

# Executive Summary:

The Langzeekoegat Rural Precinct Plan was published in 2014 as part of the Sedibeng District Municipality and Lesedi Local Municipality's requirements for a rural precinct that is agriculturally focused. The precinct is along the R550 south of the Gauteng Province, between Nigel (18km) and Devon (16km).

## VISION:

Establish a well-functioning, sustainable and equitable agri-village with supporting enterprise development that will enable the larger community to provide for their needs and conduct value-adding economic activities linked to a rural lifestyle.

## MISSION:

Develop strategies for Langzeekoegat to establish an agri-village, provide basic needs services and economic development, and mobilise support for the rural precinct.

## OBJECTIVES:

- To enable the creation of a viable and sustainable agricultural community in the precinct.
- To enable the establishment of economic and social development projects in the precinct.
- To improve the general socio-economic conditions and livelihoods of the disadvantaged rural community in the precinct and the larger rural environment.
- To functionally integrate opportunities with the movement network.
- To respect the environmental integrity of the area.

## THE PRECINCT PLAN

The precinct plan has the following important elements to consider:

- The land is owned by a combination of:
  - National Government
  - A private company
  - A private individual
  - A trust
- The precinct is remote, approximately a half-day walk to the nearest town – thus, vehicle transport is the primary mode of movement.
- The precinct does not have engineering services (water, electricity and sanitation).
- There are no education opportunities.

## THE PRECINCT PLAN PROPOSED THE FOLLOWING:

- Project management and support
- Feasibility studies and business plans
- Supply and installation of electricity for the rural community.
- Implementation of water and sanitation bulk services.
- Housing and settlement development
- Agriculture development
- Skills training
- Youth development
- Value-adding enterprises.
- Retail development (road-side shop)

## LOCATION ANALYSIS:

The site for the Langzeekoegat Precinct is centrally located in the eastern portion of Lesedi Local Municipality (LM).

Lesedi LM forms part of the Sedibeng District Municipality(DM) in the Gauteng Province.

Lesedi LM is bordered by four local municipalities and one metropolitan municipality. The nature of Lesedi LM and the surrounding municipalities is rural, with prevalently low population densities.

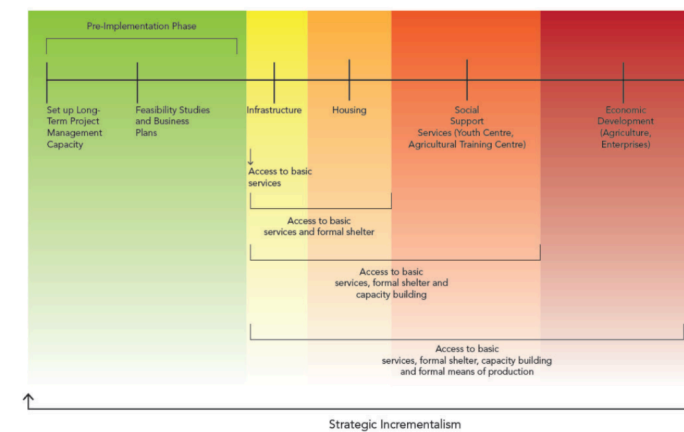
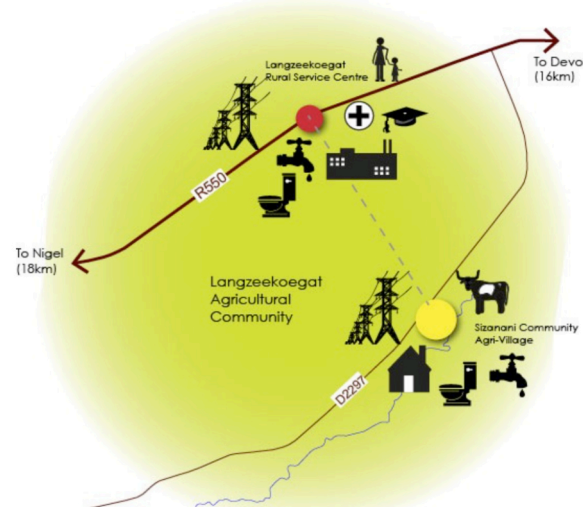
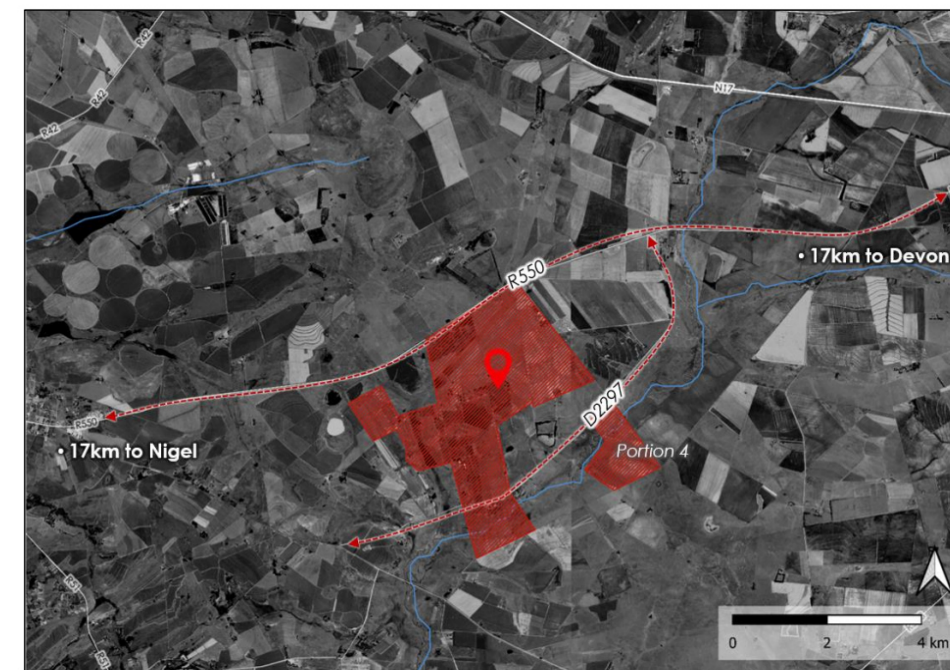
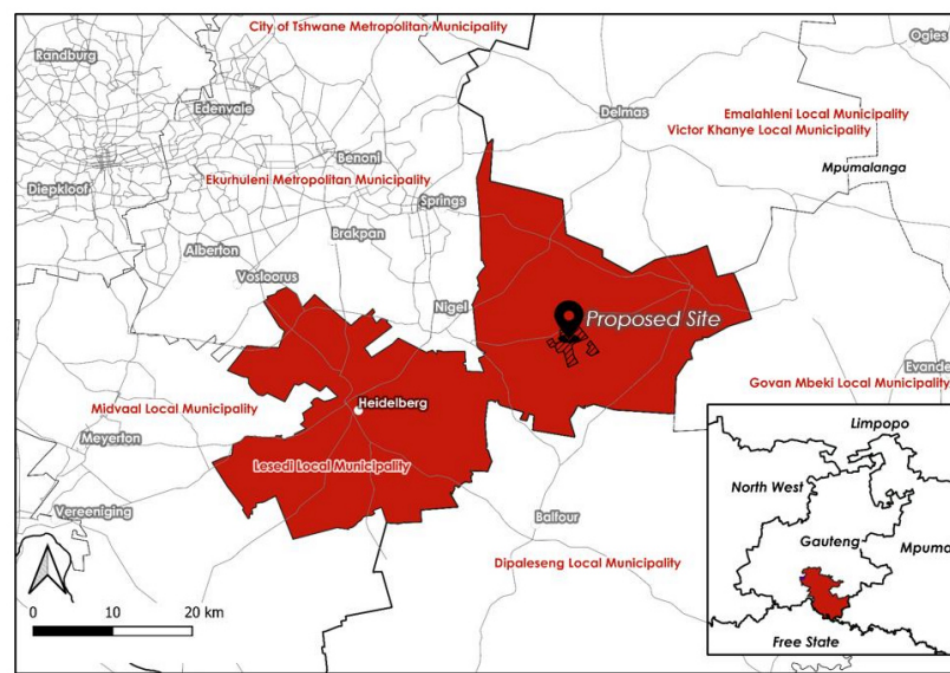
Similarly, Langzeekoegat Precinct and its immediate surrounding areas are characterised by agricultural activities and low population densities.

## SITE ANALYSIS:

The site for the proposed precinct includes the following sections of the farm Langzeekoegat 3251R:

- Portion 4 of the farm Langzeekoegat 3251R**, which comprises the Langzeekoegat rural settlement.
- Portions 9,11,17,19,24,25, and the remainder of the farm**, which is being leased to emerging farmers.

The above two areas are separated by a gravel road (D2297) and stretch across an area of approximately 5.3 km x 4.5 km.



# Assessment of the feasibility of Langzeekoegat Precinct Plan

March 2021

## Key Information:

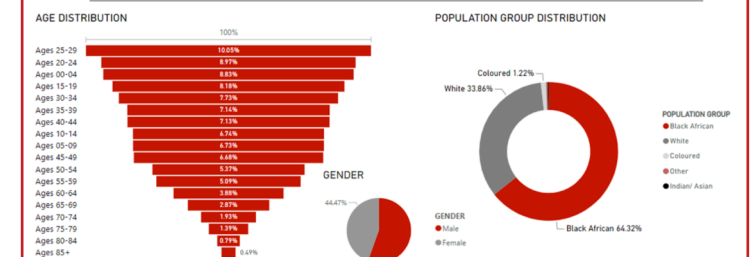
The Precinct Plan for the Langzeekoegat Land Redistribution Area was published in 2014. It was developed by the Department of Agriculture, Land Reform, and Rural Development (DALRRD), formerly known as the Department of Rural Development and Land Reform (DRDLR), for the Sedibeng District Municipality (DM) and Lesedi Local Municipality (LM).

The precinct plan was developed with the primary aim of being a "scoping report for future sustainable rural development".

This precinct plan focused on "identifying physical, social and economic development and investment opportunities in a rural environment that can provide for the needs of disadvantaged rural residents and workers".

Since the development of the initial precinct plan six years have passed since its release. As such, an assessment to determine whether the precinct plan in its current state is feasible for implementation is required. Therefore, Cadre Plan (Pty) Ltd was appointed in January 2020 to conduct a feasibility study for this precinct plan.

YEAR: 2021	3503 Households	9 572 Population	1.46% 5-Year Average Household Growth Rate
YEAR: 2025	3712 Households	9 994 Population	1.08% 5-Year Average Population Growth Rate



## Project Details:

**Location:** Sedibeng District Municipality  
**Time-frame:** 13 months  
**Project lead:** Annette Engelbrecht  
**Core Consulting Team:** The Cadre Group  
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**Project Sponsor:** NDALRRD  
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