

Municipality of Grootfontein



C.E.O's
Office

15/4/4/1

Ref. No.

Enquiries: I.T Lungameni
14 March 2025

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To: Willem Schutz Town and Regional Planning Consultants (WSTRPC)
Via: wstrpc@gmail.com

Att: Mr. Schutz

RE: ALTERATION OF THE BOUNDARIES OF THE MUNICIPAL COUNCIL OF GROOTFONTEIN IN TERMS OF SECTION 4(1)(B), OF THE LOCAL AUTHORITIES ACT 1992 (ACT 23 OF 1992) TO INCLUDE THE REMAINDER OF PORTION 6 OF THE FARM BERG AUKAS NO 593 INTO THE TOWNLANDS OF GROOTFONTEIN

This letter serves to inform you on the outcome of the Council meeting held on 12 November 2024, Under **Council Resolution No: OCM-41/12/11/2024**

After deliberations the Council resolved:

- 1.Alteration of the boundaries of the Municipal Council of Grootfontein in terms of section 4(1)(b), of the Local Authorities Act 1992 (Act 23 of 1992) to include the Remainder of Portion 6 of the Farm Berg Aukas No 593 into the Townlands of Grootfontein.
- 2.The farm owner to provide proof payment of land tax to the Ministry of Lands and Resettlement,
- 3.Municipal tax be levied on Portion 6 of the Farm Berg Aukas No 593 into the Townlands of Grootfontein and
- 4.New cadastral drawing of Portion 6 of the Farm Berg Aukas No 593 be submitted to the Town Planning Office in CAD, DWG etc format

Should you have any query regarding this matter, please contact the Town Planning office.

Yours Faithfully,

Indilehi Lungameni
Acting Chief Executive Officer





**MINUTES of ORDINARY COUNCIL MEETING held on Tuesday,
12 November 2024 at 14h00 in the Council Chamber**

PRESENT

- | | |
|----------------------------|--------------------------|
| 1. Hon. Talitha N. Garises | Council Chairperson |
| 2. Hon. Lovisa T. Iyambo | Council Dep. Chairperson |
| 3. Hon. Alpheus Nghikevali | MC. Chairperson |
| 4. Hon. Johanna Fillemon | MC. Member |
| 5. Hon. Victor Shandjuuka | MC. Member |
| 6. Hon. Lodewikus Jacobs | Council Member |

OFFICIAL PRESENT

- | | |
|------------------------------|--------------------------------|
| 7. Mr. Indileni T. Lungameni | Acting Chief Executive Officer |
|------------------------------|--------------------------------|

ABSENT

- | | |
|---------------------------|----------------|
| 8. Hon. Elizabeth Kastoor | Council Member |
|---------------------------|----------------|

I.T.L
T.N.G.

ALTERATION OF THE BOUNDARIES OF THE MUNICIPAL COUNCIL OF GROOTFONTEIN IN TERMS OF SECTION 4(1)(B), OF THE LOCAL AUTHORITIES ACT 1992 (ACT 23 OF 1992) TO INCLUDE THE REMAINDER OF PORTION 6 OF THE FARM BERG AUKAS NO 593 INTO THE TOWNLANDS OF GROOTFONTEIN

BACKGROUND

It has now become convenient for farms owner to approach the Council for approval when they wish to sell portion of their farms or whenever they want to establish township on the farms. Portion 6 of the Farm Berg Aukas No 593 is located approximately 12 kilometre to the east of Grootfontein and measures 625 hectares in extend.

To enable the owner to develop Rural Residential consisting of portions ranging between 5 ha and 10 ha the owner thought it is necessary to incorporate Portion 6 of the Farm Berg Aukas No 593 into the townlands of Groofontein. Willem Schutz Town and Regional Planning Consultants (WSTRPC) has therefore been appointed by the owner, Portion 6 of the Farm Berg Aukas No 593 to apply for the incorporation Portion 6 of the Farm Berg Aukas No 593 into the Grootfontein municipal boundary.

The Power of Attorney authorising Willem Schutz Town and Regional Planning Consultants (WSTRPC) to apply on behalf of Portion 6 of the Farm Berg Aukas No 593 is attached on the annexure.

PURPOSE

The purpose of this submission is therefore to request for Council to approve the Alteration of the boundaries of the Municipal Council of Grootfontein in terms of section 4(1)(b), of the Local Authorities Act 1992 (Act 23 of 1992) to include the Remainder of Portion 6 of the Farm Berg Aukas No 593 into the Townlands of Grootfontein.

TOWN PLANNING'S COMMENT

About 124 farms are located outside the Municipal boundary but within the Grootfontein Town Planning Scheme Boundary. This implies that the Council has development control over Portion 6 of the Farm Berg Aukas No 593 with regards to incorporation, township establishment, subdivision, consolidations, rezoning etc.

The Council has therefore town planning jurisdiction on Portion 6 of the Farm Berg Aukas No 593. The incorporation of Portion 6 of the Farm Berg Aukas No 593 into the Townlands of Grootfontein has the potential to contribute to housing and economy need of the town.

FINANCIAL IMPLICATIONS

Portion 6 of the Farm Berg Aukas No 593 currently pays land tax to the Ministry of Lands. If the farm is to be incorporated within the town boundary, payment of land tax will cease. Instead the farm owner shall pay municipal tax to the Council.

Payment of rates and taxes to the municipality obliged the Council to provide municipal services to the farmers. Given the cost to provide services to the farmers, it is recommended that the farmer levies to the Council equivalent to current land tax. This

will provide a win-win situation as the farmer stand to benefit from not having to waiver to the government whenever they want to sell their farm.

The Council further stand a chance to benefit from potential subdivision and rezoning application through endowment and betterment fees.

RECOMMENDATION

After the discussion on the submission **Council Resolved:-**

- 12.6
1. Alteration of the boundaries of the Municipal Council of Grootfontein in terms of section 4(1)(b), of the Local Authorities Act 1992 (Act 23 of 1992) to include the Remainder of Portion 6 of the Farm Berg Aukas No 593 into the Townlands of Grootfontein.
 2. The farm owner to provide proof payment of land tax to the Ministry of Lands and Resettlement,
 3. Municipal tax be levied on Portion 6 of the Farm Berg Aukas No 593 into the Townlands of Grootfontein and
 4. New cadastral drawing of Portion 6 of the Farm Berg Aukas No 593 be submitted to the Town Planning Office in CAD,DWG etc format

13. The item was moved by Hon. N.T Garises and seconded by Hon. L. Jacobs

OCM-41/12/11/2024

14. **PROCUREMENT MANAGEMENT UNIT REPORT FOR JULY & AUGUST 2024**

SUMMARY

The procurement summary sheet for July & August 2024 was attached for Council consideration and discussion.

The item was moved by Hon. A. Nghikevali and seconded by Hon. V. Shandjuuka

OCM-42/12/11/2024

MATTERS OF CONFIDENTIAL NATURE / UNDER CAMERA

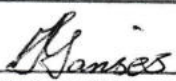

OCM-43/12/11/2024

CLOSURE

The meeting ended at 21:30

APPROVAL PROPOSED BY: _____

APPROVAL SECONDED BY: _____

	 HON. TALITHA N. GARISES COUNCIL CHAIRPERSON	 MR. INDILENI T. LUNGAMENI ACTING CHIEF EXECUTIVE OFFICER

