

REPORT: COUNCIL RESOLUTIONS FOR THE 2013/2014 FINANCIAL YEAR

Item No and Description	Resolution	Responsible Department/ Official	Action
SPECIAL COUNCIL MEETING: WEDNESDAY, 3 JULY 2013			
67. AMENDMENT OF THE ASSET MANAGEMENT POLICY	RESOLVED that the proposed amendments to the Asset Management Policy be approved by the Council.	Finance Chief Financial Officer Mr EM Mohlahlo	
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 organizations, 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.	Finance Chief Financial Officer Mr EM Mohlahlo	
69. REPORT ON LEASE AGREEMENT AUDIT	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 resolved that the Municipality performs the following, namely: (aa) renegotiate the current lease agreement to include the minimum requirements of the lease contract as indicated under paragraph 5.1 of the report attached; (bb) the Municipality continues billing the tenants until the completion of the renegotiation process;	Finance Chief Financial Officer Mr EM Mohlahlo	

	<p>(ii) all the expired contracts (refer to Annexure 2) (155) representing (47% of the population of commercial properties), it is resolved that the Municipality performs the following, namely:</p> <ul style="list-style-type: none"> (aa) renegotiate the current lease agreement to include the minimum requirements of the lease contract as indicated under paragraph 5.1 of the report attached; (bb) the Municipality continues billing the tenants on a month to month basis until the completion of the renegotiation process; <p>(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 resolved that the Municipality performs the following, namely:</p> <ul style="list-style-type: none"> (aa) negotiate new lease agreement with the current tenants 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 (if the tenants are currently being billed) on a month to month basis until the completion of the renegotiation process; (cc) the Municipality commences billing tenants (if the tenants are not currently being billed) based on the renegotiated lease contract upon the completion of the renegotiation process; 		
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	<p>(dd) evict the current occupants if they do not agree to the new terms;</p> <p>(ee) property is to be availed to prospective tenants in the event of it being vacant</p> <p>(iv) all the lease debt older than three (3) years, debt – R 534 893, 94 (refer to Annexure A), be written off as it has prescribed where necessary;</p> <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 resolved that the Municipality performs the following, namely:</p> <p>(aa) renegotiate the current lease agreement to include the minimum requirements of the lease contract 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 resolved that the Municipality performs the following, namely:</p> <p>(aa) renegotiate the current lease agreement to include the minimum requirements of the lease contract 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</p>		
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	<p>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 resolved that the Municipality performs the following, namely:</p> <p>(aa) negotiate new lease agreement 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 billed) on a month to month basis until the completion of the renegotiation process;</p> <p>(cc) the Municipality commences billing tenants (if the tenants are not currently being billed) based on the renegotiated lease contract upon the completion of the renegotiation process;</p> <p>(iv) all the properties with the unfavourable maintenance terms (refer to Annexure 8) (46) representing (100% of the population of sports clubs), it is resolved that the Municipality performs the following, namely:</p> <p>(aa) renegotiate the current lease agreement to amend the maintenance terms;</p> <p>(bb) the Municipality continues billing the tenants on a month to month basis until the completion of the renegotiation process;</p>		
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	<p>(v) all the lease debt older than three (3) years, debt – R 642, 00 (refer to Annexure 4), be written off as it has prescribed where necessary;</p> <p>(c) that for Residential Properties</p> <p>(i) all the active contracts (refer to Annexure 9) (1077) representing (81% of the population of residential units), it is resolved that the Municipality performs the following, namely:</p> <p style="padding-left: 40px;">(aa) renegotiate the current lease agreement to include the minimum requirements of the lease contract as indicated under paragraph 5.1 of the report attached;</p> <p style="padding-left: 40px;">(bb) the Municipality continues billing the tenants until the completion of the renegotiation process;</p> <p>(ii) all the expired contracts (refer to Annexure 10) (53) representing (4% of the population of residential units), it is resolved that the Municipality performs the following, namely:</p> <p style="padding-left: 40px;">(aa) renegotiate the current lease agreement to include the minimum requirements of the lease contract as indicated under paragraph 5.1 of the report attached;</p> <p style="padding-left: 40px;">(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 11) (181) representing (14% of the population of residential units), it is resolved that the Municipality performs the following, namely:</p>		
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	<p>(aa) negotiate new lease agreement 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 billed) on a month to month basis until the completion of the renegotiation process;</p> <p>(cc) the Municipality commences billing tenants (if the tenants are not currently being billed) based on the renegotiated lease contract upon the completion of the renegotiation process;</p> <p>(dd) evict the current occupants if they do not agree to the new terms;</p> <p>(ee) property is to be availed to prospective tenants in the event of it being vacant;</p> <p>(iv) all the properties which were demolished (e.g. due to extension of the road during FIFA World Cup) (refer to Annexure 12) (8) representing (1% of the population of the residential units), it is resolved that the units be de-recognised and the Municipality only recognise the land which the Municipality owns and</p> <p>(v) all the properties which were sold (refer to Annexure 13) (17) representing (1% of the population of the residential units), it is resolved that the units be removed from the books of the Municipality.</p>		
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70. FEEDBACK ON THE IMPLEMENTATION OF THE REVENUE ENHANCEMENT STRATEGY: THIRD QUARTER OF THE 2012/2013 FINANCIAL YEAR	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.	Office of the City Manager GM: Strategic Support Mr K Dolphin	
71. OVERSIGHT REPORT ON THE ANNUAL REPORT OF THE MANGAUNG METROPOLITAN MUNICIPALITY FOR THE 2011/ 2012 FINANCIAL YEAR	RESOLVED (a) that the council note the amended Annual Performance Management Report for the 2011/2012 financial year and (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 79 Committee: Municipal Public Accounts (MPAC) <i>en-route</i> the Council.	Office of the City Manager Deputy ED: OCM Mr K Masekoane	
72. UNCLAIMED DEPOSITS	RESOLVED that the list of names be placed on the Municipality's website and advertised on print media.	Finance Chief Financial Officer Mr EM Mohlahlo	
73. AMENDMENTS TO THE COMPOSITION OF THE ESTABLISHED SECTION 79 COMMITTEES AND THE SECTION 80 COMMITTEES	WITHDRAWN		
74. USDG GRANT: MANGAUNG BUILT ENVIRONMENT PERFORMANCE PLAN (BEPP) FOR THE 2013/ 2014 PERIOD	RESOLVED (a) 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 Settlement and Treasury which is due by June 30, 2013; (b) 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) project management and planning capacity to be improved to implement the BEPP project timeously; (ii) informal settlement development strategy to be submitted to the Council for approval by December 2013;	Finance Chief Financial Officer Mr EM Mohlahlo	

	<p>(iii) long terms financial model to be developed, demonstrating how targets set by the City in relation to the development of the land parcels, will be accomplished and</p> <p>(iv) expected deadlines for the eradication of buckets and pit toilets, taking into account financial constraints.</p>		
75. IMPLEMENTATION OF THE COURT JUDGEMENT: MESSRS YARONA	RESOLVED <p>(a) that the contents of this report, including the attached court judgment, be noted;</p> <p>(b) that the Council approve the sale of Portion 321 of the Farm Bloemfontein No 654 in the amount of R 54 000 000, 00 (fifty four million rand) as set out by the Municipality's Valuer and</p> <p>(c) that the Council implement the court order for the sale of the property within the time frame as set out in the court order, namely July 12, 2013.</p>	Finance Chief Financial Officer Mr EM Mohlahlo	
76. AFRICAN NATIONS CHAMPIONS 2014 (CHAN 2014): MANGAUNG FINAL ACCEPTANCE TO HOST THE TOURNAMENT	RESOLVED <p>(a) that the Council approve the participation of Mangaung as one of the Host Cities for the African Nations Champions 2014 (Chan 2014), subject to the condition that it will not use service delivery budget to cover any of the event costs;</p> <p>(b) that the Council note that according to DORA 2013, the National Treasury will allocate at least R 26 million to Mangaung as part of the 2014 the African Nations Championship Host City Operation Grant to assist the 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 adjustment in October 2013;</p> <p>(c) that the Council note that the estimated budget implications to the City, in addition to the current approved Operating Grant from the National Treasury for hosting CHAN 2014 is R 25 960 000,</p>	Head: Strategic Projects and Service Delivery Regulation Mr G Mohlakoana	

	<p>00 however the Council should not make any additional allocation in the current approved Budget to cover this shortfall until the discussion as set out underneath under (d) and (e) have been concluded;</p> <p>(d) that the Municipal Manager continue discussion with SRSA and LOC to address all areas in dispute in the draft Host City Agreement to minimize 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 R 5 000 000, 00 has been included in the approved 2013/ 2014 Budget;</p> <p>(e) that the Municipal Manager continue discussions 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</p> <p>(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</p>		
76A. REVIEW CELL PHONE POLICY	RESOLVED that the Council approve the reviewed Cell Phone Policy with the attached addendum "A".	Head: Corporate Services Dr WH Boshoff	
ORDINARY COUNCIL MEETING, WEDNESDAY, JULY 31, 2013			
83A. ALLEGATIONS OF MISCONDUCT AND COMMENCEDMENT OF A DISCIPLINARY ENQUIRY AGAINST CONCILLOR EC TOBIE	RESOLVED <p>(a) that the Speaker, Councillor MA Siyonzana submits a written report to the Municipal Manager, Ms S Mazibuko to inform her on allegation that were made;</p> <p>(b) that the Municipal Manager, Ms S Mazibuko in writing request the Office of the Speaker to investigate the matter that occurred and</p> <p>(c) that the Office of the Speaker, after completion of the investigation, submits a comprehensive report to the Council.</p>	City Manager and Office of the Speaker	
91. REQUEST TO WAIVE OUTDOOR	RESOLVED <p>(a) that the Council approve to waive the prescribed</p>	Office of the City Manager	

ADVERTISING FEES: REGISTRATION WEEKENDS AND 2014 NATIONAL AND PROVINCIAL ELECTIONS	<p>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>		
92A.1 FEASIBILITY STUDY ON THE POSSIBLE RELOCATION OF THE BLOEMFONTEIN ZOO	RESOLVED that the Council approve the feasibility study regarding the proposed relocation of the Zoo to Kwaggafontein Game Farm.	Head: Social Services	
92A.2 PROGRAM SCHEDULE OF THE MANGAUNG METROPOLITAN MUNICIPALITY FOR THE PERIOD JULY 2013 TO JUNE 2014	RESOLVED <p>(a) 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;</p> <p>(b) 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</p> <p>(c) 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.</p>	Corporate Services GM: Committee Services Mr M Mothekhe	
92A.3 APPROVAL OF THE MANGAUNG WASTE MANAGEMENT BY-LAWS	RESOLVED <p>(a) that the Council take note of the report and the statutory provisions mentioned herein relating to making of By-Laws by the Municipalities and</p> <p>(b) that the Council approve the Mangaung Waste</p>	Engineering Services GM: Waste Management Ms G Twala	

	Management By-Laws (attached to the report) as proposed.		
92A.4 REPORT ON THE APPOINTMENT OF CENTLEC AUDIT COMMITTEE MEMBERS AND CHAIRPERSON: FILLING OF VACANCIES AND APPOINTMENT OF A CHAIRPERSON OF THE MANGAUNG AUDIT COMMITTEE	RESOLVED (i) that the Mangaung Metropolitan Municipal Council approve the appointments as outlined under paragraph 2.7 in the report; (ii) that the Council take note that the remuneration of the Centlec Audit Committee will be the responsibility of Centlec; (iii) that the Council rescind its earlier resolution of establishing a shared Audit Committee for the Municipality and its entity Centlec; (iv) 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; (v) that the Council note that the Accounting Officer should provide secretarial services for the Centlec Audit Committee; (vi) 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; (vii) 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; (viii) 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; (ix) that the Council note that remuneration of members who are from the Government, be handled in accordance with Circular 56 of National Treasury and	Office of the City Manager	

	(j) 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.		
92A.5 MANGAUNG METROPOLITAN MUNICIPALITY: FOURTH QUARTER SERVICE DELIVERY AND BUDGET IMPLEMENTATION PLAN (SDBIP) PROGRESS REPORT FOR 2012/2013	RESOLVED that the Council deliberated and considered the report.	Office of the City Manager DED:OCM Mr K Masekoane	
92A.6 DETERMINATION: UPPER LIMITS OF SALARY, ALLOWANCES AND OTHER BENEFITS OF THE CHIEF EXECUTIVE OFFICER AND SENIOR MANAGERS OF CENTLEC	RESOLVED (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 (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.	Head: Corporate Services Dr H Boshoff	
92B.1 APPLICATION FOR: (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; (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 (C) THE REMOVAL OF RESTRICTIVE CONDITONS OF TITLE IN TERMS OF SECTION 2 OF THE REMOVAL OF RESTRICTIONS ACT, 1967 (ACT 84	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: (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	Planning GM: Land Use Control Mr N Tyu	

OF 1967)	<p>: 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> <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>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>(iv) 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</p>		
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	<p>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>		
<p>92B.2 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 GM: Land Use Control Mr N Tyu</p>	
<p>92B.3 APPLICATION FOR THE FOLLOWING:</p> <p>(A) AMENDMENT OF THE GENERAL PLAN S.G 659/1997 BY CLOSURE OF A PORTION OF A STREET;</p> <p>(B) CLOSURE OF A PARK, ERF 509, BLOEMDUSTRIA AND</p> <p>(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</p>	<p>Planning GM: Land Use Control Mr N Tyu</p>	

	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.		
92B.4 APPLICATION FOR THE REZONING OF ERF 2055, 18 MILNER ROAD WAVERLEY, BLOEMFONTEIN : APPLICANT : CLOSE TO HOME TRADING 521 BK, NR CK 2009/110591/23	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 reasons outlined in the report.	Planning GM: Land Use Control Mr N Tyu	
92B.5 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)	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.	Planning GM: Land Use Control Mr N Tyu	
92B.6 APPLICATION FOR SUBDIVISION AND REZONING ON ERVEN 10414 AND 10415, SEJAKE, MANGAUNG, BLOEMFONTEIN	<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 	Planning GM: Land Use Control Mr N Tyu	

	(iv) 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.		
92B.7 APPLICATION FOR REZONING AND SUBDIVISION OF ERF 53541, THEPE SQUARE, 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 finalization of planning and surveying of the properties and</p> <p>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>	Planning GM: Land Use Control Mr N Tyu	
92B.8 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>(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</p>	Planning GM: Land Use Control Mr N Tyu	

	<p>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 Local 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 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</p>		
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	<p>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> <p>(viii) that the necessary license in terms of the Business Act (Act No 71) be obtained from the local licensing authority.</p>		
<p>92B.9 APPLICATION FOR THE AMENDMENT OF THE BLOEMFONTEIN TOWN PLANNING SCHEME BY THE 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>(a) that the Mangaung Metropolitan Municipality approve the proposed development of a solar farm in principle;</p> <p>(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</p> <p>(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.</p>	<p>Planning GM: Land Use Control Mr N Tyu</p>	
<p>92B.10 APPLICATION FOR THE AMENDMENT OF THE GENERAL PLAN, SUBDIVISION AND REZONING OF ERVEN 54217 AND 18662, IPOPENG, MANGAUNG</p>	<p>RESOLVED</p> <p>(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;</p> <p>(b) that the Planning Department be mandated to go ahead with the proper planning and surveying of the properties;</p> <p>(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</p>	<p>Planning GM: Land Use Control Mr N Tyu</p>	

	(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.		
92B.11 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>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>	Planning GM: Land Use Control Mr N Tyu	

	<p>(v) 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>(vi) that building plans be submitted for the business which must conform to all the relevant 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;</p> <p>(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;</p> <p>(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;</p> <p>(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;</p>		
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	<p>(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;</p> <p>(xi) that the applicant accepts the above-mentioned conditions in writing and</p> <p>(xii) 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.</p>		
92B.12 REZONING OF ERVEN 6633, 6606, 7701, 7700, 7822, 6848, 6847, BLOEMSIDE PHASE 4, ERVEN 10756, 10757, 11268 AND 11269, BLOEMSIDE PHASE 5, MANGAUNG	RESOLVED <p>(a) 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</p> <p>(b) that the Planning Department be mandated to go ahead with the proper planning of the properties.</p>	Planning GM: Land Use Control Mr N Tyu	
92B.13 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 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: <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>	Planning GM: Land Use Control Mr N Tyu	

	<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 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;</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</p>		
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	<p>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;</p> <p>(viii) that the necessary license in terms of the Business Act (Act No 71) be obtained from the local licensing authority and</p> <p>(ix) that the guest house shall conform to all regulations pertaining to boarding houses and any replacement of such regulations.</p>		
92B.14 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 GM: Land Use Control Mr N Tyu	
92B.15 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	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: <p>(a) that civil services must be provided by the developer for his sole account according to conditions depicted in the comments from the</p>	Planning GM: Land Use Control Mr N Tyu	

<p>THE CONSOLIDATED REMAINDER OF PLOT 9 AND THE REMAINDER OF PLOT 12, LILYVALE SMALL-HOLDINGS</p>	<p>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);</p> <p>(b) 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>(c) that the conditions regarding the emergency services as proposed by the General Manager : Emergency Management Services, which is attached as Annexure "F", must be adhered to;</p> <p>(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";</p> <p>(e) that all buildings must comply with Regulation Part XA-Energy Efficiency of the National Building Regulations and Building Standards, Act 103 of 1977;</p> <p>(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;</p> <p>(g) that, should any Telkom equipment be moved or damaged as a result of the proposed</p>		
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	<p>development, the cost involved will be the sole responsibility of the applicant/developer;</p> <p>(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;</p> <p>(i) that the applicant can only be supported from a traffic engineering perspective subject to the conditions as stipulated in Annexure "B" and</p> <p>(j) that a services level agreement be signed between the Mangaung Metropolitan Municipality and the applicant.</p>		
<p>92B.16 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": 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 Bloemspuit 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, Bloemspuit from "Agricultural Dwelling 1" to "Special Use 31", be recommended for approval. 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>Planning GM: Land Use Control Mr N Tyu</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 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 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</p>		
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	<p>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 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;</p> <p>(x) 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</p>		
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	<p>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;</p> <p>(xi) 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;</p> <p>(xii) that the rezoning be restricted to an 8 000m² warehouse development as investigated in the traffic impact study;</p> <p>(xiii) 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;</p> <p>(xiv) that since the study area, in terms of the roads network investigated, falls under the</p>		
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	<p>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;</p> <p>(xv) 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;</p> <p>(xvi) 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;</p> <p>(xvii) 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 configurations, parking, roads widths, loading areas, public transport, vehicle and pedestrian ramps, etc as described in the Department of Transport document <i>“Manual for Traffic Impact Studies”</i>. The site development plan to be submitted as part of the traffic impact study for building plan approval purposes, must be recommended</p>		
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	<p>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 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 can apply for occupation of any new buildings on the relevant erf, if the rezoning and building plans are approved.</p>		
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<p>92B.17 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) 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</p> <p>(b) 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.</p>	<p>Planning GM: Land Use Control Mr N Tyu</p>	
<p>92B.18 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 “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>RESOLVED 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:</p> <p>(a) 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;</p> <p>(b) 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>“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 attending a function with a license for on-site consumption in terms of the Liquor Act. 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</i></p>	<p>Planning GM: Land Use Control Mr N Tyu</p>	

	<p><i>verbruik in terme van die Drankwet.”, be recommended for approval;</i></p> <p>(c) that the rezoning of Plot 8, Mimosa Park, Small-Holdings, Bainsvlei from “Farmland” to “Special Use 90”, be recommended for approval and</p> <p>(d) that the proposed 15 chalets may not, under any circumstances, be alienated separately.</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 applicant;</p> <p>(iv) 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</p>		
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	<p>parking, vehicle entrances and exits are to the entire satisfaction of the General Manager: Planning;</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 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:</p> <p>(a) provide the necessary internal municipal civil engineering services to the development as well as;</p> <p>(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;</p> <p>(c) appoint a professional engineer/technologist for the investigation, design and supervision of the above, all to the entire</p>		
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	<p>satisfaction of the Municipality;</p> <p>(vii) that all new private development in the sub-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>(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;</p> <p>(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;</p> <p>(a) any upgrading of services that are specifically needed by the</p>		
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	<p>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> <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</p>		
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	<p>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 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</p>		
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	<p>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) above, will apply;</p> <p>(r) 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;</p> <p>(x) 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;</p> <p>(xi) 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;</p> <p>(xii) that the applicant/contractors working on site, must ensure that oil, fuel and chemicals are</p>		
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	<p>confined to a specific and secured area throughout the construction period. This material must be stored in a banded area;</p> <p>(xiii) that rubble and construction material used during construction, must be cleared from the sites and be disposed of at a registered landfill;</p> <p>(xiv) 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;</p> <p>(xv) that the building must be energy efficient in terms of its construction and during its operational phase;</p> <p>(xvi) 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;</p> <p>(xvii) that the land uses in the proposed rezoning, be restricted to the following, namely:</p> <p>(a) function facilities of maximum 400 people;</p> <p>(b) conference facilities of maximum 100 people;</p> <p>(c) boutique and gift shop of maximum 30m²;</p> <p>(d) guest house (maximum 10 rooms);</p> <p>(e) 15 chalets;</p> <p>(xviii) that, since a portion of study area in terms of the road network investigated, falls under the jurisdiction of the South Africa National Road</p>		
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	<p>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;</p> <p>(xix) 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:</p> <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</p>		
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	<p>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 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;</p> <p>(d) that the relevant traffic impact study</p>		
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	<p>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;</p> <p>(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;</p> <p>(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;</p> <p>(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;</p> <p>(xxi) that the applicant/developer will be responsible to provide the necessary streets services (tarred access and internal roads) to the proposed development as well as for any</p>		
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	<p>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</p> <p>(xxii) that electricity in this area is supplied by ESKOM.</p>		
<p>92B.19 APPLICATION FOR THE REZONING OF ERF 8491, UNIVERSITAS, BLOEMFONTEIN : APPLICANT : MESSRS ROODT PARTNERSHIP ON BEHALF OF AMPATH TRUST 190/92</p>	<p>RESOLVED</p> <p>(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</p> <p>(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.</p>	<p>Planning GM: Land Use Control Mr N Tyu</p>	
<p>92B.20 APPLICATION FOR THE REMOVAL OF RESTRICTIONS AND REZONING OF ERVEN 2399 AND 2400, PARK WEST, BLOEMFONTEIN</p>	<p>RESOLVED 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.</p>	<p>Planning GM: Land Use Control Mr N Tyu</p>	
<p>92B.21 APPLICATION FOR THE SUBDIVISION AND REZONING OF ERF 27678, NAMIBIA, MANGAUNG</p>	<p>RESOLVED</p> <p>(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;</p> <p>(b) that the Planning Department be mandated to go ahead with the planning and surveying of the property and</p> <p>(c) that once planning and surveying of the erven</p>	<p>Planning GM: Land Use Control Mr N Tyu</p>	

	have been completed, Centlec and Infrastructural Services be mandated to supply civil services in the area.		
92B.22 APPLICATION FOR SUBDIVISION AND REZONING OF ERVEN 37333 AND 36592, FREEDOM SQUARE, 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 37333, Freedom Square, subject to the following conditions, namely:</p> <p>(a) 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;</p> <p>(b) 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;</p> <p>(c) that the funds be made available from vote number 1162121242500 to allow the finalisation of planning and surveying of the property 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 and electrical services in the area.</p>	Planning GM: Land Use Control Mr N Tyu	
92B.23 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>RESOLVED</p> <p>(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;</p> <p>(ii) 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</p>	Planning GM: Land Use Control Mr N Tyu	

	<p>applicant;</p> <p>(iii) 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;</p> <p>(iv) 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);</p> <p>(v) that the applicant will be responsible to register municipal servitudes where applicable;</p> <p>(vi) 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;</p> <p>(vii) 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</p> <p>(viii) that these conditions be subjected to the final approval of the Spatial Development Framework (SDF) by the Mangaung Metropolitan Municipal Council.</p>		
<p>92B.24</p> <p>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</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</p>	<p>Planning GM: Land Use Control Mr N Tyu</p>	

<p>“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>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>92B.25 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 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</p>	<p>Planning GM: Land Use Control Mr N Tyu</p>	

	<p>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> <p>(vii) 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</p>		
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	<p>the developments, if the original designed parameters in terms of supply sizes per erf are going to be exceeded;</p> <p>(viii) 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:</p> <p>(a) prove of subdivision and/or consolidation have been submitted where applicable;</p> <p>(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;</p> <p>(c) 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;</p> <p>(ix) that no obtrusive lighting may radiate from these small-holdings under any circumstances;</p> <p>(ix) that from a transport planning perspective, the application can be supported, subject to the following conditions, namely:</p> <p>(a) that the rezoning be restricted to a 21 047m² retail development as investigated in the traffic impact study;</p> <p>(b) 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</p>		
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	<p>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;</p> <p>(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;</p> <p>(d) that vehicular access to the site be restricted to a left-in only from Jazzman Mokgothu Highway and a single full access from 1st Street, according to the recommendations made in the traffic impact study;</p> <p>(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 <i>“Manual for Traffic Impact Studies”</i>. 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</p>		
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	<p>considered for approval;</p> <p>(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 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;</p> <p>(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;</p> <p>(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;</p> <p>(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</p>		
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	<p>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;</p> <p>(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</p> <p>(x) that the applicant submits, together with the registration of the proposed subdivision as 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>		
<p>92B.26 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 Bloemspuit 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 Bloemspuit Town Planning Scheme.</p>	<p>Planning GM: Land Use Control Mr N Tyu</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> <ul style="list-style-type: none"> (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; (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); (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; (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; (v) that the applicant will be responsible to provide the necessary municipal civil engineering services to the development as 		
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	<p>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;</p> <p>(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</p> <p>(vii) that the water and electricity tariff as well as the property rates, be replaced with applicable tariffs from the month following the approval.</p>		
92C.1 SERVICE DELIVERY AND BUDGET IMPLEMENTATION PLAN (SDBIP): 2013/2014	RESOLVED (a) that the Council note the Service Delivery and Budget Implementation Plan for the 2013/2014 financial year as approved by the Executive Mayor; (b) that the Council note that the SDBIP document and the associated performance measures and the Budget are sent to the Provincial and National Treasuries as well as Provincial COGTA for record of what the Mangaung Metropolitan Municipality intends to do and achieve in the 2013/2014 financial year and (c) that the 2013/2014 SDBIP document be printed and publicized as per required prescripts.	Office of the City Manager DED:OCM Mr K Masekoane	
SPECIAL MEETING: WEDNESDAY, SEPTEMBER 4, 2013			
97. APPLICATION TO LEASE MUNICIPAL PROPERTY KNOWN AS ZLS MOTORS ON	RESOLVED that the application to lease municipal property known as ZLS Motors on a Portion of the Farm Rodenbeck 2972, Meadows Road, Rodenbeck,	Head: Planning Mr K Kabagambe	

<p>THE PORTION OF THE FARM RODENBECK 2972, MEADOWS STREET, RODENBECK, BLOEMFONTEIN TO OPERATE A BUSINESS : APPLICANT : ZLS MOTOR TRUST</p>	<p>Bloemfontein to ZLS Motor Trust, subject to the conditions as contained in the report attached (Annexure "A"), with the following amendments, namely:</p> <ul style="list-style-type: none"> (i) that, notwithstanding the date of approval, the commencement date be the signing date of the lease agreement by the lessor and the lessee; (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; (iii) that the termination thereof may be given by either party three (3) months prior to the intended date; (iv) that the rental be set at an amount of R17 509,83 (VAT included) per month; (v) that the rental escalates at a rate of 8% per annum on the anniversary date of the lease agreement; (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; (vii) that the rental be reviewed at renewal of the lease agreement; (viii) that the property be used exclusively for the intended business purposes, i.e. Petrol Filling Station, Workshop Shop and a Bottle Store; (ix) 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 		
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	<p>applications will be duly considered by the Council;</p> <p>(x) 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;</p> <p>(xi) that any material alteration of the property may not be done by the lessee without the prior written consent of the Municipality;</p> <p>(xii) 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;</p> <p>(xiii) 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;</p> <p>(xiv) that the lessee shall pay for all water, electricity, sanitation services, refuse removal and other local authority charges, except for the assessment rate and</p> <p>(xv) 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.</p>		
98. MANGAUNG METROPOLITAN MUNICIPALITY: 2014/2015 PROCESS PLAN	RESOLVED (a) 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 Systems Act (Act 32 of 2000) and the Municipal Finance Management Act (Act 56 of 2003);	Deputy ED: OCM Mr K Masekoane	

	<p>(b) 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</p> <p>(c) 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.</p>		
99. REPORT BY THE SECTION 79 COMMITTEE: MUNICIPAL PUBLIC ACCOUNTS (MPAC) ON THE IRREGULAR, FRUITLESS AND WASTEFUL EXPENDITURE	RESOLVED that the Council consider the report of MPAC on the 2010/2011 Irregular, Fruitless and Wasteful Expenditure	Head: Speaker's Office Mr TB Mea	
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	Noted by Council	Municipal Manager Ms S Mazibuko	
101. IMPLEMENTATION OF THE ICT STRATEGY	<p>RESOLVED</p> <p>(a) that the proposed ICT Strategy be approved and</p> <p>(b) that the approved ICT Strategy be implemented immediately after approval.</p>	Head: Corporate Services Dr WH Boshoff	
102. IMPLEMENTATION OF THE PASSWORD CONTROL POLICY	<p>RESOLVED</p> <p>(a) that the proposed amended Password Control Policy be approved and</p> <p>(b) that the approved Password Control Policy be implemented immediately to replace the previous Password Policy.</p>	Head: Corporate Services Dr WH Boshoff	
103. CENTLEC (SOC) LTD: ELECTRICITY TARIFFES : JULY 1, 2013 – JUNE 20, 2014	<p>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.</p> <p>Pertaining to the above resolution, Page 53, Item 7 reads as follows:</p>	CEO Centlec	

	<p>“7. Electricity Tariffs</p> <p>(i) that the electricity tariffs for the 2013/2014 financial year be increased with 5.25% (on average) above the previous year;</p> <p>(ii) that the new electricity tariffs for 2013/2014 be applicable from the consumer month of July 1, 2013;</p> <p>(iii) that, for the calculation of electricity accounts, the consumer month will be the period between the successive monthly readings irrespective of the period between reading dates and with a winter and summer component for all tariffs and</p> <p>(iv) that the charges and prices, excluding VAT, in connection with the supply and consumption of electricity are submitted for approval.”</p> <p>NOTE : The new electricity tariffs for Municipalities for the financial year July 1, 2013 until June 30, 2014 are indicated on pages 493 - 504 of the Annexure.</p>		
<p>104. CENTLEC (SOC) LTD: (A) IRREGULAR EXPENDITURE: 2010/2011 AND 2011/2012 FINANCIAL YEARS (B) FRUITLESS AND WASTEFUL EXPENDITURE: 2010/2011, 2011/2012 AND 2012/2013</p>	WITHDRAWN.	CEO Centlec	
<p>105. CENTLEC (SOC) LTD: PAYMENTS MADE AFTER THIRTY (30) DAYS: 2012/2013</p>	Noted by Council		
<p>106. FINANCIAL LEASE AGREEMENTS FOR ACQUISITION OF MUNICIPAL FLEET</p>	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.	CFO MR ME MOHLAHLLO	
ORDINARY MEETING: THURSDAY, OCTOBER 10, 2013			
113A.	Noted by Council	Head: Speaker's Office	

RESIGNATION OF COUNCILLOR TM RAMONA: PROPORTIONAL COUNCILLOR OF THE APC		Mr TB Mea	
121 REMUNERATION : MEMBERS OF THE MUNICIPAL PUBLIC ACCOUNTS COMMITTEE (MPAC)	RESOLVED (a) that co-opted MPAC community representative members be remunerated the amount of R2 056,00 (current approved tariff) per day (i.e. R2 056,00 for one day preparations and R2 056,00 for attending the meeting); (b) that travelling and accommodation costs for members to attend MPAC and other Council meetings (e.g. Public Participation Meetings) and any other business of the Municipality or its entity Centlec, remain the responsibility of the Council as it is currently and (c) that the proposed tariffs be revised annually to be in line with the tariff increase implemented by National Treasury.	Head: Speaker's Office Mr TB Mea CFO MR ME MOHLAHLA	
122A.1 IMPLEMENTATION OF AN INTEGRATED PUBLIC TRANSPORT NETWORK (IPTN) IN MANGAUNG	RESOLVED (a) that the concept for the establishment of an Integrated Public Transport Network in the entire Mangaung Metro area, be accepted in principle; (b) that it be noted that a professional service provider, namely Messrs BDO Consulting, has been appointed to oversee the Mangaung IPTN planning process; (c) that it be noted that the Mangaung IPTN planning process has started and will be conducted over a period of plus minus twelve (12) months, which process is expected to be concluded by June 2014 onwards; (d) that the concepts for the establishment of an IPTN as detailed in the Mangaung IPTN Scoping Study, be adopted in principle; (e) that further capital and operational funding be sought for planning and implementation of the IPTN system, including engaging with the National Department of Transport in this regard	HEAD: PLANNING MR K KABAGAMBE	

	<p>and</p> <p>(f) that, based on the outcome of the IPTN planning process, the Council commit in principle to the establishment of a designated service unit within the administration of the Mangaung Metropolitan Municipality to oversee all processes related to the implementation, operation and management of the envisaged Mangaung IPTN System.</p>		
122A.2 APPROVAL OF THE FIREFIGHTING SERVICES BY-LAWS	<p>RESOLVED</p> <p>(a) that the Council take note of the report and the statutory provisions mentioned herein relating to making of By-Laws by Municipalities and</p> <p>(b) that the Council approve the Mangaung Firefighting Services By-Laws as proposed.</p>	<p>HEAD: SOCIAL SERVICES MS EH RADEBE</p> <p>HEAD: CORPORATE SERVICES DR WH BOSHOF</p>	
122A.3 APPROVAL OF THE WATER SERVICES BY-LAWS	<p>RESOLVED</p> <p>(a) that the Council take note of the report and the statutory provisions mentioned herein relating to making of By-Laws by Municipalities and</p> <p>(b) that the Council approve the Mangaung Water Services By-Laws as proposed.</p>	<p>HEAD: ENGINEERING SERVICES MR LX NTOYI</p> <p>HEAD: CORPORATE SERVICES DR WH BOSHOF</p>	
122A.4 APPROVAL OF THE ENVIRONMENTAL HEALTH SERVICES BY-LAWS	<p>RESOLVED</p> <p>(a) that the Council take note of the report and the statutory provisions mentioned herein relating to making of By-Laws by Municipalities and</p> <p>(b) that the Council approve the Mangaung Environmental Health Services By-Laws as proposed.</p>	<p>HEAD: SOCIAL SERVICES MS EH RADEBE</p> <p>HEAD: CORPORATE SERVICES DR WH BOSHOF</p>	
122A.5 APPROVAL OF THE INFORMAL SETTLEMENTS BY-LAWS	<p>RESOLVED</p> <p>(a) that the Council take note of the report and the statutory provisions mentioned herein relating to making of By-Laws by Municipalities and</p> <p>(b) that the Council approve the Mangaung Informal Settlements By-Laws.</p>	<p>HEAD: HUMAN SETTLEMENTS AND HOUSING MR MM MOKOENA</p> <p>HEAD: CORPORATE SERVICES DR WH BOSHOF</p>	
122A.6 MUNICIPAL FINANCE MANAGEMENT ACT (MFMA) : BUDGET AND PERFORMANCE ASSESSMENT REPORT IN TERMS OF THE MFMA, SECTION 52(d) FOR THE FINANCIAL YEAR	<p>RESOLVED that, in compliance with Section 52 of the MFMA –</p> <p>(a) the Accounting Officer submits to the Executive Mayor this statement reflecting the implementation of the budget and the financial</p>	<p>CFO MR ME MOHLAHO</p>	

<p>ENDED JUNE 30, 2013</p>	<p>state of affairs of the Municipality for the financial year ended June 30, 2013 and</p> <p>(b) in order to comply with Section 52(d) 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.</p>		
<p>122A.7 APPROVED 2013/2014 MTREF BUDGET : 2009/2010 AND 2010/2011 RESTATEMENTS</p>	<p>RESOLVED</p> <p>(a) that the Council note the recommendation of National Treasury as summarised in the submission as attached to the agenda;</p> <p>(b) that the Council approve the correction of figures in the approved 2013/2014 MTREF Budget as adopted on May 30, 2013 as per Annexure "B" and</p> <p>(c) that the Council authorise the Accounting Officer to submit the corrected A1 Budget schedule to National Treasury and to update the necessary budget return forms for submission to the Local Government database in Pretoria.</p>	<p>CFO MR ME MOHLAHLO</p>	
<p>122A.8 APPROVED INDIGENT ACCOUNTS FOR INCLUSION IN THE 2012/2015 INDIGENT REGISTER</p>	<p>RESOLVED</p> <p>(a) that the Council take note of the indigents accounts that were verified and written off from the first batch;</p> <p>(b) that the Council approve the 4 270 households for inclusion in the 2012/2015 Indigent Register retrospectively with effect from January 1, 2013;</p> <p>(c) that the outstanding balances on the indigent accounts list submitted for approval, be written off;</p> <p>(d) that the Council waive the raising of interest on all overdue accounts of indigents from the date of approval and</p> <p>(e) that the customer education be conducted to advise indigent consumers on the importance of not exceeding free basic services and the broader community to use water sparingly.</p>	<p>CFO MR ME MOHLAHLO</p>	

		HEAD: HUMAN SETTLEMENTS AND HOUSING MR MM MOKOENA	
122A.9 APPLICATION TO LEASE MUNICIPAL PROPERTY : ERVEN 5020, 5021 AND 5022, ARBORETUM FOR EXPANDING THE SPORTING FACILITIES OF THE ORANJE MEISIESKOOL	<p>RESOLVED that the application to lease erven 5020, 5021 and 5022, Arboretum, Bloemfontein to the Oranje Meisieskool, be approved subject to the following terms and conditions to be accepted by the applicant in writing, namely:</p> <ul style="list-style-type: none"> (ix) that, notwithstanding the date of approval, the commencement date be the signing date of the lease agreement by the lessor and the lessee or the date when the lessee gets on site for construction, whichever is earlier; (ii) that the lease term be for a maximum period of nine (9) years and eleven (11) months with an option to renew for a further period of nine (9) years and eleven (11) months on terms and conditions as may then be agreed upon by parties; (iii) that the termination thereof may be given by either party three (3) months prior to the intended date; (iv) that the rental be set at an amount of R9 367,00 (VAT exclusive) per month; (v) that the rental escalate at a rate of 4% per annum on the anniversary date of the lease agreement; (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; (vii) that the property shall be used only for sporting facilities; (viii) that, if the lessee does not want to carry on 		

	<p>with the use as stated under (vii) 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;</p> <p>(ix) that the lessee shall not sublet erven 5020, 5021 and 5022 (Bloemfontein extension 35) Arboretum without the prior written approval of the lessor;</p> <p>(x) that the boundaries of the erven be identified by a Land Surveyor for the account of the applicant;</p> <p>(xi) that no water and sanitation services are available to the sites and cannot be provided to this area at this point in time;</p> <p>(xii) that any stormwater improvements are for the account of the applicant;</p> <p>(xiii) that access to the site must be from the school premises and any upgrades to improve traffic flow, are for the account of the applicant;</p> <p>(xiv) that there must be a separate electricity connection for each erf according to Centlec policy if the school intend to utilise electricity for sporting facilities;</p> <p>(xvi) that the necessary Environmental Impact Assessment be done before any construction commence, because the erven borders the Happy Valley Conservation area;</p> <p>(xvii) that public participation for a period of 60 (sixty) days with input from households within a 500m radius from the open space be undertaken, because the area is located within a reserve zone in terms of the Urban Open Space Policy and Framework of the Municipality. Should there be any objections</p>		
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	<p>raised during this period, the applicant must address all objections raised to the satisfaction of the public;</p> <p>(xviii) that vegetation clearing must be kept to an absolute minimum and mitigation measures must be implemented to reduce the risk of erosion and the invasion of alien species;</p> <p>(xix) that all concrete mixing must take place on a designated impermeable surface where it will not pollute the underground water;</p> <p>(xx) that all excavation areas should be subjected to seeding and stabilization with prevailing vegetation;</p> <p>(xxi) that no dumping of rubble in the surrounding natural area be allowed. Rubble should be disposed of at a registered land fill site. No rubble or construction material should be left on site after construction is completed;</p> <p>(xxii) that the applicant, contractors working on site must ensure that the necessary precaution and mitigation measures are followed to prevent any type of pollution to the environment. The applicant must comply with the relevant environmental legislation and requirements;</p> <p>(xxiii) that the applicant will be responsible for the repair costs due to any damages caused by the applicant to municipal property during the construction, operational or decommissioning phase;</p> <p>(xxiv) that the applicant be informed accordingly in writing and</p> <p>(xxv) 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</p>		
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	the applicant.		
122B.1 PROPOSAL TO DEVELOP ERF 32109, TURFLAAGTE ALSO KNOWN AS MKHONDO SQUARE WITH MEDIUM DENSITY RESIDENTIAL UNITS	RESOLVED <ul style="list-style-type: none"> (a) that the Mangaung Metropolitan Municipal Council approve the development of erf 32109, Turflaagte (Annexure “A”) and thereby gives consent that the land be utilised for residential purposes; (b) that the residents of Mkhondo-, Winkie Direko-, Sibuyile- and Kaliya Squares be given the first opportunity to obtain ownership/rental agreements and (c) that the necessary funds be made available for the proposed development. 	HEAD: PLANNING MR K KABAGAMBE	
122B.2 APPLICATION FOR THE AMENDMENT OF THE GENERAL PLANS, SUBDIVISION AND REZONING ON ERVEN 9081 AND 9082, NAMIBIA 2, MANGAUNG	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, namely: <ul style="list-style-type: none"> (a) that the subdivision and rezoning of erven 9081 and 9082, Namibia 2 be exempted from the provision of EC 18.17 of August 18, 1998 in order to create more erven; (b) 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; (c) that funds be made available from vote number 1162121242500 to allow the finalisation of planning and surveying of the properties and (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 and electrical services in the area. 	HEAD: PLANNING MR K KABAGAMBE	
122B.3 APPLICATION FOR THE AMENDMENT OF THE GENERAL PLAN, CONSOLIDATION,	RESOLVED <ul style="list-style-type: none"> (a) that the amendment of the general plan, consolidation, subdivision and rezoning of a 	HEAD: PLANNING MR K KABAGAMBE	

SUBDIVISION AND REZONING OF ERVEN 10737 AND 10776, BLOEMSIDE, PHASE 5 MANGAUNG	<p>portion of erf 10737 and erf 10776, Bloemside, Phase 5 be exempted from the provision of EC 18.17 of August 18, 1998 in order to create more erven;</p> <p>(b) that the Department of Economic Development and Planning be mandated to go ahead with the planning and surveying of the property and</p> <p>(c) that, once the planning and surveying of the erven have been completed, Centlec and Infrastructural Services be mandated to supply civil services in the area.</p>		
122B.4 APPLICATION FOR THE AMENDMENT OF THE GENERAL PLAN, SUBDIVISION AND REZONING OF ERF 33143, TURFLAAGTE, BLOEMFONTEIN	<p>RESOLVED</p> <p>(a) that the subdivision and rezoning of erf 33143, Turflaagte be exempted from the provision of EC 18.17 of August 18, 1998 in order to accommodate the said land use;</p> <p>(b) that the Department of Economic Development and Planning be mandated to go ahead with the proper planning and surveying of the property and</p> <p>(c) that, once the planning and surveying of the erven have been completed, Centlec and Infrastructural Services be mandated to supply civil services in the area.</p>	<p>HEAD: PLANNING MR K KABAGAMBE</p>	
122B.5 APPLICATION FOR SPECIAL CONSENT : PORTION 1 OF ERF 899, CITY, BLOEMFONTEIN: APPLICANT : MESSRS SEED URBAN AND RURAL LEADERSHIP ON BEHALF OF ANSEC 107 (PROPRIETARY) LTD : NR 2006/031000/07	<p>RESOLVED</p> <p>(a) that the special consent be granted in terms of Section 18.2(a) of the Bloemfontein Town Planning Scheme in order to use the above-mentioned property for a Betting Room, subject thereto that the necessary license in terms of the Free State Gambling and Liquor Act (Act No 6 of 2010), be obtained from the Local Licensing Authority;</p> <p>(b) that the proposed application will be subjected to the following conditions and the application will be finally approved if the applicant has accepted the following conditions in writing within one (1) month from the date of notification of the said approval, namely:</p>	<p>HEAD: PLANNING MR K KABAGAMBE</p>	

	<p>(i) that the special consent is subjected thereto that no appeal in terms of Section 18.2(a) of the Bloemfontein Town Planning Scheme is lodged with the Free state Township Board within thirty (30) days from the date of a written approval and if such an approval is lodged, this consent will be subjected to the outcome of such an appeal;</p> <p>(ii) that this special consent will automatically expire if the land or buildings are not used for the purpose of this consent for a continuous period of twelve (12) months and that if the consent granted, later, in the sole opinion of the Council appear to be a nuisance in the relevant neighbourhood where it is situated or to the community in general, then the Council may, out of its own conduct or upon application of an objector and after the Council has considered all facts, withdraw and cancel its consent for the conducting of the relevant operation after the owner of the property has been given notice of at least one calendar month;</p> <p>(iii) that, if the demand for electricity exceeds 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 Centlec (Pty) Ltd be extended, the costs 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 Centlec (Pty) Ltd (Planning Section);</p> <p>(iv) that, if Telkom equipment is damaged or must be moved during the development, the Mangaung Metropolitan Municipality do not accept responsibility for any costs</p>		
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	<p>involved and such costs shall be for the sole account of the applicant and</p> <p>(v) 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 : Land Use Control and</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 that might be defined by the HOD: Engineering Services and will be responsible for appointing a professional engineer, at own cost, for investigation, design and supervision thereof, if necessary.</p>		
<p>122B.6 APPLICATION FOR THE AMENDMENT OF THE BLOEMFONTEIN TOWN PLANNING SCHEME IN ORDER TO ALLOW AN EXPANSION OF COVERAGE OF THE EXISTING "SPECIAL USE Vii" FROM 50% TO 70% ON ERF 15724, FICHARDT PARK, BLOEMFONTEIN : APPLICANT : MESSRS URBAN DYNAMICS TOWN AND REGIONAL PLANNERS ON BEHALF OF EMIRA PROPERTY FUND</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 amendment of the Bloemfontein Town Planning Scheme in order to allow an expansion of Erf 15724, Fichardt Park as depicted on the amendment schedule attached to the agenda, be recommended for approval;</p> <p>(b) that an encroachment servitude over Erf 15725, Fichardt Park be registered against the payment of compensation to be determined by the Council Valuers;</p> <p>(c) that the lease agreement in respect of Erf 15725, Fichardt Park be amended accordingly and the</p>	<p>HEAD: PLANNING MR K KABAGAMBE</p>	

	<p>costs in relation thereto be for the sole account of the applicant.</p> <p>However, the final approval of this application 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> <ul style="list-style-type: none"> (i) that the applicant be liable for the cost of re-valuation of the property after rezoning, payable at the Chief Financial Officer; (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); (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; (iv) that building plans be submitted for the conversion of the existing building into offices which 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 23.9.5 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; 		
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	<p>(v) that open parking must be 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 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;</p> <p>(viii) that an agreement be reached between the Head : Engineer Services of the Mangaung Metropolitan Municipality and the developer regarding the developer's bulk services contribution responsibility in accordance with the requirements of the Mangaung Bulk Engineering Services Master Plan to accommodate the said development;</p> <p>(ix) that the development potential of Erf 15724, Fichardt Park be restricted to 28</p>		
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	<p>000m² floor area as investigated in the traffic impact study and as indicated in the applicant's submission of May 26, 2010 and January 17, 2012;</p> <p>(x) that the street reserve of Charlie Sutton Street and Erf 15724 must be excluded from the land use change application;</p> <p>(xi) that a new link road must be constructed between Charlie Sutton Street and Benade Drive over subdivision 7 of Erf 15722. The Head : Engineering Services must determine whether the applicant will be required to assume responsibility for the construction of this road or not. The relevant road must be in place before any substantial extension of the shopping centre can be conserved in future. The applicant must therefore engages with the relevant Department to ensure that the road is constructed in time to support an increase in trip generation;</p> <p>(xii) that, either the eastern access in Benade Drive must be signalized according to the requirements of the South African Road Traffic Signs Manual, or the Benade Drive/Castelyn Drive intersection must be changed to a formal four way intersection complying with all normal design and safety standards, additionally being provided with an access throat of acceptable length on the development site. (The latter option must still be tested by means of design principles and traffic analysis to determine whether it is workable). While the signalization of the eastern access will require the geometrical (horizontal design and vertical design) improvement of the access road to the site, conversion of the Castelyn Drive intersection will require the reconsideration of levels of service and</p>		
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	<p>improvement requirements at the other accesses to the site. The property owner is required to assume responsibility for the relevant work. One of the relevant upgrading options must already be satisfactorily implemented before any extension of the shopping centre can be considered in future;</p> <p>(xiii) that any changes to the site development, vehicle accesses or parking layout, must be approved as part of an extended traffic impact study and site Development Plan before building plans for such changes can be considered by the Municipality in future and</p> <p>(xiv) that the extent of delivery facilities must be reconsidered when the shopping centre is extended in future to ensure that the extended facilities still comply with normal municipal requirements and to serve the extended development adequately.</p>		
<p>122B.7 APPLICATION FOR THE AMENDMENT OF THE BAINSVLEI TOWN PLANNING SCHEME IN TERMS OF SECTION 30 OF THE FREE STATE TOWNSHIP ORDINANCE NO 9 OF 1969 BY INCLUDING THE REMAINDER OF THE FARM ORANGE GROVE NO 2526, BLOEMFONTEIN DISTRICT INTO THE SCHEME AREA, AS WELL AS THE INCLUSION OF A NEW ZONING “SPECIAL USE 92” FOR A “PLACE OF AMUSEMENT” WITH A MAXIMUM OF GROSS LEASABLE FLOOR AREA OF 600m², A DWELLING HOUSE AND OUTBUILDINGS : SUBDIVISION OF THE REMAINDER OF THE FARM ORANGE GROVE NO 2526, BAINSVLEI INTO THREE PORTIONS AND REZONING OF PORTION “A” TO “SPECIAL USE 92” AND PROPOSED PORTIONS “B” AND “C” TO “HOLDINGS” : APPLICANT : MESSRS</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 the application for the subdivision of Remainder of the Farm Orange Grove 2526, Bainsvlei, be recommended for approval;</p> <p>(b) that the application for the amendment of the Bainsvlei Town Planning Scheme by the amendment of the new “Special Use 92” zoning to include additional land uses, be recommended for approval;</p> <p>(c) that the application for the rezoning of Portion “A” to “Special Use 92”, which will allow a “Place of Amusement” with a maximum permissible gross leasable floor area of 600m², dwelling house and outbuildings and proposed portion “B” and “C” to “Holdings” from “Holding” to “Special Use 92”, be</p>	<p>HEAD: PLANNING MR K KABAGAMBE</p>	

<p>URBAN DYNAMICS FREE STATE INC ON BEHALF OF JOHAN WALDEMAR DE BEER</p>	<p>recommended for approval and</p> <p>(d) that the proposed “Special Use 92” be restricted to a social club only.</p> <p>However, the approval of the above-mentioned application for subdivision 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> <ul style="list-style-type: none"> (i) that before registration of the subdivision in the Deeds Office, the applicant will be responsible for the payment to the Chief Financial Officer of the cost of re-valuation of the three (3) newly created plots; (ii) that after the proposed subdivision, the subdivided portions without electricity connection must be provided with separate electricity connection points from the boundary. The developer/applicant must arrange for and bear the cost of the alterations to create separate distribution boards for each subdivision portion and to split the internal installations thereof and the developer/applicant must also apply for and bear the cost of the creation of the additional connections and meters for the subdivision portions. A contribution towards the cost of strengthening and upgrading of the electrical external supply networks on a ± 11,096 ha for Remainder, ± 8,1 ha for Portion “A” and ± 8 ha for Portion “B” will also be payable, if applicable. The cost of the above will be furnished on receipt of a formal application at Centlec (Pty) Ltd (Consumer Services Section); (iii) that no obtrusive lighting may radiate from these small-holdings under any 		
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	<p>circumstances;</p> <p>(iv) that each subdivision must have its own separate water connection points and the subdivided portions without the water connection points must be provided with one and the cost thereof will be for the sole account of the applicant (the cost of which will be furnished be the General Manager : Water and Sanitation on receipt of a formal request) as well as any improvement and/or alterations to the municipal civil engineering services that might be required as a result of the proposed development, in order to maintain the same level of services and 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 General Manager : Water and Sanitation, if needed;</p> <p>(v) that the owner/developer will be responsible for the creation of his own sewerage disposal system to the entire satisfaction of the General Manager : Solid Waste Management as there is no waterborne sewerage system available in the vicinity of the proposed subdivision;</p> <p>(vi) that, if Telkom equipment is damaged or must be moved as a result of the proposed subdivision, the applicant will be responsible for all the costs involved;</p> <p>(vii) in case of rezoning, subdivision and densification of existing stands and small-holdings, a densification contribution for an internal network and bulk services will be calculated based on an equivalent residential unit principal as indicated by the Municipality;</p>		
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	<p>(viii) that where on-site sanitation is required, it must be limited to a maximum of one equivalent housing unit per 5000m² stand and must comply with the applicable SABS Standards;</p> <p>(ix) that the municipal internal bulk service will be provided in accordance with a services agreement between the Developer and the Municipality, where applicable;</p> <p>(x) that the 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>(xi) 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>(xii) 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>(xiii) that an integrated waste management approach be implemented that is based on waste minimization and must incorporate reduction, recycling, re-use and disposal of waste;</p> <p>(xiv) that the proposed parking must be paved to prevent dust pollution in the area and the water from the paved area</p>		
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	<p>must be properly managed to prevent soil erosion;</p> <p>(xv) that an investigation should be undertaken to investigate the possibility of constructing a green parking facility to minimize run offs;</p> <p>(xvi) that, should this application be approved by the Free State Provincial Government, the applicant must appoint a traffic engineer to either demonstrate that the activities do not qualify for submission of a traffic impact study to the Municipality and the Free State Provincial Government. Should the application qualify for submission, a traffic impact study, such traffic study must adhere to normal requirements in this regard and the applicant must assume responsibility for the implementation of any road and/or traffic control improvements that are required to accommodate generated traffic at safe and acceptable levels of service;</p> <p>(xvii) that 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;</p> <p>(xviii) that the developer shall provide the necessary on-site services like firefighting services as might be required by legislation and regulations;</p> <p>(xix) that an engineer must obtain the position of all existing services in the vicinity of the construction site from the relevant authorities e.g. Telkom, Centlec, the Municipality (Water and</p>		
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	<p>Sanitation/Roads and Stormwater);</p> <p>(xx) that 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 Sub-Directorate's requirements;</p> <p>(xxi) that 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 fully responsible for any damage, accidents, injuries or death that may result from installation services;</p> <p>(xxiii) that the applicant accepts the above-mentioned conditions in writing and</p> <p>(xxiv) that the applicant submits, together with the registration of the proposed subdivisions of Remainder of the Farm Orange Grove 2526 Bainsvlei, Bloemfontein 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), (ii), (iv) and (v) as set out above.</p>		
<p>122B.8</p> <p>(A) SUBDIVISION OF PORTION 4 OF THE FARM VALENCIA 2425 INTO 6 PORTIONS;</p> <p>(B) AMENDMENT OF THE BAINSVLEI TOWN PLANNING SCHEME BY THE INCLUSION OF A NEW ZONING "SPECIAL USE 87" AND</p> <p>(C) REZONING OF THE PROPOSED</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 the application for the subdivision of Portion 4 of the Farm Valencia 2425 into six (6) portions, be recommended for approval (amendment scheme schedules attached to the agenda);</p> <p>(b) that the application for the amendment of the Bainsvlei Town Planning Scheme by the</p>	<p>HEAD: PLANNING MR K KABAGAMBE</p>	

<p>SUBDIVISION 4 (OF 4) OF THE FARM VALENCIA 2425, BAINSVLEI FROM "HOLDINGS" TO "SPECIAL USE 87" IN ORDER TO ACCOMMODATE A 4000m² STORE FOR TENDER SALES AND A DWELLING HOUSE APPLICANT : MESSRS PIERRE VAN BILJON TOWN AND REGIONAL PLANNER</p>	<p>amendment of the new "Special Use 87" zoning to include additional land uses, not be recommended for approval (amendment scheme schedules attached to the agenda);</p> <p>(c) that the application for the rezoning of Portion 4 (of 4) of the Farm Valencia 2425 from "Holdings" to "Special Use 87", not be recommended for approval.</p> <p>However, the approval of the above-mentioned application for subdivision 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 the subdivision in the Deeds Office, the applicant will be responsible for the payment to the Chief Financial Officer of the cost of re-valuation of the six (6) newly created plots;</p> <p>(ii) that after the proposed subdivision, the subdivided portions without electricity connection must be provided with separate electricity connection points from the boundary. The developer/applicant must arrange for and bear the cost of the alterations to create separate distribution boards for each subdivision portion and to split the internal installations thereof and the developer/applicant must also apply for and bear the cost of the creation of the additional connections and meters for the subdivision portions. A contribution towards the cost of strengthening and upgrading of the electrical external supply networks on a pro rata-basis will also be payable, if applicable. The cost of the above will be furnished on receipt of a formal application at Centlec (Pty) Ltd (Consumer Services Section);</p> <p>(iii) that no obtrusive lighting may radiate from these small-holdings under any circumstances;</p>		
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	<p>(iv) that each subdivision must have its own separate water connection points and the subdivided portions without the water connection points must be provided with one and the cost thereof will be for the sole account of the applicant (the cost of which will be furnished be the General Manager : Water and Sanitation on receipt of a formal request) as well as any improvement and/or alterations to the municipal civil engineering services that might be required as a result of the proposed development, in order to maintain the same level of services and will be responsible to appoint a professional engineer, for his account got his account for the investigation, design and supervision thereof, all to the entire satisfaction of the General Manager : Water and Sanitation, if needed;</p> <p>(v) that the owner/developer will be responsible for the creation of his own sewerage disposal system to the entire satisfaction of the General Manager : Solid Waste Management as there is no waterborne sewerage system available in the vicinity of the proposed subdivision;</p> <p>(vi) that a 6m right of way servitude road as indicated on the sketch plan e registered against the proposed subdivisions 2 and 5 in favour of proposed subdivision 1, 3 and Remainder. This servitude must also be used to provide services to the said subdivisions;</p> <p>(vii) that, if Telkom equipment is damaged or must be moved as a result of the proposed subdivision, the applicant will be responsible for all the costs involved;</p> <p>(viii) in case of rezoning, subdivision and densification of existing stands and small-holdings, a densification contribution for an internal network and bulk services will be calculated based on an equivalent residential unit principal as indicated by the Municipality;</p>		
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	<p>(ix) that where on-site sanitation is required, it must be limited to a maximum of one equivalent housing unit per 5000m² stand and must comply with the applicable SABS Standards;</p> <p>(x) that the municipal internal bulk service will be provided in accordance with a services agreement between the Developer and the Municipality, where applicable;</p> <p>(xi) that the 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>(xii) 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>(xiii) 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>(xiv) that the applicant accepts the above-mentioned conditions in writing and</p> <p>(xv) that the applicant submits, together with the registration of the proposed subdivisions of Portion 4 of the Farm Valencia, Bainsvlei, Bloemfontein 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), (ii), (iv) and (v) as set out</p>		
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	above.		
122B. 9 APPLICATION FOR THE REZONING OF PLOT 94, SPITSKOP FROM “HOLDING” TO “SPECIAL USE 11”, BLOEMFONTEIN : APPLICANT : BOPA LESEDI	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 the remainder of Plot 94, Spitskop Small-Holdings from “Holdings” to “Special Use 11”, not be recommended for approval due to the above-mentioned reasons.	HEAD: PLANNING MR K KABAGAMBE	
122B.10 APPLICATION FOR A SPECIAL CONSENT : ERF 452, 35 ELIAS MOTSOLEDI STREET (BANKOVS BOULEVARD), LANGENHOVEN PARK, BLOEMFONTEIN	RESOLVED that the proposed amendment of trading hours from 15:00 – 18:00 to 09:00 – 18:00 weekdays as requested by the applicant, be recommended for approval .	HEAD: PLANNING MR K KABAGAMBE	
122B.11 APPLICATION FOR THE FOLLOWING: (A) REMOVAL OF RESTRICTIVE CONDITIONS OF TITLE PERTAINING TO PLOTS 4, 5 AND 9, SHANNON VALLEY SMALL-HOLDINGS, BLOEMFONTEIN; (B) TOWNSHIP ESTABLISHMENT ON PLOTS 4, 5 AND 9 SHANNON VALLEY SMALLHOLDINGS AND (C) REZONING OF THE NEWLY CREATED ERVEN IN SHANNON VALLEY SMALLHOLDINGS, BLOEMFONTEIN	RESOLVED that the application for the township establishment on Plots 4, 5 and 9, Shannon Valley Small-Holdings, Bloemspruit, Bloemfontein as depicted on the layout plan (Annexure “A”) attached to the agenda which includes the removal of restrictive title conditions in terms of the Removal of Restrictions Act, Act No 84 of 1967, rezoning of the newly created erven in terms of Section 2 of the Removal of Restrictions Act, Act No 84 of 1967, be recommended for approval to the Head of the Department : Free State Provincial Government, Department of Co-operative Governance, Traditional Affairs and Human Settlements, subject to the following conditions in writing, namely: (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 to the agenda as Annexure “C” and the General Manager : Water and Sanitation, attached to the agenda as Annexure “E”, to the entire satisfaction of the Head : Engineering Services; (ii) that the conditions pertaining to electrical services as proposed by Messrs Centlec (Pty) Ltd, which is attached to the agenda as Annexure “D”, must be adhered to; (iii) that the conditions regarding the emergency services as proposed by the General	HEAD: PLANNING MR K KABAGAMBE	

	<p>Manager : Emergency Management Services, which is attached to the agenda as Annexure “F”, must be adhered to;</p> <p>(iv) that the conditions regarding the environment as proposed by the General Manager Environmental Management, attached to the agenda as Annexure “G”, must be adhered to;</p> <p>(v) 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>(vi) 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;</p> <p>(vii) that the conditions regarding the traffic impact study as proposed by the Manager : Metropolitan Transport Planning, which is attached to the agenda as Annexure “B”, must be adhered to;</p> <p>(viii) that the applicant must compile and enter into a Service Agreement with the Mangaung Metropolitan Municipality for his sole account and all the above conditions must be included and</p> <p>(ix) that the applicant enters into a services level agreement with the Mangaung Metropolitan Municipality for the sole account of the applicant in which the above conditions must be included.</p>		
<p>122B.12 APPLICATION FOR THE SUBDIVISION, REZONING (“STREET”) AND AMENDMENT OF THE BAINSVLEI TOWN PLANNING SCHEME BY REVISING “SPECIAL USE 76” : THE FARM MAKRO 3020, 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 the application for the subdivision of Farm Makro 3020 into three (3) portions, be recommended for approval;</p>	<p>HEAD: PLANNING MR K KABAGAMBE</p>	

	<p>(b) that the application for the rezoning of the proposed Portion 2 of the said Farm from “Special Use 76” to “Street” in order to accommodate the existing right of way servitude known as Eland Street and this portion of land be transferred to the Mangaung Metropolitan Municipality, free of charge, be recommended for approval;</p> <p>(c) that the application for the amendment of the Bainsvlei Town Planning Scheme by revision of the existing “Special Use 76”, in order to reflect the newly created erf numbers as a result of the subdivision, as well as the distribution of the existing zoning over the said newly created portions, be recommended for approval and</p> <p>(d) that the existing development rights (maximum 40000m²) of the current zoning “Special Use 76”, be distributed over the proposed Portion 1 and the Remainder as follows, namely:</p> <p>Proposed Portion 1 measuring ± 3,3194 ha = 10 000m² GLA for Light Industrial, 7 000m² GLA Business and 5 000m² GLA for Offices;</p> <p>Proposed Remainder measuring ± 6,9913 ha = 18 000m² GLA for Business, be recommended for approval and</p> <p>(e) that the proposed 12,43 right of way servitude be created over the proposed Remainder of the said Farm, along the western boundary to give access to the proposed Portion 1 of the said Farm, be recommended for approval.</p> <p>However, the approval of the above-mentioned application for subdivision 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 the applicant be liable for the cost of re-valuation of the property after rezoning, payable at the Chief Financial Officer;</p>		
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	<p>(ii) that any stormwater which discharges from the adjacent area onto the development area must be accommodated in the development. This stormwater and any stormwater from the development area itself which drains towards the properties downstream of the development, must also be taken care of the satisfaction of the Mangaung Metropolitan Municipality as well as the adjacent and affected property owners;</p> <p>(iii) 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;</p> <p>(iv) 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 and</p> <p>(v) that building plans be submitted which must conform to all 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;</p> <p>(vi) that the applicant will be responsible for any improvements and/or alterations to the</p>		
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	<p>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 that might be defined by the HOD : Engineering Services and will be responsible for appointing a professional engineer, at own cost, for investigation, design and supervision thereof, if necessary;</p> <p>(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;</p> <p>(viii) that after the proposed subdivision, the new subdivision without the current electricity connection point, must be provided with a new electricity connection point. The applicant will be responsible for the cost of the new supply point(s) and for the enlargement, moving or altering of the existing electrical supply network, on a pro rata-basis is also payable, if applicable. The cost of the above will be furnished on receipt of a formal application at Centlec (Pty) Ltd (Consumer Services Section);</p> <p>(ix) that no obtrusive lighting may radiate from these small-holdings under any circumstances;</p> <p>(x) that the proposed subdivision without the present water connections must be provided with a separate connection for 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;</p> <p>(xi) that with the registration of the proposed</p>		
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	<p>Subdivision 1 and the Remainder of the Farm Makro 3020 as mentioned above, in the Deeds Office, the existing conditions of title as depicted in Deeds Transfer T1285/2012 be retained and</p> <p>(xii) that the applicant submits, together with the registration of the proposed subdivisions of the Farm Makro 3020, Bainsvlei, Bloemfontein in the Deeds Office, a certificate, signed by the General Manager : Land Use control that the applicant has conformed to the requirements as stipulated under paragraphs (i), (iv), (viii), (x) and (xi) above.</p>		
122C.1 ASSIGNING OF AMBULANCE SERVICES TO THE MANGAUNG METROPOLITAN MUNICIPALITY	Noted	HEAD: SOCIAL SERVICES MS EH RADEBE	
122C.2 REPORT ON THE PERFORMANCE OF THE SUPPLY CHAIN MANAGEMENT UNIT FOR THE FOURTH QUARTER ENDING JUNE 2013 (APRIL – JUNE 2013)	Noted	CFO MR ME MOHLAHLO	
122C.3 DEBT COLLECTION YEAR END REPORT : 2012 – 2013	Noted	CFO MR ME MOHLAHLO	
123A. MOTION: NOTICE OF A MOTION IN TERMS OF RULES 54(1) AND 55(1)	RESOLVED that the proposal as set out in the agenda, be rejected.	Head: Speaker's Office Mr TB Mea GM: Strategic Support: OCM Mr K Dolphin	
123B. MOTION: NOTICE OF A MOTION IN TERMS OF RULE 54	WITHDRAWN	Head: Speaker's Office Mr TB Mea GM: Strategic Support: OCM Mr K Dolphin	
ORDINARY MEETING: THURSDAY, NOVEMBER 21, 2013			
130A. FILLING OF VACANCY: REPLACEMENT OF AFRICAN PEOPLE'S CONVENTION (APC) PR COUNCILLOR TESLENG MARIA RAMONA AND ELECTION OF A NEW PR COUNCILLOR PASEKA	Noted.	OFFICE OF THE SPEAKER(OS) HEAD: OS MR TB MEA	

ZACHARIA MOSHWADIBA			
130B. FINAL DECISION ON THE RE- DETERMINATION OF THE OUTER BOUNDARIES OF THE MANGAUNG METROPOLITAN MUNICIPALITY	Noted.	Office of the Speaker(OS) Head: OS Mr TB Mea	
130C. PROCESS FOR PHASE TWO OF PUBLIC PLACES AND STREET NAMING AND RENAMING IN MANGAUNG	RESOLVED (a) that the Council approve the report and (b) that the Council approve the commencement of the second phase of the process of naming and renaming of public places and street names in Mangaung.	Office of the Speaker(OS) Head: OS Mr TB Mea	
138. TRAVEL MANAGEMENT POLICY	WITHDRAWN	Finance CFO Mr EM Mohlahlo	
139. ACQUISITION OF A SERVITUDE FOR THE NEW NORTH-EASTERN WASTE WATER TREATMENT WORKS : EXPROPRIATION OF A SERVITUDE OVER A PORTION OF PLOT 214, ESTOIRE : MEASURING 2128.51²m	RESOLVED (a) that the Mangaung Metropolitan Municipality, in terms of the authority granted to it by virtue of the provisions of Section 76 of Ordinance No 8 of 1962 read with the provisions of the Expropriation Act (Act No 63 of 1975) as amended, expropriate a portion of Plot 214, measuring 2128.58m², situated at Estoire Small-Holdings, District Bloemfontein, Province Free State; (b) that the date of expropriation will be the date of service of the notice of expropriation on the Registrar of Deeds Bloemfontein and the date upon which the Mangaung Metropolitan Municipality will take possession of the property will be the date of service of the notice of Expropriation on the Registrar of Deeds Bloemfontein; (c) that the compensation offered in the notice of expropriation shall be R14 200,00 (fourteen thousand two hundred) as determined by the Municipal Valuers; (d) that the owner's attention shall be drawn to the provisions of Sections 9(i) and 12(3)(a)(ii) of the Expropriation Act (Act No 63 of 1975) which sections provide as follows,	Head: Human Settlements and Housing Mr MM Mokoena	

Section 9(1)

Duties of owner of property expropriated or which is to be expropriated in terms of this Act shall within sixty (60) days from the date of notice in question, deliver or cause to be delivered to the (expropriator) a written statement indicating:

- (a) if any compensation was in the notice of expropriation offered for such property, whether or not he accepts that compensation and, if he does not accept it, the amount claimed by him as compensation and how much of that amount represents each of the respective amounts contemplated in section 12(1)(a)(i) and (ii) or (b) and full particulars as to how such amounts are made up;*
- (b) if no such compensation was so offered, the amount claimed as compensation by him and how much of that amount represents each of the respective amounts contemplated in Section 12(1)(a)(i) and (ii) of (b) and full particulars as to how such amounts are made up;*
- (c) if the property expropriated is land and any amount is claimed in terms of paragraph (a) or (b), full particulars of improvements thereon which, in the opinion of the owner, affect the value of such land;*
- (d) if the property being expropriated is land –*
 - (i) which prior to the date of notice was leased as a whole or in part by unregistered lease, the name and address of the lessee and accompanied by the lease or a certified copy thereof, if it is in writing, or full particulars of the lease, if it is not in writing;*
 - (ii) which, prior to the date of notice, was sold by the owner, the name and address of the buyer and accompanied by the*

	<p><i>contract of purchase and sale or a certified copy thereof;</i></p> <p>(iii) <i>on which a building has been erected which is subject to a builder's lien by virtue of a written building-contract, the name and address of the builder and accompanied by the building contract or a certified copy thereof.</i></p> <p><u>Section 12</u></p> <p><i>3(a) (ii) If the owner fails to comply with the provisions of Section 9(1) within the appropriate period referred to in the said Section, the amount so payable shall during the period of such failure and for the purpose of the payment of interest, be deemed not to be an outstanding amount.</i></p>		
140A.1 ABSA PENSION-RELATED HOUSING LOAN AGREEMENT: MUNICIPAL COUNCILLORS PENSION FUND	RESOLVED (a) that the Mangaung Metropolitan Municipal Council enter into a Pension-supported Housing Loan Agreement with ABSA Bank and the Municipal Councillors Pension Fund and (b) that the City Manager and the Head : Corporate Services be mandated to sign the necessary documents.	Head: Corporate Services Dr H Boshoff	
140A.2 ABSA PENSION-RELATED HOUSING LOAN AGREEMENT: MUNICIPAL COUNCILLORS PENSION FUND	RESOLVED (a) that the Mangaung Metropolitan Municipal Council enter into a Pension-supported Housing Loan Agreement with ABSA Bank and the Municipal Councillors Pension Fund and (b) that the City Manager and the Head : Corporate Services be mandated to sign the necessary documents.	Head: Corporate Services Dr H Boshoff	
140A.3 REVIEW OF THE REVENUE ENHANCEMENT STRATEGY	RESOLUTION as set out in the report from pages 1077 – 1085 (attached)	Office of the City Manager GM: Strategic Support Mr K Dolphin	
140A.4 FIRST QUARTER SERVICE DELIVERY AND BUDGET IMPLEMENTATION PLAN (SDBIP) PROGRESS REPORT : SEPTEMBER 30, 2013	RESOLVED that the 2013/2014 First Quarter SDBIP report for the quarter ending September 30, 2013, be approved by the Council.	Office of the City Manager DED:OCM Mr K Masekoane	
140A.5 DONATION : SIVANANDA PEACE PILLARS IN SOUTH AFRICA	RESOLVED (a) that the Council approve the donation of the four (4) Peace Pillars from the Sivananda World	Head: Strategic Projects and Service Delivery Regulation Mr G Mohlakoana	

	<p>Peace and Community Development Foundation, subject to:</p> <ul style="list-style-type: none"> (i) the donor being responsible for the transportation, site preparation, installation and unveiling of the Peace Pillars, all to the satisfaction of the Mangaung Metropolitan Municipality; (ii) the parties signing an agreement outlining the transfer of ownership, obligations and rights; <ul style="list-style-type: none"> (b) that the Council approve the Naval Hill site, Mapikela Precinct, Park next to Kaizer Sebothelo Stadium and Thaba Nchu Regional Park as the most appropriate locations for the four (4) Peace Pillars; (c) that the Municipal Manager proceed with the technical and logistical arrangements with regard to the installation of the Peace Pillars and (d) that the unveiling of the Peace Pillars occurs at a date to be decided by the Executive Mayor. 		
<p>140A.6 CONSOLIDATED PROGRAMME OF ACTION BETWEEN THE MANGAUNG METROPOLITAN MUNICIPALITY AND THE PROVINCIAL DEPARTMENT OF SPORTS, ART, CULTURE AND RECREATION</p>	<p>RESOLVED</p> <ul style="list-style-type: none"> (a) that the Council take note of the progress made by the Mangaung Metropolitan Municipality and the Provincial Department of Sport, Arts, Culture and Recreation (SACR) in the development of sports, arts and culture within the City; (b) that a MoU be concluded between the Mangaung Metropolitan Municipality and the Provincial Department of Sport, Arts, Culture and Recreation (SACR) for the management and control of the Civic Theatre to ensure its proper utilization for the development of local artists and performers; (c) that a MoU be concluded between the Mangaung Metropolitan Municipality, the Provincial Department of Sport, Arts, Culture and Recreation (SACR) and the Free State Sport Confederation to implement various programmes as outlined under the programme of action, as per Annexure "A" attached to the report and 	<p>Head: Strategic Projects and Service Delivery Regulation Mr G Mohlakoana</p>	

	(d) that approval be granted for Mangaung to make a financial contribution of R5 150 000 during 2013/2014 towards the following sports related projects undertaken together with the Provincial Department of Sport, Arts, Culture and Recreation and the Free state Sport Confederation as set out under (c) above.		
140A.7 AFRICAN NATIONS CHAMPIONSHIP 2014 (CHAN 2014) : MANGAUNG FINAL ACCEPTANCE TO HOST THE TOURNAMENT	RESOLVED (a) that the Council note that National Treasury has allocated an amount of R28.5 million to Mangaung as part of the 2014 African Nations Championship Host City Operating Grant to assist the Host City with the hosting of the Tournament; (b) that the Council note that the total approved budget available to the City for CHAN 2014 is R33.5 million (R28.5 million from the Operating Grant and R5 million from internal funds), leaving a shortfall of R5.5 million as the total estimated costs amount to R39 million to host the Tournament; (c) that the Municipal Manager ensures that all the Host City's obligations are carried out within the approved budget of R33.5 million as the Council will not be making any additional funds available to cover the shortfall; (d) that the Municipal Manager sign the Host City Agreement on behalf of the Council once she is satisfied that all the areas in dispute have been addressed in line with the Council's resolutions and (e) that the Municipal Manager commences with the mass mobilization programme to market the Tournament as part of the build-up process.	Head: Strategic Projects and Service Delivery Regulation Mr G Mohlakoana	
140A.8 APPLICATION TO LEASE COUNCIL PROPERTY KNOWN AS SANCO HALL ON ERF 1282, DAVINCI CRESCENT, HEIDEDAL, BLOEMFONTEIN : APPLICANT : BLOEM HEALTH CLUB	RESOLVED that the application be approved, subject to standard lease terms of the Mangaung Metropolitan Municipality including the following terms to be accepted by the applicant in writing, namely: (i) that, notwithstanding the date of approval, the	Head: Human Settlements and Housing Mr MM Mokoena	

	<p>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 the maximum period of five (5) years with an option to renew for a further period of five (5) years on terms and conditions as shall then be agreed upon by the parties;</p> <p>(iii) that termination thereof may be given by either party three (3) months prior to the intended date</p> <p>(iv) that the rental amount be set at an amount of R11 000,00 (VAT excluded) per month;</p> <p>(v) that the rental escalate at a rate of 8% per annum on the anniversary date of the lease contract;</p> <p>(vi) that an amount equal to the monthly rental be deposited in the Mangaung Metropolitan Municipality's bank account as a refundable deposit on or before the commencement date;</p> <p>(vii) that the rental amount be reviewed at the renewal of the lease contract;</p> <p>(viii) that the property shall be used exclusively for the purpose of operating a gymnasium;</p> <p>(ix) that, if the lessee does not want to carry on with the use as stated under (viii) as set out above, the lease shall be terminated and new applications be invited for the lease of the property, which applications will be duly considered by the Council;</p> <p>(x) 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</p>		
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	<p>shall not be unreasonably withheld;</p> <p>(xi) that any material alteration of the property may not be done by the lessee without the prior written consent of the Mangaung Metropolitan Municipality;</p> <p>(xii) that the lessee may not contravene or permit a contravention of any of the conditions of title under which the Mangaung Metropolitan Municipality own the leased property or laws, ordinances, regulations or any measure having the force of law with which the Mangaung Metropolitan Municipality must comply as the owner of the leased property;</p> <p>(xiii) that the maintenance of the leased premises, save normal wear and tear shall be the responsibility of the lessee and the property shall be returned in good order and condition at the expiration or earlier termination of the lease;</p> <p>(xiv) that the lessee shall pay for all water, electricity, sanitation services, refuse removal and other local authority charges except for the assessment rate and</p> <p>(xv) that the Legal Services Unit be requested and tasked to draft the appropriate lease agreement on receipt of approval of this application and acceptance of the terms and conditions by the applicant.</p>		
<p>140B.1 APPLICATION FOR THE FOLLOWING: (A) REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS; (B) REZONING OF PORTION 1 OF PLOT 51, ESTOIRE SETTLEMENTS, BLOEMSPRUIT FROM "AGRICULTURAL RESIDENCE 1" TO "SPECIAL BUSINESS 2" :</p>	<p>RESOLVED that the Head of the Department Co-operative Governance, Traditional Affairs and Human Settlement, Free State Provincial Government be informed as follows, namely:</p> <p>(a) that the application for the removal of restrictive conditions (b) on page 2 of Deed of Transfer T20769/2004, be recommended for approval;</p> <p>(b) that the rezoning of Portion 1 of Plot 51 Estoire Settlement Bloemspuit from "Agricultural</p>	<p>Planning GM: Land use control Mr N Tyu</p>	

<p>APPLICANT : DJ LABUSCHAGNE LAND SURVEYORS ON BEHALF OF ALBERTUS VILJOEN AND JOHANNES ABRAHAM JACOBUS NEL</p>	<p>Dwelling 1” to “Special Business 2”, be recommended for approval.</p> <p>However, the approval of the above-mentioned applications will be 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> <ul style="list-style-type: none"> (i) that the applicant be liable for the costs of re-valuation of the property after rezoning, payable at the Chief Financial Officer; (ii) that, if the demand for electricity exceeds 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 Centlec (Pty) Ltd be extended, the costs thereof shall be for the account of the applicant. These costs are obtainable on the receipt of an applicant on a form which is available from Centlec (Pty) Ltd (Planning Section); (iii) that, if Telkom equipment is damaged or must be moved during the development, the Mangaung Metropolitan Municipality does not accept responsibility for any costs involved and such costs shall be for the account of the applicant; (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; (v) that the applicant will be responsible to provide the necessary municipal civil engineering services to the development as 		
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	<p>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 for investigation, design and supervision thereof, to the entire satisfaction of municipality;</p> <p>(vi) that any stormwater which discharges from the adjacent areas onto the development area must be accommodated in the development. This stormwater and any storm water 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 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 amendment schedule;</p> <p>(viii) that the water and electricity tariff as well as the property rates be replaced with applicable tariffs from the month following the approval;</p> <p>(ix) 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;</p> <p>(x) 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 as set out under (ix) above;</p> <p>(xi) that the size of the development shall not exceed 5500m² light industrial land use (i.e.</p>		
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	<p>generating less than 50 peak hour vehicle trips), otherwise a supporting traffic impact study, investigating the total potential of the zoning applied for, will have to be submitted and approved as part of the rezoning application;</p> <p>(xii) that a right-of-way servitude, a formal road reserve or other legal land reservation be provided for a width of 17m, measured parallel to and along the northern boundary of the plot (adjacent to Tibbie Visser Avenue), as well as for a width of 8m, measured parallel to and along the eastern boundary of the plot (adjacent to Sand du Plessis Avenue) to accommodate future road widening;</p> <p>(xiii) that the developer/s should make an internal bulk water and sanitation contribution in accordance with Bloemfontein Master Plan;</p> <p>(xiv) 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 or developer;</p> <p>(xv) that a services agreement must be drawn up and implemented between the Mangaung Metropolitan Municipality and the developer;</p> <p>(xvi) that an applicant/developer must obtain all relevant authorizations when crossing main roads or railway lines with services;</p> <p>(xvii) that an 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 and</p> <p>(xviii) that the proposed sewer system must comply</p>		
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	with the relevant sections and conditions of the National Water Act (Act 38 of 1998) and be installed to the entire satisfaction of the Municipality.		
<p>140B.2</p> <p>APPLICATION FOR THE FOLLOWING:</p> <p>(A) REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS;</p> <p>(B) REZONING OF PORTION 2 OF PLOT 51, ESTOIRE SETTLEMENTS, BLOEMSPRUIT FROM "AGRICULTURAL RESIDENCE 1" TO "SPECIAL BUSINESS 2" :</p> <p>APPLICANT : LIMARCO 75 PROPRIETARY LIMITED</p>	<p>RESOLVED that the Head of the Department Co-operative Governance, Traditional Affairs and Human Settlement, Free State Provincial Government be informed as follows, namely:</p> <p>(a) the application for the removal of restrictive condition A.(b) on page 2 of Deed of Transfer T15912/2011, be recommended for approval;</p> <p>(b) that the rezoning of Portion 2 of Plot 51 Estoire Settlement Bloemspuit from "Agricultural Dwelling 1" to "Special Business 2", be recommended for approval.</p> <p>However, the approval of the above-mentioned applications will be 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 costs of re-valuation of the property after rezoning, payable at the Chief Financial Officer;</p> <p>(ii) that, if the demand for electricity exceeds 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 Centlec (Pty) Ltd be extended, the costs thereof shall be for the account of the applicant. These costs are obtainable on the receipt of an applicant on a form which is available from 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 does not accept responsibility for any costs involved and such costs shall be for the account of the</p>	<p>Planning GM: Land use control Mr N Tyu</p>	

	<p>applicant;</p> <p>(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;</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 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 for investigation, design and supervision thereof, to the entire satisfaction of municipality;</p> <p>(vi) that any stormwater which discharges from the adjacent areas onto the development area must be accommodated in the development. This stormwater and any storm water 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 Metropolitan Municipality as well as the adjacent and affected property owners;</p> <p>(vii) that the water and electricity tariff as well as the property rates be replaced with applicable tariffs from the month following the approval;</p> <p>(viii) that parking spaces especially for the delivery trucks must be provided inside Plot 51 Estoire</p>		
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	<p>so that it may not cause any obstructions to traffic on the near street;</p> <p>(ix) 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 as set out above under (ix) above;</p> <p>(x) that the size of the development shall not exceed 5500m² light industrial land use (i.e. generating less than 50 peak hour vehicle trips), otherwise a supporting traffic impact study, investigating the total potential of the zoning applied for, will have to be submitted and approved as part of the rezoning application;</p> <p>(xi) that a right-of-way servitude, a formal road reserve or other legal land reservation be provided for a width of 17m, measured parallel to and along the northern boundary of the plot (adjacent to Tibbie Visser Avenue), as well as for a width of 8m, measured parallel to and along the eastern boundary of the plot (adjacent to Sand du Plessis Avenue) to accommodate future road widening;</p> <p>(xii) that the developer/s should make an internal bulk water and sanitation contribution in accordance with Bloemfontein Master Plan;</p> <p>(xiii) 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 or developer;</p> <p>(xiv) that a services agreement must be drawn up and implemented between Mangaung Metropolitan Municipality and the developer;</p> <p>(xv) that an applicant/developer must obtain all relevant authorizations when crossing main</p>		
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	<p>roads or railway lines with services;</p> <p>(xvi) that an 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 and</p> <p>(xvii) that the proposed sewer system must comply with the relevant sections and conditions of the National Water Act (Act 38 of 1998) and be installed to the entire satisfaction of the Municipality.</p>		
<p>140B.3 APPLICATION FOR THE FOLLOWING: (A) REMOVAL OF RESTRICTIONS : ERVEN 8851, 8852, 8857 AND 8858, UNIVERSITAS, BLOEMFONTEIN; (B) CONSOLIDATION OF ERVEN 8851, 8852, 8857 AND 8858, UNIVERSITAS, BLOEMFONTEIN; (C) AMENDMENT OF THE BLOEMFONTEIN TOWN PLANNING SCHEME IN TERMS OF SECTION 30 OF THE FREE STATE TOWNSHIPS ORDINANCE NO 9 OF 1969 BY THE INCLUSION OF A NEW ZONING “SPECIAL USE CXLIX” ZONING; (D) REZONING OF THE CONSOLIDATED ERVEN FROM “SINGLE RESIDENTIAL 2” TO “SPECIAL USE CXLIX” : APPLICANT : MESSRS MDA ON BEHALF OF CAMPUSKEY</p>	<p>RESOLVED that the Head of the Department Co-operative Governance, Traditional Affairs and Human Settlement, Free State Provincial Government be informed that the application for the following, namely:</p> <p>(a) that the application for the removal of restrictive conditions 2. (a), (b), (c) and (d) on page 3 Deed of Transfer T8882/1994; condition 1 on page 2 and conditions 2. (a), (b), (c) and (d) on page 3 Deed of Transfer T3311/2003; condition A. on page 2 and conditions B. (a), (b), (c) and (d) on page 3 Deed of Transfer T1111/2013 as well as conditions 1. (a), (b), and (c) on page 2 and conditions 2. (a), (b), (c) and (d) on page 3;</p> <p>(b) that an application for the consolidation of erven 8851, 8852, 8857 and 8858, Universitas, Bloemfontein in order to create a single site;</p> <p>(c) that the application for the amendment of the Bloemfontein Town Planning Scheme by the inclusion of a new “Special Use Cxlix” zoning (see attached amendment scheme schedules); and</p> <p>However, the approval of the above-mentioned applications will be 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>Planning GM: Land use control Mr N Tyu</p>	

	<ul style="list-style-type: none"> (i) that the applicant be liable for the costs of re-valuation of the property after rezoning, payable at the Chief Financial Officer; (ii) that, if the demand for electricity exceeds 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 Centlec (Pty) Ltd be extended, the costs thereof shall be for the account of the applicant. These costs are obtainable on the receipt of an applicant on a form which is available from Centlec (Pty) Ltd (Planning Section); (iii) that, if Telkom equipment is damaged or must be moved during the development, the Mangaung Metropolitan Municipality does not accept responsibility for any costs involved and such costs shall be for the account of the applicant; (iv) 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 are to the entire satisfaction of the General Manager: Planning; (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 that might be defined by the HOD : Engineering and will be responsible for appointing a professional engineer for investigation, design and supervision thereof, if necessary; 		
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	<p>(vi) that any stormwater which discharges from the adjacent areas onto the development area must be accommodated in the development. This stormwater and any storm water 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 Metropolitan Municipality as well as the adjacent and affected property owners;</p> <p>(vii) that where open parking area is provided on the 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 row of parking, or one (1) tree providing shade for every four (4) parking bays in the case of double rows of parking, in such a manner that shade is provided for all passenger vehicle parking bay to the entire satisfaction of the general Manager: Parks and Cemeteries;</p> <p>(viii) that the development be restricted to the land uses and size as stipulated in the attached town planning scheme amendment schedule;</p> <p>(ix) that the water and electricity tariff as well as the property rates be replaced with applicable tariffs from the month following the approval;</p> <p>(x) that an operational Environmental Management Plans (EMPs) are approved by the Department of Environmental Affairs (Free State Province) and be submitted to Directorate: Economic Development and Planning, sub-directorate Environmental Management before operation commences. The EMPs should clearly state the compliance monitoring mechanisms to ensure that the EMPs are implemented;</p> <p>(xi) that the developer/s should make an internal</p>		
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	<p>bulk water and sanitation contribution in accordance with Bloemfontein Master Plan;</p> <p>(xii) 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 or developer;</p> <p>(xiii) that a services agreement must be drawn up and implemented between Mangaung Metropolitan Municipality and the developer;</p> <p>(xiv) that an applicant/developer must obtain all relevant authorizations when crossing main roads or railway lines with services;</p> <p>(xv) that an 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 and</p> <p>(xvi) that the proposed sewer system must comply with the relevant sections and conditions of the National Water Act (Act 38 of 1998) and be installed to the entire satisfaction of the Municipality.</p>		
<p>140B.4 APPLICATION FOR THE FOLLOWING: (A) REMOVAL OF RESTRICTIONS : ERVEN 8853, 8854, 8855 AND 8856, UNIVERSITAS, BLOEMFONTEIN; (B) CONSOLIDATION OF ERVEN 8853, 8854, 8855 AND 8856, UNIVERSITAS, BLOEMFONTEIN; (C) AMENDMENT OF THE BLOEMFONTEIN TOWN PLANNING SCHEME IN TERMS OF SECTION 30 OF THE FREE STATE TOWNSHIPS</p>	<p>RESOLVED that the Head of the Department Co-operative Governance, Traditional Affairs and Human Settlement, Free State Provincial Government be informed that the application for the following, namely:</p> <p>(a) the application for the removal of restrictive conditions B. (a), (b), (c) and (d) on page 2 and 3 Deed of Transfer T15416/2012; condition A. on page 2 Deed of Transfer T16227/2012; Condition I. on page 2 and 3 AND conditions II. (a), (b), (c) and (d) on page 3 Deed of Transfer T1111/2013; conditions 1. (a), (b), and (c) on page 2 and conditions 2. (a), (b), and (c) on page 3;</p>	<p>Planning GM: Land use control Mr N Tyu</p>	

<p>ORDINANCE NO 9 OF 1969 BY THE INCLUSION OF A NEW ZONING "SPECIAL USE CXLIX" ZONING;</p> <p>(D) REZONING OF THE CONSOLIDATED ERVEN FROM "SINGLE RESIDENTIAL 2 AND 3" TO "SPECIAL USE CXLIX" :</p> <p>APPLICANT : MESSRS MDA ON BEHALF OF CAMPUSKEY</p>	<p>(b) that an application for the consolidation of erven 8853, 8854, 8855 and 8856, Universitas, Bloemfontein in order to create a single site ;</p> <p>(c) the application for the amendment of the Bloemfontein Town Planning Scheme by the inclusion of a new "Special Use Cxlix" zoning (see attached amendment scheme schedules); and</p> <p>(d) that the rezoning of consolidated erven (Erven 8853, 8854, 8855 and 8856, Universitas, Bloemfontein) from "Single Residential 2" and "Single Residential 3" to "Special Use Cxlix", be recommended for approval subject to the final approval of the Traffic Impact Study by the Mangaung Metropolitan Municipality which will be forwarded to the Free State Provincial Government after finalization of it.</p> <p>However, the approval of the above-mentioned applications will be 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 costs of re-valuation of the property after rezoning, payable at the Chief Financial Officer;</p> <p>(ii) that, if the demand for electricity exceeds 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 Centlec (Pty) Ltd be extended, the costs thereof shall be for the account of the applicant. These costs are obtainable on the receipt of an applicant on a form which is available from 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 does not accept responsibility for any costs involved</p>		
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	<p>and such costs shall be for the account of the applicant;</p> <p>(iv) 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 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 services that might be defined by the HOD : Engineering Services and will be responsible for appointing a professional engineer for investigation, design and supervision thereof, if necessary;</p> <p>(vi) that any stormwater which discharges from the adjacent areas onto the development area must be accommodated in the development. This stormwater and any storm water 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;</p> <p>(vii) that the development be restricted to the land uses and size as stipulated in the attached town planning scheme amendment schedule;</p> <p>(viii) that the water and electricity tariff as well as the property rates be replaced with applicable tariffs from the month following the approval;</p> <p>(ix) that where open parking area are provided on</p>		
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	<p>the 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 row of parking, or one (1) tree providing shade for every four (4) parking bays in the case of double rows of parking, in such a manner that shade is provided for all passenger vehicle parking bay to the entire satisfaction of the General Manager: Parks and Cemeteries;</p> <p>(x) that an operational Environmental Management Plans (EMPs) are approved by the Department of Environmental Affairs (Free State Province) and be submitted to Directorate: Economic Development and Planning, sub-directorate Environmental Management before operation commences. The EMPs should clearly state the compliance monitoring mechanisms to ensure that the EMPs are implemented;</p> <p>(xi) that the developer/s should make an internal bulk water and sanitation contribution in accordance with Bloemfontein Master Plan;</p> <p>(xii) 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 or developer;</p> <p>(xiii) that a services agreement must be drawn up and implemented between Mangaung Local Municipality and the developer;</p> <p>(xiv) that the applicant/developer must obtain all relevant authorizations when crossing main roads or railway lines with services and</p> <p>(xv) that the applicant/developer will be responsible to register servitudes (minimum width 3m or the width of the services plus 1m</p>		
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	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>140B.5 APPLICATION FOR THE FOLLOWING: (A) REMOVAL OF RESTRICTIONS : ERVEN 8874, 8875 AND 8877, UNIVERSITAS, BLOEMFONTEIN; (B) CONSOLIDATION OF ERVEN 8874, 8875 AND 8877, UNIVERSITAS, BLOEMFONTEIN; (C) AMENDMENT OF THE BLOEMFONTEIN TOWN PLANNING SCHEME IN TERMS OF SECTION 30 OF THE FREE STATE TOWNSHIPS ORDINANCE NO 9 OF 1969 BY THE INCLUSION OF A NEW ZONING “SPECIAL USE CXLIX” ZONING; (D) REZONING OF THE CONSOLIDATED ERVEN FROM “SINGLE RESIDENTIAL 2” AND SINGLE RESIDENTIAL 3” TO “SPECIAL USE CXLIX” : APPLICANT : MESSRS MDA ON BEHALF OF CAMPUSKEY</p>	<p>RESOLVED that the Head of the Department Co-operative Governance, Traditional Affairs and Human Settlement, Free State Provincial Government be informed that the application for the following, namely:</p> <ul style="list-style-type: none"> (a) the application for the removal of restrictive conditions (a) and (b) on pages 2 and 3 Deed of Transfer T159/2013; conditions (a), (b), (c) and (d) on pages 2 and 3 Deed of Transfer T16060/2012; condition A. (a), (b), (c) and (d) on page 2 and 3 Deed of Transfer T1038/2013; (b) that an application for the consolidation of erven 8874, 8875, and 8877, Universitas, Bloemfontein in order to create a single site; (c) the application for the amendment of the Bloemfontein Town Planning Scheme by the inclusion of a new “Special Use Cxlix” zoning (see attached amendment scheme schedules); and (d) that the rezoning of consolidated erven (Erven 8874, 8875 and 8877, Universitas, Bloemfontein) from “Single Residential 2” and “Single Residential 3” to “Special Use Cxlix”, be recommended for approval subject to the final approval of the Traffic Impact Study by the Mangaung Metropolitan Municipality which will be forwarded to the Free State Provincial Government after finalization of it. <p>Furthermore, the approval of the above-mentioned applications will be 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> <ul style="list-style-type: none"> (i) that the applicant be liable for the costs of re-valuation of the property after rezoning, payable at the Chief Financial Officer; 	<p>Planning GM: Land use control Mr N Tyu</p>	

	<p>(ii) that, if the demand for electricity exceeds 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 Centlec (Pty) Ltd be extended, the costs thereof shall be for the account of the applicant. These costs are obtainable on the receipt of an applicant on a form which is available from 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 does not accept responsibility for any costs involved and such costs shall be for the account of the applicant;</p> <p>(iv) 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 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 services that might be defined by the HOD : Engineering Services and will be responsible for appointing a professional engineer for investigation, design and supervision thereof, if necessary;</p> <p>(vi) that any stormwater which discharges from the adjacent areas onto the development area must be accommodated in the development. This stormwater and any storm water from the</p>		
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	<p>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;</p> <p>(vii) that where open parking area is provided on the 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 row of parking, or one (1) tree providing shade for every four (4) parking bays in the case of double rows of parking, in such a manner that shade is provided for all passenger vehicle parking bay to the entire satisfaction of the general Manager: Parks and Cemeteries;</p> <p>(viii) that the development be restricted to the land uses and size as stipulated in the attached town planning scheme amendment schedule;</p> <p>(ix) that the water and electricity tariff as well as the property rates be replaced with applicable tariffs from the month following the approval;</p> <p>(x) that an operational Environmental Management Plans (EMPs) are approved by the Department of Environmental Affairs (Free State Province) and be submitted to Directorate: Economic Development and Planning, sub-directorate Environmental Management before operation commences. The EMPs should clearly state the compliance monitoring mechanisms to ensure that the EMPs are implemented;</p> <p>(xi) that the developer/s should make an internal bulk water and sanitation contribution in accordance with Bloemfontein Master Plan;</p> <p>(xii) that all temporary bulk services installed and</p>		
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	<p>which do not form part of bulk services in accordance with the Master Plan will be for the sole account of the applicant or developer;</p> <p>(xiii) that a services agreement must be drawn up and implemented between Mangaung Local Municipality and the developer;</p> <p>(xiv) that an applicant/developer must obtain all relevant authorizations when crossing main roads or railway lines with services;</p> <p>(xv) that an 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 and</p> <p>(xvi) that the proposed sewer system must comply with the relevant sections and conditions of the National Water Act (Act 38 of 1998) and be installed to the entire satisfaction of the Municipality.</p>		
140B.6 APPLICATION FOR THE REZONING OF ERF 1439, c/o MARETHA MAARTENS AND TT CLOETE STREETS, LANGENHOVEN PARK : APPLICANT : URBAN DYNAMICS ON BEHALF OF CINNAMON STREET PROPERTIES (PTY) LTD	RESOLVED <p>(a) that the Free State Provincial Government, Department of Co-operative Governance and Traditional Affairs, be informed that the Mangaung Metropolitan Municipality does not recommend the approval of the application for the rezoning of erf 1439, Langenhoven Park, Bloemfontein from “Special Use Cxxxv” to “Restricted Business 2” zoning and</p> <p>(b) that the applicant must apply for the rezoning to Special Use zoning, which will restrict the doctors consulting rooms to 200m².</p>	Planning GM: Land use control Mr N Tyu	
140B.7 APPLICATION FOR THE REMOVAL OF RESTRICTIVE CONDITIONS AND THE AMENDMENT OF THE BLOEMFONTEIN TOWN PLANNING SCHEME BY INCLUSION	RESOLVED that the Head of the Department of Co-operative Governance, Traditional Affairs and Human Settlement Free State Provincial Government be informed as follows, namely:	Planning GM: Land use control Mr N Tyu	

<p>OF A NEW “SPECIAL USE CxLv” ZONING AS WELL AS THE REZONING OF ERF 8799, UNIVERSITAS FROM “SINGLE RESIDENTIAL 2” : APPLICANT : MESSRS SEED URBAN AND RURAL LEADERSHIP TOWN AND REGIONAL PLANNERS</p>	<p>(a) that an application for the removal of restrictions B. (a) and B.(b) on page 3 in the Deed of Transfer T6373/2009 concerning erf 8799 Universitas, be recommended for approval;</p> <p>(b) that the application for the amendment of the Bloemfontein Town Planning Scheme by inclusion of a new “Special Use CxLv”, zoning in order to allow the owner of the said property to utilize it for a crèche and one dwelling house be recommended for approval (see attached amendment schedule);</p> <p>(c) that an application for rezoning of erf 8799, Universitas from “Single Residential 2” to “Special Use CxLv, be recommended for approval;</p> <p>(d) that coverage be restricted to 50% not 75 as proposed by the applicant in order to enable him to provide on-site parking;</p> <p>(e) that the proposed “Special Use CxLv” be restricted to a maximum of 40 children and</p> <p>(f) that the site development plan submitted as part of the application shall not be changed without the consent of the Mangaung Metropolitan Municipality once the rezoning application is approved.</p> <p>However the approval of the above mentioned application will be subjected to the following conditions and the application will only be finally approved after the applicants 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 Chief Financial Officer;</p> <p>(ii) that, if the demand for electricity exceeds the capacity of the existing connection due to the proposed use and the electricity connection has to be enlarged, moved or altered, or the</p>		
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	<p>infrastructure of Centlec (Pty) Ltd be extended, the costs thereof shall be for the account of the applicant. These costs are obtainable on the receipt of an applicant on a form which is available from 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 does not accept responsibility for any costs involved and such costs shall be for the account of the applicant;</p> <p>(iv) 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 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 services that might be defined by the HOD : Engineering Services and will be responsible for appointing a professional engineer for investigation, design and supervision thereof, if necessary and</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>		
<p>140B.8 APPLICATION FOR THE AMENDMENT OF THE GENERAL PLAN BY MEANS OF THE CLOSURE OF A PARK : SUBDIVISION AND REZONING OF ERF 37321, 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 by means of a closure of a Park, subdivision and the rezoning of erven to "Residential" and "Business", subject to the following conditions, namely:</p> <p>(a) that subdivision and rezoning of erf 37321, Freedom Square be exempted from the provision</p>	<p>Planning GM: Land use control Mr N Tyu</p>	

	<p>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 finalisation 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>140B.9 APPLICATION FOR THE FOLLOWING: (A) REMOVAL OF RESTRICTIVE CONDITIONS; (B) AMENDMENT OF THE BLOEMFONTEIN TOWN PLANNING SCHEME BY INCLUSION OF A NEW "SPECIAL USE CXLVIII" ZONING IN ORDER TO ALLOW THE DEVELOPMENT OF STUDENT ACCOMMODATION UNITS; (C) REZONING OF ERVEN 8880, PORTION 1 OF ERF 8880, ERF 8872 AND ERF 8873 UNIVERSITAS FROM "SINGLE RESIDENTIAL 2 AND 3" TO "SPECIAL USE CXLVIII; (D) CONSOLIDATION THEREOF OF THE ABOVE-MENTIONED PROPERTIES APPLICANT: MESSRS TV 3 ARCHITECTS AND TOWN PLANNERS</p>	<p>RESOLVED that the Head of the Department of Co-operative Governance, Traditional Affairs and Human Settlement Free State Provincial Government be informed as follows, namely:</p> <p>(a) that the application for the amendment of the Bloemfontein Town Planning Scheme by inclusion of a new "Special Use Cxlviii", zoning be recommended for approval (see attached amendment schedule);</p> <p>(b) that the application for rezoning of erven 1/8880, R/8881 and 8873 Universitas from "Single Residential 2 and 3" to "Special Use Cxlviii, be recommended for approval;</p> <p>(c) that consolidation of the above-mentioned properties, be recommended for approval;</p> <p>(d) that removal of title deed conditions:</p> <p>Portion 1 of erf 8880 Universitas:- Conditions 1.(a), 1.(b). 1.(c), 1.(d) and 1.(e) on pages 3-4 of Deed of Transfer T12674/2010.</p> <p>Remainder of erf 8880 Universitas:- Conditions 2.(a), 2.(b), 2.(c), 2.(d) and 2.(e) on pages 5-6 of Deed of Transfer T12674/2010;</p>	<p>Planning GM: Land use control Mr N Tyu</p>	

	<p>Erf 8881 Universitas:- Conditions (a), (b), (c), (d) and (e) on 3 of Deed of Transfer T23652/2009;</p> <p>Erf 8873 Universitas: Conditions 2. (a), 2.(b), 2.(c) and 2.(e) on page 3 of Deed of Transfer T662/2006 be recommended for approval and</p> <p>(e) that the proposed development be restricted to 140 residential units for student accommodation as investigated in the traffic impact study and be fixed as such in the zoning.</p> <p>However the approval of the above mentioned application will be subjected to the following conditions and the application will only be finally approved after the applicants have accepted the following conditions in writing with:</p> <p>(i) that the applicant be liable for the cost of re-valuation of the property after rezoning, payable at Chief Financial Officer;</p> <p>(ii) that, if the demand for electricity exceeds 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 Centlec (Pty) Ltd be extended, the costs thereof shall be for the account of the applicant. These costs are obtainable on the receipt of an applicant on a form which is available from 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 does not accept responsibility for any costs involved and such costs shall be for the account of the applicant;</p> <p>(iv) 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</p>		
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	<p>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 services that might be defined by the HOD : Engineering Services and will be responsible for appointing a professional engineer for investigation, design and supervision thereof, if necessary;</p> <p>(vi) that any stormwater which discharges from the adjacent areas onto the development area must be accommodated in the development. This stormwater and any storm water 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;</p> <p>(vii) that where open parking area provided on the 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 row of parking, or one (1) tree providing shade for every four (4) parking bays in the case of double rows of parking, in such a manner that shade is provided for all passenger vehicle parking bay to the entire satisfaction of the General Manager: Parks and Cemeteries;</p> <p>(viii) that it remains the responsibility of the traffic engineer to ensure that the traffic impact statement is correct and complies with the requirements and policies of the Department of Transport and Mangaung Metro Municipality. Any errors in the traffic impact statement leading to unacceptable and unsafe traffic operations, will remain the professional responsibility of the traffic</p>		
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	<p>engineer and will have to be addressed by same to the entire satisfaction of the relevant roads authority;</p> <p>that, if rezoning is approve, it by no means implies that the concept site development plan attached as part of the traffic impact study (and noted in the traffic impact study as a concept layout design which has not yet been evaluated and /or recommended by the traffic engineer), is also approved as part of the rezoning. A traffic impact study for building plan approval purpose, compiled by a professional traffic engineer, must be submitted at the 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 "<i>Manual for Traffic Impact Studies</i>". The site development plan to be submitted as part of the traffic impact study for building plan approval purposes, must be recommended for;</p> <p>(ix) approval by the relevant traffic engineer and must comply with the Mangaung Metropolitan Municipality standards before it can be considered for approval;</p> <p>(x) that a formal agreement be entered into between the Mangaung Metropolitan Municipality and the developer to ensure that the developer will contribute his share towards the costs for the implantation of a mini circle at the Groenewoud Street/Kornalyn Street intersection and for the future signalization of President Paul Kruger/Kornalyn Street intersection once it is warranted in terms of the Department of Transport document "<i>South African Road Traffic Signs Manual</i>" (SARTSM);</p> <p>(xi) that the agreement referred to in (x) above must be in place before the developer/owner can apply for occupation of any buildings on the relevant erf</p>		
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	<p>if rezoning and building plans are approved;</p> <p>(xii) that the water and electricity tariff as well as the property rates be replaced with applicable tariffs from the month following the approval;</p> <p>(xiii) that the developer/s should make an internal bulk water and sanitation contribution in accordance with Bloemfontein Master Plan and</p> <p>(xiv) 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 or developer.</p>		
<p>140B.10</p> <p>(A) AMENDMENT OF THE BLOEMFONTEIN TOWN PLANNING SCHEME BY THE INCLUSION OF A NEW "SPECIAL USE CXLVI" ZONING IN ORDER TO ALLOW THE DEVELOPMENT OF STUDENT ACCOMMODATION UNITS;</p> <p>(B) REZONING OF ERVEN 13220, 13221, 13222, 13223, 13224 AND 13225, LEISEGANG STREET, BRANDWAG, BLOEMFONTEIN FROM "SINGLE RESIDENTIAL 2" TO "SPECIAL USE CXLVI AND</p> <p>(C) CONSOLIDATION THEREOF</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:</p> <p>(a) the application for the amendment of the Bloemfontein Town Planning Scheme by amending conditions of "Special Use Cxlvi", zoning be recommended for approval (see attached amendment schedule);</p> <p>(b) the application for rezoning of erven 13220, 13221, 13222, 13223, 13224 and 13225 Brandwag from "Single Residential 2" to "Special Use Cxlvi", be recommended for approval;</p> <p>(c) consolidation of the above-mentioned properties, be recommended for approval and</p> <p>(d) parking be provided at 0.6 per student/bed.</p> <p>However, the approval of the above-mentioned application will be subjected to the following conditions and the application will only be finally approved after the applicants have accepted the following conditions in writing:</p> <p>(i) that the applicant be liable for the cost of revaluation of the property after rezoning, payable at the Chief Financial Officer;</p>	<p>Planning GM: Land use control Mr N Tyu</p>	

	<p>(ii) that any stormwater which discharges from the adjacent area onto the development area must be accommodated in the development. This stormwater and any stormwater from the development 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 adjacent and affected property owners;</p> <p>(iii) that, if the demand for electricity exceeds the capacity of the existing connection due to the proposed and the electricity connection has to be enlarged, moved or altered, or the infrastructure of the Centlec (Pty) Ltd be extended, the costs thereof shall be for the account of the applicant. These costs are obtainable on the receipt of an application on a form which is available from Centlec (Pty) Ltd (Planning Section);</p> <p>(iv) that, if Telkom equipment is damaged or must be moved during the development, the Mangaung Local Municipality does not accept responsibility for any costs shall be for the account of the applicant;</p> <p>(v) that building plans be submitted which must conform to all relevant requirement of the Bloemfontein Town Planning Scheme as well as the National Building Regulations. Parking must be provided and developed in such manner that the location of the required parking, vehicle entrances and exits are to the entire satisfaction of the General Manager: Planning;</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 Executive Director: Infrastructural Services</p>		
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	<p>and will be responsible for appointing a professional engineer at for investigation, design and supervision thereof, if necessary;</p> <p>(vii) that where open parking area provided on the 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 row of parking, or one (1) tree providing shade for every four (4) parking bays in the case of double rows of parking, in such a manner that shade is provided for all passenger vehicle parking bay to the entire satisfaction of the General Manager: Parks and Cemeteries;</p> <p>(ix) that the construction and operational Environmental Management Plan (EMP) are approved by the Department of Environmental Affairs (Free State Province) and the Mangaung Metro Municipality (Environmental Management) and be submitted to the municipality before construction commences. The construction EMP should also state clearly the compliance monitoring mechanisms to ensure that EMPs are implemented;</p> <p>(x) that the development must also comply with other environmental legislation and requirements that are related to issues like noise and light pollution, air quality, water use and management, solid waste management, sewage and stormwater management, etc;</p> <p>(xi) that the water and electricity tariff as well as the property rates be replaced with applicable tariffs from the month following the proposal;</p> <p>(i) that a condition be registered against the title deed of the proposed consolidated erf that will restrict the land use to "Special Use Cxlv" with the following development restrictions to be imposed on the proposed new erf namely: a student accommodation with a maximum of</p>		
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	120 residential units and (ii) that the proposed development be restricted to 120 student residential units as investigated in the traffic impact study and fixed as such in the zoning		
140B.11 APPLICATION FOR THE REZONING OF ERF 3450, BRANDWAG, BLOEMFONTEIN: APPLICANT: PVAN BILJON ON BEHALF OF FRANCISCA DE GOUVEIA	WITHDRAWN		
140C.1 FEEDBACK ON THE IMPLEMENTATION OF THE REVENUE ENHANCEMENT STRATEGY: FOURTH QUARTER OF THE 2012/2013 FINANCIAL YEAR	Noted by Council		
ORDINARY MEETING: MONDAY, DECEMBER 9, 2013			
146 TRAVEL MANAGEMENT POLICY	RESOLVED (a) that the Council take note of the report and the Policy provisions mentioned under item 3.2 of the report relating to the development and review of Policies and By-Laws of the Mangaung Metropolitan Municipality and (b) that the Council approve the Mangaung, Travel Management Policy as proposed.	CFO Mr ME Mohlahlo	
147 MUNICIPAL FINANCE MANAGEMENT ACT (MFMA) : BUDGET AND PERFORMANCE ASSESSMENT REPORT IN TERMS OF THE MFMA, SECTION 52(d) FOR THE QUARTER ENDED SEPTEMBER 30, 2013	RESOLVED that in compliance with Section 52 of the MFMA (a) that the Accounting Officer submits to the Executive Mayor this statement reflecting the implementation of the Budget and the Financial State of Affairs of the Municipality for the financial year ended September 30, 2013 and (b) 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 a signed document format and in electronic format.	CFO Mr ME Mohlahlo	
148 REPORT ON THE PERFORMANCE OF THE SUPPLY CHAIN MANAGEMENT UNIT FOR THE QUARTER ENDING JULY –	Noted by the Council	CFO Mr ME Mohlahlo	

SEPTEMBER 2013			
149 LONG TERM BORROWING FOR FINANCING OF VARIOUS INFRASTRUCTURE PROJECTS	RESOLVED (a) that the Council approve the raising of a R600 million loan; (b) that the Accounting Officer follow the Supply Chain Management processes to obtain different proposals from financial institutions and send recommendations for consideration by the Council and (c) that a proposed schedule that contains details of meetings, media adverts and other methods used to consult on the proposed long-term borrowing (debt), be submitted to the Council <i>for approval in line with Section 48 of the MFMA.</i>	CFO Mr ME Mohlahlo	
150 MANGAUNG METROPOLITAN MUNICIPALITY BONDS	RESOLVED (a) that approval be given to commence with the process that will lead to the issuing of the Mangaung Metropolitan Municipality's bonds; (b) that funds for administrative costs associated with the process leading to issuance of municipal bonds be allocated during the 2013/2014 Budget Adjustment and (c) that a further report be submitted to the Council with a detailed roll-out plan.	CFO Mr ME Mohlahlo	
151 DEBT COLLECTION	Noted by the Council	CFO Mr ME Mohlahlo	
152 DETERMINATION OF UPPER LIMITS OF SALARIES, ALLOWANCES AND BENEFITS FOR COUNCILLORS	RESOLVED (a) that the Council mandate the Municipal Manager and the Executive Mayor to proceed with the implementation of the determination of upper limits as gazetted by the Minister and in concurrence granted by the MEC for Co-operative Governance, Traditional Affairs and Human Settlements; (b) that the Council note that adequate budgetary provisions had been made in the current budget for the payment of upper limits of salaries, allowances and benefits of members of the	CFO Mr ME Mohlahlo	

	<p>Mangaung Metropolitan Municipal Council and</p> <p>(c) that feedback relating to the determination of upper limits of salaries, allowances and benefits for Councillors, be provided in the next ensuing meeting of the Mangaung Metropolitan Municipal Council.</p>		
<p>153</p> <p>MPAC : ANNUAL REPORT OF THE MUNICIPAL PUBLIC ACCOUNTS COMMITTEE TO THE MANGAUNG METROPOLITAN MUNICIPAL COUNCIL FOR THE 2012/2013 FINANCIAL YEAR</p>	<p>RESOLVED</p> <p>(a) that in the next Council meeting the Executive Mayor should respond to the resolution of Item 48A of the Council meeting held on Friday, May 3, 2013 and</p> <p>(b) that the Municipal Manager ensures that when information is requested by MPAC, it is responded to as requested and timeously.</p>	<p>Deputy ED: OCM Mr K Masekoane</p>	
<p>154</p> <p>REPORT ON MPAC SITE VISITS IN BOTSHABELO AND THABA NCHU: OCTOBER 15, 2013</p>	<p>RESOLVED</p> <p>(a) that, due to limited resources, it is recommended that the Municipal Manager also engages the resource of external service providers to facilitate the process speedily;</p> <p>(b) that the Municipal Manager reports progress to MPAC every fortnight;</p> <p>(c) that the Council consider the conditions of VIP/Pit latrines in Thaba Nchu and Botshabelo unhygienic and declare it an emergency and</p> <p>(d) that the Municipal Manager ensures that the Municipality fully adhere to the Section 8 of the Occupational Health and Safety Act (Act No 85 of 1993) by ensuring that the challenges mentioned above, are addressed immediately.</p>	<p>Deputy ED: OCM Mr K Masekoane</p>	
<p>155</p> <p>APPLICATION FOR THE FOLLOWING:</p> <p>(A) REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS;</p> <p>(B) REZONING OF THE REMAINDER OF PLOT 51, ESTOIRE SETTLEMENTS, BLOEMSPRUIT FROM "AGRICULTURAL RESIDENCE 1" TO</p>	<p>RESOLVED that the Head of the Department Co-operative Governance, Traditional Affairs and Human Settlement, Free State Provincial Government be informed as follows, namely:</p> <p>(a) that the application for the removal of restrictive conditions A(b) on page 2 of Deed of Transfer T28698/2007, be recommended for approval.</p> <p>(b) that the application for the amendment of the</p>	<p>Head: Planning Mr K Kabagambe</p>	

<p>“SPECIAL USE 29” 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 DIE TRUSTEES VAN DIE MIMOSA STRAAT 6 TRUST NR IT 1108/2002 AND DIE TRUSTEES VAN DIE H P BADENHORST FAMILIETRUST NR IT 453/2002</p>	<p>Bloemspruit Town Planning Scheme by the inclusion of a new “Special Use 29” zoning be recommended for approval (see attached amendment scheme schedules); and</p> <p>(c) that the rezoning of remainder 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 additional 3,5m right of way servitude (s) to make provision for 8m road reserve widening on the eastern boundary of the property as indicated attached Locality Plan 40585 MD50, be recommended for approval.</p> <p>However, the approval of the above-mentioned applications will be 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 costs of revaluation of the property after rezoning, payable at the Chief Financial Officer;</p> <p>(ii) that, if the demand for electricity exceeds 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 Centlec (Pty) Ltd be extended, the costs thereof shall be for the account of the applicant. These costs are obtainable on the receipt of an applicant on a form which is available from 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 does not accept responsibility for any costs involved and such costs shall be for the account of the applicant;</p>		
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	<p>(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 satisfaction of the General Manager: Planning;</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 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 for investigation, design and supervision thereof, to the entire satisfaction of municipality;</p> <p>(vi) that any stormwater which discharges from the adjacent areas onto the development area must be accommodated in the development. This stormwater and any storm water 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 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 amendment schedule;</p> <p>(viii) that the water and electricity tariff as well as the property rates be replaced with applicable tariffs from the month following the approval;</p>		
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	<ul style="list-style-type: none"> (ix) that no concrete should be dumped next to the road. It must be removed and be disposed of at a registered landfill; (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; (xi) that in the case of cement products the following conditions must adhere to: <ul style="list-style-type: none"> (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; (b) proper mitigation measures must be in place during the construction and operation of cements product in order to minimise the impact that it may have on the environment and to the nearby landowners; (c) the Mangaung Metropolitan Municipality (MMM) Pollution Control Officer must be consulted before the operation stage of cement product can commence; (d) the development must compile 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 storm water management; (xii) that the proposed rezoning be restricted to a maximum of 6 300m² GLA light industrial/ warehousing land use as investigated in the traffic impact statement; (xiii) that an 8m wide road reserve be registered along the eastern boundary of the property to accommodate future road widening; 		
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	<p>(xiv) that a traffic impact study for building plan approval purposes, compiled by a professional traffic engineer, be submitted for any development on remainder of Plot 51, generating more than 50 peak hour vehicle trips, in accordance with the Department of Transport document <i>“Manual for Traffic Impact Studies”</i> and that the relevant traffic impact study be approved by this directorate before any building plans of such development can be evaluated;</p> <p>that the developer/s should make an internal bulk water and sanitation contribution in accordance with the Bloemfontein Master Plan;</p> <p>(xv) 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 or developer;</p> <p>(xvi) that a services agreement must be drawn up and implemented between the Mangaung Metropolitan Municipality and the developer;</p> <p>(xvii) that an applicant/developer must obtain all relevant authorizations when crossing main roads or railway lines with services;</p> <p>(xviii) that an 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 and</p> <p>(xix) that the proposed sewer system must comply with the relevant sections and conditions of the National Water Act (Act 38 of 1998) and be installed to the entire satisfaction of the</p>		
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	Municipality.		
<p>156 APPLICATION FOR THE AMENDMENT OF THE BLOEMFONTEIN TOWN PLANNING SCHEME BY THE INCLUSION OF A NEW "SPECIAL USE CXLII" ZONING, CONSOLIDATION OF ERF 3247 WITH ERF 27932, BRILL STREET, WESTDENE AND SIMULTANEOUS REZONING THEREOF OF THE SAID PROPERTIES TO "SPECIAL USE CXLII" TO PERMIT A HOSPITAL: APPLICANT: MESSRS PJJ VAN BILJON TOWN AND REGIONAL PLANNER OF BEHALF OT MESSRS METRISAT (CITYMED THEATRE) 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 as follows, namely:</p> <ul style="list-style-type: none"> (a) that the application for the amendment of the Bloemfontein Town Planning Scheme by inclusion of a new "Special Use Cxlii", zoning be recommended for approval (see attached amendment schedule); (b) that the application for rezoning of erven 3247 and 27932 from "Single Residential 2" and "Special Use Lxxviii" to "Special Use Cxlii", be recommended for approval; (c) that the consolidation of the above-mentioned properties, be recommended for approval and (d) that the proposed development be restricted to 50 beds, 4 consulting rooms and 400m² administrative area as investigated in the traffic impact study and be fixed as such in the zoning. <p>However, the approval of the above mentioned application will be subjected to the following conditions and the application will only be finally approved after the applicants have accepted the following conditions in writing, namely:</p> <ul style="list-style-type: none"> (i) that the applicant be liable for the cost of revaluation of the property after rezoning, payable at the Chief Financial Officer; (ii) that, if the demand for electricity exceeds 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 Centlec (Pty) Ltd be extended, the costs thereof shall be for the account of the applicant. These costs are obtainable on the receipt of an applicant form which is available from Centlec (Pty) Ltd 	<p>Head: Planning Mr K Kabagambe</p>	

	<p>(Planning Section);</p> <p>(iii) that, if Telkom equipment is damaged or must be moved during the development, the Mangaung Metropolitan Municipality does 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 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 are to the 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 services that might be defined by the Head: Engineering Services and will be responsible for appointing a professional engineer for investigation, design and supervision thereof, if necessary;</p> <p>(vi) that the applicant shall provide the necessary on-site fire services as might be required by legislation and regulations;</p> <p>(vii) that any stormwater which discharges from the adjacent areas onto the development area must be accommodated in the development. This stormwater and any storm water from the development area itself which drains towards the properties downstream of the development, must also be taken care of to the satisfaction of the Mangaung Metropolitan Municipality as well as the adjacent and affected property owners;</p>		
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	<p>(viii) that where open parking area provided on the 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 row of parking, or one (1) tree providing shade for every four (4) parking bays in the case of double rows of parking, in such a manner that shade is provided for all passenger vehicle parking bay to the entire satisfaction of the General Manager: Parks and Cemeteries;</p> <p>(ix) that an Environmental Assessment Practitioner must be appointed to compile the Environmental Management Programme (EMPr) for the proposed activity. The EMPr must be compiled with the intension to provide specifications for the proposed development and to put measures in place to mitigate and manage potential environmental impacts arising from the phases of the projects. The EMPs should clearly state the compliance monitoring mechanisms to ensure that they are implemented. The EMPr must also be submitted to this office for compliance, monitoring and record keeping before construction can commence on site;</p> <p>(x) that the site and the crew are to be managed in strict accordance with the Occupational Health and Safety Act 1993 (Act No 85 of 1993) and the National Building Regulations;</p> <p>(xi) that all hazardous waste generated by the proposed hospital, an Environmental Authorization must be obtained from the National Department of Environmental Affairs for storage and disposal of hazardous waste;</p> <p>(xii) that there should be an incinerator for the proposed hospital. The incinerator must adhere to the requirements of the National Environmental Management: Air Quality Act</p>		
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	<p>No. 39 of 2004;</p> <p>(xiii) that the proposed development must meet the requirements of sustainable development. It must also consider efficient technologies and water saving devices and technologies. This could include measures such as recycling of waste, the use of low voltage or compact fluorescent light instead of incandescent globes, maximizing the use of solar heating, management of storm water, the capture and use of rainwater from gutter and roof and the use of locally indigenous vegetation during landscaping and the training of staff to implement good housekeeping technique;</p> <p>(xiv) that it remains the responsibility of the traffic engineer to ensure that the traffic impact statement is correct and complies with the requirements and policies of the Department of Transport and Mangaung Metropolitan Municipality. Any errors in the traffic impact statement 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 satisfaction of the relevant roads authority;</p> <p>(xv) that cognizance must be taken of the fact that the access rights associated with the current residential land use on erven 3247 and 27932, Westdene will expire upon the approval of the new rights for the proposed day hospital. The developer of the consolidated and rezoned site will have to apply for a new access to the site from basic principles and such application will be considered on merit. The applicant must also submit detail design drawings related to the new high volume access to the site at the relevant directorates of the municipality before, or as part of a future building plan</p>		
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	<p>submission;</p> <p>(xvi) that the traffic impact study that had been submitted for rezoning purposes must be extended by the developer of consolidated site and a formal Site Development Plan must be approved by the municipality for the proposed new development as part of the extended traffic impact study, before official building plans can be submitted for consideration by the Municipality;</p> <p>(xvii) that the developer of the consolidated site will be responsible for the following road/traffic control improvements on the public street network:</p> <p>(a) the development of a new right turning land of at least 20m in length on the southern approach of the Brill Street/Third Avenue traffic intersection;</p> <p>(b) the development of a new right turning lane of at least 15m in length on the northern approach of the Brill Street/Third Avenue traffic intersection;</p> <p>(xviii) that the developer is required to compile the necessary road and traffic control design drawings for approval by the municipality. Third Avenue and Haarbuerger Crescent must be widened at the cost of the developer if necessary to accommodate the above mentioned right lanes in accordance with normal design standards. The development of the right turning lanes must be included in a Services Agreement that must be concluded between the Municipality and the developer regarding the allocation of the new development rights and in which the contribution of the developer towards the development/maintenance of bulk engineering services is captured. The relevant work must be completed to the</p>		
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	<p>satisfaction of the municipality before the consolidated site can be allowed to start generating traffic in terms of the new zoning;</p> <p>(xix) that the water and electricity tariff as well as the property rates be replaced with applicable tariffs from the month following the approval;</p> <p>(xx) that the developer/s should make an internal bulk water and sanitation contribution in accordance with Bloemfontein Master Plan and</p> <p>(xxi) 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 or developer.</p>		
<p>157 APPLICATION FOR THE REMOVAL OF RESTRICTIONS AND REZONING OF ERF 2720, WESTDENE : APPLICANT: SEED TOWN PLANNERS ON BEHALF OF MR S TSANGARAKIS</p>	<p>RESOLVED that the Head of the Department Co-operative Governance, Traditional Affairs and Human Settlement, Free State Provincial Government be informed that the application for the rezoning of erf 2720 Westdene is not recommended for approval, because it is outside the approved structure plan of Westdene and is not in line with the Spatial Development Framework (SDF) of the Mangaung Metropolitan Municipality.</p>	<p>Head: Planning Mr K Kabagambe</p>	
<p>158 APPLICATION FOR THE REMOVAL OF RESTRICTIONS AND REZONING OF ERF 2603, WESTDENE : APPLICANT : MESSRS WILLEM WESSELS PROFESSIONAL LAND SURVEYORS ON BEHALF OF THE TSANGARAKIS FAMILY TRUST</p>	<p>RESOLVED that the Head of the Department Co-operative Governance, Traditional Affairs and Human Settlement, Free State Provincial Government be informed that the application for the rezoning of erf 2603 Westdene is not recommended for approval, because it is outside the approved structure plan of Westdene and is not in line with the Spatial Development Framework (SDF) of the Mangaung Metropolitan Municipality.</p>	<p>Head: Planning Mr K Kabagambe</p>	
<p>159 APPLICATION FOR THE FOLLOWING:</p> <p>(A) AMENDMENT OF THE GENERAL PLAN BY MEANS OF THE CLOSURE OF A STREET PORTION (A, B, C, D, E, F, G AND H);</p> <p>(B) REZONING OF THE CLOSED PORTION FROM "STREET" TO</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 by means of a closure of a street, consolidation, subdivision and the rezoning of erven to "Residential", subject to the following conditions, namely:</p> <p>(a) that subdivision and rezoning of erven 37542, 37543 and 37544, Freedom Square be exempted from the provision of EC18.17 of August 18, 1998</p>	<p>Head: Planning Mr K Kabagambe</p>	

<p>“RESIDENTIAL” AND ERVEN 37542, 37543 AND 37544 FREEDOM SQUARE FROM “BUSINESS” TO “RESIDENTIAL” AND THE CONSOLIDATION OF THE CLOSED STREET PORTION WITH ERVEN 37542, 37543 AND 37544, FREEDOM SQUARE AND</p> <p>SUBDIVISION OF THE CONSOLIDATED PORTION INTO 8 ERVEN, FREEDOM SQUARE, MANGAUNG, BLOEMFONTEIN</p>	<p>in order to create more erven;</p> <p>(b) that the Planning Department 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 and surveying of the properties;</p> <p>(d) that once planning and surveying of the erven has been completed, Centlec and Engineering Services be mandated to source alternative funding for the supply of civil services in the area.</p>		
<p>160 APPLICATION FOR THE FOLLOWING:</p> <p>(A) SUBDIVISION OF ERF 13227, BRANDWAG INTO TWO (2) PORTIONS;</p> <p>(B) CONSOLIDATION OF THE PROPOSED SUBDIVISION 1 OF ERF 13227 WITH ERF 13244, BRANDWAG;</p> <p>(C) AMENDMENT OF THE BLOEMFONTEIN TOWN PLANNING SCHEME BY THE INCLUSION OF A NEW “SPECIAL USE CL” ZONING;</p> <p>(D) REZONING OF THE NEW CONSOLIDATED ERF FROM “SINGLE RESIDENTIAL 2” TO “SPECIAL USE CL” AND</p> <p>(E) PERMISSION TO USE THE REMIANDER OF ERF 13020 “EXISTING PUBLIC OPEN SPACE” FOR PARKING PURPOSES AND ENTERING INTO A LEASE AGREEMENT WITH THE MANGAUNG METROPOLITAN MUNICIPALITY (THE REGISTERED OWNER OF THIS ERF)</p> <p>APPLICANT: MESSRS URBAN DYNAMICS TOWN AND REGIONAL PLANNERS</p>	<p>RESOLVED</p> <p>(a) that the proposed agreement between the Mangaung Metropolitan Municipality and the applicant in order to utilize erf 13020, Brandwag for parking purposes, not be approved by the Mangaung Metropolitan Municipality;</p> <p>(b) that the Head of the Department of Co-operative Governance and Traditional Affairs, Free State Provincial Government be informed accordingly and</p> <p>(c) that the application for the subdivision of erf 13227, Brandwag into two (2) portions, consolidation thereof with erf 13244, Brandwag, the amendment of the Bloemfontein Town Scheme by the inclusion of a new “Special Use CL” zoning and the rezoning of the proposed consolidated erf from “Single Residential 2” to “Special Use CL”, not be recommended for approval due to the non-compliance with Municipal Policies.</p>	<p>Head: Planning Mr K Kabagambe</p>	
<p>161 CONSIDERATION AND APPROVAL: SPORTING FACILITIES BY-LAWS</p>	<p>RESOLVED</p> <p>(a) that the Council take note of the report and the statutory provisions mentioned herein relating to</p>	<p>Head: Corporate Services Dr WH Boshoff</p>	

	<p>making of By-Laws by Municipalities and</p> <p>(b) that the Council consider and approve the Mangaung, Sporting Facilities By-Laws as proposed.</p>		
<p>162</p> <p>CONSIDERATION AND APPROVAL: UNSIGHTLY AND NEGLECTED BUILDINGS AND PREMISES BY-LAWS</p>	<p>RESOLVED</p> <p>(a) that the Council take note of the report and the statutory provisions mentioned herein relating to making of By-Laws by Municipalities and</p> <p>(b) that the Council consider and approve the Mangaung, Unsightly and Neglected Buildings and Premises By-Laws as proposed.</p>	<p>Head: Corporate Services Dr WH Boshoff</p>	
<p>162A</p> <p>PERFORMANCE OF MUNICIPAL SERVICES ON 27TH AND 31ST DECEMBER 2013</p>	<p>RESOLVED</p> <p>(a) that the Departments be given permission to utilise skeleton/limited staff to perform non-essential municipal services on 27th and 31st December 2013 by utilising one half of a component to work on the December 27, 2013 and the other half on December 31, 2013 and</p> <p>(b) that the arrangement under (a) above not be applicable to Essential Servicers and the latter be performed as always.</p>	<p>Head: Corporate Services Dr WH Boshoff</p>	
SPECIAL MEETING: WEDNESDAY, JANUARY 29, 2014			
<p>4</p> <p>MID-YEAR FINANCIAL REPORT ENDED DECEMBER 31, 2013: MESSRS CENTLEC</p>	<p>RESOLVED that based on the details as outline in the report and in terms of the Section 88(1) of the MFMA, it is recommended that the Council approve the Mid-Year Financial Report as contained in the report together with the resolutions as indicated on page 55 of the Report, namely:</p> <p>(i) Table F1 – Monthly Budget Statement Summary</p> <p>(ii) Table F2 – Financial Performance (Revenue and Expenditure)</p> <p>(iii) Table F3 – Capital Expenditure Budget by Vote and Funding</p> <p>(iv) Table F4 – Financial Position</p> <p>(v) Table F5 – Cash Flows Statements</p>	<p>Chief Executive Officer: Centlec (SOC)</p>	
<p>5</p> <p>REQUEST FOR APPROVAL BY THE COUNCIL TO DISPOSE CAPITAL ASSETS THAT ARE NOT NEEDED TO PROVIDE THE MINIMUM LEVEL OF BASIC MUNICIPAL</p>	<p>RESOLVED</p> <p>(a) that the Council approve the sale of capital assets listed under paragraph 2 of the report in terms of Section 14(2) of the Municipal Finance Management Act (Act 56 of 2003) i.e. take a</p>	<p>Head: Human Settlement and Housing Mr MM Mokoena</p>	

<p>SERVICES IN TERMS OF SECTION 14 OF THE MUNICIPAL FINANCE MANAGEMENT ACT (ACT 56 OF 2003)</p>	<p>decision in a meeting open to the public that the assets are not needed to provide the minimum level of basic municipal services;</p> <p>(b) that any prior approval to dispose any of the above-mentioned assets be rescinded and be regarded as such for all intent and purposes;</p> <p>(c) that the sale of capital assets be advertised in the national and local newspapers calling for bids;</p> <p>(d) that the capital assets listed under paragraph 2 of the report (excluding assets No 1 to 4, on page 106 of the report), be sold in a fair, equitable, transparent and competitive manner and</p> <p>(e) that the bids received be evaluated and adjudicated upon in terms of the Supply Chain Management Policy and the Policy on the Disposal of Land.</p>		
<p>6 IMPLEMENTATION OF FINANCE LINKED INDIVIDUAL SUBSIDY PROGRAMME (FLISP) WITHIN THE MANGAUNG METROPOLITAN MUNICIPALITY: THABA NCHU REGION</p>	<p>RESOLVED</p> <p>(a) that the Council approve the implementation of the Financial Linked Individual Subsidy Programme (FLISP) in Thaba Nchu through the disposal of thirty (30) Council owned erven purchased from the North West Housing Corporation and attached to this report;</p> <p>(b) that potential beneficiaries be qualified in terms of the applicable FLISP Policy as follows, namely:</p> <p>(i) be first time home buyer, earning from R3 501 to R15 000 per month;</p> <p>(ii) be South African citizens with valid ID's / Permanent Residents with valid permits;</p> <p>(iii) be over 18 years and competent to enter into a legal contract;</p> <p>(iv) have a Home Loan 'Approval in Principle' from an accredited South African financial institution;</p>	<p>Head: Human Settlement and Housing Mr MM Mokoena</p>	

	<p>(c) that these residential erven be sold at the municipal valuation as recently determined and attached to this report;</p> <p>(d) that the Council approve the deviation from the requirements of the Supply Chain Management Policy and give preference to municipal officials, public representatives and other professionals on these residential sites and</p> <p>(e) that the Municipal Manager be authorised to deal with all the practicalities associated with this project and ensure its successful implementation.</p>		
7 MUNICIPAL FINANCE MANAGEMENT ACT (MFMA) MID-YEAR BUDGET AND PERFORMANCE ASSESSMENT REPORT OF THE MFMA SECTION 72(1)(a) FOR THE SIX MONTHS PERIOD ENDED DECEMBER 31, 2013	RESOLVED that in compliance with Section 52 of the MFMA – <p>(a) that in order to comply with Section 72(1)(b) of the MFMA, the Accounting Officer ensures 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;</p> <p>(b) that the Executive Mayor and Council should note and evaluate the reported assessed municipal mid-year financial performance against the Budget for the 2013/14 financial year and</p> <p>(c) that, based on the assessment of performance as indicated in the report and the need to accommodate the matters as indicated under paragraph 10 (Conclusion) in the report, it is recommended that an Adjustments Budget for the financial year 2013/14 be made and tabled before Council for consideration, after approval of the Mid-Term Report.</p>	CFO Mr EM Mohlahlo	
8 MANGAUNG METROPOLITAN MUNICIPALITY: 2ND QUARTER SDBIP PROGRESS REPORT: 2013/2014	RESOLVED that the Council considered and approve the 2 nd Quarter SDBIP Progress Report for the financial year 2013/2014.	Deputy Executive Director: OCM Mr K Masekoane	
9 MANGAUNG METROPOLITAN MUNICIPALITY: MID-YEAR SDBIP PROGRESS REPORT 2013/2014	RESOLVED that the 2013/2014 Mid-Year report for the period July 1, 2013 to December 31, 2013 be approved.	Deputy Executive Director: OCM Mr K Masekoane	
9A	Noted by Council	Deputy Executive Director: OCM	

SUBMISSION AND TABLING OF THE ANNUAL REPORT		Mr K Masekoane	
ORDINARY MEETING: WEDNESDAY, MARCH 5, 2014			
25A.1 ANNUAL REPORT FOR THE MANGAUNG METROPOLITAN MUNICIPALITY FOR THE 2012/2013 FINANCIAL YEAR	RESOLVED <ul style="list-style-type: none"> (a) that the Mangaung Metropolitan Municipal Council note the tabled consolidated Annual Report for the 2012/2013 financial year; (b) that the Mangaung Metropolitan Municipal Council refer the tabled Annual Report to the Municipal Public Accounts Committee that will process the said report within the next sixty (60) days, develop the oversight, the report thereon and advise the Council accordingly and (c) that the Mangaung Metropolitan Municipal Council note that the Municipality has used the template as recommended by National Treasury in the Municipal Finance Management Act (MFMA), Circular No 63 on <i>Annual Report – Updates</i>. 	DEPUTY ED:OCM MR K MASEKOANE	
25A.2 EXECUTIVE MAYOR'S MID-TERM REPORT ON THE PERFORMANCE OF THE MUNICIPALITY SINCE 2011	RESOLVED <ul style="list-style-type: none"> (a) that the Mangaung Metropolitan Municipal Council consider the report and (b) that the Mangaung Metropolitan Municipal Council note that the report will be printed and distributed to the citizens of Mangaung. 	DEPUTY ED:OCM MR K MASEKOANE	
25A.3 2013/2014 CAPEX : 2ND QUARTER PERFORMANCE REPORT	RESOLVED <ul style="list-style-type: none"> (a) that the progress report on the performance of the 2013/2014 capital projects implementation for the 2nd quarter be noted and (b) that the Directorates conclude all outstanding planning processes to accelerate implementation, with particular emphasis on the Zoo and Roads projects. 	CFO MR EM MOHLAHLLO	
25A.4 LEASE AGREEMENT BETWEEN THE MANGAUNG METROPOLITAN MUNICIPALITY AND THE BLOEMFONTEIN CELTICS FOOTBALL CLUB ON THE BREBNARIANS SPORTS CLUB	RESOLVED <ul style="list-style-type: none"> (a) that the Council take note that the Municipality approved a Cession whereby the Brebnarians Sports Club ceded their rights and obligations to the Bloemfontein Celtics Youth Academy of Football Club; (b) that the Council approve that the Municipality 	HEAD:STRATEGIC PROJECTS AND SERVICE DELIVERY REGULATIONS MR GM MOHLAKOANA	

	<p>enter into a new Lease Agreement with the Bloemfontein Celtics Youth Academy of Football Club on the terms and conditions similar to the existing Agreement signed by the Council for the use of sports facilities;</p> <p>(c) that the Municipal Manager investigates the water and electricity account debt of R629 057,76 which occurred during the entire lease period and report to the Council on how the matter was addressed, considering that both tenants (i.e. Brebnarians Sports Club and Bloemfontein Celtics Youth Academy of Football Club) may have an obligation in this regard;</p> <p>(d) that the Council approve the financial contribution equivalent to R1.5 million during the 2013/2014 financial year towards the development of the training facility, the money be utilised for pitch management, landscaping, paving, beautification, improvement of safety and security, etc;</p> <p>(e) that the Council approve the hiring of limited busses to transport supporters to and from Botshabelo to attend matches at the Kaizer Sebothelo Stadium whilst the Seisa Ramabodu Stadium is undergoing construction and</p> <p>(f) that the Municipal Manager makes a formal submission to the National Lottery to assist Celtics Youth Academy of Football Club in accessing funding to complete the following work at the training facility, namely:</p> <p>* Gym, Analysis Room and Physio Room; * Improvement of safety and security; * Full site landscaping and beautification.</p>		
25A.5 AUDIT ACTION PLAN	RESOLVED <p>(a) that Mangaung Metropolitan Council note the Audit Action Plans of the City and the Municipal Entity;</p> <p>(b) that Council refer the Audit Action Plans to the Municipal Public Accounts Committee (MPAC) for</p>	CFO MR EM MOHLAHLLO	

	<p>processing;</p> <p>(c) that the Council note that the Municipal Manager with the assistance of the Tasks Teams established be tasked and authorised to monitor the progress in resolving the issues identified by the Auditor-General and</p> <p>(d) that the Council note that henceforth, quarterly progress reports on the implementation of the Audit Actions Plans be developed by the Municipality, processed through the Audit Committee, Centlec Board of Directors and MPAC en-route to Council for consideration.</p>		
<p>25A.6 ADJUSTMENTS BUDGET 2013/2014 FOR THE MANGAUNG METROPOLITAN MUNICIPALITY AND CENTLEC</p>	<p>RESOLVED</p> <p>(a) that based on the details as outlined in the report and in terms of Section 28(20) of the MFMA, it is recommended that the Council approve the Mangaung Metropolitan Municipality's Adjustments Budget : 2013/2014 as contained in the document, together with the resolutions as set out on page 1119 of the Annexure attached to the agenda</p> <p>(b) that based on the details as outlined in the report and in terms of Section 89(9) of the MFMA, it is recommended that the Council approve the Centlec's Adjustments Budget : 2013/2014 as contained in the document, together with the resolutions as set out on page 1164 of the Annexure attached to the agenda and</p> <p>(c) that this resolution (a) and (b) as set out above, be read in conjunction with the amendments as per the Erratum attached to the minutes as pages 1219 – 1222. Amendments on page 1135, 1144 and 1156 of the Annexure, volume 2 attached to the agenda.</p>	<p>CFO MR EM MOHLAHLLO</p>	
<p>25A.7 CONSIDERATION AND APPROVAL OF THE EXPANDED PUBLIC WORKS PROGRAMME (EPWP) POLICY</p>	<p>RESOLVED</p> <p>(a) that the Council take note of the report and the statutory provisions mentioned herein and the Policy provisions of the Policy as mentioned under paragraph 2 in the report and</p>	<p>ACTING HEAD:CORPORATE SERVICES ADVOCATE C NAIDOO</p>	

	(b) that the Council approve the Mangaung, Expanded Public Works Programme (EPWP) Policy as proposed. (Attached to this agenda)		
25C.1 REQUEST FOR FREE USE OF MUNICIPAL FACILITIES BY THE INDEPENDENT ELECTORAL COMMISSION	Noted	ACTING HEAD:CORPORATE SERVICES ADVOCATE C NAIDOO	
SPECIAL MEETING: WEDNESDAY, MARCH 26, 2014			
31 THE CHIEF FINANCIAL OFFICER (i) MANGAUNG METROPOLITAN MUNICIPALITY: MTREF: 2014/2015 – 2016/2017 (ii) CAPITAL BUDGET: 2014/2015 – 2016/2017 (iii) GENERAL TARIFFS: 2014/2015 – 2016/2017 (iv) MANGAUNG METROPOLITAN MUNICIPALITY : BUDGET RELATED POLICIES : 2014 – 2015 * Property Rates Policy * Tariffs and Free Basic Services Policy * Supply Chain Management Policy * Policy on Indigent Customers * Credit Control and Debt Collection Policy	Noted by Council	CFO Mr ME Mohlahlo	
32 MANGAUNG METROPOLITAN MUNICIPALITY: INTEGRATED DEVELOPMENT PLAN (IDP): 2014 – 2015	Noted by Council	Deputy ED: OCM Mr K Masekoane	
33 (i) CENTLEC (SOC) LTD : MTREF : 2014/2015 – 2016/2017 *Medium Term Revenue and Expenditure	Noted by Council	Chief Financial Officer: Centlec (SOC)	

<p>Framework : 2014/2015 – 2016/2017 *Service Delivery and Budget Implementation Plan : 2014 – 2015 *Reviewed Multi-Year Business Plan : 2014 - 2018</p> <p>(ii) CENTLEC (SOC) LTD : BUDGET RELATED POLICIES : 2014 – 2015</p> <p>*Petty Cash Policy *Pre-Paid Electricity Vending Policy *Asset Management Policy *Supply Chain Management Policy *Bad Debts Policy *Budget and Reporting Policy *Credit Control and Debt Collection Policy *Banking and Investment Policy *Electricity Connection and Disconnection Policy *Revenue Policy *Policy for the Estimation of Electricity Consumption by Consumers and Street Lights *Tariffs Policy *Unauthorised, Irregular, Fruitless and Wasteful Expenditure Policy *VAT Policy *Virement Policy</p>			
<p>34 REQUEST TO PAY A GRANT TO THE SPCA (BLOEMFONTEIN)</p>	<p>RESOLVED that Council approve that an amount of R414 220,00, which is provided for in the 2013/2014 Budget, to be paid to the SPCA as a grant whilst the administration develops and obtains Council approval for Donations, Grants and Sponsorship Policy, provided:</p> <p>(a) that the Municipal Manager or her delegate be mandated to enter into discussions with the SPCA in order to satisfy herself that the SPCA implements effective, efficient and transparent financial management and internal control systems to guard against fraud, theft and financial mismanagement;</p> <p>(b) that, if the Municipal Manager is of the opinion that the SPCA implements effective, efficient and</p>	<p>CFO Mr ME Mohlahlo</p>	

	<p>transparent financial management and internal control systems to guard against fraud, theft and financial mismanagement, the Legal Services Unit in the Directorate : Corporate Services be authorised and tasked to draft an agreement between the Mangaung Metropolitan Municipality and the SPCA wherein the SPCA will be required:</p> <ul style="list-style-type: none"> (i) to comply in every aspect with the Agreement regarding the grant from the Municipality; (ii) to comply with all reporting, financial management and auditing requirements as may be stipulated in the Agreement; (iii) to report at least monthly to the Municipal Manager on actual expenditure against the transfer and (iv) to promptly submit its audited financial statements for its financial year to the Municipal Manager. 		
<p>35 APPLICATION TO LEASE COUNCIL PROPERTY: PROPERTY KNOWN AS HEIDEDAL YOUTH CARE CENTRE LOCATED ON AN UNSUBDIVIDED, UNREGISTERED PORTION OF THE REMAINING EXTENT OF FARM BLOEMFONTEIN 654</p>	<p>RESOLVED that the application be approved, subject to standard lease terms of the Municipality including the following terms to be accepted by the applicant in writing, namely</p> <ul style="list-style-type: none"> (a) that notwithstanding the date of approval, the commencement be the signing date of the lease agreement by the lessor and the lessee; (b) that the lease term be for a maximum of nine (9) years and eleven (11) months with an option to renew for a further nine (9) years and eleven (11) months on terms and conditions as shall be agreed upon by the parties; (c) that termination hereof may be given by either party three (3) months prior to the intended date; (d) that the rental be set an amount of R6 620,00 (VAT excluded) per month; 	<p>Head: Human Settlements and Housing Mr MM Mokoena</p>	

	<p>(e) that the rental escalate at a rate of 8% per annum on an anniversary date of the lease agreement;</p> <p>(f) that an amount equal to the monthly rental be deposited into Mangaung Metropolitan Municipality's bank account as a refundable deposit on or before the commencement date;</p> <p>(g) that the rental be reviewed at the renewal of the lease agreement;</p> <p>(h) that the property shall be used exclusively for the purpose of operating a center for the destitute children, day care center, small business and house of worship;</p> <p>(i) that if the lessee does not want to carry on with the use as stated under (h) as set out above, the lease be terminated and new applications be invited for the lease of the property, which will be duly considered by Council;</p> <p>(j) that the lessee shall at its cost appoint a Land Surveyor to determine the boundaries of this lease property, which boundaries shall be approximately 1 000m² in extent and the property shall be fenced-off according to the boundaries, also at the sole cost of the lessee;</p> <p>(k) that the lessee shall not sublet the property or improvements thereon, or allow anybody else to occupy the property without prior written approval of the lessor, which approval shall not be unreasonably withheld;</p> <p>(l) that any material alteration of the property may not be done by the lessee without prior written consent of the Municipality;</p> <p>(m) that building plans for all improvements and or alterations already affected on this property by the lessee, shall be submitted to the Municipality's Building Control Division for consideration;</p>		
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	<p>(n) that should any of the improvements and or alterations referred to as set out above under (l) not comply with any of the building regulations, the recommendations made by the Municipality Building Control Division shall be implemented to the letter including, but not limited to remedial work and demolition;</p> <p>(o) that the lessee may not contravene or permit a contravention of any of the conditions of title under which the Municipality owns 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;</p> <p>(p) that the maintenance of the leased premises, safe normal wear and tear of the main building, shall be the responsibility of the lessee and the property shall be returned in good order and condition at the expiration or earlier termination of the lease;</p> <p>(q) that the lessee shall pay for all water, electricity, sanitation services, refuse removal and other local authority charges except for the assessment rate;</p> <p>(r) that the lessee shall pay for all necessary approvals, authorizations and licensing as applicable to all operations on the premises and</p> <p>(s) 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.</p>		
36 MACUFE 2013: DEBRIEF REPORT	Noted by Council	Head: Strategic Projects And Service Delivery Regulation Mr G Mohlakoana	
37 AFRICAN NATIONS CHAMPIONSHIP 2014 (CHAN 2014): MANGAUNG CLOSE OUT REPORT	Noted by Council	Head: Strategic Projects And Service Delivery Regulation Mr G Mohlakoana	
38 APPLICATION FOR THE FOLLOWING:	RESOLVED that the Head of the Department of Co-operative Governance and Traditional Affairs, Free State	Head: Planning Mr K Kabagambe	

<p>A. AMENDMENT OF THE SPATIAL DEVELOPMENT FRAMEWORK (SDF);</p> <p>B. REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS;</p> <p>C. AMENDMENT OF THE BAINSVLEI TOWN PLANNING SCHEME AND</p> <p>D. REZONING OF PLOT 4, VREDENHOF SMALL-HOLDINGS, BAINSVLEI, BLOEMFONTEIN</p> <p>APPLICANT: MESSRS MDA TOWN AND REGIONAL PLANNERS ON BEHALF OF THE JLM DISTRIBUTORS TRUST</p>	<p>Provincial Government be informed in writing that the application for the amendment of the Spatial Development Framework, removal of restrictive title conditions, amendment of the Bainsvlei Town Planning Scheme by the inclusion of a new "Special Use 35" zoning and rezoning of Plot 4, Vredenhof, Small-Holdings, Bainsvlei from "Holdings" to "Special Use 35", not be recommended for approval due to the reasons as set out in the report.</p>		
<p>39 APPLICATION FOR SUBDIVISION, CONSOLIDATION AND REZONING OF ERVEN 28561 AND 28562, CHRIS HANI, MANGAUNG, BLOEMFONTEIN</p>	<p>RESOLVED that the Mangaung Metropolitan Municipality submit an application to the Free State Provincial Government for subdivision, consolidation and the rezoning of erven to "Residential", subject to the following conditions, namely:</p> <p>(a) that subdivision and rezoning of erven 28561 and 28562, Chris Hani be exempted from the provision of EC 18.17 of August 18, 1998 in order to create more erven and</p> <p>(b) 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>Head: Planning Mr K Kabagambe</p>	
<p>40 REQUEST FOR AN ALTERNATIVE ERF : ERF 47844, KAGISANONG INSTEAD OF ERF 49629, KAGISANONG : APPLICANT : THE BANTU CHURCH OF CHRIST</p>	<p>RESOLVED</p> <p>(a) that the Council make a resolution concerning the request by the Bantu Church of Christ for the allocation of an alternative erf, erf 47844, Kagisanong;</p> <p>(b) that, the Council accept the request by the Bantu Church of Christ that it be sold at R85 000,00 (VAT inclusive) and further subject to the following conditions to be accepted by the applicant in writing, namely:</p>	<p>Head: Planning Mr K Kabagambe</p>	

	<ul style="list-style-type: none"> (i) that the cost of the transfer is for the sole account of the applicant; (ii) that the water, sewer and electrical connections be applied for at the relevant Directorates and the applications will be subject to the terms and conditions of those respective Directorates; (iii) that the applicant appoints a town planner for the process of subdivision of the erf for their own account; (iv) that, should the transfer of the erf not be completed in twenty four (24) months, the allocation will automatically be cancelled and the Council will rescind the allocation and (v) that the applicant accepts the terms and conditions of the sale of erf 47844 in writing. 		
41 APPLICATION FOR THE AMENDMENT OF THE GENERAL PLAN : SUBDIVISION AND REZONING OF ERF 41707, KAGISANONG, MANGAUNG	RESOLVED <ul style="list-style-type: none"> (a) that the subdivision and rezoning of erf 41707, Kagisanong be exempted from the provision of EC 18.17 of August 18, 1998 in order to create more residential erven; (b) that the Planning Department be mandated to go ahead with the planning and surveying of the property and (c) that, once planning and surveying of the erven have been completed, Centlec and Infrastructural Services be mandated to supply civil services in the area. 	Head: Planning Mr K Kabagambe	
ORDINARY MEETING: THURSDAY, APRIL 24, 2014			
48A VACANCY: MANGAUNG METROPOLITAN MUNICIPAL COUNCIL: DA PROPOTIONAL COUNCILLOR: RESIGNATION OF COUNCILLOR P VAN DER WESTHUIZEN	Noted.	Head: Speaker's Office Mr TB Mea	

48B FILING OF VACANCY: DA PROPOTIONAL COUNCILLOR: COUNCILLOR JS HUMAN	Noted.	Head: Speaker's Office Mr TB Mea	
48C VACANCY: MANGAUNG METROPOLITAN MUNICIPAL COUNCIL: DA PROPOTIONAL COUNCILLOR: RESIGNATION OF COUNCILLOR JS HUMAN	Noted.	Head: Speaker's Office Mr TB Mea	
48D MANGAUNG METROPOLITAN MUNICIPALITY: 20 YEARS DEMOCARCY AND FREEDOM CELEBRATION	RESOLVED (a) that the different political parties represented in the Council should be afforded an opportunity to pay tribute and homage to this great political milestone in the history of South Africa of attaining 20 years of democracy and freedom; (b) that the Council approve the hosting of celebrations of the 20 years of democracy and freedom in South Africa to be held on April 29 and 30, 2014; (c) that the Council approves that the funding of approximately R 3 million should be sourced from savings on special events votes within the current approved budget; (d) that the Council notes that the office of the Speaker will lead the programme for the hosting of celebrations of the 20 years of democracy and (e) that the Council notes that the Office of the City Manager will lead the logistical arrangements to ensure budgetary provision and adherence to Supply Chain Management processes.		
56A.1 IMPLEMENTATION OF THE LOCAL GOVERNMENT REGULATION ON APPOINTMENT AND CONDITIONS OF EMPLOYMENT OF SENIOR MANAGERS: GOVERNMENT NOTICE NO 21 OF JANUARY 2014	RESOLVED (a) that the Council take note of the contents of the report; (b) that the Council approve the filling of the vacant post of the Head : Corporate Services; (c) that Council approve the appointment of a selection panel comprising of the City Manager, Me S Mazibuko, Chairperson, MMC for Corporate	General Manager: Strategic Support: Office Of The City Manager Mr K Dolphin	

	<p>Governance and Administration, Cllr KN Rabela and HOD COGTA Free State, Mr M Duma and</p> <p>(d) that the Council condone the action taken for the appointment of the Acting Head of Department: Corporate Services.</p>		
<p>56A.2 FILLING OF THE VACANT POSITION OF THE MUNICIPAL ELECTORAL OFFICER (MEO) FOR THE MANGAUNG METROPOLITAN MUNICIPALITY</p>	<p>RESOLVED</p> <p>(a) that the Council take note of the vacancy of the Municipal Electoral Officer position;</p> <p>(b) that the Council appoint Mr Tankiso Mea as the Municipal electoral Officer for the Mangaung Metropolitan Municipality whose Curriculum Vitae is hereto attached for ease of reference and</p> <p>(c) that the Municipal Manager submits the name of Mr Tankiso Mea to the Provincial Electoral Officer, Mr Jabulani Mepha so that he may issue a letter of appointment to the candidate appointed by the Council.</p>	<p>General Manager: Strategic Support: Office Of The City Manager Mr K Dolphin</p>	
<p>56A.3 RENEWAL OF MR S RADEBE'S CONTRACT AS A MEMBER OF THE MANGAUNG METROPOLITAN MUNICIPALITY'S AUDIT COMMITTEE</p>	<p>RESOLVED</p> <p>(a) that the Council note the renewal of Mr S Radebe's contract for another term ending October 1, 2015 (term equivalent to the remaining term for the sitting Chairperson);</p> <p>(b) that the Council note that the member has already been issued with an appointment letter indicating that his contract is renewed effectively from January 1, 2014 and</p> <p>(c) that the recommendations in the agenda were submitted to the Council for information.</p>	<p>General Manager: Strategic Support: Office Of The City Manager Mr K Dolphin</p>	
<p>56A.4 CONSIDERATION AND APPROVAL: ADOPT-A-PARK POLICY</p>	<p>RESOLVED</p> <p>(a) that the Council take note of the report and the relevant provisions of the Policy on the Development and Review of Policies and By-Laws of 2012 as mentioned under paragraph 3.3 of the report relating to the development and review of the Mangaung Metropolitan Municipal Policies and</p> <p>(b) that the Council consider and approve the Mangaung, Adopt-A-Park Policy with the</p>	<p>Head: Corporate Services Dr WH Boshoff</p>	

	schedules thereto, as proposed.		
57A NOTICE OF A MOTION IN TERMS OF RULE 54(1) OF THE STANDING RULES AND ORDERS OF THE MANGAUNG METROPOLITAN MUNICIPAL COUNCIL	Not approved by the Council and therefore, it would not be carried forward for implementation.	Head: Speaker's Office Mr TB Mea	
SPECIAL MEETING (ANNUAL BUDGET): THURSDAY, JUNE 5, 2015			
62A LONG TERM BORROWING FOR FINANCING OF VARIOUS INFRASTRUCTURE PROJECTS	RESOLVED (a) that the Council approve long term debt to finance various infrastructure projects amounting to R 600 million for the 2014/2015 and 2015/2016 financial years and (b) that the Accounting officer be delegated to enter into long term borrowing agreements with Standard Bank and/or Development Bank of South Africa in line with the Municipal Finance Management Act and the Municipality's Borrowing Policy.	CFO Mr EM Mohlahlo	
62B (i) MANGAUNG METROPOLITAN MUNICIPALITY: MTREF : 2014/2015 – 2016/2017 (ii) CAPITAL BUDGET : 2014/2015 – 2016/2017 (iii) GENERAL TARIFFS : 2014/2015 – 2016/2017 (iv) BUDGET RELATED POLICIES : 2014 – 2015	RESOLVED as set out in full on pages 34, 53 – 58 (attached) in the Mangaung Metropolitan Municipality Medium Term Revenue and Expenditure Framework (MTREF): 2014/2015 – 2016/2017 document.	CFO Mr EM Mohlahlo	
63 MANGAUNG METROPOLITAN MUNICIPALITY: INTEGRATED DEVELOPMENT PLAN (IDP): 2014 – 2015	RESOLVED (a) that the Mangaung Metropolitan Municipal Council considered and approved the reviewed IDP for the 2014/2015 financial year; (b) that the Mangaung Metropolitan Municipal Council noted that the reviewed IDP for the 2014/2015 and MTREF for 2014/2015 – 2016/2017 period and corresponding Budget Related Policies be submitted to the Members of the Executive Councils (MEC's) for Treasury and Co-operative Governance and Traditional Affairs and Finance	Deputy Executive Director: OCM Mr K Masekoane	

	<p>and</p> <p>(c) that the approved reviewed IDP for the 2014/2015 and MTREF for the 2014/2015 – 2016/2017 period and corresponding Budget Related Policies of the Mangaung Metropolitan Municipality be publicized for the public and stakeholders to note.</p>		
<p>64</p> <p>(i) CENTLEC (SOC) LTD : MEDIUM TERM REVENUE AND EXPENDITURE FRAMEWORK (MTREF) : 2014/2015 – 2016/2017 (Yellow Front Cover)</p> <p>* Medium Term Revenue and Expenditure Framework (MTREF) : 2014/2015 – 2016/2017</p> <p>* Service Delivery and Budget Implementation Plan (SDBIP) : 2014 – 2015</p> <p>* Reviewed Multi-Year Business Plan: 2014 – 2018</p> <p>(ii) CENTLEC (SOC) LTD : BUDGET RELATED POLICIES : NEW AND AMENDED POLICIES : 2014 – 2015 (Yellow Front Cover)</p> <p>* Petty Cash Policy (<i>New Policy</i>)</p> <p>* Pre-Paid Electricity Vending Policy (<i>New Policy</i>)</p> <p>* Asset Management Policy (<i>Amended Policy</i>)</p> <p>* Supply Chain Management Policy (<i>Amended Policy</i>)</p> <p>* Bad Debts Policy (<i>Amended Policy</i>)</p> <p>* Budget and Reporting Policy (<i>Amended Policy</i>)</p> <p>* Credit Control and Debt Collection Policy (<i>Amended Policy</i>)</p> <p>* Banking and Investment Policy (<i>Amended Policy</i>)</p> <p>* Electricity Connection and Disconnection Policy (<i>Amended Policy</i>)</p>	<p>RESOLVED as set out in full on pages 34, 53 – 58 (attached) in the Mangaung Metropolitan Municipality Medium Term Revenue and Expenditure Framework: 2014/2015 – 2016/2017 document.</p>	<p>Chief Financial Officer: Centlec (SOC)</p>	

<ul style="list-style-type: none"> * Revenue Policy (<i>Amended Policy</i>) * Policy for the Estimation of Electricity Consumption by Consumers and Street Lights (<i>Amended Policy</i>) * Tariffs Policy (<i>Amended Policy</i>) * Unauthorised, Irregular, Fruitless and Wasteful Expenditure Policy (<i>Amended Policy</i>) * VAT Policy (<i>Amended Policy</i>) * Virement Policy (<i>Amended Policy</i>) 			
SPECIAL MEETING: THURSDAY, JUNE 12, 2014			
69 MUNICIPAL PUBLIC ACCOUNTS COMMITTEE REPORT TO THE COUNCIL OF THE MANGAUNG METROPOLITAN MUNICIPALITY ON THE ANNUAL PERFORMANCE REPORT OF 2012/2013 FINANCIAL YEAR REPORT	RESOLVED that, having fully considered the Annual Performance Report of the Mangaung Metropolitan Municipality, its entity Centlec (Soc) Ltd and representations thereon, the Section 79 Committee : Municipal Public Accounts (MPAC) recommends that the Council adopt the 2012/2013 Annual Performance Report without reservations.	Head: Speaker's Office Mr TB Mea	
70 LAND RELEASE: UNDIVIDED PORTION OF THE FARM BLOEMFONTEIN 654 ADJACENT TO THE UNIVERSITY OF THE FREE STATE SOUTH CAMPUS FOR THE DEVELOPMENT OF MOTHEO FET HIGHLANDS CAMPUS	RESOLVED (a) that in terms of Section 14(2) of the Municipal Finance Management Act (Act 56 of 2003), read together with Power Number 86 of the Delegations of Powers Policy, the Mangaung Metropolitan Municipal Council approve the release of the undivided portion of the Farm Bloemfontein 654 adjacent to the University of the Free State (South Campus) for the development of the Motheo FET Highlands Campus; (b) that, the Municipal Manager be mandated to finalise the selling price in line with the recommendations of the Municipal Valuer at R 720 000, 00 per hectare; (c) that note be taken that the Longridge Water Distribution Main Line runs slightly over the portion of the land which is the subject of this submission and that the College will have to register a servitude in favour of the Mangaung Metropolitan Municipality for the legal protection thereof; (d) that the College be responsible for all statutory	HEAD: HUMAN SETTLEMENT AND HOUSING Mr MM Mokoena	

	<p>land development processes necessary to make the development possible and</p> <p>(e) that legal costs and fees for the transfer of land and any wasted legal costs in relation thereto, be for the account of the College.</p>		
<p>71</p> <p>REQUEST THAT THE COUNCIL RESCIND RESOLUTION 56A(4) OF 30/09/2010 (APPROVAL TO LEASE ERF 31047, BOCHABELA TO PHELANG CHILDREN SAFETY) AND SIMULTANEOUSLY APPROVE AN APPLICATION BY MOTHE56 - TO LEASE BLOCK 1 AND 2 OF ERF 31047, BOCHABELA, BLOEMFONTEIN TO UTILISE AS OFFICE AND BROADCASTING PREMISES</p>	<p>RESOLVED that the Council rescind resolution 56A4 of September 30, 2010 and approve lease of Block a and 2 on Erf 31047, Bochabela, Bloemfontein to Motheo FM on standard term and conditions of the Municipality including the following terms and conditions to be accepted by the applicant in writing, namely:</p> <p>(a) that notwithstanding the date of approval, the commencement be the signing date of the lease agreement by the lessor and the lessee;</p> <p>(b) that the lease term be for a maximum of five (5) years with an option to renew for a further five (5) years on terms and conditions as may then be agreed upon by the parties;</p> <p>(c) that termination hereof may be given by either party three (3) months prior to the intended date;</p> <p>(d) that the rental be set an amount of R12 990,00 (VAT excluded) per month;</p> <p>(e) that the rental escalate at a rate of 8% per annum on an anniversary date of the lease agreement;</p> <p>(f) that an amount equal to the monthly rental be deposited into Mangaung Metropolitan Municipality's bank account as a refundable deposit on or before the commencement date;</p> <p>(g) that the rental be reviewed at the renewal of the lease agreement;</p> <p>(h) that the property shall be used exclusively for the intended office and broadcasting premises;</p> <p>(i) that if the lessee does not want to carry on with the use as stated under (h) as set out above, the</p>	<p>HEAD: HUMAN SETTLEMENT AND HOUSING</p> <p>Mr MM Mokoena</p>	

	<p>lease be terminated and new applications be invited for the lease of the property, which will be duly considered by Council;</p> <p>(j) that the lessee shall not sublet the property or improvements thereon, or allow anybody else to occupy the property without prior written approval of the lessor, which approval shall not be unreasonably withheld;</p> <p>(k) that any material alteration of the property may not be done by the lessee without prior written consent of the Municipality;</p> <p>(l) that the lessee may not contravene or permit a contravention of any of the conditions of title under which the Municipality owns 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;</p> <p>(m) that the maintenance of the leased premises shall be the responsibility of the lessee except for normal wear and tear and the property shall be returned in good order and condition at the expiration or earlier termination of the lease;</p> <p>(n) that the lessee shall pay for all water, electricity, sanitation services, refuse removal and other local authority charges except for the assessment rate and</p> <p>(o) 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.</p>		
72 ACQUISITION OF NINE (9) LAND PARCELS TO FORMALISE THABA NCHU VILLAGES (INFORMAL SETTLEMENTS)	RESOLVED <p>(a) that the Mangaung Metropolitan Municipality, in line with Power A86 of the Delegation of Power Policy, accept the donation by the Department of Rural Development and Land Reform of the following land parcels, namely:</p> <p>(i) Portion 16 of the Farm Selosesha No 904, District</p>	HEAD: HUMAN SETTLEMENT AND HOUSING Mr MM Mokoena	

	<p>of Thaba Nchu, Free State Province (measuring approximately 26,9363 ha in extent);</p> <p>(ii) the Farm Seroalo No 921, District of Thaba Nchu, Free State Province (measuring approximately 15,6036 ha in extent);</p> <p>(iii) Portion 15 of the Farm Selosesha No 904, District of Thaba Nchu, Free State Province (measuring approximately 25,915 ha in extent);</p> <p>(iv) Portion 9 of the Farm Selosesha No 904, District of Thaba Nchu, Free State Province (measuring approximately 18,8368 ha in extent);</p> <p>(v) the Farm Ratau No 931, District of Thaba Nchu, Free State Province (measuring approximately 24,8206 ha in extent);</p> <p>(vi) the Farm Selosesha No 929, District of Thaba Nchu, Free State Province (measuring approximately 50,0182 ha in extent);</p> <p>(vii) Portion 40 of the Farm Thaba Nchu No 404, District of Thaba Nchu, Free State Province (measuring approximately 27,4832 ha in extent);</p> <p>(viii) Portion 6 of 2 of the Farm Thaba Nchu No 908, District of Thaba Nchu, Free State Province (measuring approximately 25,3079 ha in extent);</p> <p>(ix) Portion 26 of the Farm Thaba Nchu No 404, District of Thaba Nchu, Free State Province (measuring approximately 103,7158 ha in extent);</p> <p>TOTAL EXTENT 318,6374 ha</p>		
	(b) that immediately on transfer of the land parcels		

	<p>into the name of the Mangaung Metropolitan Municipality, the erven that were created as part of the statutory land development process, must be incorporated into the Mangaung Metropolitan Municipality's asset register, but that note be taken that on completion of enumeration and beneficiary identification, the erven will be allocated and transferred to the beneficiaries in line with the strategy of granting secured land tenure to the communities and</p> <p>(c) that the handing over ceremony be decided upon by the Office of the Executive Mayor, Office of the Premier (Free State) and the Office of the National Minister of Rural Development and Land Reform.</p>		
<p>73 ACQUISITION OF TWELVE (12) BUSINESS PREMISES IN THE THABA NCHU CENTRAL BUSINESS DISTRICT (CBD)</p>	<p>RESOLVED</p> <p>(a) that the Mangaung Metropolitan Municipality, in line with Power A86 of the Delegation of Power Policy, accept the donation by the Department of Rural Development and Land Reform of the following land parcels, namely:</p> <p>(i) Erf 485, Thaba Nchu, measuring 1 097m² in extent;</p> <p>(ii) Erf 618, Thaba Nchu, measuring 1 886m² in extent;</p> <p>(iii) Erf 661, Thaba Nchu, measuring 695m² in extent;</p> <p>(iv) Erf 662, Thaba Nchu, measuring 1 381m² in extent;</p> <p>(v) Erf 663, Thaba Nchu, measuring 1 407m² in extent;</p> <p>(vi) Erf 664, Thaba Nchu, measuring 1 344m² in extent;</p> <p>(vii) Erf 665, Thaba Nchu, measuring 2 146m² in extent;</p>	<p>HEAD: HUMAN SETTLEMENT AND HOUSING Mr MM Mokoena</p>	

	<p>(viii) Erf 751, Thaba Nchu, measuring 1 817m² in extent;</p> <p>(ix) Erf 752, Thaba Nchu, measuring 861m² in extent;</p> <p>(x) Erf 754, Thaba Nchu, measuring 1 283m² in extent;</p> <p>(xi) Erf 756, Thaba Nchu, measuring 1 285m² in extent;</p> <p>(xii) Erf 757, Thaba Nchu, measuring 689m² in extent;</p> <p>TOTALING 15,897m²</p> <p>(b) that immediately on transfer of the land parcels into the name of the Mangaung Metropolitan Municipality, new or transitional lease agreements be entered into with the tenants/occupants of these properties;</p> <p>(c) that the properties be included in the Asset Register of the Mangaung Metropolitan Municipality and categorized accordingly;</p> <p>(d) that in line with Section 14 of the Municipal Finance Management Act (Act 54 of 2003), all vacant properties (open land) be advertised for sale and development by private sector at the market value to be determined by the Municipal Valuer and</p> <p>(e) that the handing over ceremony be decided upon by the Office of the Executive Mayor, Office of the Premier (Free State) and the Office of the National Minister of Rural Development and Land Reform.</p>		
74 ACQUISITION OF ESTOIRE SETTLEMENT FOR MIXED DEVELOPMENT ALONG THE N8 CORRIDOR	RESOLVED <p>(a) that the Mangaung Metropolitan Municipal Council, in line with Power A86 of the Delegation of Power Policy, accept the donation by the</p>	HEAD: HUMAN SETTLEMENT AND HOUSING Mr MM Mokoena	

	<p>Provincial Department of Human Settlements of the Estoire Settlement along the N8 Corridor for mixed development;</p> <p>(b) that upon transfer of the land parcels or small-holdings forming the settlement, the HOD : Planning in consultation with the HOD : Human Settlements and Housing be mandated to finalise the statutory land development processes by ensuring registration of the General Plan by the Surveyor General;</p> <p>(c) that upon the approval of the General Plan by the Surveyor General, the HOD : Human Settlements be mandated to proceed with the opening of the Township Register with the Office of the Register of Deeds;</p> <p>(d) that upon transfer of all the small-holdings forming the settlement, all existing houses form part of the Municipal Housing Rental Stock and the HOD : Human Settlements in consultation with the Chief Financial Officer be mandated to enter into lease agreements with the occupants;</p> <p>(e) that the Chief Financial Officer be mandated to open utility accounts for all the occupants of the houses referred to as set out under (d) above;</p> <p>(f) that the Mangaung Metropolitan Municipality do not accept responsibility for the balance of selling prices owed to the former owners by the company in liquidation and that no claim whatsoever in respect hereof shall be accepted or entertained by the Mangaung Metropolitan Municipality and</p> <p>(g) that the handing over ceremony be decided on between the offices of the Executive Mayor, MEC : Human Settlements and the Premier.</p>		
75 MUNICIPAL FINANCE MANAGEMENT ACT (MFMA): BUDGET AND PERFORMANCE ASSESSMENT REPORT IN TERMS OF THE MFMA: SECTION 52(d) FOR THE QUARTER	RESOLVED that in compliance with Section 52 of the MFMA <p>(a) that the Executive Mayor submit to the Council this report reflecting the implementation of the budget and the financial state of affairs of the</p>	CFO Mr EM Mohlahlo	

ENDED MARCH 31, 2014	Municipality for the period ending March 31, 2014.		
76 THIRD QUARTER REPORT ENDING MARCH 31, 2014: SERVICE DELIVERY AND BUDGET IMPLEMENTATION PLAN (SDBIP)	RESOLVED that the Mangaung Metropolitan Municipal Council consider and approve the 3 rd Quarter SDBIP progress report for the financial year 2013/2014.	DEPUTY EXECUTIVE DIRECTOR: OCM Mr K Masekoane	
77 MANGAUNG METROPOLITAN MUNICIPALITY: AUDIT COMMITTEE MID-YEAR REPORT TO THE COUNCIL: 2013/2014 FINANCIAL YEAR	RESOLVED that the Mangaung Metropolitan Municipal Council noted the report.	DEPUTY EXECUTIVE DIRECTOR: OCM Mr K Masekoane	
78 AUDIT COMMITTEE REPORT TO THE COUNCIL AS AT JUNE 30, 2013 : 2012/2013 FINANCIAL YEAR	RESOLVED that the Mangaung Metropolitan Municipal Council noted the report.	DEPUTY EXECUTIVE DIRECTOR: OCM Mr K Masekoane	
78A FILING OF VACANCIES TO REPLACE COUNCILLORS THAT HAVE RECENTLY RESIGNED (i) VACANCY: MANGAUNG METROPOLITAN MUNICIPAL COUNCIL: ANC PROPORTIONAL COUNCILLOR: RESIGNATION OF COUNCILLOR CSK SECHOARO (ii) VACANCY: MANGAUNG METROPOLITAN MUNICIPAL COUNCIL: DA PROPORTIONAL COUNCILLOR: RESIGNATION OF COUNCILLOR W HORN (iii) VACANCY: MANGAUNG METROPOLITAN MUNICIPAL COUNCIL: DA WARD COUNCILLOR: RESIGNATION OF COUNCILLOR DE JANSE VAN VUUREN (iv) FILING OF VACANCY: DA PROPORTIONAL COUNCILLOR: COUNCILLOR M DAVIES (REPLACES COUNCILLOR JS HUMAN WHO RESIGNED)	RESOLVED that the Council take note of the filing of vacancies on the Proportional list of the DA and The ANC by the following new Proportional Councillors, namely Councillor M Davies and Councillor T van der Walt for the DA and Councillor J Petersen for the ANC.	HEAD OF THE SPEAKER'S OFFICE Mr TB Mea	
78B	RESOLVED	HEAD OF THE SPEAKER'S	

APPOINTMENT OF THE NEW CHAIRPERSON OF THE OVERSIGHT AND PUBLIC ACCOUNTS COMMITTEE FOR THE MANGAUNG METROPOLITAN COUNCIL	<p>(a) that the Council appoint, Councillor LM Titi Odili as the Chairperson of the Oversight and Public Accounts Committee of the Mangaung Metropolitan Municipal Council from June 1, 2014 and</p> <p>(b) that the Council designate the newly appointed Chairperson of the Oversight and Public Accounts Committee as a full-time member of the Mangaung Metropolitan Municipal Council.</p>	OFFICE Mr TB Mea	
78C ELECTION OF MANGAUNG METROPOLITAN MUNICIPALITY COUNCILLOR REPRESENTATIVES TO SERVE ON THE GENERAL COMMITTEE OF THE FREE STATE MUNICIPAL PENSION FUND	RESOLVED <p>(a) that the Council elect six (6) Councillors to serve on the General Committee of the Free State Municipal Pension Fund, namely:</p> <ol style="list-style-type: none"> 1. Councillor MA Siyonzana 2. Councillor ZE Mangcotywa 3. Councillor LR July 4. Councillor NM Zophe 5. Councillor E Snyman - Van Deventer 6. Councillor MB Mononyane <p>(b) that the Office of the Speaker and the Municipal Manager submit the names of the elected Councillors to Messrs Du Randt and Louw who are the managers of the Free State Municipal Pension Fund, immediately after the Council meeting.</p>	HEAD OF THE SPEAKER'S OFFICE Mr TB Mea	