

CONFIDENTIAL

ANNEXURE

MANGAUNG METROPOLITAN MUNICIPAL COUNCIL

ITEM 133: QUESTIONS

**QUESTIONS IN TERMS OF RULE 38 OF THE
STANDING RULES AND ORDERS RECEIVED
FROM**

1. Cllr T van Der Walt: Stagnation of Planning and Land Use Management
 2. Cllr PA Lotriet: Renovation of Arthur Nathan Swimming Pool
 3. Cllr T van Der Walt: Non-Tabling of Municipal Planning Tribunal meeting and report on development applications
 4. Cllr R van der Merwe: Number 10 Maartens Street
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MANGAUNG METROPOLITAN MUNICIPALITY



DIRECTORATE
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CITY MANAGER

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Your Ref: Clr T Van Der Walt
Room 201, Bram Fischer Building

Our Ref: 12/1/9/4/2
Date: 27 June 2022

Clr T. Van Der Walt

Mangaung Metropolitan Municipality

Dear Councillor Van Der Walt

RESPONSE TO RULE 38 QUESTION. STAGNATION OF PLANNING AND LAND USE MANAGEMENT

Your letter dated 4 May 2022, with regard to the above-mentioned matter refers.

1. When will the first meeting of the Section 80: Planning and Economic development committee take place?

Planning has already submitted this report to the Committee Services, in the Corporate Services directorate, for tabling purposes.

When will reports be prepared by the Planning Department on, amongst others:

2. The status of the compilation of the second Draft Land Use Management Scheme for approval by council?

The compilation of the final Land Use Scheme of the Mangaung Metro has been completed. A report has been compiled in this regard for consideration by Section 80, Mayco and for final approval by Council of the Land Use Scheme. The report mentioned above, also has already been submitted to the Committee Services, in the Corporate Services directorate, for tabling purposes.

3. Municipal Planning Tribunal Quarterly report as prescribed in the Mangaung Planning and Land Use Management Bylaw 2021?

The report mentioned above, also has already been submitted to the Committee Services, in the Corporate Services directorate, for tabling purposes.

4. Land Use Applications process, standard operating procedures, backlogs, timelines and challenges?

Land Use applications are dealt with in terms of the Spatial Planning Land Use Management Act 2013, Act No.16 of 2013 (SPLUMA), Spatial Planning and Land Use Management Regulations: Land Use Management and General Matters, 2015 and Mangaung Land Use Planning Bylaw, 2015 as amended.

Challenges are a high vacancy such as Traffic Engineers, EIA process itself. The backlog is now 149 ,which will be finalized, when all comments are received.

Summary standard operating procedure:

All category 1 applications are submitted for pre-applications consultation meeting where applicants are advised about the procedure to be followed for each application and requirements for different applications. After this meeting, applicants source comments from all involved relevant stakeholders. Completed applications are submitted to the Mangaung Planning Tribunal Secretariat. After registration by MPT secretariat applications are submitted to Town Planning for processing. Town planners evaluate complete applications in terms of SPLUMA and submit reports with recommendation to MPT for final approval.

Backlog, timeframes, and challenges:

The timeframes for land use applications are stipulated in SPLUMA and the Mangaung Land Use Bylaw. There is currently no backlog due to drop in land use applications because of covid 19 and low economic growth. There is a huge shortage of staff, and the current personnel is overburdened with huge workload which may affect their performance in the long run.

5. Building plans process, standard operating procedures, backlogs, timelines and Challenges?

Building plans are circulated for comments. Circulation for comments. They are evaluated for compliance with building regulations. They are then recommended for approval or disapproval. The backlog at the moment is 1180.Timeline is difficult to determine due to high vacancy rate.

6. Progress of Digitization of planning processes?

All land use related applications in Mangaung are still being dealt with manually. Currently we are busy with automation of zoning certificates whereafter we will be dealing with electronic submission of land use applications.

Procurement of the Building Plan and Planning processes to commence in new Financial Year.

7. Functioning of the committee for coming this term?

Establishment and operation of Committees are the responsibility of Committee Services, and not Planning.

8. Enforcement of planning related bylaws, and the impact of failure to enforce on the Planning Department?

Impact of failure to enforce will lead to uncontrolled developments that are not in line with IDP orderly planning. However, efforts are taken to prevent this situation.

9. By-laws?

The formulation of all by-laws are the responsibility of Legal Services, and not Planning. They can be freely accessed on the Website, Legal corner post.

10. Spatial Development Framework and involvement of interest groups?

The SDF presentations were made during the IDP public participation meetings.

11. Development of Comprehensive Integrated Transport Plan?

The Plan will be completed in September 2022.

12. Departmental staff structure and job descriptions. Details on Town Planning, Building and Land Use control, Transport Planning and Municipal Planning Tribunal?

The departmental organogram with all job descriptions of all posts in Town Planning is available at Corporate Services (Directorate Human Resource).

13. Performance Management

Performance Management reports are included in the quarterly SDBIP reports submitted quarterly to Council.

14. Impact of student accommodation /special consent applications on municipal infrastructure investment?

All applications are circulated to Infrastructure Departments of Mangaung Metro with compiled services reports to address issues relating to services eg capacity and applications are only. A study by Infrastructure Services may be conducted.

15. Capacity of municipal infrastructure to absorb applications for student accommodation and illegal student accommodation: Sanitation, Water, Roads and Electricity.

Student accommodation are normally outside the peak flow (Peak flow is a sudden and/or sustained increase in the hydraulic and/or contaminant loading into a wastewater treatment plant)

for land use type. Although, there are sewer pipes identified to have insufficient capacity in the city due to additional sewer loadings from Student accommodation and Private development. It is currently difficult for MMM: Water and Sanitation to identify illegal student accommodation and to ensure compliance. Engineering Services has adopted a densification limit of 10 students per households to evaluate the impact of student accommodation in Mangaung Metro Municipality towns. The current Water and Sanitation models, Water Demands and Sewer loadings are based on the MMM's SDF (Spatial Development Framework) (Mangaung Metro Municipality, 2020).

MMM Engineering Services will continue plan to accommodate the current and future sewer generated by student and private developments. MMM Water and Sanitation sub-directorate is currently busy with the Development of Water and Sanitation Master plans to identify solutions, including infrastructure upgrades and alteration to system operation to address current and future water supply, sanitation service and service delivery constraints. The Water and Sewer model focus both on current backlogs and future private developments and student accommodations to analysis water and sewer network that will supply water and accommodate sewer according to applicable national standards at a required level of services.

16. Economic impact of illegal land uses?

There are no reports on this indicator. An Economic study or Research may have to be obtained in order to provide reliable information.

17. Outstanding Rule 38 Questions to the chairperson from the previous term?

These have been circulated again for responses from responsible directorates and will be finalized in due course.

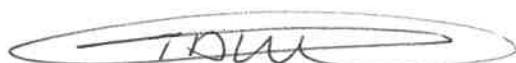
18. Informal Trading?

This is the responsibility of Local Economic development directorate and is regulated by applicable regulations dealing with hawkers.

19. Departmental anti-corruption and bribery prevention?

Anti-fraud and corruption Unit, located in the Office of the City Manager is the custodian of all corruption, anti-fraud and related matters.

Yours faithfully



Tebogo Motlashuping
Acting City Manager
Date: 27/06/2022



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Your Ref: Clr P Lotriet
Room 201, Bram Fischer Building

Our Ref: 12/1/9/4/2
Date: 14 June 2022

Clr P. Lotriet

Mangaung Metropolitan Municipality

Dear Councillor Lotriet

RESPONSE TO RULE 38 QUESTION. RENOVATION OF ARTHUR NATHANA SWIMMING POOL.

Your letter dated 19 May 2022, with regard to the above-mentioned matter refers.

Question 1

Has any further consideration been given to the renovation by of the swimming pool?

Yes.

If no, what would be the main reason? If the answer is yes, will you please elaborate on the following:

Question 1 (a)

Has any consulting work on behalf of the Metro commenced on the nature and scope of the restoration? If yes, what were their findings? Is there a report from the consultants available? If so, can this report be made available to the public?

Yes. Consultants were appointed and have compiled a set of bid documents for the renovation.

Question 2

Who were the consultants appointed by the Metro?

Nala Consulting and Boitseanape Quantity Surveyors.

How much was spent to date on the consultancy work?

To date, a total of R 7 994 504.10 has been spent on the professional fees during the course of the 2020-21 and 2021-22 financial years (Boitseanape: R 3 172 785.79 and Nala Consulting: R 4 821 718.31).

Question 2 (a)

How (from which budget) was this expense funded? USDG Were there sufficient funds available to pay the consultants?

Yes.

Have the consultants been paid fully?

Yes - Only for the stages of the work completed so far.

If so, when?

Payment was made at the end of each stage.

Question 2 (b)

Has a final decision been made on the nature and scope of the renovations?

Yes.

If yes, what are they? Will you make this public?

A presentation by the consultants can be arranged for this purpose.

Question 2 (c)

What is the estimated cost for the renovation project?

R58.1M

Question 2 (d)

Has this project been placed out on tender?

Yes.

If yes, when was this done?

15 October 2021.

Have you received any tenders?

Yes.

Have you awarded a tender (s).

No. If yes, to what amount? To whom was the tender awarded?

N/A

Question 2 (e)

How is Mangaung going to pay for this expense?

USDG

Are we going to have to borrow money for this project?

No.

If yes, from who, and have you already acquired these funds?

N/A

Question 2 (f)

If this project is to be financed from a national grant, which grant will be used?

USDG.

Is this grant project specific?

Yes.

Is the money ringfenced?

Enquiries will be made to Finance establish same.

Question 2 (g)

When will this project officially commence and when will it end?

Construction will commence after the appointment of the contractor, signing of contract documents, and site hand-over. The bids have been adjudicated through the SCM process and we are currently awaiting the appointment of the successful bidder. The construction is expected to be completed 12 months after commencement.

Is there a timeline of the completion of different phases available to the public?

The appointed contractor will be expected compile a construction programme.

Question 2 (h)

Has a contract been signed between the Metro and the successful bidder?

No.

If so, when was this done and is this contract available for pursual by the public?

N/A

Question 2 (i)

Do the renovations planned have the official approval of Free State Heritage Foundation?

Yes.

Question 2 (j)

The swimming pool was built in yards. International swimming standards are measured in metres. Will you consult with SA Swimming on the modern specifications pertaining to requirements to which the pool must comply?

Final specifications (for the length of the pool) were considered and it was deemed to be unfeasible to extend the pool due to site constraints and costs. This pool will only be used for training and recreational purposes. The Stadium swimming Pool caters for official swimming events.

Question 2 (k)

Which Department will be responsible for this project?

Planning.

Yours faithfully



Tebogo Motlashuping
Acting City Manager
Date: 27/06/2022



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Your Ref: Clr T Van Der Walt
Room 201, Bram Fischer Building

Our Ref: 12/1/9/4/2
Date: 20 June 2022

Clr D. Van Der Walt

DA Councillor

Mangaung Metropolitan Municipality

RESPONSE TO RULE 38 QUESTION. NON-TABLING OF MUNICIPAL PLANNING TRIBUNAL MEETINGS AND REPORT ON DEVELOPMENTS APPLICATIONS.

Your E-mail dated 5 May 2022, with regard to the above-mentioned matter refers.

There was a Municipal Planning Tribunal (MPT) meeting held on Monday, 27 June 2022.

Yours faithfully

A handwritten signature enclosed in an oval shape.

Tebogo Motlashuping
Acting City Manager
Date: 27/06/2022



Development Applications

Approved by Mangaung Municipal Planning Tribunal

JULY 2021 – APRIL 2022

**MANGAUNG
METROPOLITAN
MUNICIPALITY**

DEVELOPMENT APPLICATIONS

1ST To 3ND QUARTER - APPROVED BY THE MUNICIPAL PLANNING TRIBUNAL(MPT)

1	Proposed removal of restrictive conditions and rezoning of erf 6133 Bloemfontein extension 46 (Dan Pienaar)	SPLUMA	Approved	23/07/2021
2	Application for the removal of restrictive title condition: erf 4131, Bayswater, Bloemfontein.	SPLUMA	Approved	23/07/2021
3	Application for subdivision and rezoning: erf 511 Shellyvale, Bainsvlei	SPLUMA	Approved	23/07/2021
4	Application for the following: (A) Subdivision of erf 21422 Waverley, Bloemfontein, into two portions (proposed subdivision 1 and proposed remainder); (B) Rezoning of the proposed subdivision 1 from "General Residential 3" to "Single Residential 2".	SPLUMA	Approved	30/07/2021
5	Application for the removal of restrictive conditions, amendment of the Bloemfontein town planning scheme no. 1 of 1954 by inclusion of a new special use zoning "Special Use CCXXIV" and rezoning of erf 30375, Bloemfontein, Wild Olive	SPLUMA	Approved	30/07/2021
6	Application for the rezoning of erf 19480 Dan Pienaar, Bloemfontein	SPLUMA	Approved	30/07/2021

7	Application for the removal of restrictions and Special consent: erf 9069 Universitas, Bloemfontein	SPLUMA	Approved	30/07/2021
8	Application for the removal of restrictions and Special consent: erf 9068 Universitas, Bloemfontein	SPLUMA	Approved	30/07/2021
9	Application for the removal of restrictions and Special consent: erf 8515 Universitas, Bloemfontein	SPLUMA	Approved	30/07/2021
10	Application for the removal of restrictions and Special consent on erf 8693 Universitas, Bloemfontein	SPLUMA	Approved	30/07/2021
11	Application for the removal of the restrictive title conditions of erf 441 Langenhoven park, Bloemfontein.	SPLUMA	Approved	30/07/2021
12	Application for the removal of restrictive conditions of title of erf 5149 Dan Pienaar, Bloemfontein.	SPLUMA	Approved	30/07/2021
13	Application for the removal of restrictive conditions of title of erf 12633 Dan Pienaar, Bloemfontein.	SPLUMA	Approved	30 July 20 21
14	Application for the restrictive conditions of title of portion 10 (of 7) of the Farm Voorspoed 1788, Bloemfontein.	SPLUMA	Approved	30/07/2021
15	Application for the consolidation of portion 4 of erf 947, erf 950 and erf 951 Bloemfontein	SPLUMA	Approved	30/07/2021
16	Application for consolidation of erven 1341 and 1342 Mandela View, Bloemfontein extension 2, Bloemfontein	SPLUMA	Approved	30/07/2021

17	Application for the consolidation of erf 32/508 and erf 33/508 Shellyvale, Bloemfontein	SPLUMA	Approved	30/07/2021
18	Application for the following: A. Removal of restrictive title deed conditions. B. Subdivision of the remainder of Plot 7 Vallombrosa small holding into 3 portions. C. The subsequent consolidation of the proposed subdivision 1 and 2 (of re) of Plot 7 Vallombrosa small holding with portion 1 of plot 7 Vallombrosa small holding; and D. The creation of a right of way servitude over the proposed consolidation in favour of the proposed remainder (of re) of plot 7 Vallombrosa small holdings, Bloemfontein district	SPLUMA	Approved	30/07/2021
19	Application for the subdivision of portion 1 of the Farm Nalisview no 1060 and the subsequent consolidation of portion a of the Farm Nalisview no 1060 with portion 5 and the remaining extent of the Farm Nalisview no 2835, Mangaung Metropolitan Municipality, Free State Province	SPLUMA	Approved	30/07/2021
20	Application for the following: (A) Removal of restrictive conditions; and (B) Rezoning of erf 6384, Dan Plenaar, Bloemfontein from “single residential 2” to “Special Use CXCVIII” to accommodate the existing office	SPLUMA	Approved	8/10/2021
21	Application for the simultaneous removal of restrictive title deed conditions, amendment of the general plan, township establishment and rezoning on plot 7 Spitskop smallholdings, Bloemfontein	SPLUMA	Approved	8/10/2021

22	Application for the partial closure, subdivision, rezoning and consolidation of erf 1196 Meriting and adjacent street	SPLUMA	Approved	8/10/2021
23	Application for the rezoning of erf 15433 Fichardt Park, Bloemfontein.	SPLUMA	Approved	8/10/2021
24	Application for the removal of a restrictive title condition: erf 4133 Bayswate Bloemfontein	SPLUMA	Approved	8/10/2021
25	Application for the simultaneous amendment of the township layout plan: Bloemfontein extension 217, Raceway Park, Bloemfontein, as well as amendment of the conditions of establishment on portion 13 of the Farm Sunnyside 2620 and amendment of the Bloemfontein town planning scheme, no. 1 of 1954.	SPLUMA	Approved	8/10/2021
26	Application for the simultaneous amendment of the township layout plan: Bloemfontein extension 217, raceway park, Bloemfontein, as well as amendment of the conditions of establishment on portion 34 of the Farm Sunnyside 2620 and amendment of the Bloemfontein town planning scheme, no. 1 of 1954	SPLUMA	Approved	8/10/2021
27	Application for extension of the validity period of an approval: application for the amendment of the Bloemfontein town planning scheme and subdivision of Plot 7 Estoire, Bloemfontein, Bloemfontein	SPLUMA	Approved	8/10/2021
28	Application for extension of the validity period of an approval: application for removal of restrictions, consolidation, amendment of the town planning scheme and rezoning: the remainder of the Farm Breffny 2634 and the remainder of the Farm Sinn Fein 2634	SPLUMA	Approved	8/10/2021
29	Application for extension of the validity period of an approval: subdivision 5 of erf 15722 Fichardtpark: subdivision, rezoning, amendment of the town planning scheme and reservation of street	SPLUMA	Approved	8/10/2021

30	Application for extension of the validity period of an approval: application for the removal of restrictive title condition and rezoning of Portion 2 of plot 18 Rayton Ridge small holdings	SPLUMA	Approved	8/10/2021
31	Application for the simultaneous amendment of the township layout plan: Bloemfontein extension 217, raceway park, Bloemfontein, as well as amendment of the conditions of establishment on portion 13 of the Farm Sunnyside 2620 and amendment of the Bloemfontein town planning scheme, no. 1 of 1954.	SPLUMA	Approved	8/10/2021
32	Application for the extension for a further period to register the subdivision on Farm Vaalbank 581 with the office of the registrar of deeds and the office of surveyor general	SPLUMA	Approved	8/10/2021
33	Application for the simultaneous removal of restrictive title conditions consolidation, amendment of the general plan, township establishment and zoning. Plot 142,148,149,152 &155	SPLUMA	Approved	12/11/2021
34	Application for the registration of a servitude to erect a telecommunication tower on the remainder of Farm Arbeidsvrug 2654, Bloemfontein	SPLUMA	Approved	12/11/2021
35	Application for the registration of the servitude to erect a telecommunication tower on erf 12080 Uitsig, Bloemfontein	SPLUMA	Approved	12/11/2021
36	Application for the removal of restrictions and special consent use on plot 32 Lakeview (Motheo TVET College), Bloemfontein	SPLUMA	Approved	12/11/2021
37	Application for the removal of restrictive title conditions: erf 3973, 4 Paul Roux street, Dan Pienaar . Bloemfontein	SPLUMA	Approved	12/11/2021
38	Application for extension of the validity period of an approval: portion 1 of Plot 3 Rayton small holdings: amendment of general plan. Amendment the town planning scheme, proposed land development and rezoning (5 erven and street).	SPLUMA	Approved	12/11/2021

		SPLUMA	Approved	12/11/2021
39	Application for condonation to register with the office of the registrar of deeds relating to the application for erf 19308 , Pellissier, Bloemfontein .	SPLUMA	Approved	12/11/2021
40	Application for the removal of restrictive Title deed conditions and subdivision of plot 24 Vaalbank Zuid. Bloemspruit. Bloemfontein district	SPLUMA	Approved	12/11/2021
41	Application for condonation to register with the Office of the deeds relating to the application for the township establishment: plot 14 Vredenhof Smallholdings (10 erven and 2 street).	SPLUMA	Approved	12/11/2021
42	Application for the consolidation of erven 10480 and 10481 grasslands	SPLUMA	Approved	12/11/2021
43	Application for the removal of restrictive title deed Conditions and the subdivision of the remainder of Plot 49 Olive hill settlements, Bloemfontein	SPLUMA	Approved	12/11/2021
44	Application for the subdivision of erf 28346 Woodland Hills Wildlife Estate , the consolidation of the Proposed subdivision of erf with 28347 Woodlands Hills wildlife estate, Bloemfontein and the Amendment of the zoning “Special Use” with Bainsvlei Town planning scheme, Bloemfonte	SPLUMA	Approved	12/11/2021
45	Application for the removal of restrictions and a special consent for student accommodation on erf 8650, Universitas .	SPLUMA	Approved	12/11/2021
46	Application for removal of restrictions and special consent for a student dwelling on erf 8621, Universitas .	SPLUMA	Approved	12/11/2021
47	Application for removal of restrictions and special consent for a student dwelling on erf 9003, Universitas	SPLUMA	Approved	26 /11/ 2021

		SPLUMA	Approved	9/12/2021
48	Application for the following:			
(A)	Amendment of the Bloemfontein town planning scheme no.1 of 1954 to create and include the new zoning “special use cxxxv”;			
(B)	Rezoning of portion 1 of erf 6142, Dan Pienaar, Bloemfontein from “single residential 2” to “Special Use CCXXXV” to allow for an administrative office development (that excludes medical consulting rooms). The proposed development will be restricted to a GLA of 240m ² ; and			
(C)	Creation of a 2,5m right of way servitude along the street boundary (General Hertzog street) over portion 1 of erf 6142, Dan Pienaar, in favour of the mmm to accommodate a future service road.			
49	Application for extension of the validity period of an approval: condonation application amendment of the Bloemfontein town planning scheme, rezoning and consolidation of erven 17095 and 28420 and lease air rights (space above ground level) over henry street on portion 5 of erf 26408 Westdene, Bloemfontein.	SPLUMA	Approved	9/12/2021
50	Application for the removal of restrictive title deed conditions and special consent on erf 8613 Universitas, Bloemfontein.	SPLUMA	Approved	9/12/2021
51	Application for the removal of restrictive title deed conditions and home industry of erf 5130 Dan Pienaar, Bloemfontein.	SPLUMA	Approved	9/12/2021
52	Application for the removal of restrictions and special consent use on erf 21370, Universitas, Bloemfontein.	SPLUMA	Approved	9/12/2021
53	Application for the special consent in respect with the remainder of erf 12904 Universitas, Bloemfontein	SPLUMA	Approved	9/12/2021

54	Application for the registration of a right of way servitude lease on a portion (64m ²) of the Farm Havard Kopje “b” 2637, Bloemfontein, Free State.	SPLUMA	Approved	9/12/2021
55	Application for the registration of a right of way servitude lease on a portion (121m ²) of portion 14 of the Farm Krantzkraal 134, Bloemfontein, Free State.	SPLUMA	Approved	9/12/2021
56	Application for the special consent in respect with erf 13180 Brandwag, Bloemfontein	SPLUMA	Approved	9/12/2021
57	Application for the removal of restrictions and special consent on erf 8942, Universitas, Bloemfontein.	SPLUMA	Approved	9/12/2021
58	<p>Application for:</p> <p>(A) The removal of restrictive conditions of title in terms of section 16(2) of the Mangaung Municipal Land Use Planning By laws [2015].</p> <p>(B) Township establishment in terms of section 16(2) of the of the Mangaung Municipal Land Use Planning By laws [2015] on Plot 4 Spitskop Small holdings, Bloemfontein with the zonings indicated on the layout plan 2017/1/rev5; and</p> <p>(C) To zone township area to the zonings as indicated on the layout plan 2017/1/rev5, namely, “Special Residential”, “General Residential”, “Public Open Space” and “Street”, in terms of 16(2) of the Mangaung Municipal Land Use Planning By laws [2015]</p>	SPLUMA	Approved	11/03/2022
59	<p>Application for:</p> <p>the proposed subdivision and township establishment on a portion of the remainder of the Farm Bloemfontein 654 and inclusion of the subdivided portion into the Bloemfontein Town planning scheme as well as the registration of a right of way servitude over Portions 3 and 6 of the Farm Rocklands 684, Bloemfontein</p>	SPLUMA	Approved	11/03/2022

60	Application for the removal of restrictions and consent for a home industry on remainder of erf 11268 Bayswater, Bloemfontein.	SPLUMA	Approved	11/03/2022
61	Application for the removal of restrictive title conditions: erf 5672 Wilgehof, Bloemfontein	SPLUMA	Approved	11/03/2022
62	Application for the removal of the restrictive title conditions on the remainder of Plot 6 Rayton small holdings, Bloemfontein.	SPLUMA	Approved	11/03/2022
63	Application for special consent use on erf 13196 Brandwag, Bloemfontein	SPLUMA	Approved	11/03/2022
64	Application for the removal of restrictive title deed conditions and a special consent in respect with erf 8705 Universitas, Bloemfontein	SPLUMA	Approved	11/03/2022
65	Application for condonation to register with the office of the registrar of deeds relating to the application for the removal of restrictive title deed conditions and subdivision pertaining to Plot 124 Grasslands Agricultural holdings, Bloemspruit, Bloemfontein.	SPLUMA	Approved	11/03/2022
66	Application for Amendment of the general plan (1098/1994);and closure of public place erven 3245,3636,3637 Botshabelo U	SPLUMA	Approved	8 /04/2022
67	Application for the removal of the restrictive title conditions on portion 1 of plot 6 Rayton small holdings, Bloemfontein	SPLUMA	Approved	8 /04/2022
68	Application for removal of restrictive title conditions, consolidation and subdivision, amendment of the Bloemfontein Town Planning scheme and rezoning of the remainder of portion 12 and portion 13 (of 12) of the Farm	SPLUMA	Approved	8 /04/2022

	Roodewal 292, Bloemfontein from “Agricultural Residence 1” to a “Special use 40”.			
69	Application for Amendment of the general plan (1263/1994): erven 211 & 212 Botshabelo Section I	SPLUMA	Approved	8 /04/2022
70	Application for Amendment of the general plan (670/1994): and Closure of a Public open space: erven 1002 & 1006 Botshabelo Section S	SPLUMA	Approved	8 /04/2022
71	Application for Amendment of the general plan (1236/1994): erven 2478 Botshabelo Section M	SPLUMA	Approved	8 /04/2022
72	Application for Amendment of the general plan (530/1995): erven 3225 & 3226 Botshabelo Section H	SPLUMA	Approved	8 /04/2022
73	Application for Amendment of the general plan (1286/1995);and Closure of Public place erven 4945 Heidedal	SPLUMA	Approved	8 /04/2022
74	Application for Amendment of the general plan (1645/1998);and Closure of Public place erven 7878 Namibia	SPLUMA	Approved	8 /04/2022

75	Application for: subdivision: erven 1901, Botshabelo Section E	SPLUMA	Approved	8 /04/2022
76	Application for the removal of the restrictive title deed conditions on erf 12539 Dan Pienaar	SPLUMA	Approved	8 /04/2022
77	Application for condonation to register with the office of the registrar of deeds pertaining to the application for the subdivision and the consolidation of Portion 1 of Plot 1 and Plot 2 Donegal no. 1088, Bainsvlei, Bloemfontein.	SPLUMA	Approved	8 /04/2022
78	Application for special consent on erf 5093 Dan Pienaar, Bloemfontein	SPLUMA	Approved	8 /04/2022
79	Application for the removal of restrictive title conditions: erf 3727 Parkwest, Bloemfontein	SPLUMA	Approved	8 /04/2022
80	Application for removal of restrictions, subdivision and registration of a right of way servitude: Portion 1 of the Farm Kenilworth no. 2734	SPLUMA	Approved	8 /04/2022
81	Application for condonation to register with the office of the registrar of deeds relating to the application for the removal of restrictive title deed conditions and proposed subdivision of Plot 84 Highveld small holdings, Bloemfontein	SPLUMA	Approved	8 /04/2022

MUNICIPAL TRIBUNAL MEETINGS: July 2015 – April 2022

Date of meetings	Number of Applications	Approved	Not Approved	Referred back
31 July 2015(28 August 2015)	25	19	4	2
29 Sept 2015	3	0	3	0
30 October 2015	9	3	6	0
11 December 2015	10	5	5	0
15 March 2016	21	18	3	0
13 May 2016	9	8	0	1
10 Jun 2016	19	17	0	2
29 Jul 2016	15	11	0	4
31 Aug 2016	10	9	1	0
16 Sept 2016	7	6	0	1
30 Sept 2016	11	7	3	1
28 Oct 2016	13	11	2	0
9 Dec 2016	11	6	5	0
TOTAL	163	120	32	11

MUNICIPAL TRIBUNAL MEETINGS: JULY 2016 – 30 June 2020

Date of Meetings	Number of Applications submitted at MPT	Applications Approved	Not Approved	Referred back
27 March 2017	22	19	2	1
21 April 2017	12	10	0	2
17 May 2017	8	6	0	2
2 June 2017	17	15	0	2
14 July 2017	16	12	1	3
18 August 2017	17	17	0	0
22 September 2017	8	7	0	1
27 October 2017	20	20	0	0
8 December 2017	10	7	1	2
23 February 2018	17	15	0	2
23 March 2018	10	9	0	1

20 April 2018	6	5	0	1
25 May 2018	10	9	0	1
29 June 2018	8	5	1	2
27 July 2018	12	10	0	2
14 September 2018	6	6	0	0
28 November 2018	18	17	0	1
Total =2018	217	189	5	23
5 February 2019	11	11	0	0
28 March 2019	17	14	2	1
10 May 2019	10	8	1	1 deferred for hearing
28 June 2019	17	16	0	1 deferred for hearing
16 August 2019	13	12	0	1 deferred for hearing
18 October 2019	18	17	0	1 deferred for hearing
18 November 2019	6	6	0	0

4 December 2019	38	35	1	2 deferred for hearing
21 February 2020	28	27	0	1 deferred for hearing
30 June 2020	32	27	1	4 deferred for hearing
11 Dec 2020	34	25	2	7 deferred for hearing
12 February 2021 Hearing meeting	6	6	0	0
26 March 2021 Hearing meeting	6	6	0	0
26 March 2021 ordinary meeting	36	33	0	3 deferred for hearing
30 April 2021	3	3	0	0
4 June 2021	25	20	2	3
23 July 2021 Hearing meeting	5	3	2	0
30 July 2021	21	19	0	2 deferred back (1 hearing)
8 October 2021	14	13	0	1 deferred back
12 November 2021	15	14	0	1 deferred back
26 November 2021	1	1	0	0

9 December 2021	11	9	0	2 hearing
11 March 2022	11	8	0	3 differed (2 hearings)
8 April 2022	18	16	2	0
22 April 2022	2	0	0	0 decision outstanding
Total: Applications	778	660	50	66



DIRECTORATE
OFFICE OF THE
CITY MANAGER

PO Box 3704, Bloemfontein, 9300
2nd Floor, Bram Fischer Building, De Villiers Street, Bloemfontein
Tel: +27(0)51 405 8621, Fax: +27(0)51 405 8108

Your Ref: T. Van Der Merwe
Room 201, Bram Fischer Building

Our Ref: 12/1/9/4/2
Date: 21 June 2022

Clr T Van Der Merwe

D.A. Councillor

Mangaung Metropolitan Municipality

RESPONSE TO RULE 38. NUMBER 10 MAARTEN STREET

Your E-mail dated 7 June 2022, with regard to the above-mentioned matter refers.

Kindly find attached a comprehensive report dealing with the questions posed from the responsible sub-directorate.

Yours faithfully

A handwritten signature in black ink, appearing to read "Tebogo Motlashuping".

Tebogo Motlashuping
Acting City Manager
Date: 27/06/2022

Our Ref: J Smith

Your Ref:

Date: 01/06/2022

Phone: 051-405 8407/0826513925

The Acting City Manager
Office of the City Manager

RE: MMM // 10 MARTINS STREET UNIVERSITAS, BLOEMFONTEIN

Background

Various complaints against the property were submitted to MMM by members of the community and DA Councilor Tjaart van der Walt. Other complaints were telephonically as the community was disturbed by the construction work and the offloading of the bricks on the sidewalk.

Nature of complaint

The nature of the complaint was an active construction work being undertaken on the erf.

Allegations that no building plans were submitted by the property owner.

No rezoning applications is submitted by the owner of the said property to MMM Planning department.

The Property is intended to be used as a student accommodation.

Investigation

The Law Enforcement was dispatched to the said address to investigate the allegations on Saturday 25/09/2021 and stopped all active building activities. The ward councilor was informed telephonically.

On Saturday 26/09/2021 Law Enforcement was again dispatched to the said address, and they reported that no building activity was taking place. They stopped to building and only the workers were sitting around there.

On Monday 27/09/2021 myself (Mr. Smith) from building control enforcement attended the complaint in the morning about 08:00 and the foreman was again instructed not to continue with the building activity. He informed me that law enforcement visited them on 25&26/09/2021 and instructed them to stop. By that time, they stopped already from the first instruction.



MANGAUNG

METRO MUNICIPALITY

METRO MUNISIPALITEIT

LEKOTLA LA MOTSE

DIRECTORATE
PLANNING

Property Owner

The information was that Eben Coetze is the property owner, and he is selling the property. The sale is though and the property is now registered under NATH DERCORS AND LOIFESTYLE (PTY) LTD

Erf

The erf is zoned single residential 2 and can only be used as a dwelling. Mr. Thekisho (the buyer of the property) advised that the application for rezoning of the property to Student accommodation is currently underway and being dealt with by private Town Planner Mr. Machogo.

Notice Issued

1. On the 30th of September 2021, MMM issued a Notice against the property owner to stop the construction work which is being done. In terms of the notice the client has 30 days to submit a building plan for consideration.
2. All building activities were stopped on the erf and Law Enforcement was monitoring the situation.
3. The owner was requested to relocate the bricks that were on the sidewalk. it is now partially done.
4. In this regard a hoarding fee must be calculated and be given to the owner. NB: the hoarding fee to date will be part of the documents that will be handed to the attorneys.

Way forward

1. The property owner must remove the bricks from the sidewalk, it is now partially done.
2. No building will be allowed until the rezoning and the building plans are approved. NB: in terms of our records no building plan was submitted for consideration.
3. Attorneys are appointed namely **E G Cooper Majiedt Inc.**
4. We had a consultation with adv. Roux on 16/05/2022 and will again consult on 22/06/2022

Mr JG Smith

Manager: Enforcement