

MATJHABENG MUNICIPALITY

ANNEXURES

FOR THE

SECTION 80 PORTFOLIO COMMITTEE

FOR

**LOCAL ECONOMIC DEVELOPMENT
(LED)**

CONVENED FOR

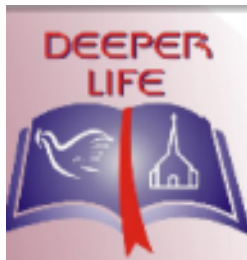
WEDNESDAY, 18 OCTOBER 2017

AT

10:00

AT

4TH FLOOR, ROOM 402, ONE REINET BUILDING



**DEEPER
LIFE**

MINISTRIES

Founder and Apostle
Dr. Simpson Ngcizela
Pastor Joyce Ngcizela

Elders

M. Mpenbe
T. Molipa
E. Moruri

Secretary

Pastor L.O. Siyo

EASTERN CAPE

Pastor N.C. Mwebi
37 Main Road
Kauta Drive, Bisho
5603
Tel: (078) 410 6063

NORTH WEST

Pastor G. N. Ngcizela
PO Box 760
Orkney
2620
Tel: (082) 709 5312

GAUTENG/MPUMALANGA

Pastor M. H. Nkoane
PO Box 4347
Vereeniging
1930
Tel: (072) 888 9211

LESOTHO

Pastor Labane Mphosi
PO Box 7306
Maseru 100
Tel: (00266) 2233 2323

PO Box 514, Welkom, RSA
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Email: nolunge@icloud.com
cc: cnkgcizela@yahoo.com

03 March 2016

The Municipal Manager
Matjhabeng Municipality
Welkom

Dear Adv. Lepheane

**APPLICATION TO USE THE LAND FOR WORSHIP PURPOSE AND TO PITCH A
TEMPORARY STRUCTURE**

The Deeper Life Ministries International will be hosting Crusade/Easter Convention in Thabong. As a follow up letter to our request dated the 29th January 2016, we request to be allocated the land on Nkoane Road, near the new development Mall. It is with this regard that we request such: We were notified that the land had been allocated to the Deeper Life Ministries and thereby a standing resolution still in place.

While we understand that the procedures need to be adhered to regarding the finalization of all documents, we would like to be permitted to use the land for our Easter Convention and for a certain period post the Easter Convention and also pending the negotiation regarding the land itself.

We are therefore, requesting the Municipality to grant us the opportunity to pitch up a temporary structure that sits pax of 4000 guests. The dates for the crusade are from the 20th to the 27th March 2016.

As we have less than two weeks to fully prepare the land and all logistics, we request the assistance of the Municipality to clear the land and grade it for us, to assist us with electricity and if possible peg the site for us. The temporary structure has to be set from the 14th March 2016 at 10h00 and it will take 03 days to assemble. We, humbly request that we be granted permission to commence as soon as admissible.

We hope our request will reach your supportive consideration thereof.

For any further information contact Noluthando Ngcizela 078 360 41 91

Yours sincerely

pp. Dr Simpson Ngcizela
Pastor and Intl. Overseer

MATJHABENG

Municipality Umasipala

P O Box 708
Welkom, 9460
South Africa



Mmasepala Munisipaliteit

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OFFICE OF THE MUNICIPAL MANAGER

Enquiries / Navrae / Dipatlisiso:	F Nieuwoudt
Room no / Kamer nr / Kamore ya:	1 Rolnet Street, Room 424
Our Ref / Oura Verv / Ho ya ka Rona:	1873
Date:	7 March 2016

DEEPER LIFE MINISTRIES
PO BOX 514
WELKOM
9460

FOR ATTENTION: Mr S Mohlakoana

DEEPER LIFE MINISTRIES: APPLICATION FOR THE TEMPORARY USE OF A PORTION OF THE FARM KAALVALLEY 61 TO ERECT A TENT FOR RELIGIOUS PURPOSES

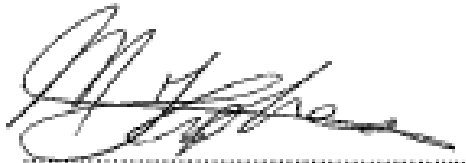
Your letter dated 3 March 2016 refers.

1. Permission is hereby granted to pitch a crusade tent on the open space on a portion of the farm Kaalvalley 61 as indicated on the attached location map. The permission is subject to the following conditions:
 - a) That permission be granted until 31 March 2016, after which it will be expected that Deeper Life Ministries enter into a lease agreement with the Municipality for a further period not exceeding one year.
 - b) That the site be kept in good condition for the duration of the use of the land.

- 1.3 That Deeper Life Ministries be responsible for the cost of any services connections and consumption meters that may be required, also including the electrical services that must be arranged with ESKOM directly. The provision of adequate chemical toilets for both male and female visitors will be a minimum prerequisite.
- 1.4 That Deeper Life Ministries be responsible for the consumption of all metered Municipal services provided at the site.
- 1.5 That adequate on-site parking for visitors be provided.

I hope that you will find the above in order.

Yours faithfully

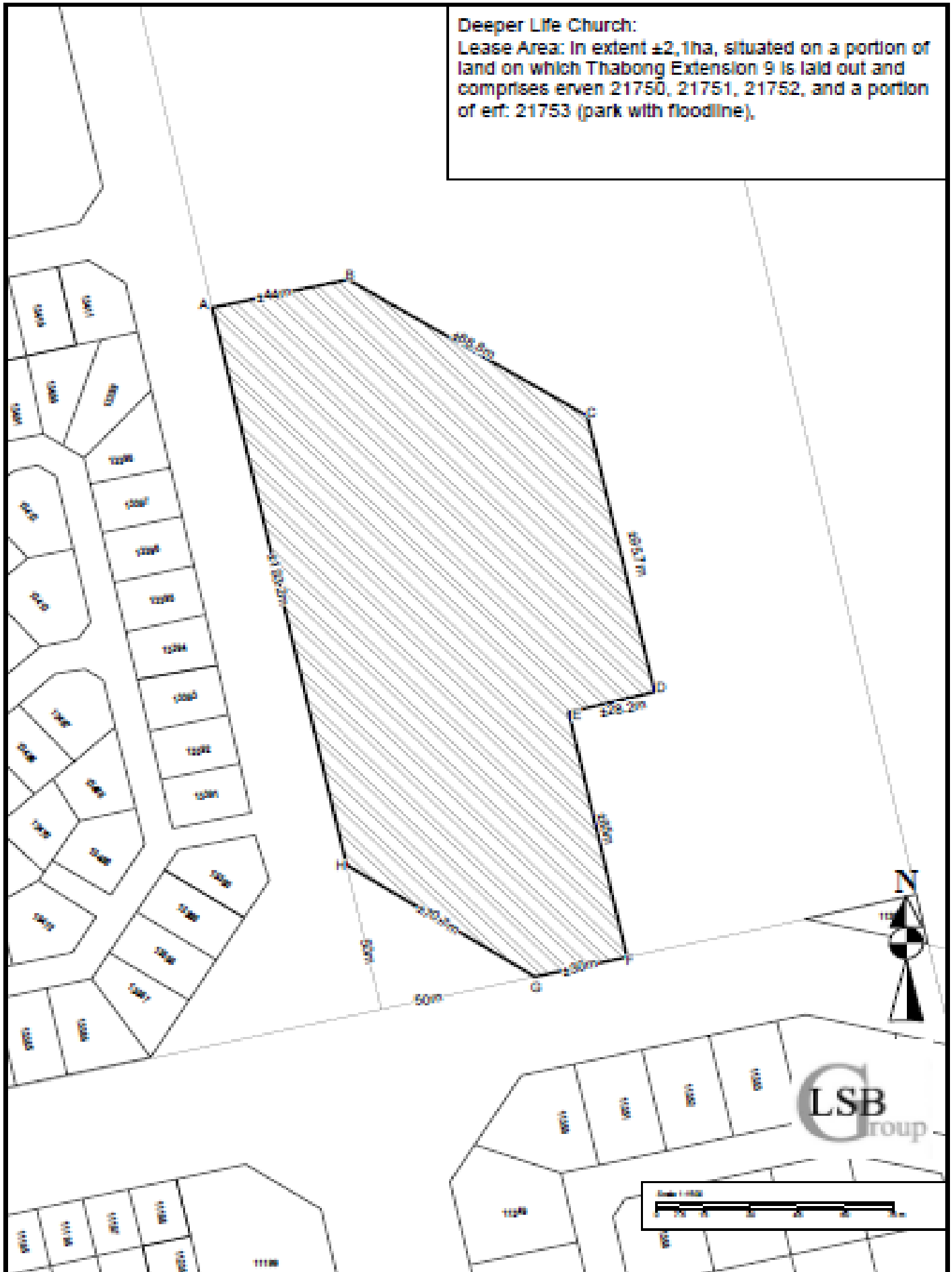
A handwritten signature in black ink, appearing to read 'M. Lepheana', written over a horizontal dotted line.

M LEPHEANA
MUNICIPAL MANAGER



Deeper Life Church:

Lease Area: In extent $\pm 2,1$ ha, situated on a portion of land on which Thabong Extension 9 is laid out and comprises erven 21750, 21751, 21752, and a portion of erf: 21753 (park with floodline).



MTSEA 2017: PROPOSED GUEST LIST

1. Minister of Tourism x2
2. Minister of Small Business Development x2
3. Premier
4. MEC DESTEA
5. Matjhabeng Executive Mayor
6. Speaker
7. Chief Whip
8. Councillors x69
9. Matjhabeng Directors x6
10. Senior Managers x7
11. Lejweleputswa Executive Mayor
12. Lejweleputswa Municipal Manager
13. Lejweleputswa Tourism Officials x3
14. Tourism Board members x4
15. Central University Technology x2
16. Goldfields TVET College x2
17. Universal College Outcomes x2
18. Boston City College x2
19. Media: Vista x2
20. Media: Free State Sun Newspaper x2
21. Media: Daily Sun Newspaper x2
22. Media: The Weekly Newspaper x2
23. Media: Face Impression Magazine x2
24. Media: Enthooze Magazine x2
25. Media: Matjhabeng News x2
26. Media: Sunday Times Newspaper x2
27. DESTEA x2
28. FSGLTA x2
29. SEDA x2
30. FDC x2
31. LDA x2
32. COGTA x2
33. CATHSSETA X2
34. TEP x2
35. DMR x2
36. NDT x2
37. NHC x2
38. TGCSA x2
39. Soweto Accommodation Association x2
40. DTI x2
41. SATSA x2
42. FEDHASA x2

43. TOMSA x2
44. RASA x2
45. IDC x2
46. SALGA x2
47. TBCSA x2
48. ABSA x2
49. FNB x2
50. Standard Bank x2
51. Nedbank x2
52. Capitec Bank x2
53. ILO x2
54. Harmony Gold Mine x2
55. Sibanye Gold Mine x2
56. Sedibeng Water x2
57. Sparta Foods x2
58. Goldfields Mall x2
59. Tsogo Sun x2
60. Goldfields Casino x1
61. Eskom x2
62. Jessyndi Travel Agency x2
63. Flight Specials x2
64. FGF Chamber of Business x2
65. NAFCOC x2
66. BMF x2

CONSOLIDATED MONTHLY REPORT LOCAL ECONOMIC DEVELOPMENT AUGUST 2017

DIVISION: SMME, TRADE & INVESTMENT –AUGUST 2017

PROJECT NAME	DESCRIPTION	PROGRESS/STATUS	COMMENTS/CHALLENGES	REMEDIAL MEASURES
Visit to other municipal units	The SMME Division is embarking on a programme of taking SMME support services to all units of Matjhabeng	<p>There is an impact made as a result of this initiative, though in other days there is small number of walks in.</p> <p>Bronville was pleased to hear that finally there will be a breakthrough for them to get assistance from LED Offices, they fully supported the initiative</p>	<p>CHALLENGE</p> <p>Most of challenges raised can't be addressed as the community wish like funding of their business, they don't accept that our role is only to facilitate.</p> <p>Offices space is the main challenge for Officials in all units, we make use of community halls, during pension pay-outs we are unable to attend.</p>	<p>Establish or revive SMME's structures and workshop them.</p> <p>Intervention with Unit managers to allow us working space</p>
Exhibition in Tosa Colleagues Thabong	The Goldfields TVET College Mini Expo & Career Exhibition was hosted on the 23rd and 24th of August 2017. We were given an opportunity to participate as a key stakeholder	<p>Theme: <i>'Lead, Educate and develop Skills to Encourage Entrepreneurship'</i></p> <p>Division of tourism and SMME participated in the exhibition which was a success. Some of arts and</p>	<p>The expo was a good platform for networking with relevant stakeholders, and especially the students to know and understand what the municipality is doing. There were no challenges experienced.</p>	

		crafters in our database were also given an opportunity to showcase their products.		
Visit of Portfolio committee on Small Businesses Development.	The visit by the committee was mainly on those businesses benefitted funding from SEFA and to listen to their success stories or challenges	Afforded an opportunity to raise frustrations especially in regard to Department's grants that our SMME's find it difficult to tap into.	That list of SMME's applied for grant be forwarded to the secretariat of the Portfolio Committee for follow-ups	
Lejweleputswa Investment Fair	The District Municipality is planning an investment fair towards end of September, with the purpose of attracting investors. The District will put an advert on national media inviting potential investors.	We conducted a trip to all our potential investment attraction areas with the aim to develop an investment broacher for that purpose.	The challenge is still our incentives that needs to be reviewed. Delay by Specification Committee to approve the specifications.	An advert will be out for the review of incentives first week September, after an approval by Specification committee.

BRANCH DEVELOPMENT PLANNING:

OBJECTIVE	STRATEGY	PROJECTS	TARGET DATE	PROGRESS	CHALLENGES	REMEDIAL ACTIONS
Matjhabeng Spatial Development Framework Plan: To review and implement the Matjhabeng SDF	Public invitation of proposals for the appointment of consultants	Review of the Matjhabeng 2013 SDF	March 2018	IDP office invited proposals for IDP review by means of tender. Consultants not appointed by MM. Proposals will be re-invited.		
	Application for funding – Department of Rural Development and Land Reform	Development of Precinct Development Plans for specific high potential areas: Ventersburg/ MMamahabane • Odendaalsrus/ Kutlwanong • Ventersburg/ Phomelong • Thabong/ Welkom	March 2018	Initial approval from the Department of Rural Development and Land Reform to fund these projects	Internal funding not available on budget and Department of Rural Development also indicated that funding is not available.	<ul style="list-style-type: none"> • Follow up letter to the Department of Rural Development and Land Reform • Listing of the project on the SLP mining projects program

OBJECTIVE	STRATEGY	PROJECTS	TARGET DATE	PROGRESS	CHALLENGES	REMEDIAL ACTIONS
		integration				
	<ul style="list-style-type: none"> Identify and profile vacant erven Develop strategy regarding redevelopment potential of each area. Determine cost of bulk services Draft priority list Marketing of priority areas 	<p>Marketing and redesign of vacant residential erven in following areas:</p> <ul style="list-style-type: none"> Allanridge X2 Allanridge X3 Flamingo Park X2 Naudeville X2 Riebeeckstad X1 Rheeder Park X2 Virginia X10 Ventersburg 	March 2018	<ul style="list-style-type: none"> All areas were profiled. Feasibility of areas calculated in consultation with Infrastructure 	Lack of bulk services in various areas	

OBJECTIVE	STRATEGY	PROJECTS	TARGET DATE	PROGRESS	CHALLENGES	REMEDIAL ACTIONS
		X6 <ul style="list-style-type: none"> • Odendaalsrus X13 • Hennenman • Kitty - Virginia 				
	<ul style="list-style-type: none"> • Develop terms and reference for the evaluation of each area • Identify potential funders • Submit applications for funding • Develop broad development strategies internally if no 	Regeneration of core economic areas in Matjhabeng: <ul style="list-style-type: none"> • CBD areas • Industrial areas • Commercial areas 	December 2017	<ul style="list-style-type: none"> • Preparation of terms of reference for regeneration studies in progress 	<ul style="list-style-type: none"> • Lack of internal budget funding • Limited divisional capacity 	To prioritize and to develop broad development strategies for priority commercial areas internally.

OBJECTIVE	STRATEGY	PROJECTS	TARGET DATE	PROGRESS	CHALLENGES	REMEDIAL ACTIONS
	funding is available.					
Township establishment: To facilitate urban township expansion	<ul style="list-style-type: none"> Urban analysis to determine land shortages Secure funding for township establishment Procurement and appointment of planning consultants 	Township establishment	March 2017	<ul style="list-style-type: none"> Preparation of a Land Status Quo report is in progress 	<ul style="list-style-type: none"> Problem with reliable and easy data manipulation from Treasury and Valuation roll. 	<ul style="list-style-type: none"> Completion of the Hda Project Pipeline is in progress.
	<ul style="list-style-type: none"> Facilitation of project implementation 	Planning and pegging of 7000 erven in Matjhabeng: <ul style="list-style-type: none"> Thabong/Bronville: Phokeng – 680 	December 2017	<ul style="list-style-type: none"> ✓ The following township registers were opened: ✓ Bronville ✓ Homestead 	<ul style="list-style-type: none"> ✓ Kutlwanong only partially pegged. Informal settlement in area problematic to finalize 	Meeting with Dept of Human Settlement to determine a strategy for the Kutlwanong problem.

OBJECTIVE	STRATEGY	PROJECTS	TARGET DATE	PROGRESS	CHALLENGES	REMEDIAL ACTIONS
		<ul style="list-style-type: none"> • Thabong T15 – 180 • Freedom Square – 210 • Thabong X15(E) – 800 • Bronville – 500 • Phomolong (Ventersvlakte) – 800 • Mmamahabane – 434 TOTAL: 7000		<ul style="list-style-type: none"> ✓ Freedom Square ✓ Phokeng <p>The registration of the following areas were submitted to the Deeds Office:</p> <ul style="list-style-type: none"> • Nyakallong • Phomolong • Mammahabane 	<p>pegging.</p> <ul style="list-style-type: none"> ✓ The provision of Bulk and internal services critical for occupation. 	
	✓ Appointment of consultant for the planning, pegging and registration of erven.	Township establishment - Surveying and registration of the Dichocolateng	September 2016	<ul style="list-style-type: none"> • Registration and opening of township register in progress 	<ul style="list-style-type: none"> • Provision of internal services to ensure a functional township 	

OBJECTIVE	STRATEGY	PROJECTS	TARGET DATE	PROGRESS	CHALLENGES	REMEDIAL ACTIONS
		area				
	<ul style="list-style-type: none"> • Determine the need for new residential development • Identification of potential areas for development. • Consultation with ward Committees • Secure funding where necessary 	Motivate and purchase private land for new urban development <ul style="list-style-type: none"> • Meloding • Nyakkalong • Thabong 	March 2017	<ul style="list-style-type: none"> • Meeting held with ward Cllrs and stakeholders in Nyakkalong to discuss land possibilities for 2000 erven. • Meloding – similar meetings will be arranged for Meloding 	<ul style="list-style-type: none"> • Current backlog±9000 – 12000 erven as per latest summary 	<ul style="list-style-type: none"> • Further follow up with Department of Human Settlement on potential funding. • Internal evaluation of available land
Land alienation: To alienate vacant municipal owned land with a high potential for industrial and commercial	Ongoing process: <ul style="list-style-type: none"> • Land identification and evaluation. • Council approval 	Marketing of High Potential Commercial erven in terms of Council Resolution A107/December	15 August 2017	<ul style="list-style-type: none"> • Land advertised as per Resolution in December 2016 • Invitation of development 	<ul style="list-style-type: none"> • Capacity to evaluate applications. 	<ul style="list-style-type: none"> • Evaluation team established

OBJECTIVE	STRATEGY	PROJECTS	TARGET DATE	PROGRESS	CHALLENGES	REMEDIAL ACTIONS
development	<ul style="list-style-type: none"> • Marketing • Evaluation of development proposals. 	2016		proposals closed 24 March 2017 <ul style="list-style-type: none"> • Technical evaluation finalised 		
Development facilitation: To facilitate and coordinate the development of development projects in Matjhabeng	To coordinate and facilitate all interdepartmental inputs regarding major development projects, establishment and management of project steering committees	Welkom Walkway conversion	September 2017	<ul style="list-style-type: none"> • Lease agreement with walkway property owners were signed by the Municipality 	<ul style="list-style-type: none"> • Awaiting signing of agreement by all other parties. • Project implementation plan • Site development plan and services plan. 	<ul style="list-style-type: none"> • Submission of letter to the applicants regarding signing of the agreement to ensure progress.

OBJECTIVE	STRATEGY	PROJECTS	TARGET DATE	PROGRESS	CHALLENGES	REMEDIAL ACTIONS
		SUNELEX project	September 2017	<ul style="list-style-type: none"> • National Treasury evaluating PPA agreement 	<ul style="list-style-type: none"> • Signature of PPA agreement 	<ul style="list-style-type: none"> • Submission of information to Fluxmans to comply to National Treasury requirements
	Submission of final report to Council to address Council conditions and rezoning of the property	Multi-Purpose stadium	October 2017	<ul style="list-style-type: none"> • Awaiting final submission of rezoning application • Application for further extension of land availability agreement was resolved by Council. • Addendum agreement 	<ul style="list-style-type: none"> • Outstanding reports to support the rezoning application awaited. 	<ul style="list-style-type: none"> • Continuous monitoring of progress and assistance where required

OBJECTIVE	STRATEGY	PROJECTS	TARGET DATE	PROGRESS	CHALLENGES	REMEDIAL ACTIONS
				signed.		
	<ul style="list-style-type: none"> • Finalization of purchase agreement • Establishment of a project Steering Committee • Finalization of a site development plan by facilitating inputs from Departments 	UNITRANS (Oranje Toyota) – ERF 9520 CBD	October 2017	<ul style="list-style-type: none"> • Purchase agreement signed by the municipality • Project Steering Committee to be established 		
	<ul style="list-style-type: none"> • Site identification • Site approval – Department • Council resolution 	New Clinics	October 2017	<ul style="list-style-type: none"> • Drafting of land alienation contracts in progress 	<ul style="list-style-type: none"> • Purchase agreements not yet finalised and signed. 	<ul style="list-style-type: none"> • Follow up with conveyancer on progress

OBJECTIVE	STRATEGY	PROJECTS	TARGET DATE	PROGRESS	CHALLENGES	REMEDIAL ACTIONS
	<ul style="list-style-type: none"> • Finalization of purchase agreements • Development facilitation 					
	Appointment of consultants to evaluate alternative sites (geotechnical reports (MIG project))	New Cemetery Mammahabane	September 2017	<ul style="list-style-type: none"> • Alternative sites identified • Technical investigation in progress 		

BRANCH DEVELOPMENT CONTROL

OBJECTIVE	STRATEGY	PROJECTS	TARGET DATE	PROGRESS	CHALLENGES	REMEDIAL ACTIONS
BASIC SERVICE DELIVERY: GENRAL PROJECTS						
To facilitate and control development in terms of the Land Use Management Plan	To compile policies in order to give guidance for the future development of erven.	<ul style="list-style-type: none"> • Land Use Management Scheme/Plan • Tuckshop Policy • Car Wash 	31 December 2017	<ul style="list-style-type: none"> • Land Use Management Scheme/Plan is a draft, has been approved by Council but is not SPLUMA compliant. It still needs to be reviewed. • Research on other policies is currently 	<ul style="list-style-type: none"> • Internal funding not available on budget. • Lack of capacity. 	<ul style="list-style-type: none"> • Secure funding in order to appoint consultants. • Seek financial assistance from COGTA. • Appointment of external consultants cannot be done.

OBJECTIVE	STRATEGY	PROJECTS	TARGET DATE	PROGRESS	CHALLENGES	REMEDIAL ACTIONS
		Policy <ul style="list-style-type: none"> • Policy on security access • Policy on Telecommunications Mast Infrastructure 		underway.		<ul style="list-style-type: none"> • Employ more competent town planners.
Implementation of SPLUMA	Advertise for Appointment of MPT members	Appoint new members	31 August 2017	Two applications have been received and a memo to facilitate the process of appointing an additional member has been sent to the Office of the Speaker.	Still awaiting signature and feedback from the Office of the Municipal Manager.	Follow-up with the Office of the Municipal Manager.
	Process Land Use Planning applications in line	<ul style="list-style-type: none"> • Rezoning • Special Consent 	Ongoing	10 new land use applications have been received.	Lack of capacity. Transitional	Employ more staff Consult with COGTA on a

OBJECTIVE	STRATEGY	PROJECTS	TARGET DATE	PROGRESS	CHALLENGES	REMEDIAL ACTIONS
	with SPLUMA	<ul style="list-style-type: none"> • subdivisions • consolidation s • removal of restrictions • Exemption Certificates • Liquor applications • Zoning Certificates 		<p>Applications received:</p> <p>5 removal of restrictions and/or rezoning applications received</p> <p>1 Amendment of General Plan</p> <p>1 subdivision/ and/or consolidation and rezoning applications received</p> <p>Special Consent Applications - 3</p> <p>Exemption Certificates -</p> <p>Liquor</p>	<p>arrangements not properly done.</p> <p>It takes a lot of time and effort to evaluate applications.</p> <p>Staff underpaid.</p> <p>Burnout.</p> <p>Building plans being approved</p>	<p>regular basis.</p> <p>Review and Align remuneration packages of town planners with SPLUMA.</p> <p>Legal action be taken against such behaviour.</p>

OBJECTIVE	STRATEGY	PROJECTS	TARGET DATE	PROGRESS	CHALLENGES	REMEDIAL ACTIONS
				<p>applications – 3</p> <p>Zoning Certificates- 1</p> <p>Building Plans – 20 Building Plans evaluated</p> <p>Finalised:</p> <p>Zoning Certificates</p> <p>Building Plans</p> <p>3 Liquor Applications</p>	<p>without circulation and with comments from other departments not being considered.</p>	

OBJECTIVE	STRATEGY	PROJECTS	TARGET DATE	PROGRESS	CHALLENGES	REMEDIAL ACTIONS
Naming of Streets in Matjhabeng					No Budget	Employ more competent personnel
BASIC SERVICE DELIVERY						
Town Planning Scheme applications standards	To deal with and identify town planning applications and to act against transgressions.	Deal with internal/public inquiries, applications for rezoning, subdivision, consolidation, special consents, telecommunicati ons and conduct site inspections.	Ongoing	Deal with matters of the Municipal Planning Tribunal. Deal with a number of internal, public enquiries on availability of land, town	Lack of capacity Remuneration packages of planners not aligned to SPLUMA, municipal grading and not market-	Employ more competent personnel Adjust remuneration packages to be SPLUMA compliant, market related and

OBJECTIVE	STRATEGY	PROJECTS	TARGET DATE	PROGRESS	CHALLENGES	REMEDIAL ACTIONS
		Town Planning Scheme enquiries on a daily basis		planning scheme information, building plans comments and zoning certificates on a daily basis.	related. No succession planning.	according to municipal grading.
Intergovernmental Relations		Attended Meetings in Bloemfontein	1 SPLUMA Forum on the 18 th Aug 2017. 2 IDP Capacity Building Forums on the 30 th and 31 st August 2017.	The municipality is SPLUMA compliant. Municipal employees were being capacitated with regards to the new Framework to be implemented with reporting.	Capacity in local government is a worrying factor. Municipal employees do not carry out on information acquired from these forums.	Employ more town planners and remunerate according to the job being done. Town Planners are underpaid. Reports must be given to the supervisors everytime employees goes out of the municipality, and attendance

OBJECTIVE	STRATEGY	PROJECTS	TARGET DATE	PROGRESS	CHALLENGES	REMEDIAL ACTIONS
						registers as well.
BASIC SERVICE DELIVERY						
Regulate all businesses in Matjhabeng in terms of the Business Act: <ul style="list-style-type: none"> • Food preparation • Entertainment businesses 	Identify all businesses without business licenses and compile a database of all businesses in Matjhabeng which need to be licensed Processing of new applications for business licenses.	Survey the whole of Matjhabeng	Ongoing	Targeted inspections of new and illegal businesses: 12 <ul style="list-style-type: none"> • Applications received – 6 Applications approved – 4 <ul style="list-style-type: none"> • Outstanding comment from other departments Departments : <ul style="list-style-type: none"> ➤ Health Dept – 13 ➤ Building 	Lack of capacity. No succession planning	Employ more competent personnel.

OBJECTIVE	STRATEGY	PROJECTS	TARGET DATE	PROGRESS	CHALLENGES	REMEDIAL ACTIONS
				Control –12 ➤ Fire Brigade –19 Total = 44		
GOOD GOVERNANCE						
	Participate in Law enforcement on illegal businesses		Ongoing	Matter of illegal business from residential and other stands is attended to on a daily basis but cannot be properly done without the necessary	Lack of capacity	Employ more competent staff.

OBJECTIVE	STRATEGY	PROJECTS	TARGET DATE	PROGRESS	CHALLENGES	REMEDIAL ACTIONS
				personnel.		
		Institute legal action against defaulters	Ongoing	<p>In terms of the National Building Regulations, the Building Control Branch is supposed to address the utilization of buildings for other proposes than what it was approved for on the building plan. They are not attending to this matter at present</p> <p>Law Enforcement Unit must assist with the legal action against the</p>		

OBJECTIVE	STRATEGY	PROJECTS	TARGET DATE	PROGRESS	CHALLENGES	REMEDIAL ACTIONS
				defaulters but need better assistance and feedback from them		

AGRICULTURE, MINING AND PROJECTS DIVISION

OBJECTIVE	ACTION	BUDGET	TARGET DATE	RESPONSIBILITY	OUTPUTS	STATUS/CHALLENGES
Creation of suitable environment for sustainable agricultural production.	Livestock Verification	Nil	October, 2017	Agriculture, Mining and Projects Division officials, The Expanded Public Works Programme (EPWP) youth BJ ALEC	Verified livestock, permitted occupants and up to date commonage fees.	All arrangements have been made and the programme had already started in Allanridge on the 4 th September 2017.

OBJECTIVE	ACTION	BUDGET	TARGET DATE	RESPONSIBILITY	OUTPUTS	STATUS/CHALLENGES
Creation of suitable environment for sustainable agricultural production.		External		BJ ALEC Department of Rural Development and Land Reform	Establishment of Farmers Support Unit (Agri-Parks)	Farm Kalkuil 153 RD portion 2 was earmarked as suitable for the project.

OBJECTIVE	ACTION	BUDGET	TARGET DATE	RESPONSIBILITY	OUTPUTS	STATUS/CHALLENGES
To facilitate the planning and the implementation of the Mining Social Plans in Matjhabeng Local Municipality.	Identify economic development projects to be funded through SLP in collaboration with mining houses around Matjhabeng in consultation with the community	Within SLP	December, 2017	31 Managers Executive Director Municipal Manager	MOU to be prepared for all agreed projects which are going to be funded through SLP	<ol style="list-style-type: none"> 1. Meeting with Harmony is ongoing 2. New projects with Harmony next cycle to be identified and agreed on. 3. Meeting with SBANYE to be arranged for finalisation and drawing of implementation plan for roads maintenance. 4. Meeting with TETRA 4 to be arranged and agree on implementation of identified projects.

OBJECTIVE	ACTION	BUDGET	TARGET DATE	RESPONSIBILITY	OUTPUTS	STATUS/CHALLENGES
Creation of suitable environment for sustainable agricultural production.	Letters of notice had been delivered to Delportshoord farm leasees.	Nil	December, 2017	BJ ALEC	Revenue collection from leased municipal farms.	Farmers had responded well and are paying accordingly.

OBJECTIVE	ACTION	BUDGET	TARGET DATE	RESPONSIBILITY	OUTPUTS	STATUS/CHALLENGES
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<p>Creation of suitable environment for sustainable agricultural production.</p>	<p>NARYSEC</p> <p>The National Rural Youth Service Corps (Narysec) is a youth skills development and employment programme. It is the youth flagship programme of the Department of Rural Development and Land Reform which also forms part of the CRDP.</p>	<p>Nil</p>	<p>On going</p>	<p>Project Officer Manager Project DRDLR</p>	<p>Trained youth on land reform and rural development.</p>	<p>The Narysec participants are are currently at different TVET college.</p> <p>40 learners for Lejweleputswa.</p>
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OBJECTIVE	ACTION	BUDGET	TARGET DATE	RESPONSIBILITY	OUTPUTS	STATUS
Creation of suitable environment for sustainable agricultural production.	To link small scale farmers with relevant stakeholders for sustainable agricultural production	0	End of August	Manager Agriculture, Mining and projects Sector Strategy Officer Project officer	Sustainable agricultural projects.	<p>Khanyiso Vegetable Co-operative:</p> <p>The project is operational and they have planted watermelon and spinach on 2 hectares. They are currently preparing soil for planting crown pumpkin and butternut.</p> <p>The Directorate has also prepared a letter of support (for Khanyiso) to the Sand-Vet Water Association. The association has assisted the project with</p> <p>Electricity R20 700</p> <p>Car Repairs R9 999</p> <p>Diesel R8 800</p> <p>Fertiliser R 17 000</p>

OBJECTIVE	ACTION	BUDGET	TARGET DATE	RESPONSIBILITY	OUTPUTS	STATUS/CHALLENGES
Stimulate and promote small scale mining within Matjhabeng Local Municipality	Gefco (PTY) LTD is a company that is mining sand for the purpose of casting iron to make steel that produces valves, gearboxes and water pumps.	Nil	September, 2017	M.Mtebele	Letter of support was signed by the Acting Executive Director.	Engedi minerals has lodged an application for mining permit to the office of the DMR.

LED: CONSOLIDATED MONTHLY REPORT SEPTEMBER 2107

BRANCH DEVELOPMENT CONTROL:

OBJECTIVE	STRATEGY	PROJECTS	TARGET DATE	PROGRESS	CHALLENGES	REMEDIAL ACTIONS
BASIC SERVICE DELIVERY: GENRAL PROJECTS						
To facilitate and control development in terms of the Land Use Management Plan	To compile policies in order to give guidance for the future development of erven.	<ul style="list-style-type: none"> Land Use Management Scheme/Plan Tuckshop Policy Car Wash Policy Policy on security 	31 December 2017	<ul style="list-style-type: none"> Land Use Management Scheme/Plan is a draft, has been approved by Council but is not SPLUMA compliant. It still needs to be reviewed. Research on other policies is currently underway. 	<ul style="list-style-type: none"> Internal funding not available on budget. Lack of capacity. 	<ul style="list-style-type: none"> Secure funding in order to appoint consultants. Seek financial assistance from COGTA. Appointment of external consultants cannot be done. Employ more competent

OBJECTIVE	STRATEGY	PROJECTS	TARGET DATE	PROGRESS	CHALLENGES	REMEDIAL ACTIONS
		access <ul style="list-style-type: none"> Policy on Telecommunications Mast Infrastructure 				town planners.
Implementation of SPLUMA	<p>Advertise for Appointment of MPT members</p> <p>Process Land Use Planning applications in line with SPLUMA</p>	<p>Appoint new members</p> <ul style="list-style-type: none"> Rezoning Special Consent subdivisions consolidations removal of 	<p>31 December 2017</p> <p>Ongoing</p>	<p>Two applications have been received and an item was prepared for the Section 80 Committee and was recommended to serve MAYCO.</p> <p>6 new land use applications have been received.</p> <p>Applications received:</p>	<p>Minutes of the MAYCO cannot be accessed.</p> <p>Lack of capacity.</p> <p>Transitional arrangements not properly done.</p> <p>It takes a lot of time and effort to</p>	<p>Follow-up with regards to minutes of the MAYCO is continuous.</p> <p>Employ more staff</p> <p>Consult with COGTA on a regular basis.</p> <p>Review and Align</p>

[illegible]

OBJECTIVE	STRATEGY	PROJECTS	TARGET DATE	PROGRESS	CHALLENGES	REMEDIAL ACTIONS
				<p>Certificates- 12</p> <p>Building Plans – 20 - Building Plans evaluated</p> <p>Finalised:</p> <p>13 - Zoning Certificates</p> <p>20 - Building Plans</p> <p>0 - Liquor Applications</p> <p>20 - SMME Applications</p>	departments not being considered.	

OBJECTIVE	STRATEGY	PROJECTS	TARGET DATE	PROGRESS	CHALLENGES	REMEDIAL ACTIONS
Naming of Streets in Matjhabeng					No Budget	Employ more competent personnel
BASIC SERVICE DELIVERY						
Town Planning Scheme applications standards	To deal with and identify town planning applications and to act against transgressions.	Deal with internal/public inquiries, applications for rezoning, subdivision, consolidation, special consents, telecommunications and conduct site inspections. Town Planning Scheme enquiries on a daily basis	Ongoing	Deal with matters of the Municipal Planning Tribunal. Deal with a number of internal, public enquiries on availability of land, town planning scheme information, building plans comments and zoning certificates on a daily basis.	Lack of capacity Remuneration packages of planners not aligned to SPLUMA, municipal grading and not market-related. No succession planning.	Employ more competent personnel Adjust remuneration packages to be SPLUMA compliant, market related and according to municipal grading.

OBJECTIVE	STRATEGY	PROJECTS	TARGET DATE	PROGRESS	CHALLENGES	REMEDIAL ACTIONS
		Attend Pre-Consultation Meeting according to SPLUMA	Continuous	Held 3 Pre-Consultation Meetings in September 2017.	Lack of capacity and no re-alignment with SPLUMA and job – evaluation.	Conduct job-evaluation for all employees in the Spatial Planning Division, employ more competent staff and remunerate accordingly.
Intergovernmental Relations		Attended Meeting in Pretoria	21 September 2017 @ National Treasury	There is a draft Bill for Development Charges/Contribution. The municipality does not have a policy on this However, development charges/contributions is a function	Capacity in local government is a worrying factor. Municipal employees do not carry out on information acquired from these forums.	Employ more town planners, GIS Technicians, engineers and remunerate according to the job being done. Town Planners are underpaid. Reports must be given to the supervisors

OBJECTIVE	STRATEGY	PROJECTS	TARGET DATE	PROGRESS	CHALLENGES	REMEDIAL ACTIONS
				of the Engineering Department.		everytime employees goes out of the municipality, and attendance registers as well.
BASIC SERVICE DELIVERY						
Regulate all businesses in Matjhabeng in terms of the Business Act: • Food preparation • Entertainment businesses	Identify all businesses without business licenses and compile a database of all businesses in Matjhabeng which need to be licensed Processing of new applications for business licenses.	Survey the whole of Matjhabeng	Ongoing	Targeted inspections of new and illegal businesses: 7 • Applications received – 3 Applications approved – 4 • Outstanding comment from other departments	Lack of capacity. No succession planning	Employ more competent personnel.

OBJECTIVE	STRATEGY	PROJECTS	TARGET DATE	PROGRESS	CHALLENGES	REMEDIAL ACTIONS
				Departments : ➤ Health Dept – 10 ➤ Building Control – 13 ➤ Fire Brigade – 12 Total = 35		
GOOD GOVERNANCE						
	Participate in Law enforcement on illegal businesses		Ongoing	Matter of illegal business from residential and other stands is attended to on a daily basis but cannot be properly	Lack of capacity	Employ more competent staff.

OBJECTIVE	STRATEGY	PROJECTS	TARGET DATE	PROGRESS	CHALLENGES	REMEDIAL ACTIONS
				done without the necessary personnel.		
		Institute legal action against defaulters	Ongoing	In terms of the National Building Regulations, the Building Control Branch is supposed to address the utilization of buildings for other proposes than what it was approved for on the building plan. They are not attending to this matter at present Law Enforcement Unit must assist		

OBJECTIVE	STRATEGY	PROJECTS	TARGET DATE	PROGRESS	CHALLENGES	REMEDIAL ACTIONS
				with the legal action against the defaulters but need better assistance and feedback from them		

BRANCH DEVELOPMENT PLANNING:

OBJECTIVE	STRATEGY	PROJECTS	TARGET DATE	PROGRESS	CHALLENGES	REMEDIAL ACTIONS
Matjhabeng Spatial Development Framework Plan: To review and implement the Matjhabeng SDF	Public invitation of proposals for the appointment of consultants	Review of the Matjhabeng 2013 SDF	March 2018	IDP office invited proposals for IDP review by means of tender. Consultants not appointed by MM. Proposals will be re-invited.		
	Application for funding – Department of Rural Development and Land Reform	Development of Precinct Development Plans for specific high potential areas: Ventersburg/ MMamahabane <ul style="list-style-type: none"> • Odendaalsrus/ Kutlwanong • Ventersburg/ Phomelong • Thabong/ 	March 2018	Initial approval from the Department of Rural Development and Land Reform to fund these projects	Internal funding not available on budget and Department of Rural Development also indicated that funding is not available.	<ul style="list-style-type: none"> • Follow up letter to the Department of Rural Development and Land Reform • Listing of the project on the SLP mining projects program

OBJECTIVE	STRATEGY	PROJECTS	TARGET DATE	PROGRESS	CHALLENGES	REMEDIAL ACTIONS
		Welkom integration				
	<ul style="list-style-type: none"> • Identify and profile vacant erven • Develop strategy regarding redevelopment potential of each area. • Determine cost of bulk services • Draft priority list • Marketing of priority areas 	<p>Marketing and redesign of vacant residential erven in following areas:</p> <ul style="list-style-type: none"> • Allanridge X2 • Allanridge X3 • Flamingo Park X2 • Naudeville X2 • Riebeeckstad X1 • Rheeder Park X2 • Virginia X10 • Ventersburg 	March 2018	<ul style="list-style-type: none"> • All areas were profiled. • Feasibility of areas calculated in consultation with Infrastructure 	Lack of bulk services in various areas	Vacant erven in Naudeville X2 and Thabong X22 (Thandanani area eill be advertised during October for gap market housing.

OBJECTIVE	STRATEGY	PROJECTS	TARGET DATE	PROGRESS	CHALLENGES	REMEDIAL ACTIONS
		X6 <ul style="list-style-type: none"> • Odendaalsrus X13 • Hennenman • Kitty - Virginia 				
	<ul style="list-style-type: none"> • Develop terms and reference for the evaluation of each area • Identify potential funders • Submit applications for funding • Develop broad development strategies internally if no 	Regeneration of core economic areas in Matjhabeng: <ul style="list-style-type: none"> • CBD areas • Industrial areas • Commercial areas 	December 2017	<ul style="list-style-type: none"> • Preparation of terms of reference for regeneration studies in progress 	<ul style="list-style-type: none"> • Lack of internal budget funding • Limited divisional capacity 	To prioritize and to develop broad development strategies for priority commercial areas internally.

OBJECTIVE	STRATEGY	PROJECTS	TARGET DATE	PROGRESS	CHALLENGES	REMEDIAL ACTIONS
	funding is available.					
Township establishment: To facilitate urban township expansion	<ul style="list-style-type: none"> Urban analysis to determine land shortages Secure funding for township establishment Procurement and appointment of planning consultants 	Township establishment	March 2017	<ul style="list-style-type: none"> Preparation of a Land Status Quo report is in progress 	<ul style="list-style-type: none"> Problem with reliable and easy data manipulation from Treasury and Valuation roll. 	<ul style="list-style-type: none"> Completion of the Hda Project Pipeline is in progress. Technical Project Steering Committee was established to address various LED and HS projects
	<ul style="list-style-type: none"> Facilitation of project implementation 	Planning and pegging of 7000 erven in Matjhabeng: <ul style="list-style-type: none"> Thabong/Bronville: Phokeng – 680 	December 2017	<ul style="list-style-type: none"> ✓ The following township registers were opened: ✓ Bronville ✓ Homestead 	<ul style="list-style-type: none"> ✓ Kutlwanong only partially pegged. Informal settlement in area problematic to finalize 	

OBJECTIVE	STRATEGY	PROJECTS	TARGET DATE	PROGRESS	CHALLENGES	REMEDIAL ACTIONS
		<ul style="list-style-type: none"> • Thabong T15 – 180 • Freedom Square – 210 • Thabong X15(E) – 800 • Bronville – 500 • Phomolong (Ventersvlakte) – 800 • Mmamahabane – 434 TOTAL: 7000		<ul style="list-style-type: none"> ✓ Freedom Square ✓ Phokeng <p>The registration of the following areas were submitted to the Deeds Office:</p> <ul style="list-style-type: none"> • Nyakallong • Phomolong • Mammahabane 	<p>pegging.</p> <ul style="list-style-type: none"> ✓ The provision of Bulk and internal services critical for occupation. 	
	✓ Appointment of consultant for the planning, pegging and registration of erven.	Township establishment - Surveying and registration of the Dichocolateng	September 2016	<ul style="list-style-type: none"> • Registration and opening of township register in progress 	<ul style="list-style-type: none"> • Provision of internal services to ensure a functional township 	

OBJECTIVE	STRATEGY	PROJECTS	TARGET DATE	PROGRESS	CHALLENGES	REMEDIAL ACTIONS
		area				
	<ul style="list-style-type: none"> • Determine the need for new residential development • Identification of potential areas for development. • Consultation with ward Committees • Secure funding where necessary 	Motivate and purchase private land for new urban development <ul style="list-style-type: none"> • Meloding • Nyakkalong • Thabong 	March 2017	<ul style="list-style-type: none"> • Meeting held with ward Cllrs and stakeholders in Nyakkalong to discuss land possibilities for 2000 erven. • Meloding – similar meetings will be arranged for Meloding 	<ul style="list-style-type: none"> • Current backlog±9000 – 12000 erven as per latest summary 	<ul style="list-style-type: none"> • Further follow up with Department of Human Settlement on potential funding. • Internal evaluation of available land
Land alienation: To alienate vacant municipal owned land with a high potential for industrial and commercial	Ongoing process: <ul style="list-style-type: none"> • Land identification and evaluation. • Council approval 	Marketing of High Potential Commercial erven in terms of Council Resolution A107/December	15 August 2017	<ul style="list-style-type: none"> • Land advertised as per Resolution in December 2016 • Invitation of development 	<ul style="list-style-type: none"> • Capacity to evaluate applications. 	

OBJECTIVE	STRATEGY	PROJECTS	TARGET DATE	PROGRESS	CHALLENGES	REMEDIAL ACTIONS
development	<ul style="list-style-type: none"> • Marketing • Evaluation of development proposals. 	2016		<p>proposals closed 24 March 2017</p> <ul style="list-style-type: none"> • Technical evaluation finalised report for Bid Evaluation Committee 		
Development facilitation: To facilitate and coordinate the development of development projects in Matjhabeng	To coordinate and facilitate all interdepartmental inputs regarding major development projects, establishment and management of project steering committees	Welkom Walkway conversion	September 2017	<ul style="list-style-type: none"> • Lease agreement with walkway property owners were signed by the Municipality 	<ul style="list-style-type: none"> • Awaiting signing of agreement by all other parties. • Project implementation plan • Site development plan and 	

OBJECTIVE	STRATEGY	PROJECTS	TARGET DATE	PROGRESS	CHALLENGES	REMEDIAL ACTIONS
					services plan.	
		SUNELEX project	September 2017	<ul style="list-style-type: none"> • National Treasury evaluating PPA agreement 	<ul style="list-style-type: none"> • Signature of PPA agreement 	<ul style="list-style-type: none"> • Submission of information to Fluxmans to comply to National Treasury requirements
	Submission of final report to Council to address Council conditions and rezoning of the property	Multi-Purpose stadium	October 2017	<ul style="list-style-type: none"> • Awaiting final submission of rezoning application • Application for further extension of land availability agreement was resolved by 	<ul style="list-style-type: none"> • Outstanding reports to support the rezoning application awaited. 	<ul style="list-style-type: none"> • Continuous monitoring of progress and assistance where required

OBJECTIVE	STRATEGY	PROJECTS	TARGET DATE	PROGRESS	CHALLENGES	REMEDIAL ACTIONS
				Council. • Addendum agreement signed.		
	<ul style="list-style-type: none"> • Finalization of purchase agreement • Establishment of a project Steering Committee • Finalization of a site development plan by facilitating inputs from Departments 	UNITRANS (Oranje Toyota) – ERF 9520 CBD	October 2017	<ul style="list-style-type: none"> • Purchase agreement signed by the municipality • Project Steering Committee to be established • Awaiting transfer of erven and application for consolidation etc. 		
	<ul style="list-style-type: none"> • Site identification • Site approval – 	New Clinics	October 2017	• Drafting of land alienation contracts in	• Purchase agreements not yet finalised and	• Follow up with conveyancer on progress

OBJECTIVE	STRATEGY	PROJECTS	TARGET DATE	PROGRESS	CHALLENGES	REMEDIAL ACTIONS
	Department <ul style="list-style-type: none"> • Council resolution • Finalization of purchase agreements • Development facilitation 			progress	signed.	
	Appointment of consultants to evaluate alternative sites (geotechnical reports (MIG project))	New Cemetery Mammahabane	September 2017	<ul style="list-style-type: none"> • Alternative sites identified • Technical investigation in progress 		

LED AND TOURISM DIVISION

PROJECT NAME	DESCRIPTION	PROJECT STATUS	CHALLENGES	REMEDIAL MEASURES
1. Tourism Development – education and awareness	The South African Revenue Services (SARS) and Matjhabeng Local Municipality collaborated in planning a workshop for Small Medium Micro-Enterprises (SMMEs) in Matjhabeng. The objective and purpose of this workshop was for all businesses to understand the importance of tax compliance and obligation. Tax can be beneficial if everyone understands the benefits and repercussions thereof. The information that was shared aimed at empowering and improving awareness for all businesses.	The workshop was held on the 12 th September 2017, from 09:00-12:00 in the Ballroom Hall. Invitations were sent via SMS to 86 SMMEs in the Matjhabeng area. 47 confirmations were received and 23 people attended the workshop.	Venue attainment Attendance by the SMMEs	LED programmes to be considered a priority as they promote economic growth and job creation. Telephone pin allocation to be increased so as to reach more SMMEs.
2. Tourism Marketing	Tourism Indaba 2017 was held on 15 – 18 May 2017. The role of Matjhabeng Municipality at the Tourism Indaba was to market Matjhabeng as a destination of choice through attraction potential investors and marketing of local tourism products through speed marketing.	A follow up was done with the following organisations: Art Versatile, Department of Trade and Industry, Tshwane Tourism Association and Ntuza shuttle services. Further communication was done with Mr. Thabo Lichakane regarding the registration of tour packages in the South	The breakdown of the Matjhabeng Guesthouse Association.	Me. Lulama to engage with Mr. Kutumela (marketing coordinator of Soweto Guest Houses Association) on his availability regarding his visit to Matjhabeng.

		African Tourism website. Mr. Lichakane confirmed that he has not registered his packages on website.		
3. Tourism Development – District Tourism Forum	The District Forum Meeting was held on the 20 th September 2017 at Lejweleputswa District Municipality. The purpose of the forum is to create a platform for relevant structures in the tourism value chain to provide for integrated planning, development, marketing, implementation, evaluation and monitoring of tourism in the District.	<p>The following discussions and resolutions were highlighted in the meeting.</p> <ol style="list-style-type: none"> 1. A service provider is to be appointed for the development of brochures. 2. The forum and local municipalities were requested to participate in the audit of attractions. The District Municipality to confirm the dates for the audit. 3. Lejweleputswa District Municipality will be hosting “I do tourism” Awareness Campaign. This initiative is to market tourism in the district. Me. Lulama was tasked to verify the ownership of the suggested venue, the golf course situated in 		The closing date for comments and inputs for the terms of reference is the 04 th October 2017.

		<p>Virginia.</p> <p>4. Matjhabeng will be represented by 2 officials, chairperson and secretary of the local tourism forum.</p>		
4. Art Beat of Central South Africa Exhibition	<p>The annual Art Beat of Central South Africa Exhibition to be held on the 30th October 2017 until the 5th November 2017 at Ferdie Meyer Hall</p> <p>The purpose of the Exhibition is to provide a platform for artist all over South Africa to Exhibit their work at this prestigious Exhibition</p>	<p>A letter was drafted requesting Ferdie Meyer Hall and sent to Corporate Services Department on the 20th September 2017</p> <p>A submission was drafted to request payment for the marketing material for the Art Beat of Central South Africa Exhibition.</p> <p>Supply chain department has identified 3 service provider to submit quotations for the marketing materials</p> <p>The submission is currently at the CFO's office for signature.</p>	The submission for the marketing material has not been signed.	That a service provider be appointed on time in order to market the event successfully.
5. Tourism Month	Tourism Month is an incentive program	The following submissions were drafted and sent to	That submissions be signed on time by	That a service provider be

	<p>comprising of the Matjhabeng Tourism Service Excellence Awards (MTSEA) Arts and Crafts Exhibition and Heritage Fashion Show. The aim is to promote tourism awareness, customer retention and SMME Development through which customers are afforded the opportunity to report on their experiences.</p> <p>The annual Matjhabeng Tourism Service Excellence Awards is to be held on the 10th November 2017 at the Casino.</p>	<p>Supply chain department:</p> <ul style="list-style-type: none"> ✓ Venue and Catering for 300 people ✓ Entertainment at the Matjhabeng Tourism Service Excellence Awards ✓ Heritage fashion show and Art Exhibition <p>All submissions are currently at the office of the CFO for signature</p> <p>Me Mpho Mokoena from Supply Chain department made an advert to be placed on the notice board and the advert is currently at the CFO's office for signature</p> <p>A draft guest list has been compiled. Designers have been approached.</p>	<p>relevant authorities in other departments for a successful event</p>	<p>appointed on time.</p>
6.Cooperatives Information Session Workshop	<p>The Office of the Executive Mayor through LED Directorate planned an information session for the community of Matjhabeng, the purpose was to bring information,</p>	<p>The workshop was held on the 26th September 2017. 10 people were targeted per ward totalling 360. +/- 250</p>	<p>Getting the message to ward councillors</p> <p>Transport logistics</p>	<p>The date to be communicated well in advance so that catering, transport and the message</p>

	capacitate local community and encourage them on the establishment of cooperatives.	people were in attendance.	Change of dates	conveyance logistics are done on time.
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DIVISION: SMME, TRADE & INVESTMENT

PROJECT NAME	DESCRIPTION	PROGRESS/STATUS	COMMENTS/CHALLENGES	REMEDIAL MEASURES
Media Launch: 3rd Annual Free State Youth Entrepreneurship	The launch was held to share information about the Free State Youth Awards that will be held in Welkom (Lejweleputswa)	The media launch was held on the 30 th August 2017 at Ballroom Hall. It was mentioned that the awards will be held on 22 nd September 2017 at Goldfields Casino.	Sectors that will be considered are manufacturing, mining, agriculture, tourism, transport, informal trading etc. Businesses that will qualify for nominations should be at least one year in existence. The closing date for nominations was extended to 7 th September 2017	
Informal Trading Permits	This are the permits that allow informal traders to operate their	Fourteen (14) applications received comments from relevant departments. Only	Most applications were declined because the applicants identified public	

	businesses legally	8 out of 14 applications received approval. Approval letters were compiled for the signature of the Executive Director.	open spaces while others did not fill in the ERF numbers.	
Visit to Whites community	Information about LED procedure to embark their own Business	LED officials promise the community of whites to collect data on the following week. They must group themselves in sector they interested to start their business, for example agriculture, tourism etc.	We failed to collect data because of other programme arise. But we must visit community of whites when we had chance.	Visit to Whites community
Dispute at roots butchery	We managed to visit the area with Law Enforcement official to try to arrange meeting with informal traders and management of butchery.	The meeting was not successful due to the programme of Mayor with co-ops and informal motor mechanic workshop	The informal traders they've said they want to speak to the owner not employee, because they buy fruits and veggies from market at Long Road belong to the owner of the roots butchery.	Dispute at roots butchery
3rd Annual Free State Youth Entrepreneurship	It a programme that rewards youth who showed finesse, commitment and diligence in the entrepreneurship cycles.	The awards were held at Goldfields Casino on the 22 nd September. Categories were the overall winner, 2 runner-up's and sectors. Adjudication was focused on sustainability, innovation, potential of growth and	That the municipality must have it on annually as a motivation to young entrepreneurs	

		employment creation		
LED forum	The forum is a quarterly meeting conducted by Lejweleputswa District	The meeting was held at CUT and was attended by 3 local municipalities and FDC presented on investment promotion programme		

ROAD MAINTENANCE IMPLEMENTATION PLAN

Prepared by:
LED and Planning and Human Settlements
September 2017

		ACTIVITY/S / DELIVERABLE	RESPONSIBILITY	DATE
1.	In-house planning and discussions	1. Item serve before EXCO Meeting	LED, Planning & HS Director, Infrastructure (Director) and IDP (Director)	04/10/17
		2.Meeting with other staff members	LED, Planning & HS Director + Officials Infrastructure (Director) + Officials IDP + Officials	10/10/17
2.	In-house briefings and discussions	1. Presentation of proposed road to be maintained to EXCO	LED, Planning & HS Director	16/10/17
		2. Presentation of proposed road to be maintained to Section 80	LED, Planning & HS Director	20/10/17
		3. Presentation of proposed road to be maintained to MAYCO	Municipal Manager	22/10/17
3.	Outside stakeholder engagements	1. Meeting and presentation of draft plan to Sebanye, Lejweleputswa District, Public Works, The Department of Transport 2. Drafting of action plan	LED, Planning & HS Director and Infrastructure (Director)	24/10/17

N.b establishment of road maintenance tusk team that will constitute of the following departments/directorate

1. LED, Planning and Human Settlements
2. Infrastructure
3. Strategy and Support Services

MATJHABENG MUNICIPALITY

MINUTES

of the

**MATJHABENG MUNICIPAL PLANNING
TRIBUNAL MEETING**

held on

THURSDAY, 19 MAY 2016

at

10:00

In

4TH FLOOR, ROOM 407, ONE REINET BUILDING

**MINUTES OF THE MATJHABENG MUNICIPAL PLANNING TRIBUNAL
MEETING HELD ON THURSDAY, 19 MAY 2016 AT 10:00 IN ROOM 407, 4TH
FLOOR, REINET BUILDING, WELKOM**

PRESENT

Mr. T.J.A Mongake : Chairperson
Ms. M.R. Nkhasi : Member
Mr KP van der Walt : Member

OFFICIALS

Me. HB Tlhabani : Executive Director Infrastructure
Mr. JA Duvenage : Manager: Development Control

1. OPENING

The Chairperson welcomed everyone present

2. APPLICATION FOR LEAVE OF ABSENCE

Mr. XW Msweli

3. OFFICIAL ANNOUNCEMENTS

Mr. Duvenage informed the Committee that there will be training in Bloemfontein at Department Rural Development on Friday, 20 May 2016

4. MOTIONS OF SYMPATHY AND CONGRATULATIONS

None

5. DISCLOSURE OF INTEREST

None

6. DEPUTATIONS AND INTERVIEWS

None

7. MATTERS FOR DISCUSSION

Mr Duvenage gave a brief summary on the following:

7.1 Terms of Reference of the Matjhabeng MPT

7.2 Code of Conduct for MPT members

7.3 Application forms

II

7.4 E Lodgement

7.5 Format of reports

7.6 Procedural manual. (If available)

7.7 Fees for MPT members (Council resolution)

It was resolved that MPT members will be remunerated in terms of THE REMUNERATION OF NON OFFICIAL MEMBERS: COMMISSION OF INQUIRY AND AUDIT COMMITTEES at the rate of R4584 00 for the Chairperson per day and R3408.99 for members per day.

7.8 Indemnity.

7.9 Copy of the Spatial Planning and Land Use Management Act (SPLUMA Copy of
7.10 Planning By Law

7.11 SDF

7.12 Schedule of meetings

It was resolved that meetings should be scheduled fortnightly, depending on the applications received.

8. ITEMS FOR DISCUSSION

MPT1/2016 –MPT6/2016

9. CLOSURE

The Chairperson thanked everybody present and terminated the meeting at 11:30

CHAIRPERSON

DATE

INDEX

ITEM NO	ITEM	PAGE
MPT1/ 2016	APPLICATION FOR THE REZONING AND REMOVAL OF TITLE CONDITIONS OF THE REMAINDER OF ERF 9811, EXTENSION 3, WELKOM TO UTILIZE IT FOR A HOUSING COMPLEX (18/4/1/19) EMEDSP	1
MPT2/2016	APPLICATION TO CONSOLIDATE AND REZONING ERVEN 356 AND 357, ODENDAALSRUS FROM RESIDENTIAL SPECIAL TO BUSINESS GENERAL AS WELL AS FOR THE REMOVAL OF RESTRICTIVE TITLE CONDITIONS	2
MPT3/2016	APPLICATION TO REZONE ERF 97, CENTRAL BUSINESS AREA WELKOM AS WELL AS FOR THE REMOVAL OF RESTRICTIVE TITLE CONDITIONS (18/2/2/2)	3
MPT4/2016	APPLICATION FOR THE AMENDMENT OF RESTRICTIVE TITLE CONDITIONS: ERF 275, ALLANRIDGE (18/4/1/14) LED & SP	4
MPT5/2016	THABONG: APPLICATION FOR AMENDMENT OF THE GENERAL PLAN, REZONING, CONSOLIDATION AND CLOSURE OF THE STREET: ERVEN 36165 TO 36196, INCLUDING CLOSURE OF STREET ERF 36198 PURPOSE	10
MPT6/2016	APPLICATION FOR SPECIAL CONSENT FOR A CREMATORIUM: ERF 6447 EXTENSION 8 WELKOM	11

Dr. Van Der Walt left for the discussion of Items MPT1 and MPT2/2016

MPT1/2016

**APPLICATION FOR THE REZONING AND REMOVAL OF TITLE
CONDITIONS OF THE REMAINDER OF ERF 9811, EXTENSION 3, WELKOM
TO UTILIZE IT FOR A HOUSING COMPLEX**

(18/4/19) EMEDSP

PURPOSE OF THIS REPORT

Dr K van der Walt applies on behalf of the owner of the Remainder of Erf 9811, Extension 3, Welkom for the rezoning of the erf as well as the removal of restrictive title conditions in order to use the erf for a housing complex.

This report is submitted to the Matjhabeng Municipal Planning Tribunal to resolve on the matter.

DISCUSSION

IT IS RESOLVED (19 MAY 2016:

That the application to rezone the Remainder of Erf 9811, Extension 3, Welkom from “Residential Special” to Residential Medium” as stipulated in the Welkom Town Planning Scheme NO.1 of 1980 in order to use the stand for the construction of a housing complex, **BE APPROVED** subject to the following conditions:

1. Only 30 units per hectare **SHALL BE ALLOWED** on the erf.
2. The total coverage of all buildings **SHALL NOT EXCEED** 50%.
3. The maximum height **SHALL NOT EXCEED** two (2) storeys.

4. A site development plan **SHALL BE SUBMITTED** for approval by the Council prior to the submission and approval of any building plans. Except with the Council's prior written consent no deviation from the approval site development plan shall be allowed. No building shall be erected on the erf before the site development plan has been approved by the Council.
 - a) No individual dwelling unit in a group may be sold before the subdivision of the erf for the particular phase has been finalized and all building and other development designs have been approved and completed for the particular group.
 - b) The site development plan shall indicate at least the following:-
 - i). The location and height of all buildings and structures and the number of dwelling units per hectare.
 - ii). Open areas, children playing areas and landscaping.
 - iii). Access to and egress from the erf and any proposed subdivision thereof.
 - iv). Access to buildings and parking areas.
 - v). Building restriction areas.
 - vi). Parking areas and where required vehicle and pedestrian traffic patterns.
 - vii). Elevation treatment of all buildings and structures.
 - viii) If the erf is not to be entirely developed, the grouping of the dwelling units and the programming of development must be shown.
 - ix). When subdividing a stand in such a manner that each apartment house is situated on a separate stand with its own title deed, not more than twenty (20) apartment houses per hectare will be erected on the stands.

- x). At least 60 m² of private open space shall be allowed for every dwelling unit.

5. Services **SHALL BE PROVIDED** to the units to the satisfaction and standards of the Matjhabeng Municipality by and at the cost of the applicant

MPT2/2016

APPLICATION TO CONSOLIDATE AND REZONING ERVEN 356 AND 357, ODENDAALSRUS FROM RESIDENTIAL SPECIAL TO BUSINESS GENERAL AS WELL AS FOR THE REMOVAL OF RESTRICTIVE TITLE CONDITIONS

PURPOSE OF REPORT

To solicit the Matjhabeng Municipal Planning Tribunal approval for the application to consolidate and rezone Erven 356 and 357, Odendaalsrus.

DISCUSSION

IT IS RESOLVED (19 MAY 2016)

That the application for the rezoning of Erven 356 and 357, Odendaalsrus, from “Special Residential” to “Business General” and the removal of restrictive title conditions A (a), (b)

and (c) and B(d), in Deed of Transfer T5096/2015 **BE APPROVED** by the Matjhabeng Municipal Planning Tribunal, subject to the following conditions:

- a) Building plans for the proposed alterations to the existing building must be submitted to the Matjhabeng Municipality for approval.
- b) All the stipulations of the Odendaalsrus Town Planning Scheme No 2 of 1981 must be adhered to.
- c) Parking must be provided on the erf as required by the Odendaalsrus Town Planning Scheme No 2 of 1981

- d) Entrance to and exit from the erven shall be planned and constructed in consultation with and to the satisfaction of the Director Infrastructure Services.
- e) All services shall be provided to the development by the developer at his/her own cost to the satisfaction of the Director Infrastructure Services.

MPT3/2016

**APPLICATION TO REZONE ERF 97, CENTRAL BUSINESS AREA WELKOM
AS WELL AS FOR THE REMOVAL OF RESTRICTIVE TITLE CONDITIONS
(18/2/2/2)**

PURPOSE OF REPORT

To Solicit the Matjhabeng Municipal Planning Tribunal approval of the removal of restrictions and rezoning application as submitted by Laubscher Slabbert and Brink.

DISCUSSION

IT IS RESOLVED (19 MAY 2016)

That the application for the rezoning of Erf 97, Central Business Area Welkom from “Business Type B” to “Business Type C” as well as for the removal of Restrictive Title Conditions **BE APPROVED** by the Matjhabeng Municipal Planning Tribunal subject to the following conditions:

1. The maximum permissible density of mixed use buildings with flats on top of business must be calculated on a basis of 1 person per 30m² of erf area and the numbers residing in such a building will be predetermined by calculation in terms of Schedule “E” in the Welkom Town Planning Scheme No.1 of 1980.

SCHEDULE “E”

NUMBER OF PERSONS TO BE ALLOWED FOR AND

NUMBER OF ROOMS (LIVING- AND BEDROOMS)

1. Bachelor Flat one (1) person
 2. Living- and 1 bedroom two (2) persons
 3. Living- and 2 bedrooms three (3) persons
 4. Living- and 3 bedrooms four (4) persons
2. The building plans together with the site development plans **SHOULD BE DRAWN** by a registered architect to ensure that the structure of the building is fitted for the proposed development and to ensure that the safety and health aspects such as fire escapes, ventilation etc. is in line with the applicable legislation.
 3. Thirteen parking spaces **SHOULD BE PROVIDED** on the premises
 4. Where the expected number of parking spaces in terms of the applicable town planning scheme **CANNOT BE PROVIDED**, the Tribunal may allow parking elsewhere than on the stand or accept a payment of money as determined by the City Council from time to time and where a service lane is adjacent to the concerned erf, a portion of the service lane can be closed for secure parking in consultation with and with the approval of the Director Infrastructure Services.
 5. The owner of the erf takes **FULL RESPONSIBILITY** in terms of the safety measures to be taken to ensure the safety of all residents. This includes the maintenance on all the buildings on the erf in order to maintain a safe and healthy living environment for the residing residents and business owners.
 6. The owner of the erf shall have the **RESPONSIBILITY TO PROVIDE** the necessary washing lines for residents in such a manner that it will not impede on the amenity of the area.
 7. The access to any canopy or balcony **IS PROHIBITED** except with the permission of the municipality.
 8. All services shall be provided to the development by the developer at his/her own cost to the satisfaction of the Director Infrastructure Services.

MPT4/2016

**APPLICATION FOR THE AMENDMENT OF RESTRICTIVE TITLE
CONDITIONS: ERF 275, ALLANRIDGE (18/4/1/14) LED & SP**

Erf 275

PURPOSE OF THIS REPORT

The firm Laubscher Slabbert and Brink applies on behalf of the owner of Erf 275, Allanridge, M M de Wet for the amendment of restrictive conditions registered against the erf as contained in Title Deed T32953/2004 in order to change the land use from “Special Residential” to “General Residential” as determined in the Conditions of Establishment of Allanridge Extension 1.

DISCUSSION

IT IS RESOLVED (19 MAY 2016)

That the application for for the amendment of restrictive conditions E (a) (b),(c) and (d) registered against erf 275, Allanridge as contained in Title Deed T32953/2004 in order to change the land use from “Special Residential” to “General Residential” as determined in the Conditions of Establishment of Allanridge Extension 1 be approved subject to the following conditions:

- a) A maximum of ten (10) bedrooms may at any time be used for boarding house purposes.
- b) The residence shall not be used as an industry or noxious industry.
- c) The public display of goods either in a display window or by any other means shall not be permitted.
- d) The display of any notice board, advertisement or sign is prohibited excepting a professional nameplate not exceeding 500 mm x 300 mm.

- e) A minimum of ten (10) parking spaces must be provided on the premises.
- f) Any act detrimental to the amenity and peacefulness of the surroundings is prohibited.
- g) The owner of the boarding house and his/her family must reside in the dwelling-house.
- h) If meals are going to be served to persons staying in the boarding house, an application for a business license to serve the meals must be submitted to the Manager Spatial Planning, Room 427, One Reinet Building, Central Business Area, Welkom.
- i) All bedrooms must form part of the main building (original residence) from where primary access to the rooms will be provided. No linkage with separate detached rooms to the main building is permitted.
- j) No self-sustaining accommodation and no separate facilities for the preparation of meals, excluding kitchen of the residence, shall be provided on the premises.
- k) The coverage of the boarding house, including all additional bedrooms and outbuildings shall not exceed 50% of the erf.
- l) The maximum height of all buildings shall not exceed two (2) storeys.
- m) Only the necessary outbuildings normally used in conjunction with a residence shall be allowed on erf.
- n) No room wholly or partly used by persons for sleeping in may be occupied by a greater number of persons than will allow-
 less than 11,3 m³ of free air space and 3,7 m² of floor space for each person over the age of 10 years; and
 less than 5,7 m³ of free air space and 1,9 m² of floor space for each person under the age of 10 years;

- o) no latrine, passage, staircase, landing, bathroom, cupboard, outbuilding, garage, stable, tent, storeroom, lean-to, shed, kitchen, dining room, food preparation area, cellar or loft may be used as sleeping accommodation;
- p) the boarding house must be provided with: adequate separate wash-up facilities; and where meals are provided to persons housed in the boarding house, a dining-room or adequate dining area with tables and chairs or benches and unobstructed floor area, including the area occupied by tables, chairs and benches, of at least 1, 2 m² for every seat provided for dining purposes;
- q) The boarding house must be provided with one or more showers, each suitably placed in a separate compartment, easily accessible to every occupier, and fitted with waste pipes which comply with the provisions of the National Building Regulations and Building Standards Act.

A bath fitted with a waste pipe may be substituted for each shower referred to in subparagraph (i).

The facilities referred to above must be designated for the different sexes;

- r) The boarding house must be provided with sanitary fixtures as prescribed in the National Building Regulations and Building Standards Act and such fixtures must be designated for the different sexes;
- s) The boarding house must be provided with an adequate supply of hot and cold running potable water;
- t) All rooms and passages must be provided with adequate ventilation and lighting as prescribed in the National Building Regulations and Building Standards-Act
- u) Openings such as doors, windows or fanlights may not be obstructed in a manner that interferes with the lighting or cross ventilation they provide;
- v) a separate room with metal bins or canvas laundry bags must be provided for the storage of dirty articles used in connection with the boarding house, pending removal to be laundered; and

If articles used in connection with the boarding house are laundered on the premises, a separate approved washing, drying and ironing area equipped with the necessary facilities for this purpose must be provided.

- w) a store-room for the storage of furniture and equipment and a separate linen room with cupboards or shelves for the storage of clean bed and other linen, towels, blankets, pillows and other articles used in connection with the boarding house, must be provided;
- x) All walls and ceilings must have a smooth finish and be painted with a light-coloured washable paint, or have some other approved finish:

The floor surface of every kitchen, scullery, laundry, bathroom, shower, ablution room, toilet and sluice room must be constructed of concrete or some other durable, impervious material brought to a smooth finish; and

The floor surface of every habitable room must be constructed of an approved material;

- y) The following facilities must be provided for people who are employed and also reside on the premises:
 - i. Sleeping quarters equipped with a bed, mattress and locker and
 - ii. If employees are not provided with meals in the boarding house, food preparation and dining facilities that comply with the provisions of paragraph (p).
- x) Adequate changing facilities must be provided for non-resident employees;

- aa) adequate ablution and sanitary facilities, must be provided for resident and non-resident employees;
- bb) an adequate refuse holding area must be provided and an approved refuse removal system must be maintained;
- cc) all walls, floors and roofs must be constructed in a manner which prevents wind or rain entering the boarding house or dampness entering the interior surfaces of any wall or floor;
- dd) **All** accesses to an accommodation establishment must have a door which when closed, prevents the wind or rain entering the premises; and
- ee) All windows must be constructed in a manner that prevents rain entering the boarding house when the windows are closed.
- ff) keep the premises and all furniture, fittings, appliances, equipment, containers, curtains, covers, hangings and other soft furnishings, table linen, bed linen, and other bedding, towels and cloths of whatever nature used in connection with the boarding house, in a clean, hygienic and good condition at all times;
- gg) clean and wash any bed linen, towel, bath mat or face cloth after each use by a different person;
- hh) take adequate measures to eradicate pests on the premises;
- ii) provide a container made of a durable and impervious material, equipped with a close-fitting lid, in every toilet used by females;
- jj) provide towel rails or hooks in every bathroom and in every room in which there is a wash-hand basin or shower;
- kk) store all dirty linen, blankets, clothing, curtains and other articles used in connection with the boarding house in a proper manner
- ll) store all clean linen, towels, blankets, pillows and other articles used in connection with the boarding house in a proper manner
- mm) keep all sanitary, ablution and water supply fittings in good working order;
- oo) keep every wall, surface and ceiling, unless constructed of materials not intended to be painted, painted at the intervals to ensure that the area painted, remains clean and in a good state of repair.
- pp) Amend conditions E (a), 9b), (c) and (d) as follow:

**IN FAVOUR OF THE ADMINISTRATOR
THE LOCAL AUTHORITY
AUTHORITY**

IN FAVOUR OF

E. (a) on p.6: "The erf shall be
solely for

Used for Residential purposes
thereon

only and no trade or business
or industry whatsoever shall

E) (a) the erf shall be used

the purposes of erecting

a dwelling house or block of flats,
flats, boarding house, nursing

be conducted thereon.”
buildings

E.(b) on p.6: “Not more than
one house together
Authority
where the town
with such outbuildings as are
ordinary required to be used
herewith shall be erected on
the erf.”

APPLICANT E.(c) on p.6:
shall

of the
“Buildings erected on the erf
shall be located not less than
20 feet (English) from the
permissible
street boundary except in the
case of erven abutting on
the erf
more than one street.”

E.(d) on p.7: “The floor area
of the dwelling house
exclusive of the outbuildings
to be erected on the erf shall
be not less than 1000 (ONE

home, hostel or other

for such uses as may be

allowed by the Local
provided that

ship is included within the area

of an approved Land Use

Scheme, the Local Authority

may permit other buildings as
provided for in the Scheme,
subject to the conditions of
the Scheme under which the
consent of the Local
Authority is required

E.(b): The building on the erf

Not occupy more than 50 %

area of the erf and shall be designed

to the satisfaction of the Local

Authority. The maximum

density must be calculated on a

basis of 1 person per 60m² of

Area and the number residing on the

erf will be predetermined by

calculation in terms of (a) below,

except in special circumstances

approved by the Local Authority

THOUSAND) square feet.”
(living and

(a) * Number of rooms

1. Bachelor Flat 1
person
2. Living- and 1 bedroom 2
persons
3. Living- and 2 bedrooms 3
persons
4. Living- and 3 bedrooms 4
persons

E.(c): New buildings erected on the erf shall be located not less than 6 meters from the street boundary except in the case of erven abutting on more than one street, the sitting and location of the

buildings erected thereon shall be approved by the Local Authority.

E.(d): When a Land Use Scheme becomes applicable to this erf, the land use conditions (i.e. building lines, coverage, density, floor area ratio, height restrictions, minimum size of subdivisions and parking

requirements) pertaining to the erf shall no longer apply and the land use conditions of the Land Use Scheme will be applicable.

MPT5/2016

THABONG: APPLICATION FOR AMENDMENT OF THE GENERAL PLAN, REZONING, CONSOLIDATION AND CLOSURE OF THE STREET: ERVEN 36165 TO 36196, INCLUDING CLOSURE OF STREET ERF 36198

PURPOSE

To solicit the Municipal Planning Tribunal approval for The Amendment of the General Plan of the town Thabong being re-layout of erven 36166 to 36196, including closure of street Erf 36198

- (b) The change in land use of Erven 36166 to 36196 from residential to business
- (c) Consolidation of the proposed re-layout of Erven 36166 to 36196 with Erf 36165

DISCUSSION

IT IS RESOLVED (19 MAY 2016)

It the Matjhabeng Municipal Planning Tribunal approves the following:

- (a) The Amendment of the General Plan of Thabong, (S.G. No. 875/2010) being a re-layout of Erven 36166 to 36196, including closure of street Erf 36198 in terms of the Matjhabeng Municipal Planning By Law to create a single stand zoned "Business".
- (b) The change of land use in terms of the Removal of Restrictions Act, (Act 84 of 1967) as outlined in Annexure F of the former Black Communities Development Act (Act 4 of 1984), of Erven 36166 to 36196 from "Residential" to "Business" and erf 36198 from "Street" to "Business".
- (c) Consolidation of the proposed re-layout of Erven 36166 to 36198 with Erf 36165 in terms of the Matjhabeng Municipal Planning by Law.

MPT6/2016

**APPLICATION FOR SPECIAL CONSENT FOR A CREMATORIUM: ERF 6447
EXTENSION 8 WELKOM**

PURPOSE OF THE REPORT

To submit the application for consideration.

DISCUSSION

ITS RESOLVED (19 MAY 2019)

That the application in terms of Section 30 of the Welkom Town Planning Scheme No 1 of 1980 for the special consent in terms of the Welkom Town Planning Scheme No 1 of 1980, to use Erf 6447, Extension 8, Welkom for the purpose of a crematory **BE APPROVED** subject to the following conditions:

1. That the following environmental approvals be obtained prior to the opening of the crematory:
 - 1.1 Environmental Authorisation in terms of GN R 984 (National Environmental Management Act, Act 107 of 1998) – Scoping/EIA Process;
 - 1.2 Waste Management License in terms of GN R 921 (National Environmental Management: Waste Act, 59 of 2008) – Scoping/EIA Process;
 - 1.3 Atmospheric Emissions License in terms of the National Environmental Management: Air Quality Amendment Act 20 of 2014.
- 2 That if the crematory is not operational within ten (10) months after this approval, the consent **SHALL CEASE** to be valid and a new application should be submitted
- 3 If the crematory is operated in such a manner that it is detrimental to the community and the vicinity it is operating in, the Municipal Planning Tribunal **RESERVES** the right to instruct the applicant to do the necessary steps to rectify the situation.
4. All health regulations **SHALL BE** adhered to.

5. The applicant **WILL BE RESPONSIBLE** for the provision of municipal services including water, sewer and electricity to the proposed development at his cost and to the satisfaction of the Matjhabeng Municipality.

**MINUTES APPROVED BY THE CHAIRPERSON OF THE MATJHABENG
MUNICIPAL PLANNING TRIBUNAL**

--

T J A MONGAKE

DATE

MATJHABENG MUNICIPALITY

MINUTES

of the

**MATJHABENG MUNICIPAL PLANNING
TRIBUNAL MEETING**

held on

THURSDAY, 27 JULY 2016

at

09:00

In

4TH FLOOR, ROOM 402, ONE REINET BUILDING

**MINUTES OF THE MATJHABENG MUNICIPAL PLANNING TRIBUNAL
MEETING HELD ON THURSDAY, 27 JULY 2016 AT 10:00 IN ROOM 402, 4TH
FLOOR, REINET BUILDING, WELKOM**

PRESENT

Mr. T.J.A Mongake : Chairperson
Ms. M.R. Nkhasi : Member
Dr. KP van der Walt : Member

OFFICIALS

Mr. XW Msweli : Executive Director LED, Planning, Human Settlements and
building control
Mr. JA Duvenage : Manager: Development Control

1. OPENING

The Chairperson welcomed everyone present

2. APPLICATION FOR LEAVE OF ABSENCE

Me. HB Tlhabani : Executive Director Infrastructure

3. OFFICIAL ANNOUNCEMENTS

Mr. Msweli announced that Mr. Duvenage will retire on the 31st of August 2016. A discussion was held on the matter. Dr. van der Walt raised the concern on the way forward after Mr. Duvenage left. Mr. Duvenage said that he is willing if Council will

appoint him as a community member. Mr. Msweli said that an item will be prepared to the Council before the 31st of August 2016 and that Mr. Boipelo Molelekoa must be involved.

4. MOTIONS OF SYMPATHY AND CONGRATULATIONS

None

5. DISCLOSURE OF INTEREST

Dr. van der Walt indicated that he has 2 items on the agenda.

6. APPROVAL OF MINUTES OF THE MEETING HELD ON 19 MAY 2016

Minutes were approved

II

7. MATTERS ARISING FROM THE MINUTES

None

It was resolved that meetings should be scheduled every 14 to 21 days that the Minutes can be approved.

8. ITEMS FOR DISCUSSION

MPT7/2016 –MPT13/2016

9. CLOSURE

The Chairperson thanked everybody present and terminated the meeting at 10:45. The next meeting was scheduled for 17th August 2017

CHAIRPERSON

DATE

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Dr. Van Der Walt left for the discussion of Items MPT7/2016

MPT7/2016

**APPLICATION FOR THE REZONING AND REMOVAL OF TITLE
CONDITIONS: ERF 1670, EXTENSION 2, WELKOM TO UTILIZE IT FOR A
HOUSING COMPLEX**

(18/4/1/19) EMEDSP

PURPOSE OF THIS REPORT

Dr K van der Walt applies on behalf of the owner of Erf 1670, Extension 2, Welkom for the rezoning of the erf as well as the removal of restrictive title conditions in order to use the erf for a housing complex.

This report is submitted to the Matjhabeng Municipal Planning Tribunal to resolve on the matter.

DISCUSSION

Mr. Duvenage presented the item.

IT IS RESOLVED (27 JULY 2016)

That the application to rezone Erf 1670, Extension 2, Welkom from “Residential Special” to Residential Medium” as stipulated in the Welkom Town Planning Scheme NO.1 of 1980 in order to use the stand for the construction of a housing complex, **BE APPROVED** subject to the following conditions:

1. Only 30 units per hectare **SHALL BE ALLOWED** on the erf.

2. The total coverage of all buildings **SHALL NOT EXCEED** 50%.
3. The maximum height **SHALL NOT EXCEED** two (2) storeys.
4. A site development plan **SHALL BE SUBMITTED** for approval by the Council prior to the submission and approval of any building plans. Except with the Council's prior written consent no deviation from the approval site development plan shall be allowed. No building shall be erected on the erf before the site development plan has been approved by the Council

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- a) No individual dwelling unit in a group **MAY BE SOLD** before the subdivision of the erf for the particular phase has been finalised and all building and other development designs have been approved and completed for the particular group.
- b) The site development plan **SHALL INDICATE** at least the following:-
 - i). The location and height of all buildings and structures and the number of dwelling units per hectare.
 - ii). Open areas, children playing areas and landscaping.
 - iii). Access to and egress from the erf and any proposed subdivision thereof.
 - iv). Access to buildings and parking areas.
 - v). Building restriction areas.
 - vi). Parking areas and where required vehicle and pedestrian traffic patterns.
 - vii). Elevation treatment of all buildings and structures.

- viii) If the erf is not to be entirely developed, the grouping of the dwelling units and the programming of development must be shown.
 - ix). When subdividing a stand in such a manner that each apartment house is situated on a separate stand with its own title deed, not more than twenty (20) apartment houses per hectare will be erected on the stands.
 - x). At least 60 m² of private open space shall be allowed for every dwelling unit.
5. Services **SHALL BE PROVIDED** to the units to the satisfaction and standards of the Matjhabeng Municipality by and at the cost of the applicant

MPT8/2016

APPLICATION FOR THE REZONING AND REMOVAL OF TITLE CONDITIONS: ERF 9844, EXTENSION 2, WELKOM TO UTILIZE IT FOR A HOUSING COMPLEX

(18/4/19) EMEDSP

PURPOSE OF THIS REPORT

The firm Laubscher Slabbert and Brink applies on behalf of the owner of Erf 9844, Extension 2, Welkom for the rezoning of the erf as well as the removal of restrictive title conditions in order to use the erf for a housing complex.

3

This report is submitted to the Matjhabeng Municipal Planning Tribunal to resolve on the matter.

DISCUSSION

Mr. Duvenage presented the item.

IT IS RESOLVED (27 JULY 2016)

That the application to rezone Erf 9844, Extension 2, Welkom from “Residential Special” to Residential Medium” as stipulated in the Welkom Town Planning Scheme NO.1 of 1980 in order to use the stand for the construction of a housing complex,

BE APPROVED subject to the following conditions:

1. Only 30 units per hectare **SHALL BE ALLOWED** on the erf.
2. The total coverage of all buildings **SHALL NOT EXCEED** 50%.
3. The maximum height shall not exceed two (2) storeys.
4. A site development plan **SHALL BE SUBMITTED** for approval by the Council prior to the submission and approval of any building plans. Except with the Council’s prior written consent no deviation from the approval site development plan shall be allowed. No building shall be erected on the erf before the site development plan has been approved by the Council.
 - b) No individual dwelling unit in a group may be sold before the subdivision of the erf for the particular phase has been finalised and all building and other development designs have been approved and completed for the particular group.
 - b) The site development plan **SHALL INDICATE** at least the following:-
 - i). The location and height of all buildings and structures and the number of dwelling units per hectare.
 - ii). Open areas, children playing areas and landscaping.
 - iii). Access to and egress from the erf and any proposed subdivision thereof.

- iv). Access to buildings and parking areas.
- v). Building restriction areas.
- vi). Parking areas and where required vehicle and pedestrian traffic patterns.
- vii). Elevation treatment of all buildings and structures.

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- viii) If the erf is not to be entirely developed, the grouping of the dwelling units and the programming of development must be shown.
 - ix). When subdividing a stand in such a manner that each apartment house is situated on a separate stand with its own title deed, not more than twenty (20) apartment houses per hectare will be erected on the stands.
 - x). At least 60 m² of private open space shall be allowed for every dwelling unit.
5. Services **SHALL BE PROVIDED** to the units to the satisfaction and standards of the Matjhabeng Municipality by and at the cost of the applicant

Dr. Van Der Walt left for the discussion of Items MPT9/2016

MPT9/2016

**APPLICATION TO DETERMINE A ZONING AND SPECIAL CONSENT:
PORTION OF THE FARM DANKBAAR 125, ODENDAALSRUS**

PURPOSE OF THIS REPORT

The firm Laubscher Slabbert and Brink applies in terms of Section 16 (3) (1) of the Matjhabeng Municipal Planning By Law, Section 26 (4) and Schedule 2 of the Spatial Planning and Land Use Management Act 2013, to:

1. determine a zoning for the portion of land of “Agricultural Purposes” and
2. the special consent of the Matjhabeng Municipal Planning Tribunal to use the applicable portion for “Institutional Purposes”

DISCUSSION

Mr Duvenage presented the item.

IT IS RESOLVED (27 JULY 2016)

That the application in terms of Section 16 (3) (1) of the Matjhabeng Municipal Planning By Law, Section 26 (4) and Schedule 2 of the Spatial Planning and Land Use Management Act 2013, to:

1. **DETERMINE A ZONING** for a portion of land, in size 2,5ha, of the Farm Dankbaar 125 of “Agricultural Purposes” and
2. the special consent of the Matjhabeng Municipal Planning Tribunal to use the applicable portion for “Institutional Purposes” **BE APPROVED** subject to the following conditions:
 - a) That building plans **BE SUBMITTED** to the Matjhabeng Municipality for approval.
 - b) That all conditions of the Environmental Impact Study **BE ADHERED** to.
 - c) Electricity **SHALL BE PROVIDED** to the portion by ESKOM.

- d) Provision **BE MADE** for a sewer system on the portion and for the removal of sewer to the satisfaction of the Matjhabeng Municipality.
- e) Refuse removal **SHALL BE DONE** by the owners and dumped at the refuse site at Odendaalsrus.

MPT 10 / 2016

**APPLICATION FOR THE REZONING OF PORTIONS OF ERF 5812
EXTENSION 10 VIRGINIA LED & SP**

Erf 5812

PURPOSE OF THIS REPORT

The firm Futurescope Town and Regional Planners applies in terms of Section 16 (3) (a) of the Matjhabeng Municipal Planning By Law on behalf of the Matjhabeng Municipality for the rezoning of portions of Erf 5812, Extension 10, Virginia.

Portion A from “Residential General” to “Business General”

Portion B from “Residential General” to “Institutional”

Portion C from “Residential General” to “Municipal

DISCUSSION

Mr. Duvenage presented the item

IT IS RESOLVED (27 JULY 2016)

1. That the application in terms of Section 16 (3) (a) of the Matjhabeng Municipal Planning By Laws for the amendment of the Virginia Town Planning Scheme No

- 1 of 1980 for the rezoning of portion A of Erf 5812, Extension 10, Virginia, in size 1600m², from “Residential General” to “Business Type A” **BE APPROVED;**
2. That the application in terms of Section 16 (3) (a) of the Matjhabeng Municipal Planning By Laws for the amendment of the Virginia Town Planning Scheme No 1 of 1980 for the rezoning of portion B of Erf 5812, Extension 10, Virginia, in size 3000m², from “Residential General” to “Institutional” **BE APPROVED;**
3. That the application in terms of Section 16 (3) (a) of the Matjhabeng Municipal Planning By Laws for the amendment of the Virginia Town Planning Scheme No 1 of 1980 for the rezoning of portion C of Erf 5812, Extension 10, Virginia, in size 256m², from “Residential General” to “Not Yet determined” **BE APPROVED**, all subject to the following conditions:

The stipulations of the Virginia Town Planning Scheme No 1 of 1980 **SHALL BE COMPLIED** with

MPT 11 / 2016

APPLICATION FOR SUBDIVISION: ERF 5812, VIRGINIA EXTENSION 10
(18/4/1/14) LED & SP

PURPOSE OF THIS REPORT

The firm Futurescope Town and Regional Planners applies in terms of Section 16 (3) (d) of the Matjhabeng Municipal Planning By Law on behalf of the Matjhabeng Municipality for the subdivision of Erf 5812, Extension 10, Virginia into four (4) portions.

DISCUSSION

Mr. Duvenage presented the item.

IT IS RESOLVED (27 July 2016)

That the application in terms of Section 16 (3) (d) of the Matjhabeng Municipal Planning By Laws for the subdivision of Erf 5812, Extension 10, Virginia into four (4) portions of 18732m², 3000m², 1600m² and 256m² respectively as depicted on the proposed subdivision plan on page of the Annexures **BE APPROVED** subject to the following conditions:

- b) The proposed portions **SHALL BE PROVIDED** with the necessary services by the Matjhabeng Municipality.
- c) The Matjhabeng Municipality **SHALL APPOINT** a Surveyor for the compilation of the necessary surveyor general diagrams.
- c) The new erven **SHALL BE REGISTERED** in the Deeds Office by the Matjhabeng Municipality.

MPT 12 / 2016

APPLICATION FOR THE REZONING OF ERVEN 5778, 5779, 5780 AND 5781, EXTENSION 10 VIRGINIA LED & SP
ERVEN 5778, 5779, 5780 AND 5781

PURPOSE OF THIS REPORT

The firm Futurescope Town and Regional Planners applies in terms of Section 16 (3) (a) of the Matjhabeng Municipal Planning By Law on behalf of the Matjhabeng Municipality for the rezoning of Erven 5778, 5779, 5780 and 5781, Extension 10, Virginia from “Residential Special” to “Light Industrial”

DISCUSSION

Mr Duvenage presented the item.

ITS RESOLVED (27 JULY 2016)

That the application in terms of Section 16 (3) (a) of the Matjhabeng Municipal Planning By Laws for the amendment of the Virginia Town Planning Scheme No 1 of 1980 for the rezoning of Erven 5778, 5779, 5780 and 5781, Extension 10, Virginia, from “Residential Special ” to “Light Industrial” **BE APPROVED** subject to the following conditions:

- a) The stipulations of the Virginia Town Planning Scheme No 1 of 1980 **SHALL BE COMPLIED** with
- b) No scrap- or coal yard **SHALL BE ALLOWED** on the erven.

MPT 13 / 2016

**APPLICATION FOR THE SUBDIVISION OF ERF 6586 EXTENSION 15
WELKOM AS WELL AS FOR THE REMOVAL OF RESTRICTIVE TITLE
CONDITIONS**

PURPOSE OF THIS REPORT

To submit the application from the firm Laubscher Slabbert and Brink for approval of the Matjhabeng Municipal Planning Tribunal

8

DISCUSSION

Mr. Duvenage presented the item.

ITS RESOLVED (27 JULY 2016)

That the following applications in terms of the Matjhabeng Municipal Planning By Law, **BE APPROVED:**

- a) The subdivision of Erf 6586, Extension 15, Welkom in terms of Section 16 (3) (d) into two (2) portions of 3474m² and 3366m² respectively.

- b) The removal of restrictive title conditions C (a), (b), (c), (d), (e), (f), (g), (h), (i), (j) and (l) In terms of Section 16 (3) (e) pertaining to both portions of 3474m² and 3366m²
- c) the removal of restrictive title condition D In terms of Section 16 (3) (e) in respect of the portion of 3366m² subject to the following conditions:
 - i) The subdivision must be registered in the Deeds Office within six (6) after the approval of this application.
 - ii) Services must be provided to the proposed portions by the Matjhabeng Municipality at its own cost

**MINUTES APPROVED BY THE CHAIRPERSON OF THE MATJHABENG
MUNICIPAL PLANNING TRIBUNAL**

--

T J A MONGAKE

DATE

MINUTES

of the

MATJHABENG MUNICIPAL PLANNING TRIBUNAL MEETING

held on

WEDNESDAY, 8 MARCH 2017

at

09:00

In

4TH FLOOR, ROOM 405, ONE REINET BUILDING

**MINUTES OF THE MATJHABENG MUNICIPAL PLANNING TRIBUNAL
MEETING HELD ON WEDNESDAY, 8 MARCH 2017 AT 09:00 IN ROOM 405,
4TH FLOOR, REINET BUILDING, WELKOM**

PRESENT

Mr. T.J.A Mongake : Chairperson
Ms. M.R. Nkhasi : Deputy Chairperson
Dr. KP van der Walt : Member

OFFICIALS

Me. HB Maswanganyi : Executive Director: Infrastructure
Me. MG Mothekhe : Acting Executive Director: LED, Planning and Human
Settlements
Mr. F Nieuwoudt : Manager: LED & Planning
Mr. BJ Molelekoa : LED & Planning

(a) OPENING

The Chairperson declared the meeting opened at 9:30 and welcomed everyone present.

(b) APPLICATION FOR LEAVE OF ABSENCE

None

(c) OFFICIAL ANNOUNCEMENTS

Me. Maswanganyi announced that Mr. Msweli resigned from Council, because his employment contract was not renewed and that Me. Mothekhe is now acting as Director LED, Planning and Human Settlements.

Mr. Molelekoa explained that Council decided on 13 December 2016, A88/2016, that he and Mr. Nieuwoudt were appointed as alternative members on the Municipal Planning Tribunal as officials representing the Municipality in the

Tribunal. He also explained that the total of members is changed from 9 to 7 and that Ms. MR Nkhasi is appointed as Deputy Chairperson. Mr. Molelekoa and Mr. Nieuwoudt have no voting rights. The vacancies were advertised, but must be re-advertised as it were not advertised in the Government Gazette.

The Chairperson said that a quorum must be 4 persons. The new appointments must be advertised in the Government Gazette to legalize the appointments.

The metrics of all outstanding matters must be included in the next meeting

(d) MOTIONS OF SYMPATHY AND CONGRATULATIONS

Me. Mothekhe congratulated Mr. Molelekoa on his birthday.

II

(e) DISCLOSURE OF INTEREST

Dr. van der Walt indicated that he has interest in 4 Items on the Agenda.

(f) APPROVAL OF MINUTES OF THE MEETING HELD ON 17 August 2016

Minutes were approved. The Chairperson indicated that the minutes must be approved within 21 days after the meeting.

(g) MATTERS ARISING FROM THE MINUTES

None

(h) ANY OTHER MATTERS

Dr. van der Walt raised some concerns on which he needed clarity:

- **Frequency of meetings:**
Is it possible to meet once a month? The Chairperson said that a schedule with the dates for the next 6 months meeting must be compiled and emailed to him for approval.
- **Consultants have problems to obtain information on services on sites where they want to develop.**
Me. Maswanganyi explained that there must be proper policies in place for service delivery.

Mr Nieuwoudt suggests that Developers should do a feasibility study prior to submission of an application.
- **E-Lodgment does not work properly and the Municipality doesn't use it.**
The Chairperson explained that it is all over a problem and that there should be an alternative way to customized it in the Municipality.

Mr. Nieuwoudt mentioned that SPISYS is also not working and Me. Nkhasi said that Province promised to give proper training, but it must be prioritized.
- **Adverts**
When items are approved, the Municipality is supposed to place an advert in the Provincial Gazette. It is not happening.

Dr van der Walt asked that a meeting with the consultants must be scheduled.

III

(i) ITEMS FOR DISCUSSION

9. CLOSURE

The Chairperson thanked everybody present and terminated the meeting at 10:30. The next meeting was scheduled for 20 April 2017

CHAIRPERSON

DATE

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MPT 2 / 2017	APPLICATION FOR THE REZONING OF ERF 1695 EXTENSION 2, WELKOM AS WELL AS THE REMOVAL OF RESTRICTIVE TITLE CONDITIONS AND THE APPLICATION FOR SPECIAL CONSENT TO UTILIZE A PORTION OF THE ERF FOR RESTAURANT PURPOSES .	2
MPT 3/ 2017	APPLICATION FOR THE CONSOLIDATION OF ERVEN 10650 AND 6589, EXTENSION 15, WELKOM AS WELL AS FOR THE REMOVAL OF RESTRICTIVE TITLE CONDITIONS.	3
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MPT 1/ 2017

APPLICATION FOR THE REZONING OF ERF 1899, MMAMAHABANE, VENTERSBURG FROM RESIDENTIAL TO BUSINESS TO UTILIZE IT AS A RESTAURANT (18/4/1/19) EMEDSP

PURPOSE OF THIS REPORT

The firm Laubscher, Slabbert and Brink applies on behalf of the owner/occupant of Erf 1899, Mmamahabane, Ventersburg for the rezoning of the erf from “Residential” to “Business” in order to use the erf for a Restaurant.

This report is submitted to the Matjhabeng Municipal Planning Tribunal to resolve on the matter.

DISCUSSION

Mr Mongake presented the item

IT IS RESOLVED (8 MARCH 2017)

That the application for rezoning on Erf 1899, Mmamahabane, Ventersburg from “**Residential**” to “**Business**” as stipulated in Annexure F of the Township Establishment and Land Use Regulations, 1986 (Government Notice R1897 of 12 September 1986) in

order to accommodate a “**Restaurant**” on the application site, **BE APPROVED** subject to the following conditions:

- 1) All services **SHALL BE PROVIDED** to the development by the developer at his/her own cost to the satisfaction of the Director Infrastructure Services.
- 2) All the stipulations of the Annexure F of the Township Establishment and Land Use Regulations, 1986 (Government Notice R1897 of 12 September 1986)
MUST BE ADHERED to.
- 3) Parking **MUST BE PROVIDED** on the erf as required in Annexure F of the Township Establishment and Land Use Regulations, 1986 (Government Notice R1897 of 12 September 1986)
- 4) Entrance to and exit from the erf **SHALL BE PLANNED** and constructed in consultation with and to the satisfaction of the Director Infrastructure Services.
- 5) The building plans together with the site development plans **SHOULD BE DRAWN** by a registered architect to ensure that the structure of the building is fitted for the proposed development and to ensure that the safety and health aspects such as fire escapes, ventilation etc. is in line with the applicable legislation.

Dr. Van Der Walt left for the discussion of Items MPT2/2016 to MPT5/2016

MPT 2 / 2017

APPLICATION FOR THE REZONING OF ERF 1695 EXTENSION 2, WELKOM AS WELL AS THE REMOVAL OF RESTRICTIVE TITLE CONDITIONS AND THE APPLICATION FOR SPECIAL CONSENT TO UTILIZE A PORTION OF THE ERF FOR RESTAURANT PURPOSES .

PURPOSE OF THIS REPORT

Dr K van der Walt applies on behalf of the owner of erf 1695, Extension 2, for the rezoning of erf 1695, Extension 2, Welkom as well as the removal of restrictive title conditions and the application for Special Consent in order to use the portion of the erf as a Restaurant.

This report is submitted to the Matjhabeng Municipal Planning Tribunal to resolve on the matter.

DISCUSSION

Mr Mongake presented the item

IT IS RESOLVED (8 MARCH 2017)

That the application for the rezoning of erf 1695 Extension 2, Welkom from “Special Residential” to “Special Business 18”, as well as the Removal of Restrictive Title conditions and subsequent application for Special Consent to operate a Restaurant in terms of the Matjhabeng Municipal Planning By Law, **BE APPROVED** subject to the following conditions:

- d) All the stipulations of the Welkom Town Planning Scheme No 1/1980 **MUST BE ADHERED** to.
- e) Building plans for the proposed development **MUST BE SUBMITTED** to the Matjhabeng Municipality for approval.
- f) Parking spaces **MUST BE PROVIDED** on the erf as required by the Welkom Town Planning Scheme No 1/1980.
- g) All services **SHALL BE PROVIDED** to the development by the developer at his/her own cost to the satisfaction of the Director Infrastructure Services.
- h) The **REMOVAL** of Restrictive Title conditions A (a), (b), (c), (d), (e), (f), (g), (h), (i), (j), (k), (l) (i), (ii) and (iii), (m) (i) and (ii), (n), (o), (p), (q), (r), (s), (t), B (a), (b), (c) and (d) and C (a) and (b)
- i) in terms of Section 16 (2) (b) (vi) pertaining to erf 1695, Extension 2, Welkom.

- j) That the **CONSENT** from Council to operate a Restaurant from the aforementioned premises in terms of Section 16 (2) (v) in respect of erf 1695 Extension 2, Welkom.

MPT 3/ 2017

APPLICATION FOR THE CONSOLIDATION OF ERVEN 10650 AND 6589, EXTENSION 15, WELKOM AS WELL AS FOR THE REMOVAL OF RESTRICTIVE TITLE CONDITIONS.

PURPOSE OF THIS REPORT

Dr K van der Walt applies on behalf of the owner of erven 10650 and 6589 Extension 15, Welkom for the consolidation of erven 10650 and 6589, Extension 15, Welkom as well as for the removal of restrictive title conditions in order to use the erf as a Nursery and retail functions.

This report is submitted to the Matjhabeng Municipal Planning Tribunal to resolve on the matter.

DISCUSSION

Mr Mongake presented the item

IT IS RESOLVED (8 MARCH 2017)

That the application for Consolidation of erven 10650 and 6589, Extension 15, Welkom, and subsequent Removal of Restrictive Title in terms of the Matjhabeng Municipal Planning By Law, **BE APPROVED** subject to the following conditions:

1. The consolidation of erven 10650 and 6589, Extension 15, Welkom in terms of Section 16 (3) (d) into one erf of 7980m² in extent.

2. The removal of restrictive title conditions C (a), (b), (c), (d), (e), (f), (g), (h), (i), (j) and (l) In terms of Section 16 (3) (e) pertaining to erf 1689 of 2280m²
3. the removal of restrictive title condition D In terms of Section 16 (3) (e) in respect of erf 6589 of 2280m², Extension 15, Welkom subject to the following conditions:
 - iii) The consolidation **MUST BE REGISTERED** in the Deeds Office within six (6) after the approval of this application.
 - iv) Services **MUST BE PROVIDED** to the proposed portion by the owner at his own cost

MPT 4/2017

APPLICATION FOR THE CONSOLIDATION OF REMAINDER OF ERF 8 AND PORTION 1 OF ERF 8 CBD, ODENDAALSRUS AND THE REZONING OF THE CONSOLIDATED ERF FROM “GENERAL BUSINESS” TO “GENERAL RESIDENTIAL” .

PURPOSE OF THIS REPORT

Dr K van der Walt applies on behalf of the owner of Remainder and Portion 1 of Erf 8, Odendaalsrus for the consolidation of the Remainder and Portion 1 of Erf 8, Odendaalsrus and for the rezoning of the consolidated Erf from “General Business” to “General Residential” in order to use the erf to construct 12 bachelor flats.

This report is submitted to the Matjhabeng Municipal Planning Tribunal to resolve on the matter.

DISCUSSION

Mr Mongake presented the item

IT IS RESOLVED (8 MARCH 2017)

That the application for Consolidation of Remainder of Erf 8 and Portion 1 of Erf, CBD, Odendaalsrus, and the rezoning of the consolidated Erf from “General Business” to “General Residential” in terms of the Matjhabeng Municipal Planning By Law, **BE APPROVED** subject to the following conditions:

1. The consolidation of Remainder of Erf 8 (744m²) and Portion 1 of Erf 8 (744m²) CBD, Odendaalsrus into one erf 1488m² in extent and the rezoning of the consolidated erf in terms of Section 16 (3) (a) and (d).
 2. Only 30 units per hectare **SHALL BE ALLOWED** on the erf.
 3. The total coverage of all buildings **SHALL NOT** exceed 50%.
 4. The maximum height **SHALL NOT EXCEED** two (2) storeys.
 5. A site development plan **SHALL BE SUBMITTED** for approval by the Council prior to the submission and approval of any building plans. Except with the Council’s prior written consent no deviation from the approval site development plan shall be allowed. No building shall be erected on the erf before the site development plan has been approved by the Council.
- c) No individual dwelling unit in a group **MAY BE SOLD** before the subdivision of the erf for the particular phase has been finalised and all building and other development designs have been approved and completed for the particular group.
 - b) The site development plan **SHALL INDICATE** at least the following:-
 - i). The location and height of all buildings and structures and the number of dwelling units per hectare.
 - ii). Open areas, children playing areas and landscaping.
 - iii). Access to and egress from the erf and any proposed subdivision thereof.
 - iv). Access to buildings and parking areas.

- v). Building restriction areas.
- vi). Parking areas and where required vehicle and pedestrian traffic patterns.
- vii). Elevation treatment of all buildings and structures.
- viii) If the erf is not to be entirely developed, the grouping of the dwelling units and the programming of development must be shown.
- ix). When subdividing a stand in such a manner that each apartment house is situated on a separate stand with its own title deed, not more than twenty (20) apartment houses per hectare will be erected on the stands.
- x). At least 60 m² of private open space shall be allowed for every dwelling unit.
- xi) The consolidation must be registered in the Deeds Office within six (6) after the approval of this application.
- xii) Services shall be provided to the units to the satisfaction and standards of the Matjhabeng Municipality by and at the cost of the applicant.
- xiii) That the stipulations of the Odendaalsrus Town Planning Scheme be adhered to

MPT 5/2017

APPLICATION FOR THE SUBDIVISION OF ERF 10358 AND SUBSEQUENT CONSOLIDATION OF THE PROPOSED PORTION A2 WITH ERVEN 10355 AND 10357, EXTENSION 36, WELKOM.

PURPOSE OF THIS REPORT

Dr K van der Walt applies on behalf of the owner for the subdivision of erf 10358 and subsequent consolidation of the proposed portion A2 with erven 10355 and 10357 Extension 36, Welkom in order to use sell Portion A2 and develop the new erf.

This report is submitted to the Matjhabeng Municipal Planning Tribunal to resolve on the matter.

DISCUSSION

Mr Mongake presented the item

IT IS RESOLVED (8 MARCH 2017)

That the application for Subdivision of Erf 10358 into the proposed Portions A1 and A2, Extension 36, Welkom, and subsequent Consolidation of Erf 10355 with the proposed Portion A2 in terms of Matjhabeng Municipal Planning By Law, **BE APPROVED** subject to the following conditions:

1. The subdivision of Erf 10358 into the proposed Portions A1 measuring (1.7557ha) and A2 (3510m²) in extent and subsequent consolidation of erven 10355 measuring 1450m², with the proposed Portion A2 measuring 3510m², Extension 36, Welkom in terms of Section 16 (3) (d) into one erf of 4960m² in extent.
2. The consolidation of the above-mentioned erven must be registered in the Deeds Office within six (6) after the approval of this application.
3. Services must be provided to the proposed portion by the owner at his own cost

Dr. Van Der Walt returned for discussions on last items

MPT 6/2017

**APPLICATION FOR THE AMENDMENT OF RESTRICTIVE TITLE
CONDITIONS: ERF 274, ALLANRIDGE (18/4/1/14) LED & SP**

PURPOSE OF THIS REPORT

The firm Ingqayi Design Economic Partnership (IDEP) applies on behalf of the owner of Erf 274, Allanridge, S I Motsau for the amendment of restrictive conditions registered against the erf as contained in Title Deed T003268/2007 in order to change the land use from “Special Residential” to “Medium Residential” as determined in the Conditions of Establishment of Allanridge Extension 1.

DISCUSSION

Mr Mongake presented the item

IT IS RESOLVED (8 MARCH 2017)

That the application for for the amendment of restrictive conditions F (a) (b),(c) and (d) registered against erf 274, Allanridge as contained in Title Deed T003268/2007 in order to change the land use from “Special Residential” to “Medium Residential” as determined in the Conditions of Establishment of Allanridge Extension 1 **BE APPROVED** subject to the following conditions:

1. Only 20 units per hectare **SHALL BE ALLOWED** on the erf.
2. The total coverage of all buildings **SHALL NOT EXCEED** 50%.
3. The maximum height **SHALL NOT EXCEED** two (2) storeys.
4. A site development **PLAN SHALL BE SUBMITTED** for approval by the Council prior to the submission and approval of any building plans. Except with the Council’s prior written consent no deviation from the approval site development plan **SHALL BE ALLOWED**. No building **SHALL BE ERECTED** on the erf before the site development plan has been approved by the Council.
 - (a) No individual dwelling unit in a group **MAY BE SOLD** before the subdivision of the erf for the particular phase has been finalised and all building and other development designs have been approved and completed for the particular group.

(b) The site development **PLAN SHALL INDICATE** at least the following:-

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- i) The location and height of all buildings and structures and the number of dwelling units per hectare.
- ii). Open areas, children playing areas and landscaping.
- iii). Access to and egress from the erf and any proposed subdivision thereof.
- iv). Access to buildings and parking areas.
- v). Building restriction areas.
- vi). Parking areas and where required vehicle and pedestrian traffic patterns.
- vii). Elevation treatment of all buildings and structures.
- viii) If the erf is not to be entirely developed, the grouping of the dwelling units and the programming of development must be shown.
- ix). When subdividing a stand in such a manner that each apartment house is situated on a separate stand with its own title deed, not more than twenty (20) apartment houses per hectare will be erected on the stands.
- x). At least 60 m² of private open space shall be allowed for every dwelling unit.

- 5. Services **SHALL BE PROVIDED** to the units to the satisfaction and standards of the Matjhabeng Municipality by and at the cost of the applicant.

6. Amend conditions F (a), (b), (c) and (d) as follow:

**IN FAVOUR OF THE ADMINISTRATOR
AUTHORITY**

E.(a) on p.6: “The erf shall be used for Residential purposes only and no trade or business or industry whatsoever shall be conducted thereon.”

E.(b) on p.6: “Not more than

**IN FAVOUR OF THE LOCAL
AUTHORITY**

E) (a)The erf shall be used solely for the purposes of erecting thereon a dwelling house or block of flats, flats, boarding house, nursing home, hostel or other buildings for such uses as may be

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one house together

with such outbuildings as are ordinary required to be used herewith shall be erected on the erf.”

allowed by the Local Authority provided that where the township is included within the area of an approved Land Use Scheme, the Local Authority may permit other buildings as provided for in the Scheme, subject to the conditions of the Scheme under which the consent of the Local Authority is required

APPLICANT E.(c) on p.6:

“Buildings erected on the erf shall be located not less than 20 feet (English) from the must be calculated on a except in the

E.(b): The building on the erf shall Not occupy more than 50 % of the area of the erf and shall be designed to the satisfaction of the Local Authority. The maximum density permissible street boundary basis of 1 person per 60m² of

case of erven abutting on
more than one street.”

E.(d) on p.7: “The floor area
of the dwelling house
exclusive of the outbuildings
to be erected on the erf shall
be not less than 1000 (ONE
THOUSAND) square feet.”

the erf

Area and the number residing on the
erf will be predetermined by
calculation in terms of (a) below,
except in special circumstances
approved by the Local Authority

(a) * Number of rooms (living and

1. Bachelor Flat 1 person
2. Living- and 1 bedroom 2 persons
3. Living- and 2 bedrooms 3 persons
4. Living- and 3 bedrooms 4 persons

E.(c): New buildings erected on the
erf shall be located not less than 6
meters from the street boundary
except in the case of erven abutting
on more than one street, the sitting
and location of the buildings erected
thereon shall be approved by the
Local Authority.

E.(d): When a Land Use Scheme
becomes applicable to this erf, the
land use conditions (i.e. building

lines, coverage, density, floor area
ratio, height restrictions, minimum
size of subdivisions and parking
requirements) pertaining to the erf
shall no longer apply and the land
use conditions of the Land Use
Scheme will be applicable.

MINUTES APPROVED BY THE CHAIRPERSON OF THE MATJHABENG
MUNICIPAL PLANNING TRIBUNAL

--

T J A MONGAKE

DATE

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MINUTES

of the

MATJHABENG MUNICIPAL PLANNING TRIBUNAL MEETING

held on

WEDNESDAY, 17 AUGUST 2016

at

09:00

In

4TH FLOOR, ROOM 402, ONE REINET BUILDING

**MINUTES OF THE MATJHABENG MUNICIPAL PLANNING TRIBUNAL
MEETING HELD ON THURSDAY, 17 AUGUST 2016 AT 09:00 IN ROOM 402,
4TH FLOOR, REINET BUILDING, WELKOM**

PRESENT

Mr. T.J.A Mongake : Chairperson
Ms. M.R. Nkhasi : Member
Dr. KP van der Walt : Member

OFFICIALS

Mr. XW Msweli : Executive Director LED, Planning, Human Settlements and building control
Mr. JA Duvenage : Manager: Development Control

1. OPENING

The Chairperson welcomed everyone present

2. APPLICATION FOR LEAVE OF ABSENCE

Me. HB Tlhabani : Executive Director Infrastructure

3. OFFICIAL ANNOUNCEMENTS

Mr Duvenage informed the committee that the new Council was inaugurated and suggested that the Tribunal members have a meeting with the Mayor and the Speaker.

Mr. Msweli announced that Mr. Duvenage will retire on the 31st of August 2016.

Mr. Msweli said that an item will be send to the Council on the 30th of August 2016 to appoint Mr. Boipelo Molelekoa to serve as official representing Council on the Tribunal.

Discussion was made on vacancies and that formal withdrawal letters must be received from members.

A notice for vacancies for public members must be published in the newspapers

4. MOTIONS OF SYMPATHY AND CONGRATULATIONS

None

5. DISCLOSURE OF INTEREST

None

6. APPROVAL OF MINUTES OF THE MEETING HELD ON 19 MAY 2016

Minutes were approved

II

7. MATTERS ARISING FROM THE MINUTES

None

8. MATTERS FOR DISCUSSION

1. Introducing the MPT and its work to the public – there were decided that it will be done through the Business Chamber

9. CLOSURE

The Chairperson thanked everybody present and terminated the meeting at 10:45. The next meeting was scheduled for 23 November 2017

CHAIRPERSON

DATE

**MINUTES APPROVED BY THE CHAIRPERSON OF THE MATJHABENG
MUNICIPAL PLANNING TRIBUNAL**

--

T J A MONGAKE

DATE

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MATJHABENG MUNICIPALITY



MINUTES

of the

**MATJHABENG MUNICIPAL PLANNING
TRIBUNAL MEETING**

held on

WEDNESDAY, 8 AUGUST 2017

at

09:00

In

4TH FLOOR, ROOM 402, ONE REINET BUILDING

**MINUTES OF THE MATJHABENG MUNICIPAL PLANNING TRIBUNAL
MEETING HELD ON WEDNESDAY, 8 AUGUST 2017 AT 09:00 IN ROOM 402,
4TH FLOOR, REINET BUILDING, WELKOM**

PRESENT

Ms. M.R. Nkhasi : Deputy Chairperson
Dr. KP van der Walt : Member

OFFICIALS

Me. MG Mothekhe : Acting Executive Director: LED, Planning and Human
Settlements
Mr. BJ Molelekoa : LED & Planning

CONSULTANTS

PJ Wessels : Town Planner – Laubsher Slabbert & Brink
SJ Griesel : Town Planner – Laubsher Slabbert & Brink

APOLOGIES

Mr. T.J.A Mongake : Chairperson (Indicated he is not well and in Bloemfontein)

Me. HB Maswanganyi : Executive Director: Infrastructure (were late because of a
meeting and apologized that she had to leave again for
another meeting)

Mr. F Nieuwoudt:

Manager: LED & Planning (apologized for being late, as he had to attend a disciplinary hearing. He attend the meeting from 9:42

(j) OPENING

As the Chairperson was not available the Deputy Chairperson chaired the meeting.

The meeting immediately started at 9:30 with Item 15/2017 as there were objections and the Objectors and Consultants were invited to the meeting. However the objector left before he could be interviewed.

The Chairperson declared the meeting officially opened at 10:05 and welcomed everyone present.

(k) APPLICATION FOR LEAVE OF ABSENCE

See above list

(l) OFFICIAL ANNOUNCEMENTS

Mr. Molelekoa informed the Tribunal that there were only 2 applications for the vacant position on the Tribunal and that the Speaker will make his decision on the appointment before the next Council Meeting at end of August.

Mr. Molelekoa informed the Committee that as there are objections in relation to the Application handled under item MPT15/2017 and that the consultant will be called in during the discussion.

(m) MOTIONS OF SYMPATHY AND CONGRATULATIONS

Me Mothekhe congratulated Mr. Tsoaele, the former Chief Financial Officer, with his appointment as the new Municipal Manager

(n) DISCLOSURE OF INTEREST

Me Nkhasi indicated that she has interest in Item 13/2017

(o) APPROVAL OF MINUTES OF THE MEETING HELD ON 12 MAY 2017

The minutes were approved subject to some changes:

Any other Matters:

Signature Procedure: Correction has been made on Me Mothekhe's surname.

(p) MATTERS ARISING FROM THE MINUTES

None

(q) MATTERS FOR DISCUSSION

MPT13/2017 –MPT21/2017

(r) ANY OTHER MATTERS

Discussions were made on:

Execution of Minutes: the plans must be attached to the notification letters that is going out after the meeting, informing the Applicant on the decisions made by the Municipal Tribunal.

Plans: Discussion was made on the importance of building plans and site development plans. Both plans must be attached according the Building Control

Regulations and the site development plan is important to gain comments from the different Departments.

Consents: In future there must be Pre Consultation Meetings for all applications to make sure the Applicant is instructed correctly and to inform the Departments on the decisions taken at the Pre Consultation Meeting.

Signing of the letters: At the meeting held on 8 August 2017 the Committee decided that Me Nkhasi will sign the notification letters, as she was the Chairperson of the meeting.

Councillors: Me. Mothekhe suggested that the Municipal Planning Tribunal must have a workshop to inform Councillors on the duties of the MPT

Task Team: The minutes of the task team meeting held on the 18th May 2017 will be discussed at the next MPT meeting. The next Task Team meeting will be held before the end of August 2017 and the Consultants will be invited to come and give inputs.

Town Planning Scheme: As there are 6 Towns and 6 Schemes extracts that stipulates the meaning of residential 1 or 2 must be included in Items and applications. The actual town planning Scheme stipulations in relation to any zoning addressed must be included in the reports henceforth.

Comments of Departments: Clear comments from all relevant Departments must be included in the reports henceforth.

9. CLOSURE

The Chairperson thanked everybody present and terminated the meeting at 11:30. The next meeting was scheduled for 22 June 2017

CHAIRPERSON

DATE

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Me. Rose Nkhasi excused herself for the discussion on MPT 13/2017 and Dr KP van der Walt chair the meeting:

MPT 13 / 2017

APPLICATION FOR THE CONSOLIDATION AND REZONING OF ERVEN 815 AND 816 VIRGINIA FROM RESIDENTIAL 1 TO RESIDENTIAL 2

PURPOSE OF THIS REPORT

Rose Nkhasi applies on behalf of the owner of Erf 815 and 816 Virginia, Emmanuel O IBEAWUCHI for the Consolidation and Rezoning of these erven. From Residential 1 to Residential 2.

This report is submitted to the Matjhabeng Municipal Planning Tribunal to resolve on the matter.

DISCUSSION

Mr. Molelekoa presented the Item.

IT IS RESOLVED (8 AUGUST 2017)

That the application for consolidation of erven 815 and 816 Virginia, and subsequent rezoning and removal of restrictive title conditions in terms of the Matjhabeng Municipal Planning By Law **IS APPROVED SUBJECT** to the following conditions:

5. The consolidation of erven 815 and 816, Virginia, in terms of Section 16 (3) (d) into one erf of 3034m² **IN EXTENT**.
6. The rezoning of erven 815 and 816 Virginia from “**Residential 1** ” to “**Residential 2**” as stipulated in the Virginia Town Planning Scheme NO.1 of 1992 in order to use the proposed consolidated stand for the construction of a housing complex, **SUBJECT TO** the following conditions:
 - a) All the stipulations of the Virginia Town Planning Scheme No 1/1980 **MUST BE ADHERED** to.
 - b) Only 30 units per hectare **SHALL BE ALLOWED** on the erf.
 - c) The total coverage of all buildings **SHALL NOT EXCEED** 50%.
 - d) The maximum height **SHALL NOT EXCEED** two (2) storeys.
 - e) A site development plan **SHALL BE SUBMITTED** for approval by the Council prior to the submission and approval of any building plans. Except with the Council’s prior written consent no deviation from the approval site

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development plan shall be allowed. No building shall be erected on the erf before the site development plan has been approved by the Council.

- 3) No individual dwelling unit in a group **MAY BE SOLD** before the subdivision of the erf for the particular phase has been finalised and all building and other development designs have been approved and completed for the particular group.
- 4) The site development plan **SHALL INDICATE** at least the following:-
 - i). The location and height of all buildings and structures and the number of dwelling units per hectare.
 - ii). Open areas, children playing areas and landscaping.
 - iii). Access to and egress from the erf and any proposed subdivision thereof.

- iv). Access to buildings and parking areas.
 - v). Building restriction areas.
 - vi). Parking areas and where required vehicle and pedestrian traffic patterns.
 - vii). Elevation treatment of all buildings and structures.
 - viii) If the erf is not to be entirely developed, the grouping of the dwelling units and the programming of development must be shown.
 - ix). When subdividing a stand in such a manner that each apartment house is situated on a separate stand with its own title deed, not more than twenty (20) apartment houses per hectare will be erected on the stands.
 - x). At least 60 m² of private open space shall be allowed for every dwelling unit.
- 5) The removal of restrictive title conditions (d), (i), (j), (l) (iii) and (iv), E (a), (b), (c) and (d) in respect of erf 815 and 816 Virginia.
 - 6) Services **SHALL BE PROVIDED** to the units to the satisfaction and standards of the Matjhabeng Municipality by and at the cost of the applicant.
 - 7) The consolidation **MUST BE REGISTERED** in the Deeds Office within six (6) months after the approval of this application.

Me. R Nkhasi returned to the meeting. She chaired the rest of the meeting.

MPT 14/ 2017

**APPLICATION FOR THE REMOVAL OF RESTRICTIVE CONDITIONS
REGISTERED AGAINST TITLE DEED T1775/1955 AND THE SPECIAL**

CONSENT FOR THE PURPOSE OF STORING BULK OIL AND GAS ON ERF 6486 EXTENSION 8, INDUSTRIA, WELKOM.

PURPOSE

The firm Laubscher Slabbert and Brink applies on behalf of the owner of erf 6486, Extension 8, for the removal of restrictive title conditions and to obtain special consent from the Municipal Planning Tribunal to utilize erf 6486, Extension 8, Welkom for the additional purpose of storing bulk oil and gas under the current zoning of “General Industrial” as described in the Welkom Town Planning Scheme No. 1 of 1980.

This report is submitted to the Matjhabeng Municipal Planning Tribunal to resolve on the matter.

DISCUSSION

Mr. Molelekoa presented the item.

IT IS RESOLVED (8 AUGUST 2017)

That the application for the removal of restrictive title conditions as well as the Special Consent of erf 6486, Extension 8, Welkom in order to utilize the erf for the purpose of storing bulk oil and gas under the current “General Industrial” zoning **IS APPROVED** subject the following conditions:

1. That the following environmental approvals **BE OBTAINED** and submitted to LED Department (Spatial Planning Division) prior to the opening of the Gas and Oil Depot:
 - 1.1 Environmental Authorization in terms of GN R 984 (National Environmental Management Act, Act 107 of 1998) – Scoping/EIA Process;
 - 1.2 Waste Management License in terms of GN R 921 (National Environmental Management: Waste Act, 59 of 2008) – Scoping/EIA Process;
 - 1.3 Atmospheric Emissions License in terms of the National Environmental Management: Air Quality Amendment Act 20 of 2014.
 - 1.4 Approval of the Department of Energy.
 - 1.5 Comments from Matjhabeng Municipal Fire Department

2. The approval will **BE SUBJECT** to all conditions as stipulated in the ROD of the Environmental Assessment.
3. That if the storing of bulk oil and gas at erf 6486 Ext 8, Welkom is not operational within ten (10) months after this approval, the consent **SHALL CEASE** to be valid and a new application should be submitted.
4. If the Gas and Oil Depot **IS OPERATED** in such a manner that it is detrimental to the community and the vicinity it is operating in, the Municipal Planning Tribunal reserves the right to instruct the applicant to do the necessary steps to rectify the situation.
5. All health and/or environmental regulations **SHALL BE ADHERED** to.
6. The applicant **WILL BE RESPONSIBLE** for the provision of Municipal services including water, sewer and electricity to the proposed development at his cost and to the satisfaction of the Matjhabeng Municipality.
7. Provision of a detailed management report that shows preventative measures (e.g. oil traps) of the likely hood oil, petrol and diesel spillages on Municipal sewer and storm water systems prior to the operation on site **MUST BE SUBMITTED**.
8. Detailed traffic and parking layout reports **MUST BE SUBMITTED** to the Municipality before approval of this application
9. All the stipulations of the Welkom Town Planning Scheme No 1/1980 **MUST BE ADHERED** to.
10. That the removal of restrictive title conditions A – C (n), C (p), C (u), D (b) – D (c) and D (e) **IS APPROVED**.

MPT15 / 2017

APPLICATION FOR THE REMOVAL OF RESTRICTIONS AND REZONING OF ERF 1681 EXTENSION 2, WELKOM.

PURPOSE

The firm Laubscher Slabbert and Brink applies on behalf of the owner of erf 1681, Extension 2, for the removal of restrictive title conditions and the rezoning of erf 1681,

Extension 2, Welkom from “Special Residential” to “General Residential” for the purpose of building seven residential units in the form of a residential building and the renovated existing garage.

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The aim of the proposed development is to provide affordable and compact accommodation for individuals whom are looking to satisfy their basic needs in a well-established and secure neighborhood. The proposed units can also be referred to as “bachelor’s flats” since each unit will include only a kitchen, one bedroom and a bathroom.

This report is submitted to the Matjhabeng Municipal Planning Tribunal to resolve on the matter.

DISCUSSION

Mr. Molelekoa presented the item. At 9:56 after a lengthy discussion under the Members the Town Planner from LS&B were called in to give an explanation on the application.

Mr. SJ Griesel explained why the application was made and what the purpose of the Application is. The objector left as he first want a meeting with the owner of the site and discuss the rules and regulations of the lease contract on the dwellings. Mr SJ Griesel indicates that he will call a public meeting between the Owner and the Objectors.

IT IS RESOLVED (8 AUGUST 2017)

1. Item is **REFERRED BACK** to await the Minutes of the Public meeting.
2. The consultants **MUST ARRANGE** the meeting within 7 days after this Tribunal Meeting.
3. The minutes of the public meeting **MUST BE SUBMITTED** to the Administrative office of the Municipal Planning Tribunal within 2 days after the meeting.

MPT16 /2017

**APPLICATION FOR THE SUBDIVISION OF ERF 6174 RIEBEECKSTAD
EXTENSION 1, WELKOM.**

PURPOSE

The firm Laubscher Slabbert and Brink applies on behalf of the owner for the subdivision of erf 6174 Extension 1, Welkom in order to sell the subdivided Portion to be developed by the new buyer.

This report is submitted to the Matjhabeng Municipal Planning Tribunal to resolve on the matter.

DISCUSSION

Mr Molelekoa presented the item

IT IS RESOLVED (8 AUGUST 2017)

That the application for Subdivision of Erf 6174 into two Portions, Riebeeckstad Extension 1, Welkom, in terms of Matjhabeng Municipal Planning By Law, **IS APPROVED** subject to the following conditions:

- a) The subdivision of Erf 6174 into two (2) Portions measuring $\pm 833\text{m}^2$ and $\pm 932\text{m}^2$ in extent **SUBJECT TO** the following conditions:
 - v) The subdivision of the above-mentioned erven **MUST BE REGISTERED** in the Deeds Office within six (6) months after the approval of this application.
 - vi) Services **MUST BE PROVIDED** to the proposed subdivided erven by the owner at his own cost and to the satisfaction of the Matjhabeng's Infrastructure Directorate.

MPT17 / 2017

APPLICATION FOR THE REZONING OF ERF 24, 1/33, R36 AND 1/36 ODENDAALSRUS FROM GENERAL BUSINESS TO GENERAL RESIDENTIAL

PURPOSE OF THIS REPORT

Maxim Planning Solutions applies on behalf of the owner of erf 24, 1/33, R/36 and 1/36 Odendaalsrus, Mr Naeem Karim for the rezoning of these erven. From General Business to General Residential.

This report is submitted to the Matjhabeng Municipal Planning Tribunal to resolve on the matter.

DISCUSSION

Mr Molelekoa presented the item.

IT IS RESOLVED (8 AUGUST 2017)

The item is **REFERRED BACK** with the following conditions

- .
 1. The applicant **MUST PROVIDE** the Municipal Planning Tribunal with the following information:
 - a) An application **MUST BE SUBMITTED** for each individual property.
 - b) Applications **MUST ADDRESS** the following aspects in detail:
 - The provision of on-site parking.
 - An assessment report on the residents living conditions
 - A detailed floor plan of each property. (Set of Building Plans)
 - Conversion report from business to residential with the necessary layout plan
 2. Written comments must **BE OBTAINED AND INCLUDED** from the following Municipal Departments after physical inspection of these properties:
 - The Fire Brigade and Security Services
 - the Building Control

- The Health Department
- Department Infrastructure

MPT18 / 2017

APPLICATION FOR THE SUBDIVISION OF ERF 6435. WELKOM.

PURPOSE OF THIS REPORT

Ingqayi Design Economic Partnership (IDEP) applies on behalf of the owner of Erf 6345, Welkom WELWAY HOLDINGS (Pty) Ltd for the Subdivision of the erf in question.

This report is submitted to the Matjhabeng Municipal Planning Tribunal to resolve on the matter.

DISCUSSION

Mr. Molelekoa presented the item.

IT IS RESOLVED (8 AUGUST 2017)

Item **IS REFERRED BACK** to the next Municipal Tribunal Meeting with the following conditions:

- a) That a pre- consultation **BE CONDUCTED** to address inter alia the submission of the following aspects in the Application and that the minutes be included in the next Agenda:

- Proof that Department Energy approved the application.
- Report on the traffic impact study
- Report on the Environmental Impact Study

- Comments from the BP Garage
- Application for Rezoning and Subdivision

- Detailed motivation which indicates the intention of the applicant (subdivision, rezoning and so forth)

MPT19/2017

APPLICATION FOR SPECIAL CONSENT TO RUN A GUESTHOUSE ON ERF 2302, OSWALD STREET, BEDELIA, EXTENSION 3 WELKOM. (18/4/19) LED & SP

PURPOSE OF THE REPORT

Mr M Ramootsi applies for the special consent of the Municipal Planning Tribunal in order to use Erf 2302, Bedelia, Welkom for a guest house.

This report is submitted to the Matjhabeng Municipal Tribunal to resolve on the matter.

DISCUSSION

Mr. Molelekoa presented the item.

IT IS RESOLVED (8 AUGUST 2017)

That the application is approved in terms of Section 16 (2) (b) (v) and 3 (n) of the Municipal Planning and Land Use By Law and in terms of Section 6.22 of the Welkom Town Planning Scheme No 1 of 1980 for the Special Consent, to use Erf 2302, Welkom for the purpose to run a Guesthouse **IS APPROVED SUBJECT** to the following conditions:

1. A Maximum of ten (10) bedrooms may at any time **BE USED** for guesthouse purposes.
2. The residence **SHALL NOT BE USED** for conferences or an industry or noxious industry.
3. The public display of goods either in a display window or by any other means **SHALL NOT BE** permitted.
4. The display of any notice board, advertisement or sign **IS PROHIBITED** excepting a professional nameplate not exceeding 500mm x 300mm.

5. A minimum of ten (10) parking spaces **MUST BE PROVIDED** on the premises.
6. Any Act detrimental to the amenity and peacefulness of the **SURROUNDINGS IS PROHIBITED.**
7. The owner of the business and his/her family **MUST RESIDE** in the dwelling-house.
8. If any substantial objection is received against the manner in which the consent is conducted, the City Council reserves the right **TO CEASE** the consent without any claim for compensation.
9. If meals are going to be served to guests staying in the guest house, an application for a business license to serve the meals **MUST BE SUBMITTED** to the Manager of Spatial Planning, Room 427, One Reinet Building, Central Business Area, Welkom.
10. Accommodation may only **BE MADE AVAILABLE** at compensation in the short term.
11. All bedrooms **MUST FORM PART** of the main building (original residence) from where primary access to the rooms will be provided. No linkage with separate detached rooms to the main building is permitted.
12. No self-sustaining accommodation and no separate facilities for the preparation of meals, excluding kitchen of the residence **BE PROVIDED** on the premises
13. The coverage of the guesthouse, including all additional bedrooms and outbuildings **SHALL NOT EXCEED** 50% of the erf.
14. The maximum height of all buildings **SHALL NOT EXCEED** two (2) storey's.
15. Only the necessary outbuildings normally used in conjunction with a residence **SHALL BE ALLOWED** on the erf.

MPT20/2017

APPLICATION FOR SPECIAL CONSENT TO USE PART OF THE PROPERTY FOR OFFICE USE ON ERF 1061, UNICOR STREET, ST HELENA, EXTENSION 1, WELKOM. (18/4/19) LED & SP

PURPOSE OF THE REPORT

Mrs Estelle Minnie applies for the special consent from Council to use part of erf 1061, Unikor Street, St. Helena, Welkom for office space

This report is submitted to the Matjhabeng Municipal Tribunal to resolve on the matter.

DISCUSSION

Mr. Molelekoa presented the item.

IT IS RESOLVED (8 AUGUST 2017)

That the application in terms of Section 16 (2) (b) (v) and 3 (n) of the Municipal Planning and Land Use By-Law and Section 10 of the Welkom Town Planning Scheme No 1 of 1980 for the Special Consent, to use Erf 1061, Welkom for the purpose to use part of the house as office space **IS APPROVED SUBJECT** to the following conditions:

- (a) In addition to the accommodation of his family and guests, **PROVIDE BY** letting, accommodation for not more than four persons provided that the residence may not be subdivided.
- (b) A maximum permitted floor area of 60 m² or 50% of the residence (whichever is the smallest) may be used for non-residential uses zoned single residential.
- (c) With the written consent of the City Council, follow a vocation or profession in his or her dwelling house provided that this **DOES NOT ENTAIL** any of the following:
 - i) The use of the residence as a shop, any industry or noxious industry, or
 - ii) the public display of goods either in a display window or by any other means, or
 - iii) the display of any notice board, advertisement or sign exceeding 500 x 300 mm, or

- iv) any act detrimental to the amenity and peacefulness of the surroundings, or
- v) the regular parking of vehicles with a mass in excess of 2000 kg on the site or in the street adjacent to the site, or
- vi) the employment of more than one partner and/or two (2) employees.

MPT21/2017

APPLICATION FOR EXTENSION OF SPECIAL CONSENT GRANTED TO OPERATE A CREMATORIUM ON ERF 6447 EXTENSION 8 WELKOM

PURPOSE OF THE REPORT

To submit the application for extension of validity period for Special Consent granted to operate a crematorium on Erf 6447 Extension 8, Welkom.

This report is submitted to the Matjhabeng Municipal Tribunal to resolve on the matter.

DISCUSSION

Mr. Molelekoa presented the item

IT IS RESOLVED (8 AUGUST 2017)

The previous recommendations to the applicant of erf 6447, Extension 8, Welkom still apply. The application in terms of Section 16(2)(b)(v) and 3(n) of the Municipal Planning and Land Use-By-Law and the application in terms of Section 30 of the Welkom Town Planning Scheme No 1 of 1980 for the special consent in terms of the Welkom Town Planning Scheme No 1 of 1980, to use Erf 6447, Extension 8, Welkom for the purpose of a crematory is **APPROVED SUBJECT** to the following conditions:

2. That the following environmental approvals **BE OBTAINED and SUBMITTED** to LED Department (Spatial Planning Division) prior to the opening of the crematory and all such conditions **MUST BE ADHERE** to:
3.
 - 1.1 Environmental Authorization in terms of GN R 984 (National Environmental Management Act, Act 107 of 1998) – Scoping/EIA Process;
 - 1.2 Waste Management License in terms of GN R 921 (National Environmental Management: Waste Act, 59 of 2008) – Scoping/EIA Process;
 - 1.3 Atmospheric Emissions License in terms of the National Environmental Management: Air Quality Amendment Act 20 of 2014.
2. That if the crematory **IS NOT OPERATIONAL** within eighteen (18) months after this approval, the consent shall cease to be valid and a new application should be submitted
3. If the crematory **IS OPERATED** in such a manner that it is detrimental to the community and the vicinity it is operating in, the Municipal Planning Tribunal reserves the right to instruct the applicant to do the necessary steps to rectify the situation.
4. All health regulations **SHALL BE ADHERED** to.
5. The applicant **WILL BE RESPONSIBLE** for the provision of Municipal services including water, sewer and electricity to the proposed development at his cost and to the satisfaction of the Matjhabeng Municipality.