



BULTFONTEIN

PHAHAMENG

Proposed establishment of a
new extension 10 in Phahameng, Bultfontein.

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BULTFONTEIN:

PROPOSED NEW EXTENSION 10 IN BULTFONTEIN OF 426 ERVEN AND STREETS SITUATED ON THE CONSOLIDATION OF ERF 191 AND A PORTION OF PORTION 37 AND A PORTION OF THE REMAINDER OF THE FARM BULTFONTEIN NO 396

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 1100 erven in Bultfontein based on the Tswelopele Municipality business plan.

2. BACKGROUND

The Municipality of Tswelopele appointed the company Laubscher, Slabbert and Brink (LSB) in 2005 to establish a township of nearly a 1000 erven on the farms Bultfontein and Wesselsrust. The application was prepared and all reports compiled and the application was submitted with the RoD dated 13 July 2006. Due to the fact that the sale of the remainder of Wesselsrust no 451 was delayed, phase 3 of the application by LSB had to be withdrawn as the Municipality was not the owner of the property. The dispute was cleared and the farm was transferred at a later stage to the Municipality.

The Municipality of Tswelopele is still in need of residential erven in Bultfontein, Phahameng to be able to satisfy the waiting list for erven. According to the SDF and business plan for 2007 to 2010 there was a need of 1100 erven in Bultfontein.

As no suitable land could be found for a township establishment of 1100 erven, it was decided and approved by the Municipality that phase 3 of the LSB layout should go ahead as one portion of the 1100 erven (Letter attached). This proposed application deals with the remaining 426 erven next to Bredenkamp and Diamond streets on a portion of the Remainder of the farm Bultfontein no 396. This area is situated within the areas identified as residential or future residential on the attached SDF Map and therefore in line with the SDF for Bultfontein, Tswelopele.

As is indicated in the Spatial Development Framework of Tswelopele, the identified portion of land has been earmarked for future extension and this area can also be serviced from the adjacent networks.

Erf 191, portion 37 and the remainder of the farm Bultfontein no 396 are in the ownership of the Tswelopele Municipality. Copy of Deeds office title deed T 4582/1945 for the RE of the farm Bultfontein 396 and T14289/1994 for portion 37 of the farm Bultfontein 396 are attached. According to a print out from the Deeds Office erf 191 is still part of the original township title as it has not been transferred from the township register. An application for the subdivision of portion 37 and the remainder of the farm Bultfontein no 396 and the consolidation of the 3 properties is included.

Application is also made for the amendment of the general plan 2028/1883 by the cancellation of erf 191, Bultfontein which will then become a farm portion to enable the consolidation of the 3 farm portions to take place.

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

3. LAYOUT PLAN (1216/New/DRW04)

The layout plan makes provision for 426 erven and streets that can be accommodated on this portion of vacant land. The Surveyor General will be requested to allocate erf numbers to this extension.

3.1 RESIDENTIAL DEVELOPMENT

The proposed residential development of 399 erven is southeast and adjacent to Bultfontein. This proposal takes up the vacant portion of land that is available adjacent to Bredenkamp and Diamond streets.

This area has been identified as an area for future residential development in the spatial development framework of the Tswelopele IDP.

The gradient of the area is 1:180 from southwest to northeast and is acceptable for residential development. The building line from road A173 has been adhered to and the layout was discussed with the Roads Department. The 432 residential erven are on average 350 m² 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 Bultfontein while one access point has been provided from the A173 provincial road at the same point where an access from Phahameng is situated. The streets in this area are 12m wide with an 18m collector street in the middle. The alignment of the 18m street is largely influenced by the main sewer line which had to be accommodated in the street reserve.

The 18 and 12m streets are important collector streets as they will also have to be designed in such a way that storm water can be accommodated in the street.

The general gradient in the streets in the proposed development is on average between 1:35 and 1:180. The main street 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.

Attached please find a traffic report 6815 dated September 2013 prepared by KMA Consulting Engineers in support of the proposed township establishment.

3.3 STORM WATER

It is important that storm water is handled properly as storm water from higher lying areas will flow faster and it needs to be contained so that no damage can occur to the streets or other properties.

3.4 PARKS

There are 14 parks provided with a total area of 2,19ha of which at least 5 parks can be developed as play and/or recreational areas while open spaces are situated adjacent to the layout.

There is a donga situated south of the layout which should be fenced as water may collect in the donga which has no outflow.

3.5 BUSINESS

Three business sites with an area of 3056m² have been provided in the layout. The shops are situated next to the main streets in the layout.

3.6 EDUCATION

Two crèche sites of 1600 and 1915m² have been provided. The one crèche site is next to the church as it is usually church related organisations that manage a crèche.

3.7 CHURCH

At the request of the Municipality 5 church sites of a total of 8078m² have been provided. It is possible to use residential erven for church purposes through a consent use application.

4. GEO-TECHNICAL REPORT

The firm Simlab geo-consultants has conducted a geo-technical investigation for the proposed extension for township establishment and compiled the attached report SL/1436 dated October 2013. The area is suitable for township development subject to the foundation requirements as shown in paragraph 10 on page 11.

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 Bultfontein and the extension of the services to the new erven will not be a problem. A services report prepared by African Dynamic Consultancy 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 by the end of December 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 18 of Ordinance 9 of 1969, for the amendment of general plan 2028/1883 by the cancellation of erf 191, Bultfontein;
- Section 20 of Ordinance 9 of 1969, for the subdivision of portion 37 of the farm Bultfontein no 396 and the remainder of the farm Bultfontein no 396;
- Section 20 of Ordinance 9 of 1969, for the consolidation of cancelled erf 191 and the subdivided portion of portion 37 and a portion of the remainder of the farm Bultfontein no 396;
- Section 8 of Ordinance 9 of 1969, for the establishment of a township Bultfontein extension 10, consisting of 426 erven and streets, as shown on layout plan 1216/New/DRW04 subject to the conditions in Annexure A.



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