

LEN J FOURIE

PR. PLN A/1322/2006

T: 054 332 3642 • C: 082 821 1025
E: macroplan@mweb.co.za

Head Office:

4A Murray Avenue, Upington 8801

Kimberley Office:

4 Hemming Way, Kimberley 8301



PLANGENI

Need and Desirability Report

PERTAINING TO:

PLANGENI COMMUNITY, KAI !GARIB LOCAL MUNICIPALITY,
ZF MGCAWU DISTRICT MUNICIPALITY,
NORTHERN CAPE PROVINCE

PROJECT DESCRIPTION:

Reference: NC/21/2018/PP
(Plangeni 500) / BD0027

SUBMITTED:

August 2020

SUBMITTED AND COMPILED BY:



MACROPLAN
TOWN & REGIONAL PLANNERS
YOUR PARTNERS IN PROFESSIONAL PLANNING SERVICES

054 332 3642
4A Murray Avenue, Upington 8801
PO Box 987, Upington 8800

macroplan@mweb.co.za
www.macroplan.info

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SECTION A: BACKGROUND

1.1 Project Description

Macroplan Town and Regional Planners was appointed by the Barzani Development to proceed with the completion of the Town Planning process for the **Plangeni** community. The community is in dire need of assistance with the formalisation of the site on which they are presently settled, the Blaauwskop property, and has been living on since 2007. 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 (**500 erven**) that include the consolidation, subdivision and rezoning of the study area

1.2 Study area

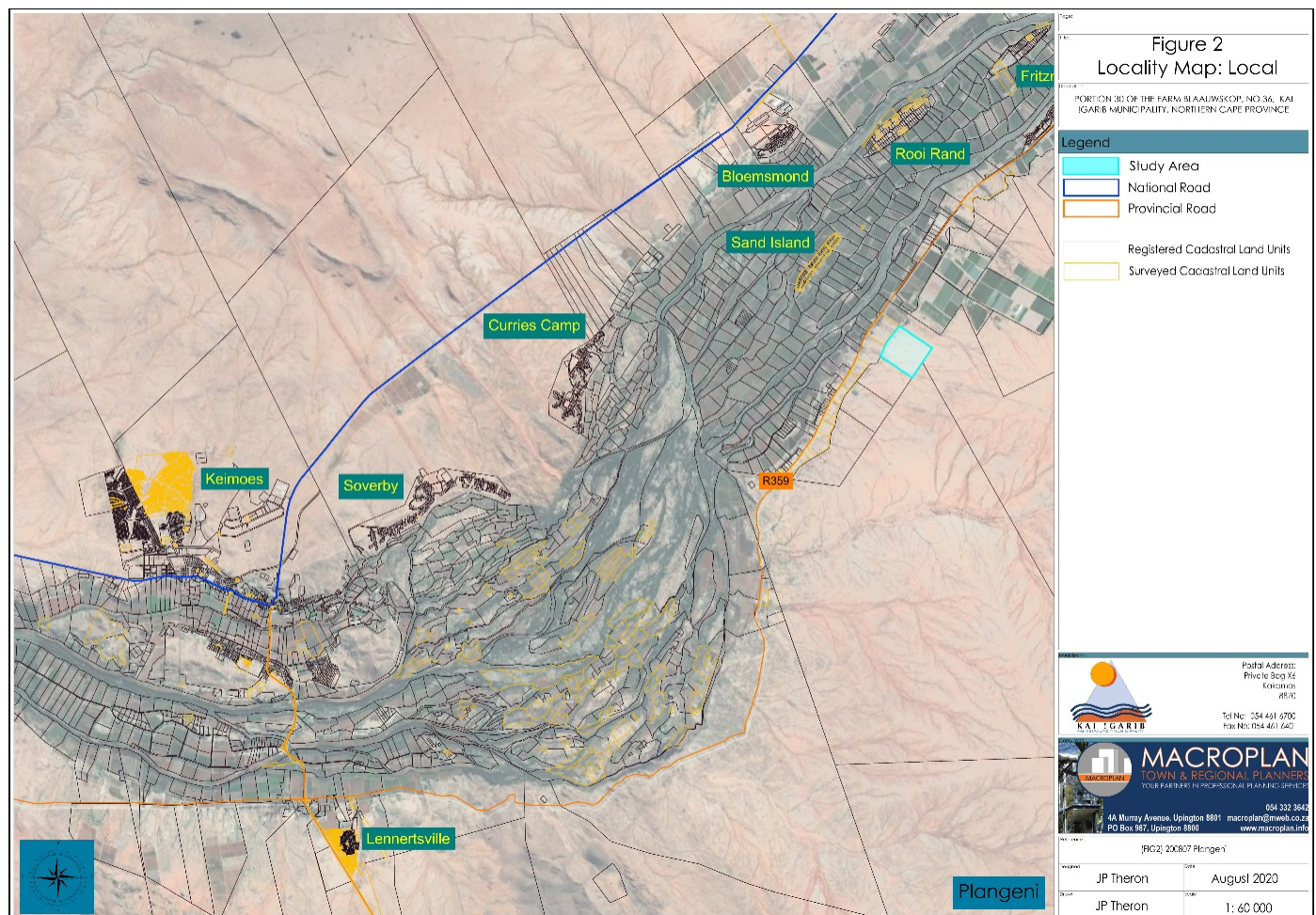


Figure 1: Locality map of the community of Plangeni, Kai !Garib LM

The community of **Plangeni** is located approximately 15km north-east of Keimoes, 30km southwest of Upington and directly adjacent to the Kanoneiland area alongside the Orange River. The area is located within the border of the Kai !Garib Local Municipality that forms part of the ZF Mgqawu District Municipality. 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
1	Blaauwskop/ Plangeni	50ha	500	Portion 30 of the Farm Blaauwskop nr 36, Kenhardt RD	T62545/2006	28°40'7.99"S; 21° 6'8.95"E	Kai !Garib Local Municipality

1.3 Need for Low Cost Housing

The community of Blaauwskop is located south of the Orange River, southwest of the famous Karsten Farms and the community has occupied the property for more than 10 years. This community was earmarked in the SDF of 2012 for formalisation (see Figure 2) and will form part of the secondary towns of Kai !Garib in the future.

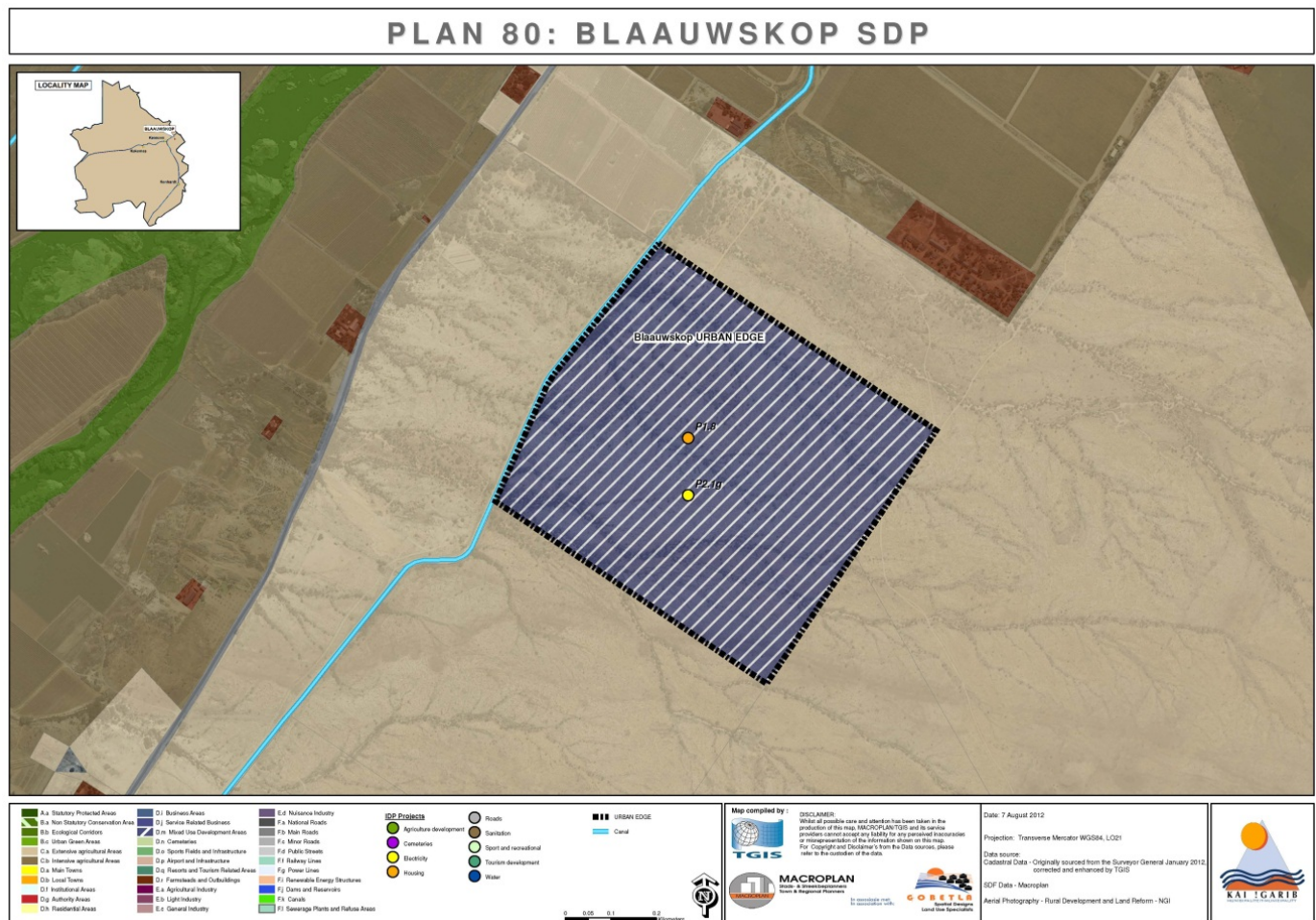


Figure 2: The Blaauwskop community (now called Plangeni) as identified within the Kai !Garib SDF of 2012, linking with the IDP projects.

Detailed site inspections had to be done in order for Macroplan to determine the precise area as required to form part of the study area and to update the process that was started back in 2018. The specialists already visited the site and we are awaiting their detail reports. This report will provide the reader with a visual representation of the areas to inform the need as desirability as already mentioned. Each photo will include a brief summary of what was found on the property together with aspects that were worth mentioning to the reader.

1.4 Desirability of the formalisation process

The formalisation of the **Plangeni** Community is planned on an area of approximately **50ha** that is located to the east of the irrigation channel to the east of the Kanoneiland. The study area, from a visual perspective and from the initial site inspection, will be able to accommodate the planned **500** erven. We have calculated that approximately 250 to 300 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 already formalised entrance to the community of Plangeni as seen from a north-westerly direction. The entrance to the settlement was formalised in the past and also paved for easy access to the R359 main road.



Photo 2: The irrigation channel bordering the town and the study area to the north-west. The informal houses have been erected up to the border of this mentioned channel and can be seen on the photo provided above.



Photo 3: The northern section of the town as seen from a north-easterly perspective with the informal houses and the provided water facilities clearly visible.



Photo 4: The study area as seen from a westerly direction with the informal houses in the north-easterly section clearly visible in the photo above.



Photo 5: A crèche site as found in the central sections of the community as seen from the southwest.



Photo 6: Informal houses as found in the central areas of the study area, as seen from a north-westerly perspective.



Photo 7: The informal houses and roads already provided in the central sections of the study area as seen from the east. The crèche site indicated in photo 5 can be seen on the left-hand side of the photo, viewed from an easterly direction.



Photo 8: A photo taken from a vantage point of the Plangeni community as taken from the western sections of the study area.



Photo 9: This photo was taken in the central sections of the study area and indicates the water infrastructure currently being dug and provided to the community.



Photo 10: The informal businesses found in Plangeni located in the western sections of the study area. These buildings and uses will be accommodated in the final layout plans.