

CITY OF MASVINGO

MINUTES OF THE PROCEEDINGS OF THE PUBLIC WORKS AND PLANNING COMMITTEE MEETING, HELD IN THE COMMITTEE ROOM, MUNICIPAL OFFICES ON THURSDAY, 10 APRIL 2025 AT 16.18 P.M.

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

IN ATTENDANCE: Mr P. Muteshe- Local Governance Student (MSU)

OFFICIALS: Town Clerk
Chamber Secretary
Director of Housing and Social Services
Acting Director of Engineering Services
Chief Internal Auditor
Environmental Health Technician - Mr. P. Timothy
Assistant Committee Officer

099. CONFIRMATION OF MINUTES

RESOLVED

THAT the minutes of the meeting held on 10 February 2025 be taken as read, confirmed as a correct record and signed.

*Proposed by Councillor E. Zishiri
Seconded by Councillor S. Hwata*

100. MATTERS ARISING

(i). Minute 068(C)(ii) - Application for Change Use of Stand 14209 Pangolin Complex Mucheke, Masvingo from Service Industry to Commercial: Makuzha Family Trust

The members raised concern that the Committee turned down the application yet on the ground the applicant was already operating. The Committee members highlighted the need for investigations to be conducted on the activities being conducted vis a vis the location of the premise.

101. 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, water quality and activities of the Water Fitting Section for the month of March 2025.

Minutes: Public Works and Planning Committee: 10/04/25**(i). Water Treatment Chemical Stock Levels**

It was reported that Aluminum Sulphate was adequate for about 28 days, hydrated lime was stocked to meet requirements for the next 16 days, Chlorine Gas lasting 32 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 pumps number 4, and 6 were operational during the period under review. Pump number 5 was sent for repairs in Harare. It was also reported that the 180KW Electric Motor was awaiting testing before installation.

(iii). Treatment Works

On treatment works, it was reported that pumps number 1, 2 and 3 were functional during the month of March 2025. Electric Motor number 3 was repaired, installed and operating well. Pump number 2 was replaced with new bearings and all pumps were greased.

(iv). Chemical Dosing Pumps

It was reported that the dosing equipment was operating well.

(v). Water Supply situation

On water levels, it was reported that Lake Mutirikwi was 101.39 % full as at 31 March 2025. The report was noted.

(vi). Water Quality

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 72 pipe bursts, 5 water connections, 63 water meter replacements and 10 new sewer connections during the month of March 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 March 2025.

(i). Raw Pump Station

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It was reported that one pump was operational during the month of March 2025. Pump number 1 and 3 required attention. A total of 114 423 cubic meters of raw waste water was pumped to the treatment plant.

Members raised concern on the high rates of sewer blockages in the commonage. It was reported that the problem was attributed to aged pipelines however, the aged metal sewer pipes were being replaced with PVC pipes and the procurement of pressure reducing valves would also curb the problem.

(ii). Rujeko Pump Station

It was reported that no pumping was done due to flooding of the station during the month under review. The pump was removed in fear of flooding. A total of 177 wheelbarrows of grit were removed. The sump required degritting and a TLB was also required to ease the task of offloading grit from the sump. The report was noted.

(iii). Primary Settling Tanks (PST)

It was reported that all PSTs were operational during the month of March 2025. Maintenance was done on PST number 2 and 4 desludging valves. All the PST valves required replacement since they were worn out.

(iv). Digesters

It was reported that two Digesters were now operational. Digester number 1 was being utilized by Zimbabwe Open University (ZOU) on their Methane gas harnessing. Sludge from Digester number 2 was almost ready for mature disposal into the drying beds. It was reported that ZOU had introduced crude cow dung to inoculate Digester number 1 's contents. A new 0.7 kw submersible dewatering pump was procured and installed. The report was noted.

(v). Effluent Pump Station

It was reported that both the effluent Pumps were removed and taken to Harare for repairs and therefore no pumping was done during the month under review. The report was noted.

(vi) Trickling filters

It was reported that pockets for Biofilter Number 2 were repaired. Filter number 1 and 3 required attention on the center pivot and distribution arms. The report was noted.

(vii) Biological Nutrient Removal Plant (BNRP)

Anaerobic Zone

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It was reported that all Stirrers were not operational during the month of March 2025. Efforts were being made to procure gear box bearings for Stirrer number 2 and 3. The report was noted.

Anoxic Zone

It was reported that one Stirrer was operational during the month of March 2025. Two-way push buttons local switches were installed for the anoxic zone Stirrers.

Aeration Zone

It was reported that 7 Aerators were operational during the month of March 2025. Aerator number 5 was not functioning well due to noisy bearings of the electric motor. Efforts to repair other two aerators was underway. Aerators switchboard installation of indicator lamps , interval timers and ammeters were done.

RAS Pumps

It was reported that two RAS pumps were operational in the month of March 2025. Maintenance was done on sockets and lights, switchboard trouble shooting and installation of emergency stop and start were done

Clarifiers

It was reported that both Clarifiers were receiving active sludge from the aeration basin for clarification although their rotating blades were not functional. Efforts were being made to acquire new electric motors for the clarifiers. Clear effluent was conveyed to the cascade for disposal.

Cascade

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

The Committee highlighted the need for repairing of most of the non-functional equipment at the BNRP. It was reported that The Finance Director had made a commitment to repair some of the non-functioning Stirrers.

C. TOWN PLANNING ISSUES

i. APPLICATION FOR CHANGE OF USE OF STAND 9566, RHODENE EXTENSION, MASVINGO FROM LOW DENSITY RESIDENTIAL TO A GUEST HOUSE: E. CHIGUBA

Consideration was given to the report of the Acting Director of Engineering Services on the application by E. Chiguba, for change of use of Stand number 9566, Rhodene Extension, Masvingo from low density residential to a Guest house. It was reported that the applicant

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advertised their intention in the press and there were no objections received. The application was granted in terms of Section 26 (6) of the Regional, Town and Country Planning Act Chapter 29:12 subject to the following conditions:

- i. The premises shall be used as a Guest House only.
- ii. That the Guest House 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 Guest House shall not inconvenience the neighborhood.
- iii. The applicant shall obtain an operating license from Council upon fulfilment of Council Health by-laws, Fire by- laws and requirements by the Minister responsible for Tourism.
- iv. All Alterations to the 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 Guest House site.
- vi. The applicant shall install an informative signage within 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 Guest House 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 guests living with disabilities.
- x. The Guest House shall be operated at Council's discretion and Council reserves the right to withdraw this permit should the Guest House 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 Guest House shall at all-times 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.
- xiii. Council through its officers shall have access to the stand to carryout relevant inspections at all reasonable times.

RESOLVED TO RECOMMEND

THAT the application by E. Chiguba, for change of use of Stand number 9566, Rhodene Extension, Masvingo from low density residential to a guest house be granted subject to the following conditions:

- i. The premises shall be used as a Guest House only.
- ii. That the Guest House 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 Guest House shall not inconvenience the neighborhood.

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- iii. The applicant shall obtain an operating license from Council upon fulfilment of Council Health by-laws, Fire by- laws and requirements by the Minister responsible for Tourism.
- iv. All Alterations to the 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 Guest House site.
- vi. The applicant shall install an informative signage within 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 Guest House will 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 guests living with disabilities.
- x. The Guest House shall be operated at Council's discretion and Council reserves the right to withdraw this permit should the Guest House 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 Guest House shall at all-times 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.
- xiii. Council through its officers shall have access to the stand to carryout relevant inspections at all reasonable times. **ADES**

ii. APPLICATION FOR CHANGE USE OF STAND NUMBER 17243 RUNYARARO SOUTH WEST, MASVINGO FROM RESIDENTIAL TO GUEST HOUSE: ALBERT JUNIOR SIBANDA & JAMES MUKORERA

Consideration was given to the application by Albert Junior Sibanda & James Mukorera, for change of use on stand number 17243 Runyararo South West, Masvingo from residential to guest house. It was reported that the stand measures 661 sqm in area and that the applicant had submitted the required documents for processing of change of use. It was agreed that the applicants be advised to advertise their intention in the press in terms of the Regional, Town and Country Planning Act, Chapter 29:12, Section 26 (3).

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RESOLVED TO RECOMMEND

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

iii. MASTER PLAN REVIEW-PROGRESS REPORT

Consideration was given to the report of the Acting Director of Engineering Services on the City of Masvingo Master Plan review. It was reported that inputs received from both public exhibition was incorporated in terms of section 15 of the Regional Town and Country Planning Act Chapter 29:12 and submissions from the Department of Spatial Planning and Development were also attended to. The report was noted.

D. BUILDING INSPECTORATE

It was reported that 11 building plans were approved for Victoria Ranch in the month of March 2025 and a total amount of USD5 576.00 was raised in plan fees. For the rest of town, 19 Building plans were approved and a total of USD51 543.00 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 by Department for the month of March 2025 was considered. Clarity was sought on the issues referred to Management which include the installation of CCTV, construction of a guardroom, fencing and improved lighting for the Municipal Workshop. The Town Clerk reported that the workshop required installation of electro mechanical services first before embarking on other developments like lighting and construction of a guardroom, and delays were due to funding.

F. ROAD MAINTENANCE

The activities of the Road Maintenance Section for the month of March 2025 covering tar patching, gravel patching, drainage maintenance, signage installation, silt hauling and ZINARA Fund projects were considered.

The Committee reiterated the need for urgent roads maintenance in the commonage to improve trafficability. The Acting Director of Engineering Services reported that the 2025 ZINARA ERRP 2 programme included procurement of a Grader which takes up 70% of the allocated disbursement. On the requests made for other road maintenance works outside of the approved roads under the ZINARA ERRP2 programme, it was advised that changing the approved area using the current allocation would not be possible. It was noted that if

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Council requires to undertake other road maintenance works outside the approved, these would be funded using own source of revenue. The Town Clerk recommended exploring alternative funding options for road maintenance or reallocating existing funds through virement.

G. FIRE SECTION

It was reported that the Section recorded and attended to three road traffic accidents in the month of March 2025. On Building fires, two calls were responded to. On special services, the Section supplied water across the city for Council projects, and clinics. Two Officers attended a training facilitated by Operation Florian in Bulawayo from 17 to 28 March 2025. The report was noted.

H. PROJECTS BEING UNDERTAKEN BY COUNCIL

CONSTRUCTION ACTIVITIES IN COUNCIL SCHOOLS

(i). Rujeko Secondary School

It was reported that ceiling installation for block 8 was at 90% complete and Block 9 ceiling installation was completed whilst glazing was 80% complete. The report was noted.

(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%.

(iii). Mazorodze and Pangolin Light Industry Stands

It was reported that project costing had been done basing on provisional Bill of Quantities obtained. Designs for water and sewer reticulation, and road construction was underway. The project was at 5% completion.

(iv). Mucheke Light Industry Road

It was reported that Road opening, sewer, subgrade and installation of culverts was completed. Dumbing of base 2 gravel was ongoing and storm water drains were 40% complete. The overall project completion status was 30%. The report was noted.

(v). Truck Stop

It was reported that clearing of 150mm organic materials was done, road was cleared and partially accessible. The impending works include levelling, compaction, paving, fencing and facilities construction. The overall project completion status was 30%. The report was noted.

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(vi). **Runyararo Community Swimming Pool.**

It was reported that site clearance of the main swimming pool area. The main pool was excavated and the main pool required depth and dimensions. It was reported that the concrete base was poured successfully and construction of walls was in progress. The overall project completion status was 35%.

The Committee indicated that they required a familiarization tour of Council projects, particularly the Mazorodze and Pangolin Light Industrial stands, the Truck Stop, and Runyararo Swimming Pool.

RESOLVED TO RECOMMEND

THAT the Acting Director of Engineering Services be instructed to organize a familiarization tour of Mazorodze and Pangolin Light Industrial stands, the Truck Stop, and the Runyararo Swimming Pool, for the members of the Public Works and Planning Committee. **CS**

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 17.38 p.m.

CONFIRMED THIS

DAY OF

2025

CHAIRMAN

TOWN CLERK