

A DESCRIPTION FOR THE NEED AND DESIRABILITY FOR THE PROPOSED DEVELOPMENT OF ERF 878 RIEBEEK KASTEEL

INTRODUCTION

This Need and Desirability statement was compiled as the result of collaboration mainly between Interactive Town and Regional Planning consultants, Grow Architecture and Filia Visual with development and environmental inputs from consultant's team members. In short the following points were highlighted when the need and desirability of the proposed and subsequently modified development proposal was determined

According to the Spatial Development Framework, 2019 as well as the draft 2023 Spatial Development Framework, Riebeek-Kasteel offers unique opportunities for the future expansion of the tourism sector and the residential component as a result of its unique sense of place and scenic natural landscape and resources.

OPPORTUNITIES

When taking into account all the relevant policy plans, which are also highlighted in the draft 2023 SDF, it is evident that the location and characteristics of the application area present excellent opportunities for the proposed development. The opportunities of the application area are as follows:

- located within the urban edge,
- borders on the CBD,
- offers beautiful views due to location and topography
- identified in the Spatial Development Framework, 2019, as well as the draft 2023 SDF as earmarked for residential development
- densification is proposed by the Spatial Development Framework, 2019 as well as the draft 2023 SDF
- business development, mixed use and higher residential densities are encouraged by the Spatial Development Framework, 2019 as well as 2023 SDF, along activity streets
- location adjacent to two activity streets namely Church Street (R311) and Main Street
- availability of infrastructure
- the adjacent Main and Church street crossing has recently been upgraded to ensure higher levels of safety on the roads
- the existing fountain and stream which is to be incorporated to provide a memorable historical focal point/landmark and to contribute to a unique sense of place

The aim is to ensure that the proposal preserves the historic character and heritage of the town, while adapting to changing trends in housing and lifestyle needs, urban growth and town planning guidelines to ensure the long-term sustainability of Riebeek-Kasteel.

The proposed residential township has the potential to provide for the following land-use components:

- low density single residential dwellings
- town housing in retirement village
- duplex town-housing
- apartments in retirement village
- apartments
- frail-care facility
- service station
- shops
- public parks
- private open space for stormwater servitude
- roads

DESIRABILITY OF THE PROPOSAL

Growth Stimulus

The primary factor, stimulating growth in the Swartland, is most likely the area's favourable distance from the Cape Town metropole and the number of tourist attractions in the area. Similar to growth patterns of towns on the outskirts of other cities world-wide, the benefits include a lifestyle alternative to city life, lower cost structure and good municipal services whilst still having good access to markets in the metropole.

A further factor which has recently developed and which may contribute to future growth in the Swartland, is the global Covid-19 pandemic which may drive some people away from higher density city living to lower density rural living, where the infection rate may be lower. A further stimulus related to the global Covid-19 pandemic in South Africa was the expansion of effective communication links that made physical meeting sessions redundant. Nowadays a large number of the workforce can choose from where they want to work and this has made small rural towns very attractive as a base from which to operate.

As a result of the increasing popularity of Riebeek-Kasteel as a residential destination for retirees and various persons working in Cape Town and the surrounding towns, the need for residential developments in Riebeek-Kasteel, has increased.

Policy & Legislation

The proposal is consistent with the following land-use management policies and legislation:

- Integrated Urban Development Framework, 2016 of which the purpose is to achieve integrated sustainable human settlements
- efficient land governance and management
- inclusive economic development
- West Coast District Municipality IDP, 2017 of which the purpose is to pursue economic growth and the facilitation of job opportunities and to promote the social well-being of residents, communities and targeted social groups in the district, namely the elderly
- Swartland Municipality IDP revised 2018 of which the purpose is to ensure healthy lives and promote well-being for all at all ages
- Swartland Municipality SDF revised 2019 of which the aim is to enhance sustainable, livable urban environments.

Socio-economic impact

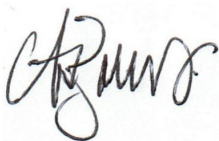
The proposal is foreseen to create exciting new opportunities and to add vibrancy to the town by offering a wider variety of residential uses and providing access to housing opportunities for different segments of the market in terms of age, needs and financial capacity.

Furthermore, the proposal is foreseen to increase thresholds of existing businesses and tourist facilities and offer new employment and business opportunities to expand the town and surrounds further and to promote and ensure its long-term sustainability.

The proposal also offers businesses and residents the opportunity of a lower cost structure and good municipal services whilst still having good access to markets and employment opportunities in the metropole.

Compatibility

The proposal presents a mixed-use development, which integrates residential, business, social and community facilities within a single development. The business component is mostly along or close to the R311 Church Street activity corridor, which thus adheres to the SDF, 2019 and draft 2023 and applies the planning and financial principle of locating business facilities along activity streets and corridors to increase the accessibility thereto and visibility thereof, thus increasing the potential number of visitors.



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