







# **GARIEP**

Need and Desirability Report

#### PERTAINING TO:

GARIEP COMMUNITY, !KHEIS LOCAL MUNICIPALITY,

ZF MGCAWU DISTRICT MUNICIPALITY,

NORTHERN CAPE PROVINCE

#### PROJECT DESCRIPTION:

Reference: NC/21/2018/PP (Gariep 135) / BH0065

#### SUBMITTED:

August 2020

SUBMITTED AND COMPILED BY:



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## SECTION A: BACKGROUND

#### 1.1 Project Description

Macroplan Town and Regional Planners was appointed by the Barzani Group to proceed with the completion of the Town Planning process for the **Gariep** community. The community is in dire need of assistance with the creation of new erven, as well as with the formalisation of the exiting informal houses that are located in and around the town. The needs addressed for this community include the following as part of the project description and objectives - The objectives of the project for Township Expansion and formalisation, which is handled in the terms of the provisions of the Spatial Planning and Land Use Management Act (Act 16 of 2013), the applicable SPLUMA By-laws & Scheme Regulations are as follows:

- 1. Formalise the existing informal stands currently established on the study area.
- 2. Provide additional erven for future population increase.
- 3. Incorporate land uses normally associated with large residential neighbourhoods, such as institutional, recreational and business uses.
- 4. Create a coherent internal road network that adequately links to the existing road network and promotes easy and accessible movement throughout.
- 5. Obtain approval for the SPLUMA application (135 erven) that include the consolidation, subdivision and rezoning of the study area.

#### 1.2 Study area

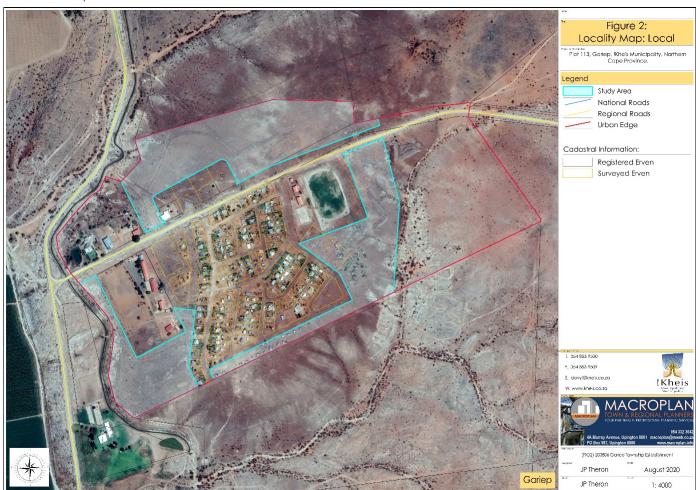


Figure 1: Locality map of the community of Gariep, !Kheis LM.

The community of **Gariep** is located approximately 40km northwest (eastern side of the Orange River) of Groblershoop within the !Kheis Local Municipal area which also forms part of the ZF Mgcawu District Municipality. The town, **Gariep**, is the only settlement located on the eastern side of the Orange River whereby the rest of the communities are located to the west of the mentioned river.

The study area that was visited, that also forms part of the detail site inspections, can be summarised as follow:

No.	Town	Total Size of the study area	Total Erven	Property Descriptions	Title Deed Numbers	Coordinates	Ownership
2	Gariep	15ha	135	Plot 113, Gariep Settlement	T2862/2002	28°36'37.71"S; 21°46'54.93"E	!Kheis Local Municipality

### 1.3 Need for Low Cost Housing

The community of **Gariep** is located east of the Orange River and some informal houses located in the community have informally occupied the property for more than 5 years. This community was earmarked in the SDF of 2016 for formalisation and expansion (see Figure 2). The identified WWTW as depicted below, is not in use and will not be used for future service delivery (please see Engineering Report in this regard).



Figure 2: The Gariep community and the future residential expansion thereof as identified within the !Kheis SDF of 2016, linking with the IDP projects.

Regardless of the fact that no census data was available for Gariep during the 2016 SDF compilation, the 2015 !Kheis Housing Sector Plan indicated the following need for the community which is now addressed with the 2020 Town Planning Project:

• Gariep requires 140 residential stands.

## 1.4 Desirability of the formalisation process

The expansion and formalisation of the **Gariep** Community is planned on an area of approximately **15ha** that surrounds the existing town. The study area, from a visual perspective and from the initial site inspection, will be able to accommodate the planned **135** erven that forms part of this project. We have calculated that approximately 40 families reside on the property presently and are thus in dire need for formalisation. It is clear from the number of existing informal houses erected on the property, that this study area is indeed habitable and that there is an urgent need for residential erven within the sub-economic market.

# SECTION B: VISUAL REPORT

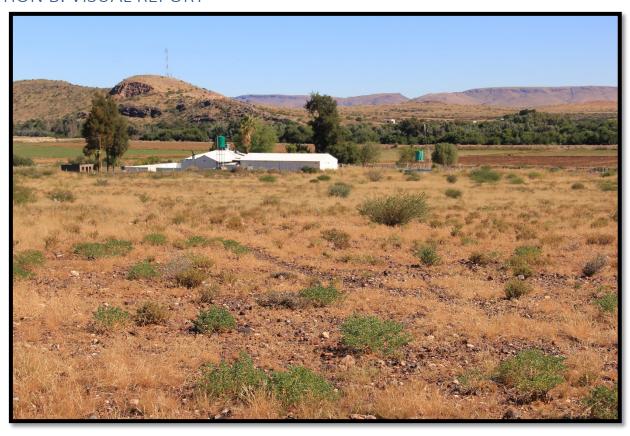


Photo 1: The southern sections of the study area as seen from the northeast. The community has a beautiful view from this vantage point of the Orange River valley.



Photo 2: The informal houses that are located on the southern sections of the study area, as seen from the southwest.



Photo 3: The informal houses as found on the south-easterly sections of the study area that forms part of this formalisation process, as seen from the northwest



Photo 4: The eastern segments of the study area as seen from the southwest. Some of the informal houses are visible on the right-hand side of the photo.



Photo 5: The north-easterly sections of the study area as seen from the northwest. Informal dumping on this segment of the site is visible on the photo.



Photo 6: The northern segments of the study area, as seen from the south.



Photo 7: Another photo from the northern sections of the study area, as seen from the southwest.



Photo 8: The existing buildings and infrastructure that surrounds the study area, located within the northern sections of the town.



Photo 9: The main access road located to the north of the town that is owned and maintained by the Department of Roads and Public Works (DRPW). Due to the fact that the study area borders this road, the approval, building line stipulation and support from the mentioned department will be required.



Photo 10: The western segments of the study area which border the school site.