

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

OPWAG

Need and Desirability Report

PERTAINING TO:

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

PROJECT DESCRIPTION:

Reference: NC/21/2018/PP
(Opwag 730) / BH0068

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

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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 **Opwag** community. The community is in dire need of assistance with the creation of a formal town, as well as with the formalisation of the exiting informal houses that are located on the study area. Opwag forms the only settlement within the !Kheis LM that is not just the extension of an existing settlement, but the creation of a totally new 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 (**730 erven**) that include the consolidation, subdivision and rezoning of the study area.

1.2 Study area



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

The community of **Opwag** is located approximately 6km north of Groblershoop within the !Kheis Local Municipal area which also forms part of the ZF Mgcau District Municipality. The town **Opwag** is in dire need of formalisation and the community is well established and functioning on the study area which is also called and known as Uitkoms.

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
5	Opwag	50ha	730	Plot 2642, Boegoeberg Settlement	T79244/2007	28°50'16.49"S; 21°57'34.10"E	!Kheis Local Municipality
				Portion 14 of the Farm Boegoeberg Settlement, No. 48	T59309/2007	28°50'22.29"S; 21°57'15.43"E	!Kheis Local Municipality

1.3 Need for Low Cost Housing

The community of **Opwag** is located north of Groblershoop and the community consists of informal houses and the community have informally occupied the property for more than 5-10 years. This community was earmarked in the SDF of 2016 for formalisation and expansion (see Figure 2).

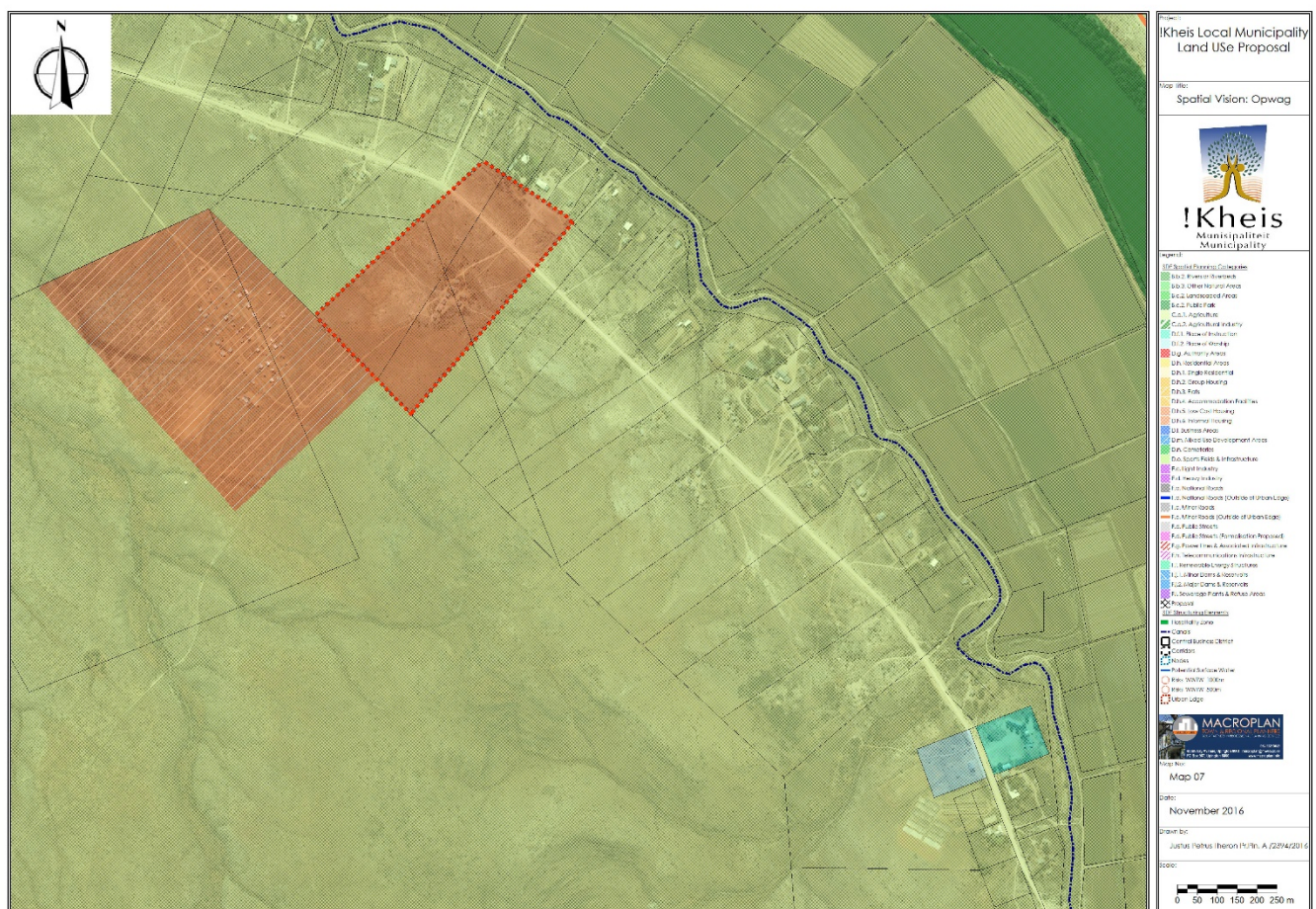


Figure 2: The Opwag community and the future residential expansion thereof as identified within the !Kheis SDF of 2016, linking with the IDP projects.

Regardless of the fact that no census data was available for the informal community of Opwag during the compilation of the SDF in 2016, the area falls within the description of Ikheis non-urban and is thus included into the SDF calculations.

The Opwag community settlement has not been formalised and this provides a major challenge in terms of service provision that will now be addressed. Land has however been identified by the !Kheis Municipality for the formalised resettlement of the community in the 2016 SDF, ensuring future service delivery and a well planned urban environment. The settlement enjoy limited formal services, such as water provision, but the IDP of the Municipality makes provision for future formalisation of the settlement. During the 2016 SDF amendment compilation, the following was included into the document and linked to the SDF maps for the various towns: "Considering the growth estimates, as was done by the consultants of the 2014 KLM SDF, as well as considering the average household size of 3.9 persons, one may make the following assumptions with regards to housing needs in the future for individual settlements:

	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 for !Kheis non-urban that reflects Opwag was a bit lower than the actual need identified Business Plans. The 2020 project for Township Expansion and Formalisation will provide 730 residential properties for the community. 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 formalisation of the **Opwag (Uitkoms)** Community is planned on an area of approximately **50ha** that will also include the proclamation of a new town. The study area, from a visual perspective and from the initial site inspection, will be able to accommodate the planned **730** erven. We have calculated that approximately 100 to 150 families reside on the property presently, as well as areas not forming part of the study area (due to ownership issues) 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 houses that forms the community of Opwag as seen from the north. The settlement is appropriately structured and the layout planning will follow the existing guidelines as provided by the community themselves.



Photo 2: The photo indicates the houses adjacent to the main road that enters the town from the northwest.



Photo 3: The vacant land to the southwest of the town that will be utilised for additional erven, permitting approval from the various departments which also forms part of this process.



Photo 4: The vacant land to the south of the town that also forms part of the process and which will also house additional erven for the community.



Photo 5: The existing houses and gardens, as already found on the study area which will also be formalised during this process.



Photo 6: The area to the southwest of the community that will also house additional erven for the expansion of the town after the formalisation of the town Opwag (Uitkoms) is completed.



Photo 7: Another photo taken of the vacant land that is located to the south of the town, as seen from the north.



Photo 8: The existing houses and infrastructure found on the study area, as seen from the southwest and seen from the south.



Photo 9: The existing access road to the community of Opwag, as seen from a northerly direction which is currently being used. Another access exists to the northeast of the town, but is much less accessible than the road in the photo above.



Photo 10: The houses and infrastructure forming part of the study area are mostly in a good condition and the streets are clean and well maintained for an informal settlement.