ANNEXURE A

MOTIVATION REPORT – MIXED-USE HOUSING DEVELOPMENT ON A PORTION (±12.1905 Ha) OF ERF RE/551, DARLING

HWC25070403

Motivation to inform Notice of Intent to Develop in accordance with the National Heritage Resources Act, Section 38. Act 25 of 1999:

Proposed mixed-use housing development on Erf Re/551, Darling.

INDEX

1.	Property Details		p3
2.	Historic Overview		p3
3.	The Development Proposal and Historic Development		p5
4.	Significance of the property involved		p5
	4.1	Background	p6
	4.2	Existing buildings on the site	p6
	4.3	The Streetscape	p6
	4.4	Land Use Aspects	p6
5.	The Development Proposals		p7
	5.1	General Comments	p8
6.	Legal Compliance with the National Heritage Resources Act		p8
	6.1	Section 34 of the NHRA	p8
	6.2	Section 35 of the NHRA	p8
	6.3	Section 38 (1) of the NHRA	p8
7.	Recommendations		p8

MOTIVATION REPORT

Motivation to inform notice of intent for the proposed mixed-use housing development on Erf Re/551, Darling, in accordance with the National Heritage Resources Act, Section 38 (1)

This report forms part of the *Notice of Intent to Develop (NID)* to determine if a Heritage Impact Assessment is required in accordance with Section 38 of the National Heritage Resources Act (Act 25 of 1999). The report outlines the development proposal for the mixed-use housing development of 12.19 Ha on Erf Re/551, Darling, the significance of the resources involved, the anticipated heritage impact and recommendations.

1. Property Detail

	Erf Re/551
Extent	371.3634Ha
Owner	Swartland Municipality
Servitudes	N/A
Zoning	Split Zoning (commonage)
Land Use	Vacant
Title Deed	T14524/1953

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 Okkerneut Street, Amandelboom Street and Port Jackson Street, Sonneblom and Malva Street. Erf Re/551, Darling, is currently vacant. The erf is also earmarked in the Swartland SDF as a mixed-use residential development. Locality Map is attached as **Appendix B.**

***Figure 1**: Locality of Erf Re/551, Darling*

Copy of the Power of Attorney is attached as **Annexure C.**

2. Historic Overview

At the beginning of the 18th century about 29 farmers lived in an area called Groenkloof and on one of these farms, Langfontein, Darling was founded in 1853. It

was named after Sir Charles Henry Darling who came in 1851 to the Cape as Lieutenant Governor.

Erf 551 form part of the Darling's commonage. Swartland Municipality would like to extend the existing residential area to the north-eastern side of Darling to provide low cost housing to its residents. There is no historic significance on the greater Erf 551, or on the area proposed for development. There is also no historic land claims on this area.

The area is disturbed by the neighbouring residential areas and some areas are used for illegal dumping. Vegetation on the land is grass fields with no significant protected or endangered vegetation.

***Figure 2**: Site Photos*

***Figure 3**: Site Photos*

***Figure 4**: Site Photos*

3. The Development Proposal overview

The purpose of this application is to rezone a Portion (12.1905 ha) of Erf RE/551, Darling, to subdivisional area to create a mixed-use residential development on a proposed subdivided Portion A of Erf RE/551. The subdivided property will then be further subdivided into 395 portions. The subdivisional area will include the following subdivision and zonings:

Total Area: 12.1905 ha

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

The site development plan is attached as **Appendix D.**

4. Significance of the property involved

The portion of Erf Re/551, proposed for development is favourably located within the existing residential area of Darling. The proposed development will provide 387 additional housing opportunities, with supportive community facilities, authority uses, open spaces, and roads, within the urban edge of Darling and an open space. 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 southern 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*. The entire portion of Erf 551, proposed for development, falls inside the Urban Edge of Darling and is earmarked for residential and institutional development. The Land Use Proposal map is attached as **Appendix F.**

***Figure 5**: Extract from the Spatial Development Framework proposal map for Darling*

4.1 Background

The portion of land is earmarked for residential expansion by the Municipality and is therefore in line with the proposal.

It is clear from the photos, attached as **Appendix E**, that the erf is not effectively used with natural vegetation that occur in the area and some illegal dumping. The erf is relatively flat and construction will be easy with no physical restrictions. The erf also has no heritage or visual value.

The proposed development area provides an ideal opportunity for residential development to optimise the use of the existing road network and services that already occur south and west of the site. The surrounding area consists mainly of a higher density residential development with supporting social infrastructure.

There are no identified heritage features on the subject land or within the immediate surrounding area that will be impacted by the proposed development.

4.2 Existing buildings on the development area

The site is vacant and no buildings, equipment or infrastructure is located on site.

4.3 The Streetscape

The streetscape comprises of a collection of high-density residential units on the southern and western side of the proposed development area. The proposed development will contribute to the existing high density residential character.
Refer to additional photo images attached as **Annexure E**.

4.4 Land Use Aspects

The development area is located within the urban edge of Darling just north-east of the existing built area. Erf Re/551, Darling, is currently zoned as Split Zoning (commonage). As indicated on Figure 6 below, Erf Re/551, Darling, is currently vacant. The site is covered in natural vegetation of which is mostly just grass. To the north and east of the proposed development, the land is vacant (not used for agricultural purposes) and south and west consist of high density residential units. Further south the Darling Industrial Area can be found.

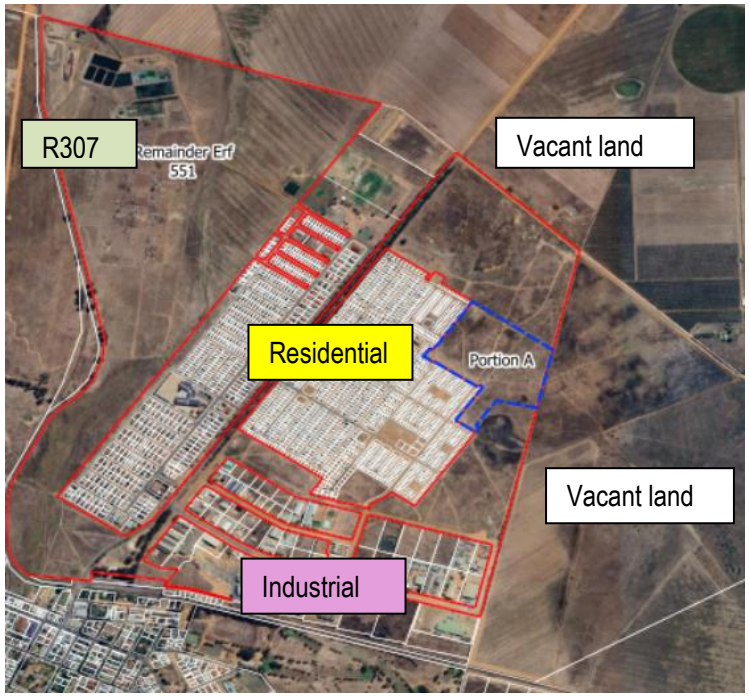

Figure 6: Aerial photo of Erf Re/551

5. The Development Proposals

The owners (Swartland Municipality) would like to unlock the land potential of a portion of Erf Re/551, Darling, for the provision of additional high density residential units and supporting social infrastructure. The purpose of this application is to apply for the subdivision and rezoning of Erf Re/551 to subdivisional area to accommodate Transport Zone II, Residential Zones I and II, Open Space Zone I, Community Zones I and II, and Authority Use properties.

Erf Re/551, is favourably located near the R307 that stretches through town. There are currently only two access points to the existing high density residential area. With the proposed residential development, application is made to create a third access point from Okkerneut Street that connects to Evita Bezuidenhout Blvd (R307). This will ensure sufficient flow of traffic will occur even with the additional residential units.

The development will include the following:

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

The portion of land will be accessible from Okkerneut Street, Amandelboom Street and Port Jackson Street. The site development plan is attached as **Annexure D**.

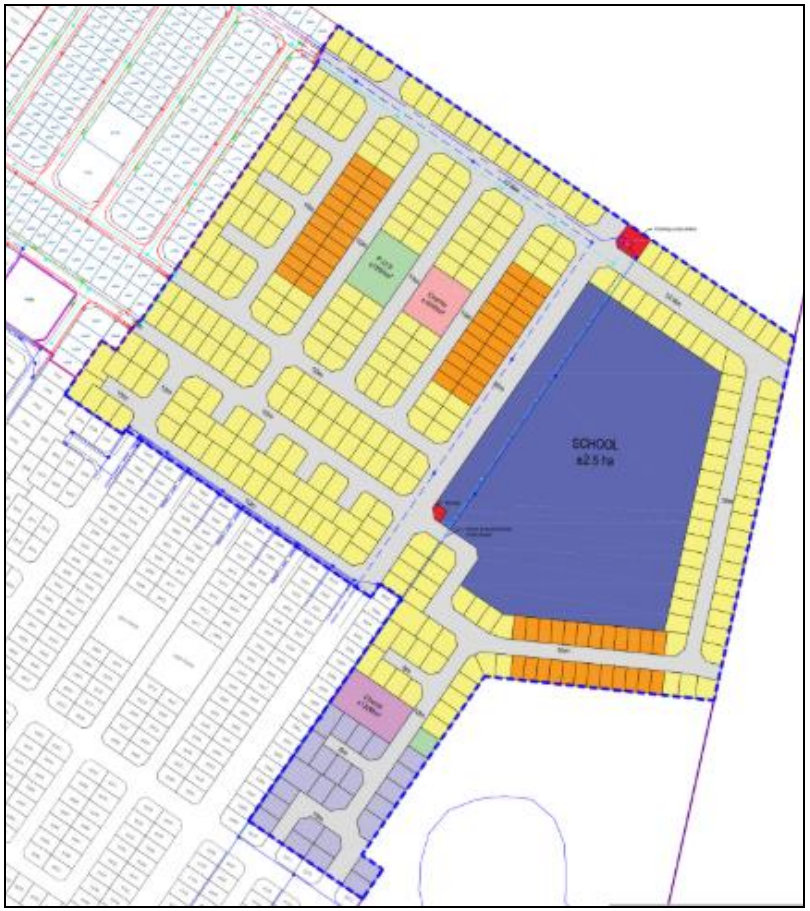

***Figure 7**: Site Development Plan*

The proposed development is considered desirable 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 supports 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.

5.1. General Comments

The proposal is in line with the scale and form of the surrounding built area and will have no impact on any heritage features.

6. Legal Compliance with the National Heritage Resources Act

6.1 Section 34 of the NHRA

No application was submitted according to this Section of the Act, as there are no buildings older than 60 years on the property.

6.2 Section 35 of the NHRA

It is unlikely that any archaeological resources are present and are of low impact.

6.3 Section 38 (1) of the NHRA

This report serves to inform the Notice of Intent to develop as submitted to Heritage Western Cape as required in Section 38 of the National Heritage Resources Act.

7. Recommendations

It is therefore recommended that:

i) No Heritage Impact Assessment is required for the proposed development.

Zanelle Nortje Pr. PIn - A/2299/2016

15 July 2025