

CITY OF MASVINGO

MINUTES OF THE PROCEEDINGS OF THE PUBLIC WORKS AND PLANNING COMMITTEE HELD IN THE COMMITTEE ROOM, MUNICIPAL OFFICES ON MONDAY, 17 NOVEMBER 2025 AT 4.36 P.M.

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

IN ATTENDANCE: Local Governance Student – Mr T. Chiwena

OFFICIALS: Town Clerk
Chamber Secretary
Acting Director of Engineering Services
Housing and Social Services Manager
Director Health Services
Deputy Finance Director
Internal Audit Manager
Committee Officer II

314. CONFIRMATION OF MINUTES

RESOLVED

THAT the minutes of the meeting held on 9 October 2025 be taken as read, confirmed as a correct record and signed.

Proposed by Councillor B. Hwata

Seconded by Councillor S. Chikwangwani

315. REPORT OF THE ACTING DIRECTOR OF ENGINEERING SERVICES

A. WATER SUPPLY

The Committee considered 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 October 2025.

(i). Water Treatment Chemical Stock Levels

It was reported that stocks of Aluminum Sulphate would be adequate for about 35.7 days, hydrated lime was stocked to meet requirements for the next 128.9 days, Chlorine Gas lasting 6.4 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 Pump number 4 and 6 were operational during the month of October 2025.

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It was reported that Pump Number 1, 2 and 3 were operational during the month under review. It was reported that number 1 high lift pump was installed and all pumps were greased and repacked. Minor repairs were done on pump number 1 and 3 and the ZESA metering unit was also installed.

(iv). Chemical Dosing Pumps

It was reported that dosing equipment was operating well. The report was noted.

(v). Water Supply situation

It was reported that the water level of Lake Mutirikwi as at 31 October 2025 was 85.31% with capacity of 1 175 706 Mega liters.

(vi). Water Quality

The treated water met the Standards Association of Zimbabwe (SAZ) requirements.

(vii). Water Fitting

It was reported that the Section recorded 68 pipe bursts, 11 water connections, 169 water meter replacements during the month of October 2025. 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 October 2025.

(i). Sewage Reticulation

It was reported that three hundred and seventy one (371) blockages had been recorded and attended to during the month of October 2025, whilst four hundred and ninety- eight (498) wheelbarrows of grit were removed from the grit channels. Three hundred and twenty (320) bins of waste were removed from the grit screens, and twelve (12) sewer connections were fixed during the same period.

(ii). Raw Pump Station

It was reported that Pump No.2 had been operational during the month of October 2025, leaking valves were replaced, and 105663 m³ of raw waste water had been pumped to the treatment plant.

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(iii). Rujeko Pump Station

It was reported that Pump No. 2 had been operational during the month of October 2025 and 153 391m³ of raw wastewater had been pumped to the Treatment Plant.

(iv). Primary Settling Tanks (PST).

It was reported that all Primary Settling Tanks (PST) were operational during the month of October 2025. There was need for installation of descumming of jetting pipes for easy of scum removal.

(v). Digesters

It was reported that Digester pump No. 2 and 3 were operational during the month of October 2025. The 37 KW motor was repaired, worn out bearings and motor installation was done. The report was noted.

(vi). Effluent Pump Station

It was reported that both Pump No. 1 and 2 were operational during the month of October 2025 and 126 716 m³ was pumped to standard farm.

(vii). Trickling filters

It was reported that all three Trickling filters were operational during the month of September 2025. The other two filters, 1 and 3 required attention on the distribution pockets and arms. The report was noted.

(viii). Biological Nutrient Removal Plant (BNRP)

Anaerobic Zone

It was reported that no stirrers were operating during the month of October 2025 and return activated sludge enters the zone from the clarifiers for inoculation.

Anoxic Zone

It was reported that three (3) stirrers, 1, 2 and 4 were operational during the month of October 2025. It was reported that 2 x 18 KW motor repairs, worn out bearings and motor installation and testing were done.

Aeration Zone

It was reported that nine (9) aerators were operational during the month of October 2025 (numbers 2, 3, 5, 7, 8, 11, 12, 13 and 14).

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RAS Pumps

It was reported that two RAS Pumps were operational during the month of October 2025.

Clarifiers

It was reported that both clarifiers were operating well.

Cascade

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

C. TOWN PLANNING, SURVEY AND TRANSPORT

(i). MASTER PLAN REVIEW PROGRESS REPORT.

It was reported that the revised Master Plan was still under Ministerial review. The report was noted.

D. BUILDING INSPECTORATE

It was reported that fourteen (14) building plans were approved for Victoria Ranch in the month of October 2025 and a total amount of USD 6 885.00 was raised in plan fees. For the rest of town, 9 building plans were approved and a total of USD 13 029.00 was raised in plan fees.

E. WORKSHOP

The report of the Acting Director of Engineering Services on the state of Council fleet by Department for the month of October 2025 was considered. It was reported that 43 vehicles were operational out of a fleet of 72, which translated to 60% availability for service delivery. It was reported that requisitions had been raised for the procurement of a Grader and an engine for vehicle Croner AAE 7631.

F. ROAD MAINTENANCE

The report of the Acting Director of Engineering Services on the activities of the Road Maintenance Section for the month of October 2025 covering gravel patching, tar patching, drainage maintenance, catch pit leads fittings, silt hauling, road compaction, parking bays painting, and culvert construction.

(i) 2025 ZINARA ERRP PROGRESS REPORT.

It was reported that drain lining and re-graveling was done under the ZINARA ERRP 2.

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It was reported that installation of plumbing appliances was in progress, ceiling installation, interior and exterior plastering and roofing had been completed. The project was 80% complete.

(ii). Truck Stop

It was reported that exterior plastering was completed and interior plastering was in progress. The project was 70% complete.

(iii). Mucheke Light Industry Road Construction

It was reported that water and sewer connection had been completed. Under roads construction, the subgrade was done and base 2 compaction was in progress. The overall project progress was at 60% completion.

(iv). 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%.

(v). Runyararo Community Swimming Pool.

It was reported that slabbing, backfilling and compacting were completed. It was reported that the site was cleared in preparation for brickwork material. The project was 35% complete.

(vi). Tower Lights Maintenance

It was reported that six Tower Lights, namely Mucheke Bus terminus, Makuva Street, Chikato Primary School, Tangwena Street, Target Kopje and Ngongoni Crescent have been attended to during the month of October 2025.

(viii). Tanaiwa Hostel Upgrading

It was reported that upgrading of Tanaiwa Hostels had been completed.

(ix). Garikai Market Fencing

It was reported that installation of fencing was completed and works were ongoing for installation of fencing along the Railway line side. The need to upgrade Garikai Market was highlighted.

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The Committee agreed to conduct an appreciation tour of Council projects before the next Committee meeting.

RESOLVED TO RECOMMEND

THAT the Public Works and Planning Committee conducts a tour of ongoing Council Projects.

H. PROPOSED VENUE FOR SANGANAYI/HLANGANANI 2026 TOURISM EXPO

Consideration was given to the report of the Acting Director of Engineering Services on the proposed venue for Sanganayi/ Hlanganani 2026 Tourism Expo. It was reported that Masvingo Province had been honoured with the opportunity to host the 2026 edition of Sanganayi/Hlanganani World Tourism Expo. A Provincial taskforce was set up and toured various possible sites before it settled for the Gymkhana and Polocrosse Race Course within the City of Masvingo.

It was reported that Gymkhana and Polocrosse Race Course was designated a recreational area which was to be used as a race course, horse riding ground, polo-crosse field, gymkhana field, equestrian entertainments measuring about 14.5 hectares. The buildings to be permitted would be ancillary to the approved use and no persons would be allowed to reside on the property other than those permitted with prior written consent of Council. It was reported that water and sewer connections can be connected to existing mains, additionally there would be need for road resealing, installation of public and street lighting.

In terms of accessibility, the Ministry of Transport would be approached since access will be from a state road, Masvingo – Bulawayo Road. There would be need to mobilise resources for infrastructure development consistent with the guidelines of the Sanganayi/Hlanganani World Tourism Expo 2026 Committee and these structures would be handed over to the City of Masvingo after the Expo. The Committee adopted the proposal.

RESOLVED TO RECOMMEND

1. THAT Council approves the utilization of Gymkhana Grounds and the Polocrosse Race Course as designated venues for the Sanganayi/Hlanganani 2026 World Tourism Expo, and authorizes the establishment of requisite facilities to host the event.
2. THAT Council adopts a multi-source funding strategy for the development of infrastructure at the Sanganayi/Hlanganani 2026 World Tourism Expo designated venues, including but not limited to internal funding and financial assistance from the Sanganayi/Hlanganani 2026 Organising Committee and other stakeholders.
3. THAT all facilities developed at Gymkhana Grounds and the Polocrosse Race Course be formally handed over to Council within one month after the

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conclusion of the Sanganyai/Hlanganani 2026 World Tourism Expo, in a condition that meets Council's operational standards.

I. PROPOSED SUBDIVISION OF STANDARD FARM AND THE REMAINDER OF STANDARD FARM TO CREATE AGRICULTURAL PLOTS IN TERMS OF SECTION 40 OF THE REGIONAL, TOWN AND COUNTRY PLANNING ACT CHAPTER 29:12

Consideration was given to the report of the Acting Director of Engineering Services on the proposed subdivision of Standard Farm and the Remainder of Standard Farm to create agricultural plots in terms of section 40 of the Regional, Town and Country Planning Act Chapter 29:12. It was reported that Standard Farm is a Council-owned property with agricultural use as the approved land use. The farm is dissected by the Masvingo–Great Zimbabwe Road, creating two (2) land parcels of the same farm, physically separated by the main road. The proposal is to utilise the land parcel to the east of the road for subdivision to create 14 agricultural plots, each measuring between 2.2 hectares and 5.2 hectares. The resultant properties will retain the agricultural land use of the parent property.

It was reported that the economic rationale of the proposed subdivision would increase the agricultural productivity of the farm, enhance the supply of farm produce to the City of Masvingo and surrounding communities, and generate increased financial benefit to Council through lease rentals. The Committee adopted the proposed subdivision.

RESOLVED TO RECOMMEND

THAT Council approves the proposed subdivision of Standard Farm and the Remainder of Standard Farm, on the land parcel situated to the east of the Masvingo - Great Zimbabwe Road, to create agricultural plots ranging in size from 2 hectares to 5 hectares each. **ADES**

J. EXPRESSION OF INTEREST TO PARTNER COUNCIL ON THE DECOMMISSIONING AND RECLAMATION OF THE RUNYARARO DUMPSITE: BLACK SMILE INVESTMENT

Consideration was given to the report of the Acting Director of Engineering Services on the expression of interest by Black Smile Investments' proposal to partner Council on the decommissioning and reclamation of the Runyararo Dumpsite. It was reported that the City's Health Department Services had a draft Decommissioning and Reclamation Plan prepared, outlining key components of the rehabilitation process. The plan covers the reclamation of 8.25 hectares of land, with an estimated cost to Council of USD 913,218. Major activities include construction of a cell for waste burial (USD 165,000), waste excavation (USD 690,000), and reclamation works such as topsoil lining and revegetation (USD 106,775). Additionally, the plan proposes the construction of a school facility at a cost of USD 230,000, bringing the total estimated cost to USD 1,120,000.

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It was recommended that Council enters into partnership with Black Smile Investment for the decommissioning and reclamation of the Runyararo Dumpsite. This initiative is to be implemented following the commencement of operations at the Cambria Farm Sanitary Landfill, ensuring a smooth transition and sustainable waste management strategy for the City of Masvingo. The Committee adopted the proposed partnership on the decommissioning and reclamation of Runyararo Dumpsite.

RESOLVED TO RECOMMEND

1. THAT Council enters into a partnership with Black Smile Investment, in the decommissioning and reclamation of the Runyararo Dumpsite at an estimated cost of USD 1,120,000 covering construction of a cell for waste burial, waste excavation, and other land reclamation works.
2. THAT the partnership between Council and Black Smile Investments be implemented following the commencement of operations at the Cambria Farm Sanitary Landfill, in alignment with the City’s waste management transition strategy.

K. 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 5. 24 p.m.

CONFIRMED THIS

DAY OF

2025

CHAIRMAN

TOWN CLERK