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MATJHABENG MUNICIPALITY

ANNEXURES

Of the

HUMAN SETTLEMENTS MEETING

Convened for

THURSDAY, 07 NOVEMBER 2019

At

10:00

ROOM 402, PROCOR BUILDING, WELKOM

MINUTES OF NYAKALLONG STAKEHOLDER PARTICIPATION MEETING: IDENTIFICATION OF VACANT LAND FOR SHORT TO MEDIUM TERM RESIDENTIAL DEVELOPMENT

DATE: 30 JUNE 2017

VENUE: ALLANRIDGE LIBRARY

TIME: 10:00 am

1. OPENING AND WELCOME

Mr Fanie Nieuwoudt (Manager of LED and Planning) and introduction of Ward Counsellors and everyone who attended the meeting.

2. PURPOSE OF MEETING

To work on sites identified and they need to be planed for services. Because previously only 100 sites were allocated.

3. DISCUSSION: AVAILABLE ON THE ERVEN BACKLOG

Reach consensus and take to counsel.

Beneficiary list (waiting): 1557 from the Human Settlements

Estimation from ward counsellor: \pm 2500–3000

Growth from the farms and growth of children from 2014 (1 800) there was growth of figures

Stats SA: 33 hectors

1 200 stands

20 year projection = 1 400 stands

4. DISCUSSION: AVAILABLE VACANT MUNICIPAL LAND

Meet with Engineers

We must do proper planning

Sufficient bulk

CRU- School site

- A. Land
- B. Time plan
- C. Services
- D. Develop

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Target will be 2 500- 3000

There's also a proposal of flats

There were 454 mines before but only 5 are operating now.

5. FEASIBILITY ANALYSIS

For investigation whether a site is Municipal owned or privately owned.

6. OTHER REQUIRED LAND USES

Department of Education: Library, Sport Centre, etc.

- Site1 - they have agreed to it only engineers will decide if its appropriate
- Site2 - UITKYK 258 BELONGS TO Municipality (Investigation about it)supported as well by counsellors and committee
- Site3 - there is a slopes (can be investigated)

2

- Site4 - no services (investigate to convert it in mixed houses)
- 5 – investigate/look for existing sites that are not used and see what we can do about them and turn a Municipal farm into a commonage.

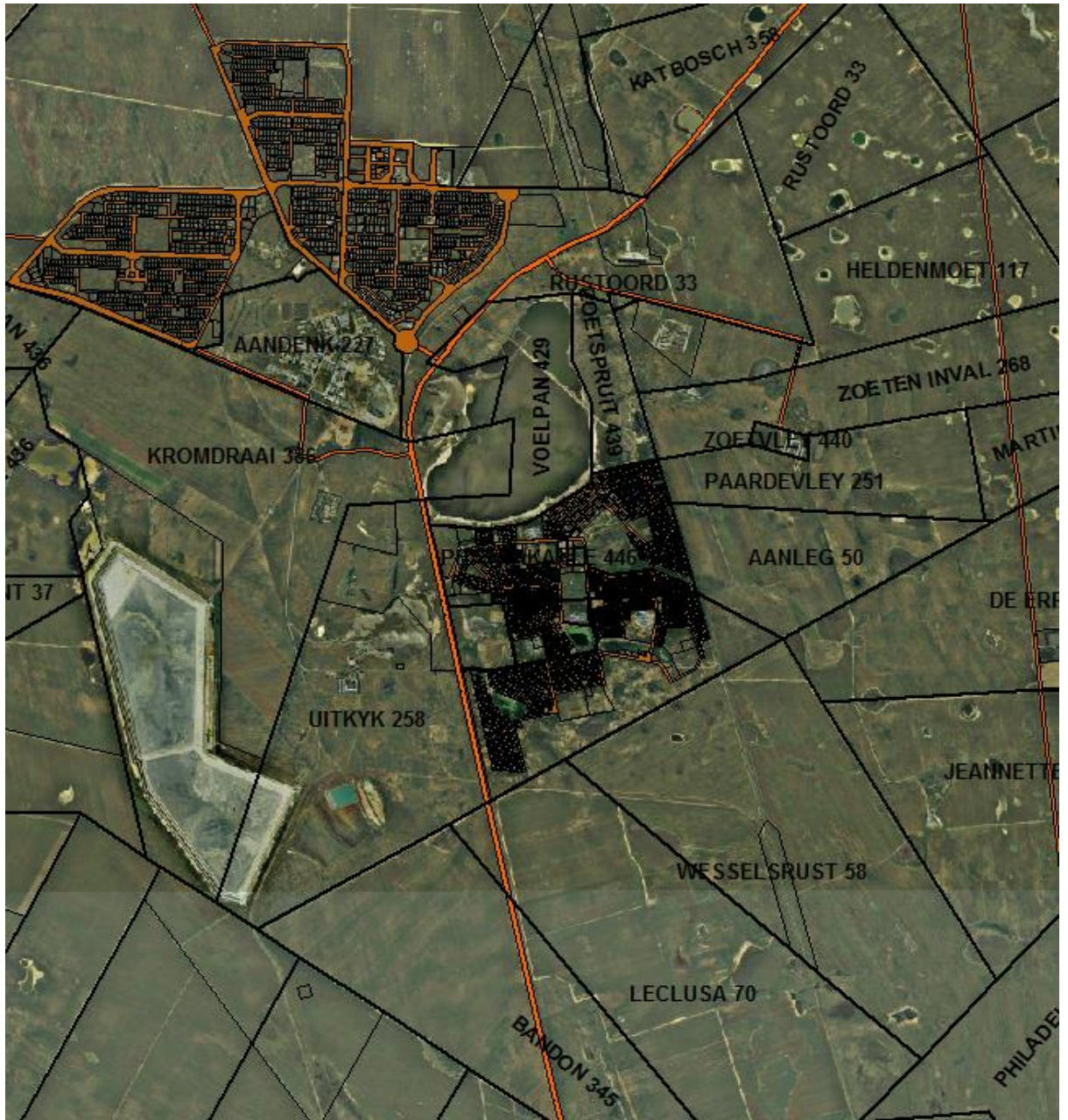
7. DATE OF THE NEXT MEETING

8. Mr Fanie will be in touch with the ward counsellors after a month (Inform/ call any day not on Friday for a meeting)

9. CLOSURE

Mr Fanie Nieuwoudt

Time of closure of the meeting: 12:00pm



Enquiries: Jisreel Leroy Kale
Tel: 051- 404 – 9241
Fax: 051-404 9266



education

Department of
Education
FREE STATE PROVINCE

MATJHABENG LOCAL MUNICIPALITY
Office of the Municipal Manager

Cnr State Way & Tulbagh Street

P.O. Box 708

WELKOM

9460

Attention: Mr. E.T Tsoaeli – Municipal Manager.

CC: Mr. Fanie Nieuwoudt – Manager Development & Planning.

CC: Ms Morakane Mothekhe – Senior Manager Human Settlements.

**RE: FUTURE UTILIZATION OF VARIOUS ERVEN WITHIN NYAKALLONG (ALLANRIDGE)
EARMARKED FOR EDUCATIONAL PURPOSES.**

The above matter refers.

Your letter dated 3rd August 2018, and E-mail dated 31st May 2018 Bears reference (See attachment).

The Department hereby acknowledges the Municipals request for relinquishing some of the erven that were initially earmarked for educational purposes, in order to address the Municipals challenges regarding their housing backlog.

In light of the above, the Department has therefore conducted site verifications and needs assessment on all of the various vacant erven situated in Nyakallong. This included taking into account the current amount of schools within the area, overcrowding concerns within the various schools, the estimated housing backlog and the Municipal Spatial Development Framework, etc...

The Department has therefore decided to retain the following land parcels for future development purposes:

- Erf: 3824 – Proposed future Primary School.
- Erven 3209, 3210 & 3211 to be consolidated for proposed Large Secondary School.

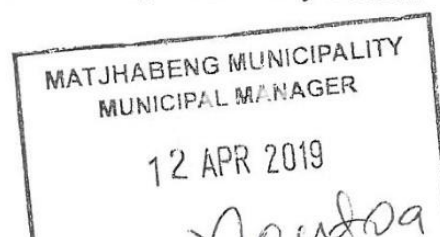
PO Box 20565, Bloemfontein, 9300

Directorate: Physical Resource Planning & Property Management,

Old CNA Building (Bloem Plaza), Room 401, Charlotte Maxeke Street, Bloemfontein

Tel: (051) 404 9241

Fax: (051) 404 9266



RE: FUTURE UTILIZATION OF VARIOUS ERVEN WITHIN NYAKALONG (ALLANRIDGE) EARMARKED FOR EDUCATIONAL PURPOSES.

The following land parcels are to be surrendered back to the Municipality:

- Erf: 3825
- Erf: 3826
- Erf: 3812


Please find attached the following documents:

- A) Aerial Map indicating the various sites to be retained & surrendered within Nyakallong.
- B) E - mail requesting assistance from Municipals Town Planner.
- C) Municipal Stakeholder Participating Meeting minutes.
- D) Municipal letter requesting assistance.

Please note that the Department is still in the process of conducting assessments for the erven situated in Thabong and Mmamahabane and will notify the Municipality of the outcome in due course.

I trust you find the above in order.

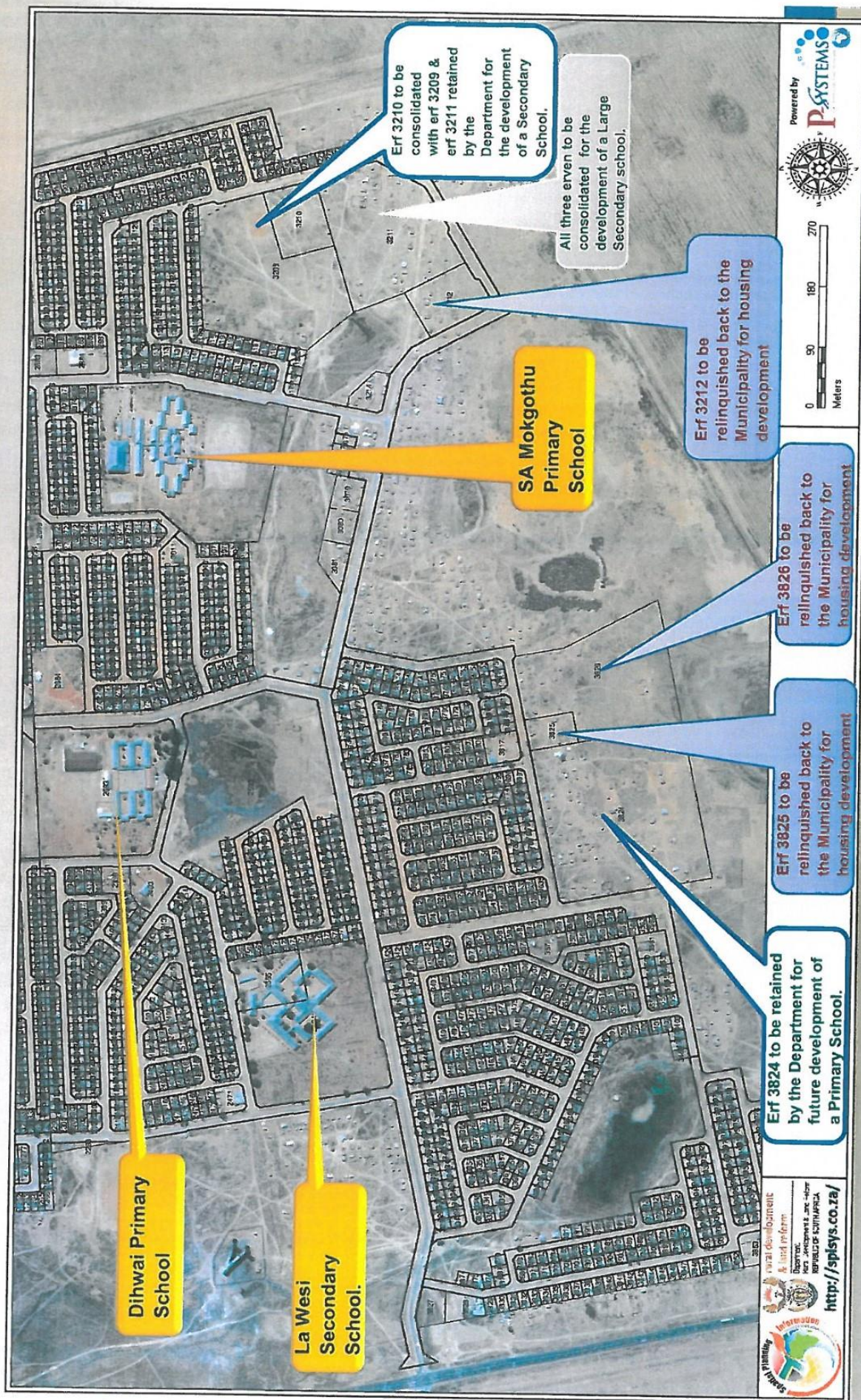
Kind regards,



ADV. TH. Malakoane
HOD: Department of Education
Date 27/3/2019

MATJHABENG LOCAL MUNICIPALITY

FUTURE UTILIZATION OF EDUCATIONAL ERVEN IN NYAKALLONG



Jisreel Leroy Kale

From: Fanie Nieuwoudt <Fanie.Nieuwoudt@matjhabeng.co.za>
Sent: Thursday, 31 May 2018 2:27 PM
To: Jisreel Leroy Kale
Cc: Galeboe Mogatle; Morakane Mothekhe; Boipelo B. Molelekoa
Subject: AVAILABLE SCHOOL ERVEN IN NYAKALLONG
Attachments: NYAKALLONG AVAILABLE SCHOOL SITES.docx

Mr Kale

Beacause of land invasions I am urgently kooking vor vacant land in an around Nyakallong for the creation of residential erven. I hereby attach a map indicating school sites where some settlement already took place.

The target properties are:

3824

3826

3825

3210

3211

3212

I will appreciate if you can indicate if these sites should in total be reserved for the development of schools; or if the planning of residential sites on these properties can proceed.

S NIEUWOUDT
 MANAGER DEVELOPMENT PLANNING

MATJHABENG MUNICIPALITY
 TEL: 057-9164187
 CELL: 0825528184
 MAIL: fanien@matjhabeng.co.za

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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:	19/3/2/1
Date:	3 August 2018

Free State Department of Education
Physical Resource Planning and Property management
Old CNA Building room no 402/509
Charlotte Maxeke Street
Bloemfontein
9301
Attention: Mr Moeti /Adv. Mokgobo

Sir

MATJHABENG: INVESTIGATION TO UTILIZE EXISTING SCHOOL SITES FOR OTHER LAND USES

I hereby request your comment in relation to the possibility to utilize the following existing vacant school sites for other uses:

1. Thabong – Erf 15574 (See attached location plan):

There have been requests from the community to convert the current site into commercial/light industrial uses.

2. Thabong – Erf 21378

The site is currently vacant and there is already informal will for it to be converted into residential

3. Nyakallong: Erven 3209, 3210, 3211, 3212 as well as erven 3824, 3825, 3826 (See the attached location plan):

In Nyakallong there is a site backlog of approximately 2000 erven. The possibility is currently investigated to:

- a) Utilize some of the available vacant land in Nyakallong for the creation of residential sites (infill developments) e.g. vacant school erven as a first priority. These school erven have already been occupied by informal settlement.
- b) Convert available middle income erven in Allanridge for low cost development.
- c) To purchase the adjacent farm Le Clusa for future residential development.

4. Mmamahabane: Erf 2175 (See attached location plan):

The Municipality has the intention to create and make land available for the development of a commercial hub adjacent to the N1 road in order to support economic development in Ventersburg and MMamahabane. In order to achieve this objective a portion of the farm Tswelangpele and Erf 2175 adjacent to the N1 road will be suitable.

Your urgent response in relation to the possible utilization of the mentioned school erven will be appreciated.

I hope that you will find the above in order.

Yours faithfully

.....
E T TSOAELI
MUNICIPAL MANAGER

**PROPOSED SHORT TO MEDIUM TERM STRATEGY FOR RESIDENTIAL DEVELOPMENT IN
ALLANRIDGE/NYAKALLONG**

MAP AREA	PROJECT - AREA DESCRIPTION	CURRENT STATUS	OWNERSHIP	ERF POTENTIAL	DEVELOPMENT STRATEGY	ACTION PLAN	2019 2020	2020 2021	2021 2022	
NYAKALLONG										
1	Nyakallong – HS project – Planning and Pegging – 100 erven	Vacant HS finalised township layout, approval, pegging, registration with SG and registration in Deeds Office.	Matjhabe ng	Potential 100 low cost erven	<ul style="list-style-type: none"> Allocate erven to beneficiaries as soon as services by are constructed by HS 	<ul style="list-style-type: none"> Provision of internal and bulk services Allocation of erven 		*		
2	Existing school erven – allocated by Education Department: Erven numbers: 3825 - 3140 3826 - 30517 3512 – 7386m Total- 41043	Vacant	Municipality	Total area – 41043 m. Potential – 60 low cost erven	<ul style="list-style-type: none"> Subdivide the school erven into low cost erven (350m erven) 	<ul style="list-style-type: none"> Finalise town-planning Internal and bulk services Allocation of sites 		*	*	
ALLANRIDGE										
3	Allanridge X2	Vacant pegged erven	Municipality	Vacant erven of 1200m – total 191	<ul style="list-style-type: none"> Make the existing erven in phases available to individuals and developers for a mixed use development (gap, flisp, bonded typologies) 	<ul style="list-style-type: none"> Provision of bulk and internal services – Phase 1 Alienation of erven 		*		

MAP AREA	PROJECT - AREA DESCRIPTION	CURRENT STATUS	OWNERSHIP	ERF POTENTIAL	DEVELOPMENT STRATEGY	ACTION PLAN	2019 2020	2020 2021	2021 2022	
4	Allanridge X3	Vacant Single residential – north of Killarney erven 833m-1200m – total vacant = 118	Municipality	118	<ul style="list-style-type: none"> Make the existing vacant erven north of Killarney road available to individuals and developers for a mixed use development (gap, flisp, bonded typologies) 	<ul style="list-style-type: none"> Alienation of erven 	*	*	*	
4	Allanridge X3	General Residential – north of Killarney rd	Municipality	3 vacant erven total potential – total area = 17029. Potential = 70 units of 120m	<ul style="list-style-type: none"> Make the existing vacant general residential erven north of Killarney road available to individuals and developers for development of town houses, rental units etc. 	<ul style="list-style-type: none"> Alienation of erven 	*	*	*	
4	Allanridge X3	Single Residential – Area south of Killarney y	Municipality	315 vacant erven of 833m. As low cost of 350m potential is 749	<ul style="list-style-type: none"> Covert a portion of the existing erven south of Killarney Road into low cost residential sites of 350m. to be 	<ul style="list-style-type: none"> Town Planning Provision of services where required Allocation of erven 		* *		

MAP AREA	PROJECT - AREA DESCRIPTION	CURRENT STATUS	OWNERSHIP	ERF POTENTIAL	DEVELOPMENT STRATEGY	ACTION PLAN	2019 2020	2020 2021	2021 2022	
					allocated to beneficiaries.					
4	Allanridge X3	General Residential - Area south of Killarney	Municipality	23 vacant erven. Potential 1 256 units	<ul style="list-style-type: none"> Make the existing vacant general residential erven south of Killarney road available to individuals and developers for development of town houses, rental units etc. 	<ul style="list-style-type: none"> Provision of services where required Alienation of erven 		*		
GREENFIELDS – LAND ACQUISITION										
5	Leclusa 70 – SDF recommendation	Vacant farmland – Farmer willing to sell	Private	Potential 1 1093 erven	<ul style="list-style-type: none"> Negotiate over the medium term with the owner to purchase / swop the farm for future low cost development 	<ul style="list-style-type: none"> Negotiate with owners Acquisition of funding Purchase 		*	*	
6	Wesselsrust – SDF recommendation	Vacant farmland- Still to be negotiated with owner	Private	Potential 1 1800 erven	<ul style="list-style-type: none"> Negotiate over the medium term with the owner to purchase / swop the farm for future low cost development 	<ul style="list-style-type: none"> Negotiate with owners Acquisition of funding Purchase 			*	

MA P ARE A	PROJECT - AREA DESCRIPTION	CURREN T STATUS	OWNERSH IP	ERF POTENTI AL	DEVELOPME NT STRATEGY	ACTION PLAN	201 9 202 0	202 0 202 1	202 1 202 2	
				Estimat ed total potentia l – 4437 units						