

MATJHABENG MUNICIPALITY

MINUTES

Of the

**LED: SPATIAL PLANNING AND LAND
USE MANAGEMENT MEETING**

Held on

MONDAY, 22 MAY 2017

At

14:00

In

**ROOM 402, REINET BUILDING,
WELKOM**

1

MINUTES OF THE LED SPATIAL PLANNING SECTION 80 COMMITTEE HELD ON MONDAY, 22 MAY 2017 AT ROOM 402, REINET BUILDING,WELKOM.

PRESENT

COUNCILLORS

Cllr. D.R Direko : Chairperson
Cllr T.J Thelingoane
Cllr N. R Manzana
Cllr S.J Tsatsa
Cllr B.N Ntuli
Cllr. L.E Khetsi

OFFICIALS

Me MG Mothekhe : AED: LED, Planning & HS
Mr. Niewoudt : Manager Development Plan
Mr B. Molelekwa : Acting Manager: Development control
Me. A. Dithebe : Council Admin

OTHERS

Me Makhubu : Modise & Moore Consultancy
Me Mbokoma : Magic Joy Trading
Mr M Mabudi : Enerwaste Solutions
Mr N Mabala : Koki Lesedi Trading
Me Mushin : Koki Lesedi Trading

1. OPENING

The Chairperson of the Section 80: LED Spatial and Planning Committee, Cllr DR Direko opened the meeting and welcomed members present.

2. APPLICATION FOR LEAVE OF ABSENCE

Cllr Thelingoane
Cllr Xoli Masina

3. OFFICIAL ANNOUNCEMENTS

None

4. MOTION OF SYMPHATHY AND CONGRATULATIONS

The committee sympathise with the family of Tlhone who lost their daughter and the family of Karabo Mokoena who was brutally murdered may their soul rest in peace.

5. DISCLOSURE OF INTEREST

II

None

6. MINUTES OF THE PREVIOUS MEETING

Minutes of the 24 March 2017

7. MATTERS ARISING FROM THE MINUTES

7.1 The name of two Councillors that was excused during the last meeting because of other Commitment was Cllr. Babernhorst and Cllr van Schalkwyk.

7.2 The Proposal from the CGOC Company was not referred to MAYCO because of the process of Adhoc Committee dealing with the land investigation and the Section 80 Committee will reserve the proposal until further notice.

The minutes was adopted and seconded by the committee as a true reflection of the previous meeting.

8. DEPUTATION AND INTERVIEWS

Presentation 1 : Modise and Moore Consulting (Enzani Consulting) Pty

The Chairperson, Cllr DR Direko allowed the representative from **Modise and Moore consulting** to present.

Background

They specialize with property valuations and selling properties anywhere in the country no matter the size of the risk. The valuation and assets solutions pride itself in offering decades of experience in providing competitive, reliable and credible valuation services anywhere. They also take the exact same care when undertaking your valuation. They also registered with Real Estate Agent.

Implementation of Projects:

The houses at Lewbosch farm are dilapidated and they want to demolish or refurbish for better and also upgrade the area to be more conducive for human settlement adds structures to make a village which will have 50 homes which they will be constructing themselves as standardize in housing frame work.

III

THE SECTION 80 COMMITTEE: LED, SPATIAL PLANNING AND LAND USE MANAGEMENT RESOLVED: (22 MAY 2017)

1. That the presenter must meet with the dept. of Human Settlements Me Morakane, and Mr Niewoudt to assist them on the proposal and they will be given another chance to come and present.

Presentation 2 : ENERWASTE SOLUTIONS

The Chairperson, Cllr DR Direko allowed the representative from the **ENERWASTE SOLUTIONS** to present.

Background

- Enerwaste Solutions is 100% black owned company established in 2009.
- Enerwaste have started its operations in Gauteng Waatloo site which is at final stage of Commissioning and would operate from 1 June 2017;
- A rollout programme has been developed to establish in Limpopo, KZN, Eastern Cape and the Free State Province.
- The team has therefore started in Limpopo and Free State to initiate the process and kick start site identification and EIA processes.

WHY Enerwaste

- This comes in the form of job creations which we estimate our site would generate between 20 – 40 jobs once fully operational. This would range from admin officers, truck drivers, operators, cleaners, security etc. etc.
- They also intend to make contribution once fully operational within the health system in the municipality.
- This would come in the form of setting up either small laundry facilities which could be upgraded to serve the District if supported by the Province. They have supplied and set up laundry plants and managed them so this could be an opportunity if carefully considered with the reasonable operational requirements.

TIME LINES

- EIA process takes between 6 -12 months till approval.
- Site identification, 4 weeks with consideration for 3 options.

THE SECTION 80 COMMITTEE: LED, SPATIAL PLANNING AND LAND USE MANAGEMENT RESOLVED: (22 MAY 2017)

IV

1. That the presenter must meet with the Acting Executive Director of LED, Spatial and Planning together with Mr. Fanie Niewoudt Manager of Development Plan to look into the alternatives of the Presentation. To be able identify the suitable land working together with the department of Health.

Presentation 3 : Koki Lesedi Trading

The Chairperson, Cllr DR Direko allowed the representative from the **Koki Lesedi Trading** to present.

INTRODUCTION/PURPOSE

To indicate the demand for Heritage Memorial Cemetery Parks (HMCP) as an alternative to ordinary cemeteries.

SERVICES TO BE OFFERED BY (HMCPs)

- Parking
- Permanent restrooms,
- Welcoming entrance sign with map at each entrance
- A very small concession stand and/ or vending machines
- A memorial garden to veterans
- The existing youth sports memorial
- A clear comfortable pedestrian and bicycle access point
- Lightning
- Internal pedestrian circulation system; with good signage

THE SECTION 80 COMMITTEE: LED, SPATIAL PLANNING AND LAND USE MANAGEMENT RESOLVED: (22 MAY 2017)

1. That the presenter must meet with Mr Niewoudt, Mr Boipelo, the Acting Director of LED, Spatial Planning for further engagements.
2. In the next meeting the follow up will be needed of the three Presentations and after they reported to the Committee, it will then be taken to MAYCO.

9. MATTERS FOR DISCUSSION LED3/2017 - LED7/2017

10. CLOSURE

The meeting was officially closed at 16:15pm

CHAIRPERSON

DATE

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LED3/2017

WARD 27: FEASIBILITY ANALYSIS OF THE DEVELOPMENT OF VACANT MUNICIPAL LAND IN THE FLAMINGO PARK AND WELKOM EXTENSION 17 PRECINCT AREAS (AED: LED, P & HS)

1. PURPOSE OF REPORT

The purpose of the report is to present to the Section 80 Committee with a feasibility analysis regarding the development of the vacant Municipal owned land in the Flamingo Park and with the main focus on the Welkom x17 precinct area.

THE SECTION 80 COMMITTEE: LED, SPATIAL PLANNING AND LAND USE MANAGEMENT RESOLVED: (22 MAY 2017)

1. That the development potential of the X17 precinct area be noted, especially with regards to the development of medium to high density residential development including town houses, retirement villages, student accommodation etc. and that the X17 precinct area be declared a high priority development area of the Municipality.
2. That in accordance with the Matjhabeng SDF, the necessity for the development of a Phase 3 SDF for the X17 Precinct area be supported as a high priority of the Municipality in terms of which all land uses and especially bulk services requirements for such areas can be determined and costed and that a possible joint venture be negotiated with Harmony Gold to share the financial responsibility of the Phase 3 precinct plan.
3. That it be noted that the immediate development of the area is not recommended until the Theronia, and Witpan waste treatment plants are not upgraded and functional.
4. That no further development of the area be permitted until the required capital development cost for the upgrading of the bulk engineering services as contemplated in the report is not committed.
5. That the limited electrical bulk capacity be noted and that no further development of the area be permitted until the expansion cost of the electrical X17 substation is not financially committed.

LED4/2017

MATJHABENG: MOTIVATION FOR THE INVITATION OF DEVELOPMENT PROPOSALS FOR THE DEVELOPMENT OF GAP HOUSING ON A PORTION OF THABONG X22(THANDANANI) VIA THE PUBLIC BIDDING PROCESS (AED:LED,P & HS)(1/1/38)

1. PURPOSE OF REPORT

The purpose of the report is to motivate the invitation of the development proposals for the development of gap market housing on a portion of the vacant township of Thabong X22.

THE SECTION 80 COMMITTEE: LED, SPATIAL PLANNING AND LAND USE MANAGEMENT RESOLVED: (22 MAY 2017)

1. That it be approved that the undeveloped vacant residential erven (320) in Thabong Extension 22 are not required to provide minimum level of Services to the community, and can therefore be made available to a developer in order to:
 - i. Develop gap – market houses for alienation to end – beneficiaries.
 - ii. Provide the internal and bulk services for the entire development area in accordance with Municipal standards.
2. That the Municipal Manager be mandated to invite development proposals in the press in which case prospective developers be requested to submit development proposals in accordance with Council's development guidelines as contemplated in par.3.2.3 of the report.
3. That the Municipal Manager, in compliance with Section 6.20 of the SCM Policy and Policy on the Alienation of Immovable Assets, shall submit a report to Council concerning the outcome of the bidding process, the market value of each of the vacant residential sites to be disposed of as well as the proposed land availability and services agreement with the developer.
4. That Council accepts the responsibility regarding the provision of bulk services to the development area in principle and that the cost thereof be taken up in the 2018/2019 Capital budget, but in case funding is not be available prospective developers be requested to submit proposals regarding the provision of bridging funding.

LED5/2017

PROGRESS REPORT OF THE MUNICIPAL PLANNING TRIBUNAL (AED: LED, P & HS)

PURPOSE

The purpose of the item is to provide a progress report to the Section 80 Committee on the functioning and decisions taken on applications by the Municipal Planning Tribunal, for notification

BACKGROUND

COUNCIL RESOLVED :(13 DECEMBER 2016)

1. That the Council **Authorises** the Municipal Manager to advertise for the filling of vacancies on the Matjhabeng Municipal Planning Tribunal created by the resignation and withdrawal of certain members.
2. That Council **APPOINTS** Mr B. Molelekoa and Mr F Niewoudt as alternate member to serve on the Municipal Planning Tribunal as an official representing the Matjhabeng Municipality in the Tribunal.
3. That the total membership of the Tribunal BE CHANGED from nine (9) to seven (7) consisting of four (4) outside members and three (3) officials.
4. That Council **APPOINTS** Ms M.R Nkhasi as the Deputy Chairperson of the Matjhabeng Municipal Planning Tribunal.
5. That Council Authorises the Speaker to constitute the panel for appointment of additional members of the Matjhabeng Municipal Tribunal.
6. That the appointment of the Municipal Planning Tribunal should be finalized by the end of January 2017.

THE SECTION 80 COMMITTEE: LED, SPATIAL PLANNING AND LAND USE MANAGEMENT RESOLVED: (22 MAY 2017)

1. That the Section 80 Committee LED, Spatial & Planning takes note of the recommendations

LED6/2017

APPROVAL FROM COUNCIL TO REQUEST HARMONY GOLD MINING COMPANY LIMITED TO RELEASE AND DONATE ALL SLIME DAMS AND ROCK DUMPS THAT HAD BEEN DESERTED AND DEPOSITED ON THE MATJHABENG MUNICIPAL LAND FOR MANY YEARS(AED:LED,P &HS)

PURPOSE

This report serves to request approval from Council to request Harmony Gold Mining Company Limited to release and donate all slime dams and rock dumps that had been deserted and deposited on Matjhabeng Municipal land for many years. The report also highlight the frustrations and challenges faced by prospective small Companies who wants to participate in the mining sector by re – mining and processing of mineral deposit from these rock dumps and slime dams. This report further provides information with regard to the mining permit/license application submitted by the prospective small scale mining companies to the Department of Mineral Resource.

THE SECTION 80 COMMITTEE: LED, SPATIAL PLANNING AND LAND USE MANAGEMENT RESOLVED: (22 MAY 2017)

1. That the Municipal Manager **WRITES** a letter to Harmony Gold Mining Company Limited requesting all the slime dams and rock dumps deposited in the Matjhabeng Local Municipality and any other slime dam /rock dumps on other land to be officially donated to the Municipality.

LED7/2017

PROGRESS REPORT WITH REGARD TO THE MINERAL TESTING, THE DETERMINATION OF ECONOMIC VIABILITY AND THE UNDERTAKING OF ENVIRONMENTAL STUDIES MADE BY MAHOKO RECOVERY AND REFINERY(PTY)LTD AT SAAIPLAAS FARM 690, WELKOM(AED:LED,P &HS)(18/4/2/1/36)

PURPOSE

This report serves to give progress made with regard to the mineral testing, the determination of economic viability and the undertaking of environmental studies by Mahoko Recovery and Refinery (PTY) LTD for slime dump situated Saaiplas Farm 690, Welkom.

THE SECTION 80 COMMITTEE: LED, SPATIAL PLANNING AND LAND USE MANAGEMENT RESOLVED: (22 MAY 2017)

1. That the current permit holder of the mining rights and surface permits gives authority to both the Municipality and /or the applicant to conduct the activities of prospecting and/or mining on the target property viz. the slime dump at Saaiplas Farm 690.
2. That such authority from the permit holder should also include all applicable conditions in terms of applicable mining legislation.
3. That the approval and conditions of the Department of Minerals and Energy be adhered to.
4. That the disposal be in accordance with the MFMA prescripts.
5. That the feasibility study for the Municipality must be done.
6. That the project must also benefit the people from Matjhabeng Municipality.
7. That the Matjhabeng legal department, the office of the Municipal Manager, Harmony must work together to resolve the matter.