

Executive Summary:

The primary objective of the land use audit was to identify municipal-owned land and its land uses. The land use audit also assisted Kgetlengrivier Local Municipality to achieve more credible land use schemes which comply with the requirements of SPLUMA.

WHAT IS A LAND AUDIT?

Land audits define the ownership profiles within a precinct or municipal boundary and serve as an important strategic - and financial management tool.

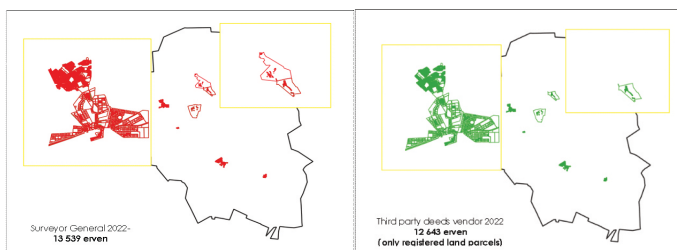
A land audit reveals the relationship of South Africans to one another through the management of land as a resource for sustainable development and nation-building.

In other words, a land audit compile all information relating to:

1. The owner of the land.
2. The occupant/user(s) of land.
3. The rights to the land.
4. Any buildings or improvements on the land.

The 1st step of the land audit included the improvement of the electronic SG cadastre that was suitable for the land audit.

On the 2nd step, Cadre then improved the valuation roll data with the latest deeds data.

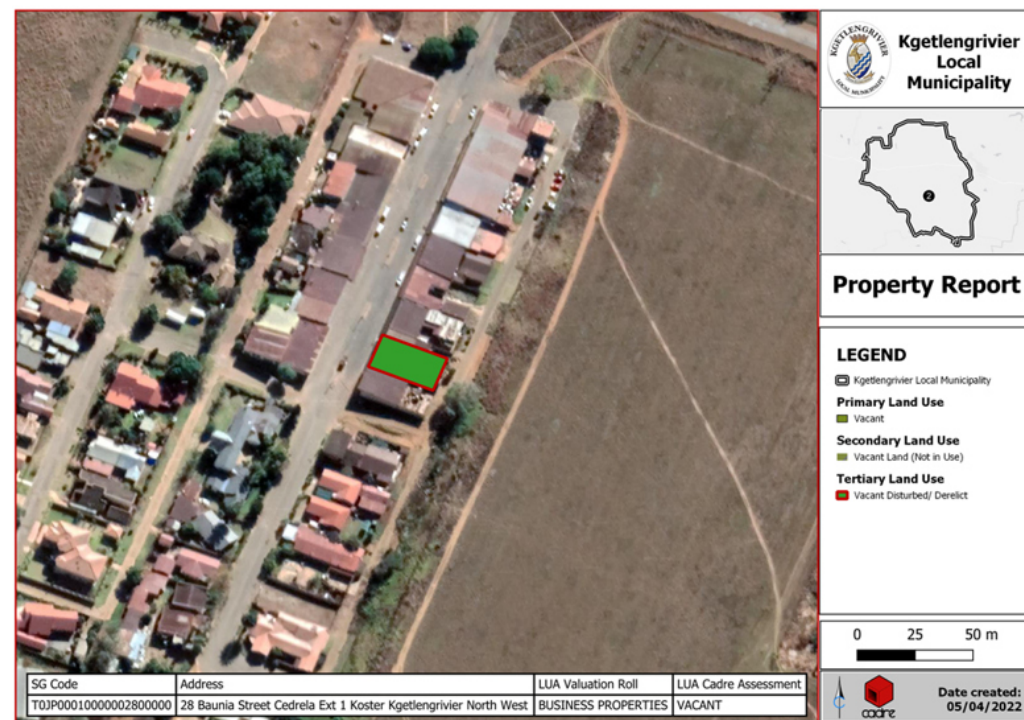


The 3rd step taken was linking the valuation roll data to the cadastre.

ERF	OWNER NAME	EXTENT SQM	STREET ADDRESS	CATEGORY	CG CODE
1	KGETLENGRIVIER LOCAL MUNICIPALITY	262	SEKHA STREET	RESIDENTIAL PROPERTIES	TOJP0010000002800000
2	KGETLENGRIVIER LOCAL MUNICIPALITY	265	SEKHA STREET	RESIDENTIAL PROPERTIES	TOJP001000000003000000
3	KGETLENGRIVIER LOCAL MUNICIPALITY	320	ERF 3 OF BOROLELO	VACANT STANDS	TOJP001000000003000000
4	KGETLENGRIVIER LOCAL MUNICIPALITY	384	BIKO STREET	VACANT STANDS	TOJP001000000003000000
5	KGETLENGRIVIER LOCAL MUNICIPALITY	384	BIKO STREET	RESIDENTIAL PROPERTIES	TOJP001000000003000000
6	KGETLENGRIVIER LOCAL MUNICIPALITY	384	BIKO STREET	RESIDENTIAL PROPERTIES	TOJP001000000003000000
7	KGETLENGRIVIER LOCAL MUNICIPALITY	384	BIKO STREET	RESIDENTIAL PROPERTIES	TOJP001000000003000000
8	KGETLENGRIVIER LOCAL MUNICIPALITY	384	BIKO STREET	BUSINESS PROPERTIES	TOJP001000000003000000
9	KGETLENGRIVIER LOCAL MUNICIPALITY	384	BIKO STREET	VACANT STANDS	TOJP001000000003000000
10	KGETLENGRIVIER LOCAL MUNICIPALITY	384	BIKO STREET	RESIDENTIAL PROPERTIES	TOJP001000000003000000
11	KGETLENGRIVIER LOCAL MUNICIPALITY	384	BIKO STREET	RESIDENTIAL PROPERTIES	TOJP001000000003000000
12	KGETLENGRIVIER LOCAL MUNICIPALITY	384	BIKO STREET	RESIDENTIAL PROPERTIES	TOJP001000000003000000
13	KGETLENGRIVIER LOCAL MUNICIPALITY	384	BIKO STREET	RESIDENTIAL PROPERTIES	TOJP001000000003000000
14	KGETLENGRIVIER LOCAL MUNICIPALITY	384	BIKO STREET	RESIDENTIAL PROPERTIES	TOJP001000000003000000
15	KGETLENGRIVIER LOCAL MUNICIPALITY	501	SORUKWE STREET	BUSINESS PROPERTIES	TOJP001000000003000000
16	KGETLENGRIVIER LOCAL MUNICIPALITY	362	SORUKWE STREET	RESIDENTIAL PROPERTIES	TOJP001000000003000000
17	KGETLENGRIVIER LOCAL MUNICIPALITY	384	SORUKWE STREET	RESIDENTIAL PROPERTIES	TOJP001000000003000000
18	KGETLENGRIVIER LOCAL MUNICIPALITY	384	SORUKWE STREET	RESIDENTIAL PROPERTIES	TOJP001000000003000000
19	KGETLENGRIVIER LOCAL MUNICIPALITY	384	SORUKWE STREET	BUSINESS PROPERTIES	TOJP001000000003000000
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22	KGETLENGRIVIER LOCAL MUNICIPALITY	384	SORUKWE STREET	RESIDENTIAL PROPERTIES	TOJP001000000003000000
23	KGETLENGRIVIER LOCAL MUNICIPALITY	384	SORUKWE STREET	VACANT STANDS	TOJP001000000003000000
24	KGETLENGRIVIER LOCAL MUNICIPALITY	384	SORUKWE STREET	RESIDENTIAL PROPERTIES	TOJP001000000003000000
25	KGETLENGRIVIER LOCAL MUNICIPALITY	384	SORUKWE STREET	RESIDENTIAL PROPERTIES	TOJP001000000003000000
26	KGETLENGRIVIER LOCAL MUNICIPALITY	384	SORUKWE STREET	RESIDENTIAL PROPERTIES	TOJP001000000003000000
27	KGETLENGRIVIER LOCAL MUNICIPALITY	384	SORUKWE STREET	RESIDENTIAL PROPERTIES	TOJP001000000003000000
28	KGETLENGRIVIER LOCAL MUNICIPALITY	384	SORUKWE STREET	RESIDENTIAL PROPERTIES	TOJP001000000003000000
29	KGETLENGRIVIER LOCAL MUNICIPALITY	1713	SEKHA STREET	RESIDENTIAL PROPERTIES	TOJP001000000003000000
30	KGETLENGRIVIER LOCAL MUNICIPALITY	260	DIKGANG STREET	RESIDENTIAL PROPERTIES	TOJP001000000003000000
31	KGETLENGRIVIER LOCAL MUNICIPALITY	260	DIKGANG STREET	RESIDENTIAL PROPERTIES	TOJP001000000003000000
32	KGETLENGRIVIER LOCAL MUNICIPALITY	260	DIKGANG STREET	RESIDENTIAL PROPERTIES	TOJP001000000003000000
33	KGETLENGRIVIER LOCAL MUNICIPALITY	260	DIKGANG STREET	RESIDENTIAL PROPERTIES	TOJP001000000003000000
34	KGETLENGRIVIER LOCAL MUNICIPALITY	260	DIKGANG STREET	RESIDENTIAL PROPERTIES	TOJP001000000003000000
35	KGETLENGRIVIER LOCAL MUNICIPALITY	260	DIKGANG STREET	RESIDENTIAL PROPERTIES	TOJP001000000003000000



The land use classification system includes 17 primary classifications, 57 secondary classifications and 274 tertiary classifications. This classification improved the NLU. This system was used to capture all land uses in Kgetlengrivier.



The figure below shows the 4th step: An example of the land use and registration details that was acquired for all municipal owned land in Kgetlengrivier Local Municipality.

ADDRESS DETAILS	
Street Number	28
Street Name	Baunia Street
Subplace Name	Cedrela Ext 1
City / Town	Koster
Municipality	Kgetlengrivier
Province	North West
Mapcode	3K6.HCS

PROPERTY DETAILS	
Property Type	Full Title
Property key	TOJP00010000002800000
Erf Number	28
Deeds Extent	496 m2

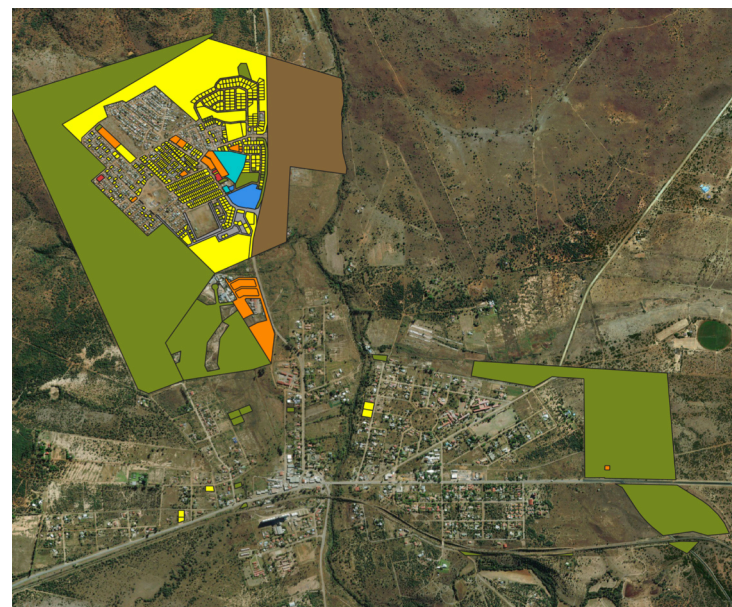
DEEDS CURRENT OWNER INFORMATION	
Name	Owner Type
KOS*****	Local authority
KGE*****	Local authority



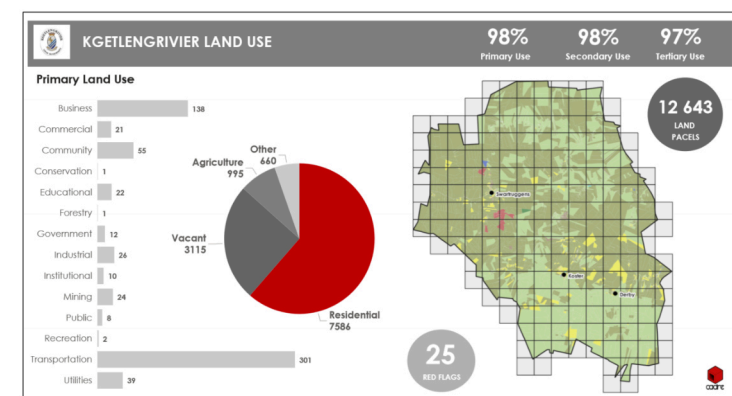
The figure above includes all predominant primary land uses of municipal-owned land in Koster in March 2022



The figure above includes all predominant primary land uses of municipal-owned land in Derby in March 2022.



The figure above includes all predominant primary land uses of municipal-owned land in Swartruggens in March 2022.

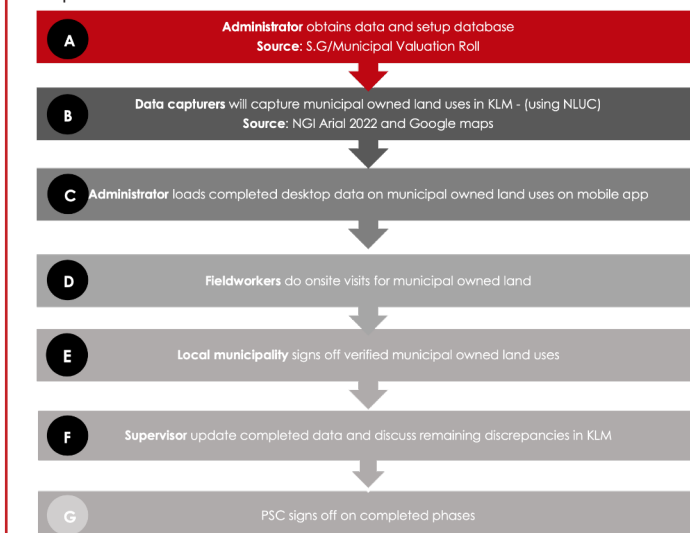


Kgetlengrivier Local Municipality land use audit

June 2022

Key Information:

Cadre Connect (Pty) Ltd (also referred to as Cadre) was appointed by Kgetlengrivier Local Municipality (KLM) to conduct a land use audit to determine all municipal-owned properties. The key process that was followed in identifying all municipally owned land in Kgetlengrivier is depicted below:



Following a 'systems approach' the process of capturing land uses was analysed and the most effective and efficient system was determined to be "use to land parcel" rather than "land parcel to use": Rather than (a) starting with land parcel 1 and determining its use and selecting 1 of 270 tertiary uses, the process was amended to (b) a data-capturer being trained in a specific category of land use and 'mining' for these uses.

The selected system enabled better understanding and improved quality of data in analysing municipal owned land.

Project Details:

- Location:** Kgetlengrivier, North West
- Time-frame:** 4 months
- Project lead:** Reinier Minny
- Key Support:** Phillip Moyo
- Core Consulting:** Cadre Plan (Pty) Ltd
- Team:** reinier@cadreplan.co.za

Client: Kgetlengrivier Local Municipality

