

MEMORANDUM

Proposed amendment of the General Plan SG No. 8070/2000 by the re-layout of Erven 893 to 904, Ventersdorp Extension 10

CHAPTER 1: INTRODUCTION

1.1 BACKGROUND

Maxim Planning Solutions (Pty) Ltd was appointed by the Ventersdorp Local Municipality to attend to re-layout of Erven 893 to 904, Ventersdorp Extension 10. In terms of the approved Spatial Development Framework of the Ventersdorp Local Municipality (2011), there are 1100 informal houses that are not located on stands with an additional 2560 informal structures in backyards. This culminates in a total informal housing backlog in the Ventersdorp urban area of 2660 houses.

In terms of the Spatial Development Framework, the main development strategy for residential development should be based on the following principles:

- Infill development of vacant areas
- Integration of areas
- Densification of areas
- New community based residential development to be based on the Breaking New Ground Principles (BNG) for sustainable human settlements

Apart from subsidised housing provision must also be made for affordable (bonded) institutional and low income rental units (CRU). CRU's can play an important role in addressing the housing needs of low income group (up to R3500 p.m.) and can include people who already obtained subsidies in other areas, temporary workers or people not interested in a subsidised house.

According to the analysis the current housing stock of the urban area consists of the following:

○ Formal houses	-	3890
○ Informal on stands	-	656
○ Informal in backyards	-	2560
○ Informal not on stands	-	1100

- Land needs (for 3660 households) - 224 ha (based on an average density of 15 units per ha)
- Total housing need (backlog) is estimated at 4316
- Based on the average income structure of the municipality the housing needs for subsidised housing, institutional housing and bonded housing is estimated as follows:

	Income Categories	%	2010	2015	2020	Total Units
Subsidised Housing	R0 – R3500	68%	2873	177	140	3190
Institutional Housing	R3501 - 7500	13%	549	34	26	609
Bonded Housing	R7501 +	19%	803	49	40	892
Total units			4225	260	206	4691
Total land needs (ha)			224	17	14	n/a

As far as land allocation is concerned the first priority will be to concentrate on land that is owned by the municipality namely:

Options for Residential Development on Municipal land – Ventersdorp:

Property Description	Remarks	Area (Ha)
Re of Ptn 25 of the Farm Roodepoort No. 191 –IP	Municipal land	23.089
Re of Ptn 25 of the Farm Roodepoort No. 191 –IP	Municipal land	6.833
Re of Ptn 25 of the Farm Roodepoort No. 191 –IP	Municipal land	4.999
Ventersdorp Ext 10 (Erf 893-904)	Vacant Industrial stands (12 stands)	4.151
Re of Ptn 25 of the Farm Roodepoort No. 191 –IP	Municipal land	8.198
Toevlug	Installation of services in process	15.258
Re. of Ptn 3 of the Farm Doornpan, 193 -IP	Currently occupied 853 informal structures	19.607
Re. of Ptn 25 of the Farm Roodepoort No. 191-IP	Municipal land	11.081
TOTAL		93.936

The spatial and environmental issues affecting the development of the urban area of Ventersdorp as identified in terms of the Spatial Development Framework of the

Ventersdorp Local Municipality are reflected on Map 19 of the fore-mentioned Spatial Development Framework attached herewith.

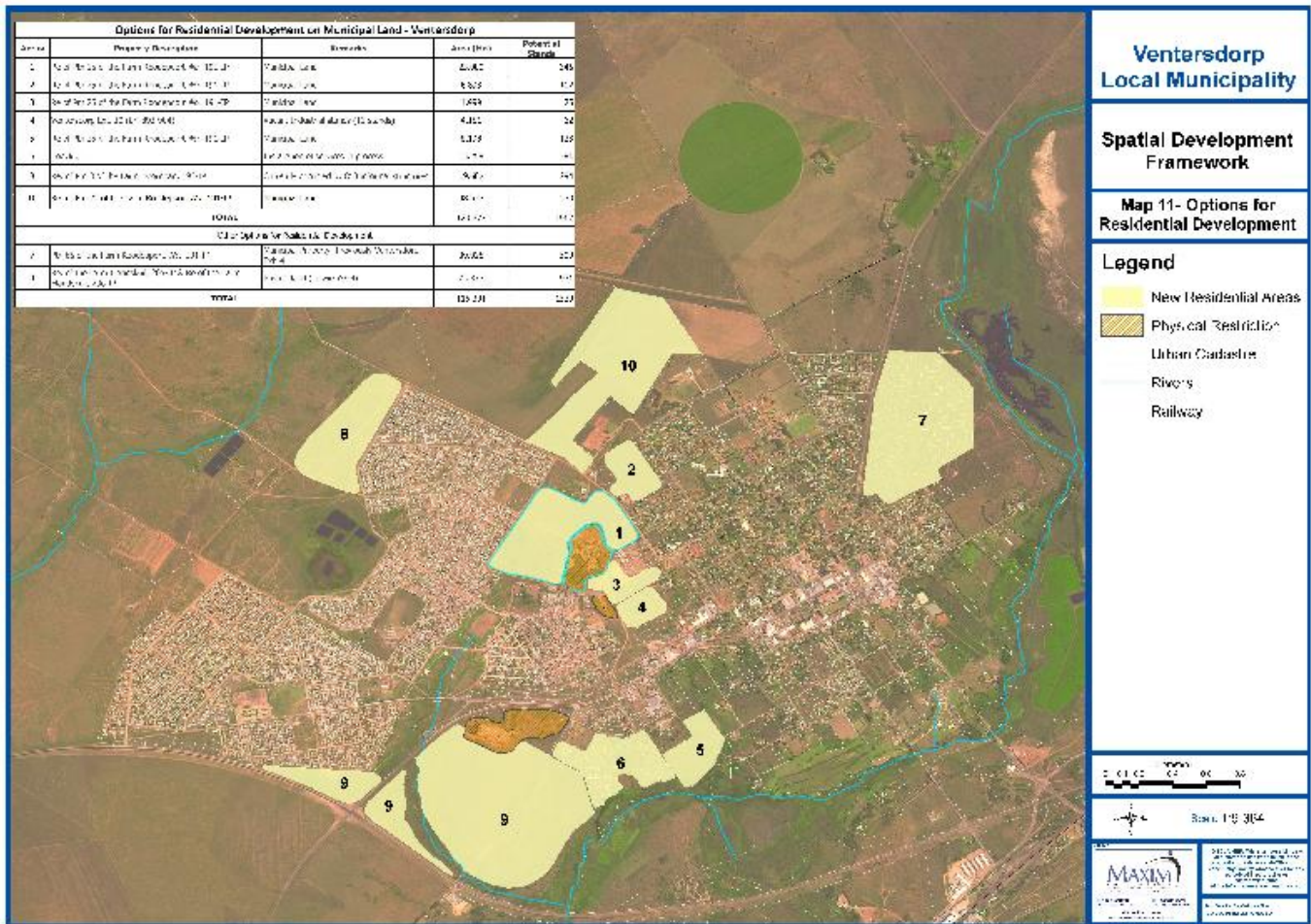
In terms of the Spatial Development Framework, the main development strategy for residential development should be based on the Breaking New Ground Principles (BNG) for sustainable human settlements which can be summarised as follows:

- Most housing projects are not guided by the new principles of Breaking New Grounds Strategy (BNG)
- This result in almost all low-income housing projects being located on the periphery of urban areas.
- This contributes to urban sprawl and fails to address the legacies of apartheid.
- Most current housing projects are targeted to Greenfields developments and little attention is paid to urban renewal or infill planning projects.
- While market forces also dictate middle and high income developments, low-income developments are mostly driven by the proliferation of informal settlements and the availability of housing subsidies. There is little private sector investment in low income areas.
- The focus of this policy is to change the delivery of housing at scale, to ensuring that housing delivery results in the creation of sustainable human settlements.

The objectives of this policy are:

- To ensure that sustainable housing development takes place.
- To integrate housing with other municipal services in order to establish sustainable human settlements, in support of spatial restructuring.
- To coordinate municipal departments in order to work together in planning and implementing
- To promote middle and high income housing which will in turn generate resources to improve low income areas.
- To promote environmental and energy efficient housing.

During 2010, Maxim Planning Solutions (Pty) Ltd in consultation with the Ventersdorp Local Municipality identified ten (10) distinctive land parcels as options for residential development purposes:



The Spatial/Environmental Proposals as contained in the Spatial Development Framework similarly indicated the areas earmarked for residential development purposes as reflected on the attached Map 22.

In an attempt to alleviate the plight of the residents of informal structures residing on community facility erven and on the land west of the existing township area of Tshing Extension 5, the Dr. Kenneth Kaunda District Municipality during the latter part of 2010 set out a tender for the establishment of 1002 residential erven in the Ventersdorp urban area. This tender was awarded to Maxim Planning Solutions and included the utilization of land parcels 1, 2, 3, 4, 5 and 8 as identified on the following map:



The development options identified above entails the following properties:

- **Area 1:** Portion of the Remaining Extent of Portion 25 (a portion of Portion 8) of the farm Roodepoort No. 191-IP comprising a portion of the proposed township area of Ventersdorp Extension 11
- **Area 2:** Portion of the Remaining Extent of Portion 25 (a portion of Portion 8) of the farm Roodepoort No. 191-IP comprising a portion of the proposed township area of Ventersdorp Extension 11
- **Area 3:** Portion of the Remaining Extent of Portion 25 (a portion of Portion 8) of the farm Roodepoort No. 191-IP comprising a portion of the proposed township area of Ventersdorp Extension 11
- **Area 4:** **Erven 893 to 904 in the proclaimed township area of Ventersdorp Extension 10**
- **Area 5:** Portion of the Remaining Extent of Portion 25 (a portion of Portion 8) of the farm Roodepoort No. 191-IP comprising the proposed township area of Ventersdorp Extension 12
- **Area 8:** Portion of the Remaining Extent of Portion 3 (a portion of Portion 1) of the farm Doornpan No. 193-IP comprising the proposed township area of Tshing Extension 8

Maxim Planning Solutions (Pty) Ltd is currently attending to the establishment of the township areas of Ventersdorp Extension 11, Ventersdorp Extension 12 and Tshing Extension 8 as part of the commission by the Dr. Kenneth Kaunda District Municipality to create an additional 1002 residential erven in the Ventersdorp/Tshing urban complex.

Maxim Planning Solutions (Pty) Ltd previously attended to the establishment of the township area of Ventersdorp Extension 10 which was aimed at providing erven for industrial development purposes. After a period of 10 years none of the erven has been alienated and development of the township area has not occurred. The fore-mentioned resulted in the concerned area being re-earmarked for residential development purposes in terms of the Spatial Development Framework of the Ventersdorp Spatial Development Framework. As integral part of the township establishment processes being conducted in respect of the township areas of Tshing Extension 8 and Ventersdorp Extensions 11 and 12, the following studies were commissioned by the Dr. Kenneth Kaunda District Municipality:

- Contour survey conducted by Sky Eye Aerial
- Detail infrastructural site survey conducted TMK Professional Land Surveyors.
- Geotechnical investigation of the development areas conducted by Geoset CC.
- Cultural Heritage Resources Impact Assessment conducted by African Heritage Consultants CC.
- Detail engineering services investigation conducted by Aurecon South Africa (Pty) Ltd

The results of the studies referred to above will be addressed in the respective sections of this Memorandum.

Maxim Planning Solutions (Pty) Ltd subsequently attended to the compilation of layout plans in respect of the various development areas including the re-development of the township area of Ventersdorp Extension 10. The layout plans of the various development areas were presented to the Ventersdorp Local Municipality on 11 May 2012 and we were instructed to continue with the statutory processes required for the development of Areas 1, 2, 3, 4, 5 and 8.

Cognisance should be taken of the fact that this Memorandum will in some instances refer to studies and results obtained in respect of the entire development project comprising the development of the township areas of Ventersdorp Extensions 11 and 12 and Tshing Extension 12 as these projects, together with the re-development of the proclaimed township area of Ventersdorp Extension 10 comprise an integrated development project aimed at addressing the need for additional residential erven in the Ventersdorp/Tshing urban complex.

This chapter will provide a concise background to the project as well as a project outline.

1.2 APPLICATION

Maxim Planning Solutions (Pty) Ltd (2002/017393/07) is hereby applying on behalf of the Ventersdorp Local Municipality in terms of the provisions of Section 89(1) read with Section 106 of the Town Planning Townships Ordinance, 1986 (Ordinance 15 of 1986) for the amendment of the General Plan of the township area of Ventersdorp Extension 10 by the re-layout of Erven 893 to 904 in the concerned township area into forty seven (47) "Residential 1", one (1) "Public Open Space " erf as well as two (2) streets.

1.3 PUBLIC PARTICIPATION

The prescribed official notices as contemplated in terms of Section 89(3) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) will be published in the Beeld, Citizen and North West Provincial Gazette on 26 June 2012 and 03 July 2012. Copies of the fore-mentioned notices will be forwarded to your Department for your record purposes following publication thereof.

1.4 STUDY AREA DELINEATION

The proposed development areas comprises Erven 893 to 904 in the township area of Ventersdorp Extension 10 as reflected on General Plan SG No. 8070/2000.

1.5 REPORT OUTLINE

The remainder of the report is structured in terms of the following main headings:

- Chapter 2: Particulars of the development area
- Chapter 3: Physical aspects
- Chapter 4: Proposed development
- Chapter 5: Provision of Engineering Services
- Chapter 6: Conclusion

CHAPTER 2: PARTICULARS OF THE DEVELOPMENT AREAS

2.1 LOCALITY

The township area of Ventersdorp Extension 10 is located centrally within the urban area of Ventersdorp. The erven to which this application applies comprises all the erven in the concerned township area. The township area is bordered by Sloop Street in the east and Kort Street to the south. The streets in the existing township area of Ventersdorp Extension 10 comprises the extension of De Beer Street bordering the erven to the west and Bult Street bordering the erven to the north (refer Locality Map – **Annexure A**)

2.2 SG DIAGRAMS

Erven 893 to 904 in the township area of Ventersdorp Extension 10 are reflected on General plan SG No. 8070/2000 (refer **Annexure C**)

2.3 OWNER

The township area of Ventersdorp Extension 10 was established on Portion 188 (a portion of Portion 25) of the farm Roodepoort No. 191-IP. The fore-mentioned property is currently still registered in the name of the township applicant i.e the Ventersdorp Local Municipality by virtue of Certificate of Registered Title T27626/2002 (refer **Annexure G**).

This statement was also re-confirmed by means of an Aktex Deed Office Enquiry (refer **Annexure F**)

In view of the fact that the erven are currently still held in terms of the township title registered as part of the opening of the township register for the township area of Ventersdorp Extension 10, the re-layout thereof is still possible.

2.4 AREA

The erven in the existing township area of Ventersdorp Extension 10 comprise the following areas:

- Erf 893, Ventersdorp Extension 10 : 2327m²
- Erf 894, Ventersdorp Extension 10 : 2340m²
- Erf 895, Ventersdorp Extension 10 : 2341m²
- Erf 896, Ventersdorp Extension 10 : 2363m²
- Erf 897, Ventersdorp Extension 10 : 2907m²

- Erf 898, Ventersdorp Extension 10 : 2907m²
- Erf 899, Ventersdorp Extension 10 : 2362m²
- Erf 900, Ventersdorp Extension 10 : 2339m²
- Erf 901, Ventersdorp Extension 10 : 2340m²
- Erf 902, Ventersdorp Extension 10 : 2290m²
- Erf 903, Ventersdorp Extension 10 : 2886m²
- Erf 904, Ventersdorp Extension 10 : 2886m²

The proposed re-layout incorporates the establishment of residential erven on average 548m² (refer **Annexure B**)

2.5 EXISTING LAND USE AND ZONING

The erven in the township area of Ventersdorp Extension 10 were incorporated into the former Ventersdorp Town Planning Scheme, 1997 in terms of Section 125 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) during the proclamation of the township area on 06 August 2002 (refer proclamation notices – Annexure H).

In terms of the Ventersdorp Land Use Management Scheme, 2007, Erven 893 to 904, Ventersdorp Extension 10 are currently zoned “Industrial 2”.

The subject properties are currently all still vacant.



Plate 1: View of existing township area of Ventersdorp Extension 10

2.6 MINERAL RIGHTS

According to Certificate of Registered Title T27626/2002, the rights to minerals in respect of the land on which the township area of Ventersdorp Extension 10 was established were separated from the property rights and currently vest in the name of the Ventersdorp Local Municipality by virtue of Certificate of Rights to Minerals K1204/2002RM (refer **Annexure G**).

The above-mentioned reservation of rights to minerals is however subject to the provisions of the Mineral and Petroleum Resources Development Act, 2002 (Act 28 of 2002) that came into force on 01 May 2004. The rights to minerals subsequently vest in the State.

2.7 RESTRICTIVE TITLE CONDITIONS

According to Certificate of Registered Title T27626/2002, Portion 188 (a portion of Portion 8) of the farm Roodepoort No. 191-IP is subject to the following title conditions:

No. G204/1906, the Remaining Extent of Portion 3 (a portion of Portion 1) of the farm Doornpan No. 193-IP is subject to the following title conditions, which will be dealt with as indicated:

“B. Subject to all conditions and stipulations contained in the Town Land Ordinance and in any amendment thereof and shall be subject to all rights and servitudes which now affect or at any time hereafter may be found to affect the title to the land hereby transferred or to be binding on the Government in respect of the said land”.

In terms of the proclamation notices of the township area of Ventersdorp Extension 10, this condition has lapsed through repeal by virtue of the Pre-Union Statute Law Revision Act, 1967 (Act 36 of 1967).

“C. Die Resterende Gedeelte van Gedeelte van die plaas Roodepoort 22 Ventersdorp, Groot 627,3697 hektaar (waarvan die eiendom hieronder gehou ‘n gedeelte uitmaak) is geregtig tot die volgende:

Die eienaar van die binnegemelde eiendom het die reg verkry tot sekere dorpsvooroor Gedeelte Vastrap ‘n gedeelte van Alexandra van die plaas Roodepoort 22, distrik Ventersdorp Groot 401,2456 hektaar soos meer ten volle sal blyk uit Notariële Akte No. K901/1940S.”

In terms of the proclamation notices, this right which vests in the property shall not be transferred to the erven in the proposed township area.

“D. Die Resterende Gedeelte van Gedeelte van die plaas Roodepoort 22 Ventersdorp Dorpsgronde, groot 619,0898 hektaar (waarvan die eiendom hieronder gehou ‘n gedeelte uitmaak) is onderworpe aan:

“The right in favour of the Electricity Supply Commission to convey electricity over the property hereby conveyed with ancillary rights, and subject to condition as will more fully appear on reference to Notarial Deed 627/1951S, and diagram.”

In terms of the proclamation notices, this servitude does not affect the township area due to the location thereof.

“E. Die voormalige Resterende Gedeelte van Gedeelte 25 (‘n gedeelte van Gedeelte 4) van die plaas Roodepoort 191 voormeld (‘n gedeelte waarvan hieronder gehou word) is onderhewig aan die volgende:

Kragtens Notariële Akte K5018/1991S is die reg aan Eskom verleen om elektrisiteit oor die hirinvermelde eiendom te vervoer tesame met bykomende regte, en onderworpe aan voorwaardes, soos meer volledig sal blyk uit gesegde akte en kaart. Kragtens Notariële Akte K4082/1992S is die roete van die hierbo vermelde serwituut bepaal.

In terms of the proclamation notices, this servitude does not affect the township area due to the location thereof.

“F. By virtue of Notarial Deed of Agreement No. 62/1961S dated 28 November 1960 a portion of the withinmentioned property measuring 151,9280 (One Hundred and Fifty One comma Nine Two Eight Nil) morgen vide Diagram No SG A 3394/1959 together with this property is subject to the laying of a shooting or rifle range in favour of the Government of the Union of South Africa as will more fully appear from the said Notarial Deed.

In terms of the proclamation notices, this servitude does not affect the township area due to the location thereof.

In terms of the Conditions of Establishment of the township area as set out in the proclamation notices of the township area, and as indicated on General Plan SG No. 8070/2000, Erf 902 will be subject to a powerline servitude 3m wide in favour of the Ventersdorp Local Municipality. Since the establishment of the township area, an additional powerline was erected parallel to the initial powerline. The exact alignment of the powerlines were determined through a detail site survey conducted by TMK Professional Land Surveyors and the re-layout plan accommodates the existing powerlines within a proposed park erf allowing for the necessary clearance distances as set out in the Occupational Health and Safety Act.

CHAPTER 3: PHYSICAL ASPECTS

3.1 TOPOGRAPHY

The township area of Ventersdorp Extension 10 has a general slope in an easterly direction and is located at between 1493,0 and 1485,5masl. No drainage channel intersects the township area.

3.2 CLIMATE

The region is characterized by summer rainfall with thunderstorms, with annual low rainfall figures of 602mm (Lichtenburg), 670mm Carletonville and 625mm (Potchefstroom), recorded at the closest weather stations to the site. Winters are dry with frost common. The warmest months are normally December and January and the coldest months are June and July.

An analysis of the data confirms a Weinert's N-Value in the order of 5 for Ventersdorp. The mechanical disintegration of rocks will therefore not be dominant over chemical decomposition, and shallow soil horizons will be expected in areas of poor drainage, underlain by igneous rocks.

Storm water drainage and road pavement design must incorporate the climatic extremes above as well as the relative flatness of the area.

3.3 FRESHWATER SYSTEM

- ❖ The proposed development areas are located within the Vaal River System Drainage Basin.
- ❖ The township area drains in an easterly direction towards the Schoonspruit.

3.4 WETLANDS AND PANS

The township area is not affected by any drainage channel or river or stream and no wetlands or pans are evident on site.

3.5 VEGETATION

The area is typically characterized by Dry Cymbopogon Themeda Veld of the Pure Grasveld veld type (Acocks, 1988).

The sites are covered by sparse grasslands of which some was used as agriculture land, and no indigenous trees are present on site.

3.6 GROUNDWATER

No groundwater will be used due to the fact that the proposed development will be serviced by the infrastructure of the Ventersdorp Local Municipality. The permanent water table on site is deeper than 1,5m below natural ground surface as it was not encountered in any test pits. A perched water table may exist on shallow bedrock with low permeability characteristics of the rock mass, during long periods of consistent rain.

3.7 GEOLOGY (Extract from Geotechnical Report compiled by GeoTheron attached as **Annexure I** to the application for township establishment)

- Ventersdorp Extension 10 is underlain by quartz-veidspar porphyry of the Makwassie Formation, from the Platberg Group, Ventersdorp Supergroup.
- The bedrock is covered by transported material which is termed as “colluvium” in the test pit profiles.
- No dolomite occurs in the area and no dolomite stability investigation is required.

3.7.1 SITE EVALUATION

- ❖ No seepage or the presence of perennial fluctuations of ground water was encountered on site, but a seasonal perched water table may exist on top of the shallow bedrock.
- ❖ Special care must be taken to ensure adequate surface drainage to prevent the accumulation of water next to structures.
- ❖ The site contains low and low to medium expansive soil, and most foundations will not need special precautionary measures to minimize swell associated with a variation in moisture content of the soil.
- ❖ Some problems regarding excavatability can be expected on the site.
- ❖ Retaining walls as well as slope stabilization measures are recommended on all constructed embankments exceeding 1,5m.
- ❖ Storm water control measures such as ponding pools are recommended to control peak flows during thunderstorms. All embankments must be adequately compacted and vegetated with grass to limit any excessive erosion and scouring of the landscape.
- ❖ No mining activities on site or history of mining or contaminated land in the area were found. The site is located far from any mining activities and in an inactive area regarding seismic activity.
- ❖ Due to the level of development surrounding the area, the likelihood for the development of borrow pits on site are low.

- ❖ All road building and construction materials will be sourced from established commercial activities in and around Ventersdorp.
- ❖ Residential development is possible on the site.

3.7.2 SITE ZONATION

In terms of the results of the geotechnical investigation, the development area was divided into the following geotechnical zone:

Normal Development with Risk:

Site Class CHR/1A1C:

A thin layer of colluvium or a pebble marker consisting of clayey sand and gravel represents a low expansive or a slightly collapsible soil, with a thickness of less than 750mm, and an expected range of less than 7,5 mm of total soil movement measured at surface, underlain by a competent pebble marker or shallow rock or core stones which will restrict excavations for the placement of services and will require pneumatic tools, a competent TLB and even blasting to reach the required depth for the placement of services. Normal foundations will be adequate including proper compaction with a wacker compactor of in situ soils below individual footings with soil near optimum moisture content, combined with good site drainage. It is classified as CH/R according the NHBRC guidelines (1995) & SAICE Code of practice (1995) and 1A1C after the classification for urban development (Partridge, Wood & Brink).

The geotechnical problems encountered will require modified normal to special foundation techniques and construction, and proper standard compaction techniques and drainage is required.

The comprehensive Geotechnical Report is attached as **Annexure I** and the geotechnical zoning map is reflected on the following diagram as it applies to the various proposed township areas:



3.7.3 FOUNDATION SOLUTIONS

Consolidation or collapse settlement

Site Class C (Estimated total Settlement of less than 5mm):

Normal Construction:

Minor collapse settlement requires normal construction (strip footing and slab on the ground) with proper compaction in foundation trenches and good site drainage.

Expansive soil

Site Class H (Estimated total heave of less than 7.5mm):

Soil tested as medium expansive with a clay layer thickness of up to 0,3m from surface

Normal construction:

Minor heave requires normal construction (strip footing and slab on the ground) with site drainage and service/plumbing precautions recommended.

Ground water in the form of seepage was not intersected in any test pits during the investigation, but some problems are foreseen and normal water tightening techniques such as damp course on foundation levels are required.

Special care must be taken to ensure adequate surface drainage to prevent the accumulation of water next to structures. Storm water diversion measures such as ponding pools are recommended to control peak flows during thunderstorms. All embankments must be adequately compacted and planted with grass to stop any excessive erosion and scouring of the landscape.

3.8 CULTURAL HERITAGE AREAS

African Heritage Consultants CC was commissioned to conduct a Cultural Heritage Resources Impact Assessment in respect of the proposed development areas. The fore-mentioned assessment contained the following results:

- ***Ventersdorp Extension 10:***

This site is mainly flat Highveld grassland with some illegal dumping.

No important cultural heritage resources or graves were found on the property.

The Cultural Heritage Resources Impact Assessment reached the following conclusion in respect of the township area of Ventersdorp Extension 10:

- “There are no important cultural heritage resources or graves present on the proposed development site”.

- “If during construction any cultural heritage resources or graves are unearthed all work has to be stopped until the site has been inspected and mitigated by a cultural heritage practitioner”

The comprehensive Cultural Heritage Resources Impact Assessment conducted by African Heritage Consultants is attached as **Annexure J**.

CHAPTER 4: PROPOSED DEVELOPMENT

4.1 LAND USES

The intention of the applicant i.e the Ventersdorp Local Municipality is to utilize the concerned properties in the township area of Ventersdorp Extension 10 as well as the proposed township areas of Tshing Extension 8, Ventersdorp Extension 11 and Ventersdorp Extension 12 for the creation of additional residential erven . Even though the most crucial need experienced by the Ventersdorp Local Municipality involves the creation of additional residential erven to accommodate the short term need for low cost housing in an attempt to eradicate the current informal settlements already evident in the areas directly west and east of the existing township area of Tshing Extension 5 as well as informal settlement on an existing school site in Tshing Extension 5, the layout plans compiled in respect of the various proposed township areas aim at addressing the Breaking New Ground (BNG) principles. These principles are addressed as follows:

- Through the use of the vacant municipal land located centrally within the urban complex of Ventersdorp contributes to combating urban sprawl and directly aims at addressing the legacies of apartheid.
- The proposed township areas of Tshing Extension 8 and Ventersdorp Extension 12 can be classified as Greenfields development but the township area of Ventersdorp Extension 11 and the proposed redevelopment of the township area of Ventersdorp Extension 10 constitute urban renewal and infill planning,
- The proposed township area of Ventersdorp Extension 11 not only provides for low cost housing development, but also provides erven that are appropriately sized to accommodate the need for bonded housing and middle income housing. These erven are proposed for development by the private sector and should be reserved and made available for such purposes by the Ventersdorp Local Municipality. This is also proposed for the erven comprising the re-layout of Erven 893 to 904, Ventersdorp Extension 10.
- It is believed that the proposed township areas as a whole will ensure the delivery of housing at scale, by ensuring that housing delivery results in the creation of sustainable human settlements.

The re-layout plan of the township area of Ventersdorp Extension 10 makes provision for the following land uses:

Ventersdorp Extension10

Use Zone	Proposed Land Use	Number of erven	Area in hectares	% of area
Residential 1	Dwelling house (average stand size 548m ²)	47	2,5760	66.81%
Public Open Space	Park	1	0,0268	0,70%
Existing public roads	Streets		1,2528	32.49%
Total		48	3,8556	100%

4.2 FACTORS INFLUENCING THE LAYOUT PLAN

The re-layout plan of the township area of Ventersdorp Extension 10 was influenced by the following factors:

- * Retaining the existing street network in the proclaimed township area i.e Bult Street and De Beer Street to avoid the need for street closures.
- * Accommodating the existing two (2) municipal powerlines traversing the western portion of the township area on a public open space erf.
- * Providing two (2) additional streets to allow for access to individual erven.

4.3 ACCESS

Access to the erven created through the re-layout of Erven 893 to 904 will be obtained from the extension of Bult Street (already created during the establishment of the township area of Ventersdorp Extension 10 but not constructed to date) as well as the extension of De Beer Street (also created during the establishment of the township area of Ventersdorp Extension 10 but not constructed to date). The re-layout plan also makes provision for two (2) additional streets with 13 metre road reserve widths to allow for access to the erven included in the proposed re-layout. Access to individual erven will also be obtained from the adjacent Slot Street and Kort Street located east and south of the township area respectively.

CHAPTER 5: PROVISION OF ENGINEERING SERVICES

5.1 PROVISION OF ENGINEERING SERVICES

Aurecon was appointed by the Dr. Kenneth Kaunda District Municipality to compile a services report for the proposed development of approximately 1 000 stands on the following properties in Ventersdorp.

Table 1: Proposed properties for township development

Area Number	Property Description	Area (Ha)	Number Residential Stands	
1	Re of Ptn 25 of the Farm Roodepoort 191-IP	Proposed Town Ventersdorp Ext. 11	24.2	
2	Re of Ptn 25 of the Farm Roodepoort 191-IP			
3	Re of Ptn 25 of the Farm Roodepoort 191-IP			
4	Ventersdorp Ext 10 (Erf 893 – 904)	Re-layout Erven 893 – 904 Ventersdorp Ext.10	4.151	47
5	Re of Ptn 25 of the Farm Roodepoort 191-IP	Proposed Town Ventersdorp Ext. 12	8.189	110
8	Re of Ptn 3 of the Farm Doornpan 193-IP	Proposed TownTshing Ext. 8	19.607	548
Total				990

The Area Number refers to the numbers that were allocated to the different land portions on the Ventersdorp Local Municipality Spatial Development Framework Map 11 – Options for Residential Development, as indicated below:



The provision of services to the proposed development areas (which includes the re-layout of the erven in the township area of Ventersdorp Extension 10 is addressed in detail in the attached Civil Engineering Services Report compiled by Aurecon South Africa (Pty) Ltd attached as Annexure K)

The following reports were consulted in the drafting of the report and should be read in conjunction with this Service Report:

- Ventersdorp Water Services Development Plan 2007/8
- Ventersdorp Spatial Development Framework

Cognisance should be taken of the fact that the investigation in respect of the provision of services to the proposed township areas was initially conducted during June 2011. Due to the identification and initiation of new infrastructure projects, the initial engineering services investigation was re-assessed during June 2012 and the engineering services report was appropriately adjusted and amended to reflect the current status of services and projects underway.

CHAPTER 6: CONCLUSION

From a land use and town planning point of view the proposed development area is ideally suited for residential development purposes due to the following:

- The township area of Ventersdorp Extension 10 was established during the early 2000's and was proclaimed during 2002. This area was initially earmarked for industrial development purposes but has in the past 10 years not been developed. The proposed development area was subsequently earmarked for future residential development in terms of the Spatial Development Framework of the Ventersdorp Local Municipality.
- The project stems from the fact that the Ventersdorp Local Municipality is in dire need of additional residential erven to address the current problem of informal settlements occurring on vacant municipal land and on community facility erven. This resulted in the appointment of Maxim Planning Solutions (Pty) Ltd (2002/017393/07) being appointed by the Ventersdorp Local Municipality, with the financial assistance of the Dr. Kenneth Kaunda District Municipality to attend to the establishment of an additional 1002 residential erven. In order to comply with the newest policy directives in respect of the development of new residential areas based on the Breaking New Ground Principals (BNG) provision was made for a multitude of housing typologies within the various development areas. In this regard it is perceived that the proposed township areas of Ventersdorp Extension 12 and Tshing Extension 8 as well as the western portion of the proposed township area Ventersdorp Extension 11 will be utilised for low cost housing development. Due to the sizes of the erven included in the re-layout of Erven 893 to 904, Ventersdorp Extension 10 being larger in extent than those provided for low cost development purposes, it is proposed that these erven be utilised for bonded and middle income houses.
- The proposed development area is located directly adjacent to existing township areas and constitutes the logic extension of the existing built-up urban area of Ventersdorp. In this regard the proposed development constitutes infill development nad subsequently also the development of land which has been undeveloped for more than a decade.
- The location of the proposed development areas in relation to the existing township areas of Ventersdorp further allows for easy connection to existing services networks in order to service the erven within the proposed development area.
- The proposed erven created through the re-layout of Erven 893 to 904, Ventersdorp Extension 10 are all further easily accessible due to their location adjacent to existing main access roads servicing the existing Ventersdorp residential areas.

- In terms of the impact of the concerned re-layout on the surrounding area and land uses, cognisance should be taken of the fact that the re-layout solely encompasses residential land uses reconcilable with the surrounding land uses.
- Due to the fact that during the subdivision of a property in terms of Section 92 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), portion numbers are allocated to the individual subdivided erven, it was found in practise that the allocation of portion numbers leads to confusion for the inhabitants of the properties. It was subsequently decided to apply in terms of Section 89 (1) read with Section 106 of the Town Planning and Townships Ordinance, 1986 for the re-layout of the concerned properties in order to obtain Surveyor General allocated erf numbers for the proposed development area. In following the fore-mentioned procedure it is also not necessary to have a Certificate of Registered Title issued for the concerned property prior to the alienation of portions of the property, which further contributes to a cost saving for prospective purchasers of the residential erven.

In view of the fore-mentioned, we trust that this application will be considered favourably.

K. RAUBENHEIMER

Pr. PIn A/924/1996