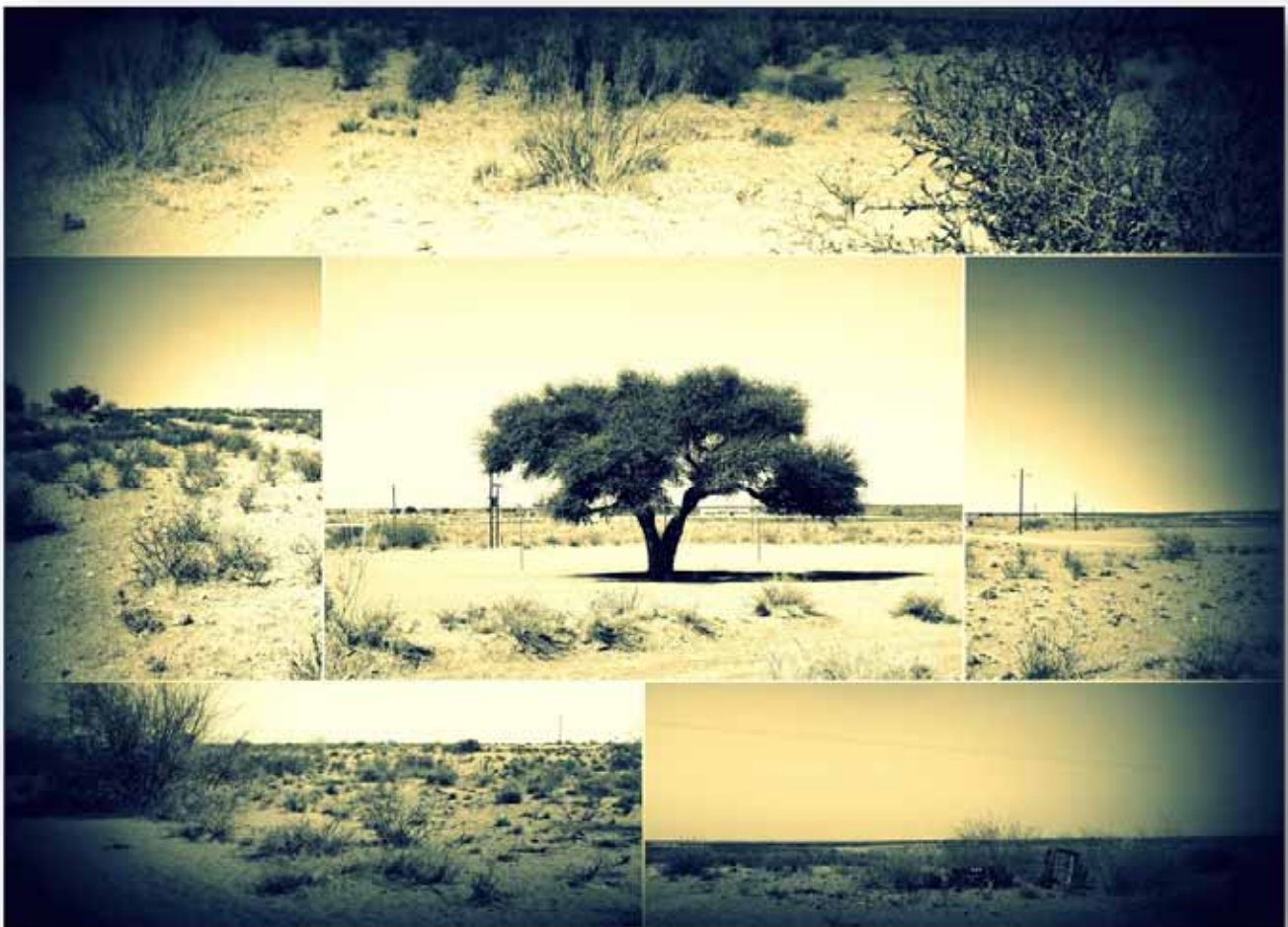


# GROOT MIER

APPLICATION FOR REZONING & SUBDIVISION ACCORDING TO THE  
NORTHERN CAPE PLANNING AND DEVELOPMENT ACT (ACT 7 OF 1998)

of

ERF 112, GROOT MIER, MIER MUNICIPALITY, NORTHERN CAPE PROVINCE



**December 2012**

COMPILED BY:

Macroplan Town and Regional Planners

P. O. Box 987  
Upington  
8800

Tel/Fax: 054 332 3642  
E-mail: [macroplan@mweb.co.za](mailto:macroplan@mweb.co.za)



# GROOT MIER

APPLICATION FOR REZONING & SUBDIVISION ACCORDING TO THE  
NORTHERN CAPE PLANNING AND DEVELOPMENT ACT (ACT 7 OF 1998)

of

ERF 112, GROOT MIER, MIER MUNICIPALITY, NORTHERN CAPE PROVINCE



**December 2012**

COMPILED BY:

Macroplan Town and Regional Planners

P. O. Box 987  
Upington  
8800

Tel/Fax: 054 332 3642  
E-mail: [macroplan@mweb.co.za](mailto:macroplan@mweb.co.za)



# TABLE OF CONTENTS

## APPLICATION FOR LAND USE CHANGE

		Page
<b>SECTION A: APPLICATION FORM</b>		1
<b>SECTION B: MOTIVATION REPORT</b>		6
<b>1</b>	<b>Introduction</b>	6
1.1	Background	6
1.2	Current reality	6
1.3	Assignment	7
1.4	Aim/Objective	7
1.5	Jurisdiction	7
1.6	Compliance with Principles	7
<b>2</b>	<b>Planning Considerations</b>	8
2.1	Location of the area	8
2.2	Physiography	8
2.3	Integrated Planning	9
2.4	Character of the Area	12
2.5	Infrastructure	12
2.6	Size, Zonings and Regulations	14
2.7	Summary	14
<b>3</b>	<b>Proposed Town Expansion</b>	18
3.1	Planning Approach	18
3.2	Public Participation	18
3.3	Proposed Land Uses	18
<b>4</b>	<b>Recommendation</b>	21
4.1	Approval of the Application	21
<b>List of Figures</b>		
Figure 1:	Locality Map: Region	10
Figure 2:	Locality Map: Local	11
Figure 3:	Land Use Map: Excerpt	13
Figure 4:	Basic Land Usage	17
Figure 5:	Detail Layout	Annexure C
<b>List of Photos</b>		
Photos 1-2:	Study Area	15
Photos 3-4:	Study Area	16
<b>List of Annexure</b>		
Annexure A: Copy of Title Deeds		
Annexure B: Appointment		
Annexure C: Detail Layout		

MUNICIPALITY:

**MIER**

## LAND USE MANAGEMENT APPLICATION FORM

### APPLICATION FOR TOWNSHIP DEVELOPMENT, SUBDIVISION OF LAND, CONSOLIDATION OF DIFFERENT PIECES OF LAND, AMENDMENT OF LAND USE (REZONING), AMENDMENT OF TOWN PLANNING SCHEME OR DEPARTURE FROM SCHEME REGULATIONS AND CONSENT USE

Application for any of the above-mentioned MUST be done in accordance with the following legislation:

- **Northern Cape Planning and Development Act, 1998, Act 7 of 1998**
  - Scheme Regulations (Land Use Planning Ordinance, 1985, Ordinance 15 of 1985)
  - Black Communities Development Act, 1984, Act 4 of 1984 [ Section 20(2)(b) ]
  - Rural Areas Act, 1987, Act 9 of 1987
- **Planning Profession Act, 2002, Act 36 of 2002**

**NOTE:** A separate Application form is available for the **Removal of Restrictions** in terms of Removal of Restrictions Act, 1967, Act 84 of 1967.

#### SECTION A

##### Details of Applicant (See Planning Profession Act, Act 36 of 2002)

Name:	Macroplan	Contact person:	Len J Fourie
Postal address:	P.O. Box 987 Upington Code: 8800	Physical address:	4A Murray Avenue Upington
Tel no:	054 332 3642	Cell no:	082 821 1025
Fax no:	054 332 4283	E-mail address:	macroplan@mweb.co.za
SACPLAN Reg No:	A/1322/2006		

#### SECTION B

##### Details of Land Owner (If different from Applicant)

Name:	Mier Municipality	Contact person:	J Mienies
Postal address:	P.O. Box 178 Mier Code: 8811	Physical address:	P.O. Box 178 Mier Code: 8811
Tel no:	054 531 0928	Cell no:	N/A
Fax no:	054 531 0931	E-mail address:	jmienies@gmail.com

**SECTION C**  
**Details of Property**

Erf / Farm No	Physical address of erf / farm		Area (m <sup>2</sup> or ha)	Existing land use	Existing zoning
Erf 112, Groot Mier	Street address:	Area surrounding the entrance to Groot Mier	304.8375ha	Vacant	Undetermined
	Town:	Groot Mier			
	Municipality:	Mier			

**SECTION D**  
**Type of Application being Submitted** (Mark with an X and give detail)

	Township development	Location:	Area south and west of Welkom		
<b>X</b>	Subdivision of land	Number of new erven (including remainder):	199		
	Consolidation of different pieces of land	Erf no	Land use	Zoning	
		NA	NA	NA	
<b>X</b>	Amendment of a land use or zoning (rezoning)	From (existing zoning):	To (proposed zoning):		
		Undetermined	Various land uses for the extension of Groot Mier		
	Amendment of town planning scheme or departure from scheme regulations (consent use, relaxation of building lines, etc)	Describe:	NA		
	Removal, amendment or suspension of restrictive conditions <b>NOTE:</b> <i>Submit separate prescribed application form</i>	Sections to be removed:	NA		
<b>Brief description of proposed development / intent of application:</b> (Detail motivation to be attached as annexure)					
It is the goal of this application to rezone and subdivide the total area for the extension of Groot Mier. This application entails a range of land uses, combined into one town expansion development, consisting of 198 new land units. See Section B for more detail regarding the precise description of the project.					

**SECTION E**

**List of Attachments and supporting information required / submitted** (Mark with an X / number annexure)

YES	NO	N/A	ANNEXURE	DOCUMENT ATTACHED
X				Application form – Land Use Management
		X		Application form for the Removal of Restrictions
		X		Board of Directors' / Trustees' resolution / consent
X			B	Power of Attorney
X			A	Copy of Title Deed(s)
		X		Conveyance's certificate
		X		Bondholder's consent
		X		Home Owners' Association consent / stamp of approval
		X		Special endorsement/proxy
		X		Mineral rights certificate (together with mineral holder's consent)
		X		Prospecting contract
		X		Registered servitudes (deed and map/plan)
	X			Surveyor general diagrams (cadastral information)
		X		Status report from Surveyor General – street closure or state owned land
X				Locality plan/Site plan
	X			Zoning plan – including surrounding areas (±250 m)
X				Land use plan – including surrounding areas (±250 m)
		X		Land use map indicating existing facilities and threshold distances (township development)
	X			Topographical map
X			C	Contour plan
	X			Services plan
X				Ortophoto / Aerial survey map
		X		Proposed consolidation plan
X			C	Proposed subdivision plan
X			C	Proposed design/layout plan
X			C	Proposed development plan
		X		Engineering services report (Bulk and internal)
	X			Environmental Impact Assessment (EIA – RoD)
		X		Archaeological Impact Assessment (AIA) - approval from relevant Department
		X		Heritage Impact Assessment - approval from relevant Department
		X		Traffic impact study
	X			Geological (soil) report (NHRB Standards)
		X		Flood line certificate / coastal setback report - certificate from relevant Dept
		X		Subdivision of Agricultural land - permission from relevant Department Agriculture
X				Motivation
		X		Typical unit types (plan & elevation)
		X		List of sections in Title Deed conditions to be removed /amended
	X			Public participation report and minutes of meeting
		X		Other (specify):
X				Three (3) sets of full colour documentation copies

The ***Guidelines for Human Settlement Planning and Design*** as published by CSIR - Building and Construction Technology, Pretoria forms the basis of planning standards.



**SECTION I - Checklist (for the use of municipality only)**  
**Attachments to be submitted to Provincial Government - Removal of Restriction**  
**Application**  
(Mark with an X)

DOCUMENT ATTACHED	YES	NO	N/A
Application form for the Removal of Restrictions			
Board of Directors' / Trustees' resolution / consent			
Power of Attorney			
Copy of Title Deed(s)			
Conveyancer's certificate			
Abutting owner's consent			
Bondholder's consent			
Home Owners' Association consent / stamp of approval			
Special endorsement/proxy			
Mineral rights certificate (together with mineral holder's consent)			
Prospecting contract			
Registered servitudes (deed and map/plan)			
Surveyor general diagrams (cadastral information)			
Status report from Surveyor General – street closure or state owned land			
Locality plan			
Zoning plan – including surrounding areas (±250 m)			
Land use plan – including surrounding areas (±250 m)			
Land use map indicating existing facilities and threshold distances (township development)			
Topographical map			
Contour plan			
Services plan			
Proposed consolidation plan			
Proposed subdivision plan			
Proposed design/layout plan			
Proposed development plan			
Engineering services report			
Copy of EIA RoD			
Archaeological report - certificates from relevant Department			
Heritage report - certificate from relevant Department / Heritage Impact Assessment (HIA)			
Traffic impact study			
Geological and/or soil/geo-technical report (NHRB Standards)			
Flood line certificate and/or coastal setback report - certificate from relevant Department			
Subdivision of Agricultural land - permission from relevant Department			
Motivation			
Typical unit types (plan & elevation)			
List of Title Deed conditions to be removed / amended			
Other (specify):			
Application fee			
<b>Two (2) sets</b> of full color documentation copies			
Copy of item submitted to Council			
Copy of advertisements			
Reports from relevant departments / institutions			
Council resolution			



## SECTION B: MOTIVATIONAL REPORT

### 1. INTRODUCTION

#### 1.1 BACKGROUND

The South African economy has experienced a stable growth rate during the earlier parts of the past decade, contributing to the continued stability of the country. This has had numerous positive impacts, nationally, on provincial level and locally. Since 2008, instability of the world economy has led to a slumber of this tendency and we have been experiencing the consequences of a global economic recession. The beginning of the year 2010 showed a perceptible, albeit slow, process of repair to the South African economy, resulting in an increase in investment trust. The mentioned recession was felt to a lesser extent in South Africa, than in the overall global sphere and when the recession started to subside, the country was quick to positively respond. The above mentioned aspect is mostly due to the fact that local mining- and construction activities experienced on-going growth during the recession.

The Mier Local Municipality has not at this stage been party to the significant mining boom experienced in the province, but has also seen development, albeit on a smaller scale. This growth has been brought about through a focus on the tourism sector of the economy with attractions such as game farming, hospitality infrastructure and, of course, the Kgalagadi Transfrontier Park.

These mentioned aspects have not only had an economic impact, but has also contributed to population increases in the municipality, be it from immigration or natural growth. With this in mind, the Mier Municipality has felt the need to provide housing opportunity throughout its area of jurisdiction and identified the towns of Askham, Welkom, Groot Mier, Loubos and Rietfontein as areas of focus.

This application for rezoning and subdivision is lodged in order to establish 198 new development stands in Groot Mier, 190 of which are single residential erven, in response to the growing housing need in the municipality. This will be achieved within the clear context of the Northern Cape Development and Planning Act, Act 7 of 1998.

#### 1.2 CURRENT REALITY

The involved property (Erf 112, Groot Mier) is owned by the Mier Municipality, hence referred to as the developer. No formal land use management system has been adopted by the Mier Municipality at this stage and the land use rights on the property may be described as being undetermined.

This lack of a formal land use allocation cannot accommodate formalised town expansion, consequently necessitating the initiation of a formal land use change process in terms of the Northern Cape Planning and Development Act (Act 7 of 1998). This application for rezoning and subdivision is therefore submitted to the



local authority (Mier Municipality) in order to complete all the legal formalities associated with such a process.

### 1.3 ASSIGNMENT

In the light of the above mentioned factors, Macroplan (Gobetla Beplanningsdienste CC – CK2006/017796/23) has received an instruction from the Mier Municipality to conduct the said process of land use change on the property on their behalf. Refer to the letter of appointment attached as **Annexure B** to this report.

### 1.4 OBJECTIVE

The object of this report is threefold, namely:

- To apply for the approval of **subdivision of the involved property (Erf 112, Groot Mier) into 198 individual land units.**
- To apply for the varietal **rezoning** (associated with normal township expansion) of the mentioned study area, thereby allocating unique land use rights to each of the newly created properties in this development.
- To serve as a support system for the **Mier Municipality**, in order for all the formalities to be handled correctly.

### 1.5 JURISDICTION

According to Article 76 of the Northern Cape Planning and Development Act (Act 7 of 1998), the MEC delegated the powers to approve the **rezoning and subdivision** of the study area, to the Local Authority.

### 1.6 COMPLIANCE WITH PRINCIPLES

This application complies with the general principles as prescribed in Chapter 1, §3, of the Development Facilitation Act (Act 67 of 1995), which includes the following aspects:

1. The development must promote the integration of the social, economic, institutional and physical aspects of land development;
2. The development must optimise the use of existing resources including such resources relating to agriculture, land, minerals, bulk infrastructure, roads, transportation and social facilities;
3. The development must promote a diverse combination of land uses, also at the level of individual erven or subdivisions of land;
4. The development must discourage the phenomenon of "urban sprawl" in urban areas and contribute to the development of more compact towns and cities;
5. The development must contribute to the correction of the historically distorted spatial patterns of settlement in the Republic and to the optimum use of existing infrastructure in excess of current needs; and



6. The development must encourage environmentally sustainable land development practices and processes.

## 2. PLANNING CONSIDERATIONS

### 2.1 LOCATION OF STUDY AREA

Groot Mier is situated in the central sections of the Mier Municipality adjacent to the R31 regional road. The town may be found  $\pm 246$ km to the north of Upington (via R360 & R31) and  $\pm 37$ km to the east of Rietfontein (via R31).

In terms of the town itself, the development site is located in the sections directly adjacent to the entrance to Groot Mier, between the R31 and the larger formalised section of Groot Mier found to the north-east thereof.

The following coordinates may be used for orientation:

26°44'39"	S
20°19'02"	E

The details of site location and the proposed development may be seen in the figures attached to this report.

### 2.2 PHYSIOGRAPHY

The physiography of the area within which the study area is located is discussed briefly.

#### ■ TOPOGRAPHY

The development site of Groot Mier may be described as being extremely flat, with a nominal downward slope in a south-eastern direction. The site is traversed by varietal storm water furrows, some which have a significant impact on township layout and others being easily integrated therein. The central sections were of particular concern during the layout process with large sections of land being left vacant to negate potential future flood damage. Besides the latter, the site may be described as being suited for normal township development. Detail contours may be seen on the Detail Layout Map attached as Annexure C to this submission.

#### ■ SOIL/GEOLOGICAL CONDITIONS

The soil and geological conditions of the development site are being investigated by a separate geotechnical consultant as part of this project. The report will be submitted to the local authority upon completion thereof.

#### ■ FAUNA AND FLORA

The fauna and flora of the development site are being investigated by a separate environmental consultant as part of this project. The report will be submitted to the local authority upon completion thereof.

## 2.3 INTEGRATED PLANNING

Under normal circumstances, all planning within a municipality must be measured against an approved Spatial Development Framework (SDF), which may be seen as the spatial translation of the Integrated Development Plan (IDP). Over the past decade, the SDF has become an increasingly important document in spatial decision-making and a powerful tool in development evaluation.

Unfortunately, no SDF has been compiled for the Mier Municipality, thereby ruling out the possibility of development evaluation in these terms on a local level. This project has however been a directive from a Provincial level of planning and was commissioned by the Department of Co-Operative Governance, Human Settlements and Traditional Affairs (COGHSTA). In terms of provincial government involvement, one may evaluate the proposal in terms of the Provincial SDF (PSDF), which highlights the following:

### Monetary Capital:

In terms of Monetary Capital, the PSDF directs the focus toward economic efficiency where available resources should be utilised in an optimal fashion – resources in a variety of categories, namely: human, funds, land, infrastructure, etc.

*The proposed development of housing opportunity may be said to be in line with these provisions of the PSDF as it acknowledges land as a scarce and vital resource. The site identified for development has been chosen as one fulfilling the characteristics of filling-in vacant and under-utilised land within the context of integration. With integration, housing and land use diversity being primary objectives of the proposed layout – the category of human resource investment is adequately addressed through the layout in terms of investing in human integrity and creation of spaces for economic opportunity. In this sense, land use does however not stand in isolation and it will be important for consequential phases of the development to build on this premise (see Infrastructural Capital).*

### Infrastructural Capital:

In terms of Infrastructural Capital, the PSDF directs the focus towards the physical, especially in terms of services


*The proposed layout may be said to be in line with this objective within the context of the following:*

- *The formal layout as opposed to organic form allows for a more effective service provision and cost-effective infrastructure installation.*
- *Adherence to the principle of road hierarchy allows for the acknowledgement of higher traffic volumes in certain sections of the layout and creates the opportunity for more effective future transport infrastructure investment.*
- *Aiming to design the layout in such a way as to have as much of the longer sides of the created erven in an east-west direction. This will simplify the implementation of sustainable construction techniques on a construction level.*

Title:  
**FIGURE 1  
Locality Map: Region**

Property Description:  
Erf 112, Groot Mier, Gordonia RD, Mier Municipality, Northern Cape Province.

**LEGEND**

 Involved Property



 <p><b>MACROPLAN</b> Trade &amp; Development Town &amp; Regional Planners</p>	 <p><b>GOBETLA</b> Spatial Designs Land Use Specialists</p>	 <p>N</p>
<p>P.O. Box 987      T. 054 332 3642 Upington          F. 054 332 4283 8800                macroplan@mweb.co.za</p>		

Reference:  
**MIER/GRM/HP/01**

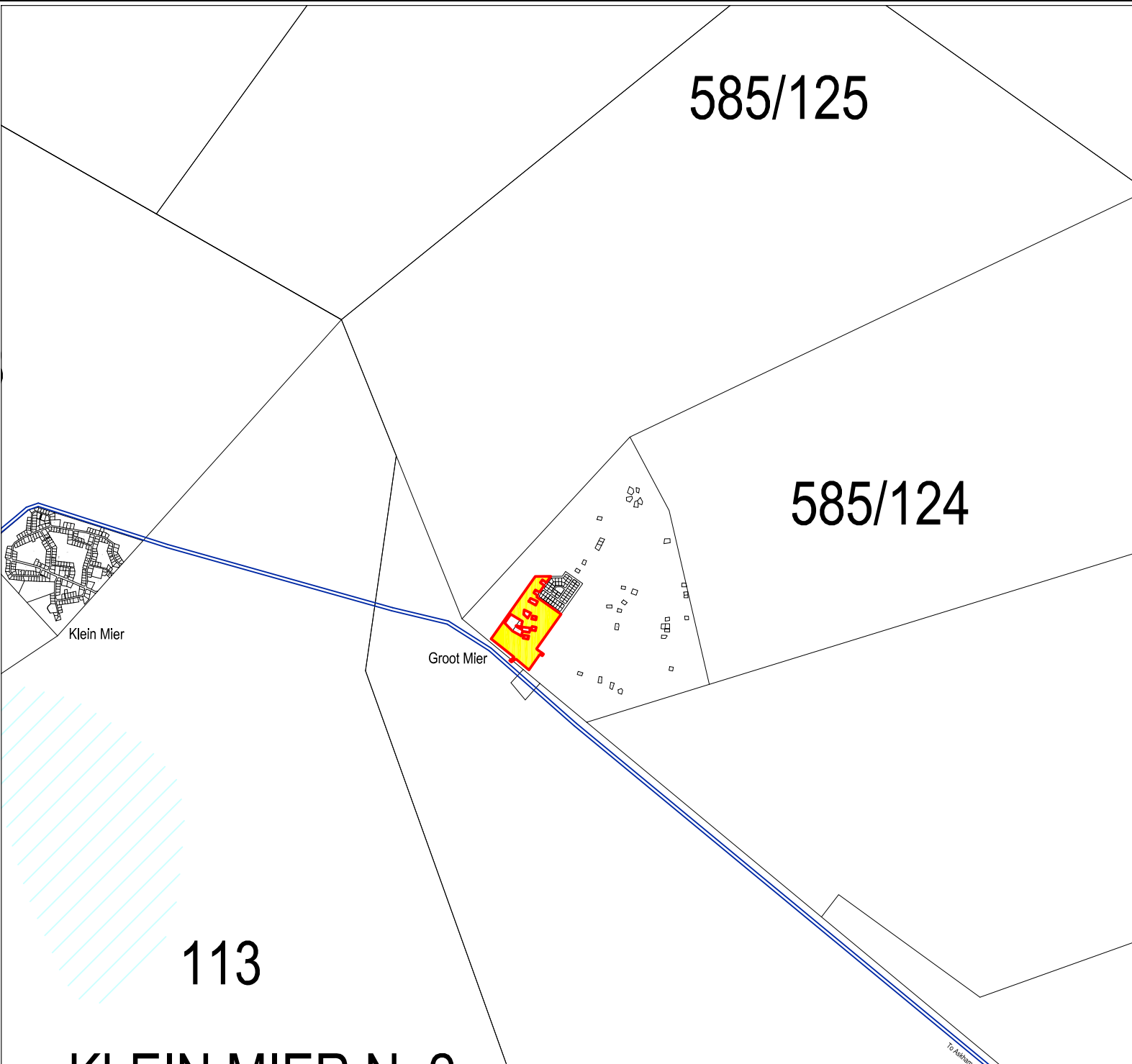
<p>Scale: <b>1: 200 000</b></p>	<p>Designed: <b>J. Treurnich</b></p>
-------------------------------------	--

<p>Date: <b>December 2012</b></p>	<p>Drawn: <b>J. Treurnich</b></p>
---------------------------------------	---------------------------------------

Title:  
**FIGURE 2**  
Locality Map: Local

Property Description:  
Erf 112, Groot Mier, Gordonia RD, Mier  
Municipality, Northern Cape Province.

**LEGEND**  
 Study Area



 <b>MACROPLAN</b> <small>Trade &amp; Investment Promoters Town &amp; Regional Planners</small>	 <b>GOBETLA</b> <small>Spatial Designs Land Use Specialists</small>
P.O. Box 987 Upington 8800	T. 054 332 3642 F. 054 332 4283 macroplan@mweb.co.za



Reference:  
**MIER/GRM/HP/02**

Scale:  
1: 50 000

Designed:  
J. Treurnich

Date:  
December 2012

Drawn:  
J. Treurnich

§2.3 continues:

In terms of the above factors it may be said that the proposed application for land use change and its associate layout is in line with the principles of the PSDF, seen as a tool for development evaluation where no local SDF exist. The local authority is therefore asked to evaluate this project upon its individual merit of providing additional housing opportunity in the Mier Municipality within the context of due legislative procedure.

## 2.4 CHARACTER OF THE AREA

Groot Mier may be described as an extremely small town located in a region of very low population densities. The town, however, supports various central functions such as places of worship and educational facilities which are located specifically to support the local community. The town therefore, despite its size, displays slight variations in land uses, albeit being predominantly residential in nature.

The proposed development of additional residential opportunities may be seen as being on par with the current development trend in the area.

## 2.5 INFRASTRUCTURE

### ■ WATER

The provision of water to the proposed development will be the responsibility of the local authority.

### ■ ROAD NETWORK

The proposed development entails an extended internal road network, providing access to individually planned erven, but also includes the formalisation of the existing access to Groot Mier from the R31. The road network has been planned in such a manner to provide a solid framework for future developments in the town and to accommodate minor storm water flow. Furthermore, the development has been set back 50 metres from the R31 in order to ensure building line compliance. The necessary permissions for this access upgrading and development adjacent to a national road will be acquired from the relevant authorities.

### ■ SEWERAGE








The provision of this service to the proposed development will be the responsibility of the local authority.



Title:  
**FIGURE 3  
Land Use Map**

Property Description:  
Erf 112, Groot Mier, Gordonia RD, Mier  
Municipality, Northern Cape Province.

**LEGEND**

	Study Area
	Agricultural Use
	Town Commonage
	Residential Use*
	Educational Use*
	Religious Use*
	Transport Use*

\* Uses surveyed during 2006 Mier TRANCRAA Process

 <b>MACROPLAN</b> <small>Trade &amp; Development Town &amp; Regional Planners</small>	 <b>GOSETLA</b> <small>Spatial Designs Land Use Specialists</small>
P.O. Box 987 Upington 8800	T. 054 332 3642 F. 054 332 4283 macroplan@mweb.co.za



Reference:  
**MIER/GRM/HP/03**

Scale: <b>1: 25000</b>	Designed: <b>J. Treurnich</b>
---------------------------	----------------------------------

Date: <b>December 2012</b>	Drawn: <b>J. Treurnich</b>
-------------------------------	-------------------------------

585






### ■ STORM WATER

Storm water drainage will be accommodated above ground and in the streets of the proposed development layout, where the layout has been planned along the topography of the development site in such a way as to facilitate continued freedom of flow. Specific mention should be made of the larger storm water movement which may take place across the centre of the development site: in order to ensure minimal future damages, the areas surrounding this furrow have been left as vacant land within the layout. No problems are foreseen in this regard.

### ■ ELECTRICITY

The provision of electricity to the proposed development will be the responsibility of the local authority.


## 2.6 SIZE, ZONINGS AND REGULATIONS



The property involved in this application (Erf 112, Groot Mier) have a total area of 304.8375ha and do not carry any specified zoning at this stage. Only a 22.5ha portion of the property is involved in this development proposal. This application is lodged in order to subdivide the study area into 198 individual land units and rezone them to various land uses associated with normal township expansion.

Please refer to the Detail Layout (Annexure C) for further detail in this regard.

## 2.7 SUMMARY



During the consideration of the approval of this application, it is necessary to keep the following in mind:

- *This application complies with the general principles as prescribed in Chapter 1 of the Northern Cape Planning and Development Act (Act 7 of 1998);*
- *This application complies with the general principles as prescribed in Chapter 1, section 3, of the Development Facilitation Act (Act 67 of 1995);*
- *The physiography of the area is capable to accommodate the planned development.*



Photo 1: The entrance and access road to Groot Mier from the R31 regional road, as seen from a northern direction. This road will be formalised within the layout as it will play a crucial role in accessibility of Groot Mier in the future. All necessary permissions will be acquired in terms of access and development alongside a regional road from the relevant authorities.



Photo 2: Looking towards the study area, standing at the entrance to Groot Mier, from a southern direction, with the existing developments of the town visible in the foreground. The sections in the foreground are particularly sandy as it forms part of a network of furrows found across the site. This particular area will be left vacant to avoid potential future damage.



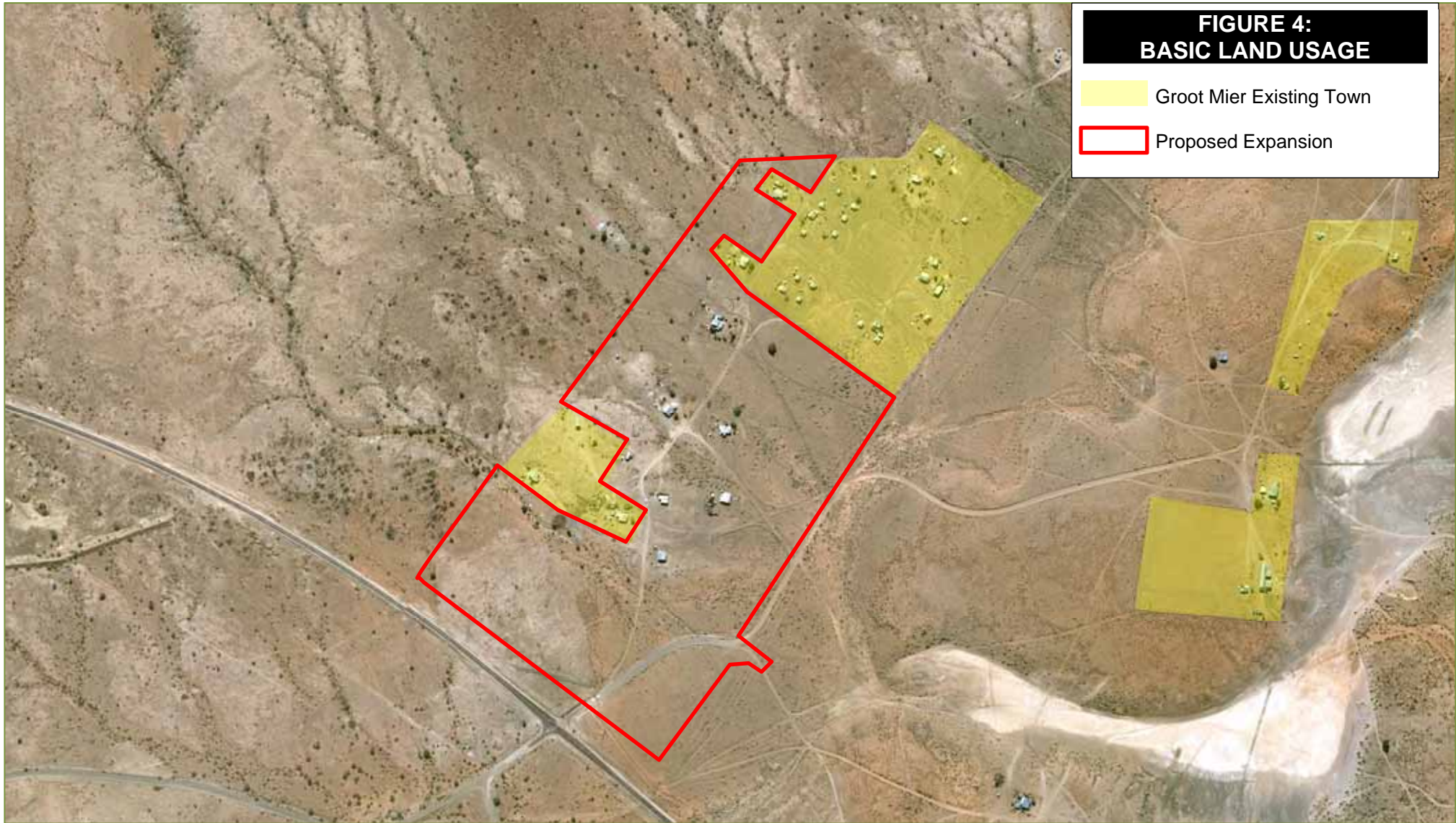


Photo 3: The easternmost sections of the study area, as seen from a western direction, with the existing developments of Groot Mier visible on the left-hand side of the photo. In the foreground an informal soccer field is visible; this will be developed with the understanding that future sporting facilities should be erected around the existing school.



Photo 4: Vehicle tracks across the study area, as seen from a northern direction. These tracks are placed in an ad-hoc manner and the layout will attempt to provide a more sensible and formalised internal road layout. At this stage, these tracks also act as areas of flow for storm water. It is expected that in such cases, storm water flow can be accommodated in the new road layout.





### 3. PROPOSED TOWN EXPANSION

#### 3.1 PLANNING APPROACH

During the compilation of the detail layout map, as well as the motivation report, the following objectives were kept in mind:

- *The study area is ideally situated for the residential expansion of Groot Mier, providing additional housing opportunity.*
- *The development does not only include residential expansion, but also complementary institutional uses such as “place of worship” and “place of instruction” in order to cater in potential future community service needs.*
- *The development provides for the placement of a business site central to development as potential future locale of business opportunity within the neighbourhood.*
- *Complying with any provisions that the Municipality may enforce on the application.*

#### 3.2 PUBLIC PARTICIPATION

The community and surrounding property owners will have time to participate during the prescribed advertising period of the application (which will be handled by this office) in accordance with the processes set out in the Northern Cape Planning and Development Act (Act 7 of 1998) which includes the following:

1. ***Notice placed in the local paper, where after 21 days for public input will follow.***
2. ***Notice placed on the site for a period of 21 days.***
3. ***Registered mail or hand delivery to all surrounding land owners during the same timeframe as mentioned in 1 and 2.***

#### 3.3 PROPOSED LAND USES

After approval, the following land uses will be established on the study area in terms of Article 8, which is used in cases where no formal scheme regulations exist in a municipality – Please refer to Annexure C for the Detail Layout:

##### RESIDENTIAL ZONE I

Indication on map: colour

**Yellow**

Primary use/s:

##### **Dwelling-house**

Means a detached building containing only one dwelling unit.

- *190 land units created will be given this zoning with the objective being residential opportunity in Groot Mier. This zoning will cover 7.1ha of the study area with each unit having an average size of 370m<sup>2</sup>. This will constitute 31.4% of the total development.*



## BUSINESS ZONE I

Indication on map: colour **Blue**

Primary use/s:

### Business premises

Means a site or building or structure on or in which business is done and includes shops, offices, financial institutions or restaurants or sites, buildings or structures for similar uses, but does not include places of assembly or entertainment, institutions, service stations, public garages, industries, noxious trades, bottle-stores or supermarkets.

- *1 land unit created will be given this zoning with the objective being business opportunity in Groot Mier. This zoning will cover 1276m<sup>2</sup> of the study area constituting 0.7% of the total development.*

## INSTITUTIONAL ZONE I

Indication on map: colour **Grey**

Primary use/s:

### Place of instruction

Means a crèche, pre-primary school, primary school, high school, college, technikon, university, research centre, convent, public library, public art gallery, or museum or some other centre which is utilised for instruction purposes and includes a hostel appertaining thereto, but does not include a building or land unit which is mainly used as certified reformatory or industrial school or as an institution.

- *1 unit of this zoning will be provided for within the proposed development. The unit will be 425.4m<sup>2</sup> in size, representing 0.2% of the total development.*

## INSTITUTIONAL ZONE II

Indication on map: colour **Grey with black hatching**

Primary use/s:

### House of worship

Means a church, synagogue, mosque, temple, chapel or any other place for practising religion and includes any building in connection therewith, but does not include a funeral parlour with related chapel.

- *1 unit of this zoning will be provided for within the proposed development. The unit will be 1770m<sup>2</sup> in size, representing 0.9% of the total development.*



## OPEN SPACE ZONE I

Indication on map: colour

Green

Primary use/s:

### Public open space

Means land which is under or will be under the ownership of the local authority, which is not leased nor will be leased on a long-term basis, and which is utilised or will be utilised as an open space or a park, garden, picnic area, playground or square and includes a public space.

- *1 unit of this zoning will be provided for within the proposed development. The unit will be 1.7ha in size, representing 7.6% of the total development.*

## TRANSPORT ZONE II

Indication on map: colour

Light brown

Primary use/s:

### Public Road

Means any road or street for public use or any land intended for such purposes.

- *1 unit of this zoning will be provided for within the proposed development, constituting the internal road network of the proposed development. The unit will be 6.2ha in size, representing 27.5% of the total development.*

The internal road network of the proposed development may be seen in the Detail Layout, attached as Annexure C to this report.

## UNDETERMINED ZONE

Indication on map: colour

Purple (for the purpose of this report)

Primary use/s:

### None

- *3 land units created will be given this zoning with the objective of future development and storm water accommodation. This zoning will cover 6.2ha of the study area with each unit having an average size of 2.4ha. This will constitute 32% of the total development.*

Such an undetermined land unit may be rezoned in the future to suit the local authority's discretionary needs.



## 4. RECOMMENDATION

It is thus evident from the previous discussions that the **application for the rezoning and subdivision of the study area (Erf 112, Groot Mier)**, is desirable for development in the Mier Municipality.

### 4.1 APPROVAL OF THE APPLICATION

The *Mier Municipality* is therefore requested to:

- i Advertise the application according to and in terms of the Northern Cape Planning and Development Act (Act 7 of 1998). The public participation process will be handled by this office and proof thereof will be sent to the Municipality.
- ii Approve the application for land use change according to and in terms of the Northern Cape Planning and Development Act (Act 7 of 1998).







# **ANNEXURE A**

## **Copy of Title Deeds**



# Property Enquiry Details



## Property enquiry results for "groot mier" in the Deeds Registry at "VRYBURG"

### Property detail:

<b>Deeds registry</b>	VRYBURG
<b>Property type</b>	ERF
<b>Township</b>	GROOT MIER
<b>Erf number</b>	112
<b>Portion</b>	0
<b>Province</b>	NORTHERN CAPE
<b>Registration division/Administrative district</b>	GORDONIA RD
<b>Local authority</b>	MIER MUNICIPALITY
<b>Previous description</b>	-
<b>Diagram deed number</b>	T863/2005
<b>Extent</b>	304.8375 H
<b>LPI Code</b>	C02800190000011200000

### Title Deeds detail:

Document	Registration date	Purchase date	Amount	Microfilm reference	Document copy?
T863/2005	20050221	-	T/T	-	Not available

### Owners detail:

Document	Full name	Identity Number	Share	Person Enquiry?
T863/2005	MIER MUNICIPALITY	-	-	<a href="#">Yes</a>

### Endorsements / Encumbrances:

No data found for this query!

### History:

No data found for this query!

[Back to top of page](#)

Requested by **40901** with user reference **None** on: Monday, 03 December 112 08:20

DeedsWeb Version 4.0.1

Copyright © 2001-2009, Chief Registrar of Deeds.



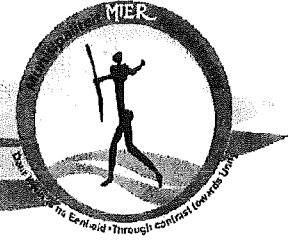
# **ANNEXURE B**

## **Appointment**



**MIER**

MUNISIPALITEIT / MUNICIPALITY



POSBUS / PO BOX 178  
MIER 8811  
TELEFAKS (054902) MIER 19  
TEL(054) 5310928  
5310929  
5310930  
FAKS / FAX (054) 5310931  
E-pos miermun@tekomsa.net

NAVRAE : Mnr. J. Mienies  
ENQUIRIES:

03 September 2012

BVI Raadgewende Ingenieurs  
Posbus 1155  
UPINGTON  
8800

**INSAKE: UITBREIDING VAN MIER DORPIES**

Hiermee word goedkeuring verleen dat u kan voortgaan met die uitleg van die planne op die verskillende dorpies maar dat daar gekyk moet word na Welkom Dorp aan die suidekant van die Laerskool Welkom vir ook 'n moontlike uitbreiding van erwe.

Die uwe

  
**WAARNEMENDE MUNISIPALE BESTUURDER**

RIG ASB ALLE NAVRAE AAN DIE MUNISIPALE BESTUURDER  
ALL CORRESPONDANCE TO BE ADDRESSED TO THE MUNICIPAL MANAGER





RAADGEWENDE INGENIEURS CONSULTING ENGINEERS

siviel, struktureel, elektries, meganies en projekbestuur  
civil, structural, electrical, mechanical and project management

NOORD-KAAP/NORTHERN CAPE

UPINGTON  
Murraylaan 7 Murray Avenue  
Upington, 8801  
Posbus/P.O. Box 1155  
Upington, 8800  
E Pos/E-Mail: [upt@bvinc.co.za](mailto:upt@bvinc.co.za)  
Web: [www.bvigroup.co.za](http://www.bvigroup.co.za)

Tel: +27 (0) 54 3376600  
Faks: +27 (0) 54 3376699

Ons verw./Our ref. U10139C-L008  
U verw./Your

2012-10-04

Macroplan  
P.O. Box 987  
UPINGTON  
8800

**ATTENTION: MR. L. FOURIE**

**CONTRACT U10139C: APPOINTMENT AS TOWN PLANNING CONSULTANT : TOWN PLANNING FOR VARIOUS SMALL TOWNS IN THE MIER AREA**

You are hereby appointed to proceed with the work as set out in the attached quotation (excluding Khomani San 150 erven) for the quoted amount of R 424,800.00 (VAT excl.).

Please submit your projected cashflow and timeframe as soon as possible.

Kind regards

MS DU PLESSIS B. Eng

CONSULTANT

Copy : **ATTENTION: MR. I VAN WYK**

Acting Municipal Manager  
Mier Municipality  
P.O.Box 178  
MIER  
8811

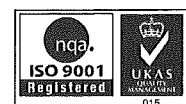
BVI Raadgewende Ingenieurs Noord-Kaap (Edms.) Bpk.  
Handeldrywend as BVi, Reg.no. 1998/00204/07

Direkteure/Directors: M Myburgh PrEng BEng, BComm, FD Maritz PrEng BEng, D Leukes PrTechEng BTech, MBA, JC Botha PrTech Eng, Pr CPM, GH Meiring Pr Tech Eng  
Assosiaat/Associate: A Markram Pr Tech Eng

Kantore te/Offices at: Pretoria, Upington, Bloemfontein, Kaapstad, Durban, Springbok, Welkom, Empangeni, Port Elizabeth, Polokwane, Oos-Londen, Jeffreysbaai  
BVI Africa NAMIBIA: Windhoek BVI Africa MOZAMBIQUE: Maputo

Gestig/Established 1967

BVI Consulting Engineers Northern Cape (Pty) Ltd  
Trading as BVi, Reg. no. 1998/00204/07





# **ANNEXURE C**

## **Detail Layout**





© 2012 AfrIGIS (Pty) Ltd.

Groot Mier Residential Expansion Mier Municipality FINAL 01

Design: J. Treurnich (C/5846/2010)

Land Use Change: Macroplan Upington

Date: 28-11-2012

Scale: 1:1800

Plan no: **Detail Layout Plan U/MIE/GRM/F1**



**Total Residential Properties Accommodated:**  
190

Proposed Land Uses in terms of Land Use Management System				
Colour	Land Use Description	Total Units	Schedule of Sizes	
Notation			average size per erf	total area covered by land use
	Agricultural Zone I			
	Agricultural Zone II			
1-190	Residential Zone I	190	372m <sup>2</sup>	7.0736ha
	Residential Zone II			
	Residential Zone III			
	Residential Zone IV			
	Residential Zone V			
191	Business Zone I	1	N/A	1275.8m <sup>2</sup>
	Business Zone II			
	Business Zone III			
	Business Zone IV			
	Business Zone V			
	Industrial Zone I			
	Industrial Zone II			
	Industrial Zone III			

Proposed Land Uses in terms of Land Use Management System				
Colour	Land Use Description	Total Units	Schedule of Sizes	
Notation			average size per unit	total area covered by land use
192	Institutional Zone I	1	N/A	425.4m <sup>2</sup>
193	Institutional Zone II	1	N/A	1789.6m <sup>2</sup>
194	Institutional Zone III	1	N/A	1,7223ha
	Open Space Zone I			
	Open Space Zone II			
	Open Space Zone III			
	Transport Zone I			
198	Transport Zone II	1	N/A	6.1850ha
	Transport Zone III			
	Authority Zone I			
	Resort Zone I			
	Resort Zone II			
	Special Zone			
195-197	Undetermined Zone	3	2,3998ha	6.1850ha
	TOTAL	198		

Legend: Topographical Info

Detail Description:

- Boscia Albitrunca
- Acacia Erioloba
- Water furrows
- Electricity cable
- Telephone lines

Identification

Survey provided by: BVI Consulting Engineers

**Town Planners & Land Use Specialists**  
Stadsbeplanners en Grondgebruik Spesialiste

T: 054 332 3642 P.O. Box 987  
F: 054 332 4283 Upington  
E: macroplan@mweb.co.za 8800