



**VREDE**

**THEMBALIHLE**

**Proposed establishment of a  
new extension in Thembalihle, Vrede.**

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**VREDE, THEMBALIHLE:****PROPOSED NEW EXTENSION IN THEMBALIHLE OF 1700 ERVEN AND STREETS SITUATED ON A PORTION OF THE REMAINDER OF THE FARM KRYNAAUWS LUST NO 275****1. APPOINTMENT**

The Department of Human Settlements advertised tenders in March 2011 and appointed Phethogo Consulting on 16 July 2012 to do the planning and surveying of 6000 erven in Phumelela based on the Phumelela Municipality business plan. This application is for 2000 erven in Thembalihle, Vrede.

**2. BACKGROUND**

The Municipality of Phumelela was in need of residential erven in Vrede, Thembalihle to be able to satisfy the waiting list for erven. According to the SDF and business plan for 2010 to 2011 there was a need of 1100 erven in Vrede. This proposed layout is situated within the present and future residential areas on the attached SDF Map and therefore inline with the SDF for Vrede, Phumelela.

In order to get the urgently needed erven, the Municipality submitted their business plan to the Department who allocated funding for the 2012/2013 to the 2014/2015 financial years. The Department appointed Phethogo Consulting by letter dated 16 July 2012 to proceed with the planning and surveying of 2000 erven in Thembalihle, Vrede. As is indicated in the Spatial Development Framework of Vrede and Thembalihle, the identified portion of land has been earmarked for future extension and this area can also be serviced from the adjacent networks.

The portion of land is in the ownership of the Phumelela Municipality. Copy of Deeds office title deed T 43752/1893 is attached.

The Phumelela Council approved the layout at their Council meeting in 11 August 2013 (copy of letter attached).

**3. LAYOUT PLAN (1214/Vrede/DRW06)**

The layout plan makes provision for 1700 erven and streets that can be accommodated on these portions of vacant land. The Surveyor General will be requested to allocate erf numbers to this extension as well as the extension number.

**3.1 RESIDENTIAL DEVELOPMENT**

The proposed residential development is east of the Ascent road (S764) and west of Thembalihle and west of Vrede. This proposal takes up the last portion of the area that is available between Vrede and Thembalihle for township establishment purposes.

This area has been identified as an area for future residential development in the spatial development framework of the Vrede SDF. At a meeting in Vrede on 9 October 2012 it was agreed that the area identified for the development of this township is acceptable.

The gradient of the area is acceptable for residential development. The late development of the piggery northwest of the proposed layout has caused the re-layout of this proposal and more than 300 erven were lost. A building line of 800m is applied to the piggery.

The 1654 residential erven are on average 325-400 m<sup>2</sup> in size while some larger erven were provided on block corners to make provision for building lines. Services can be provided to the erven from the adjacent extensions.

### 3.2 STREETS

Access to this area is from different streets from Thembalihle extension 4 and from the S764. The main connector street is 20m wide and also links with a main street from extension 4. The main collector streets that will also function as the bus or taxi routes are 16m wide and provide access to possible future developments north of this area. The 16m streets provide enough space for vehicles to stop and to drop off or pick up passengers. The 16m streets are important collector street as they will provide access to the residential areas and schools and also have to be designed in such a way that storm water can be accommodated in the streets. The remaining streets are 12m wide.

The general gradient in the streets in the proposed development is on average between 1:10 and 1:100. The main streets will be provided with permanent paving in the future and the streets will also have the function to accommodate storm water as described in the next paragraph. The expected rainfall in this area will present no problems in this regard.

A traffic impact study 6785.06 dated October 2013 prepared by KMA Consulting Engineers recommends in paragraph 8 on page 29 that "the development be approved from a traffic point of view".

### 3.3 STORM WATER/FLOOD LINES

It is important that storm water is handled properly as storm water from the steeper areas will flow faster and it needs to be contained so that no damage can occur to the streets or other properties. A certificate indicating that this area is not subject to a 1:50 or 1:100 year flood line is provided on the layout plan.

### 3.4 PARKS

There are 16 parks provided of which a number in the layout can be developed as play and/or recreational areas. The large central parks are situated in the flood line areas. There are a number of parks which will function as storm water channels from the higher lying areas. The total park area is 8,15ha which is 5,9% of the total area.

### 3.5 BUSINESS

Eight business sites which range in size from 612-1512m<sup>2</sup> have been provided in the layout. The larger sites can accommodate a small shopping complex of 10-15 shops. The shops are situated next to the main and collector streets in the layout.

### 3.6 EDUCATION

Five crèche sites between 959 and 2323m<sup>2</sup> have been provided. The crèche sites are next to a church which allows a church related organisation to manage a crèche.

According to the Guidelines of the Department of Education 2 lower primary school sites as well as 1 secondary school site have been provided. There are school sites provided in the adjacent extensions.

### 3.7 CHURCH

Based on normal planning standards 8 church sites have been provided. It is possible to use residential erven for church purposes through a consent use application.

### 3.8 CEMETERY

The Municipality has also requested that a cemetery should be provided and the cemetery of 24,7ha which is situated in the 800m building line area of the piggery can make provision for an estimated 40000 graves.

## 4. GEO-TECHNICAL REPORT

The firm Simlab geo-consultants has conducted a geo-technical investigation for the proposed extension for township establishment. In their attached report 2012/240/Doc dated March 2013 the area is divided into 4 geotechnical zones (page 15). A range of foundation design and building procedures are recommended in paragraph 10 of the report.

## 5. LAND USE

The layout will be made subject to the land uses in Annexure F of Act 4/1984 and the conditions of establishment and title as per Annexure A.

## 6. SERVICES STATEMENT

The Local Authority will provide the erven with services. All services are available from the adjacent Thembalihle Township and the extension of the services to the new erven will not be a problem. A services report J004/2013 dated November 2013 compiled by Pula Strategic Resource Management is attached.

## 7. ENVIRONMENTAL IMPACT

The company NSVT has applied for an exemption permit to establish this extension. The application will be advertised and the Department of Tourism, Environmental and Economic Affairs is expected to grant authorization for the change in land use in October 2013 if their 30 days approval time is still applicable.

## 8. NOTES ON APPLICATION FORM

- a) The conditions for inclusion in property titles are attached as Annexure A.
- b) There are no servitudes that affect the layout.

## 9. RECOMMENDATION

Application is hereby made in terms of:

- Section 20 of Ordinance 9 of 1969, for the subdivision of the remainder of the farm Krynaauws Lust no 275;
- Section 8 of Ordinance 9 of 1969, for the establishment of a township Thembalihle extension, consisting of 1700 erven and streets, as shown on layout plan 1214/Vrede/DRW/06 subject to the conditions in Annexure A.

**P DE BIE Pr. PIn 10410**  
**p.p. PHETHOGO CONSULTING**