

Reference:

Date:

(ENQ.PC.SAN) 201012 Wegdraai Township Establishment Project

12 October 2020

South African National Road Agency Limited
Private Bag X19
Bellville
7530

ATT: Me René de Kock / Shaun Dyers

PROJECT: WEGDRAAI FORMALISATION AND TOWNSHIP ESTABLISHMENT PROJECT

INVOLVED PROPERTIES SUMMARY:

- ERF 1, WEGDRAAI, KENHARDT RD, !KHEIS LOCAL MUNICIPALITY, NORTHERN CAPE PROVINCE;
- ERF 45, WEGDRAAI, KENHARDT RD, !KHEIS LOCAL MUNICIPALITY, NORTHERN CAPE PROVINCE;
- ERF 47, WEGDRAAI, 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 formalisation of the existing informal properties in Wegdraai, as well as provide additional properties for future growth. Due to the twofold objective, the term township establishment will henceforth be used as the project description. Wegdraai has experienced normal population growth over the past few years, however, the provision of formal registered residential properties were never established to accommodate the population growth in Wegdraai. Residents had no other option than to resort to informal housing by means of occupying municipal or state owned land without undergoing the necessary town planning processes. COGHSTA is currently in the process of addressing the housing backlog within the Northern Cape, with numerous township establishment projects already identified of which the communities of the !Kheis Local Municipality forms part of.

In terms of the Spatial Planning and Land Use Management 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 portions of three registered land units, 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 establishment project. In the case of the land portions involved, the objective is to have the properties subdivided and rezoned, in terms of the Spatial Planning and Land Use Management Act, No. 16 of 2013, as part of the formalisation of the existing informal properties of Wegdraai, as well as make provision for future population growth of the said settlement.

It should furthermore be noted that **no direct accesses** from the N10 National Road are requested as part of the Wegdraai Township Establishment Project.

WEGDRAAI TOWNSHIP ESTABLISHMENT PROJECT DESCRIPTION:

The undertaking of the township establishment project, consisting of 360 residential erven, for the Wegdraai Community by Macroplan derives from an indirect appointment by COGHSTA and is therefore a project of national and provincial importance. The development site comprise of sections of Erven 1, 45 & 47, Wegdraai that can be best described as outlining the existing town of Wegdraai. The township establishment project pertains to portions of three registered land units, all held under the ownership of the !Kheis Municipality, with one of these land units bordering to the N10 to the east. The proposed township establishment project will provide sub-economic housing with the end goal of securing ownership of land for the current residents. An estimate of approximately 200 informal stands currently exists in the town of Wegdraai that will be formalised as part of this township establishment project, whilst an additional 160 erven will be created for the future expansion of the community. The Wegdraai township establishment project entails the design of a formal coherent town planning layout through a SPLUMA process, which is informed by numerous specialist studies.

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. One of the main instructions from COGHSTA and the local municipality, was to accommodate the existing informal houses as best possible. Fortunately all of the existing informal properties that have been erected do not impact negatively on the N10, in terms of appropriate building lines.

The latest concept layout has been designed to formalise the existing informal residential stands, make provision for residential expansion and to incorporate land uses such as business, institutional (churches) and recreational uses, whilst providing a coherent internal road network that promotes easy and accessible movement throughout.

INFORMATION CONCERNING SANRAL:

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

- **SPLUMA Process:** The township establishment project for Wegdraai 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 properties that comprise the study area will impact on the N10 National Road, as such, SANRAL needs to be informed of the planned township establishment 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 portions of land identified for the Wegdraai Township Establishment Project falls within the urban edge of Wegdraai 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 Wegdraai.
- **Distance from Provincial Roads:** As per the attached detail layout plan (Annexure C), a 30m buffer between the road reserve of the N10 National Road and first residential properties has been implemented. This 30m building line has been indicated by a red line on the planning diagram attached as Annexure D.
- **Proposed access points:** No direct accesses from the N10 National Road are requested for the Wegdraai Township Establishment Project.

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);

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 enquiries.

Yours Sincerely,



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