

ASKHAM

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

of

PORTION 1 OF FARM NO. 139, GORDONIA RD, 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

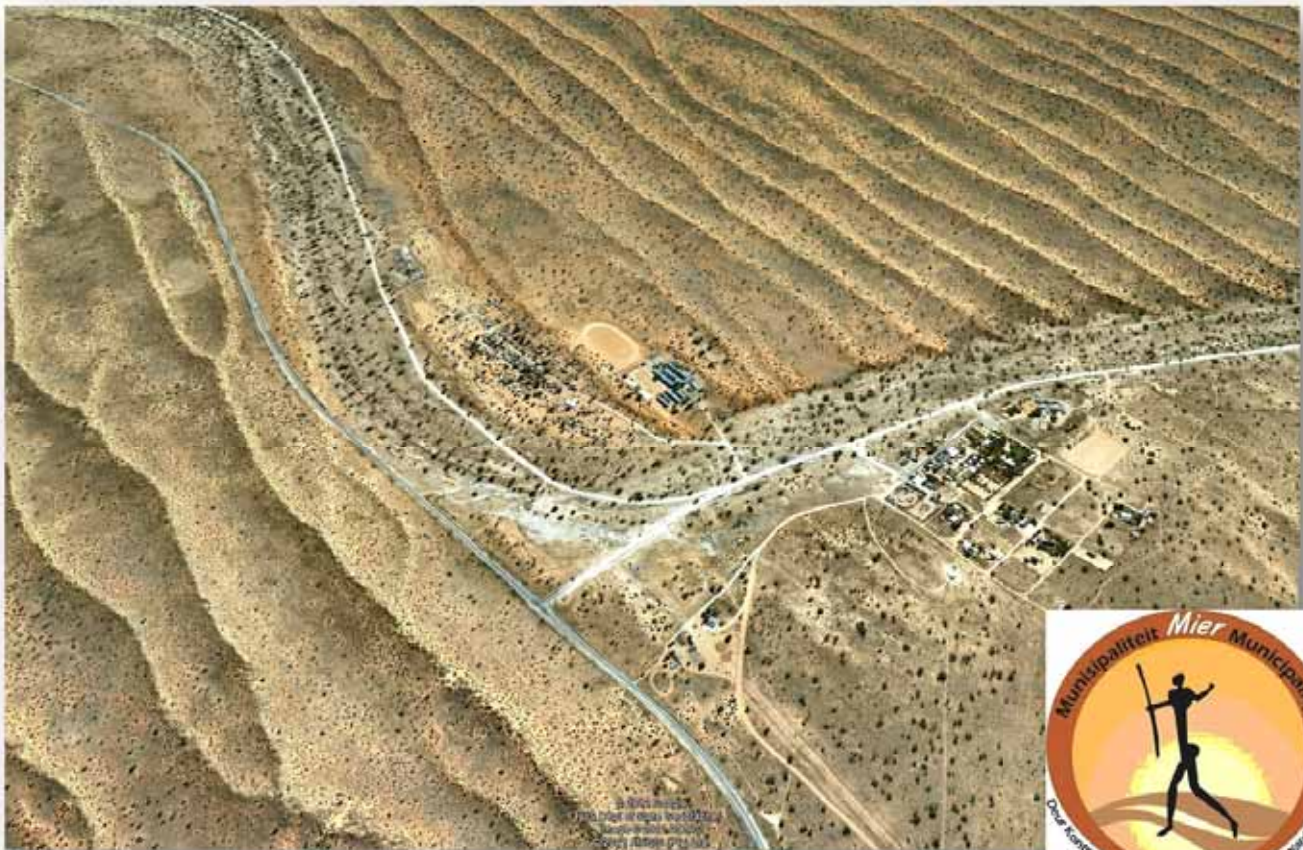


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MUNICIPALITY:

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 ² or ha)	Existing land use	Existing zoning
Portion 1 of Farm No. 139, Gordonia RD	Street address:	Area north of Kameelduin, Askham	196.9993ha	Vacant	Undetermined
	Town:	Askham			
	Municipality:	Mier			

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

	Township development	Location:	Area north of Kameelduin, Askham		
X	Subdivision of land	Number of new erven (including remainder):	108		
	Consolidation of different pieces of land	Erf no	Land use	Zoning	
		NA	NA	NA	
X	Amendment of a land use or zoning (rezoning)	From (existing zoning): Undetermined	To (proposed zoning): Various land uses for the extension of Kameelduin, Askham.		
	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 NOTE: <i>Submit separate prescribed application form</i>	Sections to be removed: NA			
Brief description of proposed development / intent of application: (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 Kameelduin, Askham. This application entails a range of land uses, combined into one town expansion development, consisting of 107 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 F

Fees payable

Application fee	R
Administration fee (including postage)	R
Advertisement fee	R
Other:	R
TOTAL	R

SECTION G

Declaration

Note: If application is made by a person other than the owner, a Power of Attorney is compulsory. If the property is owned by more than one person, the signature of each owner is compulsory. Where the property is owned by a company, trust, or other juristic person, a certified copy of the Board of Directors/Trustees' resolution is compulsory.

I hereby certify the information supplied in this application form to be complete and correct and that I am properly authorised to make this application.

Applicant's / Owner's Signature:



Date: 2 0 1 2 1 2 0 5

Full name (print):

Len Jacobus Fourie

Professional capacity:

Town and Regional Planner

Applicant's ref:

A/1322/2006

SECTION H

For office use only

Date received:

Y	Y	Y	Y	M	M	D	D
---	---	---	---	---	---	---	---

Received by: _____

Receipt No:

--	--	--	--	--	--	--	--	--	--

File ref: _____

Date advertised:

Y	Y	Y	Y	M	M	D	D
---	---	---	---	---	---	---	---

Publications: _____

Cut-off date for objections:

Y	Y	Y	Y	M	M	D	D
---	---	---	---	---	---	---	---

Submit to Council by:

Y	Y	Y	Y	M	M	D	D
---	---	---	---	---	---	---	---

Resolution No: _____

Date of Letters to Applicant/Objectors conveying Council resolution:

Y	Y	Y	Y	M	M	D	D
---	---	---	---	---	---	---	---

Checklist of documents attached to be submitted to Provincial Government (Removal of Restriction application):

See SECTION I.

Comments:

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			
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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			
Two (2) sets 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 107 new development stands in Askham, 102 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 (Portion 1 of Farm 139, Gordonia RD) 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 (Portion 1 of Farm 139, Gordonia RD) into 107 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

Askham is situated in the south-eastern sections of the Mier Municipality where the R360 and R31 regional roads meet. The town may be found ± 180 km to the north of Upington (via R360) and ± 85 km to the south-east of Rietfontein (via R31).

In terms of the town itself, the development site is located to the north of Kameelduin, Askham, directly adjacent to the sportsgrounds.

The following coordinates may be used for orientation:

26°58'40"	S
20°46'11"	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 climatic region of the site has led to it being typically characterised by the presence of dunes. These dunes may be found along the northern and southern boundary of the site, with a central depression which may be referred to as the dune street. This mentioned central section may be described as being extremely flat with the gradient becoming increasingly steep towards the southern and northern dunes' peaks. The site can be seen as suitable for normal township development. Detail contours are available on the detail layout.

■ 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.*

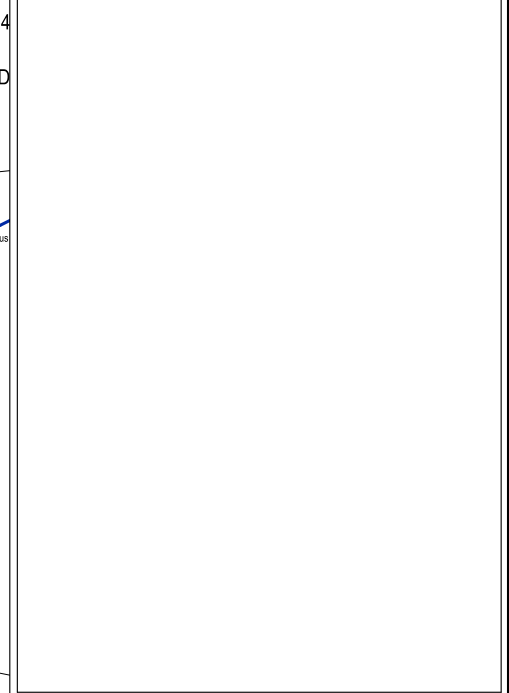


Title:
FIGURE 1
Locality Map: Region

Property Description:
Portion 1 of Farm No. 139, Gordonia RD, Mier Municipality, Northern Cape Province.

LEGEND

 Involved Property



	MACROPLAN Trade & Development Town & Regional Planners		GOBETLA Spatial Designs Land Use Specialists	
P.O. Box 987 Upington 8800		T. 054 332 3642 F. 054 332 4283 macroplan@mweb.co.za		

Reference:
MIER/ASK/HP/01

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Date: December 2012	Drawn: J. Treurnich
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Title:
FIGURE 2
Locality Map: Local

Property Description:
Portion 1 of Farm No. 139, Gordonia RD, Mier Municipality, Northern Cape Province.

LEGEND

 Study Area

 MACROPLAN <small>Trade & Development Town & Regional Planners</small>	 GOSETLA <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/ASK/HP/02

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Date: December 2012	Drawn: J. Treurnich
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RESERVE

138

139

KAMEELDUIN

139/1

Kameelduin, Askham

Askham

141

14

11

§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

Askham 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 retail, places of worship, educational facilities and agricultural services which are located specifically to support the surrounding agricultural community. The town therefore, despite its size, hosts an impressive array of land uses.

The area of Kameelduin neighbourhood, being located in the western segments of town, does not host as much variety as the eastern sections and has come to display a predominantly residential nature which has been maintained due the towns size not yet being favourable for decentralisation of CBD functions.

The proposed development of additional residential opportunities may be seen as being on par with the current development trend in the area. Furthermore, the development placement has been done in such a way to stimulate integration possibilities between the eastern and western segments of Askham in the future.

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 does not directly link to any major national or regional roads, but has been designed in such a way to integrate with the existing road infrastructure of Kameelduin, Askham. At this stage, all roads in the immediate vicinity are unpaved and this configuration is expected to be continued throughout the proposed development at this stage.

■ SEWERAGE





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

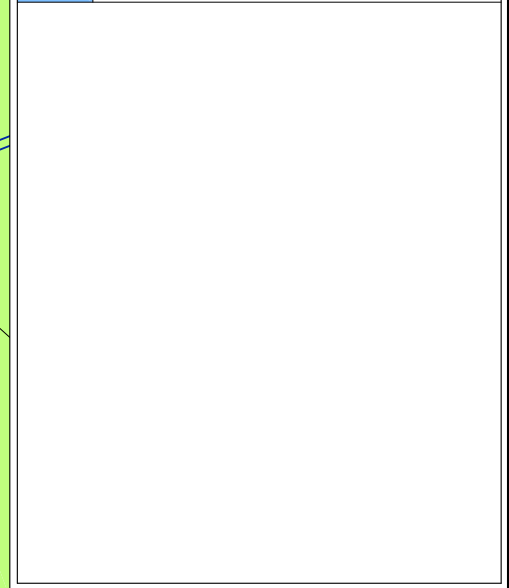


Title:
**FIGURE 3
Land Use Map**

Property Description:
Portion 1 of Farm No. 139, Gordonia RD, Mier Municipality, Northern Cape Province.

LEGEND

	Study Area
	Agricultural Use
	Town Commonage
	Urban Use



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

Reference:
MIER/ASK/HP/03

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■ 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. In the central section of the development, a large area has been left vacant to accommodate any potential future water retention.

■ 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 (Portion 1 of Farm 139, Gordonia RD) have a total area of 196.9993ha and do not carry any specified zoning at this stage. Only a 8.3ha portion of the property is involved in this development proposal. This application is lodged in order to subdivide the study area into 107 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 eastern sections of the study area, as seen from a south-western direction. The prefabricated fence visible on the photo forms the eastern boundary of the development site, where it abuts the existing sport grounds of Askham.



Photo 2: The dune forming the southern boundary of the development site, as seen from a south-eastern direction, with the existing developments of Kameelduin, Askham, visible on the left-hand side of the photo. The proposed development will be located to the right-hand side of the photo.





Photo 3: The central sections of the development site, as seen from a southern direction, looking towards the northern boundary of the site. As mentioned earlier in this report, the central sections are extremely flat with a slight depression which marks the lowest laying area of the site. This will be accommodated in a proposed park.



Photo 4: The central sections of the study area, as seen from an eastern direction. A lot of Acacia Erioloba trees are present on the site and efforts were made to accommodate these as much as possible in the layout. This aspect will however be addressed in detail in the Environmental Impact Assessment prepared for this project.



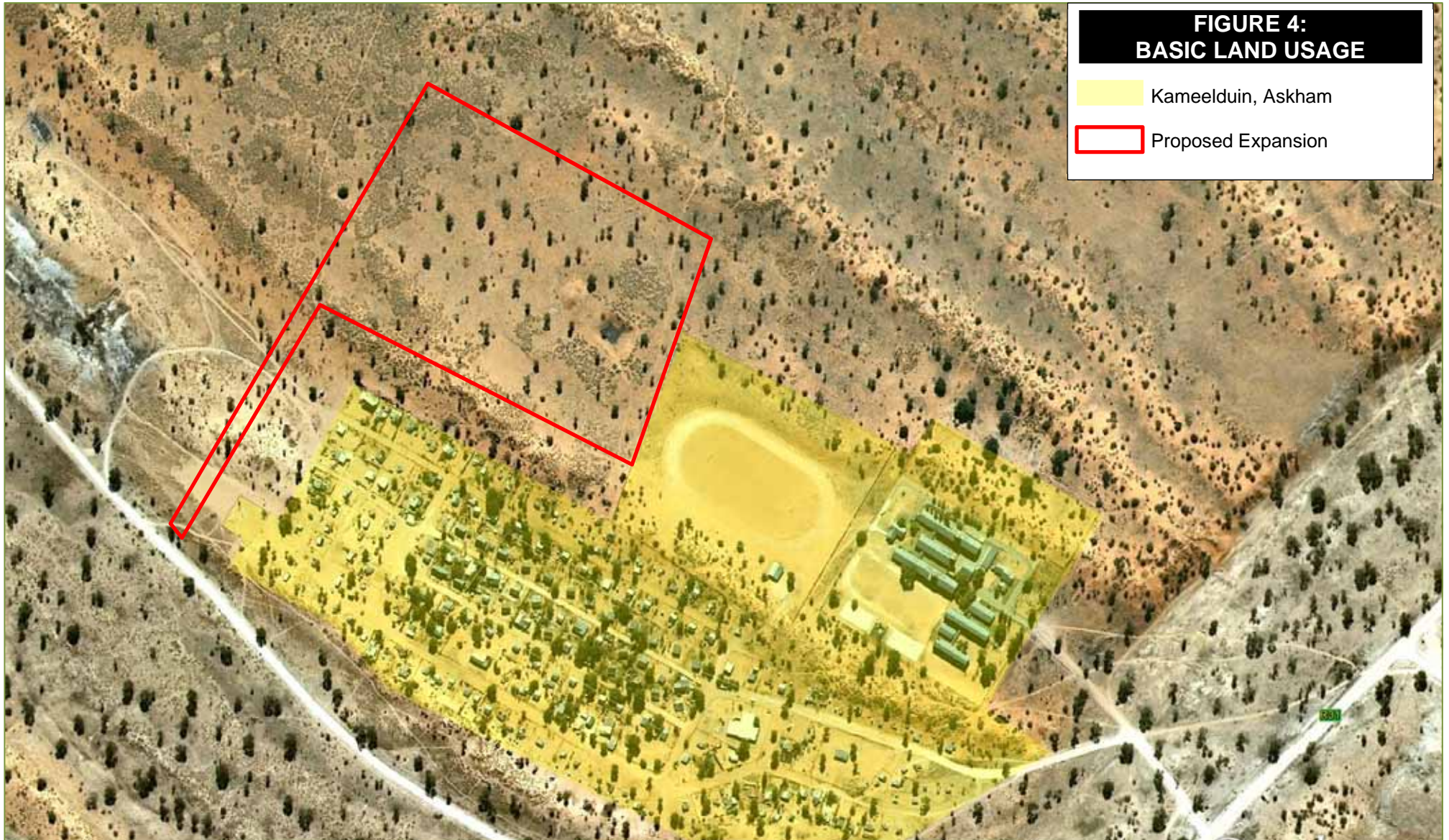


Photo 5: A significant depression in the centre of the site, which was previously used as an oxidation pond. This area is not suitable for normal development and will be accommodated in a central open space in the proposed layout. Although water retention is not expected on the site with its edaphic soil conditions, it cannot be discarded as a possibility.



Photo 6: Children's games visible at the entry of the Kameelduin neighbourhood of Askham. Providing facilities where mothers can leave their children during their work day is a crucial community amenity and therefore, the layout provides for an erf which may in future accommodate such a development.





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 expansion of Kameelduin as a neighbourhood of Askham.*
- *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.*
- *The placement of a park, central to the development proposal, accommodating water retention and grave sites, but with the future benefit of possibly being developed into a sufficient public amenity.*
- *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.



- 102 land units created will be given this zoning with the objective being residential opportunity in Askham. This zoning will cover 3.9ha of the study area with each unit having an average size of 390m². This will constitute 47.5% 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 Askham. This zoning will cover 1295m² of the study area constituting 1.6% 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 704m² in size, representing 0.8% 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 714m² 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 1ha in size, representing 12% 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 3.1ha in size, representing 37% 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.

4. RECOMMENDATION

It is thus evident from the previous discussions that the **application for the rezoning and subdivision of the study area (Portion 1 of Farm 139, Gordonia RD)**, 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 "gordonia rd, 139, 1" in the Deeds Registry at "VRYBURG"

Property detail:

Deeds registry	VRYBURG
Property type	FARM
Farm name	KAMEELDUIN
Farm number	139
Portion	1 (REMAINING EXTENT)
Province	NORTHERN CAPE
Registration division/Administrative district	GORDONIA RD
Local authority	SIYANDA DISTRICT MUNICIPALITY
Previous description	-
Diagram deed number	T1008/1985
Extent	192.6058 H
LPI Code	C02800000000013900001

Title Deeds detail:

Document	Registration date	Purchase date	Amount	Microfilm reference	Document copy?
T2096/2002	20020808	20020325	R1.00	-	Not available

Owners detail:

Document	Full name	Identity Number	Share	Person Enquiry?
T2096/2002	MIER MUNICIPALITY	-	-	Yes

Endorsements / Encumbrances:

Endorsement / Encumbrance	Holder	Amount	Microfilm reference	Document copy?
VA249/1998	-	-	-	Not available

History:

Document	Holder	Amount	Microfilm reference	Document copy?
T1008/1985	SIYANDA DISTRICT MUNICIPALITY	CRT	-	Not available

[Back to top of page](#)

Requested by **40901** with user reference **None** on: Monday, 03 December 112 08:21

DeedsWeb Version 4.0.1

Copyright © 2001-2009, Chief Registrar of Deeds.



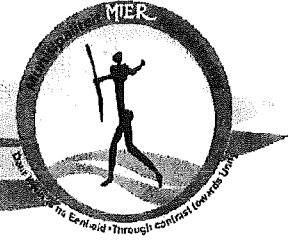
ANNEXURE B

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
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Posbus/P.O. Box 1155
Upington, 8800
E Pos/E-Mail: upt@bvinc.co.za
Web: 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

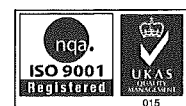
BVI Raadgewende Ingenieurs Noord-Kaap (Edms.) Bpk.
Handeldrywend as BVi, Reg.no. 1998/00204/07

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

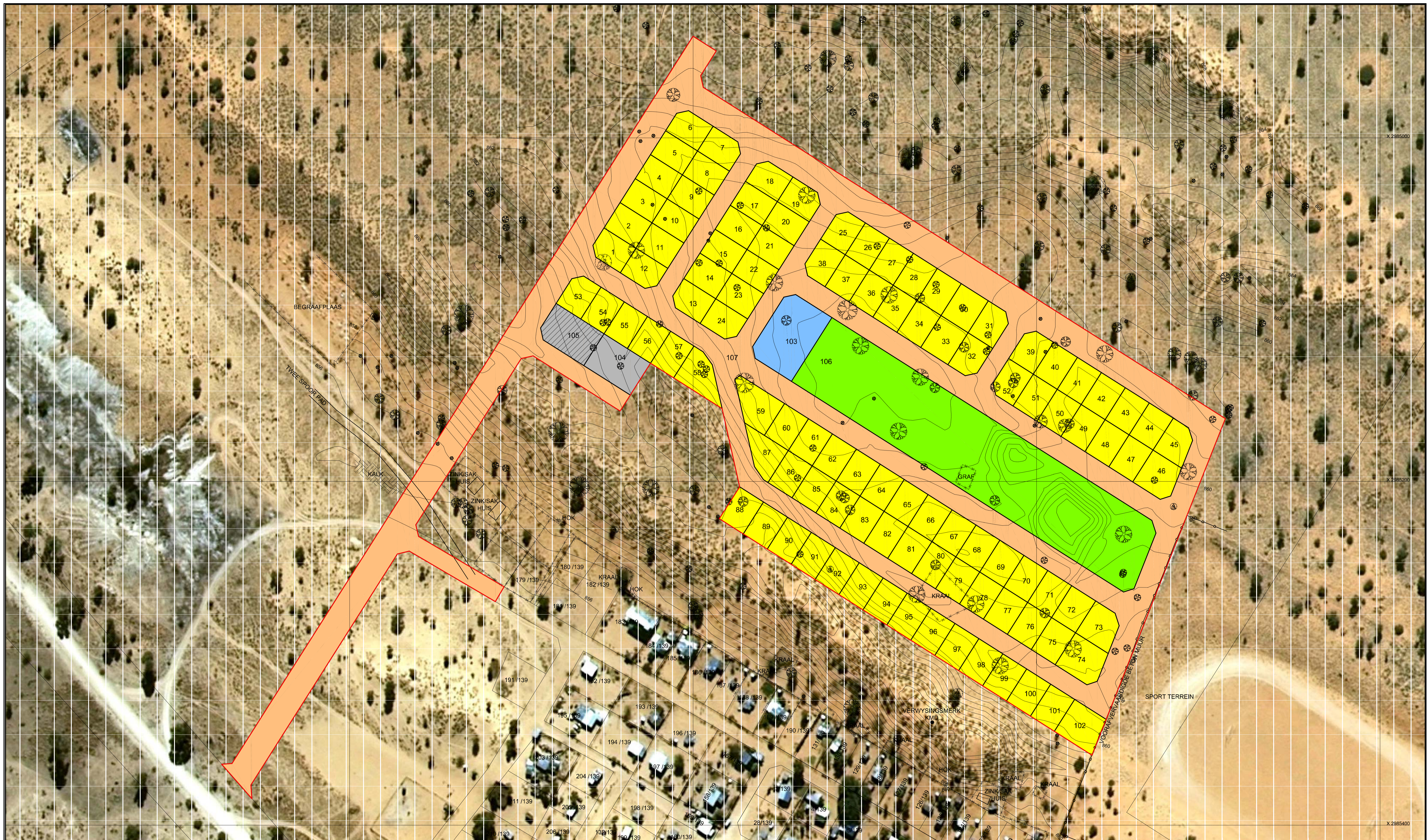




ANNEXURE C

Detail Layout





Askham
Residential Expansion
Mier Municipality
FINAL 01

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

Land Use Change: Macroplan Upington

Date: 28-11-2012

Scale: 1:1000

Plan nr: **Detail Layout Plan**
U/MIE/ASK/F1

**Total Residential Properties
Accommodated:
102**

Proposed Land Uses in terms of Land Use Management System

Colour Notation	Land Use Description	Total Units	Schedule of Sizes		
			average size per unit	total area covered by land use	percentage of study area covered by use
	Agricultural Zone I				
	Agricultural Zone II				
1-102	Residential Zone I	102	387m ²	3.9472ha	47.5
	Residential Zone II				
	Residential Zone III				
	Residential Zone IV				
	Residential Zone V				
103	Business Zone I	1	N/A	1295m ²	1.6
	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 Notation	Land Use Description	Total Units	Schedule of Sizes		
			average size per unit	total area covered by land use	percentage of study area covered by use
104	Institutional Zone I	1	N/A	704m ²	0.9
105	Institutional Zone II	1	N/A	713.5m ²	0.9
	Institutional Zone III				
106	Open Space Zone I	1	N/A	1,0085ha	12
	Open Space Zone II				
	Open Space Zone III				
	Transport Zone I				
107	Transport Zone II	1	N/A	3,0763ha	37
	Transport Zone III				
	Authority Zone I				
	Resort Zone I				
	Resort Zone II				
	Special Zone				
	Undetermined Zone				
	TOTAL	107			

Legend: Topographical Info

Detail Description:
Boscia Albitrunca
Acacia Erloloba
Water furrows
Electricity cable
Telephone lines

Identification

Survey provided by:
BVI Consulting Engineers

MACROPLAN
Stads- & Streekbeplanners
Form & Regional Planners

GOBELLA
Spatial Design
Land Use Specialists

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

Client:
COGHSTA