



DIRECTORATE  
OFFICE OF THE  
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  
Democratic Alliance  
**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, regarding the above-mentioned matter refers.

**Question 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:**

**Question 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.

**Question 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.

**Question 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 rate such as Traffic Engineers. 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.

**Question 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.

**Question 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.

**Question 7:**

**Functioning of the committee for coming this term?**

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

**Question 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.

**Question 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.

**Question 10:**

**Spatial Development Framework and involvement of interest groups?**

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

**Question 11:**

**Development of Comprehensive Integrated Transport Plan?**

The Plan will be completed in September 2022.

**Question 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).

**Question 13:**

**Performance Management**

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

**Question 14:**

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

All applications are circulated to Infrastructure Department of Margaung Metro with compiled service reports to address issues relating to services.

**Question 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 Margaung Metro Municipality towns. The current Water and Sanitation models, Water Demands and Sewer loadings are based on the MMM's SDF (Spatial Development Framework) (Margaung 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.

**Question 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.

**Question 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.

**Question 18:**

**Informal Trading?**


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

**Question 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: 16/08/2022