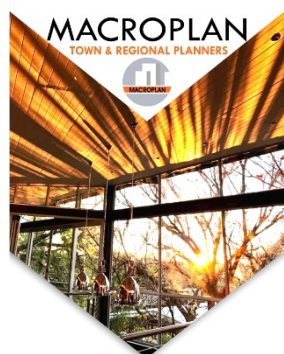




COGHSTA

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!Kheis
Munisipaliteit
Municipality

WEGDRAAI

Need and Desirability Report

PERTAINING TO:

WEGDRAAI COMMUNITY, !KHEIS LOCAL MUNICIPALITY,
ZF MGCAWU DISTRICT MUNICIPALITY,
NORTHERN CAPE PROVINCE

PROJECT DESCRIPTION:

Reference: NC/21/2018/PP
(Wegdraai 360) / BH0070

SUBMITTED:

August 2020

SUBMITTED AND COMPILED BY:



MACROPLAN
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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 **Wegdraai** community. The community is in dire need of assistance with the creation of new erven as well as the formalisation of the exiting informal houses that are located 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:

1.2 Study area

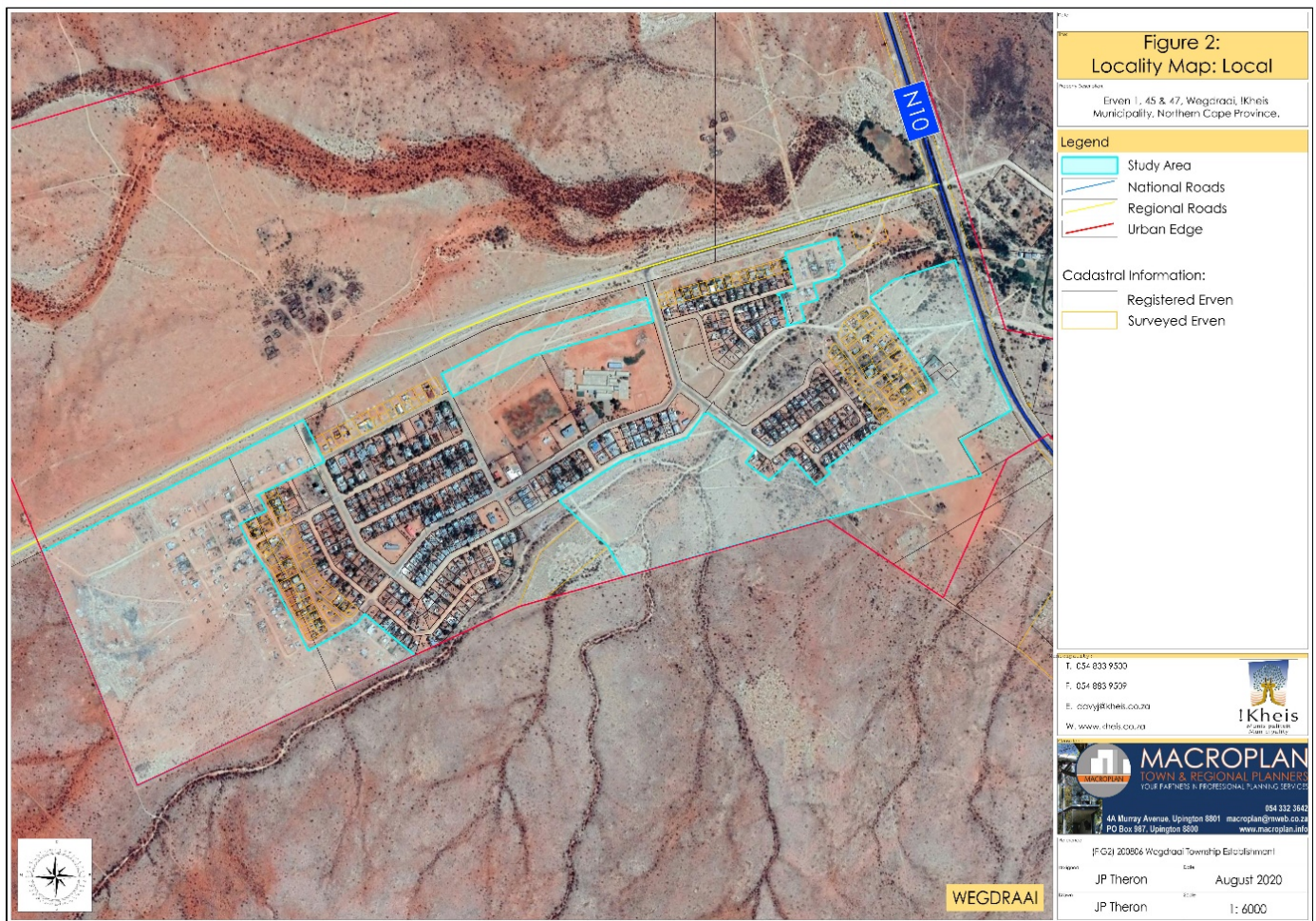


Figure 1: Locality map of the community of Wegdraai, !Kheis LM.

The community of **Wegdraai** is located approximately 15km northwest (western 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 **Wegdraai** is located alongside the N10 road that stretches between Groblershoop, in a southern direction, and Topline, in a northern direction, and is also bordered by the Kleinbegin road to the north of the town.

	Estimated Population 2020	Estimated Houses required by 2020	Estimated Population 2030	Estimated Houses required by 2030
Grootdrink	3028	776	3674	942
!Kheis Non-Urban	2409	618	1352	347
Topline	1587	407	1903	488
Wegdraai	2589	664	3292	844
Groblershoop	6320	1621	8991	2305
Boegoeberg	2073	532	2426	622
Total !Kheis	16693	4280	16772	4301

Table 1: Estimated future housing need in the !Kheis Municipality as per 2016 SDF Amendment.

It is thus clear that the 2016 need identified are much higher than the Business Plans identified and thus there will still be a backlog after the completion of the 2020 project for Township Expansion and Formalisation. In terms of the above, this SDF Amendment aimed to provide a spatial growth vision that had to satisfy the need for housing on municipally owned land in terms of the 2013 estimates. In this light, a table was drawn up comparing the estimated 2013 land requirement with the land provided for in the spatial vision maps. It was found that the SDF Amendment makes ample provision in this regard. Please refer to the following table:

	Estimated Population 2020	Estimated Houses required by 2020	Estimated land required by 2020 (HA)	Estimated Population 2030	Estimated Houses required by 2030	Estimated land required by 2030 (HA)
Grootdrink	3028	776	52	3674	942	63
!Kheis Non-Urban	2409	618	41	1352	347	23
Topline	1587	407	27	1903	488	33
Wegdraai	2589	664	44	3292	844	56
Groblershoop	6320	1621	108	8991	2305	154
Boegoeberg	2073	532	35	2426	622	41
Total !Kheis	16693	4280	285	16772	4301	287

Table 2: Estimated land requirements as per 2016 SDF Amendment.

	Estimated Population 2030	Estimated Houses required by 2030	Estimated land required by 2030 (HA)	Land Available per SDF (HA)
Grootdrink	3674	942	63	92
!Kheis Non-Urban	1352	347	23	N/A
Topline	1903	488	33	43
Wegdraai	3292	844	56	76
Groblershoop	8991	2305	154	273
Boegoeberg	2426	622	41	56
Total !Kheis	16772	4301	287	540

Table 3: Land available for housing as per 2016 SDF Amendment.

1.4 Desirability of the formalisation process

The expansion and formalisation of the **Wegdraai** Community is planned on an area of approximately **43ha** 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 **360** erven. We have calculated that approximately 150 to 200 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 existing informal access road to Wegdraai, as seen from the northeast, whereby some of the existing informal houses are visible in the background of the photo.



Photo 2: The existing informal houses within the northern segments of the layout, as seen from a northerly direction.



Photo 3: The existing streets and infrastructure of the town of Wegdraai as seen from the east.



Photo 4: The eastern section of the study area along with the informal houses that are found within this area are visible in the photo.



Photo 5: The area to the south east of the study area which also forms part of the process, as seen from the north.



Photo 6: The storm water furrow that is located in the centre of the town that will not be developed which will rather be accommodated within the town layout.



Photo 7: The central and southern section of the study area as seen from the north. This area will be developed, if possible, after obtaining input from the various departments.



Photo 8: The houses that are located to the northwest of the town, as seen from an easterly direction. These houses will be formalised and accommodated as far as possible in the process.



Photo 9: The Kleinbegin road owned and managed by DRPW that is located to the north of the town, as seen from the west. The mentioned department must provide us with feedback on the proposed building lines whereby support, regarding the development alongside the mentioned road, must also be provided.



Photo 10: The central area of the study area, as seen from the west. If possible, this area will be utilised for a combination of residential and business sites.