

CITY OF MASVINGO

**MINUTES OF THE PROCEEDINGS OF THE PUBLIC WORKS AND PLANNING
COMMITTEE HELD IN THE COMMITTEE ROOM, MUNICIPAL OFFICES ON
TUESDAY, 19 SEPTEMBER 2025 AT 11. 23 A.M.**

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

OFFICIALS: Acting Director of Engineering Services
Housing and Social Services Manager
Senior Health Officer
Public Relations Officer
Committee Officer II

242. CONFIRMATION OF MINUTES

RESOLVED

THAT the minutes of the meeting held on 7 August 2025 be taken as read, confirmed as a correct record and signed.

Proposed by Councillor E. Zishiri

Seconded by Councillor S. Chikwangwani

243. MATTERS ARISING

(i). Poor water supply to households along Chibi, Moyondizvo and Vambire Streets in Mucheke A.

Regarding the progress in rectifying water supply challenges in the areas mentioned, it was indicated that procurement of materials to rectify the problem was in progress.

244. 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 August 2025.

Minutes: Public Works and Planning Committee: 19.09.25**(i). Water Treatment Chemical Stock Levels**

It was reported that stocks of Aluminium Sulphate would be adequate for about 17.9 days, hydrated lime was stocked to meet requirements for the next 31 days, Chlorine Gas lasting 31 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, 5 and 6 were operational during the month of August 2025.

(iii). Treatment Works

It was reported that Pump Number 2 and 3 were operational during the month under review, and pump number 1 had been taken for repairs.

(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 August 2025 was 91.4% with capacity of 1 259 514 Mega litres.

(vi). Water Quality

It was reported that the treated water met the Standards Association of Zimbabwe (SAZ) standards.

(vii). Water Fitting

It was reported that the Section recorded 85 pipe bursts, 7 water connections, 133 water meter replacements during the month of August 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 August 2025.

Minutes: Public Works and Planning Committee: 19.09.25

(i). Sewage Reticulation

It was reported that five hundred and eighty four (584) blockages had been recorded and attended to during the month of August 2025, whilst two hundred and fifty four (254) wheelbarrows of grit were removed from the grit channels. Three hundred and fourteen (314) bins of waste were removed from the grit screens, and eleven (11) 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 August 2025 and 105 609m³ of raw waste water had been pumped to the treatment plant.

(iii). Rujeko Pump Station

It was reported that Pump No. 2 had been operational during the month of August 2025 and 141 960m³ 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 August 2025.

(v). Digesters

It was reported that Digester pump No. 3 was operational during the month of August 2025. The report was noted.

(vi). Effluent Pump Station

It was reported that both Pump No. 1 and 2 were operational during the month of August 2025.

(vii). Trickling filters

It was reported that Trickling filter No. 2 was operational during the month of August 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 2 stirrers, 1 and 4 were operational during the month of August 2025.

Minutes: Public Works and Planning Committee: 19.09.25

Anoxic Zone

It was reported that three (3) stirrers, 1, 2 and 4 were operational during the month of August 2025.

Aeration Zone

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

RAS Pumps

It was reported that two RAS pumps were operational during the month of August 2025.

Clarifiers

It was reported that both clarifiers were operating without the rotating bridge for sludge consolidation.

Cascade

It was reported that the Cascade was operating well with clear effluent being disposed into the river course. The overall EMA band for waste water quality was blue.

C. TOWN PLANNING, SURVEY AND TRANSPORT

(i). MASTER PLAN REVIEW PROGRESS REPORT.

It was reported that the Master Plan approved was still under Ministerial review.

(ii). ENCROACHMENT ON STAND NUMBER 17323 HILLSIDE MASVINGO.

Consideration was given to the report of the Acting Director of Engineering Services on encroachments on Stand Number 17323 Hillside Masvingo. It was reported that the owner of the stand encroached onto building lines. It was advised that the owner of stand be issued with an encroachment fine of USD100.00.

RESOLVED TO RECOMMEND

THAT the owner of Stand Number 17323 Hillside, Masvingo be issued with a fine of USD100.00 for encroaching onto building lines.

Minutes: Public Works and Planning Committee: 19.09.25

(iii). **ENCROACHMENT ONTO COUNCIL LAND BY OWNER OF STAND NUMBER 30217 MASVINGO.**

Consideration was given to the report of the Acting Director of Engineering Services on encroachment onto Council land by the owner of Stand Number 30217, behind Caravan Park to the east of the lodge. It was reported that the owner of the Lodge had established an outdoor play center on Council land without a permit. It was advised that the developer should be advised to cease illegal operations on Council land. It was suggested and agreed that Town Planning Section should commence planning the whole area up to the former Shagashe Water Works. The report was noted.

RESOLVED TO RECOMMEND

THAT the Acting Director of Engineering Services be instructed to initiate the planning of the area behind the Caravan Park up to the decommissioned Shagashe Water Works. **ADES**

(iv). **RUNYARARO SOUTH WEST HOUSING PROJECT BY TREASURE CONSULTANTS (PVT) LIMITED.**

Consideration was given to the report of the Acting Director of Engineering Services on Runyararo South West Housing Project by Treasure Consultants (Private) Limited, regarding the current state of the project. It was explained that the developer failed to meet the requirements for the development of most of the stages of the project. It was highlighted that the developer obtained partial compliance certificate for water. The developer could not meet the requirements for sewer and roads, Council could not take over the project. Council was only billing for water and sewer only and no other service fees since the project was still pending.

The Committee raised concern that the beneficiaries were not getting some of the services, and also that Council was not able to realise expected revenue from the project since most of the development components were still pending. It was proposed and agreed that Council should engage its lawyers and initiate the process of interdicting the developer from further sale of stands for breach of the agreement with Council in terms of development conditions.

RESOLVED TO RECOMMEND

THAT the Town Clerk be instructed to initiate legal proceedings against Treasure Consultants (Private) Limited to interdict them from further sale of stands due to breach of development conditions for the Runyararo South West Housing Project.

Minutes: Public Works and Planning Committee: 19.09.25

(v). **APPLICATION FOR PERMISSION TO USE PART OF STAND NUMBER 1071 HILLSIDE, FOR OVERNIGHT PARKING FOR EARTH MOVING EQUIPMENT.**

Consideration was given to the report of the Acting Director of Engineering Services on the application by the owner of Stand Number 28502, Hillside Masvingo, for permission to use part of Stand Number 1071 as an overnight parking space for earth moving equipment.

It was advised that the Stand Number 1071 was situated in a residential area and the intended space was within water reservoirs which should be fenced off for security reasons. It was also noted that heavy trucks were discouraged in high density residential areas to avoid noise pollution. The Committee granted the application on lease subject to the applicant fencing off the parking space.

RESOLVED TO RECOMMEND

THAT the application by the owner of Stand Number 28502, Hillside Masvingo, for permission to lease part of Stand Number 1071 as an overnight parking space for earth moving equipment be granted.

D. BUILDING INSPECTORATE

It was reported that seventeen (17) building Plans were approved for Victoria Ranch in the month of August 2025 and a total amount of USD8 655.00 was raised in plan fees. For the rest of town, 24 Building plans were approved and a total of USD 12 096.00 was raised in plan fees.

Victoria Ranch

The Committee raised concerns on continued illegal activities taking place in Victoria Ranch Housing Scheme. The argument was that the City of Masvingo should be more worried about uncontrolled developments in an area which would be transferred to the City's jurisdiction in the near future. The City of Masvingo would not want to inherit a lot of unplanned developments.

It was suggested and agreed that the Town Clerk should engage Masvingo Rural District Council with a view to conduct a joint tour of various areas in Victoria Ranch by the Public Works and Planning Committees, to appreciate illegal developments taking place.

Minutes: Public Works and Planning Committee: 19.09.25**RESOLVED TO RECOMMEND**

THAT the Town Clerk be instructed to engage Masvingo Rural District Council (MRDC), to organise a joint tour of Victoria Ranch Housing Scheme, by the Public Works and Planning Committees to appreciate illegal developments taking place in the suburb, and map a way forward.

E. WORKSHOP

The report of the Acting Director of Engineering Services on the state of Council fleet by Department for the month of August 2025 was considered. It was reported that 45 vehicles were operational out of a fleet of 72, which translated to 63% availability for service delivery. The report was noted.

F. ROAD MAINTENANCE

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

(i) 2025 ZINARA ERRP PROGRESS REPORT.

It was reported that the Ministry of Transport and Infrastructural Development had approved the procurement of a Grader using ZINARA funds. The application was still awaiting approval by Office of the President and Cabinet. It was highlighted that Council would initiate the tender process for the procurement of Grader, Dozer and Excavator from the supplier of CAT Machines. The report was noted.

H. PROJECTS BEING UNDERTAKEN BY COUNCIL.**CONSTRUCTION ACTIVITIES IN COUNCIL SCHOOLS****(i). Runyararo Maternity Ward.**

It was reported that brickwork had been completed and roofing was in progress. The project was 55% complete.

(ii). 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). Mucheke Light Industry Road Construction

Minutes: Public Works and Planning Committee: 19.09.25

It was reported that water and sewer connection had been completed, road compaction of base 2 gravel was underway. The culverts had been installed and stormwater drainage system had been completed. The project was 60% complete.

(v). Truck Stop

It was reported that superstructure for the ablution facilities had been completed up to wall plate level. The project was 50% complete.

(vi) Runyararo Community Swimming Pool.

It was reported that construction of walls had been completed, and that materials requisitions were in progress for ablution facilities.

Vii. Tower Lights Maintenance

It was reported that four Tower Lights, namely Mucheke Bus terminus, Makuva Street, Chikato Primary School and Tangwena Street have been attended to during the month of August 2025. 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 at 12. 33 p.m.

CONFIRMED THIS

DAY OF

2025

CHAIRMAN

TOWN CLERK