

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

TOPLINE

Need and Desirability Report

PERTAINING TO:

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

PROJECT DESCRIPTION:

Reference: NC/21/2018/PP
(Topline 248) / BH0069

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 **Topline** 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 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 (**248 erven**) that include the consolidation, subdivision and rezoning of the study area.

1.2 Study area

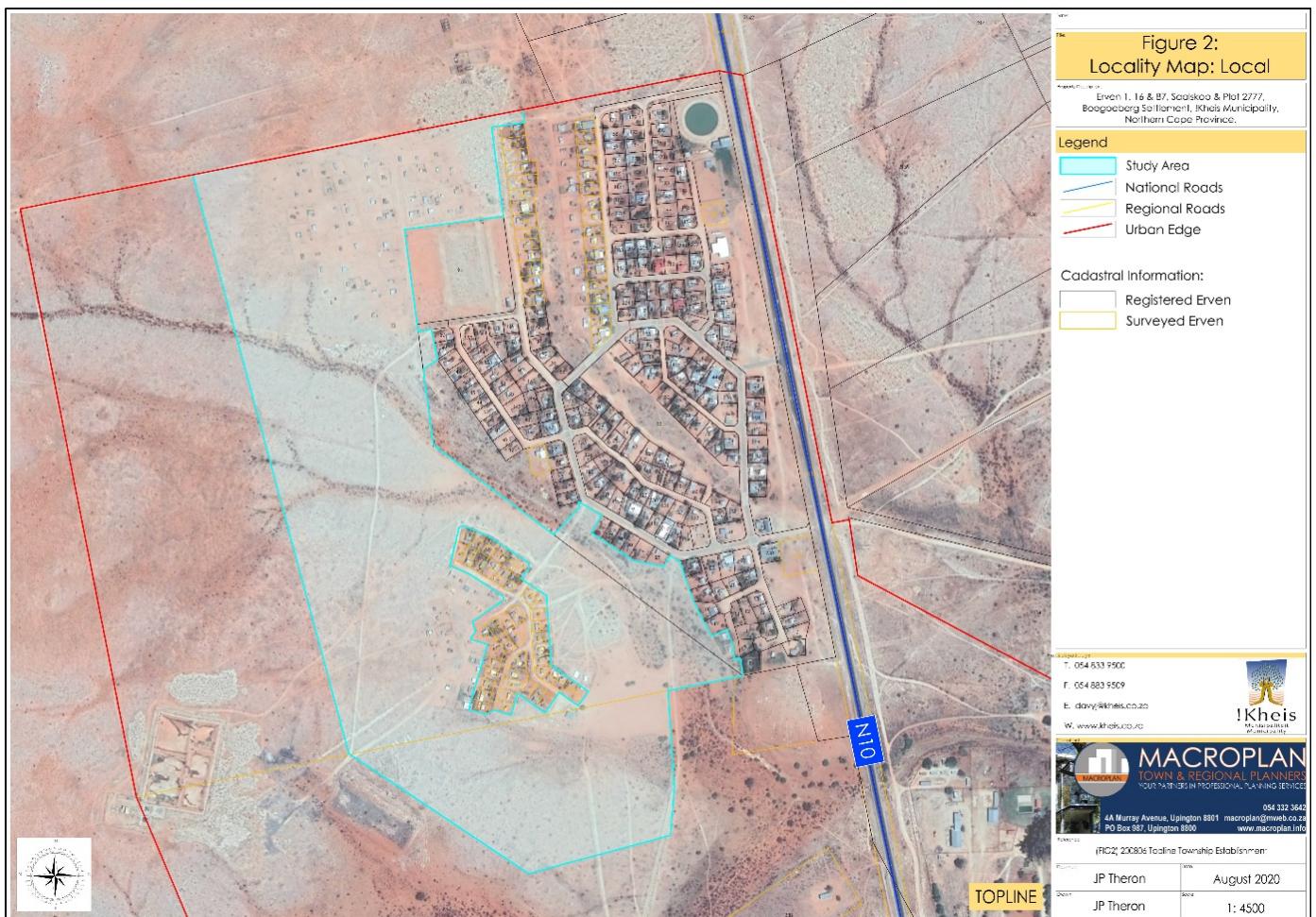


Figure 1: Locality map of the community of Topline, !Kheis LM.

The community of **Topline** is located approximately 25km northwest (western side of the Orange River) of Groblershoop within the !Kheis Local Municipal area which also forms part of the ZF Mgcahu District Municipality. The town, **Topline**, is located alongside the N10 road that stretches between Wegdraai, in a southerly direction, and Grootdrink, in a northerly direction.

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
6	Topline	36ha	248	Erf 1, Saalskop (Topline)	T11369/1994	28°45'12.03"S; 21°50'17.13"E	!Kheis Local Municipality
				Plot 2777, Boegoeberg Settlement	T81655/2002	28°45'26.20"S; 21°50'33.54"E	!Kheis Local Municipality
				Erf 16, Saalskop (Topline)	T15487/2001	28°45'17.45"S; 21°50'27.72"E	!Kheis Local Municipality
				Erf 87, Saalskop (Topline)	T22879/1999	28°45'1.34"S; 21°50'21.54"E	!Kheis Local Municipality

1.3 Need for Low Cost Housing

The community of **Topline** is located northwest of Groblershoop and some informal houses located in 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).

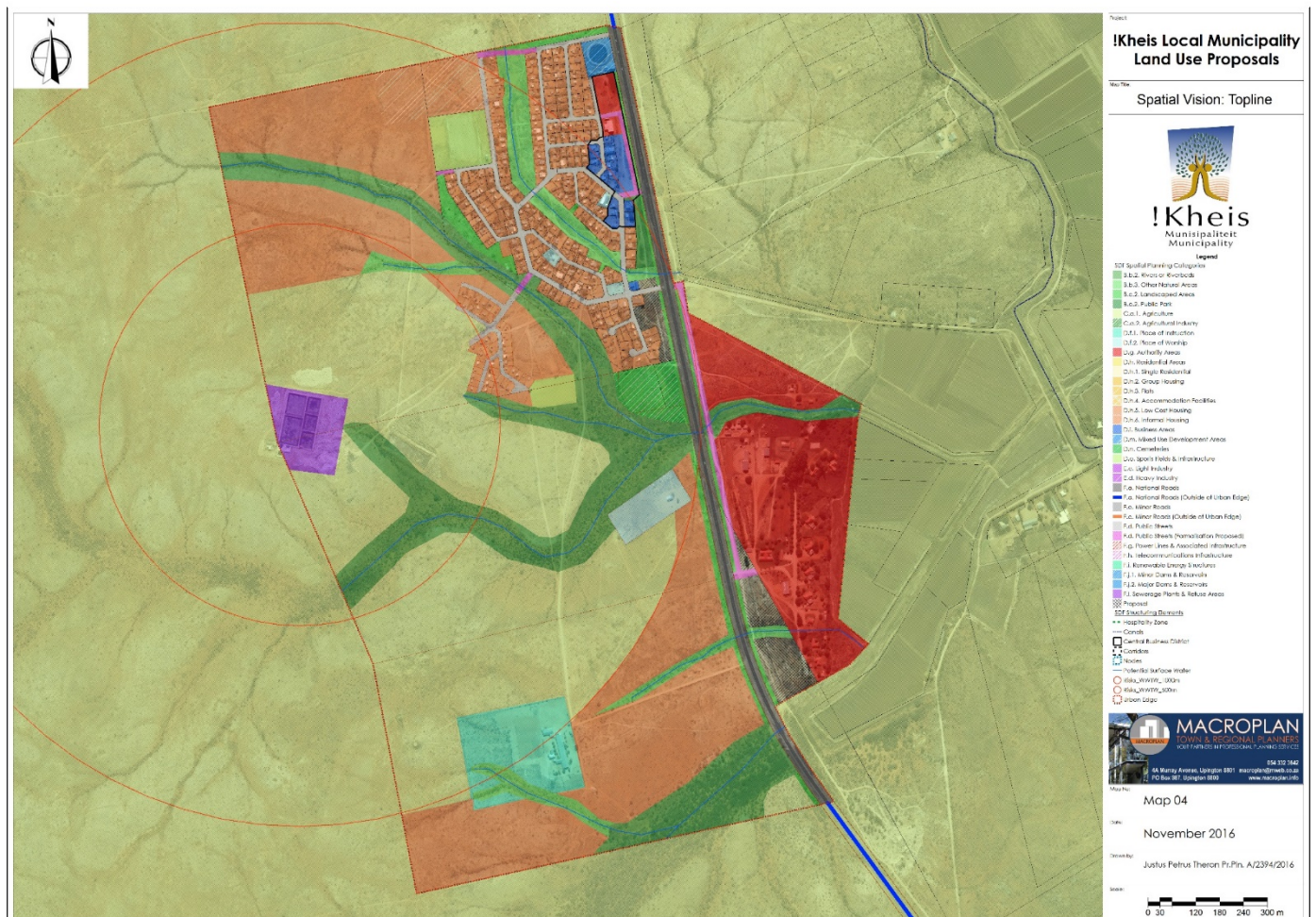


Figure 2: The Topline community and the future residential expansion thereof as identified within the !Kheis SDF of 2016, linking with the IDP projects.

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 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 **Topline** Community is planned on an area of approximately **36ha** 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 **248** erven. We have calculated that approximately 120 to 150 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 houses erected within the northern segments of the study area, as seen from the south.



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



Photo 3: The existing informal houses that are located in the north-western sections of the study area, along with the vacant land that will house the expansion of the town are visible in the background of the photo.



Photo 4: The central to northern sections of the study area as seen from a westerly direction. The existing informal houses that are located on the property, are visible in the photo.



Photo 5: The central parts of the study area as seen from a north-easterly direction with more of the informal houses are visible in the photo. .



Photo 6: The informal houses that are located within the central to the southern sections of the study area, as seen from the north.



Photo 7: Another photo taken in the southern section of the study area within which more informal houses are erected, visible in the photo.



Photo 8: The southern section of the study area, as seen from the north along with the existing informal houses visible in the photo.



Photo 9: The vacant land to the south of the town which will also be utilised for the expansion of the town, as seen from a northerly direction.



Photo 10: The area to the south of the town that also forms part of the study area which could also be utilised for the residential expansion of the town.