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**TOWN PLANNERS, PROJECT MANAGERS AND PROPERTY SERVICES**



SAHRA  
The Director: Archaeology, Palaeontology & Meteorite  
Unit  
South African Heritage and Resources Association  
PO Box 4637  
CAPE TOWN  
8000

18 January 2013

Our Ref: FPC01/OSL

**Attention: Mr Phillip Hine**

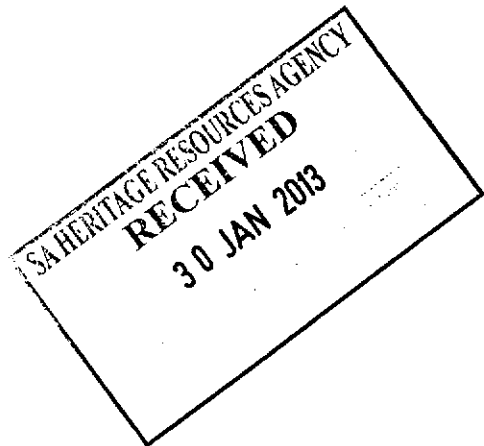
Dear Sir

**REQUEST FOR COMMENTS/INPUTS ON THE APPLICATION FOR PROPOSED TOWNSHIP ESTABLISHMENT FOR OSLOOP TOWNSHIP ON PORTION OF REMAINDER OF PORTION 1 OF THE FARM PIET RETIEF TOWN & TOWNLANDS NO 149-HT WITHIN THE MKHONDO LOCAL MUNICIPALITY IN TERMS OF SECTION 108 OF TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986).**

1. The above matter has reference,
2. Mkhondo Municipality has appointed us to prepare and lodge an application for township establishment to be known as Osloop Township located Portion of Remainder of Portion 1 of the farm Piet Retief Town & Townlands No 149-HT within the Mkhondo Local Municipality
3. We therefore request your office to give us inputs regarding such application within a period of 60 days from date of receipt.
4. We have attached a motivational memorandum, locality plan and a draft layout plan.
5. For more information inform us.

Regards,

TT Mudzielwana, Pr Pln (A/016/2007)  
Managing Member



# **EXECUTIVE SUMMARY**

**APPLICATION FOR TOWNSHIP ESTABLISHMENT ON PORTION OF REMAINDER OF PORTION 1 OF  
THE FARM PIET RETIEF TOWN AND TOWNLANDS 149-HT, MPUMALANGA PROVINCE WITHIN  
MKHONDO LOCAL MUNICIPALITY**

**Submitted to:**

**Submitted by:**



## **TOWN PLANNERS AND PROJECT MANAGERS**

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**18 January 2013**

# **TABLE OF CONTENTS**

1.	<b>INTRODUCTION</b>	1
2.	<b>THE APPLICATION</b>	1
3.	<b>GENERAL INFORMATION</b>	1
	3.1. Details of the Application	1
	3.2. Regional Locality	2
	3.3. Locality	2
	3.4. Property Description	3
	3.5. Ownership and Size	3
	3.6. Mineral Rights Holder	3
4.	<b>THE NEED AND DESIRABILITY</b>	3
5.	<b>PLANNING APPROACH</b>	4
6.	<b>THE LAYOUT DESIGN</b>	4
7.	<b>LAND USES</b>	5
8.	<b>LEGISLATIVE FRAMEWORK</b>	6
9.	<b>CONCLUSION</b>	6
	<b>ANNEXURES</b>	
	Annexure A: Locality Map	7
	Annexure B: Proposed Layout Plan	8

# EXECUTIVE SUMMARY

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## 1. INTRODUCTION

Fulwana Planning Consultants cc was appointed by Mkhondo Local Municipality to lodge an application for formalization of settlement by means of township establishment process for residential purposes and other complimentary uses. The details of the application are discussed below.

## 2. THE APPLICATION

The main purpose of this application is to ultimately formalise the existing settlement of Osloop through a Township establishment process. The Town Planning and Townships Ordinance 15 of 1986 depict stipulations as to how this process is undertaken. The application is therefore lodged in terms of Section 108 of the Town Planning and Townships Ordinance 15 of 1986 to the municipality since they own the land.

## 3. GENERAL INFORMATION

### 3.1 Details of the application

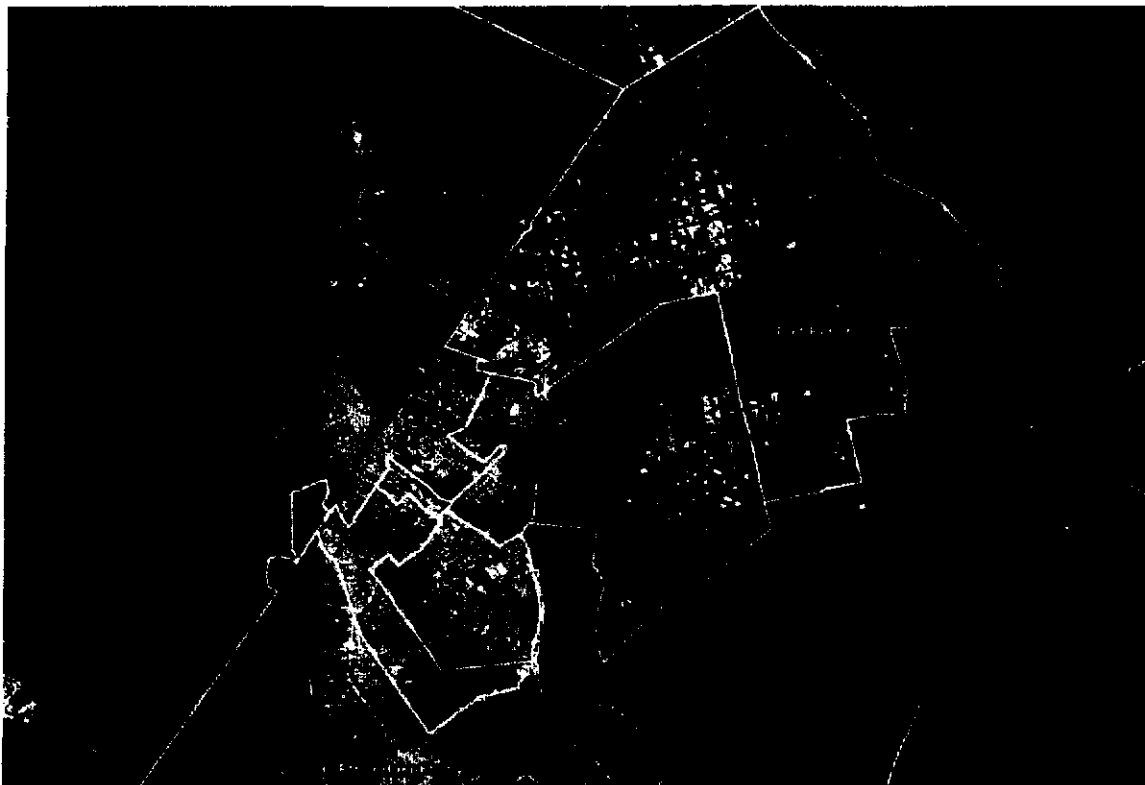
LAND USES	NUMBER OF ERVEN	MINIMUM SIZE(m <sup>2</sup> )	ERF MAXIMUM ERF SIZE (m <sup>2</sup> )
Residential 1	414	403	1720
Residential 2	2	1172	12311
Institutional	4	3584	3584
Business 2	7	731	4587
Municipal	7	2676	9588
Recreational	1	6127	6127
Public Open Space	5	1178	52449
<b>TOTAL</b>	<b>440</b>		

### 3.2 Regional locality

Mkhondo Local Municipality is located within the Mpumalanga province under the Gert Sibande District municipality. The site is found within ward 10 and it is located along the N2 road to Pongola. It is also close to an international border to Swaziland.

### 3.3 Locality

Osloop settlement is located on the Portion of Remainder of Portion 1 of the farm Piet Retief Town and Townlands 149-HT, Mpumalanga Province. The proposed township (as a result of formalization) is on the southern side of the Piet-Retief CBD approximately 3.3km. This settlement joins the existing Kempville Township situated on the northern part and will also be bordered by the proposed township on the southern side. See *the attached locality map*



**Figure 1: Indicating the locality of the site.**

### **3.4 Property Description**

The application property is described as a portion of Remainder of Portion 1 of the farm Piet Retief Town and Townlands 149-HT, Mpumalanga province. *See attached title deed (G284/1908)*

### **3.5 Ownership and Size**

The property is registered in the names of the Mkhondo Local Municipality and measures 5068.0463 Ha in extent. During the final promulgation of the township, Mkhondo Local Municipality as the legal title-holder will be required to transfer most of the title to multiple beneficiaries by means of conveyancing. The municipality will however still be the major custodian of the property as the township will be incorporated into the Piet Retief Town Planning Scheme/Land use scheme during the final proclamation.

### **3.6 Mineral Rights Holder**

In terms of the Crown Grant G284/1908 all minerals and precious stones belong to the Republic of South Africa under the custodianship of the Department of Mineral Resources. Further consultation will be done with the Department of Mineral Resources. Comments or inputs will be submitted when obtained.

## **4. THE NEED AND DESIRABILITY**

Housing provision is one of the primary mandates of the government and the constitution in the Republic of South Africa. Piet Retief is an industrial town in the timber region of Mpumalanga Province and has become an attraction point to different entities; as a result of various “pulling factors”. These factors can be described as reasons in which people are drawn from different areas to one central place. In this case, business investment opportunities, offices, availability of services, convenience in the Piet Retief area then become these pulling factors and reasons for influx into this area.

These factors then result in a number of people flocking into the area in order to exploit what the place has to offer; subsequently needing accommodation. Ruling authorities have to take steps in

response to such influx and as a technique of ensuring the balance between the demand and supply in terms of housing.

Solutions to imbalances in terms of demand and supply of housing can be: embarking on new projects of township establishment, extensions of existing settlements around this area, subdivision of unutilized agricultural land or non-agricultural land, ensuring compliance to land use regulations and frameworks and densification of already existing settlements. Applications of this nature then become necessary and relevant in this area for the reason of catering for the fast growing population with housing.

To further elaborate, The Mkhondo Local Municipality is alert of the housing crisis and backlog that does not only affect its area of jurisdiction but the entire republic as a collective. The proposed formalization/ Township establishment of the Osloop settlement is executed as a technique of responding to such crisis.

## **5. PLANNING APPROACH**

The planning approach has been based on the well-known “Guidelines for the provision of engineering services” as updated in November 1994 by the Department of National Housing.

In general this includes public participation and planning within a framework of simplistic yet accommodative, functional and economic design. The layout as will be discussed here has already been approved by the Osloop settlement Community through the process of public participation.

## **6. THE LAYOUT DESIGN**

Various factors influenced the layout planning in some way or another.

These factors include:

- Existing Osloop settlement
- Adjacent development and accessibility (Kempville Township).
- Servitude's (Water pipeline and Power line)
- Topography and vegetation
- Geology

## 7. LAND USES

The allocation of land uses were done in accordance with the planning standards. Different land uses were provided in the layout plan and are discussed below

- **Residential 1:** As previously stated, provision has been made for 414 “Residential 1” erven. The majority of these erven are situated on lightly-traffic, slow speed roads and are easily accessible. The erven are also within walking distance to public open space, and other land uses such as business, areas of recreation (recreational), Institutional, municipal and churches. The residential properties range from 403m<sup>2</sup> to 1720m<sup>2</sup> in extent.
- **Residential 2:** The proposed layout makes provision of two “Residential 2” erven with sizes ranging from 1172m<sup>2</sup> to 12311m<sup>2</sup>. Both these erven are located on local distributor roads which is a benefit in terms of traffic flow.

- **Municipal**

Seven municipal erven have been provided with sizes ranging from 2676m<sup>2</sup> to 9588m<sup>2</sup> which are surrounded by 25m, 13m and 8m roads for the convenient flow of traffic and pedestrians. These erven will need rehabilitation as quarries exist on site.

- **Business**

There are six business erven provided in the proposed layout plan, with sizes ranging from 731m<sup>2</sup> to 4587m<sup>2</sup>. The location thereof is fairly placed; which some resulted from already existing business activities in the Osloop settlement. The access to these erven is reasonably adequate and provides a good sense of both traffic and pedestrian movements.

- **Recreational**

Only one erf is provided for recreational purposes. The ideology of this erf was influenced by the bad conditions of the soil which is not recommended for the establishment of building structures.

- **Public Open Space**



There are five public open spaces provided on the township. These open spaces are a result of existing flood lines, wetlands and existing un-maintainable quarries. The area is not suitable for human settlements because water flows along that area during rainy seasons.

- **Institutional**

There are 4 erven to be zoned for institutional purposes; three of them are to be used for churches (place of public worship) and the remaining erf for a community facility such as a hall or a multi-purpose centre.

## **8. LEGISLATIVE FRAMEWORK**

- **IDP and SDF**

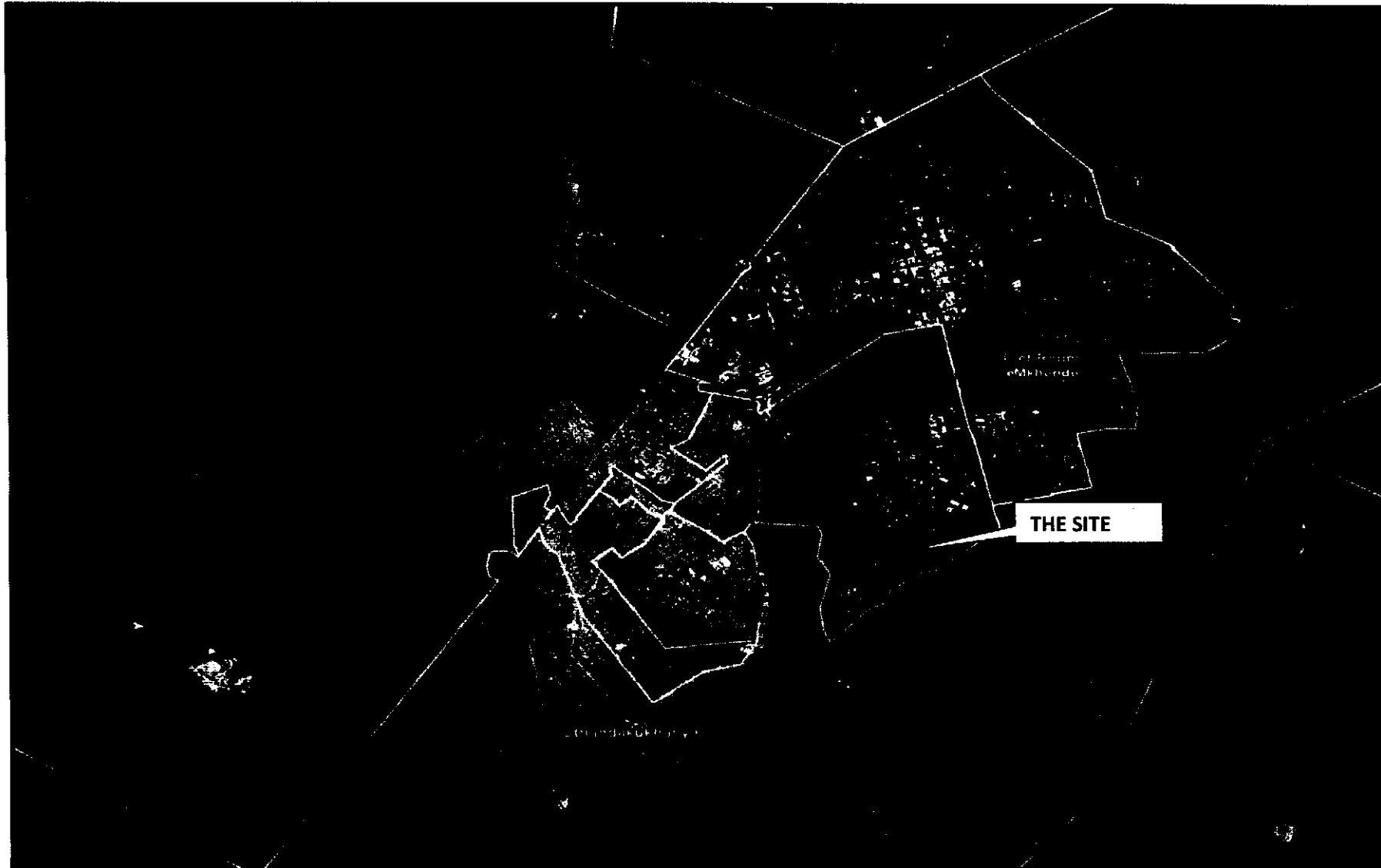
The municipality has prepared an IDP and SDF for guiding land development. According to the Mkhondo Municipality Integrated Development Plan 2012/2013, The Osloop township establishment is one of the prioritized projects. The objective of this development is support provision of comprehensive services and to ensure that communities have access to services which are closer to them. It is scheduled to be complete by 2013. In terms of the Mkhondo Local Municipality SDF 2010, the area is classified under the informal housing and also categorized as planned and "in process" extensions and development (*Refer to the SDF map attached*) This proposed development is therefore in line with the provisions of the IDP and the SDF.

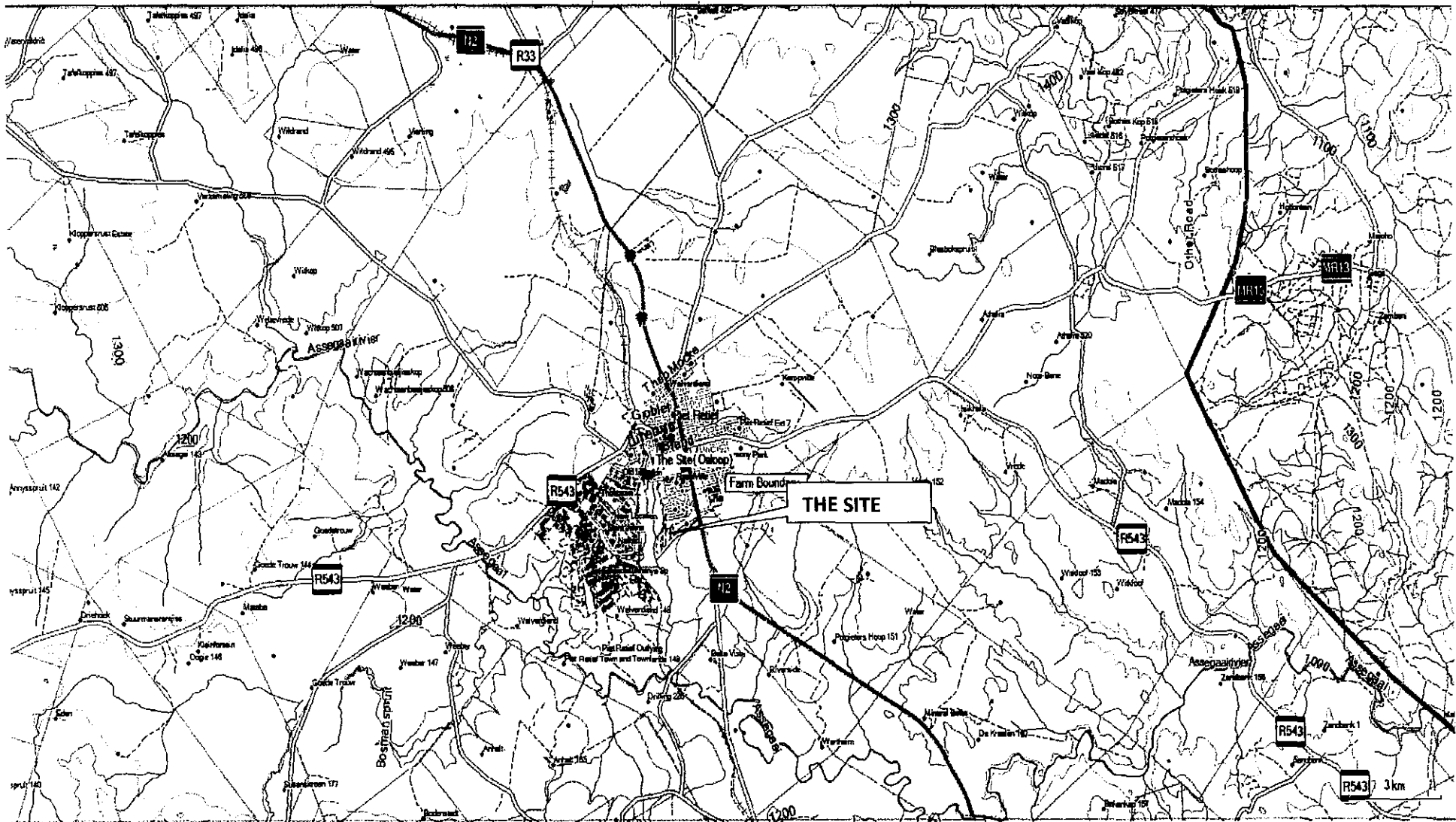
## **9. CONCLUSION**

The development has a positive impact on the citizens of the area and the municipality in large. The municipality is therefore requested to approve this application by means of formalizing the Osloop settlement. We therefore request your institution to provide us with comments and inputs so that we promote sustainable development principles.

## ANNEXURE A: LOCALITY MAP

## LOCALITY MAP (SDF EXTRACT)





## **ANNEXURE B: PROPOSED LAYOUT PLAN**