

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

GROOTDRINK

Need and Desirability Report

PERTAINING TO:

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

PROJECT DESCRIPTION:

Reference: NC/21/2018/PP
 (Grootdrink 370) / BH0067

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 **Grootdrink** 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 (**370 erven**) that include the consolidation, subdivision and rezoning of the study area.

1.2 Study area

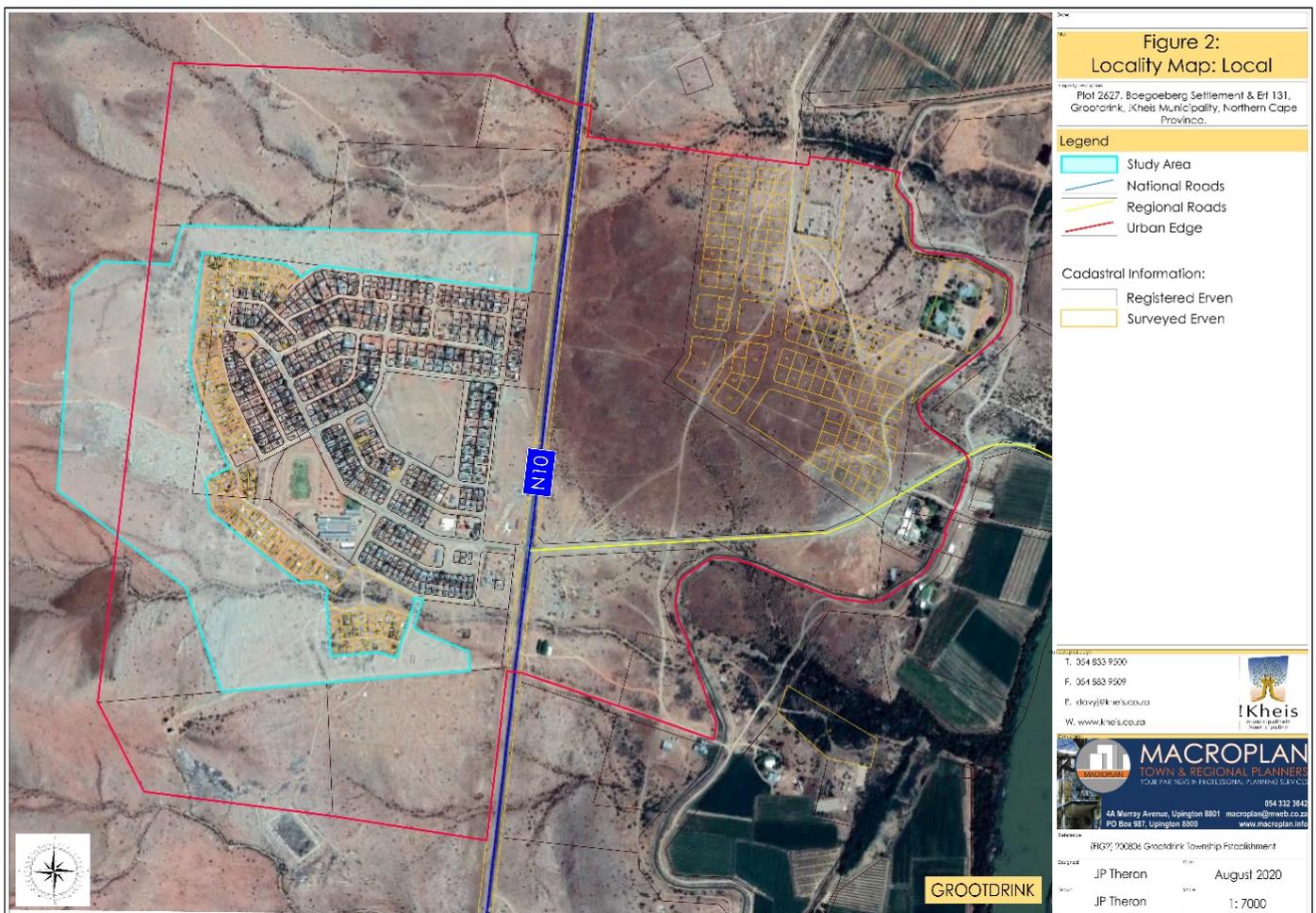


Figure 1: Locality map of the community of Grootdrink, !Kheis LM.

The community of **Grootdrink** is located approximately 40km 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, **Grootdrink**, is northernmost town of all the towns within the !Kheis LM.

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
4	Grootdrink	36ha	370	Erf 131, Grootdrink	T11369/1994	28°33'47.80"S; 21°44'31.88"E	!Kheis Local Municipality
				Plot 2627, Boegoeberg Settlement	T115758/2004	28°33'46.34"S; 21°44'27.56"E	!Kheis Local Municipality

1.3 Need for Low Cost Housing

The community of **Grootdrink** 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).

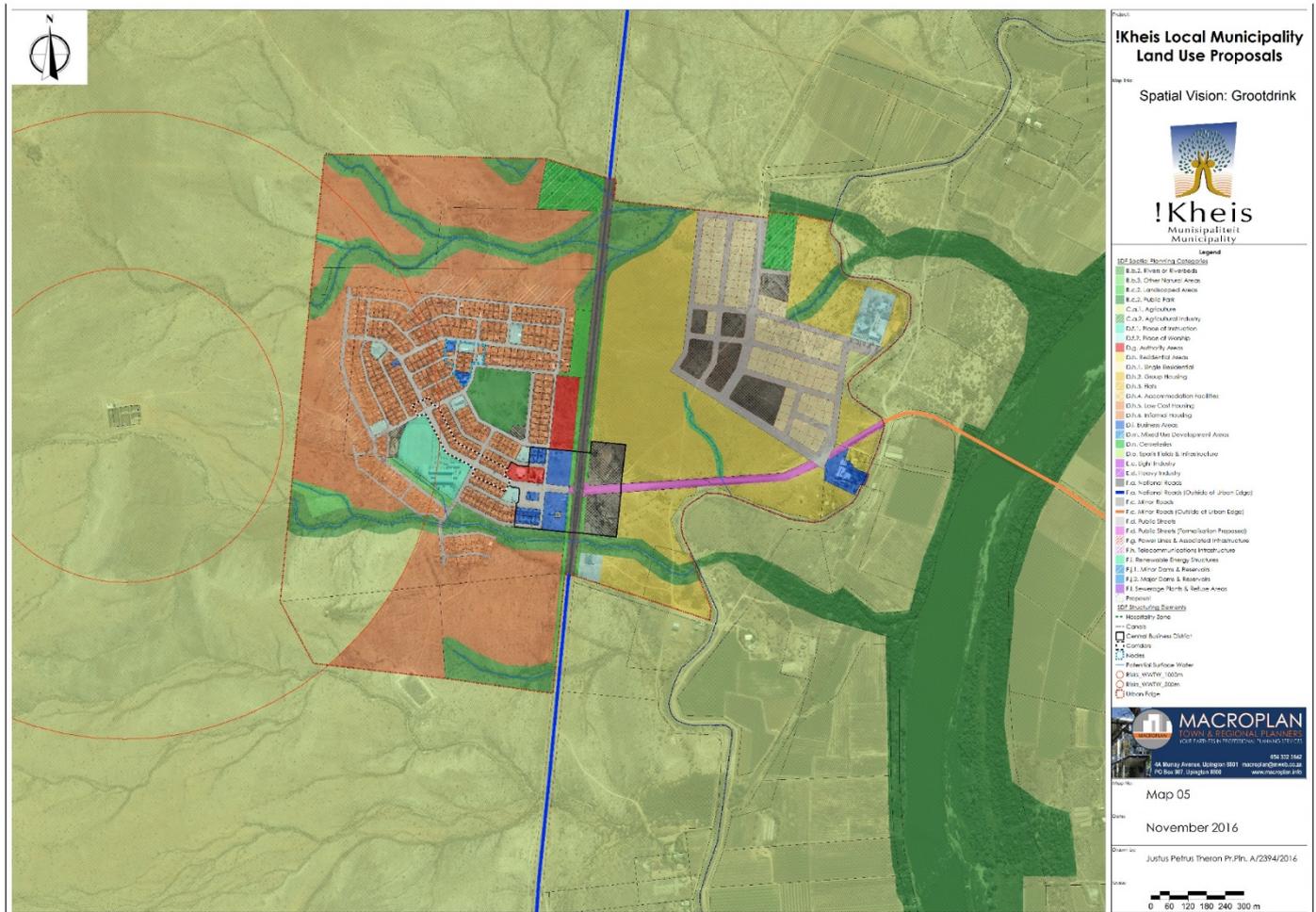


Figure 2: The Grootdrink community and the future residential expansion thereof as identified within the !Kheis SDF of 2016, linking with the IDP projects.

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 **Grootdrink** 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 **370** erven. We have calculated that approximately 300 to 350 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 erected within the northern segments of the study area, as seen from the south. The existing electrical infrastructure already erected in the community is also visible in the photo.



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



Photo 3: The vacant land to the west of the town that will form part of the residential expansion of the town, as seen from a westerly direction.



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



Photo 5: The central parts of the study area as seen from a north-easterly direction.



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



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



Photo 8: The south-easterly section of the study area, as seen from the west. The informal structures located within the area are visible on the left-hand side of the photo.



Photo 9: The existing houses and infrastructure of Grootdrink, located adjacent to the study area, as seen from the north.



Photo 10: The water infrastructure of the town, Grootdrink, located to the southwest of the study area which also borders the site forming part of the formalisation process.