



MATJHABENG LOCAL MUNICIPALITY
MONTHLY REPORT
SEPTEMBER 2017

The attached report is submitted in terms of Section 71 of the Municipal Finance Management Act (MFMA), Act 56 of 2003 for the month ended 30 September 2017

TABLE 1	Actual For the Month (September 2017)	For Year to date (2017/2018)
All Grants Received	-	230 725 000
Actual Revenue Received	88 960 658	262 169 292
Actual Expenditure	122 766 560	465 026 622
Salaries	54 259 656	169 171 531
Water	10 000 000	73 859 649
Electricity	1 862 258	35 809 333
Other Expenditure	56 644 646	186 186 109
Sub-Total	-33 805 902	27 867 670
Loan Redemptions	-	-
Net Surplus/(Deficit) before Capital Payments	-33 805 902	27 867 670
 MIG Payments	 11 441 662	 33 850 011
INEG Payments	882 659	882 659
WSIG Payments	348 821	2 198 641
 Capital Assets procured - Equitable Share	 263 881	 880 128
Fleet & Equipment	-	-
Office convention/ Furniture	263 881	880 128
 Net Surplus/(Deficit) after Capital Payments	 -46 742 925	

Table 1: The Municipality had a deficit of R46 742 925 for the month of September after capital payments , this means that the amount received is below the amounts paid.

TABLE 2	Actual For the Month (September 2017)	For Year to date (2017/2018)
Total Billings	157 341 820	474 333 832
Less: Indigent Billing	3 022 736	10 962 722
Actual Billings	154 319 084	463 371 110
Actual Revenue Received	87 401 369	244 614 683
Consumer Revenue	80 008 684	217 675 591
Other	7 392 685	26 939 092
 Grants & Subsidies	 -	 230 725 000
 Pay rate for September 2017 (Billing)	 57%	
Total income percentage - September 2017	58%	
Total income percentage - YTD	57%	

The 'Actual Billings' figure reflects the amount invoiced to consumers for services consumed during the month of September 2017.

The 'Consumer Revenue' relates to revenue actually received from consumers during September 2017. However this revenue is for amounts billed to consumers during months prior September 2017.

'Grants & Subsidies' refer to intergovernmental transfers which are both Capital and Operational Grants.
'Other Revenue' relates to items such as Interest on Debtors, Rental, etc billed during the month.

Information contained in these two tables are presented in the form of graphs for ease of use . It should be noted that the information in these graphs compares to the budget for the month to the actual revenue received, and not to the amount billed.

MT Tsie
Compiled By

11/10/2017
Date

LB Williams
Reviewed By Manager Budget

12/10/17
Date

S Sejake
Approved By Acting Chief Financial Officer

16/10/2017
Date



MATJHABENG LOCAL MUNICIPALITY
QUARTERLY BUDGET AND PERFORMANCE REPORT

The attached report is submitted in terms of Section 52 (d) of the Municipal Finance Management Act (MFMA), Act 56 of 2003 for three months ended 30 September 2017

TABLE 1	Budget for the three months	Actual for the three months
Revenue	479 349 340	262 169 292
Intergovernmental Transfer	140 748 000	230 725 000
Total Income	620 097 340	492 894 292
Expenditure	580 705 415	465 026 622
Salaries	176 727 823	169 171 531
Water	109 856 301	73 859 649
Electricity	103 016 971	35 809 333
Other/Stationery,Telephone	191 104 320	186 186 109
Net Surplus/(Deficit) before Capital payments	39 391 925	27 867 670

(1)

MIG Payments	33 850 011
INEG Payments	882 659
WSIG Payments	2 198 641

(2)

Capital Assets procured - Equitable Share	880 128
Fleet & Equipment	-
Office Convention / Furniture	880 128
Net Surplus/(Deficit) after Capital payments	-9 943 769

Table 1 indicates that the actual amount received is below the amount paid for the quarter by R -9 943 769
The Municipality incurred more expenditure than amount received for three months period ending September 2017.

1. Only R465 026 622 was spent from the total budget of R580 705 415
2. There was an over-spending of MIG payments of R 3 546 011 for the quarter

TABLE 2	Actual for the three months
Total Billings	474 333 832
Less: Indigent Billing	10 962 722
Actual Collectable Billing	463 371 110
Actual Revenue Received	244 614 683
Consumer Revenue	217 675 591
Other	26 939 092
Grants & Subsidies	230 725 000

(1)

(2)

(3)

Pay rate for First Quarter (Billing)	53%
Total Income percentage - First Quarter	57%

Notes

1. The 'Actual Collectable Billing' figure reflects the amount invoiced to consumers for services consumed during the three months, excluding the poorest of the poor.
2. The 'Consumer Revenue' relates to revenue actually received from consumers during the three months. 53% was collected on Consumer Revenue out of the Actual Collectable Billing
3. "Other Revenue" relates to items such as Interest on debtors, Rentals etc. billed for the reporting period.

Table 3 and Table 4 provides an analysis of the various revenue and expenditure figures.

MT Tsie
Compiled By

11/10/2017
Date

Lindsey Williams
Reviewed By

12.10.17
Date

Saint Sejake
Approved By

16/10/2017
Date

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 Moleleko : 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

(a) 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.

(b) APPLICATION FOR LEAVE OF ABSENCE

See above list

II

(c) OFFICIAL ANNOUNCEMENTS

Mr. Moleleko 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. Moleleko 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.

(d) MOTIONS OF SYMPATHY AND CONGRATULATIONS

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

(e) DISCLOSURE OF INTEREST

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

(f) 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.

(g) MATTERS ARISING FROM THE MINUTES

None

(h) MATTERS FOR DISCUSSION

MPT13/2017 –MPT21/2017

(i) 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

III

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. Moleleko 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:

1. The consolidation of erven 815 and 816, Virginia, in terms of Section 16 (3) (d) into one erf of 3034m² **IN EXTENT**.
2. 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. Moleleko 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

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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. Moleleko 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 Moleleko presented the item

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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:
 - i) The subdivision of the above-mentioned erven **MUST BE REGISTERED** in the Deeds Office within six (6) months after the approval of this application.
 - ii) 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 Moleleko 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 6345. 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. Moleleko 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. (18/4/1/19)
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. Moleleko 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.**

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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. (18/4/1/19) LED & SP**

PURPOSE OF THE REPORT

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

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

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DISCUSSION

Mr. Moleleko 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.

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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. Moleleko 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:

1. 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:
 2. 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

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- 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.

MATJHABENG MUNICIPALITY

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 Moleleko : 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. Moleleko 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. Moleleko 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. Moleleko 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

MPT1/2017 –MPT6/2017

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 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:

- a) All the stipulations of the Welkom Town Planning Scheme No 1/1980 **MUST BE ADHERED** to.
- b) Building plans for the proposed development **MUST BE SUBMITTED** to the Matjhabeng Municipality for approval.
- c) Parking spaces **MUST BE PROVIDED** on the erf as required by the Welkom Town Planning Scheme No 1/1980.
- d) All services **SHALL BE PROVIDED** to the development by the developer at his/her own cost to the satisfaction of the Director Infrastructure Services.

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- e) 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)
- f) in terms of Section 16 (2) (b) (vi) pertaining to erf 1695, Extension 2, Welkom.
- g) 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:

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- i) The consolidation **MUST BE REGISTERED** in the Deeds Office within six (6) after the approval of this application.
- ii) 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 (744m^2) and Portion 1 of Erf 8 (744m^2) CBD, Odendaalsrus into one erf 1488m^2 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.

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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.
 - 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.
 - 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

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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 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 approved 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

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 town 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

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 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.”

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 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

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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

MATJHABENG MUNICIPALITY

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

I

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 Moleleko 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

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: COMMISION 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

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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,
ODENDAALSRSUS 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 1981must 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 (18/4/14) 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 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 $11,3 \text{ m}^3$ of free air space and $3,7 \text{ m}^2$ of floor space for each person over the age of 10 years; and
 - less than $5,7 \text{ m}^3$ of free air space and $1,9 \text{ m}^2$ 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 $1,2 \text{ m}^2$ 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
LOCAL AUTHORITY**

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

**IN FAVOUR OF THE
AUTHORITY**

E) (a)The erf shall be used the purposes of erecting a dwelling house or block flats, boarding house, home, hostel or other for such uses as may be allowed by the Local provided that ship is included within the of an approved Land Use Scheme, the Local 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:
erf shall

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

E.(b): The building on the Not occupy more than 50 area of the erf and shall be to the satisfaction of the Authority. The maximum density must be calculated basis of 1 person per 60m² Area and the number

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

erf will be predetermined calculation in terms of (a) except in special approved by the Local

(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 Molelekwa 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

(18/4/19) 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**
(18/4/1/19) 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 approved 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.

4

- 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) (l) 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) (l) 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

5

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

6

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 (18/4/14) 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, Extension10, 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:

- a) The proposed portions **SHALL BE PROVIDED** with the necessary services by the Matjhabeng Municipality.

- b) 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



water & sanitation

Department:
Water and Sanitation
REPUBLIC OF SOUTH AFRICA

Private Bag X313, PRETORIA, 0001. Sedibeng Building 184, Francis Baard Street, PRETORIA, 0001.
Tel: +27 12 336 7500 www.dws.gov.za

I.A. Pearson
012 336-8710
21/14/D2/L3

**MUNICIPAL MANAGER
MATJHABENG LOCAL MUNICIPALITY
PO Box 708
WELKOM 9460**

TECHNICAL REPORT: MIG PROJECT (2017/2018)

PROVINCE : FREE STATE
DISTRICT MUNICIPALITY : DC18 LEJWELEPUTSA
LOCAL AUTHORITY : FS184 MATJHABENG

	DEGREES	MINUTES
LONGITUDE	26	49
LATITUDE	28	00

DESCRIPTION OF SCHEME : UPGRADING OF THE WELKOM LANDFILL SITE
PROJECT REFERENCE NO. : MCE-LF-001
TECHNICAL REPORT DATE : JUNE 2017
RESPONSE LETTER DATE : SEPTEMBER 2017
DATE ISSUED : SEPTEMBER 2017
NUMBER OF BENEFICIARIES : 123 185 HHs
TOTAL COST OF SCHEME : R 18 021 120.00 incl. VAT
MIG FUND RECOMMENDED : R 11 713 728.00 incl. VAT

INTEGRAL COMPONENTS

The project is for the upgrading of the Welkom landfill site to secure the site, provide adequate facilities for the workers, and improve recycling and regulating waste disposal. The scope of work comprises the following:

- Upgrade access road and paving

- Upgrade access control
- Provision of 2 weigh bridges
- Refurbishment of cloak rooms and control office
- Repair perimeter fencing
- Construct a covered material recovery centre
- Upgrade wash bay facility
- Provide carports, outside (street) lighting, & security features
- Small office at weighbridge with electricity connection

LEGAL REQUIREMENTS: The necessary environmental impact assessment, authorisation, licence, permit application, rezoning and servitude in terms of the various acts must be applied for, where applicable, before the construction of the project can commence.

GENERAL REMARKS: The Welkom landfill site serves Welkom and the other towns in Matjhabeng LM. The supporting infrastructure to the landfill site has deteriorated, and the municipality intends to upgrade security and control at the site. These improvements will enable the municipality to more accurately measure the weight of waste received, improve recycling, upgrade security and provide for a safe working environment for the workers.

The DWS finds the project motivated and justifiable. The municipality has provided additional information on the landfill site as requested by DWS, and the following aspects have been adequately addressed:

- Classification of the landfill site has been given (General waste medium size, minimum leachate G:M:B-).
- A copy of the existing permit has been supplied.

- Results of site monitoring have not been reported but it is indicated that full groundwater monitoring is carried out annually.
- No information on a site response action plan has been provided.
- Estimated remaining life of the disposal site has been stated as 13 years
- A site layout plan has been provided
- Slope stability observations have been reported
- Current operational controls:
 - Incoming waste is inspected for acceptance
 - There is no access control or security measures
 - Operating plan (compaction and cover is done daily)
 - The management of the sorting and recycling procedures, have not been clarified.

In terms of the cost structure, the DWS requested the following:

- Quantities and unit costs for the cost items - these have been specified. It is noted that the list of works and unit costs differ from the original report.
- A motivation for the requirement for geotechnical and environmental assessments – this has been provided

DWS appreciates the additional information provided to address the issues listed in the first recommendation letter. I view of the new information, the project can be recommended, but with the following documentation should be submitted to the Regional Director of DWS::

- Commitment to implement the groundwater quality monitoring programme as per the permit conditions (i.e. at least twice per year)
- Commitment to adequate monitoring of the operation of the site including nature and quantity of loads received, leachate and air quality monitoring, and site security.

- Letter requesting that reclamation activities may take place at the site, and the method, infrastructure and safety measures that will be put in place. (The current permit does not allow reclamation on site)

Note that the 2011 census indicates that 65% of residents of Matjhabeng may be considered poor, and hence MIG funding may be recommended for up to this proportion of the costs.

RECOMMENDATION: The request for the allocation of funding for the upgrading of the Welkom Solid Waste Disposal site can be recommended for MIG funding for an amount of R 11 713 728.00 incl. VAT.

Ms M. Mpotulo

Chief Director: National Sanitation Macro Planning

Date: 19/9/2017

Copy to: CoGTA

Private Bag X 804

Pretoria 0001

Copy to: Department of Planning, Local Government and Housing

Attention: Mr.W. Heydenreich; Ms Vespa Mabitsi

Regional Director: Free State

Department of Water Affairs and Forestry

P.O. Box 528

Bloemfontein 9300

Attention: T.Ntili

CoGTA: Free State

PO BOX 211

Bloemfontein 9300

Attention: Mr. Mathuto Adoro; P.Viljoen



water & sanitation

Department:
Water and Sanitation
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21/14/D2/L3

**MUNICIPAL MANAGER
MATJHABENG MUNICIPALITY
PO BOX 708
WELKOM 9460**

TECHNICAL REPORT: MIG PROJECT (2017/2018)_

PROVINCE : FREE STATE
DISTRICT MUNICIPALITY : DC18 LEJWELEPUTSWA
LOCAL AUTHORITY : FS184 MATJHABENG

	DEGREES	MINUTES
LONGITUDE	26	51
LATITUDE	28	06

DESCRIPTION OF SCHEME : VIRGINIA UPGRADING OF WWTW Phase 2

PROJECT REFERENCE NO. : ACTPL 00025b

TECHNICAL REPORT DATE : MAY 2017

RESPONSE REVISION : AUGUST 2017

DATE ISSUED : SEPTEMBER 2017

NUMBER OF BENEFICIARIES : 20 391 h/hs OR 66 208 PEOPLE
16 598 low income

TOTAL COST OF SCHEME 2013 : R41 655 606.00 incl VAT

MIG FUNDS RECOMMENDED 2013 : R41 655 606.00 incl VAT

TOTAL COST OF PHASE 2 (2017) : R 41 790 175.33 incl VAT

MIG FUNDS RECOMMENDED (Phase 2) :

INTEGRAL COMPONENTS: The project proposal is for refurbishment and upgrade of the followings:

1. Replace flow measurement equipment
2. Refurbish second BR, incl.:
 - a. Replace A-recycle pumps
 - b. Construct conduit to improve BNR performance
 - c. Replace vertical shaft mixers (2) and aerators (6)
 - d. Refurbish baffles and replace overflow weir, hand railings, concrete and joints
 - e. Replace 50% RAS and WAS pipework
3. Refurbish the remaining two existing SSTs
4. Refurbish the remaining half of the existing RAS pump station including existing MCC replacement with new MCC
5. Install disinfection unit for final effluent
6. Refurbish sludge treatment – gravity thickener and drying beds
7. Refurbish the works return pump station
8. Site wide: improvement of security fence, site roads and main admin building
9. Install stand-by generator

LEGAL REQUIREMENTS: The necessary environmental impact assessment, authorisation, licences, permit application, rezoning and servitude in terms of the various acts must be applied for, where applicable, before the construction of the project can commence.

GENERAL REMARKS: The submitted technical report is for Phase 2 upgrading of Virginia WWTW. In 2013 Virginia WWTW was recommended for the complete refurbishment on total

amount R41 655 606, 00 incl VAT. However construction only commenced in 2016 and escalation and a change in scope resulted in the project being split into 2 phases. The following infrastructure is being replaced and refurbished under phase 1:

- Buildings: admin building has partially refurbished
- Inlet work; both mechanical screens, hand raked screen, screening handling equipment, replacing grit removal mechanical equipment and classifier, blower, penstocks, gratings, hand railings, washwater system, MCC controls have been refurbished or replaced.
- Bio reactor: all works as planned for phase 2 have been completed on the first bio-reactor.
- RAS: 2 x RAS pumps out of 4 have been replaced
- MCC: servicing of existing MV switchgear, transformers, and sub-station
- SST: refurbishment of 2 X SST out of 4

Originally plant was designed with 2 process streams total capacity of 26 Ml/d. However with the more stringent ammonia standards, the works has been reduced to a capacity of 18Ml/d due to the requirement of a longer sludge age. The estimated current inflow to the works is 13, 5 Ml/d.

The Department agrees that plant refurbishment need to be completed. There were a number of concerns raised by DWS regarding the previous technical report which have been addressed as follows:

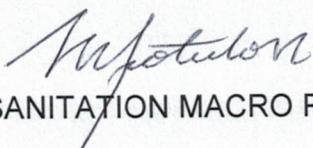
1. The number of benefiting population has been verified as 68 600 people.
2. The design flows have been verified as 16.85 Ml/d (incl. future growth).
3. The influent raw water quality has been assessed and the high dilution is attributed to aged sewer lines in high water table areas.
4. The final effluent quality has been addressed.
5. The justification for Ph.2 has been provided.

During a site visit to the Virginia WWTW by dWS officials, the municipality and the consultants on 26 June it was observed that the original design was not conducive to achieving denitrification nor phosphate removal. A subsequent meeting was held with the consultants and modifications to the main biological reactor were agreed upon. This added some works to the previous scope, and resulted in a justifiable cost increase.

The technical report indicates that 85.6% of the population of Virginia and Meloding are considered poor and hence qualify for MIG funding.

RECOMMENDATION: The proposed project can be recommended for MIG funding up to an amount of R 35 772 390.00 incl. VAT.

Ms M MPOTULO



CHIEF DIRECTOR: SANITATION MACRO PLANNING

DATE:

19/9/2017

Copy to: CoGTA

Private Bag X 804

Pretoria 0001

Copy to: Department of Planning, Local Government and Housing

Attention: Mr.W. Heydenreich; Ms Vespa Mabitsi

Regional Director: Free State

Department of Water Affairs and Forestry

P.O. Box 528

Bloemfontein 9300

Attention: T.Ntili

CoGTA: Free State

Attention: Mr. Mathuto Adoro; P.Viljoen

PO BOX 211

Bloemfontein 9300



MATJHABENG MUNICIPALITY

LED, PLANNING AND HUMAN SETTLEMENT

SALE OF COMMERCIAL ERVEN

In terms of Resolution A107/2016 the Matjhabeng Municipality hereby offers the following high value properties to prospective developers for commercial development in various urban areas of the city. This also serves to address the disparities of the past in terms of land redistribution.

Development proposals are hereby invited for the alienation and development of the following vacant portions of land:

WELKOM

SITE NO	SUBURB/EXTENSION	SIZE IN M	ZONING	PERMITTED USE ITO ZONING
10640/4	Urania Industrial area	5553	Industrial General	Industrial
10640/5	Urania Industrial area / X8	5310	Industrial General	Industrial
6347	Voorspoed X8	19985	Industrial General	Industrial
9099	Voorspoed East / X24	5115	Industrial General	General Industrial
5072	Riebeeckstad X1	2602	Industry General	Industry
5061	Riebeeckstad industrial area	3098	industry general	Industry
5062	Riebeeckstad industrial area	3508	Industrial General	Industry
5063	Riebeeckstad industrial area	2881	Industry General	Industrial
4989	Riebeeckstad industrial area	1650	Industry General	Industrial
4990	Riebeeckstad industrial area	1303	Industry General	Industrial
4991	Riebeeckstad industrial area	1299	Industry General	Industrial
9138	Voorspoed East	8236	Industrial Service	Industrial
9139	Voorspoed East	4182	Road and Streets	Industrial (subject to rezoning)
4122	Ward 33: Bedelia shopping Centre	4071	Public Open Space	Business

SITE NO	SUBURB/EXTENSION	SIZE IN M	ZONING	PERMITTED USE ITO ZONING
4985 and 4986	Ward 25: Riebeeckstad industrial area	4985 = 1554 m 4986 = 1549m ²	Industry General	Industry
8	Ward 32: Portion of Rovers club area	To be determined	Public Open Space	Expansion of the Goldfields Mall shopping complex

THABONG AND BRONVILLE

SITE NO	SUBURB/EXTENSION	SIZE IN M	ZONING	PERMITTED USE ITO ZONING
1/8312	Thabong	6401	Business	Business
30669	Thabong	2939	Business	Business
8077	Thabong	3654	Industry General	Industry
8078	Thabong	5661	Industry General	Industry
8079	Thabong	5818	Industry General	Industry
8080	Thabong	3699	Industry General	Industry
Portion of Kaalvalley 61	Ward 16: Thabong – corner of Nkoane and A'Phakathi Drive	±3,9 ha	Farmland	Residential / Institutional / Community facilities
Remainder of Erf 1993	Ward 11: Bronville entrance	3014	Public Garage	Public Garage
Subdivision 1 of Erf 1993	Ward 11: Bronville entrance	1482	Business	Business
Remainder of Erf 19144	Thabong	82765	Business	Shopping centre. Development of a taxi rank can be included in proposal.
1918	Bronville	4071	Municipal Purposes	Development of a shopping centre to complement an existing new taxi rank facility.

KUTLWANONG

SITE NO	SUBURB/EXTENSION	SIZE IN M	ZONING	PERMITTED USE ITO ZONING
10284	Kutlwanong	17953	Business	Business
10283 Stadium Area	Kutlwanong	14462	Business	Business
10285	Kutlwanong	6138	Business	Business
8943	Ward 10: Kutlwanong	361	Business	Business
8944	Ward 10: Kutlwanong	362	Business	Business
8945	Ward 10: Kutlwanong	361	Business	Business

VIRGINIA

SITE NO	SUBURB/EXTENSION	SIZE IN M	ZONING	PERMITTED USE ITO ZONING
1288	Virginia CBD	595	Business	Business - shops,offices, institutions
1289	Virginia CBD	600	Business	Business - shops,offices, institutions
1335	Virginia CBD	767	Business	Business
3079	Glen Harmony	2050	Business	Business - shops,offices, institutions

MELODING

SITE NO	SUBURB/EXTENSION	SIZE IN M	ZONING	PERMITTED USE ITO ZONING
2170	Meloding	1162	Business	Business
1/83	Meloding	1626	Business	Business

NYAKALLONG

SITE NO	SUBURB/EXTENSION	SIZE IN M	ZONING	PERMITTED USE ITO ZONING
3828	Nyakallong	1814	Business	Business
3827	Nyakallong	1964	Public Garage	Garage
Remainder of 383	Nyakallong	1805	Business	Business
1/383	Nyakallong	1806	Business	Business

ALLANRIDGE

SITE NO	SUBURB/EXTENSION	SIZE IN M	ZONING	PERMITTED USE ITO ZONING
1815	Allanridge	7705	Business	Business

MAMMAHABANE

SITE NO	SUBURB/EXTENSION	SIZE IN M	ZONING	PERMITTED USE ITO ZONING
2484	Mammahabane	3395	Municipal	Business (Subject to rezoning)
2177	Mammahabane	2343	Municipal purposes	Development of limited retail facilities to complement an existing new taxi rank facility.

PHOMOLONG

SITE NO	SUBURB/EXTENSION	SIZE IN M	ZONING	PERMITTED USE ITO ZONING
2069	Phomolong	2008	Business	Business
2066	Phomolong	274300	Community facility	Development of a shopping centre to complement an existing new taxi rank facility.

Orientation maps pertaining to the location of the above properties will be available in all Municipal Offices as well as the Welkom Library.

A detailed property Prospectus as well as the Guidelines for the submission of applications for each property will be available to prospective developers from 1 February 2017 at a cost of R200 per copy for each erf (non-refundable).

The Prospectus documents can be collected from Me Emely Lebona at Room 418, 1 Reinet Street, Welkom from 1 February 2017 between 09:00 to 15:00. Proof of payment must be submitted. The information pertaining to erven can also be requested via E-mail from Emely.Lebona@matjhabeng.co.za or fanien@matjhabeng.co.za. Telephonic inquiries can be made to 057- 9164140 or 057-9164187.

The closing date for the submission of proposals is 10:00 am on 24 March 2017, after which proposals will be opened in public. No late submissions will be accepted.

Proposals in sealed envelopes must only be deposited in the Tender Box of Matjhabeng Municipality in the Entrance Hall, Main Building, State Way, Welkom and must be clearly marked: Notice: 74/2015 – Development Proposals: MATJHABENG: SALE OF ERVEN/A107/2016

ADV. M. LEPHEANA
MUNICIPAL MANAGER

Notice: 73/2015



MATJHABENG LOCAL MUNICIPALITY 2017

GENERAL GUIDELINES FOR THE SUBMISSION OF DEVELOPMENT PROPOSALS: HIGH POTENTIAL BUSINESS AND COMMERCIAL PROPERTIES

1. BACKGROUND

The marketing of the property is in terms of Resolution **A107/2016** of the Matjhabeng City Council. The invitation of development proposals is in line with the stipulations of the Municipal Finance Management Act (Act 56/2003) in order to promote a competitive bidding process.

2. GUIDELINES REGARDING THE SUBMISSION OF DEVELOPMENT PROPOSALS

CLOSING DATE:

The closing date for the submission of proposals is 10:00 am on 24 March 2017, after which proposals will be opened in public. No late submissions will be accepted.

Proposals in sealed envelopes must only be deposited in the Tender Box of Matjhabeng Municipality in the Entrance Hall, Main Building, State Way, Welkom and must be clearly marked: Notice: Development Proposals: MATJHABENG: SALE OF ERVEN/A107/2016

MORE THAN ONE APPLICATION: Applicants who wish to apply for more than one property may do so by completing a separate proposal for each property.

3. GUIDELINES CONCERNING THE REQUIRED CONTENT OF THE DEVELOPMENT PROPOSAL

IN ORDER TO EVALUATE THE DEVELOPMENT PROPOSAL EFFECTIVELY THE SUBMISSION MUST ADDRESS EACH OF THE FOLLOWING ASPECTS PERTAINING TO THE DEVELOPMENT IN DETAIL. VAGUE OR INCOMPLETE PROPOSALS WILL BE DISQUALIFIED:

3.1 APPLICANT DETAILS:

The following details of the applicant must be provided (where applicable):

- a) Name of applicant/company.
- b) Full names of the directors of the company.
- c) Company registration details etc. where applicable. (Certified copies of CK certificates must be provided)
- d) VAT certificates – A certified copy of the VAT registration certificate must be provided.
- e) Contact details: Complete contact details must be provided.
- f) Legal nature of the company: A profile of the company must be included.
- g) Legal nature of the intended business: A description must be provided of the intended business, e.g. joint ventures etc. in relation to the intended development.
- h) Black Economic Empowerment: Proof must be provided of BEE registration in terms of the Broad Based Black Economic Empowerment Act (Act No 53 of 2003)
- i) Power of attorney: All persons who act on behalf of another party or company must include a written and signed letter of authority with the development proposal.

3.2 NATURE OF THE PROPOSED DEVELOPMENT

The following information must be provided in relation to the nature of the proposed development:

- a) Project description: Nature and intentions of the proposed development, all the functions that will be performed on the site, the size of buildings and outside activity areas to determine the optimal use of the land.
- b) Market: A description of the target market.
- c) Project viability: Information must be submitted in order to show that a proper feasibility study was done. In the case of more comprehensive developments the submission of a detailed business and financial plan pertaining to the project in order to evaluate the viability of the proposal is advisable. Council further reserves the right to request the submission of such feasibility study/business plan when necessary.
- d) Site layout: A concept site development plan must be submitted to show the utilization of the land, the size of buildings, intended use of buildings and outside activity areas, parking areas etc.
- e) Elevation plans: Concept elevation plans must be provided for larger developments when required.
- f) Future expansion: A description of future expansion plans if applicable.
- g) Development cost: The estimated total value of the proposed investment.
- h) Time frames for development: Estimated duration to complete the project.
- i) Municipal services: Regarding all municipal services:

- Applicants must provide a clear indication of the **required capacities** of all the engineering and in particular the electrical services.
- In case sufficient bulk municipal services are not available, the developer will be responsible for the provision and connection of such services.
- It will be the responsibility of the applicant to investigate and clarify the availability of all municipal services for the intended development, required standards and responsibility regarding the provision of services for any proposed development etc, with the relevant Municipal Department.
- In the case of electricity, the availability and cost of the connection will be calculated by the Municipality on the basis of the demand figures submitted by the applicant in writing to the Electrical Department.

3.3 LAND ASPECTS:

- a) Property Prospectus: In order to assist the applicant relevant information in relation to each of the properties is available in the form of a Property Prospectus. It is the responsibility of the applicant to verify all information provided. The Municipality will not be liable if any information regarding a property is not enclosed in this brochure.
- b) Servitudes: It will be the applicant's responsibility to verify all information in relation to existing servitudes.

3.4 PURCHASE/LEASE OFFER

- a) Purchase/lease offer: The applicant must make a clear financial offer for the purchase OR lease of the land. In the case of a proposed lease the offer must include the duration and specific terms and conditions of the lease.
- b) Project funding: The applicant must provide guarantees in relation to funding available for the proposed development.
- c) Negotiation: A written undertaking must be provided to indicate the applicant's willingness to negotiate any aspect of the proposed development with Council.

3.5 CONTRIBUTION TO LOCAL ECONOMIC DEVELOPMENT:

Applicants must indicate how the project will contribute towards local economic development in terms of the following aspects:

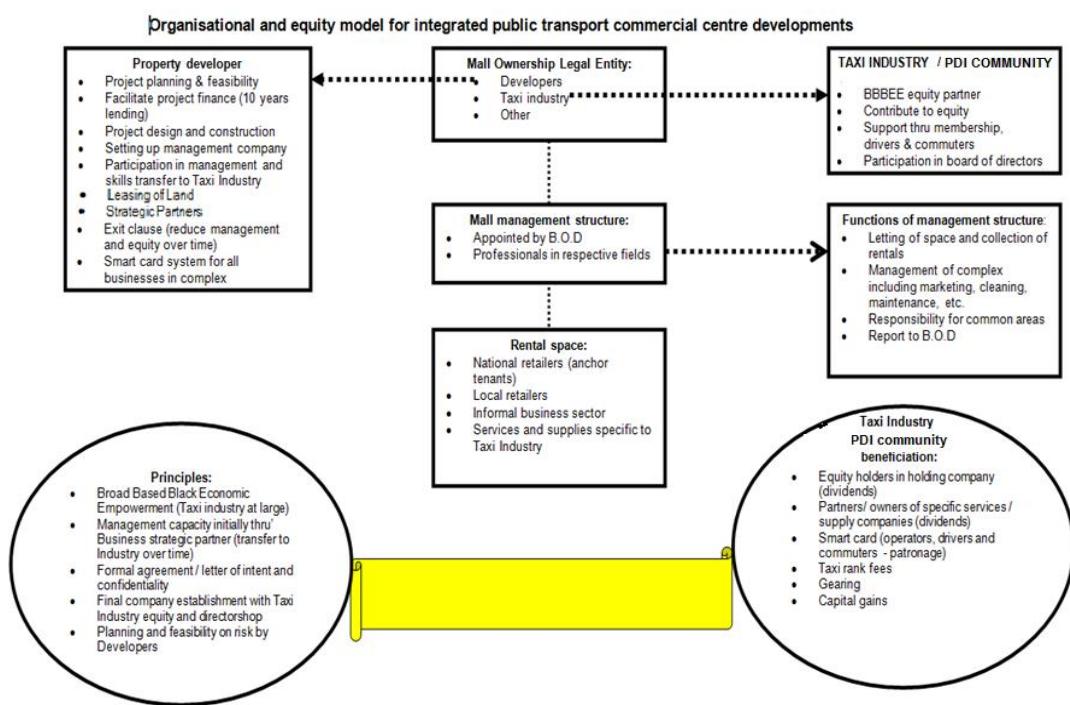
- d) Number and the nature of temporary job and training opportunities during construction.
- e) The number and extent of permanent job opportunities to be created by the project as well as the nature of any additional social and economic empowerment opportunities that will be created by the project.
- f) Training: An indication of sustainable training opportunities.

3.6 COMPLIANCE TO THE BBBEE ACT:

“BBBEE” Broad Based Black Economic Empowerment in accordance with the Broad Based Black Economic Empowerment Act (Act No 53 of 2003 and Act 46 of 2013) means the economic empowerment of all black people including women, workers, youth, people with disabilities and people living in rural areas through diverse but integrated socio-economic strategies that include, but are not limited to:

- a) Increasing the number of black people that manage, own and control enterprises and productive assets;
- b) Facilitating ownership and management of enterprises and productive assets by communities, workers, cooperatives and other collective enterprises;
- c) Human resource and skills development;
- d) Preferential procurement; and
- e) Investment in enterprises that are owned or managed by black people;

All proposals must clearly demonstrate compliance to the relevant sector codes (applicable in terms of the BBBEE Act. The schematic diagram attached should be used as a guide in developing and submitting the section on local economic empowerment of Matjhabeng PDI residents through the proposed project.



4. GENERAL CONDITIONS OF ALIENATION AND DEVELOPMENT IN TERMS OF COUNCIL RESOLUTION A90/2015:

In terms of Council Resolution A90 of 2015 the following general conditions of alienation and development will be applicable:

- a) *That the proposed development BE IN LINE with the applicable Town Planning Scheme and National Building Regulations.*

- b) *That the developer will BE RESPONSIBLE for all costs related to the transfer of the property.*
- c) *That the development COMMENCES within two years after the signing of the deed of sale, failing of which the developer will transfer the property back to the Municipality at his cost.*
- d) *That the developer be responsible TO CREATE an alienable property inclusive of any administrative actions that may be required including rezoning, subdivision of the property etc.*
- e) *That the developer be responsible TO EVALUATE the available capacity of all relevant municipal bulk services in terms of the specific requirements of the project and to make recommendations to the Directorate Infrastructure in relation to the upgrading of such bulk services and the cost thereof in order to cater for the additional project demands. The financial implications for such upgrading of any services network associated with the project will be for the account of the applicant. The final bulk services report/s to be submitted by the applicant to the Directorate Infrastructure for approval will serve as the basis for the conclusion of a service level agreement with the municipality.*
- f) *That the final proposals which portray the fair market value BE SUBMITTED to Council.*

4. PROCEDURES CONCERNING THE OPENING OF DEVELOPMENT PROPOSALS:

The proposals will be opened in public in the:

LED Board Room, Fourth Floor, 1 Reinet Street, Welkom on FRIDAY 24 MARCH 2017 at 10:00.

During the public opening of proposals, notice will be given of all parties which handed in proposals, as well as the type of development proposal by each party. ***All documentation, purchase offers and development detail in this regard will be treated as confidential.***

5. GUIDELINES REGARDING THE RESPONSIBILITY OF DEVELOPERS

A developer will be bound by his/her proposal for a period of 120 days or until a successful proposal is decided upon, whichever expires first.

6. BASIS OF EVALUATION OF PROPOSALS:

Council is of the opinion that the optimal development and use of the target property will contribute towards the growth and diversification of the economic base, economic empowerment and job creation. Proposals will be subject to an evaluation process which takes account of all of the following principles:

- a) Current demand for the land to develop.
- b) Local initiative and special merits of the project.
- c) Alignment with Council's Integrated Development Plan.
- d) Alignment with the Spatial Development Framework and Land Use Management Plan.
- e) Contribution to enhance the community's quality of living.
- f) Availability of and cost effectiveness to supply municipal services.
- g) Highest and best use of the land (e.g. commercial will be higher use than residential)
- h) Purchase offer.
- i) Availability of funding for development (e.g. letter of commitments, bank guarantees etc.)
- j) Contribution to the development of an orderly urban / rural structure.
- k) Optimal use of land (e.g. the percentage of the land that will be taken up by new buildings etc.)
- l) Conformity to sound urban design and planning principles.
- m) Aesthetic enhancement of the area.
- n) Traffic generation and contribution to safe and convenient movement of vehicle and pedestrian traffic.
- o) Economic spin-offs in the local economy e.g. creation of jobs.
- p) Contribution to the formation of local partnerships, and broad based black economic empowerment.
- q) Total value of the project and contribution to the tax base.

Council reserves the right to negotiate any aspect of the proposed development and sales agreement with the applicant.

The Council would also not be obliged to accept or to motivate reasons for not accepting a certain proposal. The Council will further be under no obligation to alienate any portion of the land.

7. GUIDELINES CONCERNING ADMINISTRATIVE PROCEDURES AND RESPONSIBILITIES:

The successful applicant(s) will be notified in writing of Council's decisions to sell the property.

Regarding the alienation and development of the property the following general conditions will apply:

- a) That the applicant accepts Council's conditions in writing within 60 days after notification.
- b) That the applicant submits registration details of the legal body as the purchaser of the land prior to the commencement of any administrative work.
- c) That a Deed of Sale be signed within two months after acceptance of Council's conditions in which Council can determine further conditions pertaining to the purchase and development of the property etc.

- d) That in case the proposed development is not in line with the current zoning of the property, all aspects in relation to the creation of an alienable erf including subdivision, rezoning, or any other required studies e.g. services reports, EIA studies etc. will be for the account of the applicant.
- e) That ten percent (10%) of the purchase price be paid in cash upon signature of the Deed of Sale and that the balance of the purchase price be secured by an approved bank guarantee and that it will be payable against registration of transfer of the property in the name of the purchaser.
- f) That on request of the Council's conveyances, all accumulated transfer costs generated as a result of the transfer of the property, including transfer duty and the costs of the agreement of sale will be for the account of the applicant.
- g) That Council will determine the date of occupation of the land as well as all conditions of interim occupation by the successful applicant.
- h) Council's approved rates and tariff structure will be applicable e.g. for the submission of building plans, service connections etc. and will be payable when such services are rendered.
- j) That Council reserves the right to require the registration of servitudes where required which will be for the cost of the applicant.
- k) That the development of the property commences within two years from the date of transfer (at least approved building plans and a significant portion of construction finalised), failing of which the developer has to transfer the property back to Council at his own expense and at 80% of the original purchase price.
- l) That in all agreements of sale, Council will impose a first option repurchase clause.

8. CONTACT DETAILS:

You are welcome to contact the following departments for further details and assistance:

DIRECTORATE: LOCAL ECONOMIC DEVELOPMENT:

- DEVELOPMENT PLANNING: Mr. F Nieuwoudt: 057-9164187/ Emely Lebona: 057-9164140. Electronic enquiries can be submitted to emely.lebona@matjhabeng.co.za or fanien@matjhabeng.co.za.

DIRECTORATE INFRASTRUCTURE:

- ENGINEERING SERVICES: 057-9164032
- ELECTRICAL SERVICES: 057-3913313



MATJHABENG

PROPERTY PROSPECTUS:

ERF 1918 ,BRONVILLE

WELKOM

Contact details:

Manager Development Planning: Mr. F Nieuwoudt
Tel: 057-9164187
E-Mail: fanien@matjhabeng.co.za

PROPERTY INFORMATION

PROPERTY DESCRIPTION	
Erf number	ERF 1918
Suburb	Bronville
Town	WELKOM (MATJHABENG MUNICIPAL AREA)
Street address	Philander Street
Stand area	4071m ²
LOCATION PLAN	
Location	See the attached location Plan
Maps of the Surveyor General	Surveyor General registration diagrams can be requested or are available on the web site of the Surveyor General: http://csg.dla.gov.za/esio/searchindex.htm
PERMISSABLE LAND USE IN TERMS OF CURRENT ZONING	
Applicable Land Use Scheme	Welkom Town Planning Scheme No 1/1980
Current Zoning	“Municipal Purposes”
Permitted land use in terms of Land Use Scheme	“Municipal uses only”
Municipal taxi facility	A new Municipal taxi rank has been developed on a portion of the erf (±). See the attached layout plan.
Land uses that can be proposed by applicants	Council already approved that development proposals be invited for the remainder of the available vacant portion of the erf (± m²) in which case a potential developer can submit an offer to purchase or lease such portion. Development proposals can be submitted for a business complex with retail, offices and related service industries. A detailed site development plan which clearly shows the size of the land to be utilized, the proposed buildings, parking areas and all main activities must be submitted with the proposal. The sizes of all buildings must be clearly indicated.
Implications for applicants in case of a proposed land use amendment	In case of a lease proposal – A developer can submit an offer for the lease of the land for the development in which case the proposed contractual conditions of the lease must be clearly indicated. In case of a purchase proposal – A developer must clearly indicate the intentions and responsibility pertaining to the creation of an alienable erf by means of the subdivision of the land, the rezoning and transfer thereof to the satisfaction of the Municipality. The final and applicable zoning will be based on the nature of the facilities that are proposed.
MUNICIPAL SERVICES	

<i>Availability</i>	<p><i>The status of municipal services is as follows (see attached services diagrams):</i></p> <ul style="list-style-type: none"> ● <i>Water – Available but not connected – On submission of the building plans Fire Services will make recommendations regarding diameter of supply pipe</i> ● <i>Sewage – Available but not connected</i> ● <i>Electricity – The Municipality will be the supply authority. Electricity is available but not connected. The metering and internal reticulation will be for the cost of the applicant. A letter must be submitted to the Municipality regarding the electricity demand for the intended development.</i> ● <i>Connection fees will be determined by the normal Municipal tariff list.</i> ● <i>The cost for the provision and connection of all services will be for the account of the applicant.</i> <p><i>Potential developers must acquaint themselves with the availability of all the Municipal services. All proposals must indicate the estimated demand in relation to all the Municipal services as well as how it will be dealt with and must also include a cost estimation.</i></p>
<i>Applicable tariffs</i>	<p><i>Applicable municipal connection and consumption tariffs can be provided on request.</i></p>

LOCATION PLAN: PORTION OF KAALVALLEY 61: THABONG



**MINISTRIES****Founder and Apostle**

Dr. Simpson Ngcizela
Pastor Joyce Ngcizela

Elders

M. Mpembe
T. Molipa
E. Moruri

Secretary

Pastor L.O. Siyo

EASTERN CAPE

Pastor N.C. Mrwebi
37 Main Road
Kauta Drive, Bisho
5605
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
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LESOTHO

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

PO Box 514, Welkom, RSA
Telephone: 0726780695
Fax: 086 556 2342
Email: nolungc@icloud.com
cc /cngcizela@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 05 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 078 560 41 91

Yours sincerely

pp. Dr Simpson Ngcizela
Pastor and Intl. Overseer

For the perfection of the saints, For the work of the ministry, For the edifying of the body of Christ -**Eph. 4:12**

MATJHABENG

**Municipality
Umasipala**
P O Box 708
Welkom, 9460
South Africa



**Mmasepala
Munisipaliteit**
Tel (057) 916 4187
Fax (057) 916 4076
E-mail: fanien@
matjhabeng.co.za

OFFICE OF THE MUNICIPAL MANAGER

Enquiries / Navrae / Dipatlisiso: F Nieuwoudt
Room no / Kamer nr / Kamore ya: 1 Reinet Street, Room 424
Our Ref / Ons Verw / Ho ya ka Rona: 18/3
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**

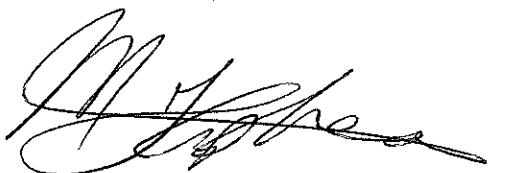
Your letter dated 3 March 2016 refers.

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.

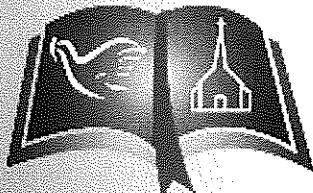
I hope that you will find the above in order.

Yours faithfully



M LEPHEANA
MUNICIPAL MANAGER

DEEPER LIFE



MINISTRIES

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03 March 2016

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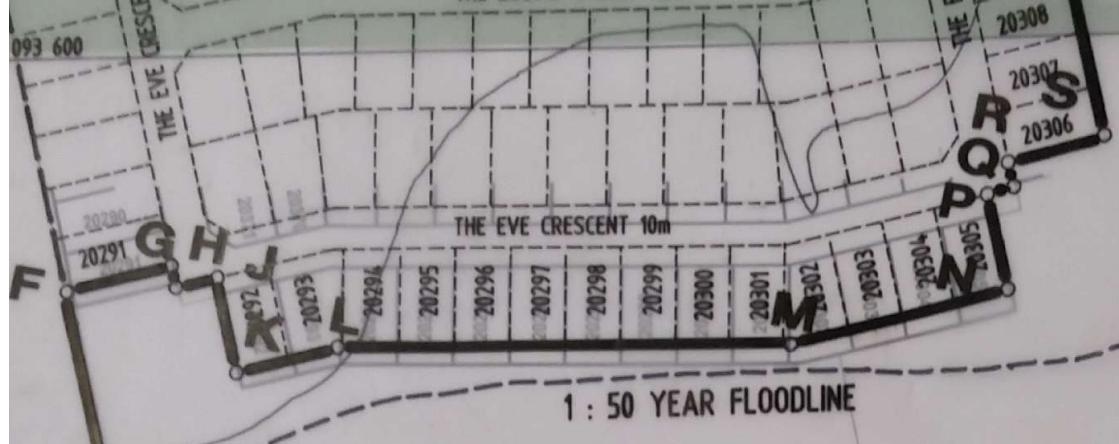
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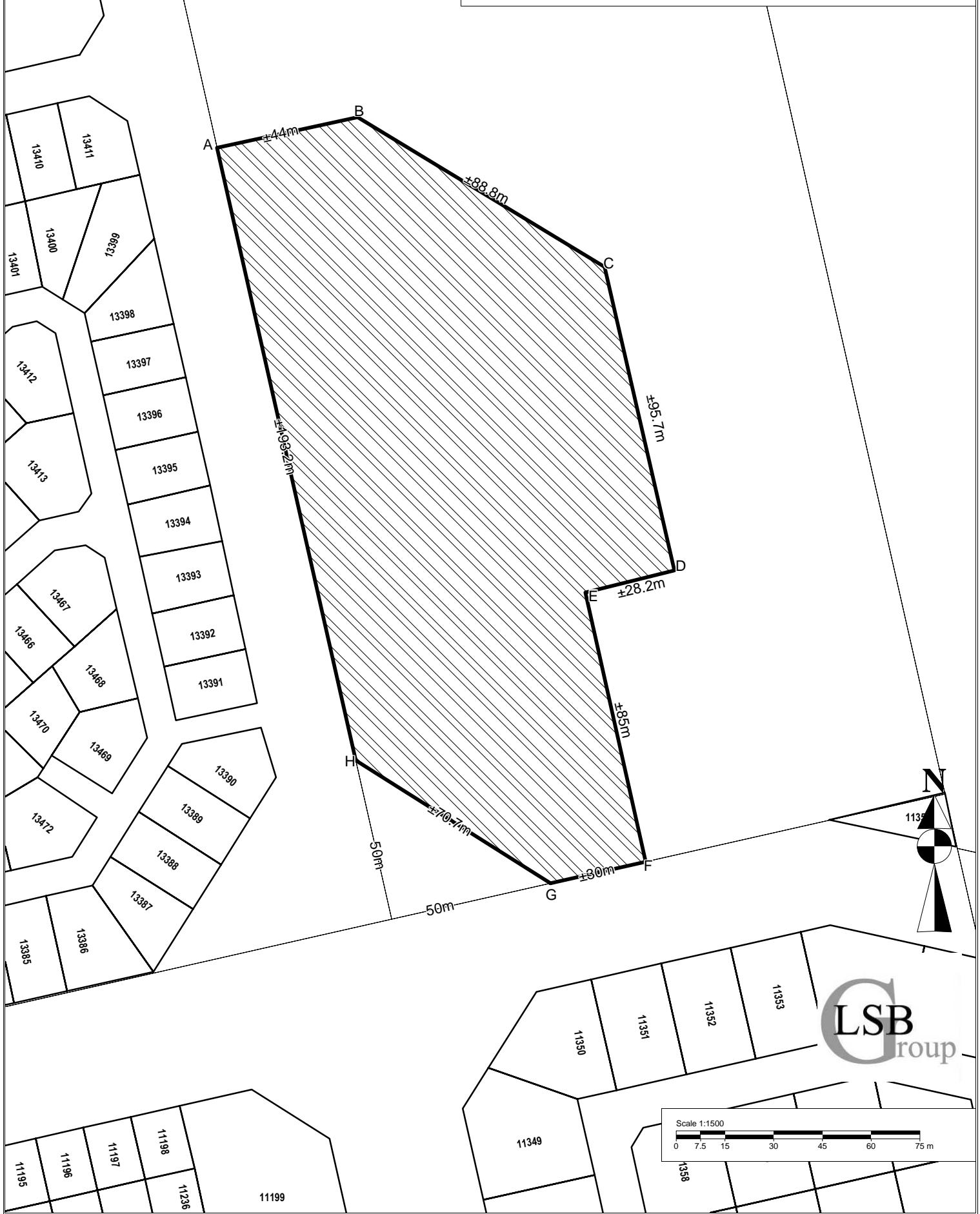


Deeper Life Church:
Lease Area: in extent ±2,1ha
situated on a portion of land on which



Deeper Life Church:

Lease Area: in extent $\pm 2,1\text{ha}$, 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),





SALE OF ERVEN

RESOLUTION A106/2016

NOTICE 4/2017

BID CLOSING DATE: 24 March 2017



HUMAN SETTLEMENTS: DIVISION LAND AFFAIRS

SALE OF ERVEN – RESOLUTION A106/2016

ADVERT NO: NOTICE 4/2017

ADVERT DATE: 1 February - Bid closing date: 24 March 2017

The final technical report was submitted to the Bid Evaluation committee and went through to the Bid Adjudication Committee.

REPORT STATISTICS

REVENUE RECEIVED FROM BIDDING DOCUMENTS FEES	
Bidding document fee	R200 per document
Vote number - proceeds of land sales	0110 01 8 90 4009
Total number of documents paid for	731 payments made
Total revenue received	R146 250-00

TOTAL NUMBER OF SITES ADVERTISED	TOTAL: 195 <ul style="list-style-type: none">• Virginia: 39• Flamingo: 49• Riebeeckstad: 63• Thabong: 25• Hennenman: 19
TOTAL NUMBER OF APPLICANTIONS RECEIVED	491
NUMBER OF SITES APPLIED FOR	101
NUMBER OF SITES WITH NO APPLICATIONS SUBMITTED	98
REVENUE ANTICIPATED (IF ALL 199 SITES WERE TO BE SOLD)	R 17 660 000
OFFERS RECIEVED (AS PER 101 HIGHEST BIDDER, APPLICATIONS RECIEVED)	R 7 613 500



Property Enquiry Details



Property enquiry results for "MELODING" in the Deeds Registry at "BLOEMFONTEIN"

Property detail:

Deeds registry	BLOEMFONTEIN
Property type	ERF
Township	MELODING
Erf number	3
Portion	0
Province	FREESTATE
Registration division/Administrative district	VENTERSBURG RD
Local authority	MATJHABENG LOCAL MUNICIPALITY
Previous description	-
Diagram deed number	DU1000/800
Extent	2014.0000 SQM
LPI Code	F03500040000000300000

Title Deeds detail:

Document	Registration date	Purchase date	Amount	Image Scanned reference	Document copy?
T8115/1986	19861003	-	T/T	2011028 11:46:42	Yes

Owners detail:

Document	Full name	Identity Number	Share	Person Enquiry?
T8115/1986	MATJHABENG LOCAL MUNICIPALITY	-	-	Yes

Endorsements / Encumbrances:

No data found for this query!

History:

No data found for this query!

MATJHABENG MUNICIPALITY



MINUTES

MEETING : WORKSHOP ON ORGANISATIONAL STRUCTURE
VENUE : TS DU PLESSIS HALL, MAIN BUILDING, WELKOM
DATE : THURSDAY, 28 SEPTEMBER 2017
TIME : 13h00

Matjhabeng Municipality

Civic Centre, Stateway

PO Box 708, WELKOM, 9460

Tel: (057) 391 3911 – Fax: (057) 353 2482

E-mail: munic@matjhabeng.co.za

Website: www.matjhabeng.fs.gov.za

MINUTES OF THE COUNCILLORS' WORKSHOP ON PROPOSED ORGANOGRAM, HELD ON 28 SEPTEMBER 2017 IN TS DU PLESSIS HALL AT 13H00.

PRESENT

See Attendance Register

OPENING

The Speaker welcomed everyone present and indicated that the workshop was supposed to take place on the 26th September 2017 but due to unforeseen circumstances it was postponed to the 28th September 2017. He then requested Councillors to look at the document presented to them objectively and give their inputs as the document was a tool for the Municipal Manager to work on.

He further introduced Cllr TD Khalipha as an acting Executive Mayor and gave him an opportunity to say a few words.

Cllr TD Khalipha stated that the Organisational Structure was discussed at a Strategic Planning session that was held earlier but they were not happy with some of the positions within the structure. As a result, they have decided to limit some of the positions and fill only critical positions that will make an impact in service delivery, such as, positions in Infrastructure, Community Services and Finance Departments.

He further indicated that everything should be done within the budget and the Municipal Manager should address challenges of sewer and water leakages, roads, zama-zamas who are damaging the infrastructure and refuse removal, as communities intend to sue the Municipality as a result of poor garbage removal.

He lastly urged Management to improve communication with Councillors and inform them immediately when a major challenge arise as communities approach them first to seek information and clarity on issues affecting their areas.

PRESENTATION ON THE ORGANISATIONAL STRUCTURE

The Speaker allowed the Municipal Manager to present the Organisational Structure to Councillors.

The Municipal Manager indicated that at their Management meetings and at Mayoral Committee level, they have looked and engaged on the 2009 approved Structure and made suggestions which are meant to address the requirements that will enable the Municipality to deliver services. He indicated that some of the suggestions were as follows:

- **Additional position of Executive Director: Safety and Security**
 - ✓ to deal with traffic, safety and VIP protection;
 - ✓ to do away with private security – monthly cost of R5,3 million;
 - ✓ beef up traffic section – to be self-sustaining.
- **Additional position of Executive Director: Human Settlements**
- **Doing away with acting – fill all vacant posts internally**
- **Correct the past incorrect practices**

INPUTS/ QUESTIONS BY COUNCILLORS

COUNCILLOR	PROPOSAL/ INPUTS/ COMMENTS	RESPONSE / RESOLUTION
Cllr HS Badenhorst	Proposal for revision of salary scales, as officials are paid exorbitant salaries e.g. PA salary at R707 784 and officials in Political Offices earning more than their Political principals.	New salary scales to be determined/ addressed by TASK-JOB-EVALUATION system after the approval of the structure.
Cllr TD Khalipha	Proposal of head-counting to determine those employees who do not come to work and a syndicate employing people and placing them on higher levels without qualifications.	People to be placed on levels they are qualified for, even in Political Offices qualifications should be required.
Cllr PF Botha	Figures that are not tallying in slide 6 of the presentation.	Management to rectify the mistake and correct information must be submitted in Council.
MM's Office	Approval of 1 Senior Manager, 3-4 skilled officials in IT, skilled personnel in Internal Audit and reduction of the number of Communication Officers.	Correction of the number of approved Communication Officers in slide 10. Consideration of the remuneration of skilled, qualified Audit and IT officials as well as finding ways to retain them.
Cllr PF Botha	Figures that are not tallying in slide 11 pertaining to Council Administration.	A separate column that display cleaners should be made and Management must do quality assurance before documents are brought to Councillors.
Questions on Current Interns	What will happen to the four unpaid IT Interns who are having National Diplomas and why are the two paid Interns who have National Diplomas in Internal Auditing not placed in that Unit?	MM's response - Municipalities are given a grant by National Treasury to appoint financial Interns on a two-year contract basis. They rotate and gain experience in Budget and Treasury offices and all of them would soon be sent to the Internal Audit Unit to strengthen it.
Wellness employees of	The issue of wellness of employee should be looked at to improve productivity, efficiency etc.	Management to work on it.

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Speaker	As economies of the world are dwindling, Management should ensure that LED is capacitated to enhance development in Matjhabeng area.	People without economic knowledge and skills must not be dumped in LED Section.
Cllr MH Ntsebeng	Management must pay attention to Housing Department as it no longer generates money as before. No surveyors, technical people to assist with building plans.	Management must acquire skilled and technical personnel in housing.
Finance	Asset Management, Credit Management and Supply Chain need to be beefed up.	No need to hire outside people as some out of the 99 Contract employees had gained experience and skills to do the work.
Community Services	Challenge with security and transport, shortage of personnel in Parks, Sports & Recreation and Re-establishment of By-Law Enforcement Unit.	<ul style="list-style-type: none"> • Training of personnel in order to phase out private security. • Re-establishment of By-Law Enforcement Unit. • Finalization of the transfer of Library Services to Province. • Inclusion of a slide that talks to Fire Department.
Infrastructure	<p>Challenges - allegation of pathetic water quality.</p> <p>Reasons: vacancy rate = 64%, overall of positions filled = 34%; acting people not qualified; no infrastructure plans; old pipes contributing to brown water especially after repairs.</p>	<ul style="list-style-type: none"> • Old Infrastructure to be fixed; • Tools of trade to be supplied; • Filling of key critical vacancies-water managers, electrical people and plumbers. • Management to research and submit a plan on cost implications on replacing the old infrastructure.
Cllr LN Presente	<p>Matjhabeng has become a milking cow.</p> <ul style="list-style-type: none"> • Senior Managers who earn millions do not do their work - Council resolutions not implemented; • Communities attack Ward Councillors for poor service delivery; • Matjhabeng dirty, sewer spillage all over the place. 	<ul style="list-style-type: none"> ▪ A need to invest in human capital in Infrastructure. ▪ Management to deliberate at the Mayoral Committee on cost implications of new infrastructure and where to get funding. ▪ Develop an Infrastructure master plan.
Cllr TJ Mosia	It is not good that the Executive Director: Infrastructure reports on problems without giving solutions.	The Executive Director: Infrastructure must go and benchmark in other municipalities.

Cllr MS Tsoaeli	<p>The Municipality must prioritize things that are key to communities - Phomolong is still using the bucket system;</p> <ul style="list-style-type: none"> ▪ Bursaries issued do not address the skills needed by the Municipality; ▪ Municipal Stores are empty; ▪ Procurement delays in Supply Chain Management. 	<ul style="list-style-type: none"> • Eradication of bucket system; • Bursaries to be related to skills needed by the Municipalities; • Supply Chain Management to prioritize the procurement of equipment needed for service delivery.
Question on grants	Why is the Municipality not applying for grants from the Department of Water and Sanitation for the purpose of upgrading the water infrastructure?	Response - the Municipality has applied for the replacement of ageing infrastructure and received money for refurbishment of Theronia Waste Water Treatment Plant and also received money that will be used for Urania sub-station and replacement of a line to Bronville together with the MIG funding. The Municipal Manager is also knocking at doors and talking to DGs of National Treasury.
Cllr HS Badenhorst	Request that Communication Officers compile a monthly newsletter that informs Councillors of what is done to enable them to give feedback to communities.	That a newsletter should be compiled and disseminated to Councillors on a monthly basis.

CONCLUSION

1. Councillors must **BE GIVEN** information that is credible to assist them to take informed decisions, for example, information in slide 6 lacks serious credibility and should be rectified.
2. Various comments and inputs made must **BE CONSIDERED**.
3. Management should go back and work on the document so that when it goes to Council it **SHOULD BE CLEAR**.
4. Management **MUST PLACE** employees in positions in which they are qualified for.
5. Councillors support the plan to develop an Infrastructure master plan but a biggest concern is the lack of security master plan and Management **MUST WORK** on it.
6. Councillors **AGREE** that key critical positions must be filled but that must be complemented by proper planning to deal with challenges that are facing the Municipality.

5

6. The Structure document that will be submitted to Council must be concise and **SUBMITTED** in presentation format.
7. The Municipality had been interacting with various SETAs which agreed **TO GIVE** 120 learnerships to train students who have passed Grade 12 at the nearby College, who will be given a stipend of R1 500 per month.
8. Participants must come from every ward and Ward Councillors are urged **TO IDENTIFY** the truly needy from their communities.