
TO: SECTION 80 PLANNING AND MAYORAL COMMITTEE

DATE: 14 JULY 2022

SUBJECT: REPORT ON DEVELOPMENT APPLICATIONS PROCESSED BY THE MANGAUNG PLANNING TRIBUNAL (MPT)

1. PURPOSE:

This item is submitted in terms of section 108 of the land use management bylaw as adopted by council 30 September 2021 and Gazetted November 2021

This report is submitted to Council to provide information on the progress on land development applications approved by the Municipal Planning Tribunal (hereafter MPT) for the period July 2021 until 30 June 2022.

A comprehensive report that entails the full details concerning the status/type of applications that serve at the Municipal Planning Tribunal for the specific time frame and also provide dates of meetings held by the Municipal Planning Tribunal over the above-mentioned period is attached.

2. BACKGROUND

The MPT was established by Council in terms of Act 16 of 2013. (also, SPLUMA) and consequently adopted by council in accordance to council resolution CNL74A.12-25/06/2015

3. POLICY AND LEGISLATIVE CONTEXT

The Regulations in terms of section 54 of Act 16 of 2013 give the statutory framework to operationalize and give full effect to the Municipal Planning Tribunal.

The Land Use Management Bylaw was adopted and implemented by council as gazetted in circular 35 of 3 July 2015 of the Free State Provincial Gazette. The report serves as update to Council in regard to the development applications that was considered by the Municipal Planning Tribunal since July 2021 to 9 December 2021.

Applications that was deferred are taken back as soon as it was properly attended to or if the application had been referred to a hearing by the Municipal Tribunal and a decision was taken.

4. FINANCIAL IMPLICATION

None

Submitted by:



G MASUABI: GM STRATEGIC SUPPORT

Date: 14/07/2022

Approved for Submission by:

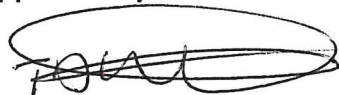


N MABUNDA: ACTING HOD PLANNING

Date: _____

Date: 14/07/2022

Approved by:



T MOTLASHUPING
CITY MANAGER

Date: 14/07/2022

Approved for Submission by:



V JONAS
MMC: PLANNING

Date: _____

Date: 14/07/2022

Approved by:



M SIYONZANA:
EXECUTIVE MAYOR

Date: 14/07/2022

Attachments: Report on applications approved by MPT



Development Applications
Approved by Mangaung Municipal Planning Tribunal

JULY 2015 – JUNE 2022

**MANGAUNG
METROPOLITAN
MUNICIPALITY**

DEVELOPMENT APPLICATIONS

1ST To 4TH 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, Bloemindustria 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 Pienaar, 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 Bayswater 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	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 Lakeveiw (Motheo TVET College), Bloemspruit	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. Amendement the town planning scheme, proposed land development and rezoning (5 erven and street).	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. Bloemspriot. 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, Bloemfontein	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

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 ccxxv"; (B) Rezoning of portion 1 of erf 6142, Dan Pienaar, Bloemfontein from "single residential 2" to "Special Use CCXXV" 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.	SPLUMA	Approved	9/12/2021
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 (64m²) 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 Krantzkrail 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	Application for: (A) The removal of restrictive conditions of title in terms of section 16(2) of the of the Mangaung Municipal Land Use Planning By laws [2015]. (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 (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 of the Mangaung Municipal Land Use Planning By laws [2015]	SPLUMA	Approved	11/03/2022
59	Application for: 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	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 restrictions and consent for a home industry on remainder of erf 11268 Bayswater, 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, Bloemspruit, Bloemfontein	SPLUMA	Approved	8 /04/2022

82	Application for the Simultaneous Amendment of General Plan Sg No. 39/2018, By Relayout of The Township, Amendment of Conditions of Establishment, Closure of a Public Street and Amendment of the Bloemfontein Townplanning Scheme: Portion 1 of the Farm Strathearn 2154, Bloemfontein	SPLUMA	Approved	27/06/2022
83	Application For: (A) The Removal of Restrictive Conditions of Title In terms of Section 16(2) of the Mangaung Municipal Planning Land Use By-Laws [2015]; The amendment of the Bloemfontein Town Planning Scheme, 1954 (No.1 Of 1954) In Terms of Section 16(2) of the Mangaung Municipal Planning Land Use By-Laws [2015] To Include Portion 6 of the (B) Farm Annex Wildealskloof 2607 and its Land Uses into the said Bloemfontein Town Planning Scheme, 1954 (No.1 Of 1954); (C) The amendment of the Bloemfontein Town Planning Scheme, 1954 (No.1 of 1954 In Terms of Section 16(2) of the Mangaung Municipal Planning Land Use By-Laws [2015] In order to create and include a new zoning “Special Use Cxxxiv (134)” that will allow intended development on Portion 6 of The Farm Annex Wildealskloof 2607; (D) Township Establishment In Terms of Section 16(2) Of The Mangaung Municipal Planning Land Use By Laws [2015] on Portion 6 of the Farm Annex Wildealskloof 2607, Bloemfontein with Zonings as indicated on the relevant Layout plan; and (E) To Zone the Proposed Township Establishment area to the Zonings as Indicated on the Layout Plan “Single Residential 2”, “Special Use Cxxxiv”, “PUBLIC OPEN SPACE”, “PRIVATE OPEN SPACE” AND “STREET”	SPLUMA	Approved	27/06/2022
84	Application for the Subdivision of Erf 229 Langenhoven Park, Bainsvlei	SPLUMA	Approved	27/06/2022

85	Application for the Removal of the Restrictive Title Conditions on Portion 1 of Plot 61 Quaggafontein, Small Holdings, Bloemfontein.	SPLUMA	Approved	27/06/2022
86	Application for Removal of Restrictive Title Conditions for a second Dwelling on the Remainder of the Farm Wynfield 2026	SPLUMA	Approved	27/06/2022
87	Application for cancellation of notarial Tie K668/2008 to allow the Sale of the Properties as Separate Entities: Remainder and Subdivision 2 of Erf 1538 Navalsig and Erf 1539 Navalsig, Bloemfontein	SPLUMA	Approved	27/06/2022
88	Application for Special Consent Use on Erf 13084 Brandwag, Bloemfontein	SPLUMA	Approved	27/06/2022
89	Application for the Removal of the Restrictive Title Conditions of Erf 7444 Bayswater, Bloemfontein.	SPLUMA	Approved	27/06/2022
90	Application for the Removal of Restrictions and Special Consent Use to allow Student Accommodation on Erf 8740, Universitas, Bloemfontein.	SPLUMA	Approved	27/06/2022
91	Application for the Removal of Restrictions and Special Consent Use (Student Dwelling) on Erf 8796, Universitas, Bloemfontein.	SPLUMA	Approved	27/06/2022
92	Application for Special Consent to accommodate a Student Dwelling on Erf 12796, Universitas, Bloemfontein.	SPLUMA	Approved	27/06/2022
93	Application for the Removal of Restrictive Title Conditions: Erf 4404, 44 Warden Street, Noordhoek, Bloemfontein.	SPLUMA	Approved	27/06/2022

94	Application for the Removal of Restrictive Title Conditions: Erf 2485, 20 Torbet Street, Noordhoek, Bloemfontein	SPLUMA	Approved	27/06/2022
95	Application for the Removal of Restrictions and Special Consent for a "Micro" Brewery on Farm Preston 2080 Bainsvlei	SPLUMA	Approved	27/06/2022
96	Application for Special Consent on Erf 13148 Brandwag	SPLUMA	Approved	27/06/2022

Secretariat/Admin MMMPT- REPORT