

MANGAUNG METROPOLITAN MUNICIPAL COUNCIL

RESOLUTIONS : JANUARY – SEPTEMBER 2013

<u>SPECIAL MEETING : THURSDAY, FEBRUARY 7, 2013</u>	<u>RESOLUTION</u>	<u>RESPONSIBLE DIRECTORATE</u>	<u>COMMENTS</u>
1. OPENING 2. APPLICATIONS FOR LEAVE OF ABSENCE 3. OVERVIEW AND MATTERS BY THE EXECUTIVE MAYOR	<i>Noted</i> <i>Noted</i>		
Items received from the Municipal Manager and the Executive Mayor FOR CONSIDERATION by the Council			
4. 2012/2013 INDIGENT REGISTER	RESOLVED (a) that the Council approve the 30 766 households for inclusion in the 2012/2015 Indigent Register retrospectively with effect from January 1, 2013; (b) that the Indigent Register be retrospectively approved by the Council for the period September 1 to December 2012; (c) that the Council waive the raising of interest on all overdue accounts of indigents from the date of approval; (d) that the accounts be written off individually in order to ensure that the correct accounts with the correct details are written-off; (e) that the write-offs be authorised by the Municipal Manager or a delegated official for that matter and (f) that a detailed list of all the accounts which are written-off also those indigents who are not in need of a write-off, namely those with a zero balance as well as those with a credit balance, be submitted to the Council for noting.	CHIEF FINANCE OFFICER	
5. MUNICIPAL FINANCE MANAGEMENT ACT (MFMA) : MID-YEAR BUDGET	RESOLVED that in compliance with Section 72 of the MFMA	FINANCE	

<u>SPECIAL MEETING : THURSDAY, FEBRUARY 7, 2013</u>	<u>RESOLUTION</u>	<u>RESPONSIBLE DIRECTORATE</u>	<u>COMMENTS</u>
AND PERFORMANCE ASSESSMENT REPORT (MFMA Section 72(1)(a)) FOR THE SIX MONTHS PERIOD ENDED DECEMBER 31, 2012	<p>(a) <i>that in order to comply with Section 72(1)(b) of the MFMA, the Accounting Officer ensure that this report be submitted to the Executive Mayor, National Treasury and the Provincial Treasury, in both a signed document format and in electronic format;</i></p> <p>(b) <i>that the Executive Mayor and the Council should note and evaluate the reported assessed municipal mid-year financial performance against the budget for the 2012/2013 financial year and</i></p> <p>(c) <i>that based on the assessment of performance as indicated above and the need to accommodate the matters as indicated under paragraph 10 (Conclusion) of the report, it is recommended that an Adjustment Budget for the financial year 2012/2013 be made and tabled before the Council for consideration after approval of the mid-term report.</i></p>		
6. 2013 VALUATION ROLL : MUNICIPAL VALUER DESIGNATION AND DETERMINATION OF VALUATION DATE	<p>RESOLVED</p> <p>(a) <i>that in terms of Section 31(1) of the Municipal Property Rates Act (Act No 6 of 2004), the Council had determined October 1, 2012 as the date of valuation and July 2013 as the date of implementation of the new Valuation Roll and</i></p> <p>(b) <i>that in terms of Section 33(1) of the Municipal Property Rates Act (Act No 6 of 2004), Mr Salwen Clyde Butler is designated as the Municipal Valuer until the expiry date of the contract entered into with Messrs Opti Property Consultants.</i></p>	FINANCE	
7. ANNUAL REPORT FOR CENTLEC (SOC) FOR THE 2011/2012 FINANCIAL YEAR	<p>RESOLVED</p> <p>(a) <i>that the Council condone the late tabling of the Annual Report for the 2011/2012 financial year and</i></p> <p>(b) <i>that the Council take note that a consolidated Annual Report, containing an overview of the performance of Centlec (SOC), consolidated Annual Financial Statements and consolidated Audit Report</i></p>	CENTLEC	

<u>SPECIAL MEETING : THURSDAY, FEBRUARY 7, 2013</u>	<u>RESOLUTION</u>	<u>RESPONSIBLE DIRECTORATE</u>	<u>COMMENTS</u>
	<i>of the Auditor-General, is developed.</i>		
8. ANNUAL REPORT FOR THE MANGAUNG METROPOLITAN MUNICIPALITY FOR THE 2011/2012 FINANCIAL YEAR	<i>This item had been discussed, dealt with and resolved upon under Item 7 on page 8 of this minutes</i>	OFFICE OF THE CITY MANAGER	
9. MANGAUNG METROPOLITAN MUNICIPALITY : MID-YEAR PERFORMANCE REVIEW 2013/2014	<i>RESOLVED that the Council approve the report.</i>	OFFICE OF THE CITY MANAGER	
10. CLOSING	<i>Noted</i>		

<u>SPECIAL MEETING : THURSDAY, FEBRUARY 14, 2013</u>	<u>RESOLUTION</u>	<u>RESPONSIBLE DIRECTORATE</u>	<u>COMMENTS</u>
11. OPENING 12. APPLICATIONS FOR LEAVE OF ABSENCE	<i>Noted</i> <i>Noted</i>		
REPORTS RECEIVED FROM THE SPEAKER			
13. COMPOSITION OF THE SECTION 79 COMMITTEES	<p>RESOLVED</p> <p>(a) that the Council approve the revised composition of the Section 79 Committee : Oversight and Public Accounts as follows, namely:</p> <p>Councillor SCK Sechoaro (Chairperson) Councillor FP Ramokotjo Councillor BNV Madela Councillor TWG Pato Councillor MJ Nkoe Councillor RLAE Moloabi Councillor GM Thipenyane Councillor S Dyosiba Councillor JF Britz Councillor PJJ van Biljon Councillor TM Ramona Councillor JD Powell Councillor MB Mononyane;</p> <p>(b) that the two (2) names of the members of the public who would serve on the Section 79 Committee : Oversight and Public Accounts, be provided at the next ordinary meeting of the Council and</p> <p>(c) that the Council approve the recommended Chairpersons for the Section 79 Committee : Public Places and Street Naming as well as the Section 79 Committee : Rules as follows, namely:</p> <p>Chairperson, Section 79 Committee : Public Places and Street Naming – Councillor NA Ratsiu</p> <p>Chairperson, Section 79 Committee : Rules – Councillor LR July</p>	OFFICE OF THE SPEAKER	

<u>SPECIAL MEETING : THURSDAY, FEBRUARY 14, 2013</u>	<u>RESOLUTION</u>	<u>RESPONSIBLE DIRECTORATE</u>	<u>COMMENTS</u>
<p>14. INCLUSION OF TRADITIONAL LEADERS INTO THE COUNCIL ACTIVITIES</p>	<p>RESOLVED</p> <p>(a) <i>that the Council take note of the report;</i></p> <p>(b) <i>that the Barolong Boo Seleka Traditional Leaders be officially invited to participate in all the Council activities as observers only and due thereto that they are not elected, would not be allowed to take part in any voting processes of the Council and</i></p> <p>(c) <i>that concurrence be sought from the MEC on the percentage participation of the Barolong Boo Seleka Traditional Leaders in the Mangaung Metropolitan Municipal Council.</i></p>	<p>OFFICE OF THE SPEAKER</p>	
<p>15. PUBLIC PROTEST AND UNREST IN WARD 45</p> <p>16. CLOSING</p>	<p>WITHDRAWN</p> <p><i>Noted</i></p>		

<u>ORDINARY MEETING : THURSDAY FEBRUARY 28, 2013</u>	RESOLUTION	RESPONSIBLE DIRECTORATE	COMMENTS
17. OPENING 18. APPLICATIONS FOR LEAVE OF ABSENCE 19. OFFICIAL ANNOUNCEMENTS OF THE SPEAKER 20. REPORTS OF THE SPEAKER IN TERMS OF RULES 15(1) AND 99(4) 21. APPLICATIONS AND APPEALS FROM COUNCILLORS IN TERMS OF RULES 14(1), 67 AND 72 22. REPORTS RECEIVED FROM THE SPEAKER	<i>Noted</i> <i>Noted</i> <i>Noted</i> <i>Noted</i> <i>Noted</i>		
22A PUBLIC PROTEST AND RECOMMENDATION FOR SPECIAL RISK INSURANCE COVER	RESOLVED (a) that the Council take note of the report; (b) that the Mangaung Metropolitan Municipal Council implement measures to protect the properties and assets of Councillors as per Government Gazette No 35962 of December 7, 2012 (Upper Limits); (c) that the Municipal Manager be mandated to implement the deductions, once the relevant information is provided by individual Councillors.	FINANCE	
23. MOTIONS OF SYMPATHY AND CONGRATULATIONS BY THE SPEAKER 24. MOTIONS OF SYMPATHY AND CONGRATULATIONS BY OTHER COUNCILLORS 25. DEPUTATIONS AND INTERVIEWS 26. DISCLOSURE OF INTEREST	<i>Noted</i> <i>Noted</i> <i>Noted</i> <i>Noted</i>		
27. MINUTES OF PREVIOUS MEETINGS	RESOLVED that the following minutes be approved by the Council, namely: (a) the minutes of the ordinary meeting of the Mangaung Metropolitan Municipal Council that		

<u>ORDINARY MEETING : THURSDAY FEBRUARY 28, 2013</u>	RESOLUTION	RESPONSIBLE DIRECTORATE	COMMENTS
	<p><i>was held on Thursday, November 29, 2012;</i></p> <p><i>(b) the minutes of the special meeting of the Mangaung Metropolitan Municipal Council that was held on Tuesday, December 4, 2012 with the amendments as requested;</i></p> <p><i>(c) the minutes of the special meeting of the Mangaung Metropolitan Municipal Council that was held on Thursday, February 7, 2013 and</i></p> <p><i>(d) the minutes of the special meeting of the Mangaung Metropolitan Municipal Council that was held on Thursday, February 14, 2013.</i></p>		
<p>28. QUESTIONS OF WHICH NOTICE HAVE BEEN GIVEN</p> <p>29. OVERVIEW AND MATTERS BY THE EXECUTIVE MAYOR</p>	<p><i>Noted</i></p> <p><i>Noted</i></p>		
<p><u>Reports of the Executive Mayor</u></p>			
<p>30. POLICY FOR MANAGING THE PERFORMANCE OF SECTION 56 EMPLOYEES OF THE CITY OF MANGAUNG</p>	<p>RESOLVED</p> <p><i>(a) that the Council consider and approve the Draft Policy on Managing the Performance of Section 56 managers;</i></p> <p><i>(b) that the Council note that the said Policy was subjected to a public participation process and</i></p> <p><i>(c) that the Council mandate and authorise the Executive Mayor to appoint the members of the Performance Management Panel.</i></p>	<p>OFFICE OF THE CITY MANAGER</p>	
<p><u>Items received from the Municipal Manager and the Executive Mayor and FOR CONSIDERATION by the Council</u></p>			
<p>31A1 MANGAUNG METROPOLITAN MUNICIPALITY : FIRST ADJUSTMENTS BUDGET FOR THE 2012/2013 FINANCIAL PERIOD</p>	<p>RESOLVED</p> <p><i>(a) that in terms of Section 28 of the MFMA, No 56 of 2003, the Annual Budget (as approved on June 15, 2012) of the Municipality's -</i></p>	<p>FINANCE</p>	

<u>ORDINARY MEETING : THURSDAY FEBRUARY 28, 2013</u>	RESOLUTION	RESPONSIBLE DIRECTORATE	COMMENTS
	<p>(i) <i>Operating Revenue be increased by R667,7 million to R5 556,02 million;</i></p> <p>(ii) <i>Operating Expenditure be increased by R604,3 million to R4 780,62 million;</i></p> <p>(iii) <i>Capital Expenditure Budget be increased by R241,4 million to R995,07 Million;</i></p> <p><i>be approved/adopted for the 2012/2013 financial year as set out in the following tables, namely:</i></p> <p>(a) <i>Table B1 - Consolidated Adjustments Budget Summary;</i></p> <p>(b) <i>Table B2 - Consolidated Adjustments Budget Financial Performance (Revenue and Expenditure by Municipal Vote);</i></p> <p>(c) <i>Table B3 - Consolidated Adjustments Budget Financial Performance (Standard Classification);</i></p> <p>(d) <i>Table 4 - Consolidated Adjustments Budget Financial Performance (Revenue and Expenditure);</i></p> <p>(e) <i>Table 5 - Consolidated Adjustments Capital Expenditure. Budget by Vote and Funding.</i></p>		
<u>Items received from the Municipal Manager and the Executive Mayor in terms of DELEGATED POWERS</u>			
<p>31B1 APPLICATION FOR A SPECIAL CONSENT FOR FLATS ON ERF 17440, LEBONA MOTSOENENG STREET BLOMANDA, MANGAUNG IN TERMS OF ANNEXURE "F" TO THE TOWNSHIP ESTABLISHMENT AND LAND USE REGULATIONS (1984) AS AMENDED : APPLICANT : MESSRS MPHALALA HOUSING DEVELOPMENT</p>	<p>RESOLVED that special consent be granted in terms of Section 10 of Annexure "F" to the Township Establishment and Land Use Regulations (1984) for flats on erf 17440, Blomanda, subject thereto that the applicant accepts the following conditions in writing, namely:</p> <p>(i) <i>that this special consent will automatically expires if the land or buildings are not used for the purpose of this consent within a continuous period of twenty one (21) months;</i></p> <p>(ii) <i>that, if the demand for electricity exceed the</i></p>	PLANNING	

ORDINARY MEETING : THURSDAY FEBRUARY 28, 2013	RESOLUTION	RESPONSIBLE DIRECTORATE	COMMENTS
	<p><i>capacity of the existing connection due to the proposed use and the electricity connection has to be enlarged, moved or altered, or the infrastructure has to be extended, the cost thereof shall be for the sole account of the applicant. These costs are obtainable on the receipt of an application form which is available from Messrs Centlec (Pty) Ltd (Planning Section);</i></p> <p><i>(iii) that, if Telkom equipment is damaged or must be moved during the development, the Mangaung Local Municipality do not accept responsibility for any costs involved and such costs shall be for the sole account of the applicant;</i></p> <p><i>(iv) that building plans be submitted for the proposed development, which must conform to all relevant requirements of Annexure "F". Parking must be provided as required by Annexure "F" and developed in such a manner that the location of the required parking, vehicle entrances and exits and other conditions as set out in the submitted traffic impact study are to the entire satisfaction of the General Manager : Planning;</i></p> <p><i>(v) that the applicant adheres to the conditions as set out in the "Record of Decision" as requested in terms of the Environment Conservation Act (Act No 73 of 1989);</i></p> <p><i>(vi) that open parking must be shaded by the optimal use of existing trees and trees must be planted and maintained at a minimum ratio of one (1) tree providing shade for every two (2) parking bays in the case of single rows of parking or one (1) tree providing shade for every four (4) parking bays in a case of double rows of parking, in such a manner that shade is provided for all passenger vehicle parking bays to the entire satisfaction of the General Manager : Parks and Cemeteries;</i></p> <p><i>(vii) that the applicant will be responsible for any improvements and/or alterations to the municipal civil engineering services that might be required as a result of the proposed development or changed land use, in order to maintain the same level of services as defined by the Head :</i></p>		

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	<p><i>Engineering Services and the applicant will be responsible for appointing a professional engineer, at own cost, for the investigation, design and supervision thereof, if needed, all for the sole account of the applicant;</i></p> <p><i>(viii) that the water and electricity tariff as well as the property rates be replaced with applicable tariffs from the date of approval of this consent and</i></p> <p><i>(ix) that this consent does not exempt the applicant from complying with all the applicable health requirements from the Department of Social Services and the applicable advertising regulations.</i></p>		
<p>31B2 APPLICATION FOR THE AMENDMENT OF THE BLOEMFONTEIN TOWN PLANNING SCHEME BY REVISING "SPECIAL USE LXXXII" PERTAINING TO ERF 1465, LANGENHOVEN PARK, BLOEMFONTEIN : APPLICANT : MESSRS URBAN DYNAMICS TOWN AND REGIONAL PLANNERS</p>	<p>RESOLVED that the Head of the Department of Co-operative Governance and Traditional Affairs, Free State Provincial Government be informed as follows, namely:</p> <p><i>(a) that an application for the amendment of the Bloemfontein Town Planning Scheme by revision of the existing "Special Use Lxxxii" to allow the proposed land uses, be recommended for approval.</i></p> <p><i>However, the approval of the above-mentioned applications will be subjected to the following conditions and that the application only be finally approved after the applicant have accepted the following conditions in writing, namely:</i></p> <p><i>(i) that the applicant be liable for the cost of re-valuation of the property after rezoning, payable at the Chief Financial Officer;</i></p> <p><i>(ii) that, if the demand for electricity exceed the capacity of the existing connection due to the proposed use and the electricity connection has to be enlarged, moved or altered, or the infrastructure of Messrs Centlec (Pty) Ltd be extended, the cost thereof shall be for the sole account of the applicant. These costs are obtainable on the receipt of an application form which is available from Messrs Centlec (Pty) Ltd (Planning Section);</i></p>	<p>PLANNING</p>	

<u>ORDINARY MEETING : THURSDAY FEBRUARY 28, 2013</u>	RESOLUTION	RESPONSIBLE DIRECTORATE	COMMENTS
	<p>(iii) <i>that, if Telkom equipment is damaged or must be moved during the development, the Mangaung Local Municipality do not accept responsibility for any costs involved and such costs shall be for the sole account of the applicant;</i></p> <p>(iv) <i>that building plans be submitted which conform to all the relevant requirements of the Bloemfontein Town Planning Scheme as well as the National Building Regulations. Parking must be provided and developed in such a manner that the location of the required parking, vehicle entrances and exits are to the entire satisfaction of the General Manager : Planning;</i></p> <p>(v) <i>that the applicant will be responsible for any improvements and/or alterations to the municipal civil engineering services that might be required as a result of the changed land use, in order to maintain the same level of services as defined by the Head : Engineering Services and will be responsible for appointing a professional engineer, at own cost, for the investigation, design and supervision thereof, if necessary;</i></p> <p>(vi) <i>that the water and electricity tariff as well as the property rates, be replaced with business tariffs from the month following the approval;</i></p> <p>(vii) <i>that all new private development in the sub -areas describe in Bulk Services Master Plan or similar to anyone listed, the developers shall make an internal bulk contribution per square meter developed stand area for bulk services – escalated at the appropriate infrastructure development escalation rate (CPA) from the data of estimation on the tariff and</i></p> <p>(a) <i>that for water and sanitation services only those pipelines that are dedicated internal bulk lines laid outside a development and those lines that had to be increased in size to handle any flow through such a development will be considered as internal bulk lines;</i></p> <p>(b) <i>that where temporary internal bulk water and</i></p>		

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	<p><i>sanitation services are required until permanent bulk services are available, the cost shall be borne by the developer(s) requiring such services in the interim;</i></p> <p><i>(viii) that the developer will be responsible to register servitudes (minimum width 3m or the width of the services plus 1m on either side, whichever the widest) over the existing or proposed erven for all existing and new municipal services to the entire satisfaction of the Municipality;</i></p> <p><i>(ix) in case of rezoning, subdivision and densification of existing stands a densification contribution for an internal network and bulk services will be calculated based on an equivalent residential unit principle as indicated by the Municipality provided that;</i></p> <ol style="list-style-type: none"> <i>1. any upgrading of services that are specifically needed by the development, will be for the developer's cost;</i> <i>2. restrictive conditions applying in the area (like maximum size of water connections) shall apply;</i> <i>3. the developer shall provide the necessary on-site services like fire fighting services as might be required by the legislation and regulation;</i> <i>4. the Municipality can identify a small-holding or other area for upgrading of services in which case separate internal services and bulk contribution per square meter developed area can be calculated as provided for new development;</i> <i>5. the work must be constructed under the supervision of a professional engineer/technologist (further refer to as an Engineer) in accordance with the drawings by the Municipality and variations must be approved in writing by the Municipality;</i> <i>6. the appointment of a contractor (further refer to as the Contractor) is subjected to the</i> 		

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	<p><i>written approval by the Municipality and the Municipality must be informed of the construction program prior to the commencement of the work;</i></p> <p>7. <i>the Engineer must obtain the position of all existing services in the vicinity of the construction site from the relevant authorities e.g. Telkom, Centlec and the municipality (Water and Sanitation and/or Roads and Stormwater);</i></p> <p>8. <i>the necessary permission to remove trees that might have to be cut or removed during the construction of the works, must be obtained from the Parks Department;</i></p> <p>9. <i>the Engineer/contractor will be responsible for any damage caused to services or property that is directly or indirectly a result of works;</i></p> <p>10. <i>arrangements for the connection of new water and/or sanitation services to the existing services must be obtained from the Municipality (Maintenance);</i></p> <p>11. <i>record drawing on paper and in electronic format must be submitted to the Sub-Directorate Water and Sanitation and/or Roads and Stormwater at completion of the works and detailed according to the Sub-Directorate's requirements;</i></p> <p>12. <i>before the completion certificates may be certified by the engineer, the Municipality must be satisfied with the work and certify as such. Until services are taken over by the Municipality the contractor/developer will be full responsible for any damage, accidents, injuries or death that may result from the installation of the services;</i></p> <p>13. <i>all traffic arrangements must be done in consultation with the Chief Traffic Officer and in accordance with his/her requirements. Traffic deviations during construction must comply with the manual : "Safety at Road</i></p>		

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	<p><i>Works in Urban Areas Site Manual</i>" as available from the Sub-Directorate Water and Sanitation and/or Roads and Stormwater;</p> <p>14. Municipal internal bulk services will be provided in accordance with a services agreement/commitment between/by the developer(s) and the Municipality (in the case of agreement) where applicable and</p> <p>15. densification contribution will only apply for those services that are provided in an area and could for example exclude sanitation where the developer provides on-site sanitation.</p>		
<p>31B3 APPLICATION FOR THE REMOVAL OF RESTRICTIONS AND REZONING OF PORTION 6 (OF 1) OF THE FARM ADELAIDE 2874, BLOEMFONTEIN</p>	<p>RESOLVED that the Head of the Department of Co-operative Governance and Traditional Affairs, Free State Provincial Government be informed as follows, namely:</p> <p>(a) that an application for removal of restrictive conditions A.(i)(ii) on page 3 of Deed of Transfer T11154/1990 concerning subdivision 6 (of 1) of the Farm Adelaide 2874, Bloemfontein, be recommended for approval;</p> <p>(b) that an application for the rezoning of subdivision 6 (of 1) of the Farm Adelaide 2874, Bloemfontein from "Holdings" to "Light Industrial", be recommended for approval;</p> <p>(c) that a new right-of-way servitude of 63m² be registered against this property in order to accommodate an electrical substation and</p> <p>(d) that the proposed development be restricted to a maximum of 18 000m² for light industrial or warehousing land use and the condition be registered against the title deed of this property.</p> <p>However, the approval of the above-mentioned applications will be subjected to the following conditions and that the application only be finally approved after the applicant have accepted the following conditions in writing, namely:</p>	<p>PLANNING</p>	

<u>ORDINARY MEETING : THURSDAY FEBRUARY 28, 2013</u>	RESOLUTION	RESPONSIBLE DIRECTORATE	COMMENTS
	<p>(i) <i>that the applicant be liable for the cost of re-valuation of the property after rezoning, payable at the Chief Financial Officer;</i></p> <p>(ii) <i>that any stormwater which discharge from the adjacent areas onto the development area must be accommodated in the development. This stormwater and any from the develop area itself which drains towards the properties downstream of the development, must also be taken care of to the entire satisfaction of the Mangaung Metropolitan Municipality as well as the adjacent and affected property owners;</i></p> <p>(iii) <i>that the applicant/developer be responsible to provide the necessary streets and stormwater services (tarred access roads with properly managed stormwater) to the proposed development as well as for any improvements and/or alterations to the existing street and stormwater services that might be required as a result of the proposed development or changed land use, in order to maintain the same level of services and will be responsible to appoint a professional engineer for the investigation, design and supervision thereof, all to the entire satisfaction of the Municipality;</i></p> <p>(iv) <i>that, if Telkom equipment is damaged or must be moved during the development, the Mangaung Local Municipality do not accept responsibility for any costs involved and such costs shall be for the sole account of the applicant;</i></p> <p>(v) <i>that building plans be sub mitted which conform to all the relevant requirements of the Bainsvlei Town Planning Scheme as well as the National Building Regulations. Parking must be provided and developed in such a manner that the location of the required parking, vehicle entrances and exits are to the entire satisfaction of the General Manager : Planning;</i></p> <p>(vi) <i>that the applicant will be responsible for any improvements and/or alterations to the municipal civil engineering services that might be required as a result of the changed land use, in order to</i></p>		

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	<p><i>maintain the same level of services as defined by the Head : Engineering Services and will be responsible for appointing a professional engineer, at own cost, for the investigation, design and supervision thereof, if necessary;</i></p> <p><i>(vii) that where parking is provided on the proposed subdivisions it must be shaded and trees must be planted and maintained at a minimum ratio of one (1) tree providing shade for every two (2) parking bays, in such a manner that shade is provided for all passenger vehicle parking bays to the entire satisfaction of the General Manager: Parks and Cemeteries;</i></p> <p><i>(viii) that the development can only take place once an appropriate sized water main is in place;</i></p> <p><i>(ix) that the development can only take place once an appropriate sized bulk outfall sewer line is in place or sufficient sewerage facilities to the entire satisfaction of the Municipality are installed;</i></p> <p><i>(x) that the developer should make an internal bulk water and sanitation contribution in accordance with the Bloemfontein Master Plan;</i></p> <p><i>(xi) that all temporary bulk services installed and which do not form part of bulk services in accordance with the Master Plan will be for the sole account of the developer(s);</i></p> <p><i>(xii) that a service agreement will have to be drawn up and be implemented between the developers and the Mangaung Metropolitan Municipality;</i></p> <p><i>(xiii) that the applicant/developer must obtain all relevant authorisation when crossing main roads or railway lines with services;</i></p> <p><i>(xiv) that the applicant/developer will be responsible to register servitudes (minimum width 3m or the width of the services plus 1m on either side, whichever the widest) over the existing or proposed erven for all existing and new municipal services to the entire satisfaction of the Municipality;</i></p>		

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	<p>(xv) <i>that since the study area, in terms of the road network investigated, falls under the jurisdiction of the FSPG and SANRAL and since the proposed development can possibly also have an impact on the traffic operations of the existing at-grade intersection of the P77/6 and a railway line as identified in the TISm, final approval of the proposed rezoning be subjected to the consent of SANRAL, the FSPG as well as the National Railway Safety Regulator (NRSR) in as far as their respective road and railway networks are affected by the proposed rezoning;</i></p> <p>(xvi) <i>that if rezoning is approved, an updated TISm, compiled by a professional Traffic Engineer be submitted for building plan approval purposes at the time of building plan submission, which TISm must be approved by SANRAL, the relevant Department of the FSPG, the NRSR, as well as the Mangaung Metropolitan Municipality before the building plans can be conserved for approval;</i></p> <p>(xvii) <i>that, due to the various permutations in which development can take place within the traffic catchment area of the P77/6 and N1 and affect traffic volumes and traffic capacity on these roads and their intersections, which development may not necessarily be implemented in the same sequence of submission of township establishment or rezoning applications, or in the same sequence in which traffic impact studies for the various applications have been submitted, or in certain instances, some applications might not even have been approved, the proposed rezoning application can only be supported from transportation planning perspective, subject to the following additional conditions, namely:</i></p> <p>(a) <i>that an updated traffic impact study, compiled by a professional engineer be submitted, taking the total development potential (according to the approved zoning) into account, at the time of building plan submission, which traffic impact study must be approved by SANRAL, the relevant Department of the FSPG, the NRSR, as well as the Mangaung Metropolitan Municipality before</i></p>		

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	<p><i>the building plans can be conserved for approval,</i></p> <p><i>(b) that the traffic impact study under (a) above, investigate the traffic impact of the proposed development at all the intersections as investigated in the traffic impact study for rezoning purposes, as well as the proposed access(es) of the intended development for the base year and future year (as investigated in the traffic impact study for rezoning) based on new intersection counts at the relevant intersection(s) during the month the traffic study is conducted. The trips associated with already proclaimed township establishments or rezoning (if any) for which service agreements have been finalised (or already submitted for finalisation with an updated traffic impact study listed under (a) above, submitted as part thereof) must be added to the background traffic volumes in accordance with the normal procedure prescribed in the Department of Transport's document "Manual for Traffic Impact Studies";</i></p> <p><i>(c) that if the updated traffic impact study under (a) and (b) above indicates road upgrading requirements, the developer be fully responsible for such upgrading to ensure Level of Service (LOS) of D or better for any individual traffic movement at any intersection in the study area and that these required improvements form part of a service agreement to the entire satisfaction of SANRAL, the relevant Department of the FSPG, NRSR, and the Head : Engineering Services of the Mangaung Metropolitan Municipality;</i></p> <p><i>(d) that the road upgrading requirements (if any) as determine in terms of (c) above, be implemented by the developer before any building plans (even if only part of the rezoning rights are taken up) can be considered for approval by the Mangaung Metropolitan Municipality. Detail geometric design drawings, road marking drawings and traffic signal design drawings (if applicable) will have to be submitted by the applicant and approved by SANRAL, the FSPG, NRSR and the Mangaung Metropolitan Municipality before implementation;</i></p>		

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	<p>(e) that the Head : Engineering Services of the Mangaung Metropolitan Municipality can also require the payment of a bulk services contribution by the developer as part of the services agreement in accordance with the requirements of the Mangaung Bulk Engineering Services Master Plan to accommodate the said development;</p> <p>(f) that no building plans be approved for any improvements on the site (even if only part of the rezoning rights are taken up) before the required road upgrading, as specified in the services agreement, has been fully implemented;</p> <p>(xviii) that Centlec (Pty) Ltd shall supply and install a miniature substation in the proposed position (North-Western corner of the subdivision 6 (of 1) of the Farm Adelaide 2874);</p> <p>(xix) that the developer will be required to reserve and provide with as write permission/consent to Centlec to survey a servitude measuring 6m x 2.5m for a mini substation on the proposed position and on the erf boundary longitudinally with the road;</p> <p>(xx) that the developer will be required to contribute towards the cost of extending and strengthening Centlec's external electrical supply network on a pro rata-basis at the ruling rate per kVA, based on the calculated ADMD (after diversity maximum demand) for the development and</p> <p>(xxi) that the development must also comply with other environmental legislation and requirements that is related to issues like noise and light pollution, air quality, water use and management, solid waste management, sewage and stormwater management, etc.</p>		
31B4 APPLICATION FOR THE REZONING OF ERF 13235, 21 LEISEGANG STREET, BRANDWAG: APPLICANT : MESSRS LABUSCHAGNE LAND SURVEYORS ON BEHALF OF MR GM DU TOIT	RESOLVED that the above-mentioned application was presented and discussed in the Planning Room on October 18, 2012 and the decision was that the above-mentioned application not be recommended as it does not meet the requirements as set out in the report.	PLANNING	

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<p>31B5 APPLICATION FOR THE REZONING OF ERF 13240, 12 STAPELBERG STREET, BRANDWAG : APPLICANT : MESSRS LABUSCHAGNE LAND SURVEYORS ON BEHALF OF MR GM AND MS EJ DU TOIT</p> <p>31B6 APPLICATION FOR THE FOLLOWING :</p> <p>(A) REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS;</p> <p>(B) REZONING OF PORTION 4 OF PLOT 51, ESTOIRE SETTLEMENTS, BLOEMSPRUIT FROM "AGRICULTURAL RESIDENCE 1" TO "SPECIAL USE 29" AND REGISTRATION OF A RIGHT OF WAY SERVITUDE AND</p> <p>(C) AMENDMENT OF THE BLOEMSPRUIT TOWN PLANNING SCHEME BY THE INCLUSION OF A NEW ZONING "SPECIAL USE 29" ZONING</p> <p>APPLICANT : MESSRS MDA TOWN AND REGIONAL PLANNERS ON BEHALF OF MASCODOR 143 (PROPRIETARY) LIMITED (REGISTRATION NO 2005/001682/07)</p>	<p>RESOLVED that the above-mentioned application was presented and discussed in the Planning Room on October 18, 2012 and the decision was that the above-mentioned application not be recommended as it does not meet the requirements as set out in the report.</p> <p>RESOLVED that the Head of the Department of Co-operative Governance and Traditional Affairs, Free State Provincial Government be informed as follows, namely:</p> <p>(a) that an application for removal of restrictive conditions A(b) on page 2 of Deed of Transfer T197/2010, be recommended for approval;</p> <p>(b) that an application for the amendment of the Bloemspruit Town Planning Scheme by the inclusion of a new "Special Use 29" zoning, be recommended for approval (amendment scheme schedules are attached to the agenda);</p> <p>(c) that the rezoning of Portion 4 of Plot 51, Estoire Settlement Bloemspruit from "Agricultural Dwelling 1" to "Special Use 29", be recommended for approval;</p> <p>(d) that an application to register and additional 3,5m right of way servitudes) to make provision for 8m road reserve widening on the eastern boundary of the property as indicated on the Locality Plan 40496 MD50, be recommended for approval.</p> <p>However, the approval of the above-mentioned applications will be subjected to the following conditions and that the application only be finally approved after the applicant have accepted the following conditions in writing, namely:</p> <p>(i) that the applicant be liable for the cost of re-valuation of the property after rezoning, payable at the Chief Financial Officer;</p> <p>(ii) that, if the demand for electricity exceed the capacity of the existing connection due to the</p>	<p>PLANNING</p> <p>PLANNING</p>	

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	<p><i>proposed use and the electricity connection has to be enlarged, moved or altered, or the infrastructure has to be extended, the cost thereof shall be for the sole account of the applicant. These costs are obtainable on the receipt of an application form which is available from Messrs Centlec (Pty) Ltd (Planning Section);</i></p> <p><i>(iii) that, if Telkom equipment is damaged or must be moved during the development, the Mangaung Local Municipality do not accept responsibility for any costs involved and such costs shall be for the sole account of the applicant;</i></p> <p><i>(iv) that building plans be submitted which must conform to all relevant requirements of the Bloemspruit Town Planning Scheme as well as the National Building Regulations. Parking must be provided and developed in such a manner that the location of the required parking, vehicle entrances and exits and are to the entire satisfaction of the General Manager : Planning;</i></p> <p><i>(v) that the applicant will be responsible to provide the necessary municipal civil engineering services to the developments as well as for any improvements and/or alterations to the municipal civil engineering services that might be required as a result of the changed land use (as proposed by the Master Plan and/or Mangaung Metropolitan Municipality), in order to maintain the same standard as similar developments and will be responsible for appointing a professional engineer, at own cost, for the investigation, design and supervision thereof, to the entire satisfaction of the Municipality;</i></p> <p><i>(vi) that any stormwater which discharge from the adjacent areas onto the development area must be accommodated in the development. This stormwater or any stormwater from the development area itself which drains towards the properties downstream of the development, must also be taken care of to the entire satisfaction of the Mangaung Local Municipality as well as the adjacent and affected property owners;</i></p>		

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	<p><i>(vii) that the development be restricted to the land uses and size as stipulated in the town planning scheme amendment schedule attached to the agenda;</i></p> <p><i>(viii) that the water and electricity tariff as well as the property rates be replaced with applicable tariffs from the month following the approval;</i></p> <p><i>(ix) that no concrete should be dumped next to the road. It must be removed and be disposed off at a registered landfill;</i></p> <p><i>(x) that parking spaces, especially for the delivery trucks must be provided inside Plot 51, Estoire so that it may not cause any obstructions to traffic on the near street;</i></p> <p><i>(xi) that in the case of cement products, the following conditions must adhere to, namely:</i></p> <p><i>(a) Health and Safety Act requirements must be adhered to at all times, workers must be provided with PPE to protect them from inhalation and direct contact with cement particulates ;</i></p> <p><i>(b) proper mitigation measures must be in place during the construction and operation of cement products in order to minimize the impact that it may have on the environment and to the nearby landowners;</i></p> <p><i>(c) the Mangaung Metropolitan Municipality (MMM) Pollution Control Officer must be consulted before the operation stage of cement products can commence;</i></p> <p><i>(d) the development must comply with other environment legislation and requirements that is related to issues like noise and light pollution, air quality, water use and management, solid waste management, sewage and stormwater management;</i></p> <p><i>(xii) that the proposed rezoning be restricted to a maximum of 6 300m² GLA light industrial/ warehousing land use as investigated in the traffic</i></p>		

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	<p><i>impact statement;</i></p> <p>(xiii) <i>that the right-of-way servitudes as indicated on the Locality Plan No 40496 MD50 (submitted as part of the addition traffic information on September 26, 2011 by Messrs MDA Town and Regional Planners), be registered by the applicant as part of the proposed rezoning of portion 4 of Plot 51, Estoire;</i></p> <p>(xiv) <i>that no parking areas, gates and fences and/or any other structures be created or erected inside any of the right-of-way servitude areas as indicated on the plan referred to under (xiii) above;</i></p> <p>(xv) <i>that a traffic impact study for building plan approval purposes be submitted for any development on portion 4 of Plot 51 generating more than 50 peak hour vehicle trips, in accordance with the Department of Transport document "Manual for Traffic Impact Studies" and that the relevant traffic impact study be approved by this Directorate before any building plans of such development can be evaluated;</i></p> <p>(xvi) <i>that the developer(s) should make an internal bulk water and sanitation contribution in accordance with the Bloemfontein Master Plan;</i></p> <p>(xvii) <i>that all temporary bulk services installed and which do not form part of bulk services in accordance with the Master Plan, will be for the sole account of the applicant/developer;</i></p> <p>(xviii) <i>that a service agreement must be drawn up and implemented between the Mangaung Metropolitan Municipality and the developer;</i></p> <p>(xix) <i>that the applicant/developer must obtain all relevant authorisation when crossing main roads or railway lines with services;</i></p> <p>(xx) <i>that the applicant/developer will be responsible to register servitudes (minimum width 3m or the width of the services plus 1m on either side, whichever the widest) over the existing or proposed erven for all existing and new municipal</i></p>		

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<p>31B7 APPLICATION FOR THE AMENDMENT OF THE BLOEMFONTEIN TOWN PLANNING SCHEME BY REVISING "SPECIAL USE iC (99)": LEASE AREA ON PORTION 18 OF ERF 26408, WILLOWS, BLOEMFONTEIN : APPLICANT : MESSRS MDA ON BEHALF OF THE ZOO LODGE (PTY) LTD</p>	<p><i>services to the entire satisfaction of the Municipality and</i></p> <p><i>(xxi) that the proposed sewer system must comply with the relevant sections and conditions of the National Water Act (Act No 38 of 1998) and be installed to the entire satisfaction of the Municipality.</i></p> <p><i>RESOLVED that the Head of the Department of Co-operative Governance and Traditional Affairs, Free State Provincial Government be informed as follows, namely:</i></p> <p><i>(a) that an application for the amendment of the Bloemfontein Town Planning Scheme by revision of the existing "Special Use iC" to formalise the current land uses as well as to omit 8 chalets from the said zoning, be recommended for approval;</i></p> <p><i>(c) that this portion of land may not be developed any further, be recommended for approval.</i></p> <p><i>However, the approval of the above-mentioned applications will be subjected to the following conditions and that the application only be finally approved after the applicant have accepted the following conditions in writing, namely:</i></p> <p><i>(i) that the applicant be liable for the cost of re-valuation of the property after rezoning, payable at the Chief Financial Officer;</i></p> <p><i>(ii) that, if the demand for electricity exceed the capacity of the existing connection due to the proposed use and the electricity connection has to be enlarged, moved or altered, or the infrastructure has to be extended, the cost thereof shall be for the sole account of the applicant. These costs are obtainable on the receipt of an application form which is available from Messrs Centlec (Pty) Ltd (Planning Section);</i></p> <p><i>(iii) that, if Telkom equipment is damaged or must be moved during the development, the Mangaung Local Municipality do not accept responsibility for any costs involved and such costs shall be for the</i></p>	<p>PLANNING</p>	

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	<p><i>sole account of the applicant;</i></p> <p>(iv) <i>that building plans be submitted which must conform to all relevant requirements of the Bloemfontein Town Planning Scheme as well as the National Building Regulations. Parking must be provided and developed in such a manner that the location of the required parking, vehicle entrances and exits and are to the entire satisfaction of the General Manager : Planning;</i></p> <p>(v) <i>that the applicant will be for any improvements and/or alterations to the municipal civil engineering services that might be required as a result of the changed land use, in order to maintain the same level of services as defined by the Head : Engineering Services and will be responsible for appointing a professional engineer, at own cost, for the investigation, design and supervision thereof, if necessary and</i></p> <p>(vi) <i>that the water and electricity tariff as well as the property rates be replaced with applicable tariffs from the month following the approval.</i></p>		
<p>31B8 APPLICATION FOR THE FOLLOWING :</p> <p>(A) CANCELLATION OF THE GENERAL PLAN(S);</p> <p>(B) REMOVAL OF RESTRICTIVE TITLE CONDITIONS IN TERMS OF THE REMOVAL RESTRICTIONS ACT (ACT NO 84 OF 1967);</p> <p>(C) THE AMENDMENT OF THE BLOEMSPRUIT TOWN PLANNING SCHEME TO EXCLUDE THE APPLICATION PROPERTY FROM THE BLOEMSPRUIT TOWN PLANNING SCHEME AND</p> <p>(D) TOWNSHIP ESTABLISHMENT OF PORTION 2 OF PLOT 47, SHANNON VALLEY IN TERMS OF</p>	<p>RESOLVED <i>that the application for the township establishment on Portion 2 of Plot 47 Shannon Valley, Bloemfontein as indicated on the layout plan, Annexure "A" attached to the agenda, which includes cancellation of the General Plan, the removal of restrictive title conditions in terms of the Removal of Restrictions Act, No 84 of 1967, as well as the amendment of the Bloemspruit Town Planning Scheme by the exclusion of the application property from the said scheme, be recommended for approval to the Head of the Department of Co-operative Governance and Traditional Affairs, Free State Provincial Government be informed as follows, namely:</i></p> <p>(i) <i>that civil services must be provided by the developer for his sole account according to conditions depicted in the comments from the General Manager : Roads and Stormwater, as Annexure "C" and the General Manager : Water and Sanitation, as Annexure "E" (attached to the agenda), to the entire satisfaction of the Head :</i></p>	<p>PLANNING</p>	

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SECTION 8 OF THE FREE STATE TOWNSHIPS ORDINANCE 1969 (NO 9 OF 1969)	<p><i>Engineering Services;</i></p> <p>(ii) <i>that the conditions regarding the electrical services as proposed by Centlec (Pty) Ltd, which are as Annexure "D" (attached to the agenda), must be adhered to;</i></p> <p>(iii) <i>that the conditions regarding the emergency services as proposed by the General Manager : Emergency Management Services, which are as Annexure "F" (attached to the agenda), must be adhered to;</i></p> <p>(iv) <i>that the conditions regarding environment as proposed by the General Manager : Environmental Management as Annexure "G", must be adhered to;</i></p> <p>(v) <i>that the developer will be responsible for the planting of trees on sidewalks to the entire satisfaction of the General Manager : Parks and Cemeteries;</i></p> <p>(vi) <i>that, should any Telkom equipment be moved or damaged as a result of the proposed development, the cost involved will be the responsibility of the applicant/developer;</i></p> <p>(vii) <i>that the conditions regarding the traffic impact study as proposed by the Manager : Metropolitan Transport Planning, which is as Annexure "B" (attached to the agenda), must be adhered to;</i></p> <p>(viii) <i>that the applicant must compile and enter into a service agreement with the Mangaung Metropolitan Municipality for his account and all the above conditions must be included and</i></p> <p>(ix) <i>that the applicant enters into a service agreement with the Mangaung Metropolitan Municipality for the account of the applicant in which the above conditions must be included</i></p>		
31B9 APPLICATION FOR THE AMENDMENT OF THE BLOEMSPRUIT TOWN PLANNING SCHEME AND REZONING	RESOLVED <i>that the Head of the Department of Co-operative Governance and Traditional Affairs, Free State Provincial Government be informed as follows, namely:</i>	PLANNING	

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OF THE REMINDER OF PORTION 8 (OF 6) AND PORTION 15 (OF 8) OF THE FARM ROODEWAL 292, BLOEMFONTEIN : APPLICANT : MESSRS URBAN DYNAMICS TOWN AND REGIONAL PLANNERS (<p>(a) that an application for the amendment of the Bloemfontein Town Planning Scheme by revision of the existing "Special Use 7" to allow additional land uses, be recommended for approval (amendment schedules attached to the agenda);</p> <p>(b) that an application for the rezoning of Portion 15 (of 8) of the Farm Roodewal 292 from "Agricultural Residence 1" to "Special Use 7", be recommended for approval;</p> <p>(c) that the remainder of Portion 8 (of 6) and Portion 15 (of 8) of the Farm Roodewal 292 be consolidated to create one big plot with the same zoning "Special Use 7", be recommended for approval;</p> <p>(d) that the proposed chalets be restricted to a maximum of 60m², be recommended for approval;</p> <p>(e) that amendment of the Bloemspruit Town Planning Scheme, Clause 1 by insertion of a new definition "Boutique Hotel" to be read as follows, namely:</p> <p style="padding-left: 40px;"><i>"Boutique Hotel" – means a small hotel, uniquely designed hotel to a maximum of 30 rooms that provides highly personalised service as well as the amendment of the existing definition "chalet" to be read as follows:</i></p> <p style="padding-left: 40px;"><i>"Chalet" – means a free standing unit with a maximum floor area of 60m² for the purpose of temporary overnight accommodation, be recommended for approval, be recommended for approval;</i></p> <p>(f) that a Site Development Plan (SDP) indicating the existing and proposed activities as well as the required number of parking be submitted and approved in principle by the Mangaung Metropolitan Municipality. Should the assessment of SDP necessitate additional information or amendment thereof, the applicant be informed of</p>		

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	<p><i>such and be required to comply with the entire satisfaction of the General Manager : Planning before the building plans can be approved.</i></p> <p><i>However, the approval of the above-mentioned applications will be subjected to the following conditions and that the application only be finally approved after the applicant have accepted the following conditions in writing, namely:</i></p> <ul style="list-style-type: none"> <i>(i) that the applicant be liable for the cost of re-valuation of the property after rezoning, payable at the Chief Financial Officer;</i> <i>(ii) that, if Telkom equipment is damaged or must be moved during the development, the Mangaung Local Municipality do not accept responsibility for any costs involved and such costs shall be for the sole account of the applicant;</i> <i>(iii) that building plans be submitted which must conform to all relevant requirements of the Bloemspuit Town Planning Scheme as well as the National Building Regulations. Parking must be provided and developed in such a manner that the location of the required parking, vehicle entrances and exits and are to the entire satisfaction of the General Manager : Planning;</i> <i>(iv) that the applicant will be responsible for any improvements and/or alterations to the municipal civil engineering services that might be required as a result of the changed land use, in order to maintain the same level of service as defined by the Head : Engineering Services and will be responsible for appointing a professional engineer, at own cost, for the investigation, design and supervision thereof, if necessary;</i> <i>(v) that the water and electricity tariff as well as the property rates be replaced with applicable tariffs from the date of approval;</i> <i>(vi) that the developer will be required to contribute towards the cost of extending and strengthening Centlec's external electrical supply network on a pro rata-basis at the ruling rate per kVA, based on</i> 		

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	<p><i>the calculated ADMD (after diversity maximum demand) for the development;</i></p> <p><i>(vii) that it would be required from the developer to make use of energy efficient building methods and technology as well as alternative energy resources to ensure that the total demand for electricity to these developments would not exceed 200kVA per plot or stand;</i></p> <p><i>(viii) that although the responsibility of Centlec stops at the metering point on the erf boundaries of the development, it is still required from Centlec to approve all building plans within the boundaries of the development with reference to electrical provision to each building;</i></p> <p><i>(ix) that building plans for individual developments within the boundaries of the development shall only be approved by Centlec when the following have been adhered to, namely:</i></p> <p><i>(a) proof of consolidation has been submitted;</i></p> <p><i>(b) when applicable, an application has been received and a quotation being provided for the provision of an electrical metering point to the development or stand within the development;</i></p> <p><i>(c) detailed voltage drop calculations for internal reticulation of the different stands as well as the internal electrical supplies to the buildings on a specific stand according to the building plans of that stand accompanies the building plans at the time of submission for approval of building plans;</i></p> <p><i>(x) that the electrical supply to the business developments on the proposed consolidated plot shall be limited to 200kVA per plot until the distribution infrastructure at Tibbie Visser DC and relevant main power lines have been budgeted for and being upgraded;</i></p> <p><i>(xi) that an Environment Authorisation must be acquired from the Department of Tourism,</i></p>		

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	<p><i>Economic and Environmental Affairs (Free State Province) for change of land use and the proposed activity. It should be noted that in the proposed "Special Use 7" activities are listed in terms of the National Environment Management Act, 1998 (Act No 107 of 1998) and (Environment Impact Assessment (EIA) Regulation listing 1 and 2). Therefore, EIA processes should be undertaken to determine the significant impacts that the proposed activities may have on the environment. This process should be used to consult the neighbouring residents, Ward Councillor and other affected parties, investigate the impact of the proposed activity on the environment. Proof of compliance with point 2.1 must be in the EIA report and a report be forwarded to this office for review;</i></p> <p><i>(xii) that construction and operational Environmental Management Plans (EMP) are approved by the Department of Environmental Affairs (Free State Province) and be submitted to this office before operation commences. The EMPs should clearly state the compliance monitoring mechanisms to ensure that the EMPs are implemented;</i></p> <p><i>(xiii) that in the light of the above, all documents illustrating compliance to the conditions, should be forwarded to the Mangaung Metropolitan Municipality Environmental Officer for record keeping and compliance;</i></p> <p><i>(xiv) that the development must also comply with other environmental legislation and requirements that is related to issues like noise and light pollution, air quality, water use and management, solid waste management, sewage and stormwater management, etc;</i></p> <p><i>(xv) that the developer/applicant be responsible to provide the necessary stormwater services (with property manage stormwater system) to the proposed development as well as for any improvements and/or alterations to the existing stormwater services that might be as a result of the proposed development or change land use, in order to maintain the same level of services and</i></p>		

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	<p><i>will be responsible to appoint a professional engineer, at own cost, for the investigation, design and supervision thereof, all to the entire satisfaction of the Mangaung Metropolitan Municipality and</i></p> <p><i>(xvi) that any stormwater which discharge from the adjacent areas onto the development area must be accommodated in the development. This stormwater and any from the develop area itself which drains towards the properties downstream of the development, must also be taken care of to the entire satisfaction of the Mangaung Metropolitan Municipality as well as the adjacent property owners.</i></p>		
<p>31B10 APPLICATION FOR THE REMOVAL OF RESTRICTIVE TITLE CONDITIONS, AMENDMENT OF THE BLOEMFONTEIN TOWN PLANNING SCHEME BY THE INCLUSION OF A NEW "SPECIAL USE CXLVII" ZONING, REZONING AND CONSOLIDATION OF ERVEN 16856 AND 28626, HEIDEDAL, EXTENSION 27, BLOEMFONTEIN : APPLICANT : MESSRS MDA ON BEHALF OF THE SUE CELKEN FAMILY TRUST (PTY) LTD</p>	<p><i>RESOLVED that the Head of the Department of Co-operative Governance and Traditional Affairs, Free State Provincial Government be informed as follows, namely:</i></p> <p><i>(a) that an application for the removal of title deed conditions 2., 3 and 4 on page 2 of Deed of Transfer T9723/2011 pertaining to erf 16856, Heidedal as well as conditions B. 2. And B. 3 on page 2 of Deed of Transfer T6655/2012, be recommended for approval;</i></p> <p><i>(b) that an application for the amendment of the Bloemfontein Town Planning Scheme by the inclusion of a new zoning "Special Use Cxlvii" to allow the proposed land uses, be recommended for approval (amendment schedules as attached to the agenda);</i></p> <p><i>(c) that an application for rezoning of erf 16856, Heidedal from "Business" to "Special Use Cxlvii" as well as the rezoning of erf 28626, Heidedal from "Special Use Cxxxviii" to "Special Use Cxlvii", be recommended for approval;</i></p> <p><i>(d) that an application for consolidation of erven 16856 and 28626, Heidedal, be recommended for approval.</i></p> <p><i>However, the approval of the above-mentioned applications will be subjected to the following conditions</i></p>	<p>PLANNING</p>	

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	<p><i>and that the application only be finally approved after the applicant have accepted the following conditions in writing, namely:</i></p> <ul style="list-style-type: none"> <i>(i) that the applicant be liable for the cost of re-valuation of the property after rezoning, payable at the Chief Financial Officer;</i> <i>(ii) that, if the demand for electricity exceed the capacity of the existing connection due to the proposed use and the electricity connection has to be enlarged, moved or altered, or the infrastructure of Messrs Centlec (Pty) Ltd be extended, the cost thereof shall be for the sole account of the applicant. These costs are obtainable on the receipt of an application form which is available from Messrs Centlec (Pty) Ltd (Planning Section);</i> <i>(iii) that, if Telkom equipment is damaged or must be moved during the development, the Mangaung Local Municipality do not accept responsibility for any costs involved and such costs shall be for the sole account of the applicant;</i> <i>(iv) that building plans be submitted which conform to all the relevant requirements of the Bloemfontein Town Planning Scheme as well as the National Building Regulations. Parking must be provided and developed in such a manner that the location of the required parking, vehicle entrances and exits are to the entire satisfaction of the General Manager : Planning;</i> <i>(v) that the applicant will be responsible for any improvements and/or alterations to the municipal civil engineering services that might be required as a result of the changed land use, in order to maintain the same level of services as defined by the Head : Engineering Services and will be responsible for appointing a professional engineer, at own cost, for the investigation, design and supervision thereof, if necessary;</i> <i>(vi) that the water and electricity tariff as well as the property rates, be replaced with business tariffs from the month following the approval;</i> 		

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	<p>(vii) <i>that all new private development in the sub-areas describe in Bulk Services Master Plan or similar to anyone listed, the developers shall make an internal bulk contribution per square meter developed stand area for bulk services – escalated at the appropriate infrastructure development escalation rate (CPA) from the data of estimation on the tariff and</i></p> <p>(a) <i>that for water and sanitation services only those pipelines that are dedicated internal bulk lines laid outside a development and those lines that had to be increased in size to handle any flow through such a development will be considered as internal bulk lines;</i></p> <p>(b) <i>that where temporary internal bulk water and sanitation services are required until permanent bulk services are available, the cost shall be borne by the developer(s) requiring such services in the interim;</i></p> <p>(viii) <i>that the developer will be responsible to register servitudes (minimum width 3m or the width of the services plus 1m on either side, whichever the widest) over the existing or proposed even for all existing and new municipal services to the entire satisfaction of the Municipality;</i></p> <p>(ix) <i>in case of rezoning, subdivision and densification of existing stands a densification contribution for an internal network and bulk services will be calculated based on an equivalent residential unit principle as indicated by the Municipality provided that;</i></p> <ol style="list-style-type: none"> 1. <i>any upgrading of services that are specifically needed by the development, will be for the developer's cost;</i> 2. <i>restrictive conditions applying in the area (like maximum size of water connections) shall apply;</i> 3. <i>the developer shall provide the necessary on-site services like fire fighting services as</i> 		

<u>ORDINARY MEETING : THURSDAY FEBRUARY 28, 2013</u>	RESOLUTION	RESPONSIBLE DIRECTORATE	COMMENTS
	<p><i>might be required by the legislation and regulation;</i></p> <p>4. <i>the Municipality can identify a small-holding or other area for upgrading of services in which case separate internal services and bulk contribution per square meter developed area can be calculated as provided for new development;</i></p> <p>5. <i>the work must be constructed under the supervision of a professional engineer/technologist (further refer to as an Engineer) in accordance with the drawings by the Municipality and variations must be approved in writing by the Municipality;</i></p> <p>6. <i>the appointment of a contractor (further refer to as the Contractor) is subjected to the written approval by the Municipality and the Municipality must be informed of the construction program prior to the commencement of the work;</i></p> <p>7. <i>the Engineer must obtain the position of all existing services in the vicinity of the construction site from the relevant authorities e.g. Telkom, Centlec and the municipality (Water and Sanitation and/or Roads and Stormwater);</i></p> <p>8. <i>the necessary permission to remove trees that might have to be cut or removed during the construction of the works, must be obtained from the Parks Department;</i></p> <p>9. <i>the Engineer/contractor will be responsible for any damage caused to services or property that is directly or indirectly a result of works;</i></p> <p>10. <i>arrangements for the connection of new water and/or sanitation services to the existing services must be obtained from the Municipality (Maintenance);</i></p> <p>11. <i>record drawing on paper and in electronic</i></p>		

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	<p><i>format must be submitted to the Sub-Directorate Water and Sanitation and/or Roads and Stormwater at completion of the works and detailed according to the Sub-Directorate's requirements;</i></p> <p>12. <i>before the completion certificates may be certified by the engineer, the Municipality must be satisfied with the work and certify as such. Until services are taken over by the Municipality the contractor/developer will be full responsible for any damage, accidents, injuries or death that may result from the installation of the services;</i></p> <p>13. <i>all traffic arrangements must be done in consultation with the Chief Traffic Officer and in accordance with his/her requirements. Traffic deviations during construction must comply with the manual : "Safety at Road Works in Urban Areas Site Manual" as available from the Sub-Directorate Water and Sanitation and/or Roads and Stormwater;</i></p> <p>14. <i>Municipal internal bulk services will be provided in accordance with a services agreement/commitment between/by the developer(s) and the Municipality (in the case of agreement) where applicable and</i></p> <p>(x) <i>that with regard to traffic engineering aspects, the application be approved in principle and in accordance with the traffic impact study. Should the final assessment of the traffic impact study necessitates the amendment of the traffic impact study and/or subsequent improvement of level of service of access roads, the applicant be informed as such and be required to comply to the entire satisfaction of the General Manager : Planning. Any costs involved as a result of the improvement of the level of service of access roads as determined in the final traffic impact study assessment will be for the sole account of the applicant. It is expected that the applicant will act professionally and in accordance with traffic engineering standards in ensuring that acceptable</i></p>		

<u>ORDINARY MEETING : THURSDAY FEBRUARY 28, 2013</u>	RESOLUTION	RESPONSIBLE DIRECTORATE	COMMENTS
	<i>level of service is achieved in the design and construction of access roads.</i>		
31B11 APPLICATION FOR THE FOLLOWING : (A) REMOVAL OF RESTRICTIVE TITLE CONDITIONS AND (B) REZONING OF PORTION 3 OF ERF 1769, 5 TORBET STREET, NAVALSIG, BLOEMFONTEIN	RESOLVED that the Head of the Department of Co-operative Governance and Traditional Affairs, Free State Provincial Government be informed that the application for the removal of restrictive conditions and rezoning of Portion 3 of erf 1769, 5 Sorbet Street, Navalsig, Bloemfontein from "Single Residential 2" to "Restricted Business 1", not be recommended due to the reasons as mentioned in the report.	PLANNING	
31B12 APPLICATION FOR THE REZONING OF ERF REMAINDER 22100, CURIE AVENUE, FLEURDAL, BLOEMFONTEIN	RESOLVED that the above-mentioned application was presented and discussed in the Planning Room on January 31, 2013. The decision was that the above-mentioned application be approved only on condition that the applicant will accept the conditions as follows, namely: <ul style="list-style-type: none"> (i) that the fact that the erf used to be a Landfill site in the past, a decision was taken in the Planning room on January 31, 2013 that a Geotechnical Study must be undertaken to ensure that the town houses that will be built, will be save for people to live in; (ii) that the applicant be liable for the cost of re-valuation of the property after rezoning, payable at the Chief Financial Officer; (iii) if the demand for electricity exceed the capacity of the existing connection due to the proposed use and the electricity connection has to be enlarged, moved or altered, or the infrastructure of Messrs Centlec (Pty) Ltd be extended, the cost thereof shall be for the sole account of the applicant. These costs are obtainable on the receipt of an application form which is available from Messrs Centlec (Pty) Ltd (Planning Section); (iv) if Telkom equipment is damaged or must be moved during the development, the Mangaung Local Municipality do not accept responsibility for any costs involved and such costs shall be for the sole account of the applicant; 	PLANNING	

<u>ORDINARY MEETING : THURSDAY FEBRUARY 28, 2013</u>	RESOLUTION	RESPONSIBLE DIRECTORATE	COMMENTS
	<p>(v) <i>that building plans be submitted for the conversion of the building into a guest house which must conform to all the relevant requirements of the Bloemfontein Town Planning Scheme as well as the National Building Regulations. Parking must be provided in terms of Section 23.9.1.6 of the Bloemfontein Town Planning Scheme and developed in such a manner that the location of the required parking, vehicle entrances and exits are to the entire satisfaction of the General Manager : Planning;</i></p> <p>(vi) <i>that where open parking are provided on ground level, parking must be shaded and trees must be planted and maintained at a minimum ratio of one (1) tree providing shade for every two (2) parking bays in the case of single rows of parking or one (1) tree providing shade for every four (4) parking bays in a case of double rows of parking, in such a manner that shade is provided for all passenger vehicle parking bays to the entire satisfaction of the General Manager : Parks and Cemeteries;</i></p> <p>(vii) <i>that the applicant will be responsible for any improvements and/or alterations to the municipal civil engineering services that might be required as a result of the proposed development or changed land use, in order to maintain the same level of services as defined by the Head : Engineering Services and the applicant will be responsible for appointing a professional engineer, at own cost, for the investigation, design and supervision thereof for their own account, if necessary;</i></p> <p>(viii) <i>that the water and electricity tariff as well as the property rates be replaced with applicable tariffs from the month following the approval.</i></p>		
<u>Items dealt with by the Municipal Manager and the Executive Mayor and FOR INFORMATION of the Council</u>			
31C1 FEEDBACK ON THE IMPLEMENTATION OF THE REVENUE ENHANCEMENT STRATEGY : SECOND QUARTER OF	<i>Noted</i>		

ORDINARY MEETING : THURSDAY FEBRUARY 28, 2013	RESOLUTION	RESPONSIBLE DIRECTORATE	COMMENTS
<u>THE 2012/2013 FINANCIAL YEAR</u>			
31C2 QUARTERLY REPORT ON THE SUPPLY CHAIN MANAGEMENT UNIT PERFORMANCE FOR THE QUARTER ENDING DECEMBER (OCTOBER – DECEMBER 2012)	<i>Noted</i>		
31C3 DRAFT AUDIT ACTION PLANS OF THE MANGAUNG METROPOLITAN MUNICIPALITY AND CENTLEC (SOC) FOR THE FINANCIAL YEAR THAT ENDED AT JUNE 30, 2012	<i>Noted</i>		
31C4 ALLOCATION AND AVAILABILITY OF CHURCH SITES	<i>Noted</i>		
31C5 FREE STATE SOCIAL HOUSING COMPANY NPC : HOUSING PROJECT : BRANDWAG : PHASES 1 AND 2	<i>Noted</i>		
<u>Supplementary Agenda</u>			
31. FILLING OF VACANCY : HEAD : STRATEGIC PROJECTS AND SERVICE DELIVERY REGULATIONS	<p><i>“In Committee” Item</i></p> <p>RESOLVED</p> <p>(a) <i>that the Council take note of the contents of the report and</i></p> <p>(b) <i>that the recommended candidate, namely Mr GM Mohlakoana be appointed in the position of Head : Strategic Performance and Service Delivery Regulations.</i></p>		
32. ACQUISITION OF A PORTION OF ERF 3806, NAVALSIG FOR THE NEW 35 ML NAVAL HILL RESERVOIR	<p>RESOLVED</p> <p>(a) <i>that the Mangaung Metropolitan Municipal Council, in terms of Power A86 of the Delegation of Powers Policy, approve the acquisition of a portion of erf 3806, Navalsig for the purpose of</i></p>	PLANNING	

<u>ORDINARY MEETING : THURSDAY FEBRUARY 28, 2013</u>	RESOLUTION	RESPONSIBLE DIRECTORATE	COMMENTS
	<p><i>laying both the supply and delivery pipelines as part of the development and the construction of 35 ML Naval Hill Reservoir;</i></p> <p><i>(b) that compensation be set at R1 000,00 per m² as per the valuation conducted by the Valuer with the resultant permanent loss of ownership and usage of the portion in question by the owner of erf 3806, Navalsig;</i></p> <p><i>(c) that the Planning Directorate be mandated to administratively do all that is necessary to subdivide the portion required for the laying of the said water pipes, as per the approved design;</i></p> <p><i>(d) that before construction commences, the relevant fence be shifted to the proposed new boundary to make way for construction, future maintenance and servicing of the air valves including the slope rehabilitation of Naval Hill and that on completion, a wall be erected to protect the area;</i></p> <p><i>(e) that, should this project be delayed any further at an instance of the owner of erf 3806, Navalsig, the required portion be expropriated by the Mangaung Metropolitan Municipality in terms of the authority granted to it by virtue of Section 76 of Ordinance No 8 of 1962 read with the provisions of the Expropriation Act No 63 of 1975, as amended (hereafter the Act) and compensation be set at R1 000,00 per m² as per the valuation conducted;</i></p> <p><i>(f) that the date of expropriation be the date upon which a notice of expropriation is served on the owners, the bondholders as well as the Registrar of Deeds, Bloemfontein;</i></p> <p><i>(g) that the date on which the Mangaung Metropolitan Municipality shall have the right to take occupation of the required portion, be the date on which the notices referred to under (f) above were served and</i></p> <p><i>(h) that the provisions of Sections 9 and 12 of the Act be applicable.</i></p>		

<u>ORDINARY MEETING : THURSDAY</u> <u>FEBRUARY 28, 2013</u>	RESOLUTION	RESPONSIBLE DIRECTORATE	COMMENTS
32. MOTIONS 33. CLOSING	<i>Noted</i> <i>Noted</i>		

<u>SPECIAL MEETING : THURSDAY, MARCH 28, 2013</u>	<u>RESOLUTION</u>	<u>RESPONSIBLE DIRECTORATE</u>	<u>COMMENTS</u>
34. OPENING 35. APPLICATIONS FOR LEAVE OF ABSENCE	<i>Noted</i> <i>Noted</i>		
<u>Items received from the Municipal Manager and the Executive Mayor FOR CONSIDERATION by the Council</u>			
36A1 1. (i) MANGAUNG METROPOLITAN MUNICIPALITY: BUDGET (White Cover) (ii) CAPITAL BUDGET: 2013/2014 – 2015/2016 (Blue Cover) (iii) GENERAL TARIFFS: 2013/2014 – 2015/2016 (Pink Cover) (iv) CENTLEC (SOC): 2013/2014 – 2015/2016 MTREF AND BUDGET RELATED POLICIES (Yellow Cover) (v) MANGAUNG METROPOLITAN MUNICIPALITY : BUDGET RELATED POLICIES * Supply Chain Management Policy * Credit Control and Debt Collection Policy * Principles and Policy on Indigent Customers * By-Laws Regarding Property Rates * Property Rates Policy * Virement Policy	<i>Noted</i>		
36A2 IDP REVIEW : 2013/2014	<i>Noted</i>		

<u>SPECIAL MEETING : THURSDAY, MARCH 28, 2013</u>	<u>RESOLUTION</u>	<u>RESPONSIBLE DIRECTORATE</u>	<u>COMMENTS</u>
36A3 MUNICIPAL PUBLIC ACCOUNTS COMMITTEE	<p>RESOLVED</p> <p>(a) <i>that lenience on the overall expectation with regard to the roles and functions of the Section 79 Committee : MPAC be granted based on the need to capacitate it so as to enable it to master all its important functions;</i></p> <p>(b) <i>that the Section 79 Committee : MPAC be granted leave to extend its mandate for the year under review for one (1) month based on all important functions that are still to be performed and</i></p> <p>(c) <i>that as per the Mangaung Metropolitan Municipal Council's resolution, Item 13(b) of Thursday, February 14, 2013, the Section 79 Committee : MPAC recommends that the following two (2) names be adopted by the Council, namely:</i></p> <p><i>* Ms Nthabeleng Mochochoko – Accountant and</i> <i>* Mr Kgathiso Lucas Mazibuko – Electrical Engineer.</i></p>	OFFICE OF THE CITY MANAGER	
<u>SUPPLEMENTARY AGENDA</u>			
36A4 APPLICATION TO LEASE MUNICIPAL PROPERTY : A PORTION OF ERF 3350, HEIDEDAL : APPLICANT : MESSRS JACKBOU MEGA BUILD (ZITHA PROPERTIES)	<p><i>RESOLVED that the application be approved, subject to the following terms and conditions to be accepted by the applicant in writing, namely:</i></p> <p>(i) <i>that, notwithstanding the date of approval, the commencement date be the signing date of the lease agreement by the lessor and the lessee;</i></p> <p>(ii) <i>that the lease term be for the maximum period of five (5) years with an option to renew for a further five (5) year period, subject to the terms and conditions as shall then be agreed upon by the parties</i></p> <p>(iii) <i>that termination thereof may be given by either party three (3) months prior to the intended date</i></p> <p>(iv) <i>that the rental be set at an amount of R10 000,00 (VAT exclusive) plus VAT which equals R11</i></p>	HUMAN SETTLEMENT AND HOUSING	

<u>SPECIAL MEETING : THURSDAY, MARCH 28, 2013</u>	<u>RESOLUTION</u>	<u>RESPONSIBLE DIRECTORATE</u>	<u>COMMENTS</u>
	<p>400,00 per month;</p> <p>(v) that the rental escalate at a rate of 10% per annum on the anniversary date of the lease agreement;</p> <p>(vi) that an amount equal to the monthly rental be deposited in the Municipality's bank account as a refundable deposit on or before the commencement date;</p> <p>(vii) that the lessee shall not sublet the property or improvements thereon, or allow anyone else to occupy the property without prior written approval of the lessor which approval shall not be unreasonably withheld;</p> <p>(viii) that any material alteration of the property may not be done by the lessee without the prior written consent of the Municipality;</p> <p>(ix) that the boundaries of the site must be identified by a Land Surveyor for the account of the applicant;</p> <p>(x) that the property should be used for storage of bricks and fencing materials and no manufacturing should be done on site, because of the proximity to the stream;</p> <p>(xi) that, if the lessee does not want to carry on with the use as stated under (x) as set out above, the lease shall be terminated and new applications be invited for the lease of the property, which application will be duly considered by the Council;</p> <p>(xii) that care should be taken not to pollute the nearby stream;</p> <p>(xiii) that the proposed erf be fenced off;</p> <p>(xiv) that should there be a need for an electrical connection, the applicant will contact Centlec. Centlec allows only one electrical connection per erf which shall be supplied at the boundary of the erf with connections below 500kVA supplied at 400V three phase and connections above 500kVA</p>		

<u>SPECIAL MEETING : THURSDAY, MARCH 28, 2013</u>	<u>RESOLUTION</u>	<u>RESPONSIBLE DIRECTORATE</u>	<u>COMMENTS</u>
	<p>supplied at 11kV calculations for the purpose of quotation are based on information to be supplied to Centlec;</p> <p>(xv) that the applicant be informed accordingly in writing and</p> <p>(xvi) that the Legal Services Unit be requested and tasked to draft the appropriate contract on receipt of approval of this application and acceptance of the terms and conditions by the applicant.</p>		
<p>36A5 ESTABLISHMENT OF A CLOTHING BANK FOR THE MANGAUNG METROPOLITAN MUNICIPALITY TO ASSIST THE POOR AND VULNERABLE</p>	<p>RESOLVED that the Council approve the report on the establishment of the Clothing Bank in the Mangaung Metropolitan Municipal area.</p>	<p>SOCIAL SERVICES</p>	
<p>36A6 REPORT ON INITIATION SCHOOLS HELD DURING THE SUMMER SEASON OF DECEMBER 23012</p>	<p>RESOLVED</p> <p>(a) that the Council approve the report on the initiation schools for the summer season of December 2012;</p> <p>(b) that the Council approve the establishment of Initiation Schools Compliance Liaison Committees with authority and powers to in turn establish Sub-Committees in each Ward for each of the Mangaung Metropolitan Municipal Regions and that the process of establishment be completed by the end of April 2013. That each Committee be constituted as follows, namely:</p> <p>(i) five (5) Sotho men;</p> <p>(ii) five (5) Xhosa men;</p> <p>(iii) three (3) ama-Ndebele males;</p> <p>(iv) two (2) Batswana males;</p> <p>(v) five (5) women;</p> <p>(vi) South African Police Service and</p> <p>(vii) Municipality's Law Enforcement unit;</p> <p>(c) that the Council approve the payment of the out-of-pocket expenses to members of the Initiation Schools Compliance Liaison Committees. The actual amount payable to each member be determined on an amount of R1 000,00 per</p>	<p>SOCIAL SERVICES</p>	

<u>SPECIAL MEETING : THURSDAY, MARCH 28, 2013</u>	<u>RESOLUTION</u>	<u>RESPONSIBLE DIRECTORATE</u>	<u>COMMENTS</u>
	<p>quarterly meeting and may be adjusted on an annual basis. The Sub-Directorate Social Development will make provision in their budget and</p> <p>(d) that the Council approve the hosting of a certification ceremony for initiation school owners, teachers and traditional surgeons who have adhered to and complied with the legal and regulatory provisions for the establishment and operation of the initiation schools.</p>		
<p>36A7 ACQUISITION OF LAND FOR CEMETERY PURPOSES IN MANGAUNG METROPOLITAN MUNICIPALITY AND BURIAL OPTIONS TO MINIMISE USE OF SPACE</p>	<p>RESOLVED</p> <p>(a) that the state of cemeteries in the Municipality and the shortage of burial space in Bloemfontein specifically, be noted;</p> <p>(b) that the Municipal Manager be authorised and mandated to conduct investigations and to determine a suitable land for acquisition for the establishment of a cemetery development;</p> <p>(c) that the Municipal Manager be authorised to purchase the identified suitable land as per the investigations above and</p> <p>(d) that the Municipal Manager be mandated to explore alternative methods of burials and report back to the Council.</p>	<p>HUMAN SETTLEMENT AND HOUSING</p>	
<p>36A8 ADOPT-A-PARK POLICY : MANGAUNG METROPOLITAN MUNICIPALITY</p>	<p>Noted</p>		
<p>36A9 DISPOSAL AND DEVELOPMENT OF FIVE (5) PORTIONS OF THE REMAINDER OF THE FARM BOTSHABELO 826 TO UNLOCK THE ECONOMIC POTENTIAL OF THE BOTSHABELO CENTRAL BUSINESS DISTRICT (CBD)</p>	<p>RESOLVED that all five (5) portions of the Remainder of the Farm Botshabelo 826 surrounding the Botshabelo CBD as depicted on Annexure "A", be released for development in order to unlock the economic potential of the Botshabelo CBD and to transform as well as to grow the economy of the area, subject to the following guidelines, namely:</p> <p>(i) that the release of these land parcels be in the form of a Request for Proposals (RFP);</p>	<p>PLANNING</p>	

<u>SPECIAL MEETING : THURSDAY, MARCH 28, 2013</u>	<u>RESOLUTION</u>	<u>RESPONSIBLE DIRECTORATE</u>	<u>COMMENTS</u>
	<p>(ii) <i>that the Head : Human Settlements, in conjunction with the Head : Planning be mandated to prepare the relevant Bid Specifications that will form the basis of the Bid Evaluation and Bid Adjudication criteria for this development project and</i></p> <p>(iii) <i>that the Municipal Manager be authorised to determine the fair market value of the land parcels (whether as permanent disposal/investment leases) and report back to the Council after all the Supply Chain Management processes have been finalised.</i></p>		
<p>36A10 AMENDMENT OF THE SPATIAL DEVELOPMENT FRAMEWORK : SUNNYSIDE 2620</p>	<p>RESOLVED <i>that the Council approve the rezoning of the Eastern portion of the Farm Sunnyside 2620 from Agricultural to "Mixed Development".</i></p>	<p>PLANNING</p>	
<p>36A11 DISPOSAL AND DEVELOPMENT OF THE COMMERCIAL PRECINCT : AIRPORT DEVELOPMENT NODE</p> <p>36A12 REZONING OF THE FARM BLOEMDUSTRIA 2936 TO "INDUSTRIAL" AND DISPOSAL OF THE LAND FOR THE ESTABLISHMENT OF A SOLAR FARM AND RELATED OPERATIONS</p>	<p>RESOLVED</p> <p>(a) <i>that the Council approve the release of the commercial precinct of the Airport Development Node via the Request for Proposal (RFP);</i></p> <p>(b) <i>that the Municipal Manager be mandated to undertake all required administrative actions to effect the Council's resolution and to comply with the MFMA and</i></p> <p>(c) <i>that the Municipal Manager be mandated to deal with future land release within the Airport Development Node using the same prescripts.</i></p> <p>RESOLVED</p> <p>(a) <i>that the Council approve the rezoning of the Farm Bloemdustrya 2936 from Agricultural to "Industrial";</i></p> <p>(b) <i>that the Council approve the release of the Farm Bloemdustrya 2936 via the Request for Proposal (RFP) for purposes of establishing a solar farm and related activities and</i></p> <p>(c) <i>that the Municipal Manager be mandated to undertake all required administrative actions to</i></p>	<p>PLANNING</p> <p>PLANNING</p>	

<u>SPECIAL MEETING : THURSDAY, MARCH 28, 2013</u>	<u>RESOLUTION</u>	<u>RESPONSIBLE DIRECTORATE</u>	<u>COMMENTS</u>
	<i>effect the Council's resolution and to comply with the MFMA.</i>		
36A13 NAVAL HILL REDEVELOPMENT MASTER PLAN	<i>Noted</i>		
37. MOTIONS 38. CLOSING	<i>Noted</i>		

<u>SPECIAL MEETING : THURSDAY, WEDNESDAY, APRIL 24, 2013</u>	<u>RESOLUTION</u>	<u>RESPONSIBLE DIRECTORATE</u>	<u>COMMENTS</u>
39. OPENING 40. APPLICATIONS FOR LEAVE OF ABSENCE	<i>Noted</i> <i>Noted</i>		
41. FREEDOM OF ENTRY OF THE CITY OF MANGAUNG / 1 SPECIAL SERVICE BATTALION	RESOLVED <i>(a) that the Mangaung Metropolitan Municipality grant the 1 Special Service Battalion the Right of Freedom of Entry into the City as a token of pride and trust;</i> <i>(b) that the Executive Mayor, Councillor TM Manyoni, be authorised to perform this ceremonial role in line with Section 56(4) of the Municipal Structures Act (as amended);</i> <i>(c) that the ceremony be held on Wednesday, May 1, 2013 at a venue to be determined by the Executive Mayor, Councillor TM Manyoni and the Unit Commanders and</i> <i>(d) that the Council be requested to avail administrative, logistical and other related essentials towards the realisation of this important calendar/historic event in Mangaung.</i>	OFFICE OF THE CITY MANAGER	
42. CLOSING			

<u>ORDINARY MEETING : FRIDAY, MAY 3, 2013</u>	<u>RESOLUTION</u>	<u>RESPONSIBLE DIRECTORATE</u>	<u>COMMENTS</u>
43. OPENING 44. APPLICATIONS FOR LEAVE OF ABSENCE 45. OFFICIAL ANNOUNCEMENTS BY THE SPEAKER 46. REPORTS OF THE SPEAKER IN TERMS OF RULES 15(1) AND 99(4) 47. APPLICATIONS AND APPEALS FROM COUNCILLORS IN TERMS OF RULES 14(1), 67 AND 72	<i>Noted</i> <i>Noted</i> <i>Noted</i> <i>Noted</i> <i>Noted</i>		
48. REPORTS RECEIVED FROM THE SPEAKER 48A OVERSIGHT REPORT ON THE ANNUAL REPORT OF THE MANGAUNG METROPOLITAN MUNICIPALITY FOR THE 2011/2012 FINANCIAL YEAR	RESOLVED (a) <i>that the Council adopt the Annual Performance Report with reservations and the recommendations thereto and</i> (b) <i>that the Council request the Executive Mayor, Councillor TM Manyoni, to report to the Council on the actions required by the end of June 2013.</i>	OFFICE OF THE CITY MANAGER	
49. MOTIONS OF SYMPATHY AND CONGRATULATIONS BY THE SPEAKER 50. MOTIONS OF SYMPATHY AND CONGRATULATIONS BY OTHER COUNCILLORS 51. DEPUTATIONS AND INTERVIEWS 52. DISCLOSURE OF INTEREST	<i>Noted</i> <i>Noted</i> <i>Noted</i>		
53. MINUTES OF PREVIOUS MEETINGS	RESOLVED <i>that the following minutes be approved by the Council, namely:</i> (a) <i>the minutes of the ordinary meeting of the Mangaung Metropolitan Municipal Council that was held on Thursday, February 28, 2013;</i> (b) <i>the minutes of the special meeting of the Mangaung Metropolitan Municipal Council that was held on Thursday, March 28, 2013 and</i>		

<u>ORDINARY MEETING : FRIDAY, MAY 3, 2013</u>	<u>RESOLUTION</u>	<u>RESPONSIBLE DIRECTORATE</u>	<u>COMMENTS</u>
	(c) <i>the minutes of the special meeting of the Mangaung Metropolitan Municipal Council that was held on Wednesday, April 24, 2013.</i>		
54. QUESTIONS OF WHICH NOTICE HAVE BEEN GIVEN 55. OVERVIEW AND MATTERS BY THE EXECUTIVE MAYOR	<i>Noted</i> <i>Noted</i>		
REPORTS BY THE EXECUTIVE MAYOR			
Items received from the Municipal Manager and the Executive Mayor FOR CONSIDERATION by the Council			
56A1 PERMISSION TO ADVERTISE REQUEST PROPOSAL FOR THE UPGRADING AND THE FUTURE UTILISATION OF THE ARTHUR NATHAN SWIMMING POOL	RESOLVED (a) <i>that note be taken of the contents of the report;</i> (b) <i>that approval be granted by the Council to advertise for Request for Proposals on the upgrading, utilization and leasing of the Arthur Nathan Swimming Pool and</i> (c) <i>that this process be conducted in accordance with the Supply Chain Management Regulations and that the report be submitted to the Council for consideration.</i>	CORPORATE SERVICES	
56A2 MUNICIPAL FINANCE MANAGEMENT ACT (MFMA) : BUDGET AND PERFORMANCE ASSESSMENT REPORT IN TERMS OF THE MFMA, SECTION 52(d) FOR THE QUARTER ENDED MARCH 31, 2013	RESOLVED <i>that compliance with Section 52 of the MFMA –</i> (a) <i>that the Accounting Officer submits to the Executive Mayor this statement reflecting the implementation of the budget and financial state of affairs of the Municipality for the period ending March 31, 2013 and</i> (b) <i>that in order to comply with Section 52(d) of the MFMA, the Accounting Officer ensures that this report be submitted to the Executive Mayor, National Treasury and the Provincial Treasury, in both signed document format and in electronic format.</i>	FINANCE	

<u>ORDINARY MEETING : FRIDAY, MAY 3, 2013</u>	<u>RESOLUTION</u>	<u>RESPONSIBLE DIRECTORATE</u>	<u>COMMENTS</u>
56A3 2012/2013 THIRD QUARTER SERVICE DELIVERY BUDGET IMPLEMENTATION PLAN (SDBIP) PERFORMANCE REPORT	<i>RESOLVED</i> that the 2012/2013 Third Quarter SDBIP Performance Report be considered and approved by the Council.	OFFICE OF THE CITY MANAGER	
<u>Items received from the Municipal Manager and the Executive Mayor in terms of DELEGATED POWERS</u> 56B NONE	<i>Noted</i>		
<u>Items dealt with by the Municipal Manager and the Executive Mayor and FOR INFORMATION of the Council</u>			
56C1 QUARTERLY REPORT ON THE SUPPLY CHAIN MANAGEMENT UNIT PERFORMANCE FOR THE QUARTER ENDING MARCH (JANUARY – MARCH 2013)	<i>Noted</i>		
(SUPPLEMENTARY AGENDA) 56C 2 VALUATION ROLL PROGRESS	<i>Noted</i>		
57. MOTIONS 58. CLOSING			

<u>SPECIAL MEETING : THURSDAY, MAY 30, 3013 (ANNUAL BUDGET)</u>	<u>RESOLUTION</u>	<u>RESPONSIBLE DIRECTORATE</u>	<u>COMMENTS</u>
59. OPENING 60. APPLICATIONS FOR LEAVE OF ABSENCE	<i>Noted</i> <i>Noted</i>		
61. (i) MANGAUNG METROPOLITAN MUNICIPALITY: MEDIUM TERM REVENUE AND EXPENDITURE FRAMEWORK : 2013/2014 – 2015/2016 (ii) GENERAL TARIFFS : 2013/2014 – 2015/2016 (iii) CENTLEC (PTY) LTD : MTREF : 2013/2014 – 2015/2016 REVIEWED BUSINESS PLAN, SDBIP : 2013 - 2014	<i>RESOLVED</i> as set out in full on pages 29, 50 – 53 (with amendments on page 50 as attached to this minutes) in the Medium Term Revenue and Expenditure Framework : 2013/2014 – 2015/2016 document.	FINANCE	
62. (i) CAPITAL BUDGET : 2013/2014 – 2015/2016 (ii) TABLING OF THE MANGAUNG METROPOLITAN MUNICIPALITY RE-VIEWED INTEGRATED DEVELOPMENT PLAN (IDP) FOR THE 2013/2014 FINANCIAL YEAR (iii) IDP RELATED SECTOR PLANS (a) Five Year Strategic Management Plan for the Reduction Pages of Non- Revenue Water (b) Local Economic Development Outlook	<i>RESOLVED</i> as set out in full on pages 29, 50 – 53 (with amendments on page 50 as attached to this minutes) in the Medium Term Revenue and Expenditure Framework : 2013/2014 – 2015/2016 document. <i>RESOLVED</i> (a) that the Council approve the reviewed IDP (2013/2014) and corresponding sectoral plans and (b) that the Council note that the tabled reviewed IDP (2013/2014) with sectoral plans will be submitted to the MEC's of Treasury and Co-operative Governance and Human Settlement	FINANCE	

<u>SPECIAL MEETING : THURSDAY, MAY 30, 3013 (ANNUAL BUDGET)</u>	<u>RESOLUTION</u>	<u>RESPONSIBLE DIRECTORATE</u>	<u>COMMENTS</u>
<ul style="list-style-type: none"> (c) Five Year Integrated Human Settlements Plan : 2012/2013 – 2016/2017 (d) Water Services Development Plan : 2012/2013 (e) Disaster Management Plan (f) Integrated Waste Management Plan 			
<p>63.</p> <ul style="list-style-type: none"> (i) MANGAUNG METROPOLITAN MUNICIPALITY : BUDGET RELATED POLICIES <ul style="list-style-type: none"> (a) Virement Policy (b) Property Rates Policy and By-Laws Regarding Rates (c) Indigent Policy (d) Credit Control and Debt Collection Policy (e) Supply Chain Management Policy (f) Financial Asset Impairment Policy (ii) CENTLEC (PTY) LTD : BUDGET RELATED POLICIES : 2013/2014–2015/2016 <ul style="list-style-type: none"> (a) Supply Chain Management Policy (b) Credit Control and Debt Collection Policy 	<p><i>RESOLVED as set out in full on pages 29, 50 – 53 (with amendments on page 50 as attached to this minutes) in the Medium Term Revenue and Expenditure Framework : 2013/2014 – 2015/2016 document</i></p>	<p style="text-align: center;">FINANCE</p>	

<u>SPECIAL MEETING : THURSDAY, MAY 30, 3013 (ANNUAL BUDGET)</u>	<u>RESOLUTION</u>	<u>RESPONSIBLE DIRECTORATE</u>	<u>COMMENTS</u>
(c) Asset Management Policy (d) Budget and Reporting Policy (e) Banking and Investment Policy (f) Bad Debts Policy (g) Tariff Policy (h) VAT Policy			
64. CLOSING	<i>Noted</i>		

<u>SPECIAL MEETING : WEDNESDAY, JULY 3, 2013</u>	<u>RESOLUTION</u>	<u>RESPONSIBLE DIRECTORATE</u>	<u>COMMENTS</u>
65. OPENING 66. APPLICATIONS FOR LEAVE OF ABSENCE	<i>Noted</i> <i>Noted</i>		
67. AMENDMENT OF THE ASSET MANAGEMENT POLICY	RESOLVED that the recommendation as set out in the agenda, be accepted, adopted and approved by the Council.	CHIEF FINANCIAL OFFICER	
68. WRITING OFF OF CERTAIN CONSUMER DEBTS OLDER THAN 5 YEARS DUE TO THE MANGAUNG METROPOLITAN MUNICIPLITY	RESOLVED (a) that all prescribed debts for households, non-profit organisations, churches and small businesses (service charges and taxes) older than five (5) years reflected on Annexure "A", be written off and (b) that provision for bad debts be utilised for writing-off debts.	CHIEF FINANCIAL OFFICER	
69. REPORT ON THE LEASE AGREEMENT AUDIT (rental properties)	RESOLVED (a) that for Commercial Properties: (i) all the active contracts (refer to Annexure 1) (141) representing (43% of the population of commercial properties), it is recommended that the Municipality performs the following, namely: (aa) renegotiate the current lease agreement to include the minimum requirements of the lease contracts as indicated under paragraph 5.1 of the report attached; (bb) the Municipality continues billing the tenants until the completion of the renegotiation process; (ii) all the expired contracts (refer to Annexure 2) (155) representing (47% of the population of	CHIEF FINANCIAL OFFICER	

<u>SPECIAL MEETING : WEDNESDAY, JULY 3, 2013</u>	<u>RESOLUTION</u>	<u>RESPONSIBLE DIRECTORATE</u>	<u>COMMENTS</u>
	<p><i>commercial properties), it is recommended that the Municipality performs the following, namely:</i></p> <p><i>(aa) renegotiate the current lease agreements to include the minimum requirements of the lease contracts as indicated under paragraph 5.1 of the report attached;</i></p> <p><i>(bb) the Municipality continues billing the tenants on a month to month basis until the completion of the renegotiation process;</i></p> <p><i>(iii) all the properties with no valid contracts (e.g. due to the contract not being signed) (refer to Annexure 3) (34) representing (10% of the population of commercial properties), it is recommended that the Municipality performs the following, namely:</i></p> <p><i>(aa) negotiate new lease agreements with the current tenants to include the minimum requirements of the lease contracts as indicated under paragraph 5.1 of the report attached;</i></p> <p><i>(bb) the Municipality continues billing the tenants (if the tenants are currently being billed) on a month to month basis until the completion of the renegotiation process;</i></p> <p><i>(cc) the Municipality commences billing the tenants (if the tenants are not currently being billed) based on the renegotiated lease contract upon the completion of the renegotiation process;</i></p> <p><i>(dd) evict the current occupants if they do not agree to the new terms;</i></p> <p><i>ee) property is to be availed to prospective tenants in the event of it being vacant;</i></p> <p><i>(iv) all the lease debt older than three (3) years the debt – R534 893,94 (refer to Annexure 4, be written off as it has prescribed where necessary;</i></p>		

<u>SPECIAL MEETING : WEDNESDAY, JULY 3, 2013</u>	<u>RESOLUTION</u>	<u>RESPONSIBLE DIRECTORATE</u>	<u>COMMENTS</u>
	<p>(b) that for Sports Clubs:</p> <p>(i) all the active contracts (refer to Annexure 5) (18) representing (39% of the population of sports clubs), it is recommended that the Municipality performs the following, namely:</p> <p>(aa) renegotiate the current lease agreement to include the minimum requirements of the lease contracts as indicated under paragraph 5.1 of the report attached;</p> <p>(bb) the Municipality continues billing the tenants until the completion of the renegotiation process;</p> <p>(ii) all the expired contracts (refer to Annexure 6) (24) representing (52% of the population of sports clubs), it is recommended that the Municipality performs the following, namely:</p> <p>(aa) renegotiate the current lease agreements to include the minimum requirements of the lease contracts as indicated under paragraph 5.1 of the report attached;</p> <p>(bb) the Municipality continues billing the tenants on a month to month basis until the completion of the renegotiation process;</p> <p>(iii) all the properties with no valid contracts (e.g. due to the contract not being signed) (refer to Annexure 7) (4) representing (9% of the population of sports clubs), it is recommended that the Municipality performs the following, namely:</p> <p>(aa) negotiate new lease agreements with the current tenants to include the minimum requirements of the lease contracts as indicated under paragraph 5.1 of the report attached;</p> <p>(bb) the Municipality continues billing the tenants (if the tenants are currently being</p>		

<u>SPECIAL MEETING : WEDNESDAY, JULY 3, 2013</u>	<u>RESOLUTION</u>	<u>RESPONSIBLE DIRECTORATE</u>	<u>COMMENTS</u>
	<p><i>billed) on a month to month basis until the completion of the renegotiation process;</i></p> <p><i>(cc) the Municipality commences billing the tenants (if the tenants are not currently being billed) based on the renegotiated lease contract upon the completion of the renegotiation process;</i></p> <p><i>(iv) all the properties with unfavourable maintenance terms (refer to Annexure 8) (46) representing (100% of the population of sports clubs), it is recommended that the Municipality performs the following, namely:</i></p> <p><i>(aa) renegotiate the current lease agreements to amend the maintenance terms;</i></p> <p><i>(bb) the Municipality continues billing the tenants on a month to month basis until the completion of the renegotiation process;</i></p> <p><i>(v) all lease debt older than three (3) years the debt – R642,00 (refer to Annexure 4), be written off as it is prescribed where necessary;</i></p> <p>(c) that for Residential Properties</p> <p><i>(i) all the active contracts (refer to Annexure 9) (1077) representing (81% of the population of residential units), it is recommended that the Municipality performs the following, namely:</i></p> <p><i>(aa) renegotiate the current lease agreement to include the minimum requirements of the lease contracts as indicated under paragraph 5.1 of the report attached;</i></p> <p><i>(bb) the Municipality continues billing the tenants until the completion of the renegotiation process;</i></p> <p><i>(ii) all the expired contracts (refer to Annexure 10) (53) representing (4% of the population of the</i></p>		

<u>SPECIAL MEETING : WEDNESDAY, JULY 3, 2013</u>	<u>RESOLUTION</u>	<u>RESPONSIBLE DIRECTORATE</u>	<u>COMMENTS</u>
	<p><i>population of residential units), it is recommended that the Municipality performs the following, namely:</i></p> <p><i>(aa) renegotiate the current lease agreements to include the minimum requirements of the lease contracts as indicated under paragraph 5.1 of the report attached;</i></p> <p><i>(bb) the Municipality continues billing the tenants on a month to month basis until the completion of the renegotiation process;</i></p> <p><i>(iii) all the properties with no valid contracts (e.g. due to the contract not being signed) (refer to Annexure 11) (181) representing (14% of the population of residential units), it is recommended that the Municipality performs the following, namely:</i></p> <p><i>(aa) negotiate new lease agreements with the current tenants to include the minimum requirements of the lease contracts as indicated under paragraph 5.1 of the report attached;</i></p> <p><i>(bb) the Municipality continues billing the tenants (if the tenants are currently being billed) on a month to month basis until the completion of the renegotiation process;</i></p> <p><i>(cc) the Municipality commences billing the tenants (if the tenants are not currently being billed) based on the renegotiated lease contract upon the completion of the renegotiation process;</i></p> <p><i>(dd) evict the current occupants if they do not agree to the new terms;</i></p> <p><i>(ee) property is to be availed to prospective tenants in the event of it being vacant;</i></p> <p><i>(iv) all the properties which were demolished (e.g. due to extension of the road during FIFA World</i></p>		

<u>SPECIAL MEETING : WEDNESDAY, JULY 3, 2013</u>	<u>RESOLUTION</u>	<u>RESPONSIBLE DIRECTORATE</u>	<u>COMMENTS</u>
	<p><i>Cup) (refer to Annexure 12) (8) representing (1% of the population of the residential units), it is recommended that the units be de-recognised and the Municipality only recognise the land which the Municipality owns and</i></p> <p><i>(v) that for all the properties which were sold (refer to Annexure 13) (17) representing (1% of the population of the residential units), it is recommended that the units be removed from the books of the Municipality.</i></p>		
<p>70. FEEDBACK ON THE IMPLEMENTATION OF THE REVENUE ENHANCEMENT STRATEGY : THIRD QUARTER OF THE 2012/2013 FINANCIAL YEAR</p>	<p>RESOLVED that the Council take note of the progress that has been made with the implementation of the Revenue Enhancement Strategy during the third quarter of the 2012/2013 financial year.</p>	<p>OFFICE OF THE CITY MANAGER</p>	
<p>71. OVERSIGHT REPORT ON THE ANNUAL REPORT OF THE MANGAUNG METROPOLITAN MUNICIPALITY FOR THE 2011/2012 FINANCIAL YEAR</p>	<p>RESOLVED</p> <p><i>(a) that the Council note the amended Annual Performance Management Report for the 2011/2012 financial year and</i></p> <p><i>(b) that the Council note that matters related to service delivery raised by MPAC are being processed and a detailed report will be provided to the Chairperson of the Section 80 Committee : Municipal Public Accounts (MPAC) en-route the Council.</i></p>	<p>OFFICE OF THE CITY MANAGER</p>	
<p>72. UNCLAIMED DEPOSITS</p>	<p>RESOLVED</p> <p><i>(a) that the Council approve that the amount of R3 238 497,98 which was never claimed for over three (3) years, be forfeited to the Council as income as per the applicable legislation and</i></p> <p><i>(b) that this practice of writing off of unclaimed deposits older than three (3) years to income, be approved for implementation for the 2013/2016 MTREF until such time the Council review the decision.</i></p>	<p>CHIEF FINANCIAL OFFICER</p>	

<u>SPECIAL MEETING : WEDNESDAY, JULY 3, 2013</u>	<u>RESOLUTION</u>	<u>RESPONSIBLE DIRECTORATE</u>	<u>COMMENTS</u>
73. AMENDMENTS TO THE COMPOSITION OF THE ESTABLISHED SECTION 79 AND SECTION 80 COMMITTEES	WITHDRAWN	OFFICE OF THE CHIEF WHIP	
74. USDG GRANT : MANGAUNG BUILT ENVIRONMENT PERFORMANCE PLAN (SDBIP) FOR THE 2013/2014 PERIOD	RESOLVED (a) <i>that the Council approve the Mangaung Built Environment Performance Plan (BEPP) for the 2013/2014 financial year for submission to the National Department of Human Settlements and Treasury which is due by June 30, 2013;</i> (b) <i>that the Municipal Manager addresses the shortcomings reflected under Section 3.2 of the attached report and report on progress to the Council during the financial year with particular emphasis on the following areas, namely:</i> (i) <i>project management and planning capacity to be improved to implement the BEPP projects timeously;</i> (ii) <i>informal settlement development strategy to be submitted to the Council for approval by December 2013;</i> (iii) <i>long term financial model to be developed, demonstrating how targets set by the City in relation to development of land parcels, will be accomplished and</i> (iv) <i>expected deadlines for the eradication of buckets and pit toilets, taking into account financial constraints.</i>	STRATEGIC PROJECTS AND SERVICE DELIVERY REGULATIONS	
75. IMPLEMENTATION OF THE COURT JUDGEMENT : MESSRS YA RONA	RESOLVED (a) <i>that the contents of this report, including the attached court judgement, be noted;</i> (b) <i>that the Council approve the sale of Portion 321 of the Farm Bloemfontein No 654 in the amount of R54 000 000,00 (fifty four million rand) as set out by the Municipality's Valuer and</i>	CORPORATE SERVICES	

<u>SPECIAL MEETING : WEDNESDAY, JULY 3, 2013</u>	<u>RESOLUTION</u>	<u>RESPONSIBLE DIRECTORATE</u>	<u>COMMENTS</u>
	(c) <i>that the Council implement the court order for the sale of the property within the timeframe as set out in the court order, namely July 12, 2013.</i>		
<p>76. AFRICAN NATIONS CHAMPIONSHIP 2014 (CHAN 2014) : MANGAUNG FINAL ACCEPTANCE TO HOST THE TOURNAMENT</p>	<p>RESOLVED</p> <p>(a) <i>that the Council approve the participation of Mangaung as one of the Host Cities for the African Nations Championship for 2014 (CHAN 2014), subject to the condition that it will not use service delivery budget to cover any of the event costs;</i></p> <p>(b) <i>that the Council note that according to DORA 2013, the National Treasury will allocate at least R26 million to Mangaung as part of the 2014 African Nations Championship Host City Operating Grant to assist Host Cities with the hosting of the Tournament, the amount of which will be reviewed by the Department of Sports, Art, Culture and Recreation before it is approved by the Cabinet during the National Budget adjustments in October 2013;</i></p> <p>(c) <i>that the Council note that the estimated budget implications to the City, in addition to the current approved Operating Grant from National Treasury for hosting CHAN 2014 is R25 960 000,00 however, the Council should not make any additional allocations in the current approved Budget to cover this shortfall until the discussion as set out underneath under (d) and (e) have been concluded;</i></p> <p>(d) <i>that the Municipal Manager continue discussions with SRSA and LOC to address all areas in dispute in the draft Host City Agreement to minimise financial liability to Mangaung as a Host City and submit a report during the following Council meeting on the progress, inclusive of the budget adjustment amount required, considering that only R5 000 000,00 has been included in the approved 2013/2014 Budget;</i></p> <p>(e) <i>that the Municipal Manager continue discussions</i></p>	<p>STRATEGIC PROJECTS AND SERVICE DELIVERY REGULATIONS</p>	

<u>SPECIAL MEETING : WEDNESDAY, JULY 3, 2013</u>	<u>RESOLUTION</u>	<u>RESPONSIBLE DIRECTORATE</u>	<u>COMMENTS</u>
	<p><i>with the Provincial Department of Sports, Arts, Culture and Recreation to obtain additional funding required to cover all the operational costs for the hosting of the Tournament and</i></p> <p><i>(f) that the Municipal Manager may sign the Host City Agreement on behalf of the Council once she is satisfied that all the areas in the dispute have been addressed to the best interest of the Council.</i></p>		
<p>ADDITIONAL ITEM</p> <p>76A REVIEW OF THE CELL PHONE POLICY</p>	<p>RESOLVED that the Council approve the reviewed Cell Phone Policy with Addendums "A" and the amended Addendum "B" (as attached to this minutes).</p>		
<p>77. CLOSING</p>	<p>Noted</p>		

<u>ORDINARY MEETING : WEDNESDAY, JULY 31, 2013</u>	<u>RESOLUTION</u>	<u>RESPONSIBLE DIRECTORATE</u>	<u>COMMENTS</u>
78. OPENING 79. APPLICATIONS FOR LEAVE OF ABSENCE 80. OFFICIAL ANNOUNCEMENTS BY THE SPEAKER 81. REPORTS OF THE SPEAKER IN TERMS OF RULES 15(1) AND 99(4) 82. APPLICATIONS AND APPEALS FROM COUNCILLORS IN TERMS OF RULES 14(1), 67 AND 72	<i>Noted</i> <i>Noted</i> <i>Noted</i> <i>Noted</i> <i>Noted</i>		
83. REPORTS RECEIVED FROM THE SPEAKER 83A ALLEGATIONS OF MISCONDUCT AND COMMENCEMENT OF A DISCIPLINARY ENQUIRY AGAINST COUNCILLOR EC TOBIE	RESOLVED (a) <i>that the Speaker, Councillor MA Siyonzana, submits a written report to the Municipal Manager, Ms S Mazibuko to inform her on the allegations that were made;</i> (b) <i>that the Municipal Manager, Ms S Mazibuko in writing request the Office of the Speaker to investigate the matter that occurred and</i> (c) <i>that the Office of the Speaker, after completion of the investigation, submits a comprehensive report to the Council.</i> .	OFFICE OF THE SPEAKER	
84. MOTIONS OF SYMPATHY AND CONGRATULATIONS BY THE SPEAKER 85. MOTIONS OF SYMPATHY AND CONGRATULATIONS BY OTHER COUNCILLORS 86. DEPUTATIONS AND INTERVIEWS 87. DISCLOSURE OF INTEREST	<i>Noted</i> <i>Noted</i> <i>Noted</i>		
88. MINUTES OF PREVIOUS MEETINGS	RESOLVED <i>that the minutes of –</i> (i) <i>the ordinary meeting of the Council held on Friday, May 3, 2013;</i>		

<u>ORDINARY MEETING : WEDNESDAY, JULY 31, 2013</u>	<u>RESOLUTION</u>	<u>RESPONSIBLE DIRECTORATE</u>	<u>COMMENTS</u>
<p>89. QUESTIONS OF WHICH NOTICE HAVE BEEN GIVEN</p> <p>90. OVERVIEW AND MATTERS BY THE EXECUTIVE MAYOR</p>	<p>(ii) the special meeting of the Council held on Thursday, May 30, 2013 (Annual Budget) and</p> <p>(iii) the special meeting of the Council held on Wednesday, July 3, 2013 (with amendment),</p> <p>copies of which had been furnished to members, be taken as read and confirmed.</p> <p>Noted</p> <p>Noted</p>		
<u>REPORTS BY THE EXECUTIVE MAYOR</u>			
<p>91. REQUEST TO WAIVE OUTDOOR ADVERTISING FEES : REGISTRATION WEEKENDS AND 2014 NATIONAL AND PROVINCIAL ELECTIONS</p>	<p>RESOLVED</p> <p>(a) that the Council approve to waive the prescribed tariffs to display election posters (i.e. all posters relating to the registration of voters and the election itself) for the 2014 National and Provincial Elections;</p> <p>(b) that all political parties as well as the IEC apply for permission on the prescribed form, in terms of the prescribed procedure, to display registration/ election posters and</p> <p>(c) that all political parties as well as the IEC be required to pay the prescribed fees should they fail to remove their posters within the prescribed period should the posters be removed by the Municipality.</p>	<p>OFFICE OF THE CITY MANAGER</p>	
<p>Items received from the Municipal Manager and the Executive Mayor <u>FOR CONSIDERATION</u> by the Council</p>			
<p>92A1 FEASIBILITY STUDY ON THE POSSIBLE RELOCATION OF THE BLOEMFONTEIN ZOO</p>	<p>RESOLVED that the Council approve the Feasibility Study regarding the proposed relocation of the Zoo to Kwaggafontein Game Farm.</p>	<p>SOCIAL SERVICES</p>	

<u>ORDINARY MEETING : WEDNESDAY, JULY 31, 2013</u>	<u>RESOLUTION</u>	<u>RESPONSIBLE DIRECTORATE</u>	<u>COMMENTS</u>
<p>92A2 PROGRAM SCHEDULE OF THE MANGAUNG METROPOLITAN MUNICIPALITY FOR THE PERIOD JULY 2013 TO JUNE 2014</p>	<p>RESOLVED</p> <p>(a) <i>that the draft year program for the period July 2013 to June 2014, the venues and commencement times in respect of the ordinary meetings for the Bid Committees, Executive Management Team, Mayoral Committee, Council Committees and the Council as set out in the attached schedule, Annexure "A", be approved;</i></p> <p>(b) <i>that the General Manager : Corporate Secretariat be requested to inform all concerned of the relevant program for the period of July 2013 to June 2014 pertaining to the program schedule for all meetings and</i></p> <p>(c) <i>that all the Chairpersons of other Committees, Councillors and the Senior Management of the Mangaung Metropolitan Municipality must please take note of this inevitable fixed program schedule and arrange their meetings accordingly.</i></p>	<p>CORPORATE SERVICES</p>	
<p>92A3 APPROVAL OF THE MANGAUNG WASTE MANAGEMENT BY-LAWS</p>	<p>RESOLVED</p> <p>(a) <i>that the Council take note of the report and the statutory provisions mentioned herein relating to making of By-Laws by the Municipalities and</i></p> <p>(b) <i>that the Council approve the Mangaung Waste Management By-Laws (attached to the report) as proposed.</i></p>	<p>LEGAL SERVICES</p>	
<p>29A4 REPORT ON THE APPOINTMENT OF CENTLEC AUDIT COMMITTEE MEMBERS AND CHAIRPERSON : FILLING OF VACANCIES AND APPOINTMENT OF A CHAIRPERSON OF THE MANGAUNG AUDIT COMMITTEE</p>	<p>RESOLVED</p> <p>(a) <i>that the Mangaung Metropolitan Municipal Council approve the appointments as outlined under paragraph 2.7 in the report, namely:</i></p> <p><i>T Zakuza (Chairperson)</i> <i>L Majake</i> <i>NP Lubanga</i> <i>C Choeu</i> <i>M Llale</i></p> <p>(b) <i>that the Council take note that the remuneration of the Centlec Audit Committee will be the</i></p>	<p>OFFICE OF THE CITY MANAGER</p>	

<u>ORDINARY MEETING : WEDNESDAY, JULY 31, 2013</u>	<u>RESOLUTION</u>	<u>RESPONSIBLE DIRECTORATE</u>	<u>COMMENTS</u>
	<p>responsibility of Centlec;</p> <p>(c) that the Council rescind its earlier resolution of establishing a shared Audit Committee for the Municipality and its entity Centlec;</p> <p>(d) that the Council delegate the Municipal Manager to finalise the signing of Contracts with the appointed candidates at the terms and conditions as outlined in this report;</p> <p>(e) that the Council note that the Accounting Officer should provide secretarial services for the Centlec Audit Committee;</p> <p>(f) that the Council note that members will be remunerated according to the tariffs approved by National Treasury, a one day preparation fee and sitting allowance which shall be linked to the annual tariff increases of National Treasury;</p> <p>(g) that the Council note that transport and accommodation costs for attending meetings or any business of Centlec by members, will be for the account of Centlec;</p> <p>(h) that the Council note that transport and accommodation costs for attending meetings or any business of the Municipality by members, will be for the account of the Municipality;</p> <p>(i) that the Council note that remuneration of members who are from the Government, be handled in accordance with Circular 56 of National Treasury and</p> <p>(i) that the Council note that the term of office for the Centlec Audit Committee members will be for a renewable minimum period of three (3) years.</p>		
<p>29A5 MANGAUNG METROPOLITAN MUNICIPALITY : FOURTH QUARTER SERVICE DELIVERY AND BUDGET IMPLEMENTATION PLAN (SDBIP) PROGRESS REPORT FOR 2012/2013</p>	<p>RESOLVED that the Council approve the Fourth Quarter Service Delivery and Budget Implementation Plan (SDBIP) Progress Report for 2012/2013.</p>	<p>OFFICE OF THE CITY MANAGER</p>	

<u>ORDINARY MEETING : WEDNESDAY, JULY 31, 2013</u>	<u>RESOLUTION</u>	<u>RESPONSIBLE DIRECTORATE</u>	<u>COMMENTS</u>
<p>29A6 DETERMINATION : UPPER LIMITS OF SALARY, ALLOWANCES AND OTHER BENEFITS OF THE CHIEF EXECUTIVE OFFICER AND SENIOR MANAGERS OF CENTLEC</p>	<p>RESOLVED</p> <p>(a) that the Council approve the upper limits of salaries, allowances and other benefits of the Chief Executive Officer and Senior Managers of Centlec as proposed by the Board of Directors of Centlec and</p> <p>(b) that the Chief Executive Officer of Centlec be requested to report the monthly expenditure referred to in Section 89(b) of the Municipal Finance Management Act (Act No 56 of 2003) to the Council.</p>	CORPORATE SERVICES	
<p><u>Items received from the Municipal Manager and the Executive Mayor in terms of DELEGATED POWERS</u></p>			
<p>92B1 APPLICATION FOR :</p> <p>(A) TOWNSHIP ESTABLISHMENT IN TERMS OF SECTION 8 OF THE TOWNSHIPS ORDINANCE, 1969 (ORDINANCE NO 9 OF 1969) ON PLOT 8, SPITSKOP SMALL-HOLDINGS, BLOEMFONTEIN;</p> <p>(B) REZONING OF THE NEWLY CREATED ERVEN IN TERMS OF SECTION 2 OF THE REMOVAL OF RESTRICTIONS ACT, 1967 (ACT 84 OF 1967) FROM "HOLDINGS" TO "GENERAL RESIDENTIAL" ON PROPOSED ERVEN (1 AND 2) AND STREET ON PROPOSED ERF 3 AND</p> <p>(C) THE REMOVAL OF RESTRICTIVE CONDITONS OF TITLE IN TERMS OF SECTION 2 OF THE REMOVAL OF RESTRICTIONS ACT, 1967 (ACT 84 OF 1967)</p>	<p>RESOLVED that the application for township establishment on Plot 8, Spitskop, Small-Holdings, Bloemfontein as indicated on the attached lay-out plan 5, the removal of restrictive Title Deed conditions : paragraph A.(a); (b); (c) and (d) on page 2 as contained in Deed of Transfer T2331/2005 in terms of Section 2 of the Removal of Restrictions Act, 1967 (Act 84 of 1967), rezoning of the newly created erven in terms of Section 2 of the Removal of Restrictions Act, 1967 (Act 84 of 1967) from "Holding" to "General Residential" on the proposed erven (1 and 2) and street on the proposed erf 3, be recommended for approval to the Head of the Department : Free State Provincial Government, Department of Co-Operative Governance, Traditional Affairs and Human Settlement, subject to the following conditions, namely:</p> <p>(i) that civil services must be provided by the developer for his sole account according to conditions depicted in the comments from the General Manager : Roads and Stormwater, attached as Annexure "C" and General Manager : Water and Sanitation, attached as Annexure "D", to the entire satisfaction of the HOD : Infrastructural Services (special attention must be taken that the bulk sewer services as proposed in the Master Plan be compiled by Aurecon should be in place for this development to take place);</p>	PLANNING	

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	<p>(ii) that the conditions regarding to electrical services as proposed by Centlec (Pty) Ltd, which is attached as Annexure "E", must be adhered to;</p> <p>(iii) that the conditions regarding the emergency services as proposed by the General Manager : Emergency Services, which is attached as Annexure "F", must be adhered to;</p> <p>(iv) that an Environment Impact Assessment (EIA) be undertaken and an Environmental Authorization must be acquired from the Department of Economic Development and Environmental Affairs (Free State Provincial Government) prior to any development, as stipulated in terms of the National Environmental Management Act (Act No 107 of 1998) and the Environmental Impact Assessment Regulation 2010, at the cost of the developer and further subject to the following conditions from the General Manager : Environmental Management attached as Annexure "G";</p> <p>(v) that all buildings must comply with Regulations Part XA-Energy efficiency of the National Building Regulations and Building Standards Act of 1977;</p> <p>(vi) that the developer will be responsible for the planting of trees on sidewalks to the entire satisfaction of the General Manager : Parks and Cemeteries;</p> <p>(vii) that, should any Telkom equipment be moved or damaged as a result of the proposed development, the cost involved will be the responsibility of the applicant/developer;</p> <p>(viii) that the applicant can only be supported from a Traffic Engineering perspective, subject to the conditions as stipulated in Annexure "B" and</p> <p>(ix) that a service level agreement be signed between the Mangaung Metropolitan Municipality and the applicant all for the cost of the applicant.</p>		

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<p>92B2 APPLICATION FOR THE REMOVAL OF RESTRICTION CONDITIONS AND REZONING OF ERF 450, ELIAS MOTSOLEDI STREET, LANGENHOVEN PARK : APPLICANT : MESSRS DE WAAL AND NORTJé LAND SURVEYORS ON BEHALF OF BCF MICRO FINANCE EIENDOMS BEPERK</p>	<p>RESOLVED that the above-mentioned application was presented and discussed on the Planning Room on February 21, 2013 and the decision was that the application not be recommended as it is not in line with the SDF.</p>	<p>PLANNING</p>	
<p>92B3 (A) AMENDMENT OF THE GENERAL PLAN S.G 659/1997 BY CLOSURE OF A PORTION OF A STREET; (B) CLOSURE OF A PARK, ERF 509, BLOEMDUSTRIA AND (C) REZONING OF ERF 509 FROM "PUBLIC OPEN SPACE" TO "PRIVATE OPEN SPACE" BLOEMDUSTRIA (EXTENSION 1), BLOEMFONTEIN</p>	<p>RESOLVED</p> <p>(a) that the application for the amendment of the General Plan S.G. 659/1997 by means of a closure of a portion of street, not be recommended by the Mangaung Metropolitan Municipality;</p> <p>(b) that the application for the amendment of the General Plan by means of a closure of erf 509, Bloemdustria (Extension 1), Bloemfontein as a Park, not be recommended by the Mangaung Metropolitan Municipality;</p> <p>(c) that the rezoning of erf 509 from "Public Open Space" to "Private Open Space", not be recommended for approval by the Mangaung Metropolitan Municipality;</p> <p>(d) that the Free State Provincial Government be informed of this decision taken by the Mangaung Metropolitan Municipality in regard to the above-mentioned applicant and</p> <p>(e) that the Sub-Directorates Legal Services Division and Property Management Division of the Mangaung Metropolitan Municipality see to it that erf 509 together with all other public open spaces in Mandela View Township, are transferred to the Mangaung Metropolitan Municipality by the developer in line with the prescripts of the Free State Township Ordinance all at the developer's own costs.</p>	<p>PLANNING</p>	

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<p>92B4 APPLICATION FOR THE REZONING OF ERF 2055, 18 MILNER ROAD WAVERLEY, BLOEMFONTEIN : APPLICANT : CLOSE TO HOME TRADING 521 BK, NR CK 2009/110591/23</p>	<p>RESOLVED that the Head of the Department of Co-operative Governance, Traditional Affairs and Human Settlement, Free State Provincial Government, be informed that the application for the rezoning of erf 2055, 8 Milner Road, Waverley, Bloemfontein from "Single Residential 3" to "Restricted Business 3", not be recommended for approval due to the above-mentioned reasons.</p>	<p>PLANNING</p>	
<p>92B5 APPLICATION FOR TOWNSHIP ESTABLISHMENT ON PORTION 1 OF PLOT 20, SPITSKOP, BLOEMFONTEIN IN TERMS OF SECTION 8 OF THE FREE STATE TOWNSHIPS ORDINANCE, 1969 (ORDINANCE ACT NO 9 OF 1969) AND THE SUBSEQUENT REMOVAL OF RESTRICTIVE CONDITIONS OF TITLE IN TERMS OF THE REMOVAL OF RESTRICTIONS ACT, 1967 (ACT 84 OF 1967)</p>	<p>RESOLVED that the application for township establishment on Portion 1 of Plot 20 Spitskop, Bloemfontein in terms of Section 8 of the Free State Townships Ordinance, 1969 (Ordinance No 9 of 1969) as well as the removal of restrictive conditions A(a), A(b), D(f) in Deed Transfer T 15936/2005 in terms of the Removal of Restrictive Act (Act No 84 of 1967), not be recommended for approval to the Free State Provincial Government for reasons as explained in the report.</p>	<p>PLANNING</p>	
<p>9256 APPLICATION FOR SUBDIVISION AND REZONING ON ERVEN 10414 AND 10415, SEJAKE, MANGAUNG, BLOEMFONTEIN</p>	<p>RESOLVED that the Mangaung Metropolitan Municipality submit an application to the Free State Provincial Government for subdivision and rezoning of erven from "Business" to Residential", subject to the following conditions, namely:</p> <ul style="list-style-type: none"> (i) that subdivision and rezoning of erven 10414 and 10415, Sejake, Mangaung, Bloemfontein, be exempted from the provision of EC 18.17 of August 18, 1998 in order to create more erven; (ii) that the Department of Economic Development and Planning be mandated to go ahead with the proper planning and surveying of the properties after approval; (iii) that funds be made available from vote number 1162121242500 to allow the finalisation of planning and surveying of the properties and (iv) that once planning and surveying of the erven have been completed, Centlec and Infrastructural Services be mandated to source alternative 	<p>PLANNING</p>	

<u>ORDINARY MEETING : WEDNESDAY, JULY 31, 2013</u>	<u>RESOLUTION</u>	<u>RESPONSIBLE DIRECTORATE</u>	<u>COMMENTS</u>
	<i>funding for the supply of civil and electrical services in the area.</i>		
92B7 APPLICATION FOR REZONING AND SUBDIVISION OF ERF 53541, THEPE AQUARE, MANGAUNG, BLOEMFONTEIN	<p>RESOLVED that the Mangaung Metropolitan Municipality submit an application to the Free State Provincial Government for the rezoning and subdivision of erf 53541, Thepe Square, subject to the following conditions, namely:</p> <p>(i) that the subdivision and rezoning of erf 53541, Thepe Square, be exempted from the provision of EC 18.17 of August 18, 1998 in order to create more erven;</p> <p>(ii) that the Department of Economic Development and Planning be mandated to go ahead with the proper planning and surveying of the properties after approval is obtained from the Free State Provincial Government;</p> <p>(iii) that funds be made available from vote number 1162121242500 to allow the finalisation of planning and surveying of the properties and</p> <p>(iv) that once planning and surveying of the erven have been completed, Centlec and Infrastructure Services be mandated to source alternative funding for the supply of civil services in the area.</p>	<p>PLANNING</p>	
92B8 APPLICATION FOR THE REZONING OF ERF 14351, 3 ERIC ROSENDORF, FICHARDT PARK, BLOEMFONTEIN : APPLICANT : MR PJJ VAN BILJON ON BEHALF OF MR PJT DE WET	<p>RESOLVED that the Head of the Department of Co-operative Governance, Traditional Affairs and Human Settlement, Free State Provincial Government be informed that the application for the rezoning of erf 14351 from "Single Residential 2" to "Special Use viL" be recommended for approval, as this will serve and enhance the life of the surrounding community, namely:</p> <p>(x) that the applicant be liable for the cost of re-valuation of the property after rezoning, payable at the Chief Financial Officer;</p> <p>(xi) that, if the demand for electricity exceed the capacity of the existing connection due to the proposed use and the electricity connection has to be enlarged, moved or altered, or the infrastructure of Messrs Centlec (Pty) Ltd be extended, the cost thereof shall be for the sole</p>	<p>PLANNING</p>	

<u>ORDINARY MEETING : WEDNESDAY, JULY 31, 2013</u>	<u>RESOLUTION</u>	<u>RESPONSIBLE DIRECTORATE</u>	<u>COMMENTS</u>
	<p>account of the applicant. These costs are obtainable on the receipt of an application form which is available from Messrs Centlec (Pty) Ltd (Planning Section);</p> <p>(xii) that, if Telkom equipment is damaged or must be moved during the development, the Mangaung Local Municipality do not accept responsibility for any costs involved and such costs shall be for the sole account of the applicant;</p> <p>(xiii) that building plans be submitted which for the conversion of the building into a Veterinary Practice and must conform to all the relevant requirements of the Bloemfontein Town Planning Scheme as well as the National Building Regulations. Parking must be provided at a ratio in terms of Section 23.9.4 of the Bloemfontein Towns Planning Scheme and developed in such a manner that the location of the required parking, vehicle entrances and exits are to the entire satisfaction of the General Manager : Planning;</p> <p>(v) that where open parking are provided on ground level, parking must be shaded and trees must be planted and maintained at a minimum ratio of one (1) tree providing shade for every two (2) parking bays in the case of single rows of parking or one (1) tree providing shade for every four (4) parking bays in a case of double rows of parking, in such a manner that shade is provided for all passenger vehicle parking bays to the entire satisfaction of the General Manager: Parks and Cemeteries</p> <p>(vi) that the applicant will be responsible for any improvements and/or alterations to the municipal civil engineering services that might be required as a result of the changed land use, in order to maintain the same level of services as defined by the Head : Engineering Services and the applicant will be responsible for appointing a professional engineer, at own cost, for the investigation, design and supervision thereof, if necessary;</p> <p>(vii) that the water and electricity tariff as well as the property rates, be replaced with business tariffs from the month following the approval and</p>		

<u>ORDINARY MEETING : WEDNESDAY, JULY 31, 2013</u>	<u>RESOLUTION</u>	<u>RESPONSIBLE DIRECTORATE</u>	<u>COMMENTS</u>
	<i>(viii) that the necessary license in terms of the Business Act (Act No 71) be obtained from the local licensing authority.</i>		
<p>92B9 APPLICATION FOR THE AMENDMENT OF THE BLOEMFONTEIN TOWN PLANNING SCHEME BY HE AMENDMENT OF THE EXISTING "SPECIAL USE CXXI" ZONING (BLOEMFONTEIN AIRPORT) TO INCLUDE ADDITIONAL LAND USES ON PORTION 3 OF SUNNYSIDE 2620, BLOEMFONTEIN : APPLICANT : MESSRS NM AND ASSOCIATES PLANNERS AND DESIGNERS ON BEHALF OF THE AIRPORT COMPANY SOUTH AFRICA</p>	<p>RESOLVED</p> <p><i>(a) that the Mangaung Metropolitan Municipality approve the proposed development of a solar farm in principle;</i></p> <p><i>(b) that the Municipal Manager in collaboration with the Head : Planning, be mandated to enter into negotiations with the developer (Built Africa) regarding the identification of a suitable location for the proposed development of a solar farm and</i></p> <p><i>(c) that, once an agreement on the suitable location has been reached, the application be administratively dealt with by the Municipal Manager in collaboration with the Head : Planning and report back to the Council.</i></p>	PLANNING	
<p>92B10 APPLICATION FOR THE AMENDMENT OF THE GENERAL PLAN, SUBDIVISION AND REZONING OF ERVEN 54217 AND 18662, IPOPENG, MANGAUNG</p>	<p>RESOLVED</p> <p><i>(a) that the subdivision and rezoning of erven 54217 and 18662, Ipopeng be exempted from the provision of EC 18.17 of August 18, 1998 in order to create more residential erven;</i></p> <p><i>(b) that the Planning Department be mandated to go ahead with the proper planning and surveying of the properties;</i></p> <p><i>(c) that once planning and surveying of the erven of the erven have been completed, Property Management be mandated to alienate a portion of erf 18662 which is already occupied by a church and</i></p> <p><i>(d) that once planning and surveying of the erven have been completed, Centlec and Infrastructural Services be mandated to supply civil services in the area.</i></p>	PLANNING	

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<p>92B11 APPLICATION FOR THE SUBDIVISION AND REZONING OF PROPOSED PORTION 1 OF ERF 5118, HEIDEDAL : EXTENTION 11 (BLOEMSIDE 2) BLOEMFONTEIN : APPLICANT : MESSRS DE WAAL AND NORTJE</p>	<p>RESOLVED that the Head of the Department of Co-operative Governance, Traditional Affairs and Human Settlement, Free State Provincial Government be informed that the application for the subdivision and subsequent rezoning of the proposed portion 1 erf 5118, Bloemside from "Educational" to "Business", be recommended for approval subject to the following conditions and that the application only be finally approved after the applicant has accepted the following conditions in writing, namely:</p> <p>(i) that the applicant be liable for the cost of re-valuation of the property after rezoning, payable at the Chief Financial Officer;</p> <p>(ii) that after the proposed subdivision, the new subdivision must be provided with a new electricity connection point. The applicant will be responsible for the cost of the new supply point and for the enlargement, moving or altering the existing electrical supply network and upgrading of Centlec (Pty) Ltd external supply network on a pro rata-basis is also payable, if applicable. These costs will be furnished on receipt of a formal application at Centlec (Pty) Ltd (Consumer Services Section);</p> <p>(iii) that no obtrusive lighting may be permitted to radiate from this erf under any circumstances;</p> <p>(iv) that the proposed subdivision must be provided with a separate water and sewer connection at the sole cost of the applicant. The cost involved will be provided by the General Manager : Water and Sanitation after receipt of a formal application. The applicant will also be responsible for his cost for the re-alignment of the existing sewer line to the servitude described under (v) hereunder;</p> <p>(xiv) that, if Telkom equipment is damaged or must be moved during the development, the Mangaung Local Municipality do not accept responsibility for any costs involved and such costs shall be for the sole account of the applicant;</p> <p>(xv) that building plans be submitted for the business which must conform to all the relevant</p>		

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	<p><i>requirements of Annexure F of the Township Establishment and Land Use Regulations 1986 as well as the National Building Regulations. Parking must be provided at a ratio in terms of Table B of Annexure F of the Township Establishment and Land Use Regulations 1986 and developed in such a manner that the location of the required parking, vehicle entrances and exits are to the entire satisfaction of the General Manager: Planning;</i></p> <p><i>(vii) that where open parking are provided on ground level, parking must be shaded and trees must be planted and maintained at a minimum ratio of one (1) tree providing shade for every two (2) parking bays in the case of single rows of parking or one (1) tree providing shade for every four (4) parking bays in a case of double rows of parking, in such a manner that shade is provided for all passenger vehicle parking bays to the entire satisfaction of the General Manager: Parks and Cemeteries;</i></p> <p><i>(viii) that the water and electricity tariff as well as the property rates for the proposed Portion 1 of erf 5118, be replaced with applicable tariffs from the month following the approval of the "Business" zoning;</i></p> <p><i>(ix) that the proposed business development on the proposed subdivision 1 of erf 5118, Heidedal, be restricted to a maximum of 420m² Gross Leasable Area (GLA) and that the condition be registered in the Deed of Transfer of the proposed subdivision by the applicant;</i></p> <p><i>(x) that before the approval of building plans, the applicant must submit an updated site development plan for the proposed development which must inter alia, reflect position and extent of the proposed building on the site, which must adhere to the GLA details pertaining to vehicle access to the site, on-site parking and vehicle circulation space and details pertaining to access and on-site loading facilities for delivery vehicles;</i></p> <p><i>(xi) that the applicant accepts the above-mentioned conditions in writing and</i></p>		

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	(xii) <i>that the applicant submits, together with the registration of the proposed subdivision in the Deeds Office a certificate, signed by the General Manager : Planning to the effect that the applicant has conformed with the requirements as stipulated under paragraphs (i), (ii) and (iv) above.</i>		
92B12 REZONING OF ERVEN 6633, 6606, 7701, 7700, 7822, 6848, 6847, BLOEMSIDE PHASE 4, ERVEN 10756, 10757, 11268 AND 11269, BLOEMSIDE PHASE 5, MANGAUNG	RESOLVED (a) <i>that the rezoning of erven 6633, 6606, 7701, 7700, 7822, 6848, 6847, Bloemside Phase 4 and erven 10756, 10757, 11268 and 11269, Bloemside Phase 5 be exempted from the provision of EC 18.17 of August 18, 1998 in order to create more residential erven and</i> (b) <i>that the Planning Department be mandated to go ahead with the proper planning of the properties.</i>	PLANNING	
92B13 APPLICATION FOR THE REMOVAL OF RESTRICTIVE CONDITIONS AND REZONING OF PORTION 1 OF 26434, 37A AVENUE, BAYSWATER, BLOEMFONTEIN : APPLICANT : MESSRS ENCORE SPATIAL SOLUTIONS ON BEHALF OF MESSRS RHYNLAAN ONTWIKKELINGS TRUST	RESOLVED <i>that the Head of the Department of Co-operative Governance, Traditional Affairs and Human Settlement, Free State Provincial Government be informed that the application for the rezoning of erf 1/26434, Bayswater, Bloemfontein "Single Residential 2" to "Single Residential 3" and the removal of conditions 1(a) on page 2 and 1(a) and 2(b) on page 3 in the Deed of Transfer T1536/2010, be recommended for approval, subject to the following conditions and that the application only be finally approved after the applicant has accepted the following conditions in writing, namely:</i> (i) <i>that the applicant be liable for the cost of re-valuation of the property after rezoning, payable at the Chief Financial Officer;</i> (ii) <i>that, if the demand for electricity exceed the capacity of the existing connection due to the proposed use and the electricity connection has to be enlarged, moved or altered, or the infrastructure of Messrs Centlec (Pty) Ltd be extended, the cost thereof shall be for the sole account of the applicant. These costs are obtainable on the receipt of an application form which is available from Messrs Centlec (Pty) Ltd (Planning Section);</i>	PLANNING	

<u>ORDINARY MEETING : WEDNESDAY, JULY 31, 2013</u>	<u>RESOLUTION</u>	<u>RESPONSIBLE DIRECTORATE</u>	<u>COMMENTS</u>
	<p>(iii) <i>that, if Telkom equipment is damaged or must be moved during the development, the Mangaung Local Municipality do not accept responsibility for any costs involved and such costs shall be for the sole account of the applicant;</i></p> <p>(iv) <i>that building plans be submitted which for the conversion of the building into a guest house which must conform to all the relevant requirements of the Bloemfontein Town Planning Scheme as well as the National Building Regulations. Parking must be provided at a ratio in terms of Section 23.9.1.6 of the Bloemfontein Towns Planning Scheme and developed in such a manner that the location of the required parking, vehicle entrances and exits are to the entire satisfaction of the General Manager : Planning;</i></p> <p>(v) <i>that where open parking are provided on ground level, parking must be shaded and trees must be planted and maintained at a minimum ratio of one (1) tree providing shade for every two (2) parking bays in the case of single rows of parking or one (1) tree providing shade for every four (4) parking bays in a case of double rows of parking, in such a manner that shade is provided for all passenger vehicle parking bays to the entire satisfaction of the General Manager: Parks and Cemeteries</i></p> <p>(vi) <i>that the applicant will be responsible for any improvements and/or alterations to the municipal civil engineering services that might be required as a result of the changed land use, in order to maintain the same level of services as defined by the Head : Engineering Services and the applicant will be responsible for appointing a professional engineer, at own cost, for the investigation, design and supervision thereof, if necessary;</i></p> <p>(vii) <i>that the water and electricity tariff as well as the property rates, be replaced with business tariffs from the month following the approval;</i></p> <p>(viii) <i>that the necessary license in terms of the Business Act (Act No 71) be obtained from the local licensing authority and</i></p>		

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	<i>(ix) that the guest house shall conform to all regulations pertaining to boarding houses and any replacement of such regulations.</i>		
92B14 APPLICATION FOR THE SUBDIVISION AND REZONING OF THE REMAINDER OF ERF 6624, NAMIBIA, MANGAUNG	RESOLVED that the Department of Economic Development and Planning be mandated to go ahead with the subdivision and rezoning of the remainder of erf 6624, Namibia in order to further create residential sites.	PLANNING	
92B15 APPLICATION FOR : (A) THE SUBDIVISION OF PLOT 9, LILYVALE SMALL-HOLDINGS IN TERMS OF SECTION 20 OF THE TOWNSHIPS ORDINANCE, 1969 (ORDINANCE NO 9 OF 1969); (B) CONSOLIDATION OF THE PROPOSED REMAINDER OF PLOT 9, LILYVALE AND THE REMAINDER OF PLOT 12, LILYVALE SMALL-HOLDINGS IN TERMS OF SECTION 20 OF THE TOWNSHIPS ORDINANCE, 1969 (ORDINANCE NO 9 OF 1969) AND (C) TOWNSHIP ESTABLISHMENT IN TERMS OF SECTION 8 OF THE TOWNSHIPS ORDINANCE, 1969 (ORDINANCE NO 9 OF 1969) OVER THE CONSOLIDATED REMAINDER OF PLOT 9 AND THE REMAINDER OF PLOT 12, LILYVALE SMALL-HOLDINGS	RESOLVED that the application for subdivision of Plot 9, Lilyvale and subsequent consolidation of the remainders of Plot 9 and Plot 12, Lilyvale, Small-Holdings and township establishment on the proposed remainder of Plot 9 and the remainder of Plot 12, Lilyvale, Small-Holdings, Bloemfontein in terms of Section 8 of the Townships Ordinance No 9 of 1969, to accommodate the intended development as indicated on the attached layout plan Annexure "A", be recommended for approval to the Head of the Department : Free State Provincial Government, Department Co-operative Governance, Traditional Affairs and Human Settlements, subject thereto that the applicant must take in cognisance that no electrical connection will be supplied to the development until such time that the proposed Groenvlei Distribution Centre and its associated electrical network has been established and further subject to the following conditions, namely: <i>(a) that civil services must be provided by the developer for his sole account according to conditions depicted in the comments from the General Manager : Roads and Stormwater, attached as Annexure "C" and General Manager : Water and Sanitation, attached as Annexure "D" to the entire satisfaction of the Head : Engineering Services (special attention must be taken that the bulk sewer services as proposed in the Master Plan compiled by Aurecon, should be in place for this development to take place);</i> <i>(b) that the conditions regarding to electrical services as proposed by Centlec (Pty) Ltd which is attached as Annexure "E", must be adhered to;</i> <i>(c) that the conditions regarding the emergency services as proposed by the General Manager : Emergency Management Services, which is</i>	PLANNING	

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	<p><i>attached as Annexure "F", must be adhered to;</i></p> <p><i>(d) that an Environmental Impact Assessment (EIA), be undertaken and an Environmental Authorisation must be acquired from the Department of Economic Development and Environmental Affairs (Free State Province) prior to any development, as stipulated in terms of the National Environmental Management Act (Act No 107 of 1998) and the Environmental Impact Assessment Regulation 2010, at the sole cost of the developer and further subject to the following conditions from the General Manager Environmental Management, attached as Annexure "G";</i></p> <p><i>(e) that all buildings must comply with Regulation Part XA-Energy Efficiency of the National Building Regulations and Building Standards, Act 103 of 1977;</i></p> <p><i>(f) that the developer will be responsible for the planting of trees on sidewalks to the entire satisfaction of the General Manager : Parks and Cemeteries;</i></p> <p><i>(g) that, should any Telkom equipment be moved or damaged as a result of the proposed development, the cost involved will be the sole responsibility of the applicant/developer;</i></p> <p><i>(h) that the applicant enters into a service agreement with the Mangaung Metropolitan Municipality for the account of the applicant, in which all the above conditions must be included;</i></p> <p><i>(i) that the applicant can only be supported from a traffic engineering perspective subject to the conditions as stipulated in Annexure "B" and</i></p> <p><i>(j) that a services level agreement be signed between the Mangaung Metropolitan Municipality and the applicant.</i></p>		

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<p>92B16 APPLICATION FOR THE FOLLOWING :</p> <p>(A) REMOVAL OF RESTRICTIVE TITLE CONDITIONS;</p> <p>(B) AMENDMENT OF THE BLOEMFONTEIN TOWN PLANNING SCHEME BY THE INCLUSION OF A NEW "SPECIAL USE 31" ZONING AND</p> <p>(C) REZONING OF THE REMAINDER OF PLOT 10, MAXLEY, BLOEMSPRUIT FROM "AGRICULTURAL RESIDENCE 1" TO "SPECIAL USE 31" :</p> <p>APPLICANT : MESSRS ROODT PARTNERSHIP ARCHITECT AND TOWN PLANNERS ON BEHALF OF MR JACK VAN DER BIJL</p>	<p>RESOLVED that the Head of the Department of Co-operative Governance, Traditional Affairs and Human Settlement, Free State Provincial Government be informed in writing, namely:</p> <p>(a) that the application for the removal of restrictive conditions 2 and 3 on page 2 of the Title Deed T10240/1985, be recommended for approval;</p> <p>(b) that the application for the amendment of the Bloemspruit Town Planning Scheme by the inclusion of a new "Special Use 31" zoning (see attached amendment scheme schedules), be recommended for approval and</p> <p>(c) that the rezoning of the Remainder of Plot 10, Maxley, Bloemspruit from "Agricultural Dwelling 1" to "Special Use 31", be recommended for approval.</p> <p>Furthermore, the approval of the above-mentioned applications will be subjected to the following conditions and that the application only be finally approved after the applicant has accepted the following conditions in writing, namely:</p> <p>(i) that the applicant be liable for the cost of re-valuation of the property after rezoning, payable at the Chief Financial Officer;</p> <p>(ii) that, if the demand for electricity exceed the capacity of the existing connection due to the proposed use and the electricity connection has to be enlarged, moved or altered, or the infrastructure of Messrs Centlec (Pty) Ltd be extended, the cost thereof shall be for the sole account of the applicant. These costs are obtainable on the receipt of an application form which is available from Messrs Centlec (Pty) Ltd (Planning Section);</p> <p>(iii) that, if Telkom equipment is damaged or must be moved during the development, the Mangaung Metropolitan Municipality do not accept responsibility for any costs involved and such costs shall be for the sole account of the</p>	<p>PLANNING</p>	

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	<p>applicant;</p> <p>(iv) that building plans be submitted which conform to all the relevant requirements of the Bloemspruit Town Planning Scheme as well as the National Building Regulations. Parking must be provided and developed in such a manner that the location of the required parking, vehicle entrances and exits are to the entire satisfaction of the General Manager : Land Use Control;</p> <p>(v) that the applicant will be responsible to provide the necessary municipal civil engineering services to the development as well as for any improvements and/or alterations to the municipal civil engineering that might be required as a result of the changed land use (as proposed by the Master Plan and/or Mangaung Metropolitan Municipality), in order to maintain the same standard as similar developments and will be responsible for appointing a professional engineer, at own cost, for the investigation, design and supervision thereof to the entire satisfaction of the Municipality;</p> <p>(vi) that any stormwater which discharge from the adjacent areas onto the development area must be accommodated in the development. This stormwater and any from the develop area itself which drains towards the properties downstream of the development, must also be taken care of to the entire satisfaction of the Mangaung Metropolitan Municipality as well as the adjacent and affected property owners;</p> <p>(vii) that the development be restricted to the land uses and size as stipulated in the attached Town Planning Scheme amended schedule;</p> <p>(viii) that the water and electricity tariff as well as the property rates be replaced with applicable tariffs from the moth of approval of this consent;</p> <p>(ix) that an Environmental Authorisation must be acquired from the Department of Tourism, Economic and Environmental Affairs (Free State Province) for change of land use and the</p>		

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	<p><i>proposed activity. It should be noted that in the proposed self storage triggered a listed activities in terms of the National Environmental Impact Assessment 1998 (Act No 107 of 1998 and Regulation 385 and 386), therefore an Environmental Impact Assessment (EIA) processes should be undertaken to determine the significant impacts that the proposed activities may have on the environment. This process should be used to consult the neighbouring residents, Ward Councillor and other affected parties and to investigate the impact of the proposed activity on the environment;</i></p> <p>(x) <i>that the EIA report for the proposed self storage, must be forwarded to an Environmental Officer (MMM) for review as in terms of Sub -regulation 54(2) of Government Gazette Regulation No 543. In the report to be submitted it must clearly be demonstrated in which way the proposed development will meet the requirements of sustainable development. It must also consider energy efficient technologies and water saving devices and technologies for the proposed development. This could include measures such as the recycling of waste, the use of low voltage or compact fluorescent light instead of incandescent globes maximizing the use of solar heating, the use of dual flush toilets, the management of stormwater, the capture and use of rainwater from gutters and roofs and the use of locally indigenous vegetation during landscaping;</i></p> <p>(xi) <i>that the Construction and Operational Environment Management Program (EMPR) must be complied with and approved by the Department of Environmental Affairs (Free State Province) and be submitted to the Environmental Officer (MMM) before operation commences. The EMPR should clearly state the compliance monitoring mechanisms to ensure that the EMPR are implemented;</i></p> <p>(xii) <i>that the rezoning be restricted to an 8 000m² warehouse development as investigated in the traffic impact study;</i></p>		

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	<p>(xiii) <i>that it remains the responsibility of the traffic engineers to ensure that the traffic impact study is correct and complies with the requirements and policies of the Department of Transport and the Mangaung Metropolitan Municipality (MMM). Any errors in the traffic impact study leading to unacceptable and unsafe traffic operations, will remain the professional responsibility of the Traffic Engineer and will have to be addressed by same to the entire satisfaction of the relevant roads authority;</i></p> <p>(xiv) <i>that since the study area, in terms of the roads network investigated, falls under the jurisdiction of the Free State Provincial Government (FSPG), final approval of the proposed rezoning from a traffic engineering point of view, be subjected to the consent of the latter authority in as far as its road networks are affected by the proposed development and that no building plans be considered for approval by the Mangaung Metropolitan Municipality without the above written consent and support of the proposed rezoning by the relevant Department of the FSGP, to be submitted by the developer as part of any building plans on the relevant erf;</i></p> <p>(xv) <i>that vehicular access to the site be restricted to Shannon Road (A57) according to the recommendations made in the traffic impact study, subject to the final approval thereof by the relevant Department of the FSPG;</i></p> <p>(xvi) <i>that a right of way servitude, a formal road reserve or other legal land reservation be provided for a width of 16m, measured parallel to the Western boundary of the plot (adjacent to Nassau Street) to accommodate future road widening;</i></p> <p>(xvii) <i>that, if the rezoning is approved, it by no means implies that the concept site development plan attached as part of the rezoning application, is also approved as part of the rezoning. A traffic impact study for building plan approval purposes, compiled by a professional Traffic Engineer, must be submitted at building plan stage to deal with the site development issues such as detail access</i></p>		

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	<p>configurations, parking, roads widths, loading areas, public transport, vehicle and pedestrian ramps, etc as described in the Department of Transport document "Manual for Traffic Impact Studies". The site development plan to be submitted as part of the traffic impact study for building plan approval purposes, must be recommended for approval by the relevant Traffic Engineer and must comply with the Mangaung Metropolitan Municipality's standards before it can be considered for approval;</p> <p>(xviii) that, if the rezoning is approved, the relevant traffic impact study for building plan approval purposes noted under (xvii) above, also be submitted by the applicant to the relevant Department of the FSPG for approval since access to the proposed site is intended from the A57, which road falls under the jurisdiction of the latter authority. Building plans for the development can only be considered for approval by the Mangaung Metropolitan Municipality once the traffic impact study for building plan approval purposes has been approved by the Mangaung Metropolitan Municipality and FSPG;</p> <p>(xix) that a services agreement be entered into between the Mangaung Metropolitan Municipality and the developer in accordance with the requirements of the Mangaung Bulk Engineering Services Master Plan, to the entire satisfaction of the relevant</p> <p>Department of FSPG and the Head : Engineering Services of the Mangaung Metropolitan Municipality;</p> <p>(xx) that the services agreement noted under (xix) above, include the developers responsibility towards the cost for the implementation of the future upgrading and signalization of the Nassau Street/Shannon Road intersection according to the layout recommended in the traffic impact study and</p> <p>(xxi) that the agreement referred to under (xix) above, must be in place before the development/owner</p>		

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	<i>can apply for occupation of any new buildings on the relevant erf, if the rezoning and building plans are approved.</i>		
<p>92B17 APPLICATION FOR THE REZONING OF ERF 13215, c/o WANNENBERG STREET AND McHARDY AVENUE, BRANDWAG, BLOEMFONTEIN : APPLICANT : MESSRS MDA ON BEHALF OF MR ANDRIES JOHANNES DE JAGER</p>	<p>RESOLVED</p> <p>(a) <i>that the Free State Provincial Government, Department of Co-operative Governance and Traditional Affairs be informed that the Mangaung Metropolitan Municipality do not recommend the approval of the application for the rezoning of erf 13215, c/o Wannenberg Street and McHardy Avenue, Brandwag, Bloemfontein from "Single Residential 2" to "Restricted Business 2" and</i></p> <p>(b) <i>that legal measures be taken against the land use transgression that is currently taking place on erf 13215, Brandwag by the Sub-Directorate Land Use Control, Land Use Transgressions Unit in close collaboration with the Legal Services of the Mangaung Metropolitan Municipality.</i></p>	<p>PLANNING</p>	
<p>92B18 APPLICATION FOR THE FOLLOWING:</p> <p>(A) REMOVAL OF RESTRICTIVE TITLE CONDITIONS;</p> <p>(B) AMENDMENT OF THE BAINSVLEI TOWN PLANNING SCHEME IN TERMS OF SECTION 30 OF THE FREE STATE TOWNSHIP ORDINANCE NO 9 OF 1969 BY THE EXTENSION OF THE BAINSVLEI TOWN PLANNING SCHEME BOUNDARY TO INCLUDE PLOT 8, MIMOSA PARK : INCLUSION OF A NEW ZONING "SPECIAL USE 90" AS WELL AS THE AMENDMENT OF CLAUSE 1 BY INSERTION OF A NEW DEFINITION "FUNCTION FACILITIES" AND</p> <p>(C) REZONING OF PLOT 8, MIMOSA PARK, BAINSVLEI FROM</p>	<p>RESOLVED <i>that the Head of the Department Co-operative Governance, Traditional Affairs and Human Settlement, Free State Provincial Government, be informed in writing as follows, namely:</i></p> <p>(a) <i>that the application for the removal of restrictive conditions A.(i) and (ii) on page 2 of Deed of Transfer T9430/1999, be recommended for approval;</i></p> <p>(b) <i>that the application for the amendment of the Bainsvlei Town Planning Scheme by the extension of the scheme boundary to include Plot 8, Mimosa Park, the inclusion of a new "Special Use 90" zoning and the amendment of Clause 1 of the Bainsvlei Town Planning Scheme by the inclusion of a definition "function facilities" to be read as follows, namely:</i></p> <p><i>"Facilities where functions in the form of weddings, social and work related gatherings can be hosted. Included is a restaurant area where meals can be prepared and served to guests</i></p>	<p>PLANNING</p>	

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<p>"HOLDINGS" TO "SPECIAL USE 90"</p> <p>APPLICANT : MESSRS SEED URBAN AND RURAL LEADERSHIP ON BEHALF OF MS DOROTHY ALETTA VAN DER MERWE</p>	<p><i>attending a function with a license for on-site consumption in terms of the Liquor Act.</i></p> <p><i>Fasiliteite waar funksies in die vorm van troues, sosiale werk verwante aangeleenthede gebou kan word. Ingesluit is 'n restaurant area waar etes voorberei en bedien kan word aan gaste wat 'n funksie bywoon met 'n lisensie vir op terrein verbruik in terme van die Drankwet.", be recommended for approval;</i></p> <p>(c) <i>that the rezoning of Plot 8, Mimosa Park, Small-Holdings, Bainsvlei from "Farmland" to "Special Use 90", be recommended for approval and</i></p> <p>(d) <i>that the proposed 15 chalets may not, under any circumstances, be alienated separately.</i></p> <p><i>Furthermore, the approval of the above-mentioned applications will be subjected to the following conditions and that the application only be finally approved after the applicant has accepted the following conditions in writing, namely:</i></p> <p>(i) <i>that the applicant be liable for the cost of re-valuation of the property after rezoning, payable at the Chief Financial Officer;</i></p> <p>(ii) <i>that, if the demand for electricity exceed the capacity of the existing connection due to the proposed use and the electricity connection has to be enlarged, moved or altered, or the infrastructure of Messrs Centlec (Pty) Ltd be extended, the cost thereof shall be for the sole account of the applicant. These costs are obtainable on the receipt of an application form which is available from Messrs Centlec (Pty) Ltd (Planning Section);</i></p> <p>(iii) <i>that, if Telkom equipment is damaged or must be moved during the development, the Mangaung Metropolitan Municipality do not accept responsibility for any costs involved and such costs shall be for the sole account of the applicant;</i></p>		

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	<p>(iv) <i>that building plans be submitted which conform to all the relevant requirements of the Bainsvlei Town Planning Scheme as well as the National Building Regulations. Parking must be provided and developed in such a manner that the location of the required parking, vehicle entrances and exits are to the entire satisfaction of the General Manager: Planning;</i></p> <p>(v) <i>that the applicant will be responsible to provide the necessary municipal civil engineering services to the development as well as for any improvements and/or alterations to the municipal civil engineering that might be required as a result of the changed land use (as proposed by the Master Plan and/or Mangaung Metropolitan Municipality), in order to maintain the same standard as similar developments and will be responsible for appointing a professional engineer, at own cost, for the investigation, design and supervision thereof to the entire satisfaction of the Municipality;</i></p> <p>(vi) <i>that where an increase in demand is necessary, because of an increase in activity due to a change in land use on one or more stands, the owner or owners will be responsible to:</i></p> <p><i>(a) provide the necessary internal municipal civil engineering services to the development as well as;</i></p> <p><i>(b) do the necessary improvements and/or alterations to the internal bulk municipal civil engineering services (as proposed by the Bulk Services Master Plan and the Municipality) that might be required as a result of the proposed development or changed land use, in order to maintain the same standard as similar developments in the Municipality;</i></p> <p><i>(c) appoint a professional engineer/technologist for the investigation, design and supervision of the above, all to the entire satisfaction of the Municipality;</i></p> <p>(xvi) <i>that all new private development in the sub-</i></p>		

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	<p>areas describe in the Bulk Services Master Plan or similar to anyone listed, the developers shall make an internal bulk contribution per square meter developed stand area for bulk services – escalated at the appropriate infrastructure development escalation rate (CPA) from the data of estimation on the tariff and</p> <p>(a) that for water and sanitation services only those pipelines that are dedicated internal bulk lines laid outside a development and those lines that had to be increased in size to handle any flow through such a development will be considered as internal bulk lines;</p> <p>(b) that where temporary internal bulk water and sanitation services are required until permanent bulk services are available, the cost shall be borne by the developer(s) requiring such services in the interim;</p> <p>(xvii) that the developer will be responsible to register servitudes (minimum width 3m or the width of the services plus 1m on either side, whichever the widest) over the existing or proposed erven for all existing and new municipal services to the entire satisfaction of the Municipality;</p> <p>(xviii) in case of rezoning, subdivision and densification of existing stands a densification contribution for an internal network and bulk services will be calculated based on an equivalent residential unit principle as indicated by the Municipality provided that;</p> <p>(a) any upgrading of services that are specifically needed by the development, will be for the developer's cost;</p> <p>(b) where on-site sanitation is required, it must be limited to a maximum of one equivalent residential unit per 5 000m² stands and must comply with the applicable SABS Standards;</p>		

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	<p>(c) restrictive conditions applying in the area (like maximum size of water connections) shall apply;</p> <p>(d) the developer shall provide the necessary on-site services like fire fighting services as might be required by the legislation and regulation;</p> <p>(e) the densification contribution will only apply for those services that are provided in an area and could for example exclude sanitation where the developer provided on-site sanitation;</p> <p>(f) the Municipality can identify a small-holding or other area for upgrading of services in which case separate internal services and bulk contribution per square meter developed area can be calculated as provided for new development;</p> <p>(g) the work must be constructed under the supervision of a professional engineer/technologist (further refer to as an Engineer) in accordance with the drawings by the Municipality and variations must be approved in writing by the Municipality;</p> <p>(h) the appointment of a contractor (further refer to as the Contractor) is subjected to the written approval by the Municipality and the Municipality must be informed of the construction program prior to the commencement of the work;</p> <p>(i) the Engineer must obtain the position of all existing services in the vicinity of the construction site from the relevant authorities e.g. Telkom, Centlec and the Municipality (Water and Sanitation and/or Roads and Stormwater);</p> <p>(j) the necessary permission to remove trees that might have to be cut or removed</p>		

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	<p>during the construction of the works, must be obtained from the Parks Department;</p> <p>(k) the Engineer/contractor will be responsible for any damage caused to services or property that is directly or indirectly a result of works;</p> <p>(l) arrangements for the connection of new water and/or sanitation services to the existing services must be obtained from the Municipality (Maintenance);</p> <p>(m) record drawings on paper and in electronic format must be submitted to the Sub-Directorate Water and Sanitation and/or Roads and Stormwater at completion of the works and detailed according to the Sub-Directorate's requirements;</p> <p>(n) before the completion certificate may be certified by the engineer, the Municipality must be satisfied with the work and certify as such. Until services are taken over by the Municipality the contractor/developer will be full responsible for any damage, accidents, injuries or death that may result from the installation of the services;</p> <p>(o) all traffic arrangements must be done in consultation with the Chief Traffic Officer and in accordance with his/her requirements. Traffic deviations during construction must comply with the manual : "Safety at Road Works in Urban Areas Site Manual" as available from the Sub-Directorate Water and Sanitation and/or Roads and Stormwater;</p> <p>(p) a copy of these requirements must be provided to the Contractor;</p> <p>(q) that in case of the rezoning of small-holdings to normal township development standard, the same conditions as for new developments as described under (b)</p>		

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	<p>above, will apply;</p> <p>(r) <i>Municipal internal bulk services will be provided in accordance with a services agreement/commitment between/by the developer(s) and the Municipality (in the case of agreement) where applicable;</i></p> <p>(x) <i>that vegetation clearance should be kept to the absolute minimum. Mitigation measures must be implemented to reduce the risk of erosion and the invasion of alien species;</i></p> <p>(xi) <i>that cement mixing on site during construction must take place within a designated area and on an impermeable surface where the runoff can be appropriately contained. The area where mixing occurs, must be cleared up after use to avoid permanent soil contamination;</i></p> <p>(xii) <i>that the applicant/contractors working on site, must ensure that oil, fuel and chemicals are confined to a specific and secured area throughout the construction period. This material must be stored in a banded area;</i></p> <p>(xiii) <i>that rubble and construction material used during construction, must be cleared from the sites and be disposed of at a registered landfill;</i></p> <p>(xiv) <i>that the soak away system of the existing septic tank system will have to be upgraded with a 25m long soak away trench and 125m² (5x25m) evaporation beds to accommodate the sewage flow from the conference facilities;</i></p> <p>(xv) <i>that the building must be energy efficient in terms of its construction and during its operational phase;</i></p> <p>(xvi) <i>that the development complies with other environmental legislation and requirements that is related to issues like noise and light pollution, air quality, water use and management, solid waste management, sewage and stormwater management;</i></p>		

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	<p>(xvii) <i>that the land uses in the proposed rezoning, be restricted to the following, namely:</i></p> <p>(a) <i>function facilities of maximum 400 people;</i></p> <p>(b) <i>conference facilities of maximum 100 people;</i></p> <p>(c) <i>boutique and gift shop of maximum 30m²;</i></p> <p>(d) <i>guest house (maximum 10 rooms);</i></p> <p>(e) <i>15 chalets;</i></p> <p>(xviii) <i>that, since a portion of study area in terms of the road network investigated, falls under the jurisdiction of the South Africa National Road Agency (SANRAL) and the Free State Provincial Government (FSPG), final approval of the proposed rezoning be subjected to the latter authorities in as far as their respective road networks are affected by the proposed rezoning and that no service agreement be finalised between the developer and the Mangaung Metropolitan Municipality (MMM) without the above written consent and support of the rezoning by SANRAL and the relevant Department of the FSPG;</i></p> <p>(xix) <i>that, due to the various permutations in which development can take place within the traffic catchment area of the Eufees Road/A54/P21/1 (700) and affect traffic volumes and traffic capacity on this road and its intersections which development may not necessarily be implemented in the same sequence as the intersections which development may not necessarily be implemented in the same sequence as the submission of township establishment or rezoning applications, or in the same sequence in which traffic impact studies for the various applications have been submitted, or in certain instances, some applications might not even have been approved, the proposed rezoning can only be supported from a transportation planning perspective, subject to the following additional conditions, namely:</i></p>		

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	<p>(a) that an updated traffic impact study, compiled by a professional engineer, which takes the total development potential (according to the approved zoning), into account, be submitted at the time of building plan submission and that this traffic impact study be approved by SANRAL, the relevant Department of the FSPG as well as the Mangaung Metropolitan Municipality before the building plans can be considered for approval;</p> <p>(b) that the traffic impact study under (a) above, investigate the traffic impact of the proposed development for the base year and future year (as investigated in the traffic impact study for rezoning) based on a new intersection counts at the relevant intersection(s) during the month that the traffic study is conducted. The trips associated with already proclaimed township establishments or rezoning (if any) for which service agreements have been finalised (or already submitted for finalisation with an updated traffic impact study listed under (a) above, submitted as part thereof) must be added to the background traffic volumes in accordance with the normal procedure prescribed in the Department of Transport's document "Manual for Traffic Impact Studies";</p> <p>(c) that if the updated traffic impact study under (a) and (b) above be used as input to indicate road upgrading requirements to ensure Level of Service (LOS) of D or better for any individual traffic movement at any intersection in the study area and that these required improvements form part of a service agreement and the developer's bulk services contribution responsibility in accordance with the requirements of the</p>		

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	<p><i>Mangaung Bulk Engineering Services Master Plan, to the entire satisfaction of SANRAL, the relevant Department of the FSPG and the Head : Engineering Services of the Mangaung Metropolitan Municipality;</i></p> <p><i>(d) that the relevant traffic impact study also address site development plan issues such as access configurations, parking, road widths, etc as is normally required for traffic impact studies submitted for building plan approval purposes;</i></p> <p><i>(e) that detail geometric design drawings, road marking drawings and traffic signal design drawings (if applicable), be submitted by the applicant and approved by SANRAL, the FSPG (for roads falling under their jurisdiction) and the Mangaung Metropolitan Municipality before implementation of any road network improvements identified;</i></p> <p><i>(f) that no building on the site be occupied/utilised for the purposes of land uses applied for before the required road upgrading, as specified in the services agreement, has been fully implemented to the entire satisfaction of the Head : Engineering Services of the Mangaung Metropolitan Municipality, SANRAL and the relevant Department of FSPG;</i></p> <p><i>(xx) that any stormwater which discharge from the adjacent areas onto the development area must be accommodated in the development. This stormwater and any from the develop area itself which drains towards the properties downstream of the development, must also be taken care of to the entire satisfaction of the Mangaung Metropolitan Municipality as well as the adjacent and affected property owners;</i></p> <p><i>(xxi) that the applicant/developer will be responsible to provide the necessary streets services</i></p>		

<u>ORDINARY MEETING : WEDNESDAY, JULY 31, 2013</u>	<u>RESOLUTION</u>	<u>RESPONSIBLE DIRECTORATE</u>	<u>COMMENTS</u>
	<p><i>(tarred access and internal roads) to the proposed development as well as for any improvements and/or alterations to the existing street services that might be required as a result of the proposed development or changed land use, in order to maintain the same level of services and will be responsible to appoint a professional engineer for the investigation, design and supervision thereof, all to the entire satisfaction of the Mangaung Metropolitan Municipality and</i></p> <p><i>(xxii) that electricity in this area is supplied by ESKOM.</i></p>		
<p>92B19 APPLICATION FOR THE REZONING OF ERF 8491, UNIVERSITAS, BLOEMFONTEIN : APPLICANT : MESSRS ROODT PARTNERSHIP ON BEHALF OF AMPATH TRUST 190/9</p>	<p>RESOLVED</p> <p><i>(a) that the Free State Provincial Government, Department of Co-operative Governance and Traditional Affairs be informed that the Mangaung Metropolitan Municipality do not recommend the approval of the application for the rezoning of erf 8491, President Paul Kruger Avenue, Universitas, Bloemfontein from “Single Residential 2” to “Medical Use” zoning</i></p> <p><i>(b) that the applicant must apply for the rezoning of erf 8491, President Paul Kruger Avenue, Universitas, Bloemfontein from a “Single Residential 2” to a “Special Use” zoning so that the use of the land on this property can be restricted to pathological practice only.</i></p>	<p>PLANNING</p>	
<p>92B20 APPLICATION FOR THE REMOVAL OF RESTRICTIONS AND REZONING OF ERVEN 2399 AND 2400, PARK WEST, BLOEMFONTEIN</p>	<p>RESOLVED <i>that the relevant Department of Co-operative Governance, Traditional Affairs and Human Settlements, be informed that the application is not recommended for approval by the Mangaung Metropolitan Municipality.</i></p>	<p>PLANNING</p>	
<p>92B21 APPLICATION FOR THE SUBDIVISION AND REZONING OF ERF 27678, NAMIBIA, MANGAUNG</p>	<p>RESOLVED</p> <p><i>(a) that subdivision and rezoning of erf 27678, Namibia be exempted from the provision of EC 18.17 of August 18, 1998 in order to create more residential erven;</i></p>	<p>PLANNING</p>	

<u>ORDINARY MEETING : WEDNESDAY, JULY 31, 2013</u>	<u>RESOLUTION</u>	<u>RESPONSIBLE DIRECTORATE</u>	<u>COMMENTS</u>
<p>92B22 APPLICATION FOR SUBDIVISION AND REZONING OF ERVEN 37333 AND 36592, FREEDOM SQUARE, MANGAUNG, BLOEMFONTEIN</p>	<p>(b) <i>that the Planning Department be mandated to go ahead with the planning and surveying of the property and</i></p> <p>(c) <i>that once planning and surveying of the erven have been completed, Centlec and Infrastructural Services be mandated to supply civil services in the area.</i></p> <p>RESOLVED <i>that the Mangaung Metropolitan Municipality submit an application to the Free State Provincial Government for the rezoning and subdivision of erf 37333, Freedom Square, subject to the following conditions, namely:</i></p> <p>(a) <i>that the subdivision and rezoning of erf 37333, Freedom Square be exempted from the provision of EC 18.17 of August 18, 1998 in order to create more erven;</i></p> <p>(b) <i>that the Planning Department be mandated to go ahead with the proper planning and surveying of the said property after approval is obtained from the Free State Provincial Government;</i></p> <p>(c) <i>that the funds be made available from vote number 1162121242500 to allow the finalisation of planning and surveying of the property and</i></p> <p>(d) <i>that, once planning and surveying of the erven have been completed, Centlec and Infrastructural Services be mandated to source alternative funding for the supply of civil and electrical services in the area.</i></p>	<p>PLANNING</p>	
<p>92B23 APPLICATION FOR THE AMENDMENT OF THE SPATIAL DEVELOPMENT FRAMEWORK (SDF) IN PREPARATION FOR THE CONTEMPLATED DEVELOPMENT OF SUBDIVISION 4 OF THE FARM BAYSWATER 2865, BLOEMFONTEIN</p>	<p>RESOLVED</p> <p>(a) <i>that the application for the amendment of the Spatial Development Framework (SDF) in respect of and in preparation for the contemplated residential development on Subdivision 4 of the Farm Bayswater 2865, Bloemfontein as indicated on the attached layout plan Annexure "A", be recommended for approval in principle;</i></p>	<p>PLANNING</p>	

<u>ORDINARY MEETING : WEDNESDAY, JULY 31, 2013</u>	<u>RESOLUTION</u>	<u>RESPONSIBLE DIRECTORATE</u>	<u>COMMENTS</u>
	<p>(b) <i>that the approval in principle as outlined under (a) above, be subjected to the final assessment of the more detailed application and that any comments and/or conditions that may be included in the final assessment of the application, be communicated to the applicant for implementation and any costs thereof will be for the sole account of the applicant;</i></p> <p>(c) <i>that it is expected of the applicant not to deviate from any condition(s) outlined in this Council Item or any additional condition(s) that may be imposed by any Council Directorate(s) at a later stage after the final assessment of the more detailed application;</i></p> <p>(d) <i>that the applicant adheres to the conditions as set out in the Record of Decision that will be issued in terms of the Environment Conservation Act (Act 73 of 1989);</i></p> <p>(e) <i>that the applicant will be responsible to register municipal servitudes where applicable;</i></p> <p>(f) <i>that the final approval of the development be subjected to the entire satisfaction of Council's Directorates, that is, Water and Sanitation, Centlec, Roads and Stormwater, Transport Planning, Environmental Management, Parks and Cemeteries and the Head : Planning as well as Telkom;</i></p> <p>(g) <i>that the Mangaung Metropolitan Municipality (MMM) be exempted from any claim and/or responsibility that may arise as a consequence of the final assessment of the more detailed application or implementation thereof and</i></p> <p>(h) <i>that these conditions be subjected to the final approval of the Spatial Development Framework (SDF) by the Mangaung Metropolitan Municipal Council.</i></p>		

<u>ORDINARY MEETING : WEDNESDAY, JULY 31, 2013</u>	<u>RESOLUTION</u>	<u>RESPONSIBLE DIRECTORATE</u>	<u>COMMENTS</u>
<p>92B24 APPLICATION FOR THE FOLLOWING :</p> <p>(A) AMENDMENT OF THE GENERAL PLAN BY THE CLOSURE OF A PARK ON THE REMAINDER OF ERF 36502, FREEDOM SQUARE;</p> <p>(B) REZONING OF PORTION 1 OF ERF 36502, FREEDOM SQUARE FROM "COMMUNITY FACILITY" TO "RESIDENTIAL";</p> <p>(C) REZONING OF THE REMAINDER OF ERF 36502, FREEDOM SQUARE FROM "PUBLIC OPEN SPACE" TO "RESIDENTIAL";</p> <p>(D) CONSOLIDATION OF PORTION 1 OF ERF 36502 AND THE REMAINDER OF ERF 36502, FREEDOM SQUARE INTO ONE ERF AND</p> <p>(E) SUBDIVISION OF ERF 36502, FREEDOM SQUARE, MANGAUNG, BLOEMFONTEIN</p>	<p>RESOLVED that the Mangaung Metropolitan Municipality submit an application to the Free State Provincial Government for the amendment of the applicable Surveyor-General Plan and the rezoning of erven from "Public Open Space" to "Residential", subject to the following conditions in writing, namely:</p> <p>(a) that subdivision and rezoning of Portion 1 and the Remainder of erf 36502, Freedom Square be exempted from the provision of EC 18.17 of August 18, 1998 in order to create more erven;</p> <p>(b) that the Planning Directorate be mandated to go ahead with the proper planning and surveying of the properties;</p> <p>(c) that the funds be made available from the relevant vote number to allow the finalization of planning and surveying of the properties and</p> <p>(d) that, once planning and surveying of the erven have been completed, Centlec and Infrastructural Services be mandated to source alternative funding for the supply of civil services in the area.</p>	<p>PLANNING</p>	
<p>92B25 APPLICATION FOR THE REMOVAL OF RESTRICTIVE CONDITIONS OF TITLE : AMENDMENT OF THE GENERAL PLAN BY CLOSING OF A STREET PORTION : CHANGE OF LAND USE AND CONSOLIDATION PORTION 2 OF ERF AND PORTIONS 4 – 15 (OF 3) OF ERF 1, BOTSHABELO, SECTION H : APPLICANT : MESSRS MDA TOWN AND REGIONAL PLANNERS ON BEHALF OF MESSRS KHORA INVESTMENTS (PTY) LTD</p>	<p>RESOLVED that the Head of the Department of Co-operative Governance, Traditional Affairs and Human Settlement, Free State Provincial Government be informed that the application to remove restrictive conditions from relevant Deeds of Title (as mentioned in Annexure "F"), amendment of the approved General Plan by closing a street portion, the change of land use reservation of the said street portion from "Street" to "Business", the change in land use reservation of Portions 4 – 15 (of 3) of erf 1, H from "Residential" to "Business" and subsequently the consolidation (according to the attached stamped sketch plan) of the said portions of land with Portion 2 of erf 1 H (which already has a land use reservation of "Business"), in order to have one new consolidated business erf for the purpose of developing a shopping mall be recommended for approval, subject to developing not</p>	<p>PLANNING</p>	

<u>ORDINARY MEETING : WEDNESDAY, JULY 31, 2013</u>	<u>RESOLUTION</u>	<u>RESPONSIBLE DIRECTORATE</u>	<u>COMMENTS</u>
	<p>more than 21 047m² GLA and that the application only be finally approved after the applicant has accepted the following conditions in writing, namely:</p> <p>(i) that the applicant be liable for the cost of re-valuation of the property after rezoning, payable at the Chief Financial Officer;</p> <p>(ii) that, if the demand for electricity exceed the capacity of the existing connection due to the proposed use and the electricity connection has to be enlarged, moved or altered, or the infrastructure of Messrs Centlec (Pty) Ltd be extended, the cost thereof shall be for the sole account of the applicant. These costs are obtainable on the receipt of an application form which is available from Messrs Centlec (Pty) Ltd (Planning Section);</p> <p>(iii) that, if Telkom equipment is damaged or must be moved during the development, the Mangaung Metropolitan Municipality do not accept responsibility for any costs involved and such costs shall be for the sole account of the applicant;</p> <p>(iv) that building plans be submitted which conform to all the relevant requirements of the National Building Regulations. Parking must be provided and developed in such a manner that the location of the required parking, vehicle entrances and exits are to the entire satisfaction of the General Manager : Planning;</p> <p>(v) that the applicant will be responsible for any improvements and/or alterations to the municipal civil engineering services that might be required as a result of the changed land use in order to maintain the same level of service as defined by the Head : Engineering Services and will be responsible for appointing a professional engineer, at own cost, for the investigation, design and supervision thereof , if necessary;</p> <p>(vi) that the water and electricity tariff as well as the property rates be replaced with applicable tariffs from the month following the approval;</p>		

<u>ORDINARY MEETING : WEDNESDAY, JULY 31, 2013</u>	<u>RESOLUTION</u>	<u>RESPONSIBLE DIRECTORATE</u>	<u>COMMENTS</u>
	<p>(vii) <i>that the developers be responsible to contribute towards the cost of extending and strengthening Centlec's external electrical supply network on a pro rata-basis at the ruling rate per kVA, based on the calculated ADMD (after diversity maximum demand) for the developments, if the original designed parameters in terms of supply sizes per erf are going to be exceeded;</i></p> <p>(viii) <i>that building plans for individual developments within the boundaries of the development shall only be approved by Centlec when the following have been adhered to, namely:</i></p> <p>(a) <i>prove of subdivision and/or consolidation have been submitted where applicable;</i></p> <p>(b) <i>when applicable, an application has been received and a quotation being provided for the provision of an electrical metering point to the development or stand within the development;</i></p> <p>(c) <i>detailed voltage drop calculations for the internal reticulation of the different stands as well as the internal electrical supplies to the different buildings on a specific stand according to the building plans of the stand accompanies the building plans at the time of submission for approval of building plans;</i></p> <p>(ix) <i>that no obtrusive lighting may radiate from these small-holdings under any circumstances;</i></p> <p>(x) <i>that from a transport planning perspective, the application can be supported, subject to the following conditions, namely:</i></p> <p>(a) <i>that the rezoning be restricted to a 21 047m² retail development as investigated in the traffic impact study;</i></p> <p>(b) <i>that it remains the responsibility of the Traffic Engineer to ensure that the traffic impact study is correct and complies with the requirements and policies of the Department</i></p>		

<u>ORDINARY MEETING : WEDNESDAY, JULY 31, 2013</u>	<u>RESOLUTION</u>	<u>RESPONSIBLE DIRECTORATE</u>	<u>COMMENTS</u>
	<p><i>of Transport and the Mangaung Metropolitan Municipality (MMM). Any errors in the traffic impact study leading to unacceptable and unsafe traffic operations, will remain the professional responsibility of the Traffic Engineer and will have to be addressed by same to the entire satisfaction of the relevant roads authority;</i></p> <p><i>(c) that, since the N8 in terms of the road network investigated, falls under the jurisdiction of SANRAL, final approval of the proposed rezoning not be granted by the Free State MEC of COGTA without the written consent and support of the traffic impact study and rezoning by SANRAL;</i></p> <p><i>(d) that vehicular access to the site be restricted to a left-in only from Jazzman Mokgothu Highway and a single full access from 4th Street, according to the recommendations made in the traffic impact study;</i></p> <p><i>(e) that a traffic impact study for building plan approval purposes, compiled by a professional Traffic Engineer, be submitted at building plan stage to deal with the site development plan issues such as detail access configurations, parking, road widths, loading areas, public transport, vehicle and pedestrian ramps, etc as described in the Department of Transport document "Manual for Traffic Impact Studies". The site development plan to be submitted as part of the traffic impact study for building plan approval purposes, must be recommended for approval by the relevant Traffic Engineer and must comply with the Mangaung Metropolitan Municipality's standards before it can be considered for approval;</i></p> <p><i>(f) that, if the rezoning is approved, the relevant traffic impact study for building plan approval purposes noted under (e) above, also be submitted by the applicant to SANRAL, since the intended access to the site from Jazzman Mokgothu Highway may or may not impact on</i></p>		

<u>ORDINARY MEETING : WEDNESDAY, JULY 31, 2013</u>	<u>RESOLUTION</u>	<u>RESPONSIBLE DIRECTORATE</u>	<u>COMMENTS</u>
	<p><i>the possible future N8 interchange design, which interchange will fall under the jurisdiction of SANRAL. Building plans for the development can only be considered for approval by the Mangaung Metropolitan Municipality once the traffic impact study for building plan approval purposes has been approved by the Mangaung Metropolitan Municipality and SANRAL;</i></p> <p><i>(g) that a services agreement be entered into between the Mangaung Metropolitan Municipality and the developer in accordance with the requirements of the Mangaung Bulk Engineering Services Master Plan, to the entire satisfaction of the Head : Engineering Services of the Mangaung Metropolitan Municipality;</i></p> <p><i>(h) that the services agreement noted under (g) above, include the developers responsibility towards the cost for the implementation of the proposed road network upgrading according to the recommendations listed and schematic intersection layouts indicated in the traffic impact study;</i></p> <p><i>(i) that detail geometric design drawings, road marking drawings and traffic signal design drawings, be submitted by the applicant and approved by the Mangaung Metropolitan Municipality (for roads falling under the jurisdiction of the MMM) before implementation of vehicular accesses to the site, as well as the road network improvements recommended in the traffic impact study, forming part of the services agreement noted under (g) and (h) above;</i></p> <p><i>(j) that the agreement referred to under (g) above, must be in place before the developer/owner can apply for occupation of any new buildings on the relevant erf, if the rezoning and building plans are approved and</i></p> <p><i>(xi) that the applicant submits, together with the registration of the proposed subdivision as</i></p>		

<u>ORDINARY MEETING : WEDNESDAY, JULY 31, 2013</u>	<u>RESOLUTION</u>	<u>RESPONSIBLE DIRECTORATE</u>	<u>COMMENTS</u>
	mentioned above in the Deeds Office, a certificate signed by the General Manager : Planning that the applicant has conformed to the requirements as stipulated under paragraphs (i), (vii) and (viii).		
<p>92B26 APPLICATION FOR THE FOLLOWING :</p> <p>(A) REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS;</p> <p>(B) REZONING OF PORTION 2 AND 3 OF PLOT 45, ESTOIRE SETTLEMENTS, BLOEMSPRUIT FROM "AGRICULTURAL RESIDENCE 1" TO "INSTITUTIONAL" AND</p> <p>(C) CONSOLIDATION OF PORTIONS 2 AND 3 OF PLOT 45, ESTOIRE SETTLEMENTS, BLOEMSPRUIT :</p> <p>APPLICANT : MESSRS YB MASHALABA AND ASSOCIATES CONSULTANTS CC</p>	<p>RESOLVED that the Head of the Department of Co-operative Governance and Traditional Affairs, Free State Provincial Government, be informed in writing as follows, namely:</p> <p>(a) that an application for the removal of restrictive conditions 2 and 3 of Deed of Transfer T4814/2010 pertaining to portion 2 of Plot 45, Estoire Settlements and condition A.2 on page 2 of Deed of Transfer T 20562/2009 pertaining to portion 3 of Plot 45, Estoire Settlement, be recommended for approval;</p> <p>(b) that the rezoning of portions 2 and 3 of Plot 45, Estoire Settlement Bloemspruit from "Agricultural Dwelling 1" to "Institutional", be recommended for approval;</p> <p>(c) that an application for consolidation of the said properties, be recommended for approval;</p> <p>(d) that the development restrictions of the proposed zoning be restricted to the standards as stipulated in the Bloemspruit Town Planning Scheme.</p> <p>Furthermore, the approval of the above-mentioned application will be subjected to the following conditions and the application will only be finally approved after the applicant has accepted the following conditions in writing, namely:</p> <p>(i) that, before registration of rezoning and consolidation in the Deeds Office, the applicant will be liable for the cost of re-valuation of the property payable at the Chief Financial Officer;</p> <p>(ii) that, if the demand for electricity exceed the capacity of the existing connection due to the proposed use and the electricity connection has to be enlarged, moved or altered, or the infrastructure of Messrs Centlec (Pty) Ltd be</p>	<p>PLANNING</p>	

<u>ORDINARY MEETING : WEDNESDAY, JULY 31, 2013</u>	<u>RESOLUTION</u>	<u>RESPONSIBLE DIRECTORATE</u>	<u>COMMENTS</u>
	<p><i>extended, the cost thereof shall be for the sole account of the applicant. These costs are obtainable on the receipt of an application form which is available from Messrs Centlec (Pty) Ltd (Planning Section);</i></p> <p><i>(iii) that, if Telkom equipment is damaged or must be moved during the development, the Mangaung Metropolitan Municipality do not accept responsibility for any costs involved and such costs shall be for the sole account of the applicant;</i></p> <p><i>(iv) that building plans be submitted which must conform to all relevant requirements of the Bloemspruit Town Planning Scheme as well as the National Building Regulations. Parking must be provided and developed in such a manner that the location of the required parking, vehicle entrances and exits are to the entire satisfaction of the General Manager : Planning;</i></p> <p><i>(v) that the applicant will be responsible to provide the necessary municipal civil engineering services to the development as well as for any improvements and/or alterations to the municipal civil engineering services that might be required as a result of the changed land use (as proposed by the Master Plan and/or Mangaung Metropolitan Municipality), in order to maintain the same standard as similar developments and will be responsible for appointing a professional engineer, at own cost, for the investigation, design and supervision thereof to the entire satisfaction of the Municipality;</i></p> <p><i>(vi) that any stormwater which discharge from the adjacent areas onto the development area must be accommodated in the development. This stormwater must also be taken care of to the entire satisfaction of the Mangaung Metropolitan Municipality as well as the adjacent and affected property owners and</i></p> <p><i>(vii) that the water and electricity tariff as well as the property rates, be replaced with applicable tariffs from the month following the approval.</i></p>		

<u>ORDINARY MEETING : WEDNESDAY, JULY 31, 2013</u>	<u>RESOLUTION</u>	<u>RESPONSIBLE DIRECTORATE</u>	<u>COMMENTS</u>
<u>Items dealt with by the Municipal Manager and the Executive Mayor and FOR INFORMATION of the Council</u>			
92C1 SERVICE DELIVERY AND BUDGET IMPLEMENTATION PLAN (SDBIP) : 2013/2014	<i>Noted</i>	OFFICE OF THE CITY MANAGER	
93. MOTIONS 94 CLOSING	<i>Noted</i> <i>Noted</i>		

<u>SPECIAL MEETING : WEDNESDAY, SEPTEMBER 4, 2013</u>	<u>RESOLUTION</u>	<u>RESPONSIBLE DIRECTORATE</u>	<u>COMMENTS</u>
95. OPENING 96. APPLICATIONS FOR LEAVE OF ABSENCE	<i>Noted</i> <i>Noted</i>		
97. APPLICATION TO LEASE MUNICIPAL PROPERTY KNOWN AS ZLS MOTORS ON THE PORTION OF THE FARM RODENBECK 2972, MEADOWS STREET, RODENBECK, BLOEMFONTEIN TO OPERATE A BUSINESS : APPLICANT : ZLS MOTOR TRUST	<p>RESOLVED that the application to lease municipal property known as ZLS Motors on a Portion of the Farm Rodenbeck 2972, Meadows Road, Rodenbeck, Bloemfontein to ZLS Motor Trust, subject to the conditions as contained in the report attached (Annexure "A"), with the following amendments, namely:</p> <p>(i) that, notwithstanding the date of approval, the commencement date be the signing date of the lease agreement by the lessor and the lessee;</p> <p>(ii) that the lease term be for a maximum period of five (5) years with an option to renew for a further period not exceeding five (5) years on terms and conditions to be negotiated by the parties, taking into account policies and legislation that may be applicable at the time;</p> <p>(iii) that the termination thereof may be given by either party three (3) months prior to the intended date;</p> <p>(iv) that the rental be set at an amount of R17 509,83 (VAT included) per month;</p> <p>(v) that the rental escalates at a rate of 8% per annum on the anniversary date of the lease agreement;</p> <p>(vi) that an amount equal to the monthly rental, be deposited into the Mangaung Metropolitan Municipality's bank account as a refundable deposit on or before the commencement date;</p> <p>(vii) that the rental be reviewed at renewal of the lease agreement;</p> <p>(viii) that the property be used exclusively for the intended business purposes, i.e. Petrol Filling Station, Workshop Shop and a Bottle Store;</p>	OFFICE OF THE CITY MANAGER	

<u>SPECIAL MEETING : WEDNESDAY, SEPTEMBER 4, 2013</u>	<u>RESOLUTION</u>	<u>RESPONSIBLE DIRECTORATE</u>	<u>COMMENTS</u>
	<p>(ix) <i>that, if the lessee does not want to carry on with the use as stated under (viii) above, the lease be terminated and new applications be invited for the lease of the property, which applications will be duly considered by the Council;</i></p> <p>(x) <i>that the lessee shall not sublet the property or improvements thereon, or allow anybody else to occupy the property without the prior written approval of the lessor which approval shall not be unreasonably withheld;</i></p> <p>(xi) <i>that any material alteration of the property may not be done by the lessee without the prior written consent of the Municipality;</i></p> <p>(xii) <i>that the lessee may not contravene or permit a contravention of any of the conditions of title under which the Municipality own the leased property or laws, ordinances, regulations or any measure having the force of law with which the Municipality must comply as the owner of the leased property;</i></p> <p>(xiii) <i>that the maintenance of the leased premises and improvements thereon shall be the sole responsibility of the lessee and the property shall be returned in good order and condition at the expiration or earlier termination of the lease;</i></p> <p>(xiv) <i>that the lessee shall pay for all water, electricity, sanitation services, refuse removal and other local authority charges, except for the assessment rate and</i></p> <p>(xv) <i>that the Legal Services Unit be tasked to draft the appropriate lease agreement on receipt of approval of this application and acceptance of the terms and conditions by the applicant..</i></p>		
<p>98. MANGAUNG METROPOLITAN MUNICIPALITY : 2014/2015 PROCESS PLAN</p>	<p>RESOLVED</p> <p>(a) <i>that the Council deliberate and consider the 2013/2014 Budget Process Plan set out in the body of the report and as attached, in compliance with the provisions of the Municipal</i></p>	<p>OFFICE OF THE CITY MANAGER</p>	

<u>SPECIAL MEETING : WEDNESDAY, SEPTEMBER 4, 2013</u>	<u>RESOLUTION</u>	<u>RESPONSIBLE DIRECTORATE</u>	<u>COMMENTS</u>
	<p><i>Systems Act (Act 32 of 2000) and the Municipal Finance Management Act (Act 56 of 2003);</i></p> <p>(b) <i>that the Council note that a copy of the approved 2013/2014 Budget Process Plan will be submitted to the Free State MEC for Local Government and Housing as well as to the National and Provincial Treasuries and</i></p> <p>(c) <i>that the Council note the attached comprehensive IDP and Budget Process Plan that also outline the IDP Institutional and Management arrangements that will be used to facilitate the planning, monitoring and budget processes.</i></p>		
<p>99. REPORT BY THE SECTION 79 COMMITTEE : MUNICIPAL PUBLIC ACCOUNTS (MPAC) ON THE IRREGULAR, FRUITLESS AND WASTEFUL EXPENDITURE</p>	<p>RESOLVED <i>that the Council consider the report of MPAC on the 2010/2011 Irregular, Fruitless and Wasteful Expenditure.</i></p>	<p>CHAIRPERSON IMPAC</p>	
<p>100. PERFORMANCE AGREEMENTS FOR THE MUNICIPAL MANAGER AND THE CHIEF EXECUTIVE OFFICER AND MANAGERS DIRECTLY ACCOUNTABLE TO THE MUNICIPAL MANAGER FOR THE CITY OF MANGAUNG AND THE CEO OF CENTLEC RESPECTIVELY : 2013/2014</p>	<p>Noted</p>	<p>CORPORATE SERVICES</p>	
<p>101. IMPLEMENTATION OF THE ICT STRATEGY</p>	<p>RESOLVED</p> <p>(a) <i>that the proposed ICT Strategy be approved and</i></p> <p>(b) <i>that the approved ICT Strategy be implemented immediately after approval.</i></p>	<p>CORPORATE SERVICES</p>	
<p>102. IMPLEMENTATION OF THE PASSWORD CONTROL POLICY</p>	<p>RESOLVED</p> <p>(a) <i>that the proposed amended Password Control Policy be approved and</i></p> <p>(b) <i>that the approved Password Control Policy be</i></p>	<p>CORPORATE SERVICES</p>	

<u>SPECIAL MEETING : WEDNESDAY, SEPTEMBER 4, 2013</u>	<u>RESOLUTION</u>	<u>RESPONSIBLE DIRECTORATE</u>	<u>COMMENTS</u>
	<i>implemented immediately to replace the previous Password Policy.</i>		
103. CENTLEC (SOC) LTD : ELECTRICITY TARIFFS : JULY 1, 2013 – JUNE 30, 2014	<i>Noted</i>	CENTLEC	
104. CENTLEC (SOC) LTD : (A) IRREGULAR EXPENDITURE: 010/2011 AND 2011/2012 FINANCIAL YEARS (B) FRUITLESS AND WASTEFUL EXPENDITURE : 2010/2011; 2011/2012 AND 2012/2013 FINANCIAL YEARS	WITHDRAWN	CENTLEC	
105. CENTLEC (SOC) LTD : PAYMENTS MADE AFTER THIRTY (30) DAYS : 2012/2013	<i>Noted</i>	CENTLEC	
106. FINANCIAL LEASE AGREEMENTS FOR ACQUISITION OF MUNICIPAL FLEET	<i>RESOLVED that the Accounting Officer be delegated to enter into finance lease agreements with Absa Bank and the Moipone Group in line with the Municipal Finance Management Act (Act 56 of 2003) and the Municipality's Borrowing Policy.</i>	CHIEF FINANCIAL OFFICER	
107. CLOSING	<i>Noted</i>		