

Attention: Speaker of the MMM Council

Council item

SUBJECT: REQUEST FOR APPROVAL FOR FUTURE UTILIZATION OF VARIOUS ERVEN EARMARKED FOR EDUCATIONAL PURPOSES WITHIN MMM METRO-BOTSHABELO (ERVENS 211L,212L,3248U,3637U AND 2478M FOR INFILL PLANNING IN BOTSHABELO)

1. PURPOSE:

This report is submitted to Council to request for approval of the rezoning and subdivision of school sites that are relinquished back to Mangaung Metro by the Department of Education for the purposes of infill planning.

2. BACKGROUND:

These sites are needed for residential purposes. A request was submitted to the Department of Education for the utilization of the undeveloped school sites and after considering our request, they have granted Mangaung Metro permission to rezone and subdivide these sites and further requested that they be allowed to utilize two portions of land (public open spaces) belonging to Mangaung Metro for sporting facilities and for expansion of a school. (Attached Annexure A from Education Department)

Most of Botshabelo townships were established long time ago to be specific Sections A up to R and are characterised by fragmented type of planning. This fragmentation is due to the fact that most of the areas in Botshabelo are located within flood lines. This resulted in the Botshabelo area having a vast area of open spaces in order to accommodate the low-lying areas which are not habitable for development. Apart from most of the areas being undevelopable due to the topography, Botshabelo is also characterised by oversupply of school sites.

Botshabelo is growing towards the West where new townships are being established. New school sites are being provided with new townships. Also, a new township is in the process of being established in Sepane Farms (Botshabelo and Thaba-nchu Node). New school sites are also being provided with this township.

Seeing that it is unlikely for the undeveloped school sites to be utilised by the Department of Education as there is no further influx within these old townships of Botshabelo, a request was made to the Department of Education to surrender some of the vacant sites earmarked for educational purposes to be made available for residential development. The following is a list of the sites requested:

- Erf 2478 Botshabelo M
- Erf 211 Botshabelo L
- Erf 212 Botshabelo L
- Erf 3637 Botshabelo U
- Erf 3245 Botshabelo U

In light of the request from the Municipality, the Department of Education conducted site verifications and needs assessment on various erven in Botshabelo. This process included taking into account the current amount of schools within the proposed areas and anticipated future overcrowding within various schools. After the assessment was done, the Department therefore decided to relinquish back Erf 2478 Section M, Erf 3637, Erf 3245 Section U, Erf 211 and Erf 212 Section L on the following conditions:

- That the municipality grants the Department of Education permission to extend the schools premises of Seroki Primary School onto a portion of Erf 807 which is a park (**see Annexure B**). The school will use half of the park and the remainder will still remain a park;
- That the Department will be responsible for the subdivision of Erf 807, consolidation of a subdivided portion of Erf 807 with the school site and the relocation of the park to the remainder of Erf 807 (See Annexure B); and
- That vacant space (erf 3289) which is currently being utilised by the school due to unavailability of sufficient space for sporting at Katamelo Intermediate School, be made available to be utilised by the school for this purpose (**see Annexure C**).

The layouts were compiled by an appointed service provider for rezoning and subdivision. This will assist a lot in alleviating a problem of shortage of residential sites in Botshabelo and this will optimise the use of existing infrastructure as services will be provided from the existing bulk.

3. LEGAL IMPLICATIONS

For the change of rezoning from Educational Purposes to Residential will require Council Resolution.

4. FINANCIAL IMPLICATIONS

The transfer of these sites has no financial implications

5. RECOMMENDATION

- That the Council approves the rezoning from "Educational Purposes" to "Residential Purposes" and subdivision of erf 2478 Section M, Erf 3637 Erf 3245 Section U, Erf 211 and Erf 212 Section L for residential purposes;
- That the Council grants the Department of Education permission to extend the schools premises of Seroki Primary School onto a portion of Erf 807;
- That the Department of Education will be responsible for the subdivision of Erf 807, consolidation of a subdivided portion of Erf 807 with the school site and the relocation of the park to the Remainder of Erf 807; and



- That the Council give permission to the Department of Education to utilise erf 3289 adjacent to Katamelo Intermediate School for sporting facilities for Katamelo Intermediate School.

Submitted By:

Bheki Mthembu
HOD Planning

Date: 05/03/2021

Recommended By:

Adv T Mea
City Manager

Date: _____

Approved By:

CLLR Lebohang Masoetsa
Act Executive Mayor

Date: 10-03-2021



Office of the Municipal Manager
Mangaung Metro Municipality
PO Box 3704
BLOM FONTEIN
9300

Attention: Adv. Tankiso Mea – Municipal Manager.

CC: Adv. Nelson Mofokeng – Head of Acquisitions and Disposals

CC: Mr. Bheki Mthembu – HOD Planning

**RE: FUTURE UTILIZATION OF VARIOUS ERVEN EARMARKED FOR EDUCATIONAL PURPOSES
WITHIN MANGAUNG METROPOLITAN MUNICIPALITY – BOTSHABELO**

The above matter refers.

The Department hereby acknowledges the Municipals request dated 07/08/2019 in relinquishing some of the erven that were initially earmarked for educational purposes, in order to address the Municipals challenges regarding their housing backlog. **See Annexure A**

This initiative forms part of developing an integrated housing development plan in allocating residential erven which are close to public amenities etc...

The Department has therefore conducted site verifications and needs assessment on various erven situated in Botshabelo. This process included taking into account the current amount of schools within the proposed areas and future overcrowding concerns within our various schools.

In light of the above, the Department has thus decided to relinquish Erf 2478 Botshabelo – Section M back to the Municipality, on the condition that the Municipality grants the Department permission to extend the schools premises of Seroki Primary School in order to utilize a portion of Erf 807 which is situated next to the school. **See Annexure B.**

The abovementioned site is currently partially utilized as a community park, it is therefore proposed that the schools premises should be extended in order to utilize half of Erf 807 and the park would utilize the other half of the premises.

The Department would therefore be responsible for the re-allocation of the park, subdivision and consolidation. **See Annexure B** - map and pictures.

Directorate: Physical Resource Planning & Property Management,

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

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The purpose of the abovementioned proposal, is to ensure that the school has sufficient space available for the provision of Grade R facilities and the inception of Grade RR which would be incorporated into Education mainstream within the future.

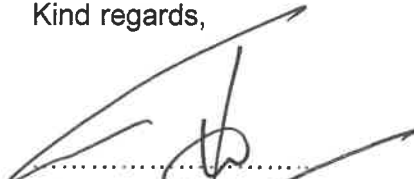
The Department has also decided to surrender Erf 3637, Erf 3245 situated in Boshabelo – Section U and Erf 211 & Erf 212 situated in Botshabelo – Section L back to the Municipality on the following conditions.

The Department request that the vacant space Erf 3289 which is currently being utilized as a vacant soccer pitch be utilized by the School, due to the unavailability of sufficient space for sporting facilities at Katamelo Intermediate School.

The Department is currently in the process of ensuring that all of our Primary Schools are inclusive of Grade R, this process would be followed by the inclusion of Grade RR into all of the schools within the Province, however the inclusion of Grade R and Grade RR should not hamper the provision of ensuring our schools have sporting codes and the facilities thereof. **See Annexure C.**

I trust you find the above in good faith.

Kind regards,



ADV. TH. Malakoane
HOD: Department of Education
Date: 19/11/2000

Department of Education: Free State
Directorate Infrastructure
55 Elizabeth Street
Bloemfontein
9300

Attention: Mr L. Kale

**ERF 211 L BOTSHABELO, ERF212 L BOTSHABELO, ERF 3248 U BOTSHABELO, ERF 3637 U
BOTSHABELO AND ERF 2478 M BOTSHABELO**

Above-mentioned matter refers.

It is herewith confirmed that Messrs Tiza Consulting was appointed for the subdivision and rezoning of the above sites, commencing on 27 May 2019. They were instructed by the Mangaung Metro Municipality, in terms of their appointment, to obtain consent from the Department of Education: Free State, that the mentioned sites are not required anymore for the construction of schools in Botshabelo.

As the sites are zoned for educational purposes, your consent is required to proceed with the necessary applications in terms of the Spatial and Land Use Management Act (16 of 2013) as well as in terms of the applicable sections of Mangaung Metro Municipal Land Use Planning Bylaw, 2015. The purpose of these subdivisions is to create single residential stands to accommodate the backlog in the provision of housing.

Your favourable consideration is appreciated.



BHEKI MTHEMBU
HOD PLANNING

Date

07/08/2019

ANNEXURE B

It is proposed that Seroki Primary School utilize a Portion of Erf 807 which is currently partially utilised as a Community Park – Seroki Primary School.



Currently, the park is only utilizing a portion of the proposed site. The additional area would accommodate future needs that might occur, due to the additional residential houses that will be developed within the area.



ANNEXURE C



Due to the additional houses that will be developed within the immediate area, it is therefore proposed that this area be fenced off and additional infrastructural and sporting facilities can be made available to the school.

