



PAUL ROUX

FATENG TSE
NTSHO

Proposed establishment of a
new extension in Fateng Tse Ntsho, Paul Roux.

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PAUL ROUX: FATENG TSE NTSHO

PROPOSED NEW EXTENSION IN PAUL ROUX OF 749 ERVEN AND STREETS SITUATED ON THE CONSOLIDATION OF PORTIONS OF THE REMAINDER OF THE FARMS MARY ANN NO 712 AND ZANDRIVIER NO 256

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 750 erven in Paul Roux based on the Dihlabeng Municipality business plan.

2. BACKGROUND

The Department of Human Settlements appointed Phethogo Consulting to establish a township of 750 erven in Paul Roux.

The Municipality of Dihlabeng is still in need of residential erven in Paul Roux, Fateng Tse Ntsho 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 4000 erven in Paul Roux.

As no suitable land could originally be found for a township establishment of 750 erven, it was decided after investigations and approved by the Municipality that the farm Mary Ann no 712 should be used for this application. This proposed application deals with 749 erven in Paul Roux. This area is situated within the areas identified as open space on the attached SDF Map and therefore not in line with the SDF for Paul Roux, Dihlabeng. This was caused by the 800m building line from the sewerage works, but as the works is closing down the area becomes available again and the SDF has to be amended to identify this area as suitable for residential development subject to a wetlands and archaeological report. This area can also be serviced from the networks in Fateng Tse Ntsho.

Copy of Deeds office title deed T2127/1916 for the RE of the farms Mary Ann no 712 and Zandrivier no 256 is attached. An application for the subdivision of the 2 portions of the remaining extent of the farms and the consolidation of the 2 portions is included.

The Dihlabeng Council approved the layout at their Council meeting in 15 October 2014 (copy of letter attached).

3. LAYOUT PLAN (1215/DRW13.1)

The layout plan makes provision for 749 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 721 erven is south of Paul Roux and west of Fateng Tse Ntsho.

The gradient of the area is on average 1:180 from west to east and is acceptable for residential development. The 721 residential erven are a minimum of 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 the N5 or from a paved street which provides access to the cemetery. The comments from Sanral will be obtained.

The streets in this area are 13m wide with 16m and 20m collector streets. The alignment of the 20m street is largely influenced by the existing gravel access road to the farms to the south of the layout.

The 16m and 20m 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 streets.

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 6871 dated October 2014 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 9 parks provided with a total area of 16ha of which a number can be developed as play and/or recreational areas while wetlands and open spaces are situated adjacent to the layout.

3.5 BUSINESS

Three business sites with an area of 5150m² have been provided in the layout. The shops are situated next to the main streets in the layout.

3.6 EDUCATION

Three crèche sites of 5090m² have been provided. The one crèche site is close to the church as it is usually church related organisations that manage a crèche while the other 2 are conveniently situated next to the main collector street.

3.7 CHURCH

At the request of the Municipality 5 church sites of a total of 7560m² have been provided. It is possible to use residential erven for church purposes through a consent use application.

4. GEO-TECHNICAL REPORT

The firm Kgalawa Consulting has conducted a geo-technical investigation for the proposed extension for township establishment and compiled the attached "Report to HAD on preliminary Geotechnical/Engineering Geological Investigation for the Proposed Subsidy Housing Development at Farm Mary Ann, Dihlabeng Local Municipality, Thabo Mofutsanyane District Municipality, Free State Province, South Africa" dated November 2013. The area is suitable for township development as stated on page 18 of the report. (The recommendations regarding the flood line have been adhered to and SRK Consulting prepared a flood line report number 477887/1 dated July 2014). Kgalawu Consulting also prepared foundation requirements for the different zones as shown on figure 4 of the report. Kgalawu excavated 20 test pits for testing at about 1 test pit per hectare which is more than the 1 per 10ha prescribed in the Townships Regulations, Part 3 of Ordinance 9 of 1969.

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 REPORT

The Local Authority will provide the erven with services. All services are available from the adjacent Paul Roux and the extension of the services to the new erven will not be a problem. A draft services report prepared by SNA Civil and Structural Engineers dated July 2014 is attached. The only outstanding issues are water pressure readings in par 3.2 which have to be confirmed and the water pipeline which will be provided in the final report as soon as they become available. A 1:100 year flood line has been determined as recommended in the report.

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 2014 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 portions of the remainders of the farms Mary Ann no 712, Zandrivier no 256 and Wassau no 711;
- Section 20 of Ordinance 9 of 1969, for the consolidation of the subdivided portions;

- Section 8 of Ordinance 9 of 1969, for the establishment of a township Paul Roux extension, consisting of 749 erven and streets, as shown on layout plan 1215/DRW13.1 subject to the conditions in Annexure A.

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