



CK RUMBOLL
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MOTIVATION REPORT

Proposed mixed-use housing development project on Erf RE/551, Darling

PREPARED BY CK RUMBOLL & PARTNERS

Ref: DAR/12765/ZN

June 2025



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1. INTRODUCTION

Section 26 of the South African Constitution (1996) guarantees every person the right to adequate housing. It is the Government's duty to take reasonable legislative and other measures, within its available resources, to achieve the progressive realisation of this right. However, there is an extreme shortage of affordable housing for the poor in South Africa. Housing needs have not been met and there is an enormous backlog in the supply of low-income housing. Housing provision and delivery is a complex problem in South Africa and is not exclusively related to the lack of sufficient housing, but also to poverty. The Housing White Paper (RSA, 1994a) views income poverty as an underlying cause of the housing problem. The poor do not have the monetary resources to buy a house, and most of them cannot even afford to rent the cheapest house. The prevalence of poverty provides Government, various Local Authorities as well as the communities, with major challenges.

The White Paper on Housing (RSA, 1994a:11-15) highlights several other constraints facing housing provision in South Africa, such as geographic disparities between rural and urban areas; between different urban areas and between provinces; low incomes; high rates of urbanisation; inefficient and inequitable cities; dispersed rural settlement structures; the past institutional framework which governed housing; **shortages of end-user finance and subsidies**; land use and planning; **land availability**; as well as other sociological issues such as high expectations, crime and violence. However, the most significant constraint has been identified as affordability on the part of both the state and the people. Housing is a critical asset for the poor and can cushion them against the impact of poverty.¹

2. REPORT PURPOSE

The purpose of the motivational report is to apply for²:

- The **subdivision** of Erf 551, Darling into a portion A and Remainder, in terms of Article 25(2)(d) of the Swartland Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020).
- The **rezoning** of a Portion A of Erf 551, Darling, from Split Zoning to Subdivisional Area in terms of Section 25(2)(a) of the Swartland Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020) in order to accommodate 1x Transport Zone 2 Erf, 362x Residential Zone 2 erven, 25x Residential Zone 1 erven, 2x Open Space Zone 1 erven , 3x Community Zone I erven, & 2x Authority Zone Erven.
- The **subdivision** of the proposed Portion A of Erf 551, Darling into 395 Portions, in terms of Article 25(2)(d) of the Swartland Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020).

¹ **Power of Attorney – Annexure A**

² **Application Form – Annexure B**

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- The **permanent departure of building lines** in terms of Article 25(2)(b) of the Swartland Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020) to accommodate semi-detached houses on the common boundary of the “walk up” erven.

3. PROPERTY DESCRIPTION³

REMAINDER OF ERF 551, DARLING	
EXTENT:	±355.1559Ha
OWNER:	Swartland Municipality
TITLE DEED:	T14524/1953
SG DIAGRAM No:	482/1845
WARD:	Ward 6
LAND USE:	Vacant
ZONING:	Split Zoning (commonage)
COORDINATES:	Lat: 33°21'57.84"S Lon: 18°23'51.41"E
RESTRICTIVE TITLE CONDITIONS:	None
SERVITUDES:	None

4. SITE DETAILS

4.1. LOCALITY

On a Regional level, Darling is located in the western part of the Swartland Local Municipal district. On a local level, the proposed developable area is located in the north-eastern part of Darling, east of the R307 that stretches through town. The portion of land is accessible from the following Streets:

- Gousblom street;
- Dahlia street;
- Malva Avenue;
- Angelier Avenue;
- Sonneblom Avenue;
- Cimbidium street; and
- 3 other streets which provides access from Phase 1.⁴

³ Title Deed and Diagram – Annexure C

⁴ Locality Plan – Annexure D

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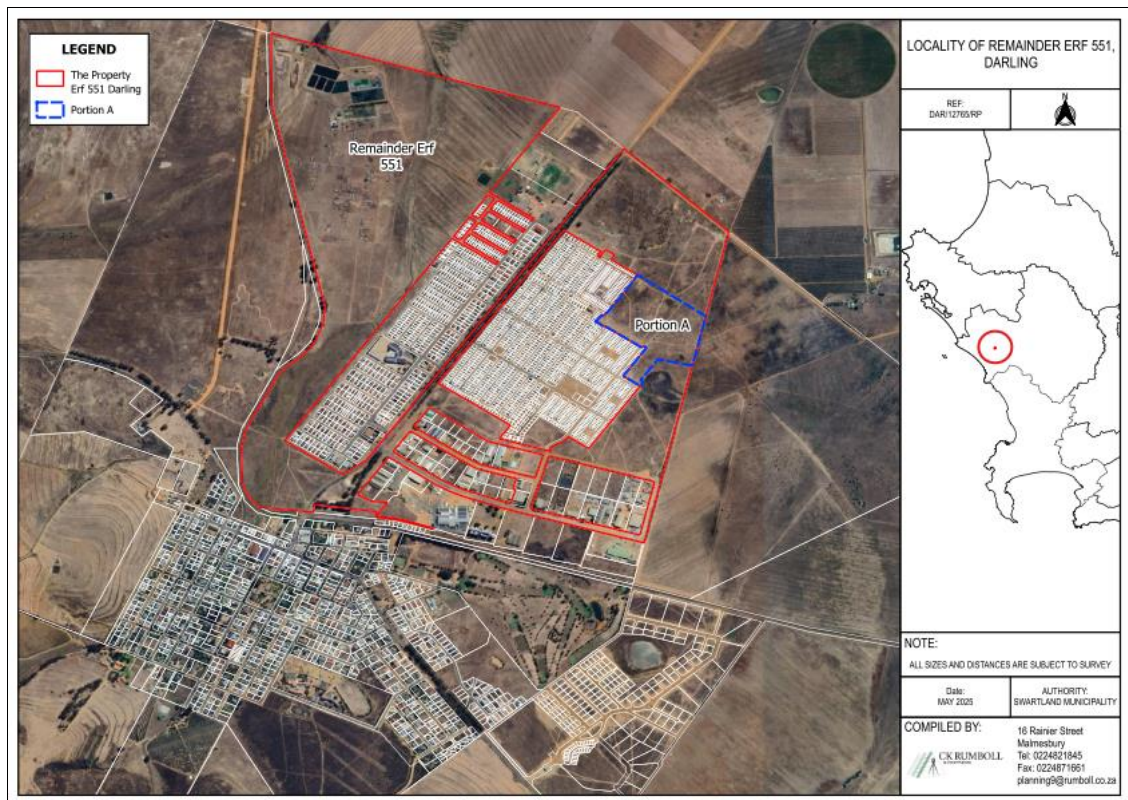


Figure 1: Locality Plan

4.2 ACCESS TO PROPERTY

Access to the proposed developable area (± 12.1936 ha) is obtained from the following streets situated to the south of the proposed development:

- Gousblom street;
- Dahlia street;
- Malva Avenue;
- Angelier Avenue;
- Sonneblom Avenue;
- Cimbidium street; and

3 other streets provide access to the proposed development from the west, leading from phase 1 as indicated on the Site Development Plan. Considering the above, sufficient access is provided to the proposed higher density residential development ensuring sufficient flow of traffic.⁵

4.3. ZONING AND SURROUNDING USES.

⁵ Specialist Reports (TIA)– Annexure F

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The property is zoned Split Zoning, and the site is currently vacant. The land is undeveloped and not serviced. Swartland Municipality requested that a Portion (± 12.1936 ha) of Erf Re/551 be used for a mixed-use housing development. The property is surrounded by an existing high-density residential development on the southern and western side. The northern and eastern side is vacant land.⁶



Figure 2: Surrounding Land Uses

4.4. RESTRICTIONS AND PHYSICAL FEATURES

There are no title deed restrictions that would prohibit the proposed development involving rezoning, subdivision, and departure⁷. As shown in Figure 3 below, existing power and sewer lines currently traverse several of the proposed properties. These utilities, which impact the proposed layout, are scheduled for removal and will be relocated to accommodate the development. This is detailed in both the electrical bulk services report and the general services report⁸ prepared for the proposed development.⁹

The site is relatively flat, with a gentle downward slope of approximately 5 meters over a distance of ± 450 meters towards the northern boundary.

⁶ Surrounding Land Uses – Annexure E

⁷ Title Deed & Diagrams – Annexure C

⁸ Specialist Reports – Annexure F

⁹ Site Development Plan – Annexure G

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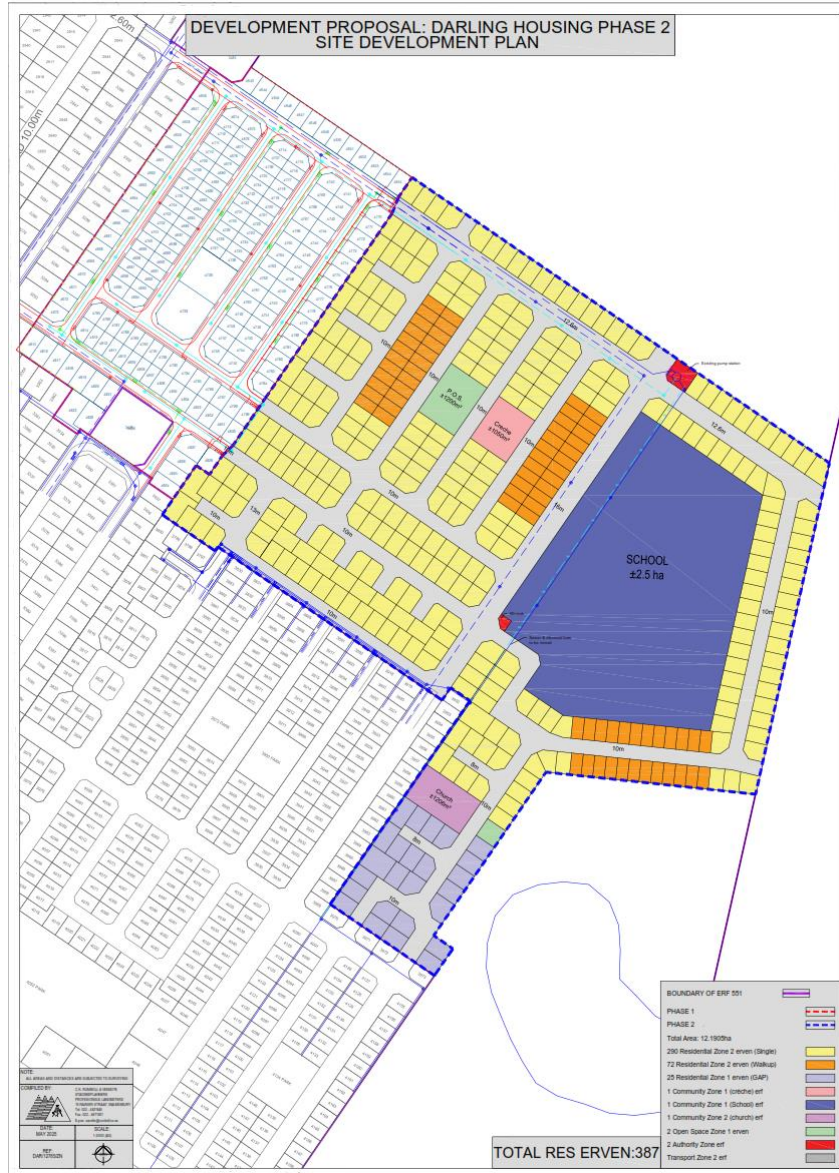


Figure 3: Site Development Plan

5. PROPOSED DEVELOPMENT

The community of Darling is a well-established tranquil, rural town situated in the western part of the Swartland Municipality. According to the Human Settlement Plan (HSP 2017-2022), Darling has a housing waiting list of 2084 households and 600 affordable/ GAP houses. Swartland Municipality identified a portion of Erf 551, Darling, as a possible site for the development of a housing project. Swartland Municipality wishes to subdivide Erf 551, Darling, into a Portion A (± 12.1936) and Remainder (± 355.1559 ha). The proposed Portion A will then further be subdivided into 395 Portions. The newly created properties will be

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used for residential, institutional, open space, and transport purposes with the aim to provide more housing opportunities in an existing residential area.¹⁰

5.1 SUBDIVISION

Application is made to subdivide Erf Re/551, Darling into Portion A and Remainder in order to further subdivide and rezone the proposed Portion A. The proposed land use change will be as follows: ¹¹

Portion A: ±12.1936ha

Remainder: ±355.1559ha

Total: 367.3495Ha

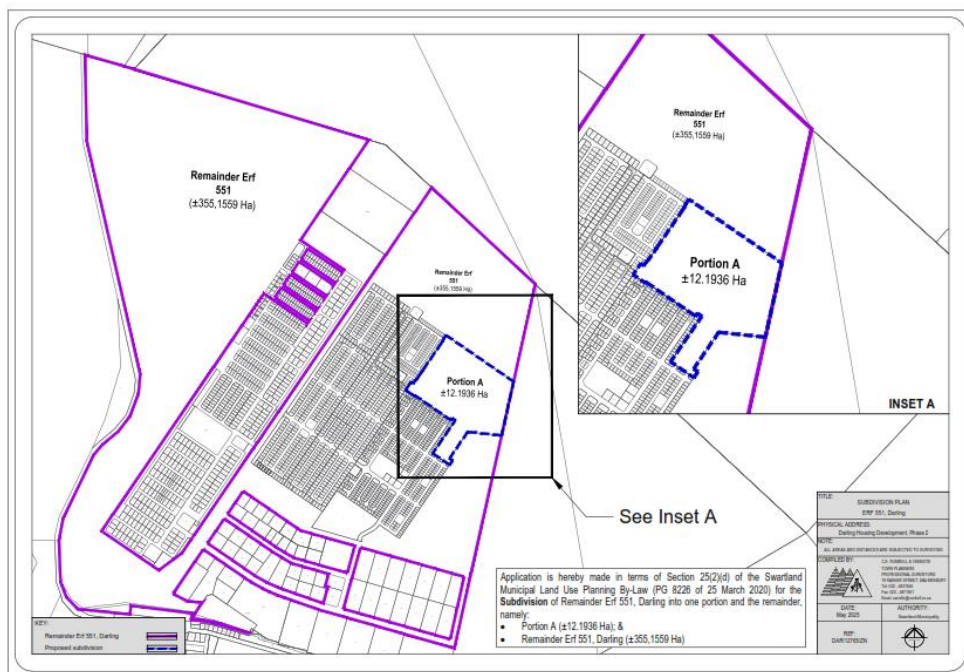


Figure 4: Subdivision Plan of Erf 551, Darling

5.2 REZONING AND SUBDIVISION

The purpose of this application is to rezone a Portion (±12.1936 ha) (Portion A) of Erf 551, Darling, to subdivisional area to create a mixed-use residential development. Subsequently, Portion A will then be subdivided into 395 portions. The subdivisional area will include the following subdivision and zonings:

- 290 Residential Zone 2 erven;
- 72 Single Residential Zone 2 (walk-ups) erven
- 25 Residential Zone 1 (GAP) erven
- 2 Open Space Zone 1 erven

¹⁰ **Rezoning & Subdivision Plan – Annexure I**

¹¹ **Subdivision Plan – Annexure H**

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- 2 Community Zone 1 (Crèche & School) erven
- 1 Community Zone 2 (Church) Erf
- 2 Authority Zone (Minisub & pumpstation) erven
- 1 Transport Zone 2 (Roads)

Average erf size: Single $\pm 150\text{m}^2$ to $\pm 215\text{m}^2$ / Walk up $\pm 112\text{m}^2$

The main development concept is to include various housing typologies to accommodate the different needs. The integration of high-density residential opportunities with the supporting social opportunities creates a development which satisfies multiple needs of the consumers and spatial integration. The houses for the proposed development will comprise of single or double storey semi-attached houses (walk-ups), which are spatially compact and support effective use of space and resources. All the erven will have direct street access. The purpose of each use is as follow:

Residential Zone 2 (290 erven)

The majority of the development will consist of Single Residential Zone II properties, which will each be $\pm 150\text{m}^2$ to $\pm 215\text{m}^2$ in size. The objective of these erven will be to accommodate a dwelling for a single family. The size of these erven provides for sufficient living areas outside and allowed floor space for a dwelling unit.

Residential Zone 2 (walk-ups) (72 erven)

The proposed walk-up erven have a higher density than the ordinary Single Residential Zone II properties but can either be single or double storey units. Each property size will approximately be $\pm 112\text{m}^2$. All walk-up erven will still have sufficient space for outside living, once the dwelling units are erected. Figure 5 below illustrates how the proposed dwelling units may be accommodated on each proposed property. Subsequently, this application also entails applying for the permanent departure from the applicable side building line development parameters in order to accommodate the proposed walk-up erven as further discussed under section 5.3 of this report.

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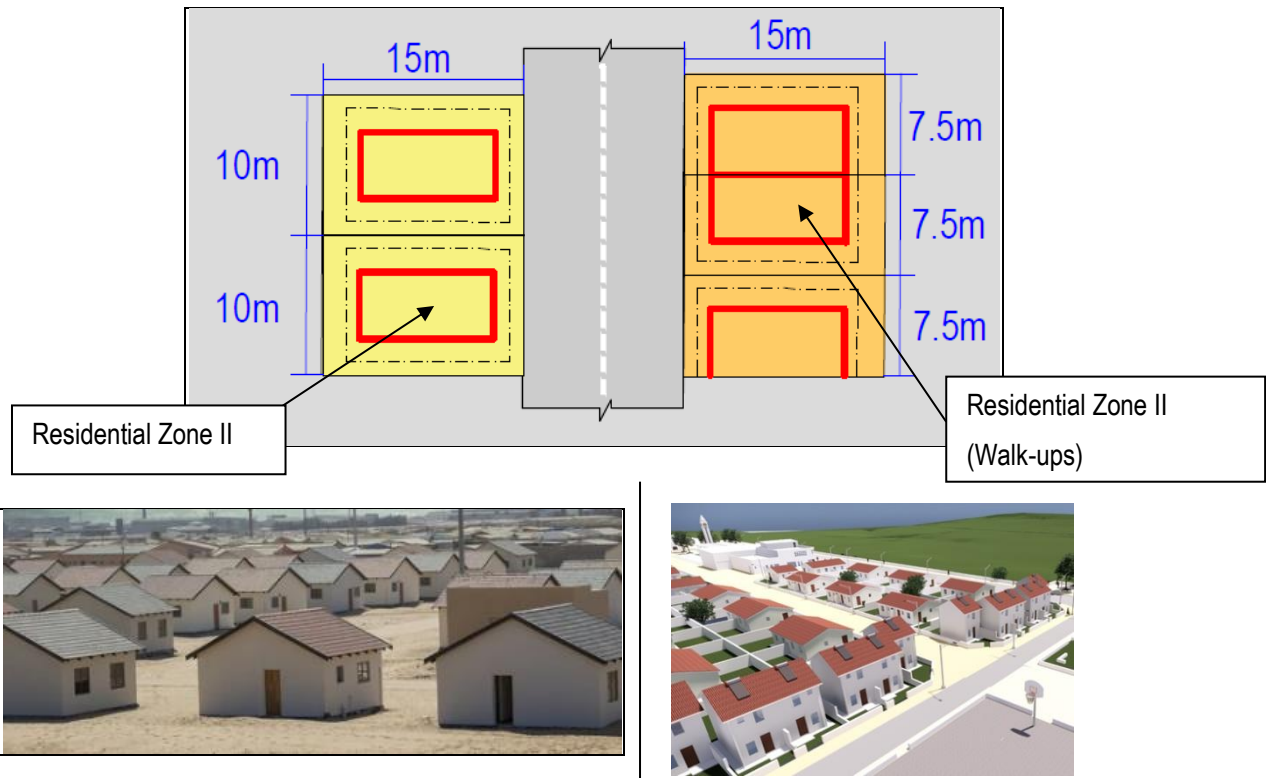


Figure 5: Residential Zone II vs Walk-up erven

Residential Zone 1 (GAP housing)

The proposed development includes the establishment of 25 Residential Zone 1 properties designated for GAP housing. GAP housing, also known as "Gap Market Housing," refers to residential opportunities targeted at individuals and households whose income is too high to qualify for fully subsidized government housing, yet too low to access traditional mortgage-financed housing through the private sector. This typically includes low- to middle-income earners.

As outlined in the broader development concept, the intention is to promote a diverse and inclusive community by incorporating a range of housing typologies. The inclusion of GAP housing forms a critical component of this vision, enabling a wider demographic to enter the formal housing market and achieve home ownership.

The proposed GAP housing units are located in the southern portion of the development area, adjacent to existing residential neighbourhoods. This strategic placement facilitates a seamless spatial and social transition between the established residential fabric and the new development. It also promotes integration and social cohesion, while supporting the creation of a well-balanced, mixed-income community.

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By providing affordable, well-located housing opportunities, the development directly contributes to addressing the housing shortfall experienced by a significant portion of the population and aligns with broader governmental objectives to promote equitable access to housing.

Open Space Zone 1

The open space is created to serve the greater development but is also situated near the proposed Community Zone 1 (crèche) as a designated play area and community Zone 2 (church) as a designated play area.

Community Zone 1

The proposed development entails the establishment of 2 Community Zone 1 properties. The 1 community zone 1 erf is designated for a school, while the other is designated for a crèche. Both the properties are located as to provide easy access for all residents. All proposed residential erven are within walking distance from the property and its location will enable the surrounding neighbourhood to also make use of the proposed school & crèche.

The school & the crèche will enhance the effectiveness of the neighborhood concept as well as providing in the social requirements of the community. It contributes largely to the neighborhood infrastructure and provides the fabric for social coherence

Community Zone 2(church)

The proposed development includes the establishment of a Community Zone 1 property, which permits the development of a place of worship. This property is strategically located in the southern portion of the development area, offering convenient access for both the existing residential communities and the newly proposed residential units. All residential erven within the development are situated within walking distance of the site, thereby ensuring ease of accessibility for future and current residents.

The place of worship is positioned directly across from a site designated for public open space, further enhancing its integration within the community and encouraging greater public use. This thoughtful placement not only supports spiritual and cultural functions but also reinforces the broader goals of inclusivity and accessibility within the neighbourhood.

The location of the place of worship is intended to strengthen the neighbourhood structure by promoting a sense of community, social interaction, and cohesion. It serves as a key social amenity, contributing significantly to the social infrastructure of the area and helping to create a well-balanced, community-oriented environment that supports the well-being of residents.

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Authority Zone

The following general policies and principles shall apply within Authority Zones, unless superseded by an approved Spatial Development Framework (SDF) or Spatial Development Plan (SDP):

- Government-owned sites—whether under national, provincial, or municipal ownership—shall be zoned based on their current land use rather than ownership.
- Notwithstanding the above, government-related activities that do not fall within the classifications of other zones should be accommodated within this zone.

Within the proposed development area, there is an existing pump station and a mini substation. Rather than incurring unnecessary financial costs associated with the removal or relocation of these existing infrastructure elements, the development layout has been designed to integrate them. As a result, two Authority Zone properties are proposed to accommodate these existing land uses, ensuring a practical and cost-effective approach that supports infrastructure continuity within the development.

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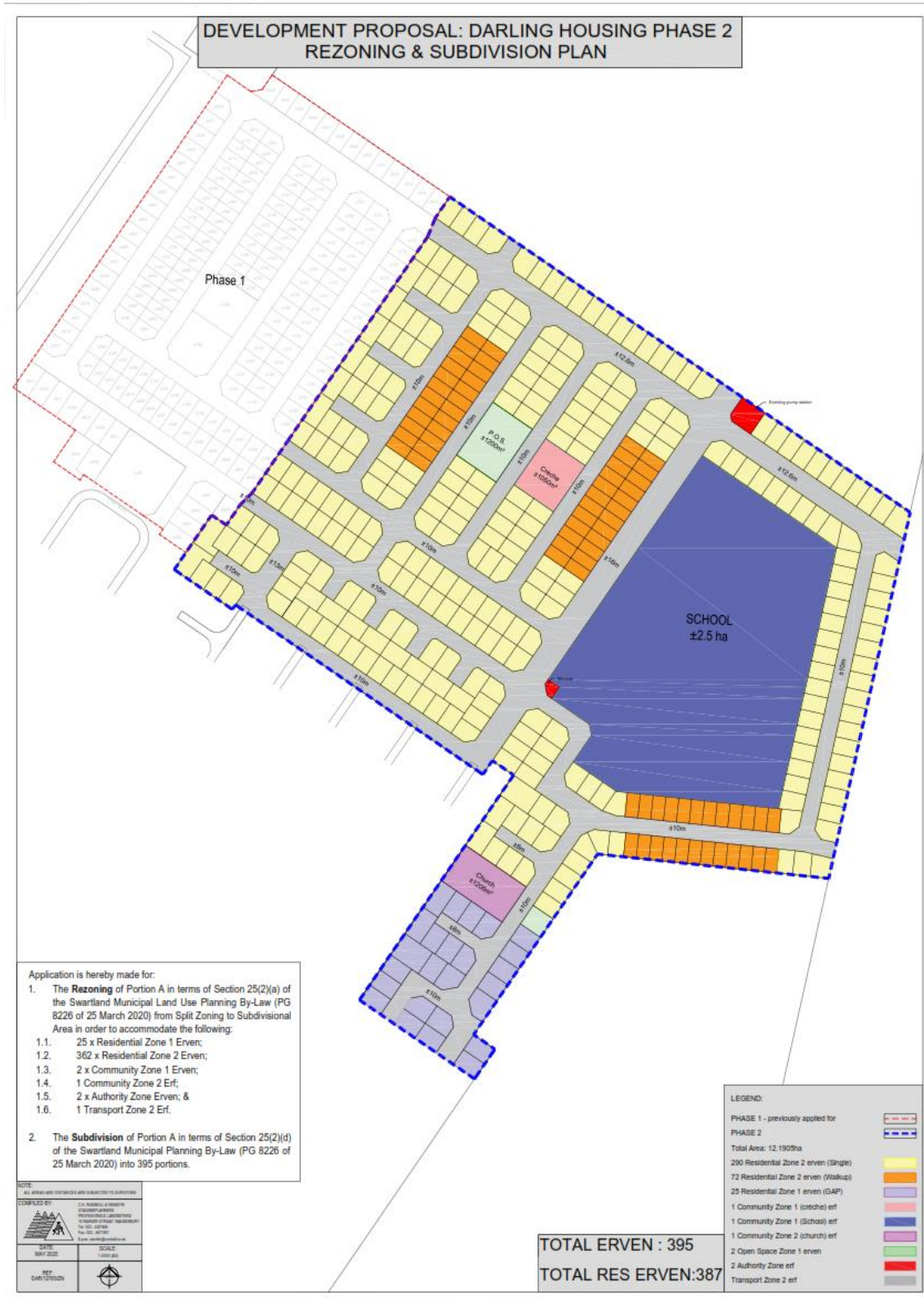


Figure 6: Rezoning & Subdivision Plan

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5.3 DEPARTURE

With the subdivision and rezoning, application is made for the relaxation of building lines to accommodate the proposed dwelling units on the Residential Zone 2 (walk-up) erven. The aim is to relax **one** of the side building lines of each of the proposed dwelling units from 1m to 0m to accommodate the proposed dwellings. The layout of the dwelling units on the walk-up erven is created in such a way to ensure that each dwelling unit still have adequate privacy and living space. The relaxation of one of the side building lines of each of the Residential Zone 2 (walk-up) erven will not have an adverse effect on the surrounding neighbours as the walk-up units mostly consist of their own residential block. In the case where the proposed walk-up erven are located adjacent to an ordinary Residential Zone 2 erf, the building with the relaxed building line will be placed on the opposite side of the ordinary Residential Zone 2 erf to ensure that their privacy is not adversely affected.

6. PROVINCIAL AND LOCAL POLICIES

PROVINCIAL POLICY CONTEXT

The **Western Cape Provincial Spatial Development Framework (PSDF)** was approved and published in March 2014. The main guiding principle on which the PSDF is based is spatial justice, sustainability and resilience, spatial efficiency, accessibility, quality and liveability.

The PSDF supports and contributes to the National Development Plan (NDP) of 2012 which strives to eliminate poverty and reduce inequality by creating jobs and livelihoods, transform urban spaces, expand infrastructure and provide capable public services. The PSDF further supports the OneCape 2040 initiative on the following key transition areas of the OneCape vision:

- Integrated neighbourhoods and upgrading the built environment
- Integrated services planning and provision
- Design and produce settlements that addresses resource scarcity
- Healthy, accessible, liveable, multi-opportunity communities

The proposed development at Darling focuses on the integration of different land uses and mixed densities to create integrated sustainable settlements. The design of the development incorporates the use of the natural fall of the land and incorporate service-effective blocks to ensure the sustainable use of service resources.

The following PSDF's key transitions are relevant to the proposed development of Darling:

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- Develop mixed-use and compact settlements through competitiveness, social inclusion, quality of life, efficient delivery of affordable services and resilience to environmental hazards and human safety;
- Increase densities in appropriate locations aligned with resources and space economy;
- Integration of complementary land uses;
- Public transport orientation and walkable neighbourhoods;
- Cluster activities and promote urban settlements rather than suburban settlements;
- Settlements that include sense of place, accessible settlement patterns, mixed land uses and densities, facilities and social services;

The following aims of the PSDF are relevant to the development of the relevant properties in Darling and comply with these policies:

- Policy E1: Use regional infrastructure investment to leverage economic growth:
 - Promote denser settlement patterns to support the transition to public transport, and mixed land use patterns to reduce the need for travel and create walkable neighbourhoods.
 - Designing human settlements to accommodate infrastructural smart grids.
- Policy S1: Protect, manage and enhance the sense of place, cultural and scenic landscape:
 - Prevent settlement encroachment into viable agricultural areas, scenic landscapes and biodiversity areas.
- Policy S2: Improve provincial, Inter and Intra-regional accessibility:
 - Develop human settlement patterns that are compact and accessible so that all can access the opportunities of urban environments.
- Policy S3: Promote compact, mixed use and integrated settlements:
 - In order to secure a more sustainable future settlement planning and development should achieve higher densities – compact settlements save people time and money as travel distances are shorter and cheaper.
 - Promote functional integration and mixed use as a key component of achieving improved levels of settlement liveability and counter apartheid spatial patterns and decentralization through densification.
- Policy S4: Balance and coordinate the delivery of facilities and social services:
 - Coordinate and cluster public facilities, services and government offices to increase convenience, accessibility and efficiency.
 - Use a set of facility provision guidelines and indicators namely the Development Parameters: a quick reference for the provision of facilities within settlements of the Western Cape.

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- In order to ensure that current and future developments take place in a holistic, integrated and sustainable manner, equitable and accessible distribution of social services and facilities are required.
- Policy S5: Promote sustainable, integrated and inclusive housing in formal and informal markets:
 - Investment in housing must ensure optimal and sustainable use of all resources, including financial, land, social and infrastructure components.
 - Increase densities of settlement and dwelling units in new housing projects.

The proposed development on Erf Re/551, Darling, incorporates all said transitions and policies within the layout design, which focus on higher density, efficient societies that are walkable and provide in the needs of the beneficiary group.

LOCAL POLICY CONTEXT

The **Swartland Spatial Development Framework (SDF) of 2023 - 2027** guides all future development in the Swartland Municipal area. The SDF identifies the area in which the area proposed for development is located as Zone E. *Zone E is a high-density residential area with supporting social and commercial facilities. Include GAP opportunities along the eastern periphery. Expand the Sport and Recreational node around the swimming pool and include educational component. Create a public recreational node with picnic areas on the eastern periphery around the dam. Allow limited industrial uses on the southeastern periphery of zone.* The entire portion of Erf 551, proposed for development, falls inside the Urban Edge of Darling and is earmarked for residential and institutional development.

Figure 7: Darling future development proposals map (extract from Swartland SDF, 2019)

As mentioned earlier, there is a dire need to provide low-cost housing to the residents of Darling. The proposed development will contribute to the high housing demand in Darling. The Swartland SDF earmarked the proposed area for residential and institutional development. The proposal therefore complies with the vision of the SDF and should be encouraged.

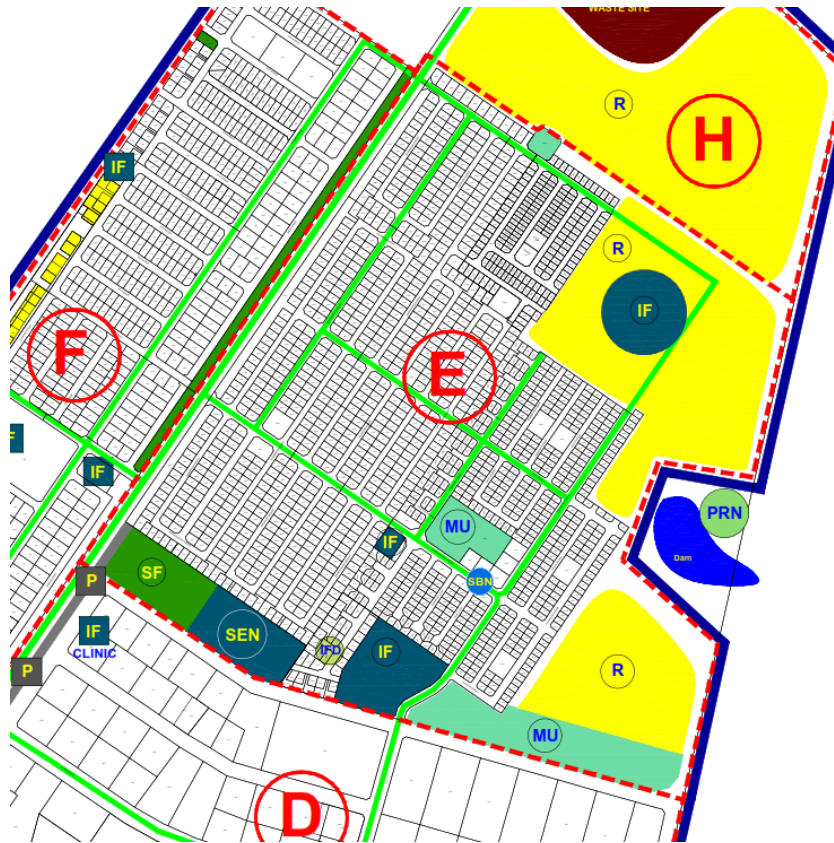


Figure 7: Darling Spatial Proposals – SDF Extract

The SDF further motivate the development according to the following proposals:

Protect	Change	Develop	Comply with proposal
Medium and high density residential and subsidized housing area as northern precinct separated from CBD by railway line.	Densify the following areas: -New extensions	Provide future subsidised housing demands in Darling. Government residential developments, supported by Human Settlement programmes, will be supported.	The proposal will create different residential typologies within the north-eastern side of Darling on land currently not being used.
	Make provision for adequate land for different residential types (topologies).	Keep waiting list up to date. Expand Darling on north-eastern, eastern and western boundaries (Zone E).	The development will expand toward the north-eastern side as proposed in Zone E, while making effective use of services in the area.
	Require effective and sustainable utilisation of services.	Provide for more integrated opportunities and alternative housing types in future planned developments.	There are sufficient services in the area to accommodate the proposed mixed-use development.

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	Spatially integrate new residential developments.	Increase density from the current 8.3 units per hectare to 10 units per hectare in Darling	The proposal will comply with the proposals and guidelines as prescribed in the Swartland SDF.
	Provide erven for GAP housing		
	Align development with availability and capacity of infrastructure and services.		
	Support the densification in Darling through subdivision (sectional title), infill development, renewal and restructuring and densification in accordance with zone proposals.		

DARLING LAND USE ZONES															
Refer to the land use zone map for Darling: The urban area of Darling is divided into eight (8) zones (areas with common features) and the recommended land uses for the different zones are listed in the table below:															
		Low Density Residential Uses	Medium Density Residential	High Density Residential Uses	Secondary Educational Uses	Place of Education	Professional Uses	Business Uses	Secondary Business Uses	Place of Worship	Institution	Guest houses	Authority	Sport/Recreational Facilities	Industries & Service Trade
E	Zone E is a high density residential area with supporting social and commercial facilities. Include GAP opportunities along the eastern periphery. Expand the Sport and Recreational node around the swimming pool and include educational component. Create a public recreational node with picnic areas on the eastern periphery around the dam. Allow limited industrial uses on the south eastern periphery of zone.	X	X	X	X	X	X	X 1,2,9 11	X 1,2,9 11	X	X	X	X	X 5	X 10

Figure 8: Extract From Swartland SDF

Urbanization will remain an important trend because of the constant increase in the population caused by natural growth and in-migration. Due to the population growth and the need of people to move out of the city to a more rural area, there will constantly be a demand for more residential properties. More undeveloped land within the urban edge needs to be utilized for urban development to limit urban sprawl and to ensure that all developments stay within the town's boundary.

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From the above it can be concluded that the proposed Rezoning, Subdivision and departure to create a mixed use residential development on a Portion of Erf 551, Darling, are supported by the strategies set out in the Swartland SDF.

7. ENGINEERING SERVICES ¹²

7.1 CIVIL

- **Water**

The Proposed water network will connect to the existing water network in the residential area. The minimum pipe size is a 110mm diameter HDPE. Each erf will be fitted with an 18mm water connection, ending with an end cap. The water meters will be supplied to the municipal store for installation during the construction of the top structures.

- **Storm water Network**

A storm water network will be installed in the road reserves. The storm water catchpits will be placed at a maximum spacing of 90m apart. The minimum diameter concrete pipes to be used, is 375mm Ø. The network will connect to the existing 750mm concrete stormwater pipe which discharges stormwater to the non-perennial stream northwest of the town.

- **Sewer**

The sewer network will gravitate into an existing pump station. The pumpstation has a capacity of 22l/s. The existing rising main connects to the gravity sewerage network in Okkerneut Street. The main outfall sewer to the sewerage works is being upgraded as per the GLS report

- **Solid Waste**

The solid waste disposal services fall under the Swartland Municipality as a normal service to the area. Waste will be disposed of at the highlands solid waste disposal site in Malmesbury. An additional 1t of solid waste will be generated per week.

7.2 ELECTRIC

Swartland Municipality confirmed that there are sufficient electricity services available to accommodate the proposed development. A total of 1453.5kVA will be required for the proposed 395 proposed properties of which 387 is residential erven. Swartland Municipality issued a confirmation of Electricity availability letter.

¹² **Specialist reports – Annexure F**

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8. ENVIRONMENTAL

It is important to note that both a Basic Assessment Report (BAR) and a Water Use Licence Application (WULA) is underway for the proposed development. Approvals of the BAR & WULA will be submitted to Swartland Municipality once it has been obtained.

9. NOTICE OF INTENT TO DEVELOP (NID)

A Notice of Intent to Develop was submitted to Heritage Western Cape (HWC). The comments from HWC will be submitted to Swartland Municipality once obtained.

10.ACCESS AND PARKING

The existing residential developments located to the west and south of the proposed development currently gains access from the R307 leading from Darling towards the R45, via Bloekomboom Street, Disa Street, and Okkerneut Street. The proposed development is designed to integrate seamlessly with the surrounding urban fabric by utilising eight existing internal roads for vehicular access. This layout demonstrates clear connectivity with both Phase 1 of the development and the adjacent established residential areas, thereby promoting integration and ease of movement within the broader neighbourhood.

Adequate on-site parking will be provided for each of the proposed properties, ensuring that the development meets the necessary standards for vehicular accommodation and minimises pressure on surrounding public infrastructure.

11.ASSESSMENT CRITERIA

The criteria as per Chapter VI Section 59 of the **Western Cape Land use Planning Act, 2014** (Act 3 of 2014) and Chapter 2 Section 7 of the **Spatial Planning Land Use Management Act, 2013** (Act 16 of 2013) are addressed as follows:

- **Spatial Justice**

The proposed development is justified through its alignment with the municipal need for housing and the municipal plan for the provision of housing (settlements). The proposed development will redress past apartheid spatial development imbalances by aiming for equity through the provision of access to different housing typologies and opportunities as well as overall access to land. The development is aligned with the proposals and guidelines of the Swartland Spatial Development Framework to expand the existing residential area.

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- **Spatial Sustainability**

Development proposals are only seen as being sustainable when they are ecologically justifiable, socially equitable and economically viable. Environmental consideration, and in particular effects on all aspects of the environment and all people in the environment, will be applied to ensure sustainable functional development. As mentioned before, the topographical parameters in the subject area results in future development that is spatially more compact creating a resource-efficient settlement. The proposed development will protect identified prime, unique and high potential agricultural land as well as natural habitats and areas of high biodiversity importance. The proposed portion of land is seen as ideal for the proposed development. The proposal is compatible with the Spatial Development Framework that identified the need to investigate housing options. This portion of land will be utilised to its fullest potential as it is currently vacant and underutilised. The development will provide access to much needed housing opportunities and will fit in with surrounding uses. The long-term impact of the proposed development on the Darling settlement will be enhanced by providing housing opportunities in a sustainable manner.

- **Efficiency**

The strategic context of the proposal is the provision of shelter; a basic need acknowledged by the Constitution, in a resource frugal way, whilst fulfilling the broader society needs. The proposed development will promote the provision of housing opportunities in a municipal area in need of housing supply on available land. This will further contribute to creating more sustainable livelihoods by providing housing in close proximity to existing residential settlements and services. The proposed development will optimise the use of existing resources, infrastructure and facilities and promote urban functions remaining within the urban area.

The development will make efficient use of existing services and infrastructure. The proposed development promotes densification of the urban area and prevents urban sprawl. The development within the accredited urban edge also prevents the town from expanding uncoordinated into the rural area. Creating smaller erven promotes a combination of residential densities within the existing area. It further supports the development of more compact towns.

- **Principles of good Administration**

The proposed development will be subject to a public participation process whereby all interested and affected individuals and departments will be approached to comment. The decision-making process will be guided by statutory land use planning systems.

- **Spatial resilience**

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Spatial principles of concentration and intensification will be considered to the extent where the character of the Darling settlement will not be adversely impacted. The proposed development will rather assist in strengthening the ability of the settlement to deal with economic and environmental shocks by providing new housing opportunities that will enhance social-economic integration. The establishment of new housing opportunities will result in the need for more supportive functions thus creating mixed development opportunities in the town.

12. OPPORTUNITIES AND CONSTRAINTS

The table below summarises the key opportunities and constraints on the site and was derived from specialist inputs with regards to desktop studies and site analysis.

Topic	Opportunities	Constraints
Real rights	No restrictive title conditions will restrict development.	
Topographical		The property is very flat
Swartland SDF 2019	The development is located in the area earmarked for residential development.	
Physical features	The property is ideally for development	
Flood line	The development is not located near the flood line	
Traffic	Sufficient flow of traffic will occur especially if the additional access roads.	
Services	There are sufficient services available to accommodate the proposed development.	

13. SUMMARY

As can be seen from the above, the proposed development will have limited impact on the surrounding area, while providing much needed housing in Darling. The development is motivated on the basis of the following:

- The residential character of the area will be strengthened through the proposed development;
- It supports the proposals of the Swartland Spatial Development Framework;
- Home ownership will be made available for previously disadvantaged people;
- The development is supported by the Western Cape SDF by promoting compactness within the existing urban areas;
- The development supports the principles of SPLUMA and LUPA;
- The aim of the proposed development is to utilise the existing property within the urban edge and develop it to its optimal potential.



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From all the above findings it is clear that Erf 551 has development potential for the provision of an integrated housing development. The property is located within the existing residential area of Darling and thus acts as a natural infill of the town. The proposed mixed-use development is therefore encouraged by this office.

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Compiled by Roeben Pienaar
For CK Rumboll and Partners