

Reference:

Date:

**(ENQ.PC.SAN) 201013 Groblershoop Township Establishment Project**

**13 October 2020**

South African National Road Agency Limited  
Private Bag X19  
Bellville  
7530

ATT: Me René de Kock / Shaun Dyers

**PROJECT: GROBLERSHOOP TOWNSHIP ESTABLISHMENT PROJECT**

**INVOLVED PROPERTIES SUMMARY:**

- **PORTION 16 OF THE FARM BOEGOEBERG SETTLEMENT, NO. 48, KENHARDT RD, !KHEIS LOCAL MUNICIPALITY, NORTHERN CAPE PROVINCE;**

The above mentioned matter, as well as the attached documentation, refer.

Our office, Macroplan Town and Regional Planners, has been appointed by Barzani Development on behalf of the Department of Cooperative Governance, Human Settlements and Traditional Affairs (hence referred to as COGHSTA), to facilitate the needed town planning procedures involved with the township expansion of Groblershoop. Groblershoop, along with the various smaller settlements of the !Kheis Municipality, have experienced normal population growth over the last few years, however, due to Groblershoop's status as the primary urban centre of the !Kheis Local Municipality, the town has seen a significant greater increase in residents. In contrast to the other settlements of the !Kheis Municipality, the increase in the local population has been adequately managed by the local municipality by means of allocating municipal owned land within existing communities that were meant for other purposes, such as public open spaces. The commitment from COGHSTA to address the housing backlog within the Northern Cape, provided the !Kheis Municipality with the ideal opportunity to make adequate provision for further population growth of Groblershoop. Groblershoop as the primary urban centre and administrative seat of the !Kheis Local Municipality will therefore be subject to a substantial township expansion project that will not only include 1500 residential properties, but also provide for land uses normally associated with a sustainable community/ neighbourhood, such as a school, business nodes, municipal uses and open spaces.

In terms of the Spatial Planning and Land Use Management Act, Act No. 16 of 2013, approval / input from any state or semi-state department is required for any development that can directly or indirectly impact on the general functioning of said departments (in this instance the South African National Roads Agency SOC Ltd, from here on referred to as SANRAL). The development site, which comprises of a 90ha portion of Portion 16 of the Farm Boegoeberg Settlement, No. 48, borders to the N10 National Road, as such approval in terms of the South African National Roads Agency Limited and National Roads Act, 1998 (Act 7 of 1998), is required for this proposed township expansion project. In the case of the land portion involved, the objective is to have the properties subdivided and rezoned, in terms of the Spatial Planning and Land Use Management Act, Act No. 16 of 2013, in order to allow for the expansion of the town of Groblershoop.

It should furthermore be noted that due to the magnitude of the proposed township expansion, a new access point from the N10 National Road is proposed, as well as the utilisation of the existing access point that provides access to the industrial area of Groblershoop.

## GROBLERSHOOP TOWNSHIP ESTABLISHMENT PROJECT DESCRIPTION:

The undertaking of the township expansion project, consisting of 1500 residential erven, for the Groblershoop Community by Macroplan, derives from an indirect appointment by COGHSTA and is therefore a project of national and provincial importance. The development site comprises of a 90ha portion of Portion 16 of the Farm Boegoeberg Settlement, no. 48, which is located to the west of the community of Sternham, south-east of the industrial area of Groblershoop and south-east of the town of Groblershoop. The study area is owned by the !Kheis Local Municipality and borders directly to the N10 National Road to the west. The proposed township establishment project will mainly provide sub-economic housing with the end goal of securing ownership of land for future residents, however, a small quantity of medium income housing are also provided for in the township expansion layout, as allowed by COGHSTA. At present the development site is not being occupied by any informal structures, due to the municipality's admirable management of informal houses and the preparation of other municipal owned land as a temporary solution. This provides for a development site on which a town planning layout can be designed that complies with planning principles and promotes sustainability. The Groblershoop township expansion will not only provide housing and economic opportunities for the future residents of Groblershoop, but will also play an integral role in connecting the community of Sternham with the town of Groblershoop. Integration and accessibility of land are key planning principles on which town planning legislation are based on and this had to be kept in mind during the design of the town planning layout.

The planned expansion of Groblershoop will create 1500 residential erven of which ±60 erven will be medium income properties. Due to the magnitude of the development proposal, provision also needs to be made for business nodes that will promote economic prosperity. Graves were captured by the appointed land surveyors and subsequently these graves have to be accommodated. A new cemetery is also proposed in the southernmost corner of the study area. The number of residential properties furthermore constitute the development of a primary school. Religious properties and municipal uses have also been provided for in the proposed layout.

At this stage the project has progressed to a point where a concept layout (Annexure C) has been prepared that may be subject to minor alterations to comply with the findings of the specialist studies and or other organs of state, but the general layout and functioning thereof should be maintained.

## INFORMATION CONCERNING SANRAL:

The township expansion of Groblershoop borders to the N10 National Road, as such SANRAL needs to be informed of the planned development where to subsequent requirements and feedback from SANRAL needs to be obtained and ultimately, approval from SANRAL is also required. The following aspects may be highlighted that is of utmost importance:

- **SPLUMA Process:** The township expansion project for Groblershoop is a legal process guided by the Spatial Planning and Land Use Management Act (Act 16 of 2013) and this legislation clearly states that all state and semi-state departments need to be informed of any developments that may directly or indirectly impact on the general functioning of said departments. The portion of the property that comprise the study area will impact on the N10 National Road, as such, SANRAL needs to be informed of the planned township expansion project and an approval/no-objection, South African National Roads Agency Limited and National Roads Act, 1998 (Act 7 of 1998), is needed before the land use change application can be submitted to the local authority. It is hereby requested that SANRAL review this formal notification letter and issue an approval in this regard, should the proposed layout comply with the requirements and standards of SANRAL.
- **Compliance with Municipal Spatial Development Framework:** The portion of land identified for the Groblershoop Expansion Project falls within the urban edge of Groblershoop and has furthermore been earmarked (See Annexure E) for low-cost housing, as such the development proposal is in line with the spatial vision of Groblershoop.

- **Distance from National Road:** As per the attached planning diagram (Annexure D), a building line of 30m from the national road reserve has been implemented for the proposed Groblershoop expansion. This proposed building is in line with the building line of Sternham on the opposite side of the N10. No problems are expected in this regard.
- **Proposed access points:** Due to the magnitude of the planned Groblershoop expansion access from the N10 national road is important. As per the attached planning diagram (Annexure D) the following should be noted:
  1. **Existing Industrial Access:** It is proposed that the existing access (Lat: 28°54'4.75"S; Long: 21°59'37.44"E) to the industrial area also be used for the Groblershoop expansion. It is assumed that this is an approved access point, kindly indicate if otherwise.
  2. **Proposed New Access:** A new access (Lat: 28°54'36.55"S; Long: 21°59'57.88"E) from the N10, opposite the existing access to Sternham, is proposed for the expansion of Groblershoop. This locale will avoid scattered intersections and it is assumed that sight distances meet the minimum requirements of SANRAL, since the community of Sternham receives access from this point. This proposed access will serve as an extension of Aandblom Street, which is the main road in Sternham, and will run through the proposed development and link up with the town of Groblershoop in the future, thereby fulfilling the import role of integrating the community of Sternham and the town of Groblershoop. The undertaking of a traffic impact assessment and submission of detailed engineering drawings can be uphold as condition to approval.

The requested approval must provide a no-objection towards the processes of subdivision and rezoning, as well as any other land use changes that the planned township establishment may require. This inclusion of a no-objection towards the processes of subdivision and rezoning is needed in order to proceed with the submission of the formal land use change application at the local municipality.

The objectives of this letter are as follow:

1. To notify SANRAL of the proposed township establishment project;
2. To obtain a no-objection for the land use changes (subdivision and rezoning), in terms of the Spatial Planning and Land Use Management Act (Act 16 of 2013), that needs to be followed for the planned township establishment;
3. To obtain approval in terms of the South African National Roads Agency Limited and National Roads Act, 1998 (Act 7 of 1998);
4. To obtain approval from SANRAL in regards to the proposed access point.

In order to supplement this letter, please find the following documents attached:

- A. Copy of Title Deed
- B. Locality Map
- C. Preferred Township Establishment Layout
- D. Planning Diagram indicating proposed development in relation to the N10
- E. SDF Map

Kindly take note that this submission is lodged in accordance to the provision of the !Kheis Final SPLUMA By-Laws and according to §32.(1) of this policy, if an organ of state fails to comment or provide information within 60 days from the date of which this notification letter has been furnished, that organ of state is deemed to have no comment or information to furnish.

Please let us know if this letter for an approval meets your requirements and if any additional information needs to be provided. We trust that you will find these matters to be in order and if there are any additional components we can assist you with, please do not hesitate to request such information

We look forward to your inputs in this regard. Please feel free to contact our office in the case of any further inquiries.

Yours Sincerely,



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