use of Stand Number 8 Iron Wood Street, Rhodene Masvingo, from residential to a Drug Rehabilitation Centre, in terms of Section 26 (3) of the Regional, Town and Country Planning Act Chapter 29:12.

(ii). MASTER PLAN REVIEW- PROGRESS REPORT

It was reported that a Management meeting was held with the Lead Planner to discuss the comments raised by the Chief Director, Department of Spatial Planning and Land

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Management. The Draft Master Plan was on public exhibition for a period of 2 months. The Public exhibition period ended on 17 December 2024. The report was noted.

D. BUILDING INSPECTORATE

It was reported that nine (9) building plan were approved for Victoria Ranch in the month of December 2024 and a total amount of USD3 606.00 was raised in plan fees. For the rest of town, eight (8) building plans were approved and a total of USD4 323 408.00 was raised in plan fees. The report was noted.

E. WORKSHOP

The report of the Acting Director of Engineering Services on the state of the Council fleet for the month of December 2024, including a report on the proposed resuscitation of grounded vehicles was deferred to a Combined meeting of the Public Works and Planning, and Finance and General Purposes Committee for consideration.

RESOLVED TO RECOMMEND

THAT report of the Acting Director of Engineering Services on the state of the Council fleet for the month of December 2024, including resuscitation of grounded vehicles be deferred to a Combined meeting of the Public Works and Planning, and Finance and General Purposes Committee for consideration.

ADES

F. ROAD MAINTENANCE

The report of the Acting Director of Engineering Services on the activities of the Road Maintenance Section for the month of December 2024 covering gravel patching, drainage maintenance, signage installation, silt hauling, storm water protection works and ZINARA fund projects was considered.

(i). 2025 ZINARA ANNUAL ROAD MAINTENANCE PROGRAMME.

The report of the Acting Director of Engineering Services on ZINARA Road fund for 2025 was considered. It was reported that the City of Masvingo had been allocated a total of ZWG 17 519 799 for the 2025 road maintenance projects.

It was reported that the programme included procurement of a Grader, two Plate Compactors, routine maintenance, drain lining, re-gravelling and hiring of an Excavator to stock pile gravel.

The need for Council to engage adequate manpower for road maintenance projects was highlighted. The Committee also proposed the idea of introducing Drainage Levy to the residents to raise funds for rehabilitation of the drainage system in the City.

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On routine maintenance project, it was reported that the programme would cover Chesvingo, Mucheke, Runyararo, Target Kopje, Rujeko, Central Business District, Rhodene, ZIMRE Park and Morningside. The programme would also cater for the procurement of routine maintenance materials, tools and one laptop.

G. FIRE SECTION

It was reported that the Section recorded and attended to three building Fires, and also provided VVIP fire cover at Chidzikwe Primary School during the visit by the First Lady Auxillia Mngangwa at the occasion of the National Tree Planting Day Commemorations.

On special services, the Section supplied water across the City for Council projects, funerals and clinics during the month under review. It was reported that ninety-six (96) patients were transferred by Council Ambulances. The report was noted.

H. MOTIONS BY COUNCILLOR M. MADHUNA:

It was reported that two motions had been received from Councillor M. Madhuna of Ward three (3) in which he requested Council to rehabilitate disused public toilets in ward 3. He also requested Council to conduct Storm water drainage clearance exercise in Ward 3, and rehabilitation of Public Toilets at Chesvingo Business Centre (Sisk).

The Committee noted that the issues raised in the motions required the attention of the Acting Director of Engineering Services for administrative attention under the maintenance budget. The motions were referred to Council Caucus for consideration.

RESOLVED TO RECOMMEND

THAT motions submitted by Councillor Madhuna on rehabilitation of disused public toilets in ward 3, Storm water drainage clearance exercise in Ward 3, and rehabilitation of Public Toilets at Chesvingo Business Centre (Sisk) be referred to Council Caucus for consideration. **TC**

I. 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 95% completion.

(ii). Rujeko Primary School

It was reported that building of the kitchen was at 60% completion.

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(iii). Rujeko Secondary School

It was reported that construction of the superstructure of the Science Laboratory was at 70% completion whilst the construction of blocks 8 and 9 was 70% complete.

(iv). Francis Aphiri Primary School

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

(v). 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 Road Construction

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

(vii). Mazorodze and Chesvingo Light Industry Stands

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

J. APPLICATION FOR LAND ADJACENT STAND NUMBER 14225, EASTVALE SHOPPING CENTRE, FOR SHOP EXTENSION: KOMASA INVESTMENTS.

Consideration was given to the report of the Director of Engineering Services on the application for utilization of land adjacent stand number 14225 Eastvale Shopping Centre for the extension of the existing shop. It was highlighted that the vacant space was 20 meters wide from Stand Number 14225 due west to the access road. The Committee agreed that a new Commercial Stand be created on the adjacent vacant space. The request for additional land by Komasa Investments was turned down.

RESOLVED TO RECOMMEND

1. THAT the request by Komasa Investments for additional land adjacent Stand Number 14225 Eastvale Shopping Centre be turned down. **ADES**
2. THAT the Acting Director of Engineering Services be instructed to create a Commercial stand on the vacant space adjacent stand 14225 Eastvale Shopping Centre. **ADES**

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K. UTILIZATION PLAN FOR DESIGN APPROVAL FEES FOR RUNYARARO WEST HOUSING SCHEME: NATIONAL SOCIAL SECURITY AUTHORITY (NSSA) PROJECT.

Consideration was given to the report of the Director of Engineering Services on the proposal to utilize design approval fees for Runyararo West Housing Scheme. It was reported that the design approval fee was USD120 790.03 and it was proposed to procure 4 operational single cab (GD6) vehicles to provide services in project management, sewer rodding, water fitting and refuse management. The proposal was accepted by the Committee.

RESOLVED TO RECOMMEND

THAT the proposal for Council to utilize design approval fees for Runyararo West Housing project amounting to USD120 790.03, in the provision of 4 x single Cab (GD6) operational vehicles be granted. **ADES**

L. 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.

008. MOTION OF EXIGENCY

A. ILLEGAL LODGE OPERATING IN RUJEKO B ALONG MHIZHA STREET.

It was reported that an illegal Lodge was operating in Rujeko B along Mhizha Street. There were no further details provided in the meeting about the Lodge. The matter was referred to the Chief Internal Auditor for investigation.

RESOLVED TO RECOMMEND

THAT the Chief Internal Auditor be instructed to investigate the alleged illegal Lodge operating in Rujeko B along Mhizha Street, and report to the Public Works and Planning Committee. **CIA**

B. LAND FOR THE CONSTRUCTION OF A SHOPPING MALL.

The Committee encouraged Council to be proactive in attracting investment to the City of Masvingo. It was suggested and agreed that Council should identify land for the construction of a shopping mall in the city. It was reported that when the land was available Council would need to approach some potential developers to take up the project.

