



# Shree Pretoria Hindu Seva Samaj

Established in 1932

264 - 13th Avenue  
Laudium, Pretoria 0037  
E-mail: sphss108@telkomsa.net

Tel/Fax: 012 374 6354  
PBO Ref No.: 930014581

P.O. Box 14368  
Laudium, Pretoria 0037  
Web: www.sphss108.co.za

"Satyameva Jayate" - Truth Alone Prevails

## Celebrating 81 Years of Selfless Service

26 July 2013

### MINUTES OF SPECIAL MEETING HELD ON WEDNESDAY 24 JULY 2013 TO DISCUSS THE DEVELOPMENT OF THE ALLOCATED 11 MARABASTAD STANDS ON DF MALAN DRIVE.

#### 1. Prayer & welcome

In the Chair – Rameshbhai Chhagan

The meeting was opened with a prayer, a moments silence for the recently departed members of the community and a welcome to all those present.

#### 2. Attendance

The following people attended the meeting:

Rameshbhai Chhagan	Harshadbhai Pema
Mansukhbhai Chhiba	Vinaybhai Chagan
Sanjaybhai Govind	Champakbhai Chagan
Pramodbhai Kassen	Sanjaybhai Chagan
Kishorbhai Naran	Vineetbhai Rama
Pravinbhai Daya	Jivanbhai Kalyan

#### 3. Background

The President welcomed those present and gave a brief outline of the circumstances leading to this meeting. He explained to members that the City Council had informed the Samaj three weeks ago that they have instructed attorney's to commence with the transferring process for all the identified beneficiaries. Also, at the recently held strategic planning workshop, the development of the stands was identified as a

priority issue. Rameshbhai felt that it was important that urgent steps be taken to start planning for the development so as to ensure that the Samaj retains first mover advantage as many people would now be looking at their development options.

He outlined the following process which was supported by members present:

- Members would brainstorm what possible development opportunities exist;
- A task team would be formed under the leadership of Vineetbhai Rama, who is the portfolio head responsible for facilities management. This task team would be responsible for gathering vital information needed to proceed with the development, determining the viability of the various options suggested, and finally to present to the executive their recommendations. The executive would then host a public meeting to obtain sanction for the option chosen.

#### **4. Development Suggestions**

The following development suggestions were proposed:

- Cash & Carry operation;
- Building of small shops for letting;
- Fast food outlet (Kentucky, etc)
- Bank
- Spares Shop (Tiger Wheel & Tyre, Midas, etc)
- Restaurant
- Medical Centre
- Storage facility
- Sell the land
- Notarial Bond/lease the land
- Franchise
- Seek Joint venture (Hindu School)

#### **5. Formation of Task Team**

The following people were nominated to serve on the team:

Vineetbhai Rama	Harshadbhai Pema
Vinaybhai Chagan	Bharatbhai Kooverjee
Arvindbhai P. lala	Sanjaybhai Chagan
Anilbhai Ruder	Pramodbhai Kassen

The team also was given the discretion to co-opt members if it deemed it necessary.

#### **6. Brief Given to Task Team**

The brief given to the task team was to conduct a site inspection as soon as possible, investigate, inter alia, all the issues listed below and to present 2 or 3 options for development based on their investigations/findings:

- 6.1 Investigate receiving subsidy from the Council/other State agencies for development
- 6.2 Finalise the transfer process

- 6.3 Consolidation of the stands
- 6.4 Surveyor-General diagrams and identification of beacons;
- 6.5 Obtain zoning certificate for each stand;
- 6.6 Investigate possibility of swapping a stand – if possible, seek simultaneous transfer to minimise costs;
- 6.7 Determine permissible land coverage
- 6.8 Identify access restrictions placed on land;
- 6.9 Determine funding model for each option chosen;
- 6.10 Determine servitude restrictions
- 6.11 Determine if Makulu Hopaan is encroaching on one of our stands
- 6.12 Fencing
- 6.13 Obtain Council's master development plan for Marabastad
- 6.14 Details of bulk services that will be provided to site
- 6.15 Determine market rate for stands
- 6.16 Negotiate with Makulu Hopaan and Super Lite – viability of buying/sell our stand to them

**Ramesh Chhagan**

**President: PHSS**