

REPORT: COUNCIL RESOLUTIONS FOR THE SECOND QUARTER (OCTOBER – DECEMBER) OF THE 2014/2015 FINANCIAL YEAR

Item No and Description	Resolution	Responsible Official	Action															
ORDINARY MEETING: TUESDAY, NOVEMBER 11, 2014																		
127A NAMING OF STREETS IN WILD OLIVE ESTATE	Withdrawn	Head: Speaker's Office Mr TB Mea																
135A.1 AMENDMENTS TO THE MANGAUNG METROPOLITAN MUNICIPAL ORGANISATIONAL STRUCTURE	RESOLVED that the proposed macro and micro organisational structure be approved with amendments (<i>i.e. that the Fresh produce Market Unit be included in the Structure of the Planning Department and not the new Department: Economic and Rural Development.</i>	Head: Corporate Services Ms M Ramaema																
135A.2 REVISED ORGANISATIONAL STRUCTURE: CENTLEC	RESOLVED (a) that the amended organizational structure of Centlec as proposed in Annexure A should be approved; (b) that note be taken that the LLF has approved the amended organizational structure at its sitting of 17 th September 2014 and (c) that the Board should submit a progress report to Council by no later than December 2014 on the staff transfer and placement process.	Acting CEO Centlec																
135A.3 APPROVAL OF UPPER LIMITS FOR SENIOR MANAGERS 2014/15: CENTLEC	RESOLVED (a) that the Council approve the 2014/15 upper limits of salaries, allowances and other benefits for the Chief Executive Officer and senior managers of Centlec as proposed below by the Board of Directors;	Acting CEO Centlec																
	<table border="1"> <thead> <tr> <th>POST</th> <th>LOWER</th> <th>MEDIUM</th> <th>UPPER</th> <th>CELLPHONE ALLOWANCE</th> </tr> </thead> <tbody> <tr> <td>Chief Executive Officer</td> <td>R 1,362,300.00</td> <td>R 1,547,547.00</td> <td>R 1,865,990.10</td> <td>R 2,000.00</td> </tr> <tr> <td>Executive Managers</td> <td>R 1,152,053.60</td> <td>R 1,392,832.60</td> <td>R 1,661,811.00</td> <td>R 1,200.00</td> </tr> </tbody> </table>	POST	LOWER	MEDIUM	UPPER	CELLPHONE ALLOWANCE	Chief Executive Officer	R 1,362,300.00	R 1,547,547.00	R 1,865,990.10	R 2,000.00	Executive Managers	R 1,152,053.60	R 1,392,832.60	R 1,661,811.00	R 1,200.00		
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Chief Executive Officer	R 1,362,300.00	R 1,547,547.00	R 1,865,990.10	R 2,000.00														
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	(b) that Council should appoint a Human Resource consultant to independently determine the upper limits for the 2015/2016 financial year in order to comply with the MFMA.		
135A.4 REPORT ON APPOINTMENT OF CENTLEC AUDIT COMMITTEE MEMBERS	Withdrawn	Acting CEO Centlec	
135A.5 REVIEWAL OF CENTLEC AGREEMENTS: SALE OF BUSINESS (SOB) AND SERVICE DELIVERY AGREEMENT (SDA)	<p>RESOLVED</p> <p>(a) that Council takes note of the existence of the Sale of Business Agreement (SOB) and Service Delivery Agreement (SDA) signed between the then Mangaung Metropolitan Municipality and the Centlec on March 31, 2005;</p> <p>(b) that Council approves the transfer of the ownership, management and control of the following non-core services assets to Centlec due to Regional Electricity Distribution (RED's) no longer being the driver for the existence of Centlec and these assets forming an integral part of the electricity network, namely:</p> <p style="padding-left: 40px;">(i) power station, inclusive of water treatment unit, coal and ash handling units;</p> <p style="padding-left: 40px;">(ii) public lighting, inclusive of streetlights and high-mask lights</p> <p>(c) that Council mandates the City Manager and the Chief Executive Officer, on consultation with National Treasury, to carry out the due diligence to establish the most appropriate mechanism to account for the assets transferred from Mangaung to Centlec and the repayment structure;</p> <p>(d) that the City Manager should meet with the Auditor-General (AG) regarding the concern that Centlec cannot have its services installed on land unless Centlec has servitudes registered in its name, in order to avoid the cost implications of transferring such servitudes that are on Municipal owned land to Centlec;</p> <p>(e) that if (d) above does not resolve matters, an opinion</p>	Acting CEO Centlec	

	<p>and directive of National Treasury be sought by the City Manager to resolve the matter;</p> <p>(f) that the City Manager shall put systems in place through the SDA and Business Plan processes to have the interest rate reviewed on a periodic basis, subject to recommendation (c) above and the market conditions;</p> <p>(g) that Council approves that the SOB is a once-off agreement which has already been concluded, thus any change to any matter contained in the amended SOB dated March 31, 2005 shall be dealt with under SDA and Business Plan which are reviewed on a five (5) year and annual basis, respectively and</p> <p>(h) that the Council approves the proposed revised SDA as attached in Annexure A.</p>		
<p>135A.6 CENTLEC: COMPANY REGISTRATION DOCUMENT AMENDMENTS: MEMORUNDUM OF INCORPORATION</p>	<p>RESOLVED</p> <p>(a) that the Council approves the attached Memorandum of Incorporation as required by the new Companies Act 71 of 2008 and</p> <p>(b) that Council mandates the City Manager and the Chief Executive Officer, on consultation with National Treasury, to carry out the due diligence to establish the most appropriate mechanism to account for the assets transferred from Mangaung to Centlec and the repayment structure.</p>	<p>Acting CEO Centlec</p>	
<p>135A.7 REPORT OF THE SAHRC FOR SIBUYILE INFORMAL SETTLEMENT AGAINST MANGAUNG METROPOLITAN MUNICIPALITY</p>	<p>Withdrawn</p>	<p>Head: Human Settlement and Housing Mr MM Mokoena</p>	
<p>135A.8 MANGAUNG METROPOLITAN MUNICIPALITY INFORMAL SETTLEMENT UPGRADING STRATEGY</p>	<p>RESOLVED it is requested that the Council approves the Informal Settlement Upgrading Strategy (ISUS) for the implementation in the MMM and the document recognises that, namely:</p> <ul style="list-style-type: none"> • there are 30 Informal Settlements in Mangaung; • 5 priority informal settlements are outlined for upgrading; • 4 informal settlements are recommended for densification; 	<p>Head: Human Settlement and Housing Mr MM Mokoena</p>	

	<ul style="list-style-type: none"> • 18 informal settlements are recommended to be upgraded in-situ; • 7 informal settlements be prioritised for relocation; • a resettlement plan for informal settlements be developed and implemented for relocation of candidate areas, • that annually ten percent (10%) of MMM allocation of USDG be reserved for informal settlements upgrading; • <i>that a Policy and a By-Law pertaining to the informal settlements be drafted;</i> • <i>that the strategy should determine the support for Ward Councillors, involve stakeholders, Ward Committees and the Community and</i> • <i>that there must be a concerted effort to erase and demarcate open space.</i> 		
135A.9 FIRE INCIDENT REPORT – OMEGA OLD AGE CENTRE	Withdrawn	Head: Social Services Ms EH Radebe	
135A.10 MMM: 2014 – 2015 SERVICE DELIVERY AND BUDGET IMPLEMENTATION PLAN FIRST QUARTER REPORT ENDING 30 SEPTEMBER 2014	Withdrawn	Deputy ED: OCM Mr K Masekoane	
135B.1 APPLICATION FOR THE AMENDMENT OF THE GENERAL PLAN BY A CLOSURE OF A “PARK”, SUBDIVISION AND REZONING OF ERF 56774, BOCHABELA, MANGAUNG, BLOEMFONTEIN	<p>RESOLVED that the Mangaung Metropolitan Municipality submit an application to the Free State Provincial Government for amendment of the general plan by a closure of a “Park”, subdivision and rezoning from “Public Open Space” to “Residential”, subject to the following conditions;</p> <p>(a) that the amendment of a general plan, subdivision and rezoning of erf 56774, Bochabela be exempted from the provision of EC 18, 17 of 18 August 1998 in order to create more erven and</p> <p>(b) that Centlec and Infrastructural Services must supply civil and electrical services on the application property.</p>	Head: Planning Mr K Kabagambe	
135B.2 APPLICATION FOR THE SUBDIVISION AND AMENDMENT OF THE GENERAL PLAN BY MEANS OF A CLOSURE OF PUBLIC PLACES (STREET AND PARK),	RESOLVED that the Head of the Department Cooperatives Governance, Traditional Affairs and Human Settlement, Free State Provincial Government be informed that the amendment of the General Plan by means of a closure of Public Places (Street and Park), rezoning and consolidation	Head: Planning Mr K Kabagambe	

REZONING AND CONSOLIDATION: ERVEN 1066 AND 1072 AND PORTION OF STREET AS WELL AS ERVEN 1135 AND 1149 AND PARK, BLOEMINDUSTRIA EXTENSION 2, MANDELA VIEW, BLOEMFONTEIN	of 1066 and 1072 and Portion of Street, as well as erven 1135 to 1149 and Park not be recommended for approval due to the mentioned reasons.		
135B.3 SENIOR AFRICAN CHAMPIONS: 2016	RESOLVED (a) that the <i>Council</i> approve the hosting of the 13 th CANA Senior African Championships in Mangaung during 2016; (b) that the City contribute R1 million towards the hosting of the 13 th CANA Senior African Championship that will be held in Mangaung; (c) that the Directorate: Strategic Projects and service Delivery Regulation budget an amount of R1 million during the 2015/16 financial year for the 13 th CANA African Championships that will be held in Mangaung; (d) that the Office of the Executive Mayor inform Mangaung Metro Aquatics of the City's willingness to host the 13 th CANA Senior Championships in Mangaung; (e) that the City Manager be authorized to enter into an agreement on behalf of the MMM, with the Mangaung Metro Aquatics and/or Swimming South Africa and/or the Federation Internationale De Natation (FINA), the world governing body for the sports Aquatics and/or the African Continental FINA organization, as the case may be for the purposes of hosting the 13 th CANA Senior African Championships in Mangaung during 2016 and (f) <i>that the approval is subject to approval of the event by SASCOC, Cabinet and the Department of Sports and Recreation.</i>	GM: Strategic Support: OCM Mr K Dolphin	
135B.4 APPLICATION FOR THE REMOVAL OF RESTRICTIONS, AMENDMENT OF THE BAINSVLEI TOWN PLANNING SCHEME AND REZONING OF THE REMAINDER OF THE FARM ALICEDALE 2582 FERREIRE,	RESOLVED that the Head of the Department Cooperatives Governance, Traditional Affairs, Free State Province be informed: (a) An application for the removal of restrictions, amendment of the Bainsvlei Township Planning	Head: Planning Mr K Kabagambe	

BLOEMFONTEIN	Scheme and rezoning of the remainder of the Farm Alicedale 2582 from "Holding" to Special Use" not be recommended for approval.		
<p>135B.5 APPLICATION FOR THE FOLLOWING:</p> <p>(A) REMOVAL OF RESTRICTIVE TITLE DEEDS CONDITIONS;</p> <p>(B) CONSOLIDATION OF ERF 2458 AND THE REMAINDER OF ERF 2457, PARKWEST, BLOEMFONTEIN INTO ONE PROPERTY AND</p> <p>(C) REZONING OF THE CONSOLIDATED PROPERTIES FROM "SINGLE RESIDENTIAL 1" TO "BUSINESS"</p> <p>APPLICANT: MESSRS MCS CONSULTING ON BEHALF OF CUDOSPORT PROPERITARY LIMITED NR: 2012/204933/07</p>	<p>RESOLVED that the Head of the Department of Cooperate Governance and Traditional Affairs, Free State Province be informed that:</p> <p>(a) that removal of restrictive condition 1 on page 2 of Deed of Transfer T978/2013 pertaining to erf 2458, Parkwest and condition 1(a), (b) and (c) on page 2 Deed of Transfer T13520/2013 pertaining to the remainder of erf 2457, Parkwest is not recommended for approval by Mangaung Metropolitan Municipality;</p> <p>(b) that the consolidation of erf 2458 and the remainder of erf 2457, Parkwest, Bloemfontein into one property, is not recommended for approval by Mangaung Metropolitan Municipality and</p> <p>(c) that the rezoning of the consolidated properties from "Single Residential 1" to "Business", is not recommended for approval by Mangaung Metropolitan Municipality.</p>	<p>Head: Planning Mr K Kabagambe</p>	
<p>135B.6 APPLICATION FOR THE REMOVAL OF RESTRICTIONS AND REZONING OF ERF 6753, ORANJESIG, BLOEMFONTEIN FROM "SINGLE RESIDENTIAL 2" TO "SPECIAL USE VC": APPLICANT: MESSRS LABUSCHAGNE LAND SURVEYORS ON BEHALF OF THE TRUSTEES FOR THE TIME BEING OF STS TRUST</p>	<p>RESOLVED that the Head of the Department of Cooperate Governance and Traditional Affairs, Free State Province be informed that:</p> <p>(a) that removal of restrictive condition A(a) and A(b) on page 2 Deed of Transfer T12274/2013 is not recommended for approval by Mangaung Metropolitan Municipality and</p> <p>(b) that the rezoning of erf 6753 Oranjesig, Bloemfontein from "Single Residential 2" to "Special Use VC" is not recommended for approval by Mangaung Metropolitan.</p>	<p>Head: Planning Mr K Kabagambe</p>	
<p>135B.7 APPLICATION FOR THE REMOVAL OF RESTRICTION, AMENDMENT OF THE BAINSVLEI TOWN PLANNING SCHEME BY THE INCLUSION OF A NEW "SPECIAL USE 94" AND REZONING OF PLOT 3 QUAGGAFONTEIN FROM</p>	<p>RESOLVED that the Head of the Department of Cooperative Governance and Traditional Affairs, Free State Province be informed that:</p> <p>a. An application for the removal of restriction, amendment of the Bainsvlei Town Planning Scheme by the inclusion of a new "Special Use 94" zoning</p>	<p>Head: Planning Mr K Kabagambe</p>	

<p>“HOLDINGS” TO “SPECIAL USE 94”, BLOEMFONTEIN: APPLICANT: MESSRS URBAN DYNAMICS ON BEHALF OF TAU- PELE CONSTRUCTION COMPANY</p>	<p>and rezoning of Plot 3 Quaggafontein from “Holdings” to “Special Use 94”, be recommended for approval (see attached amendment schedule)</p> <p>However, the final approval of this application will be subject to the following conditions and the application only be finally approved after the applicant has accepted the following conditions in writing:</p> <ul style="list-style-type: none"> (i) that the applicant be liable for the costs 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 application 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 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 satisfaction of the General Manager: Land Use Control; (v) that where open parking is provided on ground level, parking must be shaded and trees must be planted and maintained at a minimum ratio of one tree providing shade for two parking bays; in the case of a single rows of parking; or 		
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	<p>one tree providing shade for every four 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 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 HOD: Engineering Services and will be responsible for appointing a professional engineer for investigation, design and supervision thereof for their own account, if necessary;</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 an Environmental Assessment Practitioner must be appointed to compile the Environmental Management Programme report (EMPr) for the proposed special use. The EMPr must be compiled with the intention to provide specifications for the proposed developments and to put measures in place to mitigate and manage potential environmental impacts arising from the phases of the projects. The EMPr should clearly state the compliance monitoring mechanisms to ensure that they are implemented;</p> <p>(ix) 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>(x) that the proposed development must meet the requirements of sustainable development. It must also consider energy efficient technologies and water saving devices and technologies. This could include measures such as recycling of waste, the use of low voltage or compact fluorescents light instead of incandescent globes, maximising the use of solar</p>		
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	<p>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 training of staff to implement good housekeeping technique;</p> <p>(xi) that the developer must be advised that the municipality has the mandate to ensure that the public and developers adheres to the duty of care principles as contemplated in section 28 of NEMA. In terms of this Act “every person who causes, has caused or may cause significant environmental degradation may be directed by the Department to take reasonable measures to prevent such degradation from occurring, continuing or recurring or in so far as such harm to the environment as authorized by law or cannot reasonably be avoided or stopped, to minimize and rectify such degradation. You are therefore cautioned that any activities carried out do not result in pollution or degradation of the environment. It is therefore requested that, all legislation and other requirements of other government departments (i.e. National, Provincial and Local) must be compiled with;</p> <p>that it is the responsibility of the traffic engineer to ensure that the traffic impact statement, as submitted, is correct and complies with the requirements and policy of the Department of Transport, the South African National Roads Agency Limited (SANRAL), the Free State Provincial Government (FSPG) and Mangaung Metro Municipality (MMM). Any errors in the traffic impact statement leading to unacceptable and unsafe traffic operations, will remain the professional responsibility of the traffic engineer and his firm and will have to be addressed by same to the satisfaction of the relevant authority affected by it;</p> <p>(xii) that the rezoning be restricted to a 400m² GLA office land use, a 1250m² GLA industrial land use (that allows a mechanical and repair workshop), as well as a 13750m² GLA warehouse/storage land use as investigated in the traffic impact statement;</p>		
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	<p>(xiii) that since the study area, in terms of the road network investigated, falls under the jurisdiction of SANRAL and the FSPG, final approval of the proposed rezoning be subject to the consent of the latter authorities in as far as their respective road networks are affected by the proposed development and that no building plans be considered for approval by MMM without the above written consent and support of the proposed rezoning by SANRAL and the relevant department of the FSPG, to be submitted by the developer as part of any building plans on the relevant plot;</p> <p>(xiv) that any road network changes (i.e. road closures and/or new road reserves) in the Quaggafontein area, to be implemented and/or proposed as part of the intended rezoning application and development, be approved by the responsible roads authorities;</p> <p>(xv) that if the rezoning is approved, an updated traffic impact study for building plan approval purposes will have to be submitted, addressing issues such as access configurations, parking, road widths etc. in detail on a site development plan (SDP) for the intended development;</p> <p>(xvi) that the developer obtain the necessary approval from SANRAL and the FSPG for vehicular access to the site from Kwagga Street as part of the traffic impact study referred to in (xvi) above;</p> <p>(xvii) that a services agreement be entered into between MMM and the developer in accordance with the requirements of the Mangaung Bulk Engineering Services Master plan, to the satisfaction of the relevant department of the FSPG, SANRAL and the HOD: Engineering Services of MMM; (The inputs from the FSPG and SANRAL to this effect are required since all the roads in the study area investigated in the traffic impact statement fall under the jurisdiction of the latter two authorities);</p> <p>(xviii) that subject to the approval of the rezoning and</p>		
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	<p>building plans, the agreement referred to in (xviii) above must be in place before the developer/owner can apply for occupation of any new buildings on the relevant plot;</p> <p>(xix) the developer will be responsible to provide the necessary streets services (tarred access and internal roads) to the proposed development as well as for any improvements and/or alterations to the existing streets services that might be required as a result of the proposed development or change 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 satisfaction of MMM.</p>		
<p>135B.8 APPLICATION FOR THE FOLLOWING:</p> <p>(A) SUBDIVISION OF THE REMAINDER OF PLOT 6 QUAGGAFONTEIN;</p> <p>(B) AMENDMENT OF THE BAINSVLEI TOWN PLANNING SCHEME BY THE INCLUSION OF A NEW "SPECIAL USE 97" ZONING PERTAINING TO THE PROPOSED PORTION 3 OF PLOT 6 QUAGGAFONTEIN AND</p> <p>(C) REZONING OF THE PROPOSED PORTION 3 OF PLOT 6 QUAGGAFONTEIN FROM "HOLDINGS" TO "SPECIAL USE 97"</p> <p>APPLICANT: MESSRS LABUSCHAGNE LAND SURVEYORS ON BEHALF OF WILLEM JAN HENDRIK GREYLING</p>	<p>RESOLVED that the Head of the Department of Cooperative Governance and Traditional Affairs, Free State Province be informed that:</p> <p>(a) that an application for the amendment of the Bainsvlei Town Planning Scheme by the inclusion of a new "Special Use 97" pertaining to the proposed portion 3 of Plot 6 Quaggafontein be recommended for approval;</p> <p>(b) that the application for subdivision (as indicated on the attached stamped subdivision plan) in order to create two subdivisions of approximately 1 hecter each of sufficient size, be recommended for approval and</p> <p>(c) that an application for the rezoning of the proposed portion 3 of Plot 6 Quaggafontein from " Holdings" to "Special Use 97" be recommended for approval.</p> <p>However, the final approval of this application will be subject to the following conditions and the application only be finally approved after the applicant has accepted the following conditions in writing:</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>Head: Planning Mr K Kabagambe</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 application on a form which is available from Centlec (Pty) Ltd (Planning Section);</p> <p>(iii) that after the proposed subdivision, the subdivided portions without electricity connection must be provided with a 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</p> <p>apply for, and bear the cost of the creation of the additional connections and meters for the subdivision portions. A connection 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 (customer Services Section);</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 account of the applicant (the cost of which will be furnished by the General Manager: Water and Sanitation on receipt of a formal request) as well as any improvements 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 satisfaction of the General Manager: Water and Sanitation, if needed;</p>		
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	<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 as defined by the HOD: Engineering Services and will be responsible for appointing a professional engineer for investigation, design and supervision thereof for their own account, if necessary;</p> <p>(vi) that the developer will have to make a contribution to the bulk water and sanitation services based on the pro-rata cost to provide those services within this water and sanitation development area as identified by the MMM;</p> <p>(vii) that the water and electricity tariff as well as the property rates be replaced with applicable tariffs from the month following approval;</p> <p>(viii) 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>(ix) 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 satisfaction of the General Manager: Land Use Control;</p> <p>(x) that where open parking is provided on ground level, parking must be shaded and trees must be planted and maintained at a minimum ratio of one tree providing shade for two parking bays; in the case of a single rows of parking; or one tree providing shade for every four 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</p>		
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	<p>satisfaction of the General Manager: Parks and Cemeteries;</p> <p>(xi) that an upgrading of the existing roads infrastructure due to the development is for the account of the developer;</p> <p>(xii) that any stormwater which discharges from the adjacent areas 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 to the satisfaction of the Mangaung Metropolitan Municipality as well as the adjacent and affected property owners;</p> <p>(xiii) that should the construction of facilities or infrastructure for the proposed storage occur in a container with a combined capacity of 80 cubic meters, the activity trigger as listed in terms of the National Environment Management Act 107 of 1998 and Environmental Impact Assessment(EIA) Regulations 2010. Therefore the EIA process should be undertaken to determine the impacts that the proposed activity might have on the environment. Please note it is an offence to proceed with the listed activity unless the competent authority has granted an environment authorisation;</p> <p>(xiv) that in view of the fact that the N8, which falls under the jurisdiction of the South African National Roads Agency Limited (SANRAL), is located directly adjacent to the plot and some of the roads (such as Kwagga Street) that are directly servicing the plot, under the jurisdiction of the Free State Provincial Government (FSPG), the approval of affected roads authorities (FSPG and SANRAL) be obtained before the application is approved;</p> <p>(xv) that subject to condition (xiv) the following conditions apply:</p> <p>(a) that the land use be restricted to 5000m2 GLA</p>		
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	<p>warehousing development on the proposed Portion 3 of Plot 6 Quaggafontein (indicated as “B” on the attached sketch plan) and fixed as such a zoning;</p> <p>(b) that vehicular access to the subdivision only be provided from Rissie Street (as is the current access status for the applicable portion), in accordance with Mangaung Metro Municipality (MMM) access spacing standards;</p> <p>(c) that in order to provide vehicular access to the existing adjacent Portion 2 of Plot 6 Quaggafontein, from Rissie Street, an 8,5 m wide right of way servitude, for a minimum length of 130 m, be registered alongside and on the inside of the northern boundary line of the proposed Portion 3 of Plot 6 Quaggafontein;</p> <p>(d) that a services be entered into between MMM and the developer in accordance with the requirements of the Mangaung Bulk Engineering Services Masterplan, to the satisfaction of the relevant department of FSPG, SANRAL and the HOD: Engineering Services of MMM. (The inputs from the FSPG/SANRAL are required since Kwagga Street and the N8 fall under the jurisdiction of the respective authorities) and</p> <p>(e) that no existing right-of-way servitudes (if any) be cancelled/lifted to ensure that existing vehicular access to surround properties not be cut off fully or partially from the existing external road network.</p>		
<p>135B.9 APPLICATION FOR AMENDMENT OF THE SPATIAL DEVELOPMENT FRAMEWORK AND TOWNSHIP ESTABLISHMENT ON THE REMAINDER OF ERF 26360 BLOEMFONTEIN AND SUBDIVISION 10 OF THE FARM BERGENDAL 1706</p>	<p>RESOLVED that the Head of the Department of Cooperatives Governance and Traditional Affairs, Free State Province be informed that:</p> <p>(a) that the application for cancellation of a General Plan, consolidation of two properties, removal of restrictive title conditions, inclusion of the township within the boundary of the Bloemfontein Town Planning Scheme , creation of a new “Special Use” zoning within the scheme, zoning of the relevant erven to the newly created zonings and their inclusion of the part of the subject properties within</p>	<p>Head: Planning Mr K Kabagambe</p>	

	<p>the urban edge of Mangaung SDF, not be recommended for approval due to the above mentioned reasons.</p>		
<p>135B.10 APPLICATION FOR THE REMOVAL OF RESTRICTIONS, AMENDMENT OF THE BLOEMFONTEIN TOWN PLANNING SCHEME BY INCLUSION OF A NEW ZONING "SPECIAL USE CLV" IN THE SAID SCHEME, REZONING AND CONSOLIDATION OF ERVEN R/49, 1/49, 50 AND 7554 WESTDENE, BLOEMFONTEIN</p>	<p>RESOLVED that the Head of Department: COGTA, Free State Provincial Government be informed that the application to remove restrictive conditions from relevant Deeds of Title of erven R/49, 1/49, 50 and 7554 Westdene, Bloemfontein, amendment of Bloemfontein Town Planning Scheme No.1 of 1954 (as amended) in terms of Section 30(1) of the Townships Ordinance (Free State), 1969 (Ordinance No.9 of 1969) by the inclusion of proposed new zonings of "Special Use CLV" , rezoning in terms of the Removal of Restrictions Act, 1967 (Act 84 of 1967) of erven R/49, 1/49, 50 and 7554 Westdene, Bloemfontein so that they may have the same zoning of "Special Use CLV". erven R/49 and 1/49 from "Restrictive Business 1" to "Special Use CLV", erf 50 from "General Business- Subzone E" to "Special Use CLV" and erf 7554 from "General Residential 1" to "Special Use CLV" in order to develop a bank, shops, offices, a restaurant and a car showroom and workshop on the site of application, and consolidation of these erven R/49, 1/49, 50 and 7554 Westdene, Bloemfontein in terms of section 20 of the township Ordinance of the Free State, 1969 (Ordinance 9 of 1969) in terms of section 20 of the township Ordinance of the Free State, 1969 (Ordinance 9 of 1969) into a one newly erf to develop the proposed development be recommended for approval, subject that basement parking is provided on site in order to dispel parking problems and that the application will only be finally approved after the applicant have accepted the following conditions in writing:</p> <ul style="list-style-type: none"> (i) that the applicant be liable for the cost of revaluation of the properties after consolidation and 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 development 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 	<p>Head: Planning Mr K Kabagambe</p>	

	<p>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 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 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 water and electricity tariff as well as the property rates be replaced with applicable tariffs from the month following the approval;</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 HOD: Engineering Services and will be responsible for appointing a professional engineer at for investigation, design and supervision thereof, if necessary;</p> <p>(vii) that from a transport planning perspective the application can be supported, subject to the following conditions</p> <p>(a) that the land uses and the sizes be restricted to those investigated in the Transport Memorandum namely:</p> <ul style="list-style-type: none"> · Shops to a maximum of 2600m² GLA and Fast Food outlets to a maximum of 500m² GLA OR · Shops to a maximum of 3500m² GLA and no Fast Food outlet 		
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	<ul style="list-style-type: none"> · Restaurant · Offices · Bank · Car showroom & Workshop <p>(b) that it remains the responsibility of the traffic engineer to ensure that the calculations and recommendations made in the Transport Memorandum are correct and comply with the requirements and policies of the Department of Transport and Margaung Metro Municipality (MMM). Any errors in the Transport Memorandum 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 Margaung Metropolitan Municipality;</p> <p>(c) that a traffic impact statement for building plan approval purposes, compiled by a professional traffic engineer, must be submitted at building plan stage to investigate and deal with the actual development traffic impact on the surrounding road network, as well as the detailed site development plan 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 “ Manual for Traffic Impact Studies”. The site development plan to be submitted as part of the traffic impact study for building plan approval purposes, must be recommended for approval by the relevant traffic engineer and must comply with Margaung Metropolitan Municipality standards before it can be considered for approval;</p> <p>(d) that , as part of the traffic impact study required at building plan stage, the street building lines for the development be set back to accommodate road and intersection upgrading requirements as identified in the</p>		
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	<p>relevant study;</p> <p>(e) that if road widening and intersection improvements identified in the traffic impact study noted in (c) and (d) above, result in a reduction of the current available sidewalk area for pedestrians to such a degree that pedestrians will have to walk partially or fully on the proposed consolidated erf, public-right of way servitudes (or other legal methods/s) must be registered, where applicable, over the relevant development erf to provide legal public pedestrian access on/over these sidewalks areas;</p> <p>(f) that the developer consult with Mangaung Metropolitan Municipality's service providers responsible for MMM's Second Avenue pedestrianization project, as well as with the service providers responsible for Mangaung Metropolitan Municipality's Intergraded Public Transport Network project, to ensure that the development takes these projects into consideration as part of the planning of the development;</p> <p>(g) that a services agreement be entered into between Mangaung Metropolitan Municipality and the developer in accordance with the requirements of the Mangaung Bulk Engineering Services Masterplan, to the satisfaction of the HOD: Engineering Services of MMM and</p> <p>(h) that the agreement referred to in (f) 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.</p> <p>(viii) that the applicant accepts the above-mentioned conditions in writing;</p> <p>(ix) that the conditions regarding to electrical services</p>		
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	<p>as proposed by Centlec (Pty) Ltd, which is attached as Annexure “D”, must be adhered to;</p> <p>(x) that the developer will be responsible to provide the internal municipal civil engineering services to the same standard as similar developments and to the satisfaction of the municipality and</p> <p>(xi) that the applicant submits, together with the registration of the proposed consolidation 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 in paragraph (i), (ii) and (viii).</p>		
<p>135B.11 APPLICATION FOR THE REZONING OF THE REMAINDER OF ERF 281, WESTDENE, BLOEMFONTEIN FROM “SINGLE RESIDENTIAL 2” RESTRICTED BUSINESS 2” : APPLICANT: MESSRSD JC² TOWN AND REGIONAL PLANNERS ON BEHALF OF PRAYSA TRADE 1173 (EIENDOMS) BEPERK NR 2002/003116/07</p>	<p>RESOLVED that the Head of the Department of Cooperatives Governance and Traditional Affairs, Free State Province be informed that:</p> <p>(a) that the rezoning of the remainder of erf 281, Westdene, Bloemfontein from “Single Residential 2” to “Restricted Business 2” is recommended for approval by Mangaung Metropolitan Municipality;</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 have accepted the following conditions in writing:</p> <p>i. that the applicant be liable for the costs of revaluation of the property after rezoning and consolidation, 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 land uses 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>Head: Planning Mr K Kabagambe</p>	

	<ul style="list-style-type: none"> 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 satisfaction of the General Manager: Town and Regional Planning; v. that the applicant adheres to the definition of an office according to the Bloemfontein Town Planning Scheme; 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 for investigation, design and supervision thereof, if necessary; vii. that any stormwater which discharges from the adjacent areas 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 to the satisfaction of the Mangaung Metropolitan Municipality as well as the adjacent and affected property owners and viii. that an applicant/developer will be responsible to provide the necessary municipal civil engineering services to the erf/development as well as for any improvements and/or alterations to the 		
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	<p>municipal civil engineering services that might be required as a result of the proposed development or changed land use, in order to maintain the existing level of service.</p>		
<p>135B.12 APPLICATION FOR THE REMOVAL OF RESTRICTIONS AND REZONING OF ERF 1784, WAVERLY, BLOEMFONTEIN FROM “SINGLE RESIDENTIAL 2” TO RESTRICTED BUSINESS 2”: APPLICANT: MESSRS MDA ON BEHALF OF P.H.J JANSE VAN RENSBURG AND C JANSE VAN RENSBURG</p>	<p>RESOLVED that the Head of the Department of Cooperatives Governance and Traditional Affairs, Free State Province be informed that:</p> <p>(b) that the rezoning of the remainder of erf 281, Westdene, Bloemfontein from “Single Residential 2” to “Restricted Business 2” is recommended for approval by Mangaung Metropolitan Municipality;</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 have accepted the following conditions in writing:</p> <ul style="list-style-type: none"> i. that the applicant be liable for the costs of revaluation of the property after rezoning and consolidation, payable at the Chief Financial Officer; ii. that, if the demand for electricity exceeds the capacity of the existing connection due to the proposed land uses 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 	<p>Head: Planning Mr K Kabagambe</p>	

	<p>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: Town and Regional Planning;</p> <p>v. that the applicant adheres to the definition of an office according to the Bloemfontein Town Planning Scheme;</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 for investigation, design and supervision thereof, if necessary;</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 stormwater 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 and</p> <p>viii. that an applicant/developer will be responsible to provide the necessary municipal civil engineering services to the erf/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 proposed development or changed land use, in order to maintain the existing level of service.</p>		
<p>135B.13 APPLICATION FOR THE REZONING: ERF 30374 WILD OLIVE, BLOEMFONTEIN APPLICANT: ROODT ARCHITECT ON BEHALF OF MS MMM VERMEULEN</p>	<p>RESOLVED that the Head of the Department of Co-operative Governance, Traditional Affairs & Human Settlement, Free State Provincial Government be informed that the application for the rezoning of erf 30374 from “Restricted Business 3” to “Restricted Business 2” is recommended for approval by Mangaung Metro Municipality.</p>	<p>Head: Planning Mr K Kabagambe</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 have accepted the following conditions in writing:

- (i) that the applicant be liable for the costs 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 application 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 for the construction of offices and must conform to all 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 Town Planning Scheme 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: Town and Regional Planning;
- (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 tree providing shade for two parking bays; in the case of a single rows of parking; or one tree providing shade for every four parking bays; in a case of double rows of parking; in such a manner that shade is provided for all passenger vehicle

	<p>parking bays to the 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 HOD: Engineering Services and will be responsible for appointing a professional engineer for investigation, design and supervision thereof for their own account, if necessary;</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 from a transport point of view, the application is supported subject to the same conditions that have been set as part of the approval of the relevant township establishment which this erf forms part of:</p> <p>(ix) that it is still the professional responsibility of the traffic engineer that compiled the traffic report to ensure that the report, as submitted, is correct and complies with the requirements and policy of the Department of Transport and Manguang Metro Municipality and</p> <p>(x) that the applicant accept all the above mentioned conditions in writing.</p>		
<p>135B.14 APPLICATION FOR THE AMENDMENT OF THE SPECIAL USE 14 OF THE BAINSVLEI TOWN PLANNING SCHEME NO.1 OF 1984: ERF 28563 WOODLAND HILLS WILDLIFE ESTATE, BLOEMFONTEIN: APPLICANT: MESSRS MDA</p>	<p>RESOLVED that the Head of Department: COGTA, Free State Provincial Government be informed that:</p> <p>(1) that an application for the amendment of part 3 Table C, Column 3 of the Bainsvlei Town Planning Scheme to include a Private Hospital under Use 14 erf 28563 Woodlands Hills, be recommended for approval;</p> <p>(2) that the proposed internal alterations on the existing Hillandale Health Care Facility (Private Hospital) be restricted to 110 beds with ancillary facilities associated with a private hospital (see attached schedule);</p>	<p>Head: Planning Mr K Kabagambe</p>	

	<p>(3) that the proposed development be restricted to 1 parking space per bed and that the applicant will only be finally approved after the applicant have accepted the following conditions in writing:</p> <ul style="list-style-type: none">(i) that the applicant be liable for the costs of revaluation of the property after rezoning and consolidation, payable at the Chief Financial Officer;(ii) that, if the demand for electricity exceeds the capacity of the existing connection due to the proposed land uses 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 satisfaction of the General Manager: Town and Regional Planning;(v) that the water and electricity tariff as well as the property rates be replaced with applicable tariffs from the month following the approval;(vi) that the applicant will be responsible for any improvements and/or alterations to the municipal		
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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 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>(vii) that it remains the responsibility of the traffic engineer to ensure that the traffic impact study and additional traffic information, as submitted, are correct and comply with the requirements and policies of the Department of Transport and Mangaung Metropolitan Municipality(MMM). Any errors in the traffic impact study leading to unacceptable and unsafe traffic operations and/or complaints from the general public, will remain the professional responsibility of the traffic engineer and will have to be addressed by the same to the satisfaction of Mangaung Metropolitan Municipality;</p> <p>(viii) that a traffic impact study for the building plan approval purposes, be submitted at building plan stage if the proposed development generate more than 50 peak hour vehicle trips. The traffic impact study must be compiled by a professional traffic engineer in accordance with Department of Transport document “<i>Manual for Traffic Impact Studies</i>” and the relevant traffic impact study must be approved by the Directorate: Planning and Economic Development before building plans of such development can be evaluated;</p> <p>(ix) that a service agreement be entered into between Mangaung Metropolitan Municipality and the developer in accordance with the requirements of the</p> <p>Mangaung Bulk Engineering Services Masterplan, to the satisfaction of the HOD: Engineering Services of MMM as well as the relevant department of the FSPG, particularly</p>		
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	<p>pertaining to the developers services contribution towards the future upgrading of Frank Kleynhans Road and its intersection;</p> <p>(x) that the applicant accepts the above mentioned in writing;</p> <p>(xi) that the conditions regarding to electrical services as proposed by Centlec (Pty) Ltd, which is attached as Annexure "B", must be adhered to;</p> <p>(xii) that the developer will be responsible to provide the internal municipal civil engineering services to the same standards as similar developments and to the satisfaction of the Municipality and</p> <p>(xiii) that the conditions regarding environment as proposed by the General Manager: Environmental Management attached as Annexure "C", must be adhered to.</p>		
<p>135B.15 APPLICATION FOR THE REZONING OF PORTION 2 OF ERF 792, REMAINING EXTENT OF PORTION 3 OF ERF 792 AND PORTION 4 OF 3 OF ERF 792 AS WELL AS SIMULTANEOUS CONSOLIDATION OF THESE PROPERTIES WITH ERF 11348, CHARLES STREET, CITY BLOEMFONTEIN</p>	<p>RESOLVED that the Head of the Department Co-operative Governance, Traditional Affairs and Human Settlement, Free State Provincial Government be informed that:</p> <p>(a) an application for the rezoning of Portion 2 of erf 792, Remaining extent of Portion 3 of erf 792 and Portion 4 of 3 of erf 792, City, Bloemfontein from "General Business" to "Business" be recommended for approval and</p> <p>(b) an application for the consolidation of Portion 2 of erf 792, Remaining extent of Portion 3 of erf 792, Portion 4 of 3 of erf 792 and erf 11348, Charles Street, City, Bloemfontein in order to create a single erf (site) 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 have accepted the following conditions in writing:</p> <p>i. that the applicant be liable for the costs of revaluation of the property after rezoning and</p>	<p>Head: Planning Mr K Kabagambe</p>	

	<p>consolidation, 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 land uses 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 after consolidation of the erven only one electrical- and one water connection point will be allowed for the consolidated erf. In the event of the necessity for municipal services to be enlarged or moved (electricity, sewer, or water) as a result of the consolidation, it will be for the account of the applicant;</p> <p>iv. that with the registration of the proposed consolidation of Portion 2 of erf 792, Remaining extent of Portion 3 of erf 792, Portion 4 of 3 of erf 792 and erf 11348, Charles Street, City, Bloemfontein in the Deeds Office, the existing conditions of title as depicted in respective Title Deeds must be retained;</p> <p>v. 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>vi. 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: Town and Regional Planning;</p>		
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	<p>vii. that the applicant will be responsible for any improvements and/or alterations to the municipal civil engineering services that might be required as a result of the 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>viii. that any stormwater which discharges from the adjacent areas 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 to the satisfaction of the Mangaung Metropolitan Municipality as well as the adjacent and affected property owners;</p> <p>ix. that unless access in Charles Street can be motivated as complying with normal traffic engineering standards, access to the consolidated site must be provided from West Burger Street. (Only a left-in-left-out access can be considered in Charles Street). An acceptable site development plan, showing the access to the site must be approved by the municipality before plans can be considered;</p> <p>x. that the applicant submits, together with the registration of the proposed consolidation of Portion 2 of erf 792, Remaining extent of Portion 3 of erf 792, Portion 4 of 3 of erf 792 and erf 11348, Charles Street, City, 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 in paragraphs (i) and (xi) and</p> <p>xi. that the applicant accepts the above-mentioned conditions in writing.</p>		
135B.16	RESOLVED that the Head of the Department of Co-operative	Head: Planning	

<p>APPLICATION FOR THE REZONING: ERF 556 HEIDEDAL, BLOEMFONTEIN</p>	<p>Governance, Traditional Affairs & Human Settlement, Free State Provincial Government be informed that the application for the rezoning of erf 556, Heidedal, Bloemfontein from “Single Residential 1” to “General Business” is not be recommended for approval due to the above mentioned reasons.</p>	<p>Mr K Kabagambe</p>	
<p>135B.17 APPLICATION FOR CONSOLIDATION AND REZONING: PORTION 1 OF ERF 1225, REMAINDER OF ERF 1225, ERF 1226 AND ERF 26427, CITY, BLOEMFONTEIN APPLICANT: SEED URBAN AND RURAL LEADERSHIP ON BEHALF OF CENTRAL UNIVERSITY OF TECHNOLOGY FREE STATE</p>	<p>RESOLVED that the Head of the Department of Co-operative Governance, Traditional Affairs & Human Settlement, Free State Provincial Government be informed that the application for the rezoning and consolidation of Portion 1 of Erf 1225, Remainder of Erf 1225, Erf 1226 and Erf 26427 is recommended for approval by Mangaung Metro Municipality.</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:</p> <ul style="list-style-type: none"> (i) that before registration of the consolidation in the Deeds Office, the applicant will be responsible for the payment to the Chief Financial Officer of the cost of revaluation of the newly created rezoned erf; (ii) that after the proposed consolidation, the erf must have its own electricity connection point. The applicant will be responsible for the cost of the new supply point and for the enlargement, moving or altering of the existing electrical supply network, if necessary. A contribution towards the cost of strengthening 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 (Planning Section); (iii) that the applicant will be responsible for any improvements and/or the 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 the services as <p>defined by the Head: Engineering Services and will be responsible for appointing a professional engineer</p>	<p>Head: Planning Mr K Kabagambe</p>	

	<p>at own cost for investigation, design and supervision thereof, if necessary;</p> <p>(iv) that the newly created erf must have only one water connection point;</p> <p>(v) that with the registration of the consolidation pertaining to Portion 1 of Erf 1225, Remainder of Erf 1225, Erf 1226 and Erf 26427, City in the Deeds Office, the existing conditions of title as depicted in the respective Title Deeds must be retained;</p> <p>(vi) 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>(vii) that the applicant submits, together with the registration of the proposed consolidation as mentioned above in the Deeds Office, a certificate signed by the General Manager: Land Use Control, that the applicant has conformed to the requirements as stipulated in paragraphs (i) and (x).</p> <p>(viii) that building plans be submitted for the proposed development which must conform to all the relevant requirement 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 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: Land Use Control;</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 and</p> <p>(x) that the applicant accept all the above mentioned conditions in writing.</p>		
<p>135B.18 APPLICATION FOR THE REZONING: ERF</p>	<p>RESOLVED that the Head of the Department of Co-operative Governance, Traditional Affairs & Human Settlement, Free</p>	<p>Head: Planning Mr K Kabagambe</p>	

<p>30375 HELICON HEIGHTS, BLOEMFONTEIN: APPLICANT: MDA ON BEHALF OF BASFOUR 2994 PROPRIETARY LIMITED</p>	<p>State Provincial Government be informed that the application for the rezoning of erf 30375 from “Restricted Business 3” to “Restricted Business 2” is recommended for approval by Mangaung Metro Municipality.</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:</p> <ul style="list-style-type: none"> (i) that the applicant be liable for the costs 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 application 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 for the construction of offices and must conform to all 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 Town Planning Scheme 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: Land Use Control; (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 		
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	<p>tree providing shade for two parking bays; in the case of a single rows of parking; or one tree providing shade for every four 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 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 of Department: Infrastructural Services and will be responsible for appointing a professional engineer for investigation, design and supervision thereof for their own account, if necessary;</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 from a transport point of view, the application is supported subject to the same conditions that have been set as part of the approval of the relevant township establishment which this erf forms part of:</p> <p>(ix) that it is still the professional responsibility of the traffic engineer that compiled the traffic report to ensure that the report, as submitted, is correct and complies with the requirements and policy of the Department of Transport and Mangaung Metro Municipality and</p> <p>(x) that the applicant accept all the above mentioned conditions in writing.</p>		
<p>135B.19 APPLICATION FOR THE REZONING OF ERF 338, WESTDENE, BLOEMFONTEIN FROM “SINGLE RESIDENTIAL 2” TO RESTRICTED BUSINESS 2”: APPLICANT: MESSRS JANEL PROPERTIES ON BEHALF OF DIE TRUSTEES VAN TYD TOT TYD VAN 207 TRUST NR TMP2127</p>	<p>RESOLVED that the Head of the Department of Cooperatives Governance and Traditional Affairs, Free State Province be informed that:</p> <p>(a) that the rezoning of the remainder of erf 338, Westdene, Bloemfontein from “Single Residential 2” to “Restricted Business 2” is recommended for approval by Mangaung Metropolitan Municipality</p>	<p>Head: Planning Mr K Kabagambe</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 have accepted the following conditions in writing:

- (i) that the applicant be liable for the costs of revaluation of the property after rezoning and consolidation, payable at the Chief Financial Officer;
- (ii) that, if the demand for electricity exceeds the capacity of the existing connection due to the proposed land uses 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 satisfaction of the General Manager: Town and Regional 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 Services and will be responsible for appointing a professional engineer for investigation, design and supervision thereof, if necessary;

	<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 stormwater 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 and</p> <p>(vii) that an applicant/developer will be responsible to provide the necessary municipal civil engineering services to the erf/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 proposed development or changed land use, in order to maintain the existing level of service.</p>		
<p>135B.20 APPLICATION FOR THE REMOVAL OF RESTRICTIONS, SUBDIVISION OF PLOT 55 ROODEWAL SMALL HOLDINGS INTO 3 PORTIONS AND REZONING OF THE PROPOSED SUBDIVISIONS FROM "AGRICULTURAL DWELLING 1" TO "SPECIAL BUSINESS 2": APPLICANT: MESSRS EDM AND ASSOCIATES INC ON BEHALF OF H.F.T AND J STEENKAMP</p>	<p>RESOLVED that the Head of the Department of Cooperatives Governance and Traditional Affairs, Free State Province be informed that:</p> <p>(a) an application for the removal of restrictions, subdivision of Plot 55 Roodewal into portions and rezoning of the proposed subdivision from "Agricultural Dwelling 1" to "Special Business 2", not be recommended for approval.</p>	<p>Head: Planning Mr K Kabagambe</p>	
<p>135B.21 APPLICATION FOR THE REMOVAL OF RESTRICTIVE CONDITIONS OF TITLE, AMENDMENT OF THE BLOEMFONTEIN TOWN PLANNING SCHEME BY THE AMENDMENT OF THE EXISTING "SPECIAL USE CXLIX" TO INCLUDE 30 ADDITIONAL UNITS (TO BE ERRECTED ON ERF 8876), AS WELL AS THE REZONING OF THE ERF 8876 UNIVERSITAS FROM " SINGLE RESIDENTIAL 2" TO " SPECIAL USE CXLIX", UNIVERSITAS, BLOEMFONTEIN : APPLICANT: MDA TOWN AND REGIONAL PLANNERS ON BEHALF OF THE FREE</p>	<p>RESOLVED that the Head of the Department of Cooperate Governance and Traditional Affairs, Free State Province be informed that:</p> <p>(a) that an application for the removal of restrictive conditions of title, amendment of the Bloemfontein Town Planning Scheme by the amendment of the existing "Special Use cxlix" to include 30 additional units (to be erected on erf 8876), as well as the rezoning of the erf 8876 from "Single Residential 2" to "Special Use cxlix", Universitas, Bloemfontein is not recommended for approval and</p> <p>(b) that the applicant be advised to apply for the amendment of the existing "Special Use cxlix" to</p>	<p>Head: Planning Mr K Kabagambe</p>	

STATE UNIVERSITY	include additional units, rezone erf 8876, Universitas from "Single Residential 2" to "Special Use cxlix" and consolidate the newly created erf consisting of erf 8874, 8875 and 8877 with erf 8876 Universitas.		
<p>135B.22 APPLICATION FOR SPECIAL CONSENT: REMAINDER OF PLOT 29, 29 TAFELBERG AVENUE, SPITSKOP, BLOEMFONTEIN: APPLICANT: MR JP MEYER</p>	<p>RESOLVED that the special consent be granted in terms of Section 10.1 of the Bainsvlei Town Planning Scheme in order to use the above mentioned property for a second dwelling and offices of 128m². The application is recommended for approval subject to a condition that the mobile units are removed from the site and the proposed offices are accommodated as part of the proposed second dwelling.</p> <p>The proposed application will be subject to the following conditions, and the application will only be finally approved if the applicant has accepted the following conditions in writing within one month from the date of notification of the said approval:</p> <ul style="list-style-type: none"> (i) that this special consent is subject thereto that no appeal in terms of Section 10.1 of the Bainsvlei Town Planning Scheme is lodged with the Free State Township within thirty(30) days from the date of written approval and if such an appeal is lodged, this consent will be subject to the outcome of such an appeal; (ii) that this special consent will automatically expire if the land or buildings are not for the purpose of this consent for a continuous period of twelve(12) months; (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 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); (iv) that, if Telkom equipment is damaged or must be moved during the development, the Mangaung Metropolitan Municipality does not accept 	<p>Head: Planning Mr K Kabagambe</p>	

	<p>responsibility for any costs involved and such costs shall be for the account of the applicant;</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 satisfaction of the General Manager: Land Use Control;</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 HOD: Infrastructural Services and will be responsible for appointing a professional engineer for investigation, design and supervision thereof for their own account, if necessary 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>		
<p>135B.23 APPLICATION FOR THE REZONING OF PORTION 1 OF ERF 246, WESTDENE, BLOEMFONTEIN: APPLICANT: LABUSCHAGNE LAND SURVEYORS ON BEHALF OF CORAL LAGOON INVESTMENTS</p>	<p>RESOLVED that the Head of the Department of Cooperative Governance and Traditional Affairs, Free State Province be informed that the application for the rezoning of erf 246 Westdene from “Single Residential 2” to “Restricted Business 2” is recommended for approval, as this will promote efficient land use.</p> <p>However, the final approval of this application will be subject to the following conditions and the application only be finally approved after the applicant has accepted the following conditions in writing:</p> <p>(i) that a detailed site development plan be submitted in order to ensure that acceptable parking and access to the site of application is provided;</p> <p>(ii) that the applicant be liable for the costs of revaluation of the property after rezoning, payable at the Chief Financial Officer;</p>	<p>Head: Planning Mr K Kabagambe</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 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 Metropolitan Municipality does not accept responsibility for any costs involved and such costs shall be for the account of the applicant;</p> <p>(v) that building plans be submitted for the conversion of the building into Offices which must conform to all 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 Town Planning Scheme 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: Land Use Control;</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 for 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 applicable tariffs from the month following the approval and</p> <p>(viii) that the applicant accept the above mentioned conditions in writing.</p>		
135B.24	RESOLVED that the Head of the Department of	Head: Planning	

<p>APPLICATION FOR THE REZONING OF ERF 12897, BRANDWAG, BOEMFONTEIN FROM “SINGLE RESIDENTIAL 2” TO “SINGLE RESIDENTIAL 3”: APPLICANT: MESSRD SEED URBAN AND RURAL LEADERSHIP ON BEHALF OF OLIVE’S TRUST NR: IT96/2006</p>	<p>Cooperatives Governance and Traditional Affairs, Free State Province be informed that:</p> <p>(a) the rezoning of erf 12987, Brandwag, Bloemfontein from “Single Residential 2” to “Single Residential 3”, is recommended for approval by the Mangaung Metropolitan Municipality. 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 have accepted the following conditions in writing:</p> <p>(i) that the applicant be liable for the costs of revaluation of the property after rezoning and consolidation, 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 land uses 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 satisfaction of the General Manager: Town and Regional Planning;</p> <p>(v) that a cognizance must be taken of the fact that</p>	<p>Mr K Kabagambe</p>	
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	<p>limited space is available on the application site for the provision of required parking bays, in line with what is required for guesthouses;</p> <p>(vi) that a cognizance must be taken of the fact that the applicant will not be able to develop the site to the 10 room maximum potential without demolishing a part of the building(s) on the site;</p> <p>(vii) that an applicant must submit conversion building plans to reflect the conversion of the building(s) on the site to the guest house, complete with an acceptable site development plan, inter alia showing the position of the vehicle access to the site, an acceptable throat length at the vehicle parking bays on an acceptable standard;</p> <p>(viii) that the applicant must be in possession of approved conversion building plans and an associated occupation certificate related to the related to the approved conversion building plans, before the building(s) on the site may be used for purposes of a guest house;</p> <p>(ix) 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>(x) that any stormwater which discharges from the adjacent areas 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 to the satisfaction of the Mangaung Metropolitan Municipality as well as the adjacent and affected property owners and</p>		
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	(xi) that an applicant/developer will be responsible to provide the necessary municipal civil engineering services to the erf/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 proposed development or changed land use, in order to maintain the existing level of service.		
135C.1 SUPPORT FOR THE MANGAUNG CYCLE RACE	<p>RESOLVED</p> <p>(a) that the Executive Mayor approve in principle that the MMM assist Free State Cycling, both financially and by waiving the overtime costs payable to the Municipality for the use of Traffic Officers during the Mangaung Cycle Race that will be held on the weekend of 1 and 2 November 2014;</p> <p>(b) that the Executive Mayor approve, in terms of Delegated power B49, that an amount of R 250 000, 00 be paid to Free State Cycling, as a donation, in order to assist them financially to organise the 2014 Mangaung Cycle Race;</p> <p>(c) that the Executive Mayor approve, in terms of Delegated Power B49, that the payment of an amount approximately R 262 043, 00 for overtime for Traffic Officers by the Free State Cycling be waived and that it be regarded as a grant in aid to the Free State Cycling, in order to assist them financially to organise the 2014 Mangaung Cycle Race and</p> <p>(d) that Council take note of the content of this report.</p>	Head: Mr G Mohlakoana	
SPECIAL MEETING: THURSDAY, DECEMBER 2, 2014 at 10:00			
139 A. MOTION OF NO CONFIDENCE AND REMOVAL FROM THE OFFICE AGAINST THE SPEAKER, COUNCILLOR MA SIYONZANA RECEIVED FROM COUNCILLOR GDP KOTZE IN LINE WITH RULE 87 OF THE STANDING RULES AND ORDERS OF COUNCIL AND SUPPORTED BY COUNCILLOR NM ZOPHE, COUNCILLOR MA PHAJANE AND COUNCILLOR BJ	RESOLVED that motion of no confidence and removal from the office against the Speaker, Councillor MA Siyonzana received from Councillor GDP Kotze in line with Rule 87 of the Standing Rules and Orders of Council and supported by Councillor NM Zophe, Councillor MA Phajane and Councillor BJ Viviers <u>was rejected</u> by the Council.	Head: Speaker's Office Mr TB Mea	

<p>VIVIERS</p> <p>B. LETTER FROM THE SPEAKER, COUNCILLOR MA SIYONZANA WRITTEN TO THE CITY MANAGER REQUESTING FURTHER INFORMATION ON THE MOTION</p> <p>C. RESPONSE RECEIVED FROM COUNCILLOR BJ VIVIERS REGARDING THE REQUEST OF THE SPEAKER, COUNCILLOR MA SIYONZANA FOR FURTHER INFORMATION ON THE MOTION</p>			
SPECIAL MEETING: THURSDAY, DECEMBER 2, 2014 at 14:00			
<p>144 MUNICIPAL FINANCE MANAGEMENT ACT (MFMA): BUDGET AND PERFORMANCE ASSESSMENT REPORT IN TERMS OF THE MFMA, SECTION 52 (D), FOR THE QUARTER ENDED 30 JUNE 2014</p>	<p>RESOLVED</p> <p>(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 quarter ending 30 June 2014;</p> <p>(b) that in order to comply with Section 71(4) of the MFMA, the Accounting Officer ensure that this statement be submitted to National Treasury and the Provincial Treasury, in both a signed document format and electronic format and</p> <p>(c) <i>that the Council condone the late submission of the report.</i></p>	<p>CFO Mr ME Mohlahlo</p>	
<p>145 MUNICIPAL FINANCE MANAGEMENT ACT (MFMA): BUDGET AND PERFORMANCE ASSESSMENT REPORT IN TERMS OF THE MFMA, SECTION 52 (D), FOR THE QUARTER ENDED 30 SEPTEMBER 2014</p>	<p>RESOLVED</p> <p>(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 quarter ending 30 September 2014;</p> <p>(b) that in order to comply with Section 71(4) of the MFMA, the Accounting Officer ensure that this statement be submitted to National Treasury and the Provincial Treasury, in both a signed document</p>	<p>CFO Mr ME Mohlahlo</p>	

	format and electronic format and <i>(c) that the Council condone the late submission of the report.</i>		
146 PROGRESS REPORT ON THE IMPLEMENTATION OF THE STANDARD CHART OF ACCOUNTS (SCOA)	RESOLVED (a) that the Council note and support the appointment of the Municipality as a designated pilot site for the SCOA implementation; (b) that the Council adopt the draft SCOA Implementation Plan as an official document of Council to drive the implementation of the project; (c) that the Council mandates the Accounting Officer and the Chief Financial Officer to sign a Memorandum of Understanding amongst the contracting parties (Parent Municipality, Centlec (SOC)Ltd and BCX (Pty)Ltd) for the use of consultants to implement the project according to the agreed project plan and further amendments thereof; (d) that the Council note and support the implementation cost implication of the project and the incorporation thereof in the next Adjustment Budget; (e) that the Council note that the designation of the Metro as a pilot site has had a delayed effect of the municipal budget cycle as approved per the IDP/Budget Process Plan on August 28, 2014. The 2015/2016 to 2017/2018 MTREF budget parameters and vote structures have to be modified to be SCOA compliant, for ease of implementation as of July 1, 2015.	CFO Mr ME Mohlahlo	
147 REPORT ON THE IMPLEMENTATION OF THE SUPPLY CHAIN MANAGEMENT POLICY FOR THE FIRST QUARTER ENDING SEPTEMBER 2014	RESOLVED (a) that the Council condones contracts awarded beyond MTREF period as paragraph 8 of this report and (b) that the Council take note of the Supply Chain Management report for the first quarter ending September 2014.	CFO Mr EM Mohlahlo	
148 MMM: 2014 – 2015 SERVICE DELIVERY AND BUDGET IMPLEMENTATION PLAN FIRST QUARTER REPORT ENDING 30	RESOLVED (a) that the Council deliberated and considered the report and	Deputy ED:OCM Mr K Masekoane	

SEPTEMBER 2014	(b) <i>that the Council condone the late submission of the report.</i>		
149 APPLICATION FOR SUBDIVISION AND REZONING ON 32399 TURFLAAGTE, MANGAUNG, BLOEMFONTEIN	RESOLVED that the Mangaung Metropolitan Municipality submit an application to the Free State Provincial Government for the subdivision and rezoning from “Community facility” to “Residential”, subject to the following, namely: (a) that the subdivision and rezoning of erf 32399 Turflaagte, Mangaung be exempted from the provisions of EC.18.17 of August 18, 1998 in order to create more erven and (b) that Centlec and Infrastructural Services must supply civil and electrical services on the application property.	Head: Planning Mr K Kabagambe	
150 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	RESOLVED that the Mangaung Metropolitan Municipality submit an application to the Free State Provincial Government for the closure and amendment of the applicable Surveyor General Plans, rezoning and subdivision of erf 37321 Freedom Square, subject to the following, namely: (a) that the subdivision and rezoning of erf 37321 Freedom Square be exempted from the provisions of EC.18.17 of August 18, 1998 in order to create more erven and (b) that Centlec and Infrastructural Services will provide funding for the supply of civil and electrical services on the application site.	Head: Planning Mr K Kabagambe	
151 APPLICATION FOR THE FOLLOWING (A) AMENDMENT OF THE GENERAL PLAN BY MEANS OF A PARK (B) REZONING OF ERF 28747 CHRIS HANI FROM “PUBLIC OPEN SPACE” TO “RESIDENTIAL” (C) SUBDIVISION OF ERF 28747 CHRIS HANI, 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 from “Public Open Space” to “Residential”, subject to the following, namely: (a) that the subdivision and rezoning of erf 28747 Chris Hani, Mangaung be exempted from the provisions of EC.18.17 of August 18, 1998 in order to create more erven and (b) that Centlec and Infrastructural Services must supply civil and electrical services in the area.	Head: Planning Mr K Kabagambe	

ORDINARY MEETING: MONDAY, DECEMBER 15, 2015

<p>158A ANNUAL REPORT OF MUNICIPAL PUBLIC ACCOUNTS COMMITTEE TO THE COUNCIL OF MANGAUNG METROPOLITAN MUNICIPALITY FOR THE 2013/2014 FINANCIAL YEAR</p>	<p>RESOLVED that the Council took note of the report.</p>	<p>Head: Speakre’s Office Mr TB Mea</p>	
<p>158B MPAC ANNUAL WORK PROGRAMME</p>	<p>RESOLVED that the Council approve the MPAC annual work programme.</p>		
<p>158C</p>			
<p>158D</p>			
<p>166A.1</p>			
<p>166A.2 APPLICATION TO LEASE AIR RIGHTS (SPACE ABOVE GROUND LEVEL) OVER HENRY STREET, BETWEEN THE LOCH LOGAN WATERFRONT AND THE WESTDENE ARCADE CENTRE ADJACENT TO THE SOVEREIGN BMW DEALERSHIP</p>	<p>RESOLVED</p> <p>(a) that the Mangaung Metropolitan Municipality Council exercise Power A86 of the Delegation of Power Policy by considering and approving the application by Seed Urban and Rural Leadership on behalf of their client (Michael Family Trust) to lease air rights over Henry Street, between the Loch Logan Waterfront and the Westdene Arcade Shopping Centre, adjacent to Sovereign BMW Dealership in order to erect an aerial bridge that will accommodate a walkway, retail space and rooftop parking;</p> <p>(b) that the rental be set at R761, 400, 00 per annum with a possible upward adjustment based on the outcome on the assessment of the roof parking on top of the retail space by Planning Directorate and as suggested by the Valuer;</p> <p>(c) that in line with clause “B” above, and if the adjustment becomes necessary, Council mandate the City Manager to deal with the matter;</p> <p>(d) that the lease period be for the existence of the aerial bridge with 10% annual escalation;</p> <p>(e) that the surveying and the notarial registration of the lease agreement be for the account of the developer and</p> <p>(f) that the proposed development be subject to all necessary statutory land development processes or town planning processes.</p>	<p>Head: Human Settlement and Housing Mr MM Mokoena</p>	

<p>166A.3 DETERMINATION OF UPPER LIMITS OF SALARIES, ALLOWANCES AND BENEFITS OF COUNCILLORS</p>	<p>RESOLVED</p> <p>(a) That the Council mandate the Executive Mayor and the Municipal Manager to proceed with the implementation of the determination of upper limits of salaries, allowances and benefits of Councillors as gazette by the Minister and in concurrence granted by the MEC for Cooperative Governance and Traditional Affairs;</p> <p>(b) That the Council note that Sufficient budgetary provisions had been made in the Mangaung Metropolitan Municipal Council budget for the 2014/2015 financial year for payment of the salaries, allowances and benefits of Councillors and</p> <p>(c) That feedback relating to the determination of upper limits of salaries, allowances and benefits of Councillors, be provided in the next meeting of the Mangaung Metropolitan Municipal Council.</p>	<p>Head: Corporate Services Ms M Ramaema</p>	
<p>166B.1 APPLICATION FOR THE TOWNSHIP ESTABLISHMENT OF REMAINDER OF FARM WITTS CHOICE NO. 1403, BLOEMFONTEIN</p>	<p>RESOLVED that the application for the township establishment on the Remainder of the farm Witts Choice 1403, Bainsvlei, Bloemfontein as indicated on the attached layout plan Annexure "A", which includes rezoning of the newly created erven in terms of Section 2 of the Removal of Restrictions Act, No 84 of 1967, be recommended for approval to the Head of Department: Free State Provincial Government, Department of Co-operative Governance and Traditional Affairs subject to the following conditions:</p> <p>(i) that civil services must be provided by the developer for his sole account according to conditions depicted in the comments from the General Manager: Roads and Storm-water, attached as Annexure "C" and General Manager: Water Sanitation, attached as Annexure "E", to the satisfaction of the Head: Engineering Services;</p> <p>(ii) that the conditions regarding the electrical services as proposed by Centlec (PTY) Ltd, which are attached as Annexure "D", must be adhered;</p> <p>(iii) that the conditions regarding environment as proposed by the General Manager: Environment Management (Annexure F), must be adhered to;</p>	<p>Head: Planning Mr K Kabagambe</p>	

	<ul style="list-style-type: none"> (iv) that the developer will be responsible for the planting of trees on sidewalks to the satisfaction of the General Manager: Parks and Cemeteries; (v) that should any Telkom equipment be moved or damaged as a result of the proposed development, the cost involved will be the responsibility of the applicant/developer; (vi) that the conditions regarding the traffic impact study as proposed by the Manager: Metropolitan Transport Planning, which are attached as Annexure "B", must be adhered to; (vii) that the applicant must compile and enter into a Service Agreement with Mangaung Metropolitan Municipality for his account and all the above conditions must be included and (viii) that the applicant enters into a service agreement with MMM for the account of the applicant in which the above conditions must be included. 		
<p>166B.2 APPLICATION FOR THE AMENDMENT OF THE BAINSVLEI TOWN PLANNING SCHEME NO. 1 OF 1984 AND REZONING: PORTION 5 (OF 1), PORTION 6 (OF 1), PORTION 7 (OF 10, AND REMAINING EXTENT OF SUBDIVISION 1 OF THE FARM SINN FEIN 2634, BLOEMFONTEIN</p>	<p>RESOLVED that the Head of the Department of Cooperative Governance and Traditional Affairs, Free State Provincial Government be informed that:</p> <ul style="list-style-type: none"> (a) An application for the amendment of the Bainsvlei Town Planning Scheme No. 1 of 1984 and Rezoning of Portion 5 (of 1), Portion 6 (of 1), Portion 7 (of 1), and Remaining Extent of Subdivision 1 of the Farm Sinn Fein 2634, from "Special Use 35" to "Special Use 96" Bloemfontein is recommended for approval. (See attached amendment schedule) <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 applicant has accepted the following conditions in writing:</p> <ul style="list-style-type: none"> i. that the applicant be liable for the costs of revaluation of the rezoning, payable at the Chief Financial Officer; 	<p>Head: Planning Mr K Kabagambe</p>	

	<ul style="list-style-type: none"> ii. that, if Telkom equipment is damaged or must be moved during the development, the Mangaung Metro Municipality does not accept responsibility for any costs involved and such costs shall be for the account of the applicant; iii. 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; iv. that the water and electricity tariff as well as the property rates be replaced with applicable tariffs from the month following the approval; v. that the applicant accepts the above-mentioned conditions in writing; vi. that in view of the planned re-alignment of road P77/6 (N6) as indicated on the Mangaung SDF and potentially affecting the subject properties, the approval of the affected roads authorities (FSPG and SANRAL) be obtained before the application is approved; vii. that subject to condition above: <ul style="list-style-type: none"> (a) the land uses be restricted to 6000m² GLA warehousing and related activities (as alluded to in the application) and that the 6000m² GLA be distributed amongst the 4 subdivisions as indicated in the application and fixed as such in the zoning; (b) vehicular access to the subdivisions only be provided from Spoor Street (as indicated in the current status for the relevant portions), in accordance with Mangaung Metro Municipality (MMM) access spacing standards; 		
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	<p>(c) a services agreement be entered into between MMM and the developer in accordance with the requirements of the Mangaung Bulk Engineering Services Masterplan, to the satisfaction of the relevant department of the Free State Provincial Government (FSPG) and the HOD: Engineering Services of the MMM; (The inputs from the FSPG/SANRAL are required since the P77/6 and N6, fall under the jurisdiction of the respective authorities);</p> <p>(d) no existing right-of-way servitudes (if any) be cancelled/lifted to ensure that the existing vehicular access to the surrounding properties not be cut off fully or partially from the existing road network;</p> <p>(e) no building line relaxations be granted when the site is developed to protect possible future upgrading requirements;</p> <p>(f) the 5m right-of-way servitude (access to processed remainder (of 1) of the Farm Sinn Fein 2634, as indicated on the drawing no. 40637 MD51 "SITE DEVELOPMENT PLAN" prepared by Messrs MDA Town and Regional Planners & Environmental Consultants as part of the application, be increased to 8,5m to accommodate heavy vehicles associated with the proposed zoning.</p> <p>viii. that the proposed development comply with other environmental legislation and requirements that are related to issues such as noise and light pollution, air quality, water use and management, solid waste management and storm water management;</p> <p>ix. Please be advised that the MMM has mandate to ensure that the public and developers adhere to the duty of care principles as contemplated in Section 28 of NEMA. In terms of S28 NEMA "every person who causes or may cause</p>		
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	<p><i>significant environmental degradation may be directed by the Department to take reasonable measures to prevent such degradation from occurring, continuing or recurring or, in so far as such harm to the environment is authorized by law or cannot or cannot reasonably be avoided or stopped, to minimise and rectify such degradation. You are therefore cautioned to ensure that any activities carried out do not result in pollution or degradation of the environment. It is therefore requested, that all relevant legislation and other requirements of other government departments (i.e. National Provincial and Local) must still be complied with;</i></p> <p>x. that the existing water infrastructure is sufficient for the peak business demand but not for the fire fighting purposes. There is currently no sewer network in the area. The proposed development will be serviced by means of French drains;</p> <p>xi. Where an increase in demand for services is necessary because of an increase in activity due to a change in land use (new developments, subdivisions/consolidations, rezoning, removal of restrictive title conditions etc.) on one or more stands the owner or owners will be responsible:</p> <p>(a) To provide/upgrade the necessary internal municipal civil engineering services to the development as well as</p> <p>(b) To 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 will be required as a result of the proposed development or changed land use must be provided (irrespective of the available spare capacity), in order to ensure that the same standard of services is provided as similar developments in the Municipality and</p> <p>(c) To appoint a professional engineer/technologist for the investigation, design and supervision of the</p>		
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	<p>above, all to the satisfaction of the Municipality.</p> <p>xii. that for all new developments in the Mangaung Municipality Area the developments shall make an internal bulk contribution (in rand per square metre development stand area) for bulk services based on the appropriate table in the Bulk Services Master Plan for the specific or similar area – escalated at the appropriate infrastructure development escalation rate (CPA) from the date of estimation of the tariff as indicated and:</p> <p>a) All municipal civil engineering services that are dedicated internal bulk services built/upgraded outside a new development and those new internal bulk services required or existing services that need to be increased in size to handle any internal bulk demand through such a development area and as approved by the Municipality will be considered as internal bulk services.</p> <p>b) That the total cost of the internal bulk services provided for under (a) above will be credited against the bulk services contribution to be made by the developer and</p> <p>c) That were temporary civil engineering 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>d) developers will be allowed to phase developments (only part of the total stands) and therefore phase the bulk contribution proportionally.</p> <p>e) In the case of developments beyond the current SDF boundaries as indicated in the Bulk Services Master Plan, the internal contribution in the Master Plan for the adjacent area will be the minimum requirement but the developer will be required to provide all the required internal bulk services at his own cost.</p> <p>xiii. In case of subdivisions/consolidations, rezoning, removal of restrictive title conditions etc. of</p>		
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	<p>existing stands, a densification contribution for internal networks and bulk services (over and above any vested rights) will be calculated based on the internal bulk contribution described above and an equivalent residential unit principle as indicated by the Municipality, provided that:</p> <ul style="list-style-type: none"> a) Any upgrading of services that are specifically needed by the development will be for the developer's cost; b) Where the existing municipal network cannot provide for the necessary demand for statutory on-site services like the fighting services as might be required by legislation and regulations. The Developer must provide it on site. c) Where restrictive conditions are applicable on existing supply area (like maximum size of water connections) this restrictive conditions will remain applicable) d) The densification contribution will only apply for those services that are provided in an area and could for example exclude sanitation where the Developer provides on-site sanitation e) Where on-site sanitation in smallholding areas is required it must be limited to a maximum of one equivalent housing unit per 5 000m² stand and must comply with the applicable SABS Standards 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. g) The developer will be responsible to register servitudes (minimum width 3m or the width of the service plus 1m on either side, whichever the widest) over the existing or proposed stands for all existing and new municipal services to the satisfaction of the municipality; 		
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	<ul style="list-style-type: none"> h) The work must be constructed under the supervision of a professional engineer/technologist(further refer to as the Engineer) in accordance with the drawings by the municipality and variations must be approved in writing by the municipality; i) The appointment of a contractor (further refer to a the Contractor) is subject to the written approval by the Municipality and the Municipality must be informed of the construction program prior to the commencement of the work; j) 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/ Roads and Stormwater; k) 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 applicable land owner; l) The Engineer/Contractor will be responsible for any damage caused to services or property that is directly or indirectly a result of the works; m) Arrangements for the connection of new water and/or sanitation services to the existing services must be obtained from the Municipality; n) Record drawings on paper an in electronic format must be submitted to the Sub- Directorate Water and Sanitation and/or Roads and Stormwater completion of the works and detailed according to Sub-Directorates' requirement; o) All traffic arrangements must be dine in consultation with the Chief Traffic Officer and in accordance with him/her requirements. Traffic deviations during construction must comply with the manual: " Safety at road works in urban area Site Manual" as available from the Sub-Directorate Water and Sanitation 		
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	<p>and/or Roads and Stormwater;</p> <p>p) Before the completion certificate may be certified by the Engineer, the Municipality must be satisfied with the work and all conditions as stipulated in the Services Agreement have been adhered to, and certify as such. Until services are taken over by the Municipality the Contractor/Developer will be fully responsible for any damage, injuries or death that may result from the installation of the services;</p> <p>q) A copy of these requirements under this clause must be provided to the Contractor and</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 an agreement), where applicable.</p>		
<p>166B.3 APPLICATION FOR THE FOLLOWING:</p> <p>(A) REMOVAL OF RESTRICTIVE TITLE CONDITIONS PERTAINING TO PLOT 50 SPITSKOP, BAINSVLEI, BLOEMFONTEIN AND</p> <p>(B) TOWNSHIP ESTABLISHMENT ON PLOT 50 SPITSKOP, BAINSVLEI, BLOEMFOTEIN</p>	<p>RESOLVED that the application for the removal of restrictive conditions of title and township establishment on Plot 50 Spitskop Smallholdings, Bainsvlei, Bloemfontein as indicated on the attached layout plan Annexure “A”, which includes rezoning of the newly created erven in terms of Section 2 of the Removal of Restrictions Act, No 84 of 1967, be recommended for Cooperative Governance and Traditional Affairs subject to the following conditions, namely:</p> <p>(i) that civil services must be provided by the developer for his sole account according to conditions depicted in the comments from the General Manager: Roads and Storm-water, attached as Annexure “C” and General Manager: Water and Sanitation, attached as Annexure “E”, to the satisfaction of the Head: Infra-structural services;</p> <p>(ii) that the condition regarding the electrical services as proposed by Centlec (Pty) Ltd, which are attached as Annexure “D”, must be adhered to;</p> <p>(iii) that the developer will be responsible for the planting of trees on sidewalks to the satisfaction of the General Manager: Parks and Cemeteries;</p> <p>(iv) that should any Telkom equipment be moved or</p>	<p>Head: Planning Mr K Kabagambe</p>	

	<p>damaged as a result of the proposed development, the cost involved will be the responsibility of the applicant/developer;</p> <p>(v) that the conditions regarding the traffic impact study as proposed by the Manager: Transport Planning, which are attached as Annexure "B", must be adhered to;</p> <p>(vi) that the applicant must compile and enter into a Service Agreement with Mangaung Metropolitan Municipality for his account and all the above conditions must be included and</p> <p>(vii) that the applicant enters into a service agreement with MMM for the account of the applicant in which the above conditions must be included.</p>		
<p>166B.4 APPLICATION FOR THE FOLLOWING:</p> <p>(A) REZONING OF ERF 4510 BLOEMSIDE PHASE 1 FROM EDUCATIONAL PURPOSES" TO "SINGL RESIDENTIAL 1" AND "PUBLIC OPEN SPACE" AND</p> <p>(B) SUBDIVISION OF ERF 4510 BLOEMSIDE PHASE 1, BLOEMFONTEIN</p>	<p>RESOLVED that the Mangaung Metropolitan Municipality submit an application to the Free State Provincial Government for the rezoning and subdivision of erf 4510 Bloemside Phase 1, Bloemfontein, subject to the following conditions:</p> <p>(a) Centlec and Infrastructural Services must supply civil and electrical services on the application property.</p>	Head: Planning Mr K Kabagambe	
<p>166B.5 APPLICATION FOR THE AMENDMENT OF THE GENERAL PLAN, SUBDIVISION AND REZONING AND REZONING OF ERF 20907 NAMIBIA, MANGAUNG, BLOEMFONTEIN</p>	<p>RESOLVED that the Mangaung Metropolitan Municipality submit an application to the Free State Provincial Government for the amendment of the applicable Surveyor General Plan and the rezoning from "Public Open Space" to "Residential", subject to the following conditions:</p> <p>(a) that the subdivision and rezoning of erf 20907 Namibia be exempted from the provision of EC18. 17 of 18 August 1998 in order to create more erven and</p> <p>(b) that Centlec and Infrastructural Services must supply civil and electrical services in the area.</p>	Head: Planning Mr K Kabagambe	
<p>166B.6 APPLICATION FOR THE FOLLOWING:</p> <p>(A) AMENDMENT OF THE GENERAL</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 from "Public Open Space" to</p>	Head: Planning Mr K Kabagambe	

<p>PLAN BY THE CLOSURE OF A PARK ERF 34222 TURFLAAGTE</p> <p>(B) REZONING OF ERF 34222 TURFLAAGTE FROM “ PUBLIC OPEN SPACE’ TO “RESIDENTIAL” AND</p> <p>(C) SUBDIVISION OF ERF 34222 TURFLAAGTE, MANGAUNG, BLOEMFONTEIN</p>	<p>“Residential”, subject to the following conditions:</p> <p>a) that subdivision and rezoning of erf 34222 Turflaagte be exempted from the provision of EC 18.17 of 18 August 1998 in order to create more erven and</p> <p>b) that Centlec and Infrastructural Services must supply civil and electrical services in the area.</p>		
<p>166B.7 APPLICATION FOR SUBDIVISION AND REZONING OF ERF 43300 ROCKLANDS, MANGAUNG, BLOEMFONTEIN</p>	<p>RESOLVED That the Mangaung Metropolitan Municipality submit an application to the Free State Provincial Government for the amendment of the applicable Surveyor General Plan and the rezoning from “Business” to “Residential”, subject to the following conditions:</p> <p>a) That subdivision and rezoning of erf 43300 Rocklands be exempted from the provision of EC 18.17 of 18 August 1998 in order to create more erven and</p> <p>b) That Centlec and Infrastructural Services must supply civil and electrical services in the area.</p>	<p>Head: Planning Mr K Kabagambe</p>	
<p>166B.8 APPLICATION FOR THE AMENDMENT OF THE GENERAL PLAN, SUBDIVISION AND REZONING OF ERF 884 AD 9260 JOE SLOVO, BLOEMFONTEIN</p>	<p>RESOLVED</p> <p>(a) that the subdivision and rezoning of erf 884 and 9260 Joe Slovo be exempted from the provision of EC 18.17 of 18 August 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 has been completed, Centlec and Infrastructural Services be mandated to supply of civil services in the area.</p>	<p>Head: Planning Mr K Kabagambe</p>	
<p>166B.9 APPLICATION FOR SUBDIVISION AND REZONING OF ERF 5975 BLOEMSIDE 4, MANGAUNG, BLOEMFONTEIN</p>	<p>RESOLVED That the Mangaung Metropolitan Municipality submit an application to the Free State Provincial Government for the amendment of the applicable Surveyor General Plan and the rezoning from “Business” to “Residential”, subject to the following conditions:</p> <p>(a) that subdivision and rezoning of erf 5975 Bloemside</p>	<p>Head: Planning Mr K Kabagambe</p>	

	<p>4 be exempted from the provision of EC 18.17 of 18 August 1998 in order to create more erven and</p> <p>(b) that Centlec and Infrastructural Services must supply civil and electrical services in the area.</p>		
<p>166B.10 APPLICATION FOR TOWNSHIP ESTABLISHMENT ON PORTION 15 AND PORTION 16 OF 1 OF THE FARM ROOIDAM 2312 AND PORTION 6 AND PORTION 7 OF THE FARM RETREAT "A" 2002, BLOEMFONTEIN</p>	<p>RESOLVED that the application for township establishment on the Portion 15 and Portion 16 of 1 of the Farm Roodam 2312 and Portion 6 and Portion 7 of the Farm Retreat " A" 2002, Bloemfontein, not be recommended for approval to the Free State Provincial Government for reasons as explained in this report.</p>	<p>Head: Planning Mr K Kabagambe</p>	
<p>166B.11 APPLICATION FOR AMENDMENT OF THE GENERAL PLAN BY THE CLOSURE OF A PARK AND REZONING OF ERF 6074 BLOEMSIDE PHASE 4, MANGAUNG, BLOEMFONTEIN</p>	<p>RESOLVED that the Head of the Department of Co-operative Governance, Traditional Affairs & Human Settlement, Free State Provincial Government be informed that:</p> <p>(a) the application for amendment of the General Plan by means of a closure of a park, be recommended for approval;</p> <p>(b) rezoning of erf 6074 Bloemside Phase 4, Bloemfontein from "Public Open Space" to "Business" be recommended for approval and</p> <p>(c) a condition be registered on the title deed that the erf shall be used for guesthouse purposes only with development restrictions of 10 bedrooms that is permanently inhabited by a family of which bedrooms may be let out, which serves mainly as a tourist facility and where substantial meals for residing guest only be served by the residing family in a central dining room, be recommended for approval.</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 applicant has accepted the following conditions in writing:</p> <p>(i) that the applicant be liable for the costs of revaluation of the property after rezoning, payable at the Head: Finance;</p> <p>(ii) that, if the demand for electricity exceeds the</p>	<p>Head: Planning Mr K Kabagambe</p>	

	<p>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 application 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 for the conversion of the building into a guest house which must conform to all relevant requirements National Building Regulations. Parking must be provided at a ratio in terms of Section 14.2 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 satisfaction of the General Manager: Town & Regional 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 tree providing shade for two parking bays; in the case of a single rows of parking; or one tree providing shade for every four parking bays; in a case of double rows f parking; in such a manner that shade is provided for all passenger vehicle parking bays to the 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</p>		
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	<p>of the changed land use, in order to maintain the same level of services as defined by the Head: Infrastructural Services and will be responsible for appointing a professional engineer for investigation, design and supervision thereof for their own account, if necessary;</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 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 houses shall conform to all regulations pertaining to boarding houses and any replacement of such regulations.</p>		
<p>166B.12 MMM PLACEMENT PROCESS: STATUS REPORT</p>	<p>RESOLVED</p> <p>(a) that the Executive Mayor notes progress made to date by the Placement Committee;</p> <p>(b) that the Executive Mayor notes that the placement of personnel at the Department of Planning and Economic Development and Centlec will be finalised;</p> <p>(c) that placement letters are being prepared based on the status quo report approved by the Co-Chairs of the Placement Committee and</p> <p>(d) that placement letters will be dispatched to affected employees.</p>	<p>Head: Corporate Services Ms M Ramaema</p>	
<p>166C.1 RECESS OF THE MANGAUNG METROPOLITAN COUNCIL</p>	<p>RESOLVED</p> <p>a) that the Council grant recess to all Councillors commencing from December 17, 2014 up to January 10, 2015 and</p> <p>b) that it be noted that during the recess period, no committee meetings or public hearings or any other Councillor engagement would be convened.</p>	<p>Head: Corporate Services Ms M Ramaema</p>	