

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



!Kheis
 Munisipaliteit
 Municipality

GARIEP

Need and Desirability Report

PERTAINING TO:

GARIEP COMMUNITY, !KHEIS LOCAL MUNICIPALITY,
 ZF MGCWU DISTRICT MUNICIPALITY,
 NORTHERN CAPE PROVINCE

PROJECT DESCRIPTION:

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

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 macroplan@mweb.co.za
 PO Box 987, Upington 8800 www.macroplan.info

Table of Contents

SECTION A: BACKGROUND	1
1.1 Project Description	1
1.2 Study area	1
1.3 Need for Low Cost Housing.....	2
1.4 Desirability of the formalisation process.....	2
SECTION B: VISUAL REPORT.....	3
Figure 1: Locality map of the community of Gariiep, !Kheis LM.	1
Figure 2: The Gariiep community and the future residential expansion thereof as identified within the !Kheis SDF of 2016, linking with the IDP projects.....	2
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.	3
Photo 2: The informal houses that are located on the southern sections of the study area, as seen from the southwest.....	3
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.	4
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.	4
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.....	5
Photo 6: The northern segments of the study area, as seen from the south.	5
Photo 7: Another photo from the northern sections of the study area, as seen from the southwest.....	6
Photo 8: The existing buildings and infrastructure that surrounds the study area, located within the northern sections of the town.	6
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.	7
Photo 10: The western segments of the study area which border the school site.....	7

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

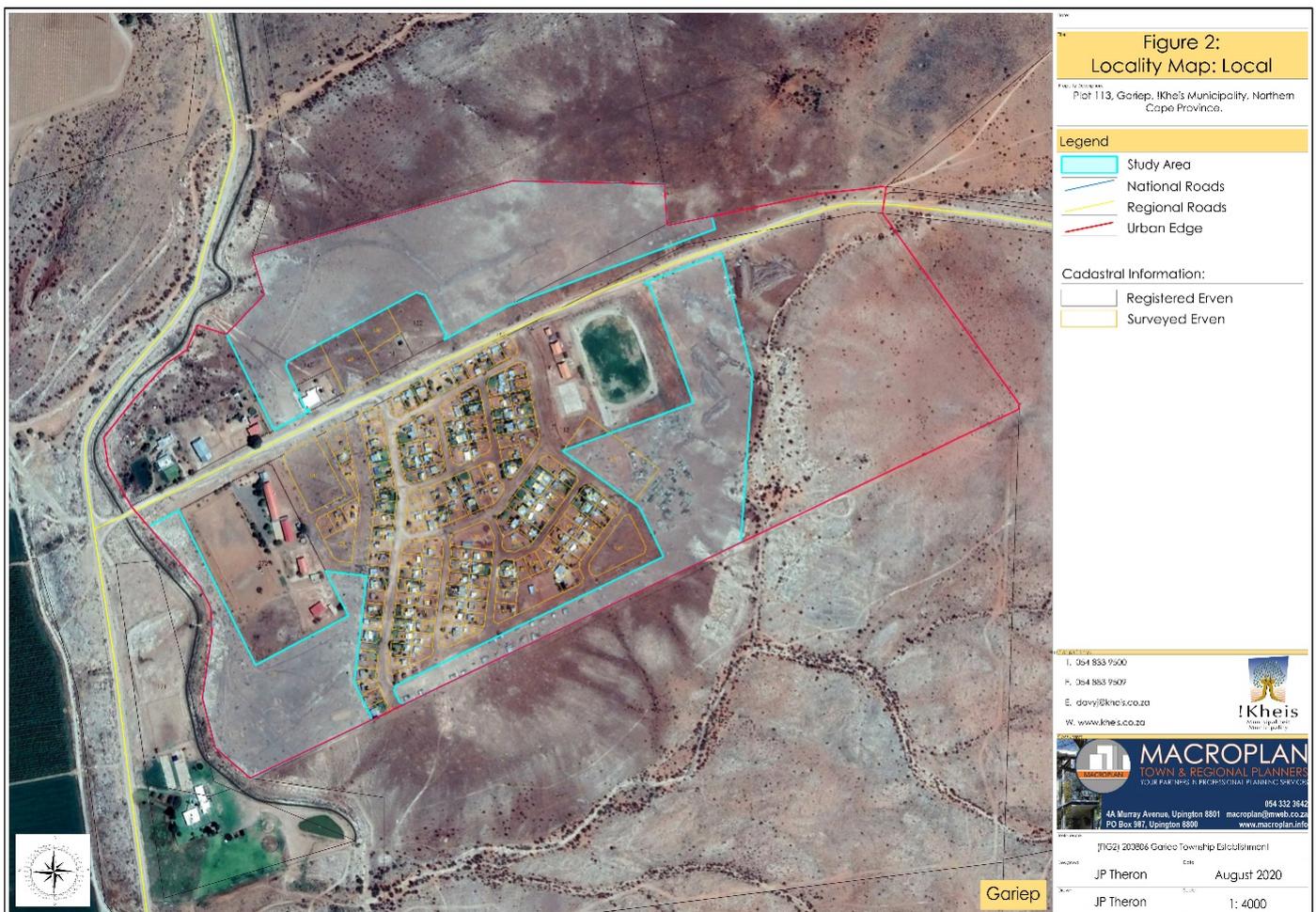


Figure 1: Locality map of the community of Gariep, !Kheis LM.

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 Mgcau 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.

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.