

HERITAGE IMPACT ASSESSMENT

ERF 878 RIEBEEK KASTEEL WESTERN CAPE

CHURCH AND FONTEIN STREETS

PROPOSED RESIDENTIAL DEVELOPMENT



Figure 1: Aerial view of the proposed development located on the south west of the historic town Riebeeck Kasteel, Architectural Design Parameters February 2025

ASSESSMENT CONDUCTED IN TERMS OF SECTION 38 OF THE NATIONAL HERITAGE RESOURCES ACT NO. 25 OF 1999
HWC CASE No. 20030413SB0528E

HERITAGE WESTERN CAPE SUBMISSION REPORT

19 FEBRUARY 2025

PREPARED FOR

HUGUEMONT TRUST

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REPORT DETAILS

COMMENT PHASE REPORT

19 February 2025

Citation: O'Donoghue, B. 19 February 2025. Heritage Impact Assessment HWC Submission Report Erf 787 Riebeeck Kasteel

Client: Huguemont Trust

1 EXECUTIVE SUMMARY

A. SUMMARY

Bridget O'Donoghue Architect Heritage Specialist Environment was appointed to conduct a Heritage Impact Assessment (HIA) for the proposed development on Erf 878 Riebeeek Kasteel Western Cape. The preparation of the report is informed by the project information, site and context visits, project meetings, project reports and the relevant heritage surveys and reports.

The National Heritage Resources Act no 25 of 1999 (NHRA) Section 38 (8) applies to the application as the application triggers NEMA legislation, the site is over 5000 square meters and the proposed development would change the character of the site.

In May 2020, a Notification of Intent to Develop (NID) for this proposal was submitted to Heritage Western Cape (HWC) by the Environmental Consultant, EnviroAfrica. The matter was discussed at HWC's Impact Assessment Committee (IACOM) on 19 May 2021. The Committee determined that a Heritage Impact Assessment (HIA) that satisfies the provisions of Section 38(3) of the NHRA must be submitted, and which must, in addition, have specific reference to the following:

- Townscape analysis;
- Visual Impact Assessment;
- Heritage design indicators.

The HIA must have an overall assessment of the impacts to heritage resources which are not limited to the specific studies referenced above and an integrated set of recommendations. A copy of the RNID dated 04 June 2021 is included in Annexure 1.

B. SITE

The property is 12.1523 ha in extent and located between Church Street to the west and Fontein Street to the east. The property is zoned Agriculture 1. A subdivision and rezoning for a variety of purposes will be required to facilitate the proposed development.

There are no structures on the property, except a well structure (referred to the Fountain in the report). The site was previously used for agriculture purposes, and is presently used

for grazing Springbok. Residential uses about the northern and eastern boundaries of the property, and predominantly agricultural and small holding sites are located to the west (across Church Street) and the south.



Figure 2: Location of the site in relation to Cape Town CBD, Riebeeek Kasteel indicated, Cape Farm mapper 2024

C. SITE & CONTEXT HERITAGE RESOURCES

The site is assessed with Grade IIIC significance due to the aesthetic and contextual values. It is located on the edge of the historic town, Riebeeek Kasteel, abutting the entrance route, Church Street (R311). The site context has a medium degree of heritage resources in the immediate and broader site context, for example, the Dutch Reformed Church, Riebeeek Kasteel Hotel, and many historic buildings.



Figure 3: Recommended Grading of the site, as indicated

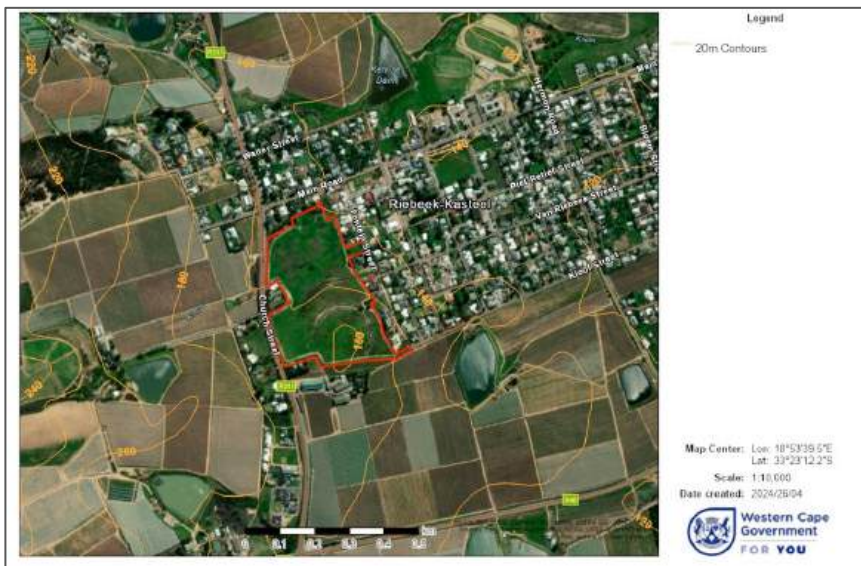


Figure 4: Satellite Image of the site and surrounds with 20m contours, NWA 2024

D. OVERARCHING HERITAGE INDICATORS

The heritage design indicators cover the following aspects of the proposed development:

- Location of the new development
- Spatial connection between the existing town and the proposed neighbourhood.
- Uses within the new development
- Layout of the new development
- Architectural Design Parameters
- Proposed Buildings
- Site Position
- Architectural language
- Scale
- Roofscapes
- Streetscape Interface (including the pedestrian routes)
- Lighting
- Routes
- Hard and Soft Landscaping.

E. PROPOSED DEVELOPMENT

Huguemont Trust is proposing the development of Erf 878 Riebeeck Kasteel. The Site Development Plan is shown in Figure 5, with the summary as follows:

A secure **retirement based residential extension** towards the North East of the application site inclusive primarily of freestanding single storey dwellings of approximately 140 – 180m² on stands of approximately 260 – 310m². The opportunities will also include an assisted living facility with rooms and associated medical care facilities / communal meeting and recreational spaces on erf 11. A private open space has also been included to serve the retirement-based precinct – this area shall offer a landscaped recreational area to the residents with walkways and seating areas.

Apartments up to double storey scale will provide small-scale “lock-up and go” residential opportunities to young, single or elderly individuals. This allows for a more affordable residential offering.

Open Market Townhouses are proposed in the central, lower lying reaches of the site with aims to offer smaller free- standing residential opportunities to young families, or elderly not yet ready to settle in the retirement village.

Lower Density Freestanding Residences are proposed on the moderate to steeper slopes of the hill. The residences are envisioned to be bespoke and sensitively designed to integrate with the visually sensitive context.

A small to medium scale **Supermarket with associated retail opportunities** is proposed along Church Road.

A **Public Park** and associated recreational / weekend market area is proposed to enhance the **existing fountain** of the application property. The park will also be designed to integrate with the business activities adjacent.

A **secondary public park / green belt** is proposed to reinforce the gateway / view corridor towards the historic Riebeeck Kasteel Church Steeple on approach from Kerk Street. This green axis will reinforce recreational facilities to the residents, and provide a pedestrian thoroughfare from Kerk Street towards the existing Riebeeck Kasteel.

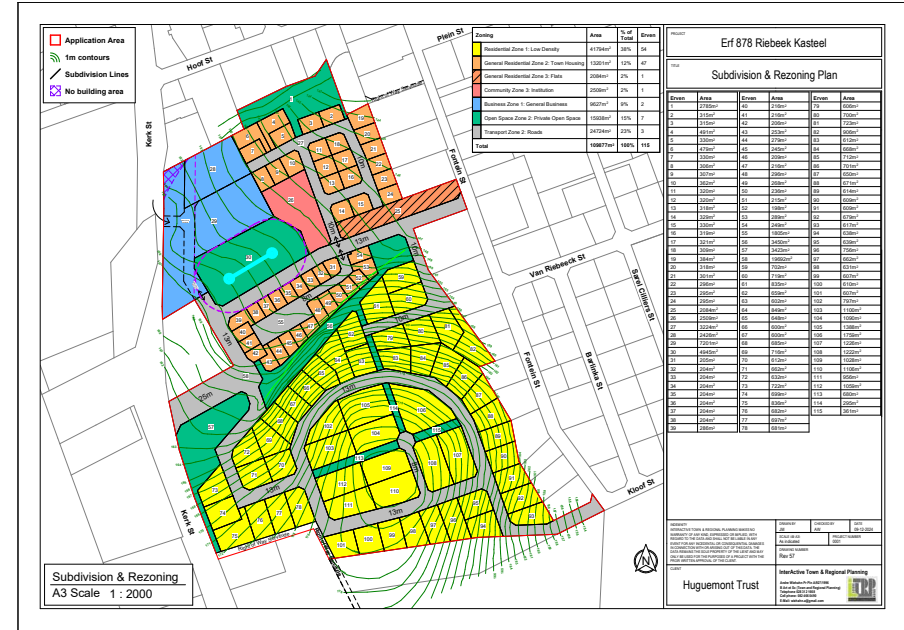


Figure 5: SDP on Erf 878 Riebeeck Kasteel, InterActive Town & Regional Planning 2024



Figure 6: Site Model Axonometric (October 2023), grow architecture 2023

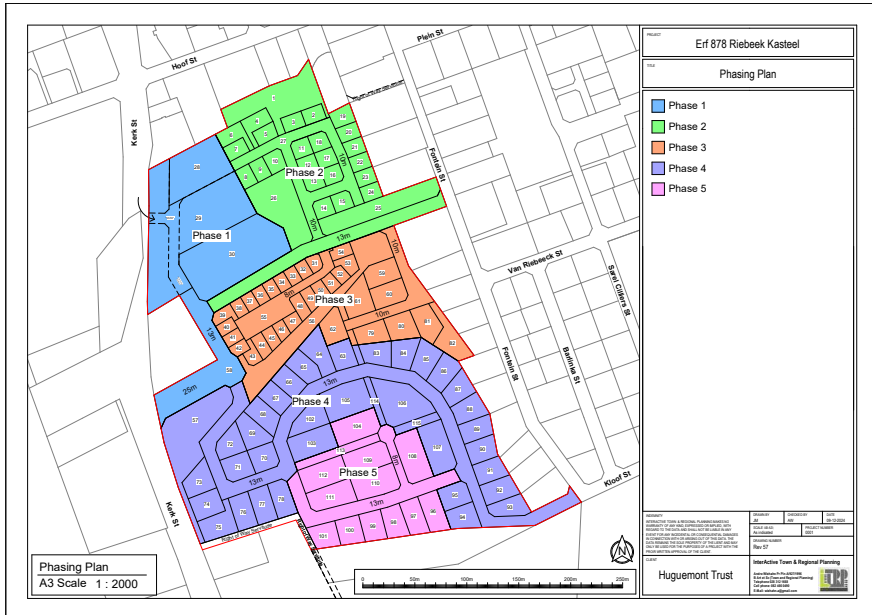


Figure 7: Phased development plan, InterActive Town & Regional Planning 2024

The project proposal includes architectural, planning and landscape guidelines.

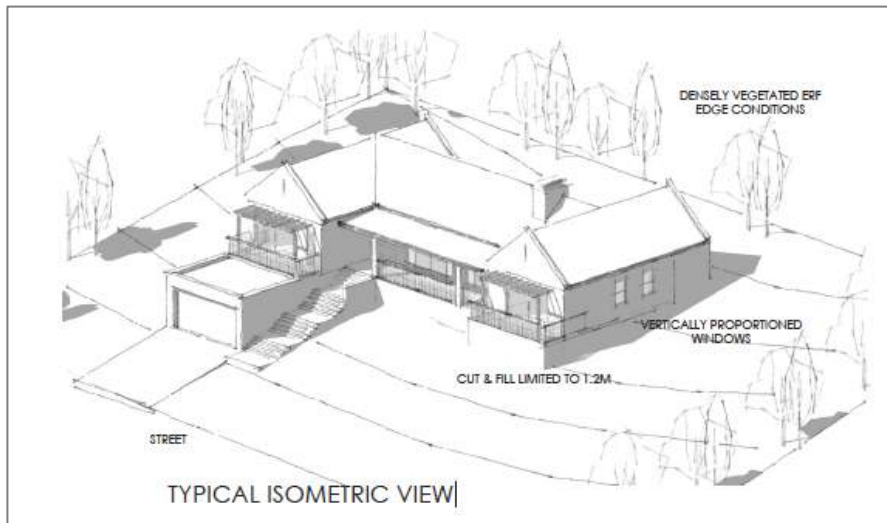


Figure 8: Typical Isometric view responding to the architectural design Parameters in the Residential Zone 1: Low Density The Hill Village, Architectural Design Parameters February 2025



Figure 9: Landscape Masterplan, JdV Landscape Studio 2024

F. ARCHAEOLOGY

Context

Early Stone Age (ESA) tools (mostly flakes, cores, Large Cutting Tools, & occasionally bifaces such as handaxes) have been recorded by this archaeologist on numerous farms in the Riebeek Valley and on farms as far away as Hermon and Sonquadrift in the Berg River Valley. All the remains were encountered in a severely degraded, and transformed context. ESA and Later Stone Age (LSA) tools have also been recorded on the Farm Swaewelberg, on the Riebeeksrivier road, while Middle Stone Age (MSA) tools have been recorded in a large shelter near the top of Kasteelberg overlooking Riebeeksrivier Road. Enigmatic, indigenous (possibly Khoi & San) rock art comprising, entoptic forms, circles, finger dots, handprints, antelope and a possible feline/leopard have been recorded in several small shelters and overhangs on the slopes of the Kasteelberg overlooking Riebeek West, while human figures, a shaman, and antelope have been recorded on the farm Groenrivier on the lower slopes of the Kasteelberg (Kaplan, personal records). The archaeologist Andrew Smith (1994) has postulated that the hills around Darling, Malmesbury and Riebeek Kasteel once formed part of a local annual transhumance cycle where Khoi tribes moved between landscapes as fresh grazing for their stocks became available and that their settlements would likely have been visible in the landscape, before the expansion of early frontier settler farming.

Site visit

A small number of Early Stone Age and Middle Stone Age flakes and chunks were recorded during the field study which was conducted on the 7th of June (Figure 11 & Table 1). No formally retouched tools, such as bifaces, points, or modified pieces were recorded. The remains were all found in a severely degraded and disturbed context, embedded in the gravel, or lying on the surface of the gravel road that circles the site. A few isolated pieces of stone were found in the strips of land that have been bushcut alongside the small stream/wetland. No evidence of any early human occupation or settlement was encountered. A fragment of a late 19th/ early 20th Century, blue and white willow pattern, glazed floor tile was found (Point 029) in the gravel road, among some rubble and gravel in the north eastern portion of the site.

Grading

The very small number, isolated and disturbed context in which they were found means that the archaeological remains are graded as Not Conservation Worthy.

Graves

No graves were, encountered during the field assessment.

Anticipated Impact

The site has been transformed by historical agriculture, and the anticipated impact on tangible archaeological heritage resources is expected to be very low.

G. VISUAL ASSESSMENT¹

Key Issues

1. The site lies on the R311 and is best seen from this major route.
2. The site is not easily seen from the town of Riebeek-Kasteel.
3. The site is split between a lower/northern portion and an upper/southern portion.
4. The historical grid of Riebeek-Kasteel remains intact.
5. Ridgelines constrain views of the site from the south and north.
6. Land use constrains views of the site from the east/town as does the grid.

Assessment

The revised layout and landscaping with careful consideration has created a scheme that blends well into the old village as it connects onto the prominent R311 cultural route. Sometimes the white/light coloured walls seem a bit bright and could be toned down to a greener option that will blend in better with the lush vegetation and general leafiness of the landscape.

Mitigation Recommendations

1. **Site Development Plan:** Alternative 2 or similar is to be preferred over Alternative 3 and should be further explored to better fit the town grid and the site contours. The retention of Riebeek Hill as significant Open Space should be considered.

¹ The VIA was not revised post the development of the revised and submitted SDP and Architectural Design Parameters

2. **Architecture:** The design of buildings needs to incorporate traditional typologies and details that will make a better fit with this historic town and prevent a modernist intrusion on a heritage landscape.
3. **Landscape Plan:** A Landscape Plan has already been prepared and a reference to traditional tree and shrub species is desirable e.g. Oak and Gum trees.
4. **Tree Plan:** Trees both on-site and adjacent need to be mapped to ensure their conservation and incorporation into the development, including both traditional heritage tree species like oaks, gums and poplars, and indigenous/endemic species like Wild Olive.
5. **Planting:** There is no need to rigidly adhere to any “indigenous-only” kind of botanical extremism in an urban setting, especially one with strong historic connections.
6. **Fencing:** Is always a key feature of Architectural/Landscape detailing as it strongly affects the edge condition. Subtle, well-detailed, traditional fencing options and colours are preferred. ClearVu fencing is not desirable especially along the R311.
7. **Colouration:** Colouration is a key tool to fitting any development into the landscape. There is a strong tendency for monotonous charcoal/grey estate colourations today and black fencing ClearVu fencing. These are not traditional colours in the Cape and detract from both contemporary and historic environments.

A subtle combination of scheme colours needs to be developed that will avoid a mass approach to colouration with a high visual impact.
8. **Maintenance:** Landscape Maintenance, both private and public, including streetscapes, needs to be integrated into the scheme.

H. URBAN DESIGN

The Urban Design analysis and Indicators report provides an evaluation of the Riebeeck Kasteel’s structure, landscape and built environment with the primary goal of guiding the proposed development in a way that creates a development that is an extension of the town, that fits within the context and contributes positively to the character of Riebeeck Kasteel. Through this analysis, several key informants and recommendations have been identified to ensure the new neighbourhood is fits for its context.

Key informants

Town Structure: The historical layout of Riebeeck Kasteel developed around key landmarks like the Churches and Royal Hotel that remain foundation elements. The town structure integrates its scenic landscape. With vineyards and olive groves, emphasizing both cultural heritage and natural beauty. This integration is critical to maintaining Riebeeck Kasteel appeal as both a residential and tourist hub.

Urban Grid and Layout: The town's grid pattern, which runs east-west with intersecting streets, is a primary ordering device. This grid informs the layout of new developments, despite topographic challenges. The grid must be respected and extended into new neighbourhoods through the use of trees and building arrangements where road networks may not be feasible.

Streetscape and Public Realm: The intimate streetscape, particularly in the town's historic center, must be maintained. Building placement, verandas, and pedestrian-friendly environments contribute to the vibrant atmosphere of Riebeeck Kasteel. The continuation of these design principles is vital in preserving the charm of the town while enhancing functionality for residents and visitors.

Sustainability and Natural Integration: The built environment is strategically nested within banks of trees, ensuring that buildings blend seamlessly into the landscape. This design not only reduces the visual impact of new structures but also contributes to a layered townscape that respects the natural environment. The town's green buffer along Church Street serves as both a visual and functional asset, and its expansion through additional landscaping is recommended.

In conclusion, the future development of Riebeeck Kasteel must balance growth with preservation. By adhering to the identified layout informants, respecting the historical town grid, and maintaining a strong connection to the natural landscape, the town can evolve sustainably. The recommendations outlined in this report ensure that any new developments will not only complement the existing town but also enhance its charm, liveability, and appeal as both a creative and cultural hub.

I. HERITAGE ASSESSMENT

The assessment of the application is informed by a variety of criteria. Certain criteria are assessed as more important than others, as follows (in order of importance):

- Low density of development on the elevated precinct;
- Requirement to set aside land within the development for clusters and avenues of trees so that this denser development would in future have a well treed landscape, similar to the historic town;
- Architectural language, scale and roofscapes to be informed by the historic buildings in the town;
- Interfaces between the site and its boundaries, e.g. vegetation along Church Street, and on the southern boundaries.
- Provision of parklands, and pedestrian routes that allows vistas towards the town's two landmark Churches.

Assessment Summary

The following summarise the heritage assessment:

- The principle of development on the site is acceptable;
- The layout is assessed as acceptable, and requires the 'support' of the architectural design parameters and the Landscape Plan;
- The Architectural design parameters are supported;

J. HIA RECOMMENDATIONS

This HIA recommendations are as follows:

- This HIA be endorsed by HWC as meeting the requirements contained in the Response to the NID;
- The statement of significance and the heritage design indicators proposed in the report be accepted;
- Approve the SDP;
- Approve the Architectural Design Parameters February 2025;
- Approve the Landscape Plan and require a detailed Landscape Plan and Guidelines to be submitted at the municipal stage of the application;
- Approve the Archeological Impact Assessment that recommends:
 - No further archaeological mitigation is required.
 - No archaeological monitoring is required during construction phase excavations

- If any buried human remains are uncovered during construction excavations, these must be immediately reported to the archaeologist (J Kaplan 082 3210172. Burials must not be disturbed until inspected by the archaeologist.
- Approve the Visual Impact Assessment and the recommended mitigation measures to inform the detailed Landscape Plan and guidelines;
- Approve the Urban Design report.

GLOSSARY AND DEFINITIONS

The approach to the definitions and application of the HIA is extracted from the National Heritage Resources Act, no 25 of 1999 and the ICOMOS Australian Burra Charter, revised in 1999.

Acheulean: An archaeological name for the period comprising the later part of the Early Stone Age. This period started about 1.7-1.5 million years ago and ended about 250-200 thousand years ago.

Active frontage/interface: Refers to street frontages where there is an active visual engagement between people in the street and those on the ground floors of buildings. This quality is assisted where the front facade of buildings, including the main entrance, faces and opens towards the street, and where ground floor uses accommodate activities that provide a level of interaction between pedestrians and the building uses - including cafes/restaurants, shops, offices etc.

Archaeological resources: Material remains resulting from human activities which are older than 100 years including artefacts, human and hominid remains and artificial features and structures which are in a state of disuse. They may also include rock art, marine shipwrecks and structures associated with military history (NHR Act).

Associations: The special connections that exist between people and a place. Significant associations between should be respected, retained and not obscured. Opportunities for interpretation, commemoration and celebration of these associations should be investigated and implemented.

Authenticity: That which is genuine or original and not in an altered or modified state. Authenticity may reside in the fabric itself with its evidence of workmanship and age, or in the design and layout of a place or in the integrity of traditions. It may reside in use, customs, appropriate technology and ownership associated most closely with the heritage resource (Kerr, modified).

Background scatter: Artefacts whose spatial position is conditioned more by natural forces than by human agency.

Building line: As defined in the DMS and generally prescribes the specified distance from a street or common boundary within which no buildings or structures are permitted except those permitted in the exclusions provisions of the DMS

Building setback: Building setback is the minimum distance for stepping or setting back the building façade from a specified boundary at a specified height, usually above ground level.

Compatible use: Compatible use means a use that respects the cultural significance of a place. Such a use must have minimal or no impact on cultural significance.

Conservation: Conservation means all the processes of looking after a place so as to retain its cultural significance.

Context/Setting: The area around a place or heritage resource, which may include the visual catchment (Burra). (May also refer to how a resource is “read” and understood, and as a result may refer to the histories and societal values associated with it.)

Contextual value: The cumulative value associated with an object or place when read as part of a whole. (MA).

Cultural heritage: What society inherits and attaches sufficient value to, to nurture for future generations, while at the same time recognizing the value of the past.

Cultural landscape: A physical area with natural features and elements modified due to human activity and resulting in patterns of evidence layered over time in the landscape, which give a place its distinctive spatial, historical, aesthetic, symbolic and memorable character (Lennon, Australia- modified).

Cultural significance: Cultural significance means aesthetic, historical, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups. The cultural significance of a place and other issues affecting its future are best understood by collecting and analysing the required information before making decisions.

Cumulative Impacts: Environmental Impact Assessment regulations (government notice R543) as meaning the “the impact of an activity that in itself may not be significant, but may become significant when added to the existing and potential impacts eventuating from similar or diverse activities or undertakings in the area”.

Development: Physical intervention, excavation or action other than those caused by natural forces, which may change the nature or appearance of a place. Those may include construction, alteration, demolition, removal or change of use of a place or structure at a place, the removal or destruction of trees or changes to the natural topography of the land (NHRA).

Early Stone Age: Period of the Stone Age extending approximately between 2 million and 200 000 years ago.

Façade: The principal outer edge of a building, a street-facing façade - that is usually facing the street and visible from the public realm. This is the face of the building and helps inform passers-by about the building and the activities within.

Grave: A place of interment and includes the contents, headstone or other marker of such a place and any other structure on or associated with such place.

Habitable floor area: Habitable floor area is the area comprising the combined internal residential floor area of all residential units excluding balconies, terraces, external and internal walls of the units (HFA).

Height: Height is defined generally is the height of any point of the building above existing ground level and H indicates a height in meters above existing ground level.

Heritage area: Designated area of special architectural historic, social, symbolic, aesthetic/scenic character which is protected by legislative mechanisms either at a provincial or local level.

Heritage Impact Assessment (HIA). A requirement of the National Heritage Resources Act (Section 38) whereby development of a certain magnitude and character require the assessment of the impact of the development on the heritage resources on the site.

Heritage Indicators: Using a combination of topography, settlement patterns and the heritage significance of cultural landscapes and built structures, a series of constraints and opportunities for appropriate new development are generated. These are used as the basis for assessing the impacts of a proposal.

Heritage management: The sensitive and sustainable management of heritage resources and the application of the relevant laws within the context of development and community values (MA).

Heritage resources: Places or objects of cultural significance. (NHRA)

Holocene: The geological period spanning the last approximately 10-12 000 years.

Hominid: a group consisting of all modern and extinct great apes (i.e. gorillas, chimpanzees, orangutans and humans) and their ancestors.

Human Scale: The practice of building physical things such as buildings to a scale that is relatable to people and human dimensions.

Intangible heritage: Non-material heritage or non-material culture including traditions, oral history, ritual, ceremonies, language, popular memory and indigenous knowledge systems (NHRA).

Intrinsic value: A heritage resource that has value in its own right, either for reasons of aesthetic, architectural and scientific excellence, or the stories and persons associated with the resource.

Khoi-San: This term used in reference people who were descendants of the first indigenous peoples of Southern Africa and accepted by the National Khoi-San Council (NKC) is contained in the Traditional and Khoi-San Leadership Act 3 of 2019. The NKC accept this term for as long as the Act is in place.

Landmark: A building or structure which is recognisable and stands out from its background by virtue of height, size or some other aspects of design.

Landscaping: The intentional arrangement of soft (trees and planting) and hard elements (benches, hard surfaces and/or water features) within a space.

Later Stone Age: Period of the Stone Age extending over the last approximately 20 000 years.

Massing: The combined effect of the arrangement, volume and shape of a building or group of buildings in relation to other buildings and spaces.

Middle Stone Age: Period of the Stone Age extending approximately between 200 000 and 20 000 years ago.

Mitigation: Measures taken to reduce adverse impacts e.g. modifications or additions to the design of the development.

Palaeontological material: “any fossilised remains or fossil trace of animals or plants which lived in the geological past, other than fossil fuels or fossiliferous rock intended for industrial use, and any site which contains such fossilised remains or trace”.

Permeability: Permeability or connectivity describes the extent to which urban forms permit (or restrict) movement of people or vehicles in different directions.

Place: A site area or region, a building or structure, a group of buildings, an open space, including a public square, street or park, and the immediate surroundings of a place (NHRA). Place means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views (Burra Charter). The physical location of a place is part of its cultural significance. Meanings denote what a place signifies, indicates, evokes or expresses. Related place means a place that contributes to the cultural significance of another place.

Pleistocene: The geological period beginning approximately 2.5 million years ago and preceding the Holocene.

Public realm/environment: The collection of physical and nonphysical elements which are accessible or impact on the general public. Some aspects of the public realm are privately

owned and managed. The public realm includes amongst others all forms of media, open spaces and streets.

Public space: The public space includes the natural and built environment used by the general public on a day-to-day basis such as streets, public squares/plazas and parks. safe routes through it.

Scenic Drives: Scenic Drives are public roads that traverse areas of outstanding scenic quality or that provide a view of scenic areas. These Drives have been designated as Scenic Drives by Council in recognition of the high visual amenity afforded to motorists, cyclists and pedestrians alongside that public street, including background vistas of mountain, open country, coastline or city.

Street edge: The interface between the building frontage or private property boundary and the street. The way a building, space or wall meets the street affects the character of the street.

Streetscape: The distinguishing character of a particular street as created by the elements at ground floor, including building frontages, setbacks, materials, form, road space, landscaping, street furniture, etc.

Urban grain (sometimes referred to as “urban texture”): A description of the density and nature of development which results from the arrangement of buildings in space. The term urban grain is used at a variety of scale and can refer to the density of urban blocks, streets, plot or buildings footprints.

Views & vistas: A visual quality within the landscape/urban landscape that typically provides some visual amenity. The importance of the view typically relates to the level of amenity the view provides. A vista is a corridor view usually framed by an avenue of trees or buildings.

Visual focal point: A feature, either natural, architectural or landscape which serves as a visual point of interest, which focuses the attention of an onlooker.

ACRONYMS

AIA:	Archaeological Impact Assessment
APHP:	Association of Professional Heritage Practitioners
ASAPA:	Association of Southern African Professional Archaeologists
CBD:	Central Business District
CRM:	Cultural Resources Management
DRC:	Dutch Reformed Church
ESA:	Early Stone Age
GP:	General Protection
HIA:	Heritage Impact Assessment
HPOZ:	Heritage Protection Overlay Zone
HWC:	Heritage Western Cape
IDP:	Integrated Development Plan
LSA:	Later Stone Age
LSDF:	Local Spatial Development Framework
MSA:	Middle Stone Age
NCW:	Not Conservation Worthy
NEMA:	National Environmental Management Act (No. 107 of 1998)
NHRA:	National Heritage Resources Act (No. 25) of 1999
NID:	Notification of Intent to Develop
PSDF:	Provincial Spatial Development Framework
SDF:	Spatial Development Framework
SDP:	Spatial Development Plan
VIA:	Visual Impact Assessment
WC:	Western Cape
WCG:	Western Cape Government

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1. INTRODUCTION

1.1 INTRODUCTION

The Huguemont Trust appointed Bridget O'Donoghue Architect Heritage Specialist Environment, to conduct a Heritage Impact Assessment (HIA) for the development proposal on Erf 878 Riebeeek Kasteel Western Cape. The site is located within the Swartland Municipality (refer Figure 10).

Jonathan Kaplan of ACRM is responsible for the Archaeological Impact Assessment (AIA), Bridget O'Donoghue Architect Heritage Specialist Environment for the built environment and townscape assessment and HIA report integration, and Bruce Eitzen of New World Associates for the Visual Impact Assessment (VIA). The preparation of the report is informed by statutory requirements for a HIA, AIA and VIA, site and project meetings.

A draft baseline HIA was compiled by Heritage Practitioner Cindy Postlethwayt in 2021. Relevant information from this report is included in this HIA.

1.2 SITE LOCATION

The site consists of one erf, located on the western edge of Riebeeek Kasteel. It has no structures or mature trees on the site. It has been utilized for grazing over the past few years. The Northern section of the site is low lying with a watercourse transversing the site from Church Street towards Fontein street, and the Krom River on the northern edge of the site. The site's southern section has sloped topography. The site is surrounded by Church street (west) town's erven (north and east) and agricultural lands and settlements (south).

1.3 DEVELOPMENT PROPOSAL

The development objective is to establish a sustainable residential development with a supporting business component, sensitively taking the topography of the project site into consideration, guided by the location and character of the town, and aligned with the relevant spatial policies. The proposal is to create a vibrant suburb, offering a

wider variety of residential opportunities, increasing thresholds of existing businesses and tourist facilities and new employment and business opportunities.



Figure 10: Location of the site on the western edge of the town, site identified, <https://gis.elsenburg.com/apps/cfm/>

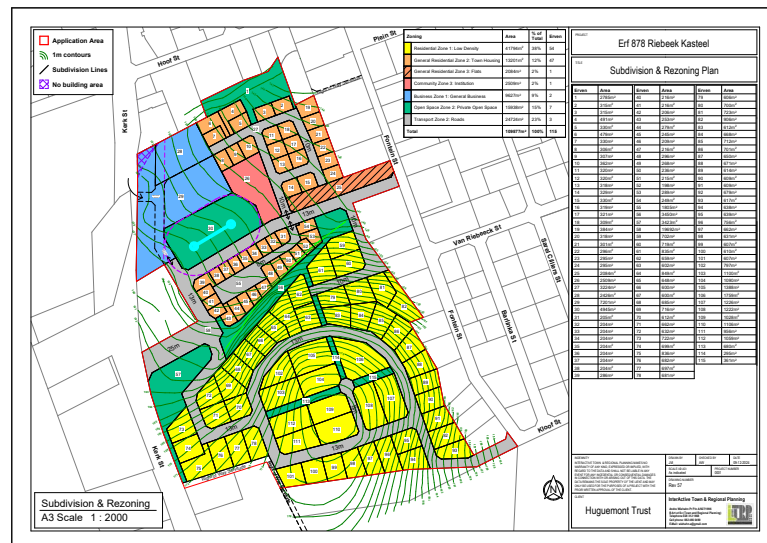


Figure 11: SDP on Erf 878 Riebeeek Kasteel, InterActive Town & Regional Planning 2024

1.4 STATUTORY HERITAGE REQUIREMENT

The National Heritage Resources Act No. 25 of 1999 (NHRA) Section 38(8) applies to the application as the site is over 5000 square meters and the proposed development would change the character of the site. A NID was submitted to the provincial heritage authority, Heritage Western Cape (HWC) by Cindy Postlewhyte Heritage Practitioner. The HWC NID response, dated 4 June 2021, indicated that the requirement for a HIA which includes the following specialist studies (refer HWC NID response Annexure 1):

- Archaeological Impact Assessment;
- Townscape Assessment;
- Built Environment Assessment;
- Visual Impact Assessment.

1.5 SCOPE OF WORK AND METHODOLOGY

The scope of work and corresponding methodology for the HIA report is based on the Guidelines for Involving Heritage and Visual Specialists: Edition 1 CSIR reports No. ENV-S-C 2005 053 RSA, Provincial Government of the Western Cape, Department of Environmental Affairs and Planning, Cape Town [DEA&DP], with the following actions:

- Inspect the site and context;
- Undertake research on the site based on current information available;
- Confirm the significance of the site and context heritage resources;
- Prepare heritage design indicators to guide the future development;
- Prepare the specialist baseline and assessment studies: Visual, Built Environment, Townscape and Archaeology;
- Include an integrated set of recommendations emanating from the HIA, VIA and AIA assessments;
- Submit the HIA for comment, and respond to comments received;
- Finalise the HIA and submit to HWC for assessment by the IACOM.

1.6 ASSUMPTIONS AND LIMITATIONS

It is assumed that the project information provided by the client and project team is accurate and up to date at the time of finalizing the report. The report has not

examined in any detail social and economic issues that will be affected by the proposed development of the site, as this is outside the brief of the report. The development will result in jobs in the construction and operations phases, and provide commercial and residential accommodation in Riebeek Kasteel. No limitations within the HIA process were experienced by the heritage practitioners.

1.7 PUBLIC PARTICIPATION PROCESS

The public participation process was conducted by the Environmental consultants, EnviroAfrica. Prior to the HIA report completion for the PPP, previous comment phases were advertised, as outlined in Annexure 9.

1.8 HERITAGE SPECIALISTS

Bridget O'Donoghue Architect Heritage Specialist Environment

Bridget O'Donoghue (B Arch, UCT; M Phil (Environmental Science), (UCT) has extensive heritage experience in heritage assessments and management of heritage resources for public organizations and the private sector. As a qualified Architect and accredited Professional Heritage Practitioner, Bridget has focused on heritage management since 2000. Prior to establishing her practice in 2007, Bridget was employed by the CoCT in the Environmental and Heritage Management Branch (EHMB). Tania Bester assisted Bridget O'Donoghue with the report's maps.

Visual Practitioner

Bruce Eitzen ML BSc PrLArch is a registered Landscape Architect and Environmental Planner with the South African Council of Landscape Architecture Professionals (SACLAP), and Specialist Practitioner in Visual and Landscape Heritage. He has thirty years' experience across the board of Landscape Architecture and Environmental Planning and has practised in South Africa, Central Africa and East Africa. He holds a BSc (Botany) from the University of Cape Town and a Masters in Landscape Architecture from the University of Pretoria. His public service includes serving for three years on the Association of Heritage Assessment Practitioners Executive Committee chairing Professional Practice. He also served on the National Executive Committee of the Institute for Landscape Architects in South Africa and was the Chair of ILASA Cape for four years. He also chaired the Local Organising Committee (LOC) of

the International Federation of Landscape Architects (IFLA) World Congress 2012 that was held in Cape Town. He is the founder of Landscape Heritage SA, a new heritage organisation focussing on Southern African Landscape Heritage.

Archaeologist

CRM was founded by Jonathan Kaplan in 1992, specialising in Stone Age, coastal shell middens, rock art and herder studies. Since 2010, ACRM has conducted baseline studies (Scoping and full EIA) on alternative energy (Wind, PV Solar, Gas & Battery Energy Storage) projects in the Western Cape, Northern Cape and Free State Provinces. Jonathan was recently appointed as a specialist consultant for archaeological collections for the Master Plan for the new Lesotho National Museum and Art Gallery, currently under construction in Maseru.

1.9 DECLARATIONS OF INDEPENDENCE

This is to confirm that Bridget O'Donoghue, New World Associates and ACRM for undertaking the HIA and the specialist studies. Bridget O'Donoghue, are experienced, independent heritage consultants and have no vested or financial interest in the application being either approved or rejected by the relevant authorities.

2 APPLICABLE HERITAGE RELATED REGULATIONS, GUIDELINES & REPORTS

2.1 ADMINISTRATIVE CONTEXT AND STATUTORY FRAMEWORK

Section 2 provides an overview of the administration context of the site and the applicable statutory frameworks. The site is located in Cape Town within the CoCT Municipality. For the purposes of this study, the relevant heritage and planning legislation, policies and documents were reviewed at National, Provincial and municipal levels.

2.2 NATIONAL LEGISLATION

2.2.1 Constitution of the Republic of South Africa, 1996

The relevant sections of the Constitution are as follows:

- Everyone has the right to an environment that is not harmful to their well-being, and to have the environment protected for the benefit of present and future generations through reasonable legislative and other measures (Section 24);
- Everyone has the right, with other members of their community, to enjoy their culture, practice their religion and use their language, and to form, enjoy and maintain cultural, religious and linguistic associations and other organs of civil society (Section 31).

2.2.2 National Heritage Resources Act No. 25 of 1999 (NHRA)

The NHRA serves as the controlling legal framework for heritage management in South Africa. South African heritage legislation is broad ranging and provides theoretical protection to all categories of heritage. The NHRA provides general principles for governing heritage resources management and for the identification, assessment, and management of the heritage resources. The Act only applied to 'those heritage resources of South Africa, which are of cultural significance or other special value for the community and for future generations'. A heritage resource is described as 'any place or object of cultural significance' (Section 26 [xvi]). Cultural significance means aesthetic, historical, scientific, architectural, associational, spiritual, technological or/and social value / significance. Heritage resources of significance may include *inter alia*:

- Places, buildings, structures and equipment of cultural significance;
- Places to which oral traditions are attached or which are associated with living heritage;
- Historical settlements and townscapes;
- Landscapes and natural features of cultural significance;
- Geological sites of scientific or cultural importance;
- Archaeological sites and objects;
- Graves and burial grounds;
- Sites of significance relating to the history of slavery in South Africa;
- Moveable objects including military objects, fine art, books records, documents, archaeological and paleontological objects, and materials.

The NHRA relevant sections for this report are as follows:

Section 7: The South African Heritage Resources Authority (SAHRA) has in terms of Section 7 (1) of the NHRA, published regulations providing for grading systems and heritage resources assessment criteria (Government Gazette No. 24893. Government Notice No. 694 dated 30 May 2003). Heritage resources can be "Graded", "Ungraded" or "Not Conservation Worthy" (NCW).

- Graded: The Heritage Authority determines a grading for the resource or sufficient information is available to determine the grading.
- Ungraded: The Heritage Authority has not yet applied its mind in order to determine a grading for the resource or there is insufficient information to determine the grading.
- Not Conservation Worthy: The resource has been surveyed and there is insufficient significance to be graded and retained as part of the National Estate.

Graded heritage resources are divided into the following categories:

- Grade I: Heritage resources with qualities so exceptional that they are of special national significance;

- Grade II: Heritage resources which, although forming part of the national estate, can be considered to have special qualities which make them significant within the context of a province or a region; and
- Grade III: Other heritage resources worthy of conservation, and which prescribes heritage resources assessment criteria, consistent with the criteria. The CoCT divides Grade III heritage resources into Grades IIIA, IIIB and IIIC.

Section 35:

Protects archaeological material which includes human remains that are over 500 years of age in any place.

Section 38:

A site that triggers Section 38 is required to submit a NID to the provincial heritage authority, who will decide if further heritage studies are required. The S38(1) triggers are as follows²:

- a. Construction of a road, wall, powerline, pipeline, canal or other similar form of linear development or barrier exceeding 300m in length;
- b. Construction of a bridge or similar structure exceeding 50 m in length;
- c. Any development or other activity which will change the character of a site:
 - i. Exceeding 5 000 m² in extent; or
 - ii. Involving three or more existing erven or subdivisions thereof; or
 - iii. Involving three or more erven or divisions thereof which have been consolidated within the past five years; or
 - iv. The costs of which will exceed a sum set in terms of regulations by SAHRA or a provincial heritage resources authority;
- d. Re-zoning of a site exceeding 10 000 m² in extent; or
- e. Any other category of development provided for in regulations by SAHRA or a provincial heritage resources authority, must at the very earliest stages of initiating such a development, notify the responsible heritage resources authority and furnish it with details regarding the location, nature and extent of the proposed development.

² Relevant trigger for the project is underlined

2.3 WESTERN CAPE GOVERNMENT

2.3.1 Heritage Western Cape (HWC)

Grading

Grading: Purpose and Management Implications (16 March 2016)

In terms of section 8(4) of the NHRA 'A local authority is responsible for the identification and management of Grade III heritage resources and heritage resources which are deemed to fall within their competence in terms of this Act'. Registered Conservation Bodies play an important role in assisting with the identification of heritage resources, which are important to the community, and can provide local knowledge in determining their significance. The specific management tools discussed in the guideline include Grading (NHRA Sections 7 and 8), Surveys (NHRA Section 30), Heritage Registers (NHRA Section 30) and Heritage Areas (NHRA Section 31).

Heritage Impact Assessments (HIA)

Guidelines for HIA (15 June 2016)

HWC guideline for the Section 38 application procedures, includes the purpose of a HIA and the HIA requirements for Phases I and 2 HIA reports.

Public Participation Process

Draft Process Government Gazette 16 March 2018

The draft PPP is outlined and include newspaper advert/s, site notice/s for Interested and Affected Parties (I&APs), and comment from the Local authority, and registered Conservation Bodies

Public Consultation Guidelines June 2019

In terms of the Promotion of Administrative Justice Act (PAJA, Act 3 of 2000) Section 4, HWC follows the following process:

- Notice and Comment Procedure as outlined in Section 4(3) of PAJA;
- Process for Consultation with registered Conservation bodies;
- Local Authorities: The relevant Local Authority must be consulted. It is also recommended that the local Ward Councillor be informed;
- Proof of the consultation process.

2.4 MUNICIPAL LEGISLATION & GUIDELINES

2.4.1 Swartland Municipality

The policy guidelines from the following relevant policy documents are considered applicable to the application area:

- Integrated Urban Development Framework, 2016 - 2019
- West Coast District Municipality IDP, 2022 - 2027
- Swartland Municipality IDP 2022
- Swartland Spatial Development Framework, 2023 – 2027

West Coast District Municipality IDP 2022 - 2027

The vision of the West Coast District Municipality IDP is to guide development towards “Weskus the caring centre for innovation & excellence” and the mission is to “Promote drivers of change, by leading well-coordinated and innovative initiatives to achieve sustainable and integrated development of West Coast”. The West Coast District Municipality IDP objectives are the following:

- Care for the social wellbeing, safety and health of all our communities;
- Promote regional economic growth and tourism
- Co-ordinate and Promote the development of bulk and essential services and transport infrastructure;
- Foster sound relationships with all stakeholders, especially local Municipalities;
- Maintain Financial Viability and Good Governance.

Swartland Municipality IDP 2023

The purpose of the Swartland Municipality IDP 2023 informs the municipality's budget and prioritises projects per the needs of the communities. It is one of the important planning and management tools that modern-day municipalities have.

Swartland Spatial Development Framework, 2023 – 2027

The purpose of the Swartland Spatial Development Framework (SDF) is to guide growth and development in the Swartland's municipal area in a sustainable manner.

Hence, future growth, development and land use planning will embrace the spatial vision and principles to protect and develop integrated, sustainable settlements and livable environments and enable economic and social prosperity.

The following aspects from the SDF is relevant to the application site

According to the Spatial Development Framework, 2023-2027, Riebeeck Kasteel offers unique opportunities to accommodate a variety housing types to accommodate the existing and future housing demand.

The opportunities of the application area are as follows:

- Located within the urban edge;
- Borders on the CBD and residential area;
- Identified in the Spatial Development Framework, 2023-2027 for residential development;
- Densification of the town is proposed by the Spatial Development Framework, 2023-2027;
- Business development, mixed use and higher residential densities are encouraged by the Spatial Development Framework, 2023-2027, along activity streets;
- Availability of infrastructure;
- The adjacent Main and Church street crossing has recently been upgraded to ensure higher levels of safety on the roads.

Zoning

The application area is zoned Agricultural Zone 1. The surrounding properties are zoned Residential Zone 1, General Residential Zone 2 and 3, Agricultural Zone 1, Authority Zone and Business Zone 1. The proposal for subdivision and rezoning is consistent with the zoning of the area.



Figure 12: Zoning of the site, site identified in red outline

Scenic Route

The R311 (Church Street as it passes through Riebeeck Kasteel) is designated a Secondary Scenic Route in terms of the 2013 Provincial Spatial Development Framework (PSDF), and the Kasteelberg and foothills are designated a natural, rural and agricultural cultural landscape of significance.



Figure 13: WC PSDF 2013 Scenic Routes, the Kasteelberg landscape and R311 in the vicinity of Riebeeck Kasteel circled

2.5 HERITAGE SIGNIFICANCE

Riebeeck Kasteel was surveyed for its cultural significance in 2009³. The survey forms part of a series of inventories done as part of an Urban Heritage Survey, for the towns of the Swartland Municipality. The survey only graded the town and not the surrounding agricultural landscape and farm settlements, nor heritage resources pertaining to archaeology, paleontology, burials and cemeteries.

The cultural significance of the sites within the town range from provincial to local significance and include Non Conservation Worthy (NCW) sites. The historic town has been identified as a proposed Heritage area. The town lacks architectural guidelines for new and altered buildings. The town has a HWC registered conservation body. The majority of sites are surveyed for cultural significance are Grade IIIC. There is one PHS, five recommended Grade IIIA, eleven Grade IIIB sites, and fifty-nine Grade IIIC sites.

Erf 878 is not identified for a grading. The site is included in the proposed heritage area (refer Figure 16).

Erf number	Coordinates	Date built	Date of survey
65	X: 18.895409 Y: -33.383503	-	July 2009
Street	Use	Ward	Listings
Main	Shops	12	-
Type of building	Zoning	Alterations	Present NHRA Protection
Commercial	Business 1	Not assessed	Section 34 69-year clause
Style	Architectural Period		Significance
Cape Revival	Late 19 th Century	Historical, Architectural, Contextual	
Description			Suggested Grading
			3B
Significance in Terms of the NHRA			
	Very significant	Significant	Some significance
			No significance
Historical		X	
Architectural/ Rarity		X	
Aesthetical		X	
Contextual		X	
Social History/ Cultural			X
Slave History			X
Scientific			X
Spiritual			X
Linguistic			X
Landmark			X
Technological			X
Cultural			X
Date of Photographs:			July 2009

Figure 14: Example of the survey sheet, Rumboll CK 2009

³ Rumboll, CK, Urban Heritage Resources Inventory: Riebeeck Kasteel

Swartland Rural Heritage Survey 2014

In terms of this survey Riebeeck Kasteel is regarded as an Historic Townscape and surrounded by many farms of heritage significance. The survey notes that the area has high scenic quality with an associated historic scenic route network. It includes a combination of broad expansive views across flat coastal plain and undulating foothills, threshold conditions between landscapes, views towards distinctive topographical features such as the Kasteelberg and distant views towards the Cape Fold Mountain. Sense of place qualities related to this region are primarily a function of its extensive agricultural nature and the extent to which the built form and the movement routes have responded to the natural and physical environment over time (P9).

The grading of the farms is considered low and no farms abutting Riebeeck Kasteel are graded.

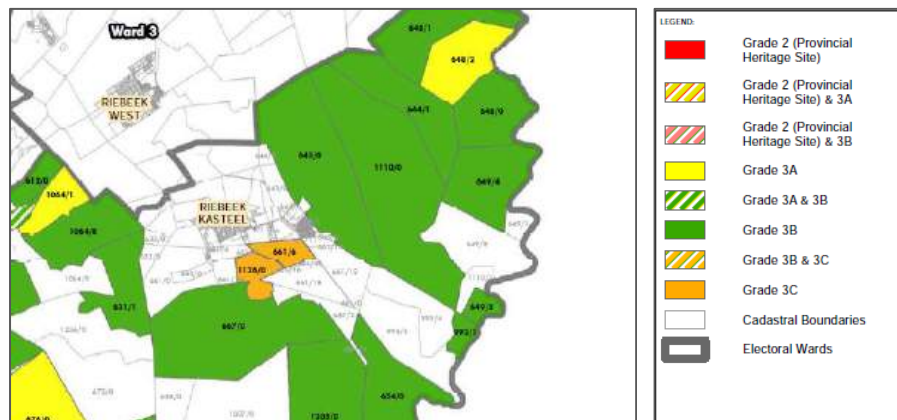


Figure 15: BESP Swartland Rural Heritage Survey Grading Maps Wards 3 & 12 (2014)

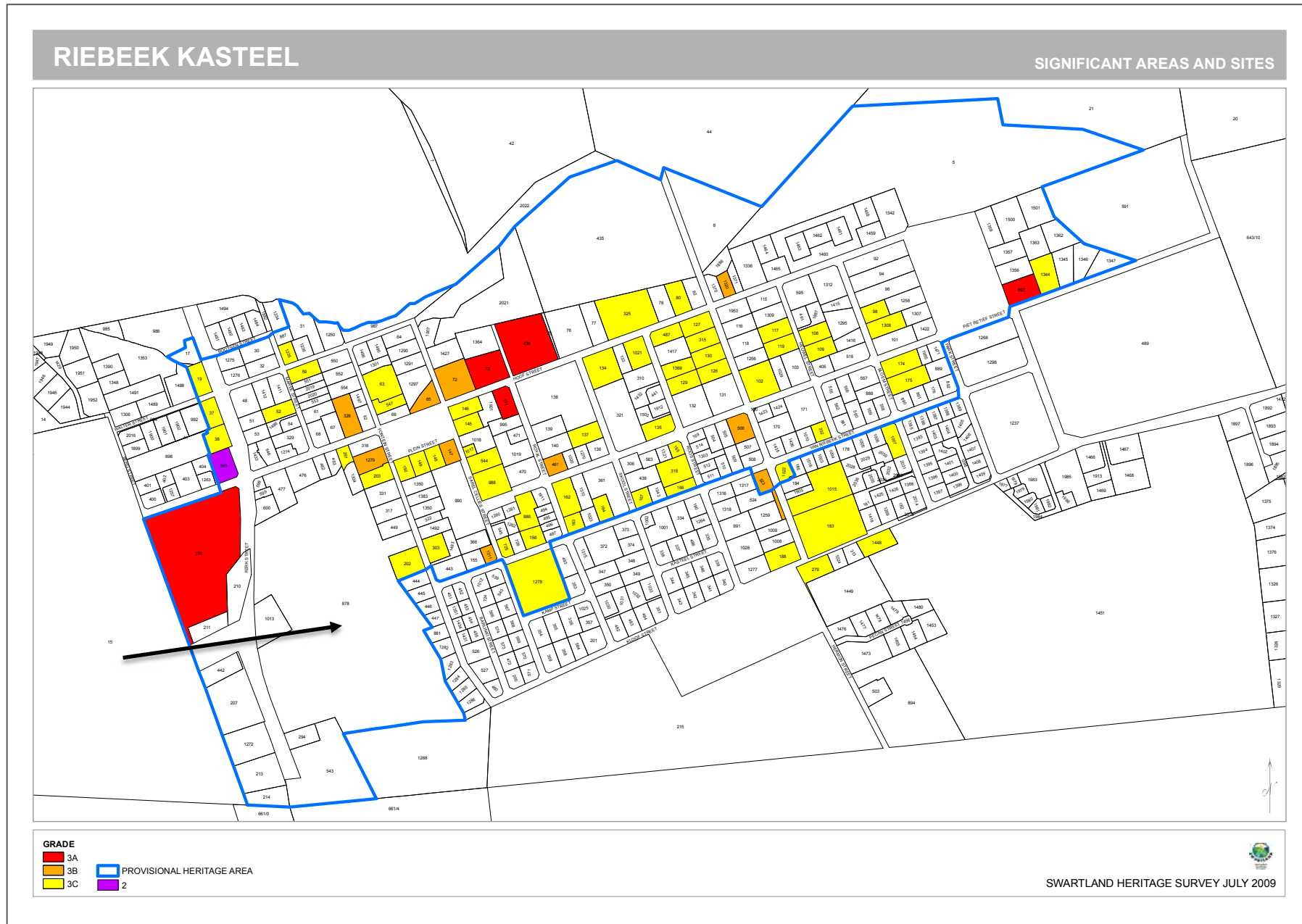


Figure 16: 2009 heritage survey of Riebeeck Kasteel, the project site is identified within the proposed heritage area, project site indicated, Rumboll CK 2009

3 PROJECT SITE

3.1 RIEBEEK KASTEEL

The town of Riebeek Kasteel is a historic and scenic settlement nestled against the slopes of Kasteelberg Mountain, known for its harmonious blend of cultural heritage, natural beauty, and contemporary developments. As a small yet vibrant community, Riebeek Kasteel has maintained its village character while evolving into a hub for creativity and tourism, attracting both residents and visitors with its picturesque landscapes, galleries, and preserved historical buildings. Riebeek Kasteel is located within the Swartland Municipality, approximately 80 km north-east of Cape Town in the Riebeek Valley, and within 5km of its 'sister' town, Riebeek West.

The town consists of a central business district (CBD) and a residential use precinct. Uses within the CBD include retail, civic, educational use sites. The residential areas vary in density and erf sizes: single residential erven are predominant in the outer areas and include tourist accommodation facilities, medium to higher density residential sites are located around the CBD and in Esterhof on the eastern boundary of Riebeek Kasteel.

A description of the town is as follows:

- The village scale and character are defined by historic development pattern in layout and built form;
- The CBD precinct which has the concentration of commercial use buildings and sites has historically been, and continues to be focused around the village square and Main Street;
- The visually accessible landmark building, Dutch Reformed Church is situated on a prominent site at the apex of the hill on Main Street;
- The town block sizes and generally large erf subdivisions result in the town retaining a strong rural character mix of built footprints and open space;
- The streets are lined with modest rectangular cottages situated at the street edge with gardens and urban agricultural in the rear gardens.
- Riebeek Kasteel is almost entirely an iron-roofed town';

- Most residences are single or double storey, with pitched roofs and have low or no perimeter fencing or walls.
- The patterns of open space, substantial gardens, urban agriculture and tree planting serves to soften the village streets and roofscape.



Figure 17: Aerial photomontage from north (September 2024), Etienne Britz Urban Designer

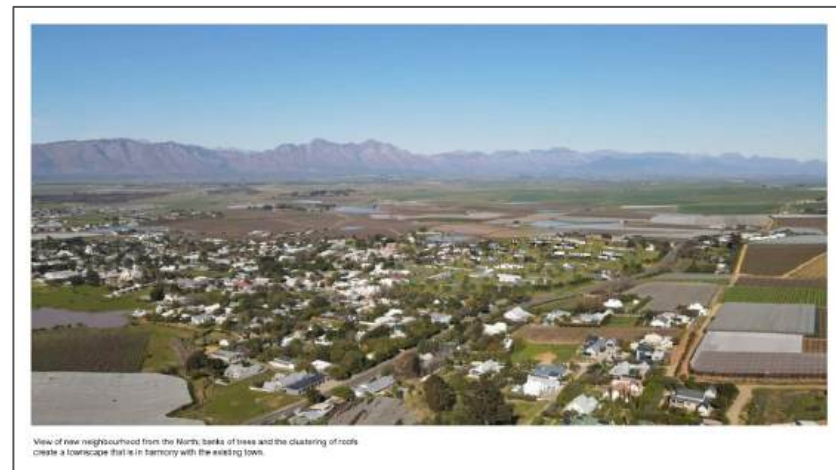


Figure 18: Urban Design Report: Aerial photomontage from west (September 2024), Etienne Britz Urban Designer.



Figure 19: Location of the site in relations to the town and the immediate agricultural landscape surrounding the town, 2024



Figure 20: Site identified with a hill on the southern precinct, 2024

3.2 PROJECT SITE

The summary of the site information is contained in Table 1 below.

Table 1: Site information

Registered owner	Huguemont Trust
Physical address	Church and Fontein Streets
Site Area	104 948 square meters
Erf	878 Riebeeek Kasteel Western Cape
Title Deed	T7584/2010
Zoning	Agriculture 1
Current Use	Agriculture
Land uses of context	Residential, agriculture, road infrastructure

Erf 878 is located on the south-western edge of town, abutting the approach route to the town on Church street (R311). At the site's northern precinct, the topography is low lying, sloping gradually upwards and southwards to a prominent hill within the local context. The hill slopes in all directions, with the longest slope towards the north, providing scenic views of the valley below and the imposing Kasteelberg and its vine covered slopes. The hill's slopes have been contoured and cultivated in the past but are currently covered in a mix of thick natural grass, shrubs, and Kweek, on a substrate of clay and gravel.

The lower, flatter slopes below the hill are covered in thick Kikuyu and Kweek grass. Several strips of grass have recently been bushcut where a few modern clay bricks are visible alongside a small stream/wetland and (old) brick lined well (the fountain). In terms of a title deed condition, this fountain is required to be preserved and to be made accessible to the public.

There is an existing stormwater course running along the site's northern boundary, which is located within a servitude. The majority of the site drains towards this existing water course, with a small portion along the southern boundary draining towards the south-eastern corner of the site, onto the Kloof Street Road reserve. A gravel road rings the site.

Existing infrastructure comprises farm fencing, fence poles, farm gates. Survey pegs and droppers have also been placed across the site. Springbok currently graze, on the affected property. The site currently has vehicular access from Church and Fontein Streets. The site is zoned for Agriculture 1, with the planning application submitted to the municipality for subdivision and rezoning to permit the development.

3.5 SITE CONTEXT

The site is located within the municipality's defined Urban Edge in the southeast corner of the town. Riebeeck-Kasteel still has a strong gridiron layout with the site being the largest area undeveloped on the south western precinct.

Agricultural land (actively farmed) is located immediately south and east of Erf 878, for the remainder it is surrounded by single residential properties. Surrounding land use is agriculture (vines & olives) planted in orthogonal patterns to the south, road to the west, and Riebeeck Kasteel townscape consisting of residences, civic and commercial use sites to the north and east. The surrounding erven are zoned Residential Zone 1, General Residential Zone 2 and 3, Agricultural Zone 1, Authority Zone and Business Zone 1.



Figure 21: view towards the site, as depicted in red, from Church Street on the south bound approach to Riebeeck Kasteel, Postlewhyte 2021

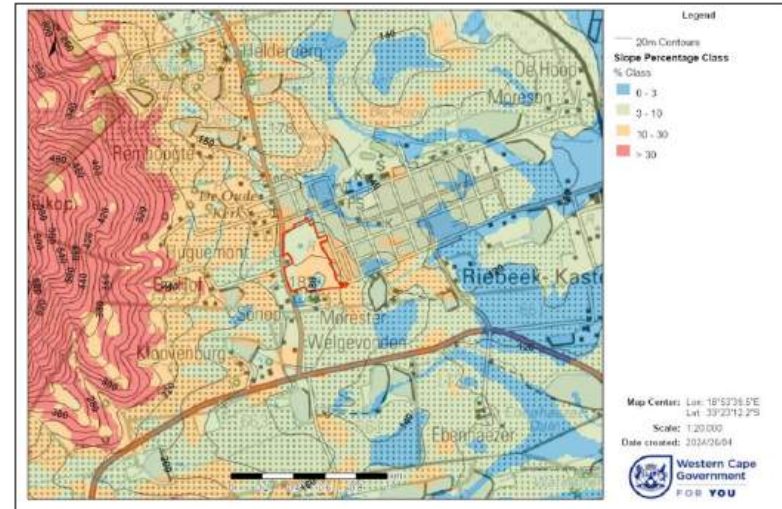


Figure 22: Slope Classes Map of the Area, site identified, NMA 2024

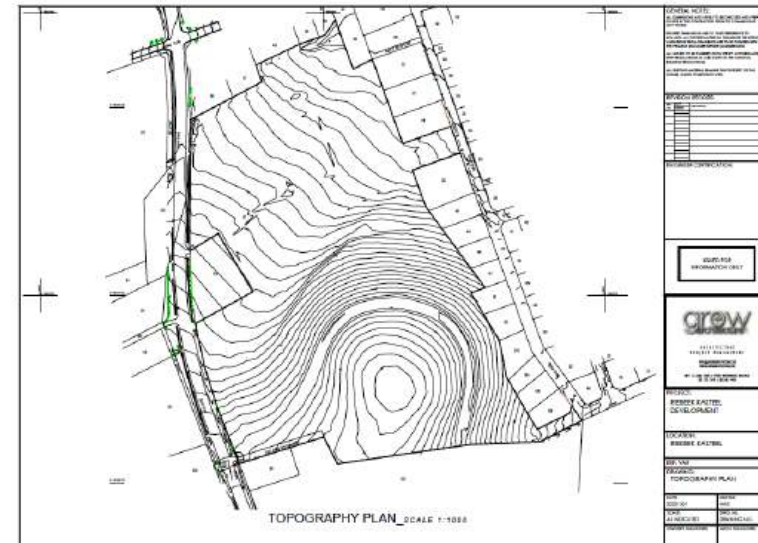


Figure 23: Contours of the site depicting the steep southern precinct and the slope in the northern precinct towards the north east corner, Architectural Design Parameters Rev 9 February 2025

3.6 SITE AND CONTEXT IMAGES⁴



Figure 24: View of the development site facing south. Note the dense Kweek and Kikuyu grass. The prominent hill can be seen in the distance.



Figure 26: View of the proposed development site facing north. Note the dense grasses on the contoured hill slopes, with the flatter northern portion in the background of the photograph.



Figure 25: View of the proposed development site facing northwest, with the imposing Kasteelberg in the background.



Figure 27: View of the proposed development site facing north, with the Kasteelberg to the left of the photograph., and the village of Riebeek Kasteel to the right

⁴ All photographs taken in 2024



Figure 28: View of the proposed development site facing northeast. Church Street is to the left of the photograph. The Barn Restaurant is located behind the trees alongside the road, which falls outside the proposed site.



Figure 29: View of the proposed development site facing north. Note the Kweek grass that covers a large portion of the upper slopes alongside Church Street



Figure 30: R311 Eastbound approaching Riebeeck-Kasteel and site hill visible.



Figure 31: R311 Eastbound through Riebeeck-Kasteel's many street trees



Figure 32: R311 Eastbound passing the lower/northern site (left)



Figure 33: R311 Eastbound passing the upper/southern site (left)

3.7 TOWNSCAPE

3.7.1 Introduction

Brief and Scope of Work

The townscape study comprises of the following:

- An assessment of the built pattern in the context of the site;
- The formulation of heritage indicators (opportunities and constraints) to inform the development proposals;
- The analysis undertaken at various scales including the broader landscape, precinct and building scales;
- The emphasis on built environment character including figure-ground relationships and relationships with the setting, and as opposed to detailed architectural analysis.

Points of Departure and Methodology

The site is on the edge of a culturally significant townscape. The study recognises the following points of departure:

- Opportunities for new development that does not detract from the key heritage values of the town;
- The limited range of buildings and land use in the context that form the historical environment, with institutional, civic, commercial and residential uses.

The following steps were involved in this townscape section:

- An understanding of the development of the site and its context; and the formulation of a built form chronology.
- The formulation of a statement of heritage significance at three scales, the overall landscape, precinct and building scales;
- The identification of character areas is then unpacked in terms of heritage significance, character forming elements and heritage indicators;
- The preparation of building scale indicators.



Figure 34: Fontein Street northbound view where the site connects into Fontein Street..



Figure 35: View of the neighbouring vineyards to the south that edge the town.



Figure 36: View from Bothmanskloof Pass towards Riebeek Kasteel, Postlewythe 2021

3.7.2 Townscape Setting

The village of Riebeek Kasteel is located along the eastern slopes of Kasteelberg and is surrounded by some of the oldest vineyards in South Africa (Kloovenburg was already a flourishing wine farm by the 1750s).

The Kasteelberg forms a continuous visually and physically imposing backdrop to the town.

The agricultural landscape patterns have historically remained predominately the same as irrigated lands (predominately vineyards and olive orchards) laid out in orthogonal patterns following the contours of topography. Dams are a regular feature within the irrigated landscape and water-courses define the agricultural pattern. This agricultural landscape is an integral part of the town's experience and on route to and from the town. Although land deductions and subdivisions have occurred over time, the agricultural landscape retains the agricultural character.

The town celebrates its agricultural context with wine and olive tasting and festivals regular events.

In the rural context of the town, there are few visible homesteads. De Hoop is the only historic homestead in relatively close proximity, situated at the end of the 2km long Main Street of Riebeek Kasteel.

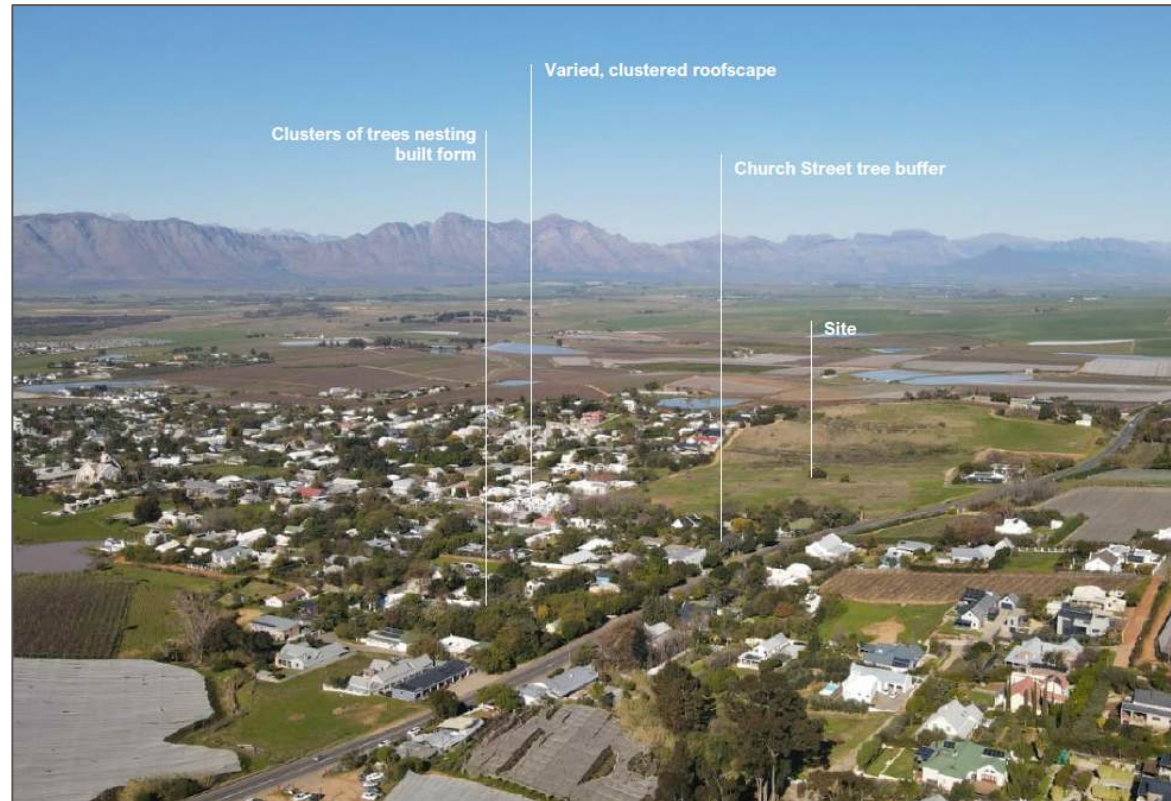


Figure 37: Aerial view of the town, with the character of how buildings and treescapes exist in the town, Britz 2024-12-03



Figure 38: The distinctive Kasteelberg rising from the plains of the Swartberg landscape to the east (from the R46 Hermon to Riebeek Kasteel at the foot of Kasteelberg).

3.7.3 Contextual Analysis

Landscape Setting

Riebeek Kasteel is situated on the early cattle-grazing route to the interior. Access into the interior valley via Malmesbury is from Bothmanskloof Pass, which opens out into the plains of the Swartland wheat growing regions. The fertile foothills of the Kasteelberg are, used for vineyards and olives orchards and on which the town is located.

The historic Kloovenburg farm, south of the village, at the turn off from the Malmesbury Road, has prominent landmark status with its long white werf wall and the distinctive clump of stone pines set within the vineyard setting. It functions as a gateway or threshold into the adjacent village of Riebeek Kasteel. "Impressively situated overlooking the kloof to which its name refers and with a long werf wall in front, this H-shaped homestead standing by the Riebeek turn off from the Malmesbury-Hermon road serves as a gateway to the two Riebeek villages. Cloovenburg is a farm given out as a loan-place to Jan Bothma in 1704, and by the 1750s was already a flourishing wine farm. It was extensively altered in the 1860s: door, windows, pilasters and end-gables, but it retains much older and very fine woodwork inside.



Figure 39: Aerial view of Riebeek Kasteel, E Britz 2024



Figure 40: The distinctive clump of Stone Pines and long werf wall of Kloovenburg, beyond which is the start of the R311/Church Street providing access to Riebeek Kasteel and beyond.

3.7.4 Town's edge conditions

The following conditions are located on the urban settlement of Riebeek Kasteel:

There are typically no peri-urban uses at the urban edges. Agricultural land immediately abuts urban land uses, which are predominately residential on the town's edges.

Agriculture has become 'interwoven' with residential uses at the urban edge in certain instances.

There are panoramic views from the town towards the agricultural and natural landscapes.

The boundary structures between the town and agricultural landscape is typically soft landscaping and/or open fencing.

There have been more recent residential developments at the eastern periphery which are low density, but tend to dominate the landscape.



Figure 41: The distinctive patterning of the vineyards around the Kasteelberg and associated towns in the wider plain of wheat fields

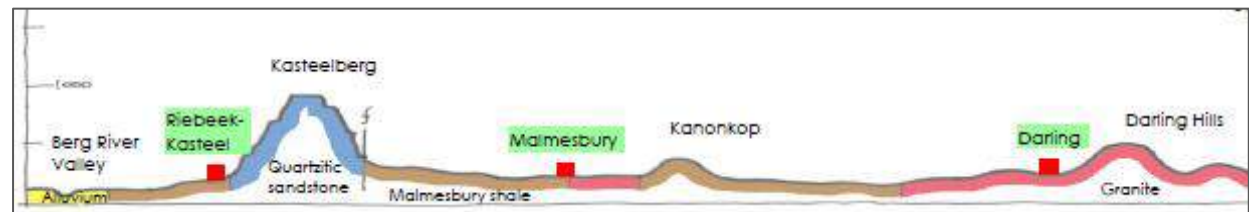


Figure 42: Typical section through the West Coast District, Kasteelberg and Riebeek Kasteel identified as significant elements in this landscape (Winter & Oberholzer 2013)

3.7.5 Town Structure

The structure of the town is analyzed by the urban designer as follows:

Historical Layout: Developed around the church and Royal Hotel, preserving traditional architectural styles to harmonise new and old structures.

Scenic and Natural Integration: Positioned against Kasteelberg Mountain, surrounded by vineyards and olive groves, integrating views and landscape into the town's design.

Creative Community Hub: Central area features galleries and art spaces, establishing the town as a cultural and artistic center.

Residential Appeal: Functions as a residential satellite for larger nearby areas, blending rural charm with urban accessibility.

Tourist Destination: Attracts visitors with its scenic beauty, cultural offerings, and preserved historical buildings, maintaining a quaint yet vibrant environment.

Sustainable Design Elements: Emphasizes sustainability in new developments, integrating natural topography and energy-efficient designs.



Figure 43: Town structure of Riebeeck Kasteel set within agricultural landscape, site identified on the western edge of the town, Britz 2024

3.7.6 Built form

Scattered massing contained within the towns strong grid. Buildings sit mostly on the street boundary with exceptions, creating a mixture of hard and soft (built-up and green) street interface conditions

The original town layout had larger erven within the blocks. Over time these have been subdivided and filled in, adding to the towns density without compromising the village character.

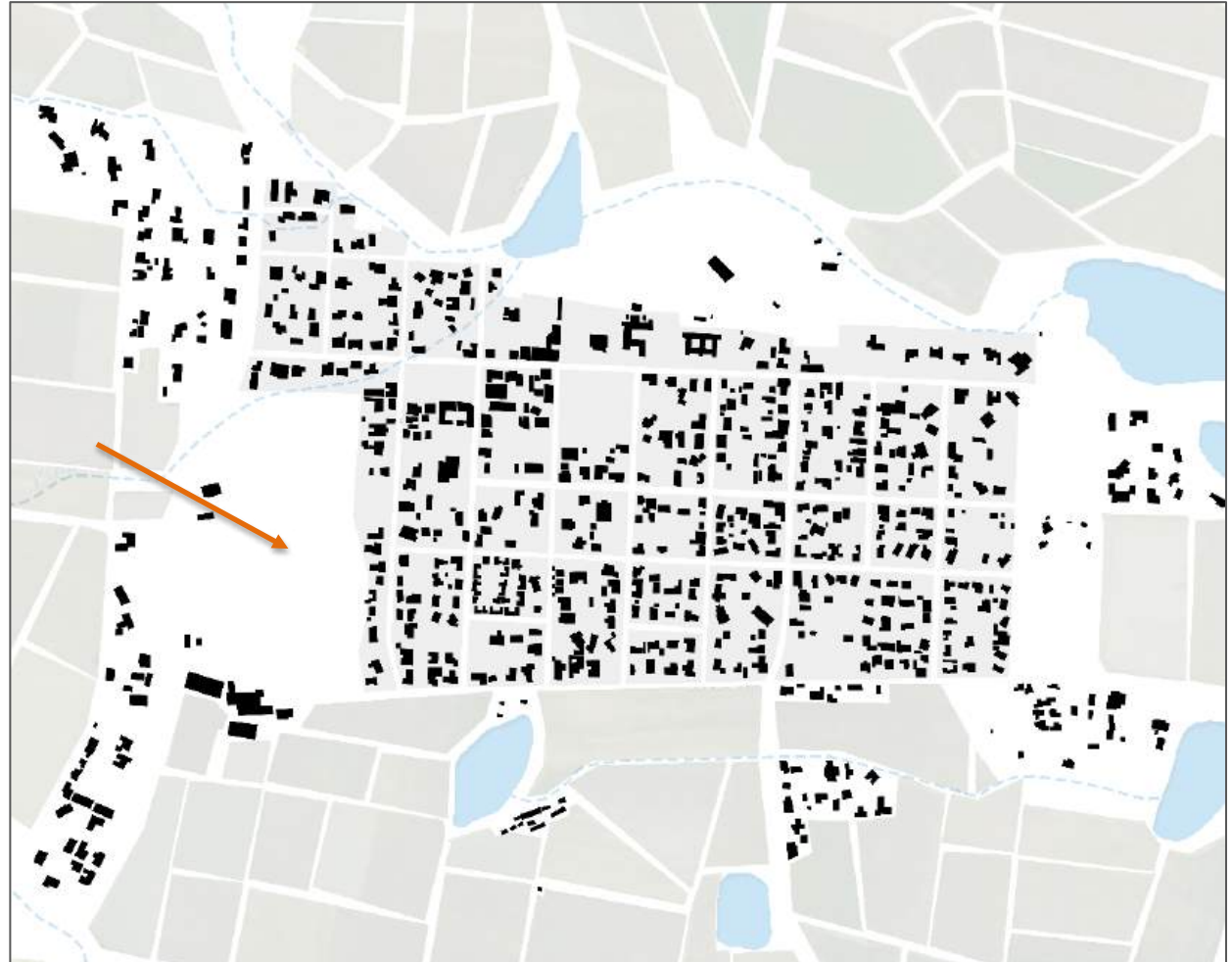


Figure 44: Buildings within the town, as indicated in black, are located mostly on the street boundaries, and with exceptions, creating a mixture of hard and soft (built-up and green) street interface conditions, site identified as the large undeveloped site, Britz 2024

3.7.7 Town Grid

The town has a characteristic rectangular grid layout extrapolated from the 2km long Main Street, which runs at right angles to the main through-road of Church Street (R311). The grid is orientated in line with the elongated spur forming part of the lower slopes of the Kasteelberg. The grid has three roads running east to west, intersected by several shorter streets running north- south.

As Fransen describes the town:

'here the near rectangular street grid of 1.3 by 0.7km is placed entirely below .. (Church Street) .., perhaps because this would provide flatter ground for the erven. Hard up against the long approach road (Main Street) to the pre-existing farm werf of De Hoop, just below the village, the grid consists of a row of square blocks flanked by two rows of elongated blocks...A corner block nearest the Main Road was kept was kept open as a pleasant market square.. only one block is placed above .. (Church Street) of the former Dutch Reformed Church (Die Oude Kerk)⁵.

Only Main Street links through to Church Street on the western edge of town. The other two streets, Retief and Van Riebeeck Streets, terminate at Sarel Celliers and Fontein Streets respectively.



Figure 45: Rectangular town grid with the Main Street and Church Street the primary routes, site identified, Britz 2024

3.7.8 Town Grain

The original town layout had larger erven within the blocks. Over time these have been subdivided and filled in, adding to the towns density without compromising the village character.



Figure 46: The variety sized square and rectangular shaped erven within the grid, site indicated, Britz 2024

3.7.9 Buildings and Landscape elements

Varied roofscape: The overall roofscape character of the town is varied, with clusters of roofs sitting nested between groups of trees

Clustering of trees: Banks and groupings of trees create a foil in which the built form of the village sits. This includes the notable tree band against Church Street.

Walls and roofs: The primary architectural language is that of simple shed structures with standing roofs, gables and punctured openings with screens or shutters. Verandahs span the length of building facades to create deep thresholds.

Building placement in the historic centre of town creates intimate streets, with buildings contributing to a positive interface condition through the use of verandas. Establishments are accessed directly from the street, enhancing the vibrancy of the town centre. This should be kept in mind when developing the commercial component of the new neighbourhood.

The **streets** in the residential part of town are defined by buildings sitting close to the street boundary line, with front doors and verandas animating the streetscape. There are no sidewalks as the streets are used by both pedestrians and vehicles.

The banks and clusters of **trees** strengthen the town grid (as evident in this aerial photo). Buildings sit nested within this green structure, framed by clusters of trees. This enhances the layers of the landscape and provides a foil for built form. Building generally form part of a green structure and seldom sit alone in the landscape. This reduces the impact of built form in the landscape and ensures that the town fits within its context. This same principle applies to the new neighbourhood. Banks and clusters of trees should strengthen the grid, create a foil for built for to sit in and should be used to create a layered townscape.

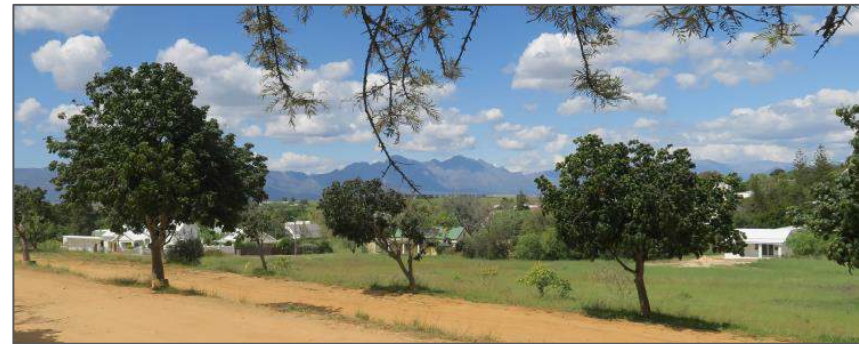


Figure 47: Typical scale, roofscape and development patterns. A mix of low-density urban development and surviving open space within the old town blocks of Riebeeek Kasteel. Note also the integration of landscaping with urban development: all framed by landmark mountain backdrops.



Figure 48: Typical scale, roofscape and development patterns



Figure 49: Typical scale, roofscape and development patterns

3.7.10 Streets & Public Realm

Within the historic core of the town the following characteristics are identified by the Urban Designer:

Most buildings are situated against their street boundary lines, contributing to a positive and properly defined streetscape.

The continuation of building façade along the streets is maintained in the commercial heart of the town. In the residential areas, houses do not site side by side establishing a rhythm of built form with vegetation and trees between them.

The continuation of building façade along the street is maintained in the commercial heart of town. In the residential areas, houses do not sit side by side, establishing a rhythm of built form with vegetation and trees between them.

Varied Street Interface Conditions: Most buildings are situated against their street boundary lines, contributing to a positive and properly defined streetscape. The continuation of building façade along the streets is maintained in the commercial heart of town. In the residential areas, houses do not sit side by side establishing a rhythm of built form with vegetation and trees.

Intimate Streetscapes: The streets in the residential part of town are defined by buildings sitting close to the street boundary line, with front doors and verandas animating the streetscape, and vegetation. There are no sidewalks as the streets are used by both pedestrians and vehicles.



Figure 50: One of the few 'gated village/ retirement village' developments in the town.



Figure 51: Typical business development on the Main Street, with buildings abutting the street edge



Figure 52: Retail use buildings located and accessed from the street

3.7.11 The Layered Landscape

Within the historic core of the town the following characteristics are identified by the Urban Designer:

Most buildings are situated against their street boundary lines, contributing to a positive and properly defined streetscape.

The continuation of building façade along the street is maintained in the commercial heart of town. In the residential areas, houses do not sit side-by-side, establishing a rhythm of built form with vegetation and trees between them.

3.7.12 Buildings Nested in Trees

The banks and clusters of trees strengthen the town grid (as evident in this aerial photo). Buildings sit nested within this green structure, framed by clusters of trees. This enhances the layers of the landscape and provides a foil for built form.

Building generally form part of a green structure and seldom sit alone in the landscape. This reduces the impact of built form in the landscape and ensures that the town fits within its context.

This same principle applies to the new neighbourhood. Banks and clusters of trees should strengthen the grid, create a foil for built form to sit in and should be used to create a layered townscape.

3.7.13 Residential Typology Overview

The residences within the town consist of a variety of sizes and accommodation on erven ranging between 480 square meters to 1880 square meters⁶

- 1 bedroom: 60 to 80 square meters
- 2 bedrooms: 120 to 180 square meters
- 3 bedrooms: 180 – 220 square meters
- 4 bedrooms: 180 to 280 square meters

⁶ Refer Britz, E 2024 Urban Design report page 18 -21

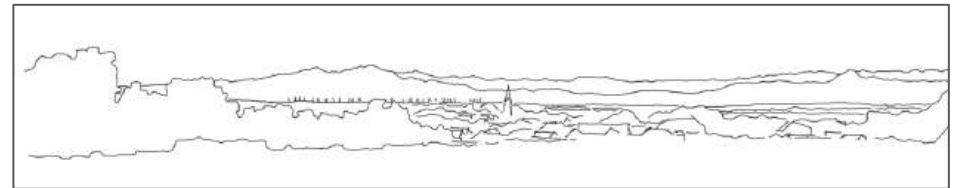


Figure 53: Layered landscape, Britz 2024



Figure 54: Buildings nested in trees, Britz 2024



Figure 55: View across the town from the site, eastwards. Tree planting patterns create a dense canopy throughout the village, with the modest pitched roofs occasionally visible, Britz 2024



Figure 56: Variety of building sizes and erven, Britz 2024

3.8 SOCIO - HISTORICAL OVERVIEW

The 1700s saw the expansion of the Cape Colony under Governor van der Stel, including the opening up of the Tulbagh and Riebeeek Valleys. The earliest reference to the area came from an expedition led by Corporal Pieter Cruythoff, who with Pieter Meerhoff and a party of 10 set off from Cape Town in 1661 in a bid to find indigenous tribes with which to trade cattle. On February 1661, Meerhoff wrote: *“We journeyed east over the pass next to Kasteel, which is a mountain so named by us, when we came into the lovely valley east of the Riebeeek’s Kasteel where we rested. The same day we saw 13 horses (presumably quagga), 5 rhinoceros and thousands of buck”*. Guided by a Sonqua tribesman, they travelled north and made contact with the Namaqua, finally turning back due to lack of supplies. Riebeeek Kasteel became a company outpost manned by a Corporal and eight men, with a canon mounted on Kasteelberg. The Pieter Cruythoff Monument on Bothmanskloof Pass commemorates this expedition.

The two sides of the Kasteelberg provided water and shelter and the earliest farms on the eastern slopes included Allesverloren, the birthplace of former South African Prime Minister DF Malan, granted in the Riebeeek Valley sometime between 1696 and 1704 to a widow named Cloete and Cloovenberg to Jan Bothma in 1704. However the area remained sparsely settled.

The grants upon which the village of Riebeeek Kasteel is now situated were made in the 19th century. These include Perpetual Quitrent farms to Isaac Jacobus Coetzer (1816), Gerrit Johannes Booyesen (1817), Nicolas Walters (1836) and NJ Maree (1882).

In the 1850s, the Riebeeek Valley farming community decided to establish a separate parish from Malmesbury on land purchased from Booyesen, and a portion of the farm Twist donated by N Walters. In 1863, the Riebeeek Kasteel Dutch Reformed Church (DRC) congregation was officially declared. This building (Die Oude Kerk) remains at the entrance to Riebeeek Kasteel and is used as a museum. Its use as a church was superseded in 1913/14 with the building of another DRC on an elevated site in Main Street.



Figure 57: Kolbe & Bellin Map “Land de Hottentoten om streeks de Kaap de Goede Hoop” 1747, Riebeeek’s Kasteel already identified.

As a plan of Malmesbury c1840s depicts two roads to Riebeeek Kasteel, it is assumed a settlement had been established, although the Oude Kerk was developed later. South Western Cape Districts Survey c1880 – 1900 depicts the village of Riebeeek Kasteel, but from its position and layout, it appears to almost certainly to be the village of Riebeeek West, established in 1855 on the farm Allesverloren.

The original Quitrent farm of Booyesen was subdivided gradually over the period between 1850 and 1939. Much of this land and that owned by Coetzer, Walters and Maree was subdivided into what is still the core of the village. Initially, in 1861, the land was subdivided off around the site of what would later become the ‘new’ DRC Church. Much of the remainder of the land (including the project site) was subdivided in 1881 and disposals continued until 1920.

3.8.1 Site Evolution

The site evolution is relatively complex and a detailed accounting of the transactions is unlikely to add to an understanding of historical significance. Erf 878 is a 1985 consolidation of 7 erven, expanding a core of what was Erf 872, originally a portion of Erf 292. In 1995 the current cadastral extent of the project site was created after the subdivision of Erf 878 into 5 portions and a Remainder, all gaining access from the 13m

wide Fontein Street. The 5 single residential erven along Fontein Street were sold, while the portion on the southern side was consolidated with the last remaining portion to create Erf 878.



Figure 58: General Plan of Riebeeck Kasteel SG3009/1881 and approximate position of the site, Postlethwayte 2021

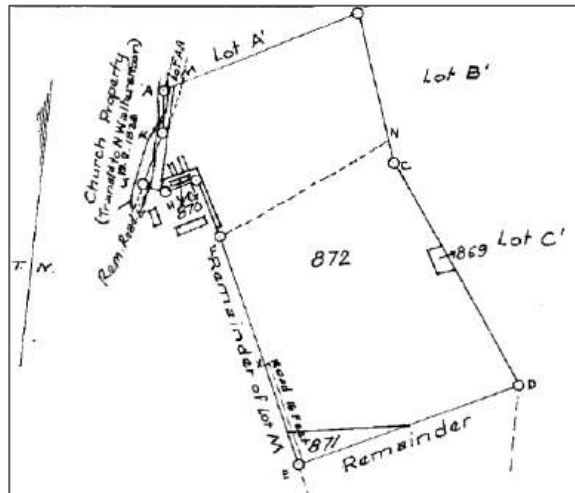


Figure 59: 2635/1906 Erf 292 'Huguomont' originally owned in two portions (erven 872 and 871) transferred to AJ Roux in 1898 and 1902, transferred to Maria M Smuts in 1906. The current owner being Huguomont Trust, it is assumed the land has remained in the same family since 1906, Postlethwayte 2021

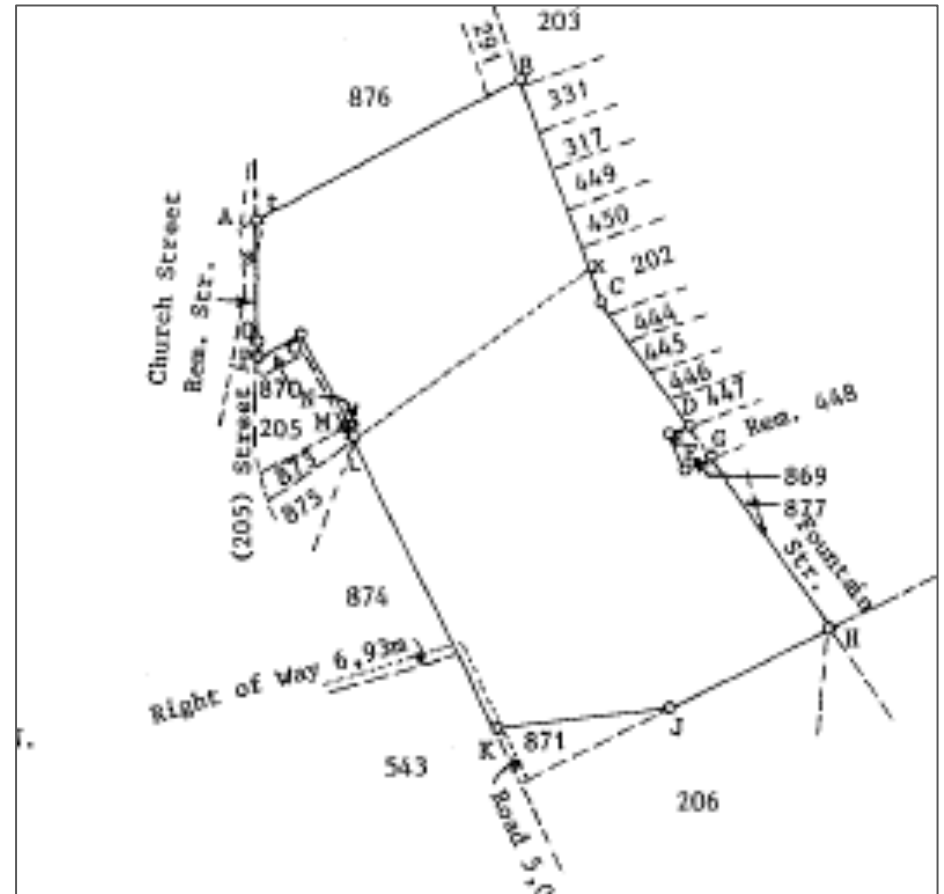


Figure 60: Erf 872 (SG8916/1985), Postlethwayte 2021

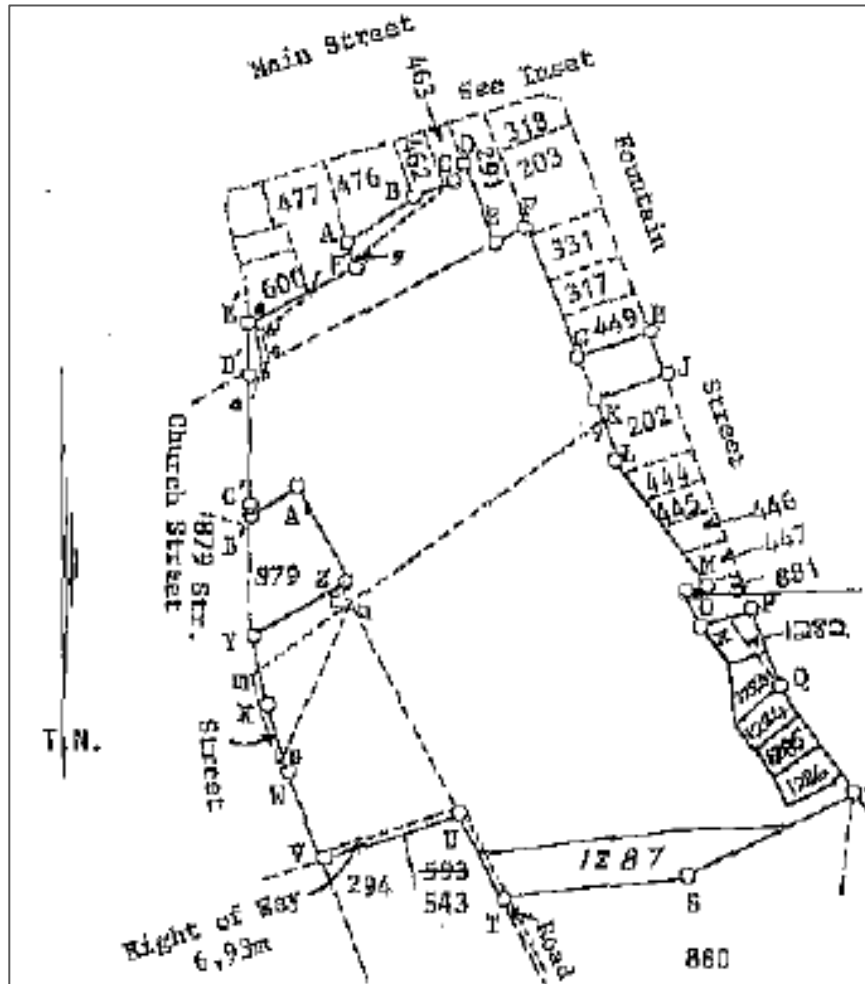


Figure 61: Erf 878 (SG8922.1985), Postlethwayte 2021

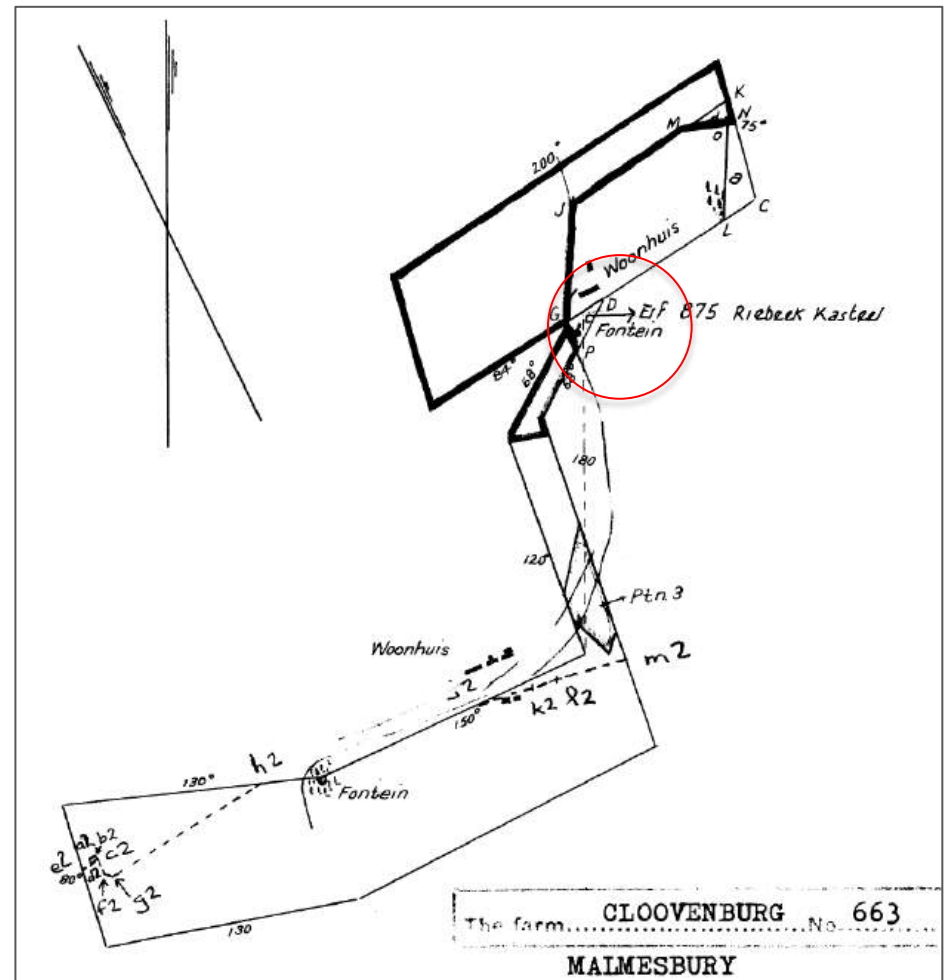


Figure 62: The only transfer of potential significance to identifying heritage issues SG25/1795 Cloovenburg which provides some significance to the adjoining erf 879, upon which is illustrated a 'woonhuis and a fountain' on Erf 875, now incorporated into the property concerned, Postlethwayte 2021

3.8.2 Historic Aerials

The town's historical settlement pattern is largely intact and should be used as a primary informant for all new extensions to the town. The historical aerials of the village and surrounding context illustrate the following settlement patterns:

- The grid layout of the village is largely unchanged from the time of subdivision in 1881 to the late 1980s when some extension to the grid occurs to the east.
- Generally the town is clearly defined and physically contained, block sizes remain intact, defined main and secondary routes, defined civic, retail and residential precincts, and landscaping that has matured over time provides the vegetated elements to the settlement.
- Development within the townscape has been gradual, and the primary development patterns have been maintained;
- The township of Esterhof to the east of the railway line is an anomaly to the historical development pattern of the village, and was established under the policies of separation apartheid planning.



Figure 64: Aerial 1960, site identified



Figure 63: Aerial 1938, site identified



Figure 65: Aerial 1989, site identified

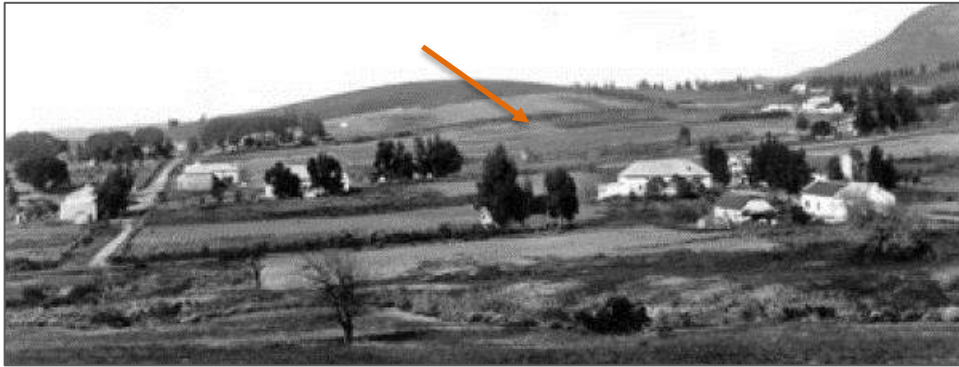


Figure 66: Riebeek Kasteel c1905 indicating the village in its earliest stages of development, the prominent hill on the project site is a distinctive feature (Ravenscroft series NA 2), Postlethwyte 2021

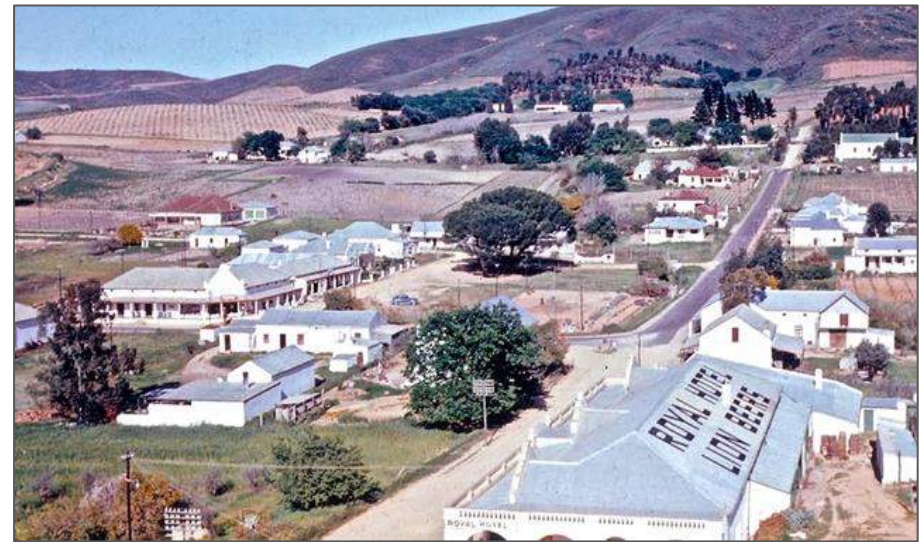


Figure 68: 1961 aerial photograph of Riebeek Kasteel, presumably also from the Dutch Reformed church steeple, approximate location of the site identified (Photograph: courtesy of Chris Murphy in Arcon 2018), Postlethwyte 2021

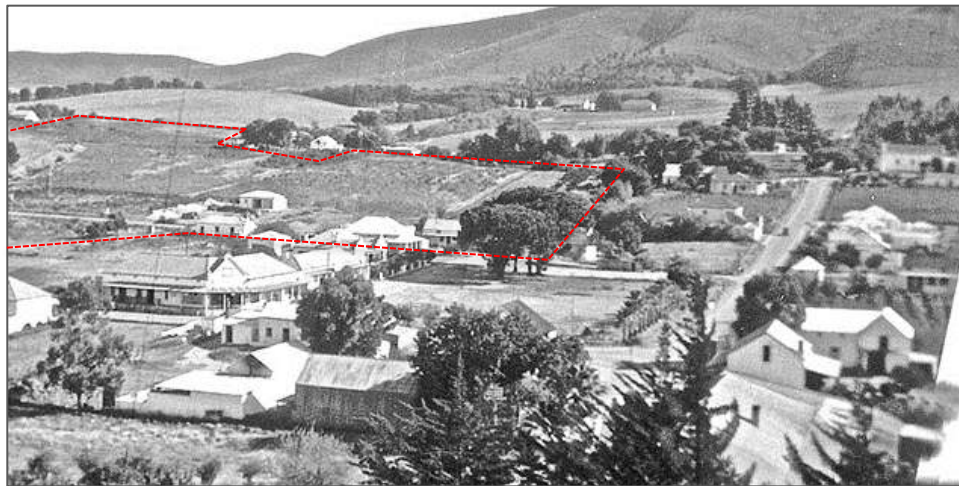


Figure 67: 1948 aerial photograph of Riebeek Kasteel, presumably from the Dutch Reformed Church steeple, approximate location of the site identified (Photograph: courtesy of Chris Murphy in Arcon 2018), Postlethwyte 2021

4. STATEMENT OF CULTURAL SIGNIFICANCES

4.1 INTRODUCTION

Section 38(3)(b) of the NHRA requires that all heritage resources identified in an HIA be assessed for intrinsic, comparative and contextual significance and thus assigned a grading (NHRA Section 7). Section 3(3) identifies criteria with which to assess the cultural significance of a place or object. Although the NHRA refers to SA, these criteria are relevant in assessing provincial and local significances. A place or object may be considered to have cultural significance due to:

- Importance within the community or pattern of SA history;
- Possession of uncommon, rare or endangered aspects of SA natural or cultural heritage;
- Potential to yield information that will contribute to an understanding of SA natural or cultural heritage;
- Demonstrating principal characteristics of a particular class of SA natural or cultural places or objects;
- Importance in exhibiting particular aesthetic characteristics valued by a community or cultural group;
- Demonstrating a high degree of creative or technical achievement at a particular period;
- Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons;
- Strong or special association with the life or work of a person, group or organization of importance in the history of the area;
- Sites of significance relating to the history of slavery.

4.2 STATEMENT OF SIGNIFICANCE

4.2.1 Broader Landscape Context

Topographical setting

The broader topographical setting of the historic agricultural landscape is identified as a Grade IIIA.

Scenic Route

The scenic route is recommended for a Grade IIIB significance.

Archaeological

The SAHRIS paleo map indicates that the entire Riebeeek Kasteel area and surrounds is of low palaeontological sensitivity.

Townscape

The townscape as identified in the proposed heritage area is recommended as a Grade IIIA heritage resource.

4.2.2 Immediate Site Context

The immediate site context is Church Street (Scenic Route) (west), residences on Fontein Street (east), agricultural landscape (south) and CBD erven (north). The site and the context are within the proposed heritage area.

4.2.3 Site

The site is assessed for a Grade IIIC cultural significance for the aesthetic and historic values on the landscape and Grade IIIB for the historic value of the fontein.



Figure 69: Recommended grading of the site as IIIC with a IIIB fountain, as indicated, and the site context that consists of sites that are surveyed at NCW in the 2009 survey

5 HERITAGE DESIGN INDICATORS

5.1 INTRODUCTION

Heritage design indicators guide future development on a culturally significant site and / or context of heritage resources. These guidelines are to mitigate potentially high negative impacts on the heritage resources in the project site context, namely the townscape of Riebeek Kasteel, and the agricultural landscape around the site. The heritage design guidelines form the criteria on which the proposed development is assessed in the HIA.

The central design task is finding an urban design and planning layout, that complements the site and the site context. Architectural guidelines are to provide resolution in terms of massing, scale, form and architectural language that are suitable for Riebeek Kasteel and the site. The proposed development should show that it is possible to find an architectural expression which considers the historic context while being unequivocally modern in idiom.

The proposed layout and buildings must demonstrate that the culturally significant townscape and agricultural landscape are not negatively impacted.

5.2 HERITAGE DESIGN INDICATORS

5.2.1 Development overview

Location of the new development

Indicator:

- The location of the proposed development should complement the townscape and be permissible in the forward planning of the town.
- The development should be an extension of the town that is connected through roads, pattern of buildings development, scale and architectural language. It should not be a development that is distinct in architecture and character from Riebeek Kasteel townscape and should read as a continuation of the town.

- Ensure that new development within its environmental context is in sympathy with the topography, drainage patterns and microclimate.

Spatial connection between the existing town and the proposed neighbourhood.

Indicators:

- The proposed neighbourhood should physically and visually connect to the town i.e. the town's streets should continue into the proposed neighbourhood;
- The proposed neighbourhood should not be an exclusive use / gated development, but instead an extension of the town.

Uses within the new development

Indicators:

- The erven should be primarily residential with a small level of commercial and civic use sites.
- Design mixed uses with predominate residential use with a variety of residential accommodation types, and predominately single residential.
- Design a variety of precincts, that responds to each other, and interconnected with landscaped and publicly accessible routes and parks.

Layout of the new development

Indicators:

- The layout is to respect the sloped typology of the site, especially the crest of the hill. The development on the hill to be a lower density and scale than the remaining development, especially above the 170m contour;
- The town's historic grid pattern provides a clear ordering device for the layout of the new neighbourhood;
- The topographic constraints pose a challenge in constructing roads along the grid lines, however, alignment could be established through lines of trees or building arrangement, not only through the road network.
- To realise a treescape of enough abundance amongst the buildings, specific spaces are required for tree clusters and along roads and routes;
- Place routes along contours as far as possible;
- The layout should include:

- Publicly accessible parks;
- Vegetated routes that accommodate pedestrians, cyclists (Non-motorized transport) and vehicles.
- Routes, parking areas and public parks should be well vegetated
- A vegetated buffer should be planted on the edge of the site onto Church Road. In addition, the parking area interface to Church Road should be detailed designed;
- Clearly defined commercial precinct;
- Typology of buildings in the contemporary Cape Vernacular style i.e. simple rectangular forms, narrow width buildings, primary and secondary roofs, with double pitched primary roof);
- Lower density and scaled buildings on the elevated section of the site;
- Unless the routes run from the town's grid, allow the routes to run along the hill's contours;
- Defined precincts relating to typology, use, location and informed by context and site;
- Views towards heritage resources and geographic landmarks should remain clear of 'clutter' (signage, lighting, service infrastructures, etc.) to retain a legibility and to preserve the quality of the sense of place; view corridors should be sufficiently wide to facilitate visual continuity of important sightlines.

5.2.2 Guidelines

Provide Guidelines for the development.

Architectural:

- Guidelines required for buildings scale, site position, building lines, architectural language, materials, terracing on sloping land;
- Design Guidelines are to ensure the pattern of buildings within the town is replicated (e.g. variety of buildings, architectural language, scale, placement on erven), and that enough design controls are defined to prevent a development that is not within the character of Riebeeck Kasteel and will result in a negative impact to the town.

Landscaping: Abundant landscaping on the public areas such as the road reserves, pedestrian paths, interface to Church Street, parks, around commercial buildings.

5.2.3 Proposed Buildings

Site Position

Indicator:

- Use the site conditions to inform the layout and the use and guidelines for the buildings e.g. lower density on the elevated precincts, higher density in the flat topography, retail and retirement use closer to the town.

Architectural language

- The architectural language to be informed by the historic buildings in Riebeeck Kasteel i.e. Contemporary Vernacular: a walled with punched openings and a defined roofscape architectural language.

Scale

Indicators:

- Lower density and scaled buildings on the elevated section of the site;
- The upper sections of the site to be controlled in terms of density and scale in order to fit into the townscape and for the buildings to be 'nestled within a future matured treescape';
- The scale to be informed by the historic residential buildings, which are in general not high-scaled buildings;
- The buildings should be positioned on the natural ground level (NGL) with a limit to the level of plinths i.e. it is preferable for the buildings to step on the sloped topography. Do not allow cascading single storey buildings i.e. limit footprint on the sites. Specify a limited scale for 'cut and fill' into the sloping erven (within the buildings and the gardens);
- Commercial use buildings design to be designed in the same pattern of commercial buildings in the townscape i.e. fronting the public routes and spaces, and not large massed buildings, but fragmented and connected traditional barn shaped forms.

Roofscapes

- A variety of pitched roofscapes will respond positively to the townscape, and be visually recessive on the elevated precinct.
- Pitched roofscapes should consist of primary and secondary roofs: Primary roofscape is double pitched between approx. 30–40 degrees, and the secondary roofscapes are verandah roofs (approx. 12-15 degrees slope) and lean to rear / connection roofs (approximately 7 degrees slopes, and as specified by manufacturer).
- Certain buildings can be a parapet wall roofscapes, if in a minority to the development and designed with secondary interface roofscapes e.g. pitched verandahs.
- Gables should be simple and not elaborate, and the proportions vertical and determined by the allowable width and scale of buildings.
- Roof materials should be sheet metal and dark in colour.

Streetscape Interface (including the pedestrian routes)

Indicators:

- Interfaces to be designed to prevent negative impacts to the properties outside of the development e.g. lower density to interface to the agricultural landscape.
- Parking area onto Church Street requires abundant landscaping and possibly a low wall defining the parking area;
- Appropriate measures should prevent future commercial use buildings to be developed on the proposed parking area, unless there is a detailed heritage assessment;
- Design for new trees / vegetation between the roadways and the pedestrian routes, especially the main routes and around the retail precinct;
- Ground level façades for the retail use buildings adjacent to the pedestrian routes must be well designed to ensure they are convenient for and attractive to pedestrians and supportive of the businesses;
- Services areas such as refuse rooms and electrical substations/transformers, should be located in a position that does not negatively impact the site's neighbouring properties or the publicly accessible routes and parks.

5.2.4 Lighting

- Avoid light pollution by controlling the precinct lighting carefully and integrate lighting consciously into the precinct design, to coordinate signage and street furniture.
- Light sources must be shielded to reduce light spillage. Up-lighting onto the outer sides of the buildings must be used sparingly. Shielded down-lights must be used on all open areas;
- To be clearly specified in the guidelines and adhered to in the development.

5.2.5 Routes

- Design routes as spaces that are defined by buildings, boundary walls/ fences, materials, and buildings;
- Design a variety of routes within the development, such as primary and secondary routes;
- Design pedestrian linkages within the development, and all streets to accommodate both vehicles and pedestrians;
- Consider a variety of materials to define spaces within the routes and pedestrian realms etc.;
- Place vehicular routes as much as possible along contours.

5.2.6 Hard and Soft Landscaping

Definition: Hardscape are the structures within a landscaped area and can include benches, lighting, paving etc. Softscape refers to the plants.

Indicators:

- Reinforce or replace traditional patterns of planting where appropriate with suitable species. The purpose must be to weave the development seamlessly into the townscape, enabling continuity of the site within the town
- The detailing of sidewalks and public spaces should provide generous and comfortable pedestrian spaces, and should endeavour to reflect a green infrastructure approach, which tends towards a more sustainable environment, incorporating where possible water sensitive urban design and sustainable urban

drainage (SUD) systems. Storm-water management through 'soft' engineering of the sites should be encouraged;

- Where possible, indigenous vegetation should be incorporated into the cultural landscape to encourage biodiversity, though non-invasive exotic tree species are certainly permissible.
- Use banks of trees, landscape elements and building placements to create a layered townscape, reflective of the townscape.
- Define precincts, sites and routes with landscaping;
- Retain enough side spaces on the residential erven to allow for vegetation between the buildings;
- Plant abundant landscaping on the public areas such as the road reserves, pedestrian paths, interface to Church Street, Parks, pedestrian and vegetated links, around commercial buildings and within designated vegetated strips along certain site boundaries.
- Design streetscapes to immediate gardens to be at roughly the same level or not more than 1m level difference in level
- Ensure buildings lines on the lateral erven are wide enough to accommodate future trees and shrubbery.
- Fountain to remain a publicly accessible structure and is provided with a suitable vegetated setting for accessibility and enjoyment.

5.4 URBAN DESIGN INDICATORS

The urban design indicators cover the following:

1. The layered landscape
2. The town grid
3. Varied street interface conditions
4. Intimate streetscape
5. Buildings nested in landscape

5 PROPOSED DEVELOPMENT

5.2 INTRODUCTION

The development objective is to establish a sustainable residential development with a supporting business component, sensitively taking the topography of the project site into consideration, guided by the location and character of the town, and aligned with the relevant spatial policies. The proposal is to create a vibrant suburb, offering a wider variety of residential opportunities, increasing thresholds of existing businesses and tourist facilities and new employment and business opportunities.

6.1.1 Outline of the proposed development

The proposed residential township proposes 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
- Shops
- Parks
- Private Open Space for stormwater servitude
- Roads.

The details of the mixed-use applications are as follows:

- 60 Single Residential erven with extents of between 600 m² and 1203 m².
- 1 Retirement Village consisting of 25 erven of between 283m² and 471m², a frail-care facility and 1 erf for flats;
- 2 Townhouse complexes consisting of 26 and 11 erven, with areas ranging thus being between 189m² and 409m².

- 2 Business erven proposed to accommodate retail and flats on both erven;
- 7 Private Open Space erven for the purposes of parks, walkways and storm water;
- 4 Transport erven for the purposes of public and private roads;

6.1.2 Application process to date

A previous application was submitted and formed part of a public participation process to which a number of objections from the Riebeeck Kasteel public was received. In response to input from different disciplines and interested parties the layout was accordingly refined and updated resulting that the application was considered materially different from the original layout and in terms of the relevant legislation subject to a new application and related process.

6.2 PROPOSED DEVELOPMENT DETAILS

6.1.1 Internal Road Network

The two access points which will allow access to the proposed development are from Church Street (R311) to the west, just above Erf 37 and from Fontein Street in the east just below Erf 33. A direct entrance to the retail accommodation is provided off Church Street (R311) by a proposed left in slip lane. An emergency exit is provided in the south-eastern corner of the application area which flows into Fontein Street. The two access points from the R311 to the west and Fontein Street to the east are linked by a proposed internal 13m main collector public road, providing direct access to the proposed shopping centre, retirement village, the parks and the townhouse complex as well as linking up with proposed internal 10m private roads providing access to the single residential erven, wedding venue and short term accommodation.

6.1.2 Retirement Village

A retirement village is proposed in the north-east section of the application area on subdivided Erven 1-6, & 11-33, providing convenient and walkable access for the elderly residents to the adjacent central business district to the east as well as the adjacent park to the south-west of the retirement village.

The total extent of the area covered by the retirement village is 18304m². The

retirement village consists of an internal 10m road on Erf 16 with an extent of 3574m² which provides access to all proposed retirement village housing units on Erven 2 to 6, Erven 12 to 15 and Erven 17 to 32. The erven ranging between 283m² and 471m² with a total extent of 7857m². Erf 33 has an extent of 2089m² intended to accommodate a frail care facility. The retirement village is proposed to ensure a secure complex with controlled access.

Erf 1 also forms part of the retirement village with an extent of 2276m² and accommodates a storm water servitude to allow for a storm water canal and run-off catchment into a retention pond which is proposed to be located adjacent to the retirement village.

The applicable zoning for the retirement village is General Residential Zone 2 for the single-title town-houses, General Residential Zone 3 for the flats, Community Zone 3 for the frail-care centre and Transport Zone 2 for the internal road.

The Open Space Zone 2 erf accommodates the storm water servitude adjacent to the retirement village.

One controlled access point to the retirement village will be provided with a parking area for the frail-care facility and a parking area for the apartments both situated on opposite sides at the main entrance to the retirement village. The access point is from the proposed internal main public road to the south of the retirement village which joins up with Fontein Street to the east and Church Street to the west of the application area.

Riebeeck Kasteel currently offers no other retirement/frail care facilities and will contribute to attract elderly people to the town. This also serves in compliance of the SDF's requirements in inter alia providing a variety of housing types.

According to the SDF, 2023-2027, Riebeeck Kasteel presents the potential to serve as a haven for retirees as a result of the tranquil, rural and scenic landscape, which in turn would contribute to the stimulation and growth of the local economy of this town.

A frail-care facility is proposed to be available as part of the retirement village. This

proposal is foreseen to attract retirees, trigger the establishment of medical facilities in town, provide extra buying power and constitute a stimulus for further business opportunities in the area.

6.2.2 Retail & Flats

The proposed retail area is located on the R311 Church Street in the north-west section of the proposed development adjacent to the retirement village which is to the east thereof and the park to the south thereof. The following sketches show potential typologies of the proposed shopping centre.

Erf 50 incorporates a proposed retail accommodation. Erf 36 is proposed to accommodate retail and potentially apartments above.

The motivation for this proposed business erf is that it caters for residents mainly within the proposed development, outside of the development within Riebeeck Kasteel and for through-traffic outside of the Riebeeck Kasteel area and could thus be considered to be primary and secondary business facilities. This erf is also adjacent to the existing CBD to the east of the application area with Business Zone 1 zonings.

For vehicles travelling in a southerly direction, access to the retail use buildings from the regional R311 road Church Street, to the west of the application area with a left in slip lane and which exits on the proposed internal main road south of the retail accommodation joining up again with the R311.

For traffic travelling in a northerly direction, access is gained from the proposed internal Main Road, which can be accessed from the R311 Church Street just above Erf 37.

The proposed business erf is foreseen to complement the existing businesses in the town as well as to through-traffic, and thereby stimulating the local economy and create employment opportunities for the local community. Furthermore, the strategic location presents a marketing opportunity for Riebeeck Kasteel.

6.2.3 Communal Parks

A park/ square is proposed around the existing fountain and stream and is located more or less central to the proposed higher density residential uses, namely the retirement village, the flats situated on the business premises along the R311 Church Street as well as the proposed town-house complex.

The three primary parks are on Erven 34, 37 & 66. The total area of open space is 11577m² and will be rezoned to Open Space Zone 2: Private Open Space to accommodate a square and other parks.

The park on Erf 34 with an extent of 4350m² which will incorporate the existing natural water feature as an historic focal point/ landmark, will provide recreation and relaxation opportunities and form part of a green belt together with the other parks within the proposed development, which will support the rural/ relaxed character of the area.

Access to the park is provided from the proposed internal main road between the park and the town-housing complex which connects the R311 Church Street to the west and Fontein Street to the east.

The proposed park will provide the opportunity to accommodate markets and other activities within a controlled and managed environment ensuring the maintenance of this community facility.

The parks on Erven 37 & 67 has total extent of 7227m². Erven 37 & 66 provides an open space corridor from east to west and allows for unobstructed sight lines from Church Street to the existing historical town landmark church steeple in compliance of the visual impact consultant and will also contribute to the rural feel of the area.

Private open space areas are also provided within the gated retirement village, single residential area and southern general residential component and is addressed in the mentioned sections.

6.2.4 Town House accommodation

Two town house complexes are proposed consisting of 26 and 11 erven, thus being 37 erven in total. The erf sizes vary between 189m² and 409m² and covers a total extent of 9312m².

The town housing erven is proposed to be zoned General Residential 2 to accommodate sectional title duplex townhouses within a secure complex.

Controlled gate access to the complexes are proposed.

The proposed town-houses within a gated security complex provides an alternative form of housing, to the conventional single residential dwellings on larger individual erven, with benefits including higher security, a "lock-up and go" situation and lower maintenance costs.

The southern complex also includes a small private open space erf, Erf 146 which is for the enjoyment of the complex residents as well as provide for stormwater runoff purposes.

6.2.5 Single Residential

The single residential component is proposed along the higher slopes of the hill providing views of the town, and are laid out in conjunction with the topography / contours of the application area and forms a radial patterned lay-out. The single residential erven are all within a cul-de-sac reducing traffic within the single residential component. The road towards Fontein Street will be gated, but serve as an emergency exit in a case of emergency.

This component consists 60 Single Residential upper-market erven with extents of between 600m² and 1203m² located along the slopes and covering a total extent of 40614m².

Erf sized are mostly consistent with the existing surrounding single residential erf extents.

The single residential component includes two narrow private open space erven, Erven 67 & 68 to provide walkable access through the single residential component of the development and simultaneously serve as a stormwater corridor.

From a visual impact point of view, it is proposed to provide landscaping and restrict the heights of the dwellings along the streets to soften the visual impact of the area. Also refer to the Architectural Design Parameters as reflected in the photomontage corridor view towards the church steeple and Riebeek Hill respectively:

Access Points

There are three access points to the new neighbourhood, as the existing southern access point to Fontein Street will not be used:

- The primary access will be from Church Street, to the south of The Barn.
- A second access point from Church Street will function as a left-in only and will provide direct access to the retail village.
- The Fontein Street link will connect the new neighbourhood with Fontein Street and provide a pedestrian-friendly link to town.



Figure 70: Access points 1 – 3 are proposed, E Britz 2024

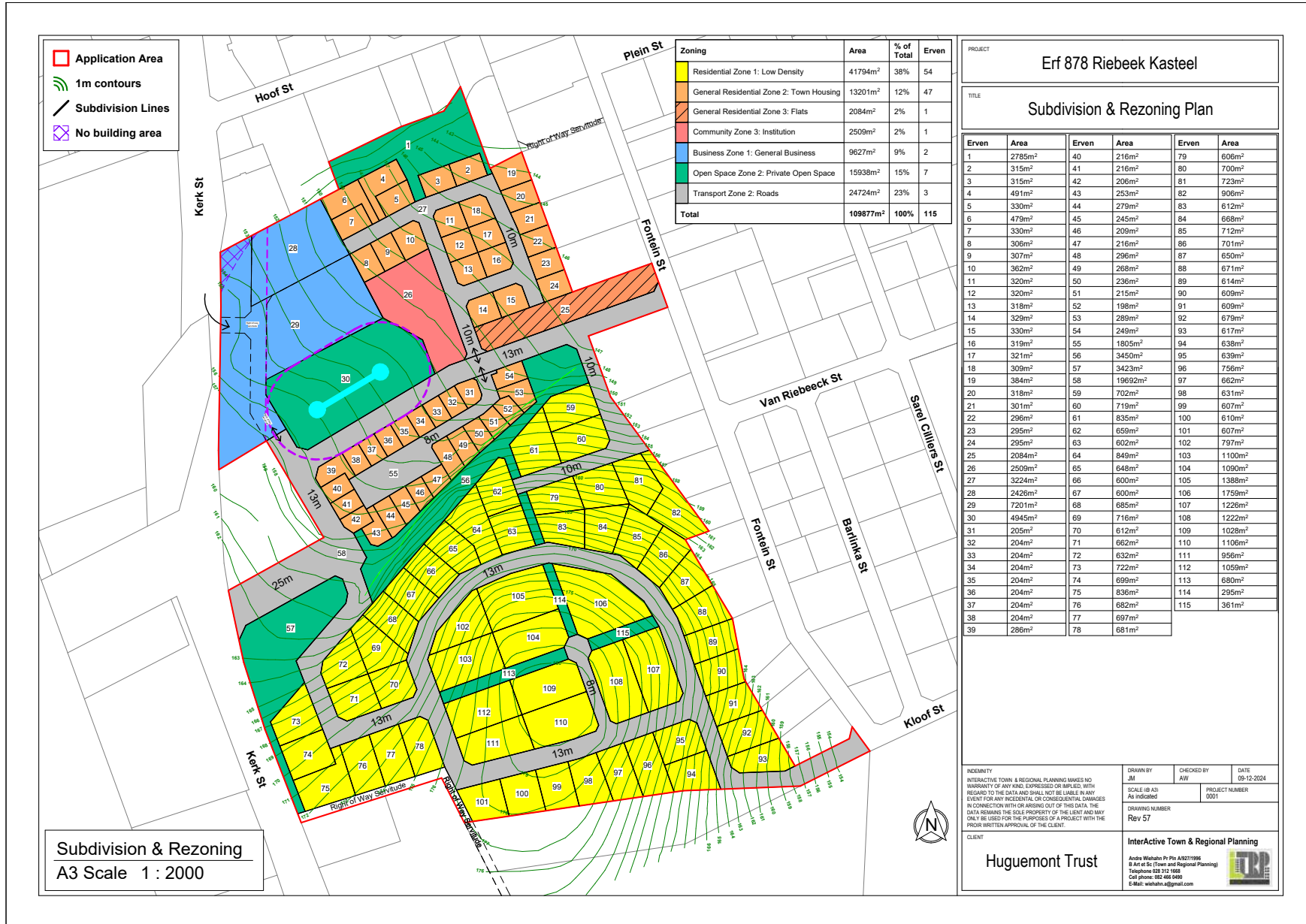


Figure 71: Site Development Plan, InterActive Town and Regional Planning 2024

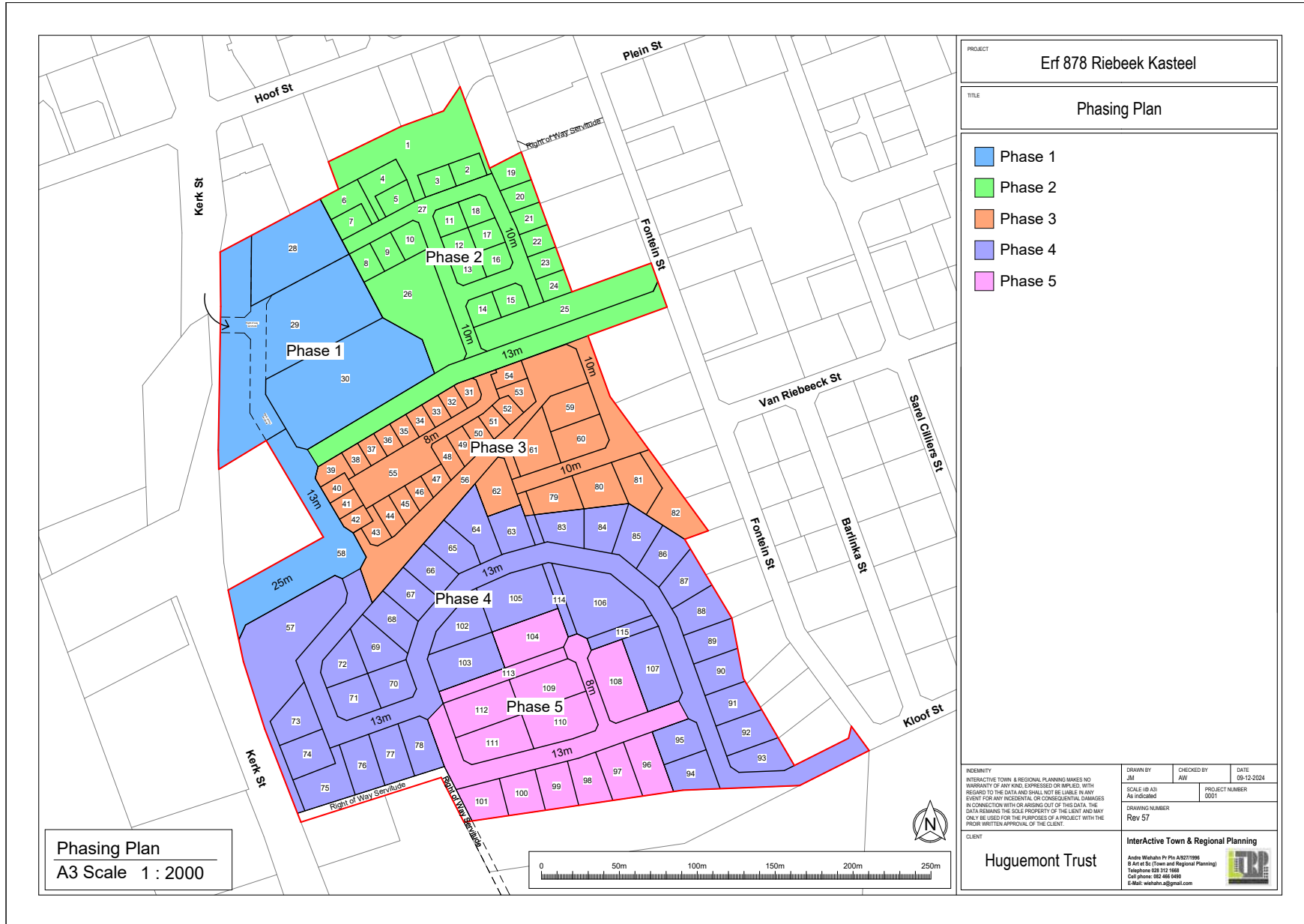


Figure 72: Phase implementation Development Plan, Interactive Town and Regional Planning 2024

6.3 PHOTOMONTAGES

A series of photomontages was completed by the Architect. These photographs depict the existing views towards the site, predominately from Church Street and photomontages of the proposed development.



Figure 73: Proposed Landscaping Plan for the site, J.d.V Landscaping Studio 2024



Figure 74: Existing view of the site (left) from Church Street viewing east. The existing buildings are on the neighbouring farm



Figure 75: Photomontage along Church Street viewing east with the site (left), depicting the visually permeable boundary structure. The existing buildings are on the neighbouring farm.



Figure 76: Existing view of Church Street viewing west views to the site before The Barn



Figure 77: Existing view of the site and hill from Church Street with the Barn in the foreground



Figure 78: Photomontage of Church street viewing west views to the site before The Barn



Figure 79: Photomontage view of the site with the edge of the parking area in the foreground



Figure 80: Existing panorama of the upper/southern site with the elevated hill



Figure 81: Existing view of the site and hill from Church Street with the prominent The Barn building in the foreground



Figure 82: Photomontage of the upper/southern site on Riebeek Hill with the open area to obtain a view towards the DRC steeple.



Figure 83: Photomontage of the R311 Eastbound approaching Riebeek-Kasteel and site hill visible.



Figure 84: Existing view of the lower site from Church Street with the town in the middle ground



Figure 85: Existing view of the site from Church Street with the lower site precinct screened by existing buildings and vegetation, and the hill visible in the rear ground



Figure 86: Photomontage viewing from Church Street towards the retail centre from Church Street across the parking area



Figure 87: Photomontage of the proposed development viewed from a distance



Figure 88: R311 Eastbound view of Riebeek-Kasteel town to site hill



Figure 89: Existing view from Church Street travelling east with The Barn obscuring a section of the site



Figure 90: Photomontage view from the R311 eastbound Riebeek-Kasteel town to site hill



Figure 91: Photomontage of Church Street travelling east with the site and the parking area (left)

6.5 PREVIOUS SITE APPLICATIONS

In 1985 a subdivision application was submitted for the project site which was approved by the previous Cape Provincial Administration but lapsed as the rights were never established. In 1995 the application to subdivide the project site into 5 portions and a Remainder, with access from Fontein street was approved. The 5 single residential erven were sold, while the portion on the southern side was consolidated with the last lying portion to create the application area.

6.4 PLANNING APPLICATION

The following planning application is required for the application:

- The planning application for the subdivision and rezoning of the site including a consent use and phasing of the development has been submitted to the Swartland Municipality in terms of Chapter IV, Section 25.2(a),(o)&(d) of the Swartland Municipal Land Use Planning By-Law, 2020. Details of the application is as follows:
- Rezoning in terms of Chapter IV, Section 25.2(a) of the Swartland Municipal Land Use Planning By-Law, 2020 from Agricultural Zone 1 to Sub divisional Area for residential use, a retirement village, parks, private open space, retail as well as roads.
- Subdivision in terms of Chapter IV, Section 25.2(d) of the Swartland Municipal Land Use Planning By-Law, 2020 of the sub divisional area which is approximately 11 0977m² into 137 portions and simultaneous rezoning and consent use for the subdivided portions in terms of Chapter IV, Section 25.2(a) & (o) of the Swartland Municipal Land Use Planning By-Law, 2020, from Agricultural Zone 1 to the following zonings and consent uses as illustrated in the plans below:
- The phasing of the development in 5 phases in terms of Chapter VI, Section 75(g)(vi) of the Swartland Municipal Land Use Planning By-Law, 2020, as illustrated in the plan below
- The establishment of a Master Home Owners' Association for the application

area in terms of Chapter IV, Section 39(1) of the Swartland Municipal Land Use Planning By-Law, 2020. The constitution will be submitted at a later stage for approval.

- The Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970), for the subdivision of the agricultural zoned land for township purposes.

Title Deeds

The Conveyancer Monica Korf issued a certificate confirming that there are no title deed conditions restricting the development proposal.

7. URBAN DESIGN

7.1 URBAN DESIGN ANALYSIS & INDICATORS REPORT

Urban Designer Etienne Britz was appointed to conduct an urban assessment of the town and provide Urban design indicators for the proposed development (refer Annexure 6 for the full report). This report provides an in-depth contextual and townscape analysis of Riebeeck Kasteel, focusing on its urban structure, public realm, and the relationship between the built environment and its natural surroundings. The analysis explores the historical layout of the town, its unique roofscapes, and green buffers, as well as the integration of sustainable design elements that enhance both the functionality and aesthetics of the area.

Through a detailed examination of the town's structure, streets and public spaces, the report identifies key urban design indicators and presents recommendations aimed at guiding future development while preserving Riebeeck Kasteel's distinctive character. By leveraging the town's historical and natural assets, the urban design recommendations ensure that new developments complement the existing fabric, creating a cohesive and sustainable urban environment that continues to attract visitors and support the local community.

7.2 RIEBEEK KASTEEL TOWN STRUCTURE

The town structure has the following elements:

- **Historical Layout:** Developed around the church and Royal Hotel, preserving traditional architectural styles to harmonize new and old structures
- **Scenic and Natural Integration:** Positioned against Kasteelberg Mountain, surrounded by vineyards and olive groves, integrating views and landscape into the town's design
- **Creative Community Hub:** Central area features galleries and art spaces, establishing the town as a cultural and artistic center
- **Residential Appeal:** Functions as a residential satellite for larger nearby areas, blending rural charm with urban accessibility

- **Tourist Destination:** Attracts visitors with its scenic beauty, cultural offerings, and preserved historical buildings, maintaining a quaint yet vibrant environment
- **Sustainable Design Elements:** Emphasizes sustainability in new developments, integrating natural topography and energy-efficient designs.

7.3 URBAN DESIGN RECOMMENDATIONS

The recommendations covered the following aspects:

- Layout informants
- Layout elements
- The public realm (including street sections)
- Landscape
- Form
- Typologies

7.2.1 Landscape and Green Buffers

The green buffer that runs along Church Street forms a soft approach to the Church-Main intersection. It also creates a green foil through which views of the town become visible as one drives down Church Street.

The preservation and enhancement of green buffers, particularly along Church Street, are crucial to maintaining the town's visual appeal. Tree planting should continue to be a core element in any new developments, creating a cohesive and layered landscape that provides a foil for the built form.



Figure 96: Recommended green vegetated buffer along Church street boundary

7.2.2 Urban Grid and Layout

The town's grid pattern, which runs east-west with intersecting streets, is a primary ordering device. This grid informs the layout of new developments, despite topographic challenges.

Due to the topography, it is not always possible to simply extend roads along this existing grid, however, **extending the existing town grid over the site highlights where the alignment of new streets or lines of trees should be planted to tie the new neighbourhood back into the existing grid.**



Figure 97: Recommended principle of continuing the town's grid into the site as a structuring device for the layout

7.2.3 View Lines

There are two primary view lines to be considered, as follows:

- Firstly, the view from Church Street towards the DRC Steeple over the new neighbourhood. The topography falls away from Church Street, allowing for buildings to be situated in this view cone further down the valley.
- The second is the view traveling south on Church Street looking onto the hill. It is important that development on the hill is nested within a foil of trees or landscaping. Buildings on the hill should consider scale and sensitivity in terms of visual impact.



Figure 98: Recommended view lines of importance, such as towards the DRC steeple and the type of development on the hill

7.2.4 Points of Interest

There are three primary ordering elements currently on site.

1. The fountain, which is to be publicly accessible.
2. The Barn and existing commercial venture which restricts access and circulation and should be integrated into the new neighbourhood.
3. The hill which restricts layout due to the topography.



Figure 99: Recommended use of the three primary ordering elements currently on site

7.2.5 Layout Informants

- Landscape & tree buffer line - continuation of existing green buffer along Church Street
- Church Street entrance precinct – to tie into green buffer, welcoming approach into the neighbourhood
- Retail precinct arrival point – primary access point when driving from town center to retail precinct (Left-in access from Church Street)
- Fontein Street entrance precinct – link to the existing neighbourhood
- New public space – fountain access, buffer between residential and retail uses + public access to natural asset link to existing neighbourhood,
- Screening opportunities on the hill – create a green backdrop and foils for houses
- Framed & nested typologies – use layering of building elements to break scale; use trees and vegetation to nest buildings & mitigate visual impact
- Low-rise typologies – restrict size and height of buildings to maintain views from Church Street.

7.2.6 Layout Elements

- Retail village: Anchor with smaller line shops around a landscaped square. Connects to arrival point from Church street as well as opens to neighbourhood green space
- Filling station
- Retail parking
- Public open green space & access to spring
- Valley village
- Neighbourhood park
- Hill village
- Green open space & parking spill- over
- The Barn
- Retirement village
- Retail village square

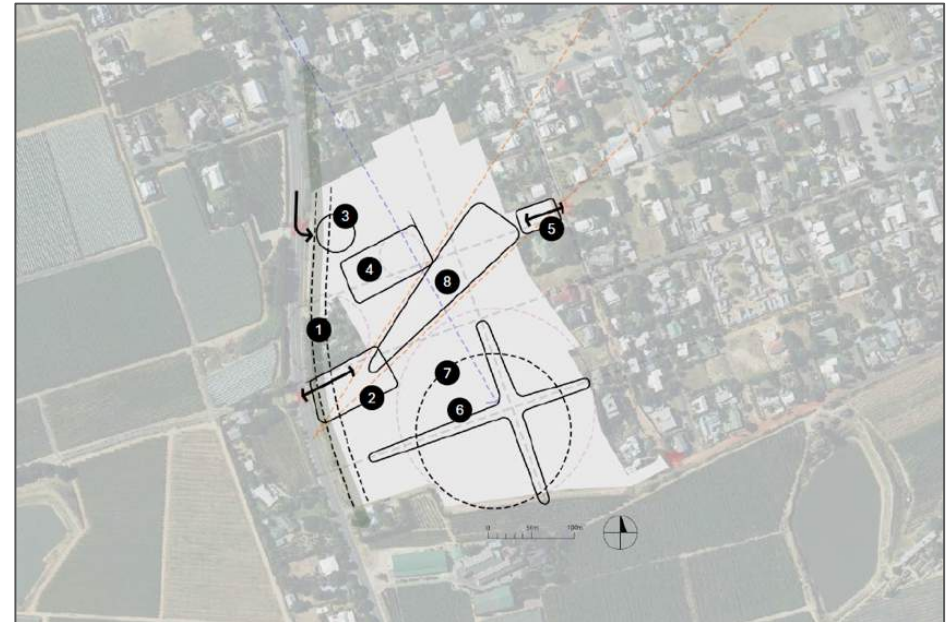


Figure 100: Recommended layout informants for the future development



Figure 101: Recommended layout elements

7.2.6 Neighbourhood Layout

The proposed layout uses elements identified through the townscape analysis to ensure the new neighbourhood sits comfortably within its context.



Figure 102: Summary of the recommended layout elements

7.2.7 Precincts

Church Street Entrance

This entrance to the neighbourhood is a green and soft approach, using banks of trees to strengthen the existing green buffer along Church Street. This green space frames the view towards the DRC steeple, and creates a foil for the valley village to sit in.



Figure 103: Location of the Church street entrance precinct

Valley Village

The valley village defines two important facades within the townscape.

Firstly, it defines the eastern edge of the Church Street entrance, framing the view towards the DRC steeple. As this is the west-facing facades of these buildings, they can have small openings or bay windows providing light while maintaining privacy.

Secondly, the northern edge of this village stands as the defining edge of the large public open space. These buildings should aim to create a positive public interface without compromising security.



Figure 106: Location of the Valley Village precinct



Figure 104: Recommended quality of the landscaping along Church Street



Figure 105: Treescapes within the park abutting Church street



Figure 107: Higher density houses



Figure 108: Examples of townhouses

Neighbourhood Park

The large open space is for the public, and the neighbouring land uses should aim to create a positive interface with this space, including the valley village northern façade, the commercial and retail village southern edge, and the retirement village western edge. These uses should optimize their location on this green asset and have public/spill-out functions living onto this space.



Figure 109: Location of the Neighbourhood Park precinct

Hill Village

The clusters of trees on the hill serves to break the monotony of large, free-standing buildings. Furthermore, breaking the double-storey typologies into bands further mitigates the impact of this typology on the hill. Buildings must consist of a plinth, a body and a roof. These elements must be distinct from one another to ensure the mass of the building does not dominate the hill. The variation in roof material and design also assist in mitigating the impact of the development.



Figure 112: Location of the Hill Village precinct



Figure 110: Example of landscaping within a park



Figure 111: High quality of landscaping that can occur within the park



Figure 113: Development on the hill with simple shaped buildings within a setting of dense vegetation



Figure 114: Example of a contemporary building is materials that blend into the natural vegetation.

Retail Village

This is a welcoming public square with retail, food and beverage uses surrounding it. This is also the main access point to any chain anchor. This is a welcoming public square with retail, food and beverage uses surrounding it. This is also the main access point to any chain anchor.



Figure 115: Location of the Retail Village precinct

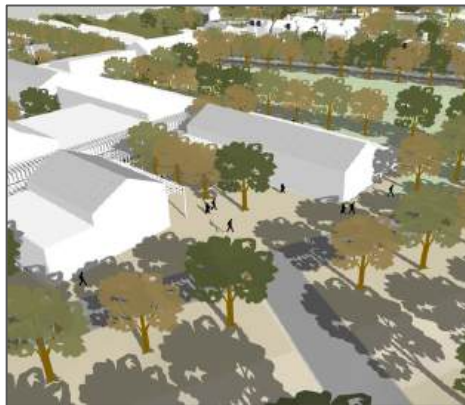


Figure 116: Typology of the retail village within a treescape

Village Cross road

This intersection provides access to the retirement village as well as the valley village. It also connects the Fountain park with Fountain street, creating a direct link to the existing town. This space is a pedestrian friendly, speed-controlled shared street. The nature of this street assist in reducing traffic speed and ensure this link does not become a through-road.



Figure 117: Location of the Village cross road



Figure 118: Important civic node of the cross roads



Figure 119: Existing site viewed from the north, Church Street, Church and the site clearly visible, site indicated.



Figure 120: Photomontage of the a new neighbourhood from the North; using the Urban design recommendations of banks of trees and the clustering of roofs to create a townscape that is in harmony with the existing town.



Figure 121: Photomontage of the proposed neighbourhood using the urban design recommendations to create a new development that sits comfortably on the hill, nestled by banks of trees. The scale of houses on the hill is broken horizontally (Plinth, body, roof) to mitigate scale. The lines of trees in the new neighbourhood ties into the existing town treescape and grid

7.4 CONCLUSION

The Urban Design analysis and Indicators report provides an evaluation of the Riebeeck Kasteel's structure, landscape and built environment with the primary goal of guiding the proposed development in a way that creates a development that is an extension of the town, that fits within the context and contributes positively to the character of Riebeeck Kasteel. Through this analysis, several key informants and recommendations have been identified to ensure the new neighbourhood is fits for its context.

7.5 RECOMMENDATIONS

Layout Informants: Future developments should respect the existing town grid, view lines, and natural topography. Four main access points have been identified, with the primary access from Church Street, ensuring a smooth transition between the existing town and new developments. Additionally, points of interest such as the fountain, The Barn, and the hill must be integrated into the neighbourhood layout.

Public Realm and Streetscape: Public spaces, including new green areas and the integration of commercial functions, should prioritise accessibility and functionality. The retail village, fountain access, and public spaces should connect seamlessly with the rest of the neighbourhood, encouraging community interaction and supporting local businesses.

Landscape and Green Buffers: The preservation and enhancement of green buffers, particularly along Church Street, are crucial to maintaining the town's visual appeal. Tree planting should continue to be a core element in any new developments, creating a cohesive and layered landscape that provides a foil for the built form.

Building Typologies: Low-rise typologies, which respect the scale of the town and its visual impact, are recommended. The layering of building elements, combined with the use of trees and vegetation, will help to nest buildings in the landscape, mitigating any potential dominance of the built environment over the natural setting.

In conclusion, the future development of Riebeeck Kasteel must balance growth with preservation. By adhering to the identified layout informants, respecting the historical town grid, and maintaining a strong connection to the natural landscape, the town can evolve sustainably. The recommendations outlined in this report ensure that any new developments will not only complement the existing town but also enhance its charm, liveability, and appeal as both a creative and cultural hub.

8. VISUAL IMPACT ASSESSMENT

8.1 INTRODUCTION

New World Associates was commissioned by Silver Solutions 3371 CC to prepare the VIA for this project. Developments of this scale and nature in scenic and historic environments, within or without the Urban Edge, require Visual Assessments in accordance with the PGWC *Guideline for Specialist Visual Studies* (refer Annexure 8 for the full VIA report).

8.2 VIA KEY ISSUES

The following key issues

1. The site lies on the southeast corner of the town in an area currently undeveloped except for neighbouring wine properties.
2. The western edge of the site runs along the R311 for much of its length and is well visible in two main portions.
3. The site is currently undeveloped old farmland, either vineyards or wheat field, probably the former but this has been allowed to go to grass with some renosterveld.
4. The eastern and northern edges of the site connect onto the back/side of the town.
5. The area is highly scenic generally with great scenes of vineyards coming off the pass with the connection to the town being weak from the R311.

8.3 VISIBILITY OF THE SITE

The photographic survey in the VIA is presented as if one were to visit the site for the first time, covering views from the approach road, scenic routes, local roads, views of and from the site then views from the neighbourhood. The photographs were taken on 28 April 2024 in early autumn.

Overall there are very limited opportunities to see the site from most of the old town and newer areas except those on Fontein Street that are neighbour to it. This is due to the street orientations and the closed east-west streets that are blocked onto the site. The best views and largely views of the site are the two stretches on the R311/Church Street.



Figure 122: Site and general area photographic locations on satellite image.

8.4 VISUAL IMPACT ASSESSMENT

8.4.1 Key Issues

7. The site lies on the R311 and is best seen from this major route.
8. The site is not easily seen from the town of Riebeeck-Kasteel.
9. The site is split between a lower/northern portion and an upper/southern portion.
10. The historical grid of Riebeeck-Kasteel remains intact.
11. Ridgelines constrain views of the site from the south and north.
12. Land use constrains views of the site from the east/town as does the grid.

8.4.2 Visual Assessment

The visual environment can be structured into the following components:

1. **Natural Environment:** comprising the *Geomorphology* (geology, soil, land form), *Climate* (atmosphere and water), and *Nature* (vegetation and wildlife).
2. **Cultural Environment:** comprising *Land Use* (urban, rural, agricultural, recreational, etc), the *Structures* (architecture, engineering, lighting, services), and *History* (ancient, colonial, modern, contemporary).
3. **Visual Environment:** comprising *Views* (aesthetics, visibility), *Routes* (scenic, transport), and *Landscapes* (town, country, cultural, natural, mountainous, coastal, etc).

8.4.3 Triggers for Visual Assessment

These have been extracted from the PGWC (November 2005) list of triggers (p 9) with potential aspects relevant to this project noted in **bold**:

The nature of the receiving environment:

- Areas with protection status, such as national parks or nature reserves;

⁷ Possible better designations are “winners and losers” or “beneficiaries and adversaries” as, so often objectors become opponents in environmental and visual impact.

- Areas with proclaimed heritage sites or scenic routes;
- Areas with intact wilderness qualities, or pristine ecosystems;
- Areas with intact or outstanding rural or townscape qualities;
- Areas with a recognized special character or sense of place;
- Areas lying outside a defined urban edge line;
- Areas with sites of cultural or religious significance;
- Areas of important tourism or recreation value;
- Areas with important vistas or scenic corridors;
- Areas with visually prominent ridgelines or skylines.
-

The nature of the project:

1. High intensity type projects including large-scale infrastructure;
2. A change in land use from the prevailing use;
3. A use that is in conflict with an adopted plan or vision for the area;
4. A significant change to the fabric and character of the area;
5. A significant change to the townscape or streetscape;
6. Possible visual intrusion in the landscape;
7. Obstruction of views of others in the area.

The factors triggering potential impact suggest that impact will be moderate-high.

Regarding “the nature of the receiving environment,” categories apply to both the site and the area generally.

8.4.4 Distribution of Impacts

“Beneficiaries and losers”⁷ (PGWC, p 21) of the project’s visual impacts are mainly local as the development will only have high visual impact to the local environment.

The people most affected by the development will be the immediate neighbours at New Orleans.

8.4.5 Assessment Summary

The revised layout and landscaping with careful consideration has created a scheme that blends well into the old village as it connects onto the prominent R311 cultural route. Sometimes the white/light coloured walls seem a bit bright and could be toned down to a greener option that will blend in better with the lush vegetation and general leafiness of the landscape.

8.5 RECOMMENDATIONS

8.5.1 Mitigation Recommendations

9. **Site Development Plan:** Alternative 2 or similar is to be preferred over Alternative 3 and should be further explored to better fit the town grid and the site contours. The retention of Riebeeck Hill as significant Open Space should be considered.
10. **Architecture:** The design of buildings needs to incorporate traditional typologies and details that will make a better fit with this historic town and prevent a modernist intrusion on a heritage landscape.
11. **Landscape Plan:** A Landscape Plan has already been prepared and a reference to traditional tree and shrub species is desirable e.g. Oak and Gum trees.
12. **Tree Plan:** Trees both on-site and adjacent need to be mapped to ensure their conservation and incorporation into the development, including both traditional heritage tree species like oaks, gums and poplars, and indigenous/endemic species like Wild Olive.
13. **Planting:** There is no need to rigidly adhere to any "indigenous-only" kind of botanical extremism in an urban setting, especially one with strong historic connections.
14. **Fencing:** Is always a key feature of Architectural/Landscape detailing as it strongly affects the edge condition. Subtle, well-detailed, traditional fencing options and colours are preferred.

ClearVu fencing is not desirable especially along the R311.

15. **Colouration:** Colouration is a key tool to fitting any development into the landscape. There is a strong tendency for monotonous charcoal/grey estate colourations today and black fencing ClearVu fencing. These are not traditional colours in the Cape and detract from both contemporary and historic environments.

A subtle combination of scheme colours needs to be developed that will avoid a mass approach to colouration with a high visual impact.

16. **Maintenance:** Landscape Maintenance, both private and public, including streetscapes, needs to be integrated into the scheme.

8.5.2 Construction Phase Impacts

Construction Phase visual impacts are no more than normal for an urban site although they will be extensive.

Construction

Construction inevitably gives rise to noise, disruption and dust, amongst others. These are well covered by Municipal Bylaws. Site destruction and damage is also coincident with quarrying especially to water, soil and vegetation. Changes to the water table by excavations can also have a heavy impact on the trees with deaths occurring a few years later.

Mitigation Recommendation: Construction

Damage Control: All parties must make every effort to control the destruction of soils and vegetation on site, especially any remnants of natural vegetation. These must not be damaged under any circumstances.

Pollution: Chemical damage by cement mixing directly on the ground and by diesel, etc spills must also be prevented at all costs, as should vandalism of the plants and accidental damage to limbs by workers and machinery. Fires must be prevented also at all costs in all areas. Penalties and incentives should be implemented as can fencing off areas.

Monitoring: Monitoring of the landscape, soils and vegetation during construction is very important and must be attended to regularly. Damage to some is all too inevitable and often irreversible. Adequate indigenous (preferably endemic) vegetation must be planted.

8.5.3 Operation Phase Impacts

Lighting, landscape maintenance and conservation management are discussed.

Lighting

The Architectural and Landscape Guidelines need to consider lighting in their specific guidelines. Security lighting, while necessary, can be handled with care.

Mitigation Recommendation: Lighting

Lighting: Lighting should be minimised and carefully controlled as part of the project's management plan. The use of green energy fittings and concepts should be encouraged and lighting developed with sensitivity to the rural landscape.

8.5.4 Conservation Management and Landscape Maintenance

Waterwise landscaping should be used wherever possible and green star building practices.

Mitigation Recommendation: Conservation Management and Landscape Maintenance

Landscape Maintenance: must be carried out at all times in line with these recommendations to help keep the scheme green and encouraging local biodiversity.

8.5.5 Decommissioning Phase Impacts

On-going landscape maintenance and conservation management remains necessary.

8.5.6 Refurbishment and Resale

This is a continuing aspect of the property ownership cycle.

Mitigation Recommendation: Refurbishment and Resale

Refurbishment and Resale: The previous recommendations regarding Planning, Construction and Operation all apply to this process. The entire site can be dismantled and rehabilitated if no longer needed and restored to an appropriate land use.

This concludes the analysis of impacts and detailed recommendations for their mitigation. The chapter, Visual Management and Monitoring Plan follows. It gives recommendations for the management and monitoring of the environment and the given VIA recommendations.

9. ARCHAEOLOGICAL IMPACT ASSESSMENT

9.1 INTRODUCTION

ACRM was, instructed by EnviroAfrica (Overberg), on behalf of Huguemont Trust to conduct an Archaeological Impact Assessment (AIA) for a proposed housing development on Erf 878, Church Road, Riebeek Kasteel in the Swartland region of the Western Cape. The AIA forms part of a wider HIA, which includes a Townscape Analysis and a Visual Impact Assessment (refer Annexure 7 for the full AIA report).

9.2 STUDY APPROACH

9.2.1 Method

The overall purpose of the study is to assess the sensitivity of archaeological resources on Erf 878, to determine the potential impacts of the development on such resources, and to avoid and/or minimise such impacts by means of management and/or mitigation measures. Heritage resources identified during the study were recorded on a handheld Garmin Oregon 500 GPS units set on the map datums WGS 84. A trackpath of the survey was created (refer Figure 123). A desktop study was carried out to assess the heritage context surrounding the proposed development site.

9.2.2 Constraints and limitations

The site is covered in thick Kikuyu and Kweek grass (on the flatter lower slopes), and dense grasses, bush and Kweek (on the upper slopes) resulting in low archaeological visibility. However, the results of the field study indicate that the development area is not a sensitive archaeological landscape.

9.2.3 Identification of potential risks

There are no archaeological risks associated with the proposed development.

9.3 ARCHAEOLOGICAL CONTEXT

Early Stone Age (ESA) tools (mostly flakes, cores, Large Cutting Tools, & occasionally bifaces such as handaxes) have been recorded by this archaeologist on numerous farms in the Riebeek Valley, including Ongegund, Groenrivier, Moreson, PPC and

Allesverloren (in Riebeek West), and on the farms Het Vlok Casteel, Welgevonden, Kloovenburg, and Remhoogte (in Riebeek Kasteel). ESA resources have also been recorded on farms as far away as Hermon and Sonquadrift in the Berg River Valley. All the remains were encountered in a severely degraded, and transformed context (old agricultural land, vineyards, borrow pits & gravel farm roads (see also Kaplan 2011, 2007a, b, 2005). ESA and Later Stone Age (LSA) tools have also been recorded on the Farm Swaewelberg, on the Riebeeksrivier road that runs around the back end of the Kasteelberg, while Middle Stone Age (MSA) tools have been recorded in a large shelter near the top of Kasteelberg overlooking Riebeeksrivier road.

Enigmatic, indigenous (possibly Khoi & San) rock art comprising, entoptic forms, circles, finger dots, handprints, antelope and a possible feline/leopard have been recorded in several small shelters and overhangs on the slopes of the Kasteelberg overlooking Riebeek West, while human figures, a shaman, and antelope, including a large overpainted 'dying' eland have been recorded on the farm Groenrivier on the lower slopes of the Kasteelberg (Kaplan, personal records).

The archaeologist Andrew Smith (1994) has postulated that the hills around Darling, Malmesbury and Riebeek Kasteel once formed part of a local annual transhumance cycle where Khoi tribes moved between landscapes as fresh grazing for their stocks became available and that their settlements would likely have been visible in the landscape, before the expansion of early frontier settler farming.



Figure 123: Track path (in blue) & waypoints of archaeological finds

9.4 RESULTS

9.4.1 Site Inspection

A small number of Early Stone Age and Middle Stone Age flakes and chunks were recorded during the field study which was conducted on the 7th of June (Figure 11 & Table 1). No formally retouched tools, such as bifaces, points, or modified pieces were recorded. The remains were all found in a severely degraded and disturbed context, embedded in the gravel, or lying on the surface of the gravel road that circles the site. A few isolated pieces of stone were found in the strips of land that have been bushcut alongside the small stream/wetland (Figure 124). No evidence of any early human occupation or settlement was encountered.

A fragment of a late 19th/ early 20th Century, blue and white willow pattern, glazed floor tile was found (Point 029) in the gravel road, among some rubble and gravel in the north eastern portion of the site.

Table 2: Waypoints and descriptions of finds

Waypoint	Name of Farm	Lat/long	Finds	Grading	Mitigation
	Erf 878 Riebeeck Kasteel			NCW- Not Conservation Worthy	
018		S33° 23.193' E18° 53.526'	MSA flake	NCW	None required
029		S33° 23.113' E18° 53.602'	Fragment of blue & white willow pattern floor tile in gravel road	NCW	None required
039		S33° 23.169' E18° 53.575'	Large, broken chunk	NCW	None required
058		S33° 23.187' E18° 53.558'	Blue & White floor tile	NCW	None required
068		S33° 23.186' E18° 53.585'	Small broken cortex cobble	NCW	None required
078		S33° 23.181' E18° 53.601'	Weathered MSA flake	NCW	None required
087		S33° 23.212' E18° 53.560'	Embedded chunk	NCW	None required
097		S33° 23.239' E18° 53.561'	Milky quartz flake	NCW	None required
107		S33° 23.245' E18° 53.544'	Quartzite flake	NCW	None required
127		S33° 23.301' E18° 53.616'	Flake on hill slope, gravel stone patch	NCW	None required



Figure 124: Collection of Stone Age remains, and floor tile, recorded during The field study. Scale is in cm.

9.4.2 Grading

The very small number, isolated and disturbed context in which they were found means that the archaeological remains are graded as Not Conservation Worthy (or NCW).

9.4.3 Graves

No graves were, encountered during the field assessment.

9.4.4 Anticipated Impact

The site has been transformed by historical agriculture, and the anticipated impact on tangible archaeological heritage resources is expected to be very low.

10. HERITAGE ASSESSMENT

10.1 HERITAGE ASSESSMENT


The HIA sets out to identify and quantify the potential impacts of the proposed development on the site and the context. The criteria for assessment consider the following criteria:

- The degree of significance of the site;
- The site's contextual significance;
- Reversibility versus irreversibility of a negative impact;
- Renewability versus non-renewability of a heritage resource;
- Degree of resilience of a heritage resource, i.e. its ability to accommodate change.

Table 3: Heritage Impact assessment

No	Indicator	Indicator detail	Proposal ⁸	Assessment	Comment
A	Overall Development				
1	Position of proposed neighbourhood in relation to the town	The location of the proposed development should complement the townscape and be permissible in the forward planning of the town.	The site is located within the urban edge line and identified for future development in the municipality's Planning reports.	Positive	
2		The development should be an extension of the town that is connected through roads, pattern of buildings development, scale and architectural language. It should not be a development that is distinct in architecture and character from Riebeek Kasteel townscape and should read as a continuation of the town.	The proposed development will be open and accessible to the public, except the Retirement / care component only which will be access controlled. The Architectural Design Parameters promote a contemporary Cape Vernacular. Landscape master plan indicates vegetation on the site	Positive in principle (refer comments)	Open access to the majority of the development is positive. The retirement facility is acceptable as access controlled.

⁸ Refer Architectural Design Parameters Rev. 9, February 2025

No	Indicator	Indicator detail	Proposal ⁸	Assessment	Comment
3	Accesses to the town	Ensure routes and accesses between the proposed neighbourhood to the town. The proposed development is not an exclusive precinct (gated).	The site is accessed on 4 places, from Church and Fontein Streets A central pedestrian thoroughfare is facilitated, with further access to all areas with exception to the retirement component (access controlled for both visitors & residents).	Positive	 <i>Access points identified</i>
4	Uses within the new development	Mixed uses with predominate residential use with a variety of residential accommodation types, and predominately single residential.	Proposed uses are: - Small retail component, with associated parking area; - Residential: Townhouses, detached residences, retirement complex and flats. - Parks and roads	Positive	Architectural Design Parameters have been updated pre the HIA recommendations.
5	Layout of the new development	Variety of precincts, that responds to each other, and interconnected with landscaped and publicly accessible routes and parks. The layout is to respect the sloped typology of the site, especially the crest of the hill. The development on the hill to be a lower density and scale that the remaining development, especially above the 170m contour. To realise a treescape of enough abundance amongst the buildings,	The layout has been informed by various alternatives, and has been guided by the topography, views to the town's landmark buildings, relationship with Church street, future vegetation, and the requirement for a variety of residential uses	There are positive aspects on the layout and other aspects that are assessed for improvement.	The layout is recommended for approval, as the topography has informed the use and size of the erven. The Architectural Design Parameters are revised to support the layout and respond to the heritage indicators.

No	Indicator	Indicator detail	Proposal ⁸	Assessment	Comment
		specific spaces are required for tree clusters and along roads and routes.			
6	Extension of the town grid into the proposed neighbourhood	Extend the town's grid into the new development in the form of routes, buildings positions and landscape elements	The grid pattern has been incorporated where practically possible and in relations to the constraints of topography, access points, retention of important viewpoints, and engineering services.	Positive	The urban design report recommends using tree avenues to visually connect the existing town's grid to the hill. The retention of the hill's crest as an undeveloped area assists this recommendation.
7	Respond positively to the topography	<p>Responding to the hill precinct is:</p> <p>Respond to the crest of the hill with larger erven orientated along the contours, and larger building lines to realise vegetation between the low scaled single storey buildings;</p> <p>The buildings should be positioned on the natural ground level (NGL) with a limit to the level of plinths i.e. it is preferable for the buildings to step on the sloped topography. Do not allow cascading single storey buildings i.e. limit footprint on the sites. Specify a limited scale for 'cut and fill' into the sloping erven (within the buildings and the gardens);</p> <p>Place routes along contours as far as possible;</p> <p>Include the option of single storey residences with limited accommodation in the roofs;</p> <p>Ensure buildings lines on the lateral erven are wide enough to accommodate future trees and shrubbery.</p>	<p>Buildings proposed on the hill crest are lower scaled and on larger erven;</p> <p>Gardens: maximum cut in 1200 mm and minimum distance between cuts in 600 mm;</p> <p>Residential erven are located on the entire hill, with roads and pedestrian pathways accessing these erven.</p> <p>Architectural Design Parameters determine the maximum footprint, scale and building lines to be revised according to the latest layout.</p>	Positive	<p>The distance between the gardens cut and fill can be increased from 600 mm to 800 mm wall edge to wall edge to ensure enough space for larger and / or denser planting;</p> <p>Architectural Design Parameters updated to increase buildings lines to allow enough lateral area for trees and shrubbery, and the reduction in scale of buildings.</p> <p>Riebeeck Kasteel historic residences consists of modestly scaled buildings and these examples informs scale of proposed buildings.</p>

No	Indicator	Indicator detail	Proposal ⁸	Assessment	Comment
8		Design streetscapes to immediate gardens to be at roughly the same level or not more than 1m level difference in level	No specified	Positive	Included in the Architectural Design Parameters where relevant
9	Fountain	Fountain remains a publicly accessible structure and is provided with a suitable vegetated setting for accessibility and enjoyment	The spring is enhanced and celebrated through the articulation of a multi – purpose, vegetated square.	Positive	Detail landscape plan to be submitted at the later application stage for approval
10	Interfaces of the higher density residential, and commercial zones precincts to not negatively impact the adjoining landscapes/ single residential erven / CBD	Interfaces to be designed to prevent negative impacts to the properties outside of the development e.g. lower density to interface to the agricultural landscape. Parking area onto Church Street requires abundant landscaping and possibly a low wall defining the parking area. Appropriate measures should prevent future commercial use buildings to be developed on the proposed parking area, unless there is a detailed heritage assessment. Apartment buildings interface to Fontein street and a residence	Higher density residential accommodation within the mid site precinct except for flats onto Fontein Road. Parking area onto Church Street with vegetation on boundary	Positive	Interfaces have been carefully considered and advised by the HIA (e.g. building scale, massing form and facades, landscaping, building lines. Detail landscape plan to be submitted at the later application stage for approval
12	Respect the view towards the dominant building, DRC Church Steeple	Consider the views from Church Street and the proposed development towards the landmark Church buildings	A parkland area is proposed to respect this view cone	Positive	
13	Lighting	All lighting is required to be low in luminance to avoid negative effects of light pollution on the rest of the town, agricultural landscape, proposed development's streets and adjacent	The Architectural Design Parameters specify low level, non-intrusive lighting.	Positive	Architectural Design Parameters cover boundary wall lighting (no. of lights), movement sensors, and all lighting fixed to facades.

No	Indicator	Indicator detail	Proposal ⁸	Assessment	Comment
		future and existing neighbouring properties. To be clearly specified in the guidelines and adhered to in the development.			
B	Future buildings				
1	Design Architectural Design Parameters	Design Architectural Design Parameters are to ensure the pattern of buildings within the town is replicated (e.g. variety of buildings, architectural language, scale, placement on erven), and that enough design controls are defined to prevent a development that is not within the character of Riebeek Kasteel and will result in a negative impact to the town.	Architectural Design Parameters are incorporated into the application It should be noted that the intention is for the Single Residential properties shall be sold to individual owners, and designed / developed by individual owners. It is not the intention to develop these properties on a plot and plan basis. The variety with respect to slope and scale, with further limitations to certain portions will ensure a variety in terms of design and articulation.	Positive, for the issue of Architectural Design Parameters that respond to the heritage design indicators	Architectural Design Parameters have been revised to include: <ul style="list-style-type: none"> - Architectural Design Parameters are enforceable - Contemporary Cape Vernacular style. - Buildings to be simple barn shaped forms and massing placed orthogonally to the street boundaries. - Primary and secondary forms and roofscapes are more explicit
2	Commercial use buildings design	To be designed in the same pattern of commercial buildings in the townscape i.e. fronting the public routes and spaces, and not large massed buildings, but fragmented and connected traditional barn shaped forms.	Retail centre will be expressed as a single storey commercial centre, with a supermarket and associated smaller retailer/s. The buildings will automatically be set back from the R311.	Positive for the placement of the retail centre and the division of the centre into separate buildings.	Retail accommodation requires assessment at the detail design stage to prevent potential visual (signage and lighting) impacts on the context.
3	Scale of buildings	Lower density and scaled buildings on the elevated section of the site.	Height restrictions shall be applicable for the proposed	Positive that there are scale restrictions.	Architectural Design Parameters have been revised and additional

No	Indicator	Indicator detail	Proposal ⁸	Assessment	Comment
		<p>The upper sections of the site to be controlled in terms of density and scale in order to fit into the townscape and for the buildings to be 'nestled within a future matured treescape.</p> <p>The scale to be informed by the historic residential buildings, which are in general not high-scaled buildings.</p>	<p>Buildings as detailed in the Architectural Design Parameters. The majority of structures will be limited to single storey (exception shall be frail care / clubhouse / apartments in the "least concern" zone indicated on the recommendations map. (Smit, 2021). It is proposed that a single storey series of structures be embedded into the landscape near the crest of the hill. It should be considered as a continuation of the infill, with visual impact mitigated by a continuation of the densely planted landscape / tree canopies, which will reinforce the ridge - line of the natural landscape. The commercial structures shall be limited to 1 storey to facilitate partial views towards the Church Steeple.</p>		<p>drawings included to illustrate the guidelines.</p>
4	Street interface between buildings and the streets	<p>A positive spatial relationship is to be designed between the buildings and the street. This is created through street wall/fences, building's street façade, level relationship between the street and the private garden and vegetation on the street pavement and the front garden.</p>	<p>Information within the Architectural Design Parameters and respond to the specific precinct</p>	Positive	<p>Architectural Design Parameters specify street building lines, street and pavement materials specified, Landscape Plan illustrates trees on the road reserves.</p>

No	Indicator	Indicator detail	Proposal ⁸	Assessment	Comment
5	Roofscapes	<p>A variety of pitched roofscapes will respond positively to the townscape, and be visually recessive on the elevated precinct.</p> <p>Pitched roofscapes should consists of primary and secondary roofs: Primary roofscape is double pitched between approx. 30 – 40 degrees, and the secondary roofscapes are verandah roofs (approx. 12-15 degrees slope) and lean to rear / connection roofs (approximately 7 degrees slopes, and as specified by manufacturer).</p> <p>Certain buildings can be a parapet wall roofscapes, if in a minority to the development and designed with secondary interface roofscapes e.g. pitched verandahs.</p> <p>Gables should be simple and not elaborate, and the proportions vertical and determined by the allowable width and scale of buildings.</p> <p>Roof materials should be sheet metal and dark in colour.</p>	<p>The roof landscape should not be uniform or set up repetitive patterns by aligning the angles of roof ridges etc.</p> <p>The roofscape should emulate that of the surrounding town with a permitted variety.</p>	Positive for the variety of roofscapes in Architectural Design Parameters, and the allowable roof coverings and colours.	Roofscapes have variety that include gables, hipped roofs as the primary roof and verandah and lean-to roofs and secondary roofs, in addition to flat concrete roofs.
6	Architectural language	The architectural language to be informed by the historic buildings in Riebeeck Kasteel i.e. a walled with punched openings and a defined roofscape.	Architectural Design Parameters are informed by the Cape Vernacular without the mimicking of historic styles, but the informing of the language and the contemporary interpretation.	Positive	

No	Indicator	Indicator detail	Proposal ⁸	Assessment	Comment
C	Landscaping				
1	Incorporate landscaping into the proposals	Use banks of trees, landscape elements and building placements to create a layered townscape, reflective of the townscape. Define precincts, sites and routes with landscaping	Registered Landscape Architect provided a Landscaping Master plan indicating treescape and vegetated areas	Positive in principle for the development of the landscaping plan and the vegetation on the parkland areas, trees along the streets	Landscape Master plan to be developed into a detail design phase to be approved at the later approval stage.
2		Retain enough side spaces on the residential erven to allow for vegetation between the buildings	Building lines specified in Architectural Design Parameters and consider the heritage indicator to be able to vegetate between and around the buildings	Positive	Enlarged lateral building lines to allow for vegetation between buildings incorporated into the Architectural Design Parameters.
3		Plant abundant landscaping on the public areas such as the road reserves, pedestrian paths, interface to Church Street, Parks, pedestrian and vegetated links, around commercial buildings and within designated vegetated strips along certain site boundaries.	Landscaping Master plan indicates planting along roads, and parks.	Positive in principle	Landscape Master plan to be developed into a detail design phase to be approved at the later approval stage. Main routes and the Church street edge require abundant landscaping.
4		Heavily vegetate the parking area abutting Church Street	Indicated on Landscape Master plan	Recommend additional and bigger trees	Detail Landscape plan required at the following application stages
5		Create a strong vegetated boundary between the site and Church Street	Indicated on Landscape Master plan	Positive	Detail Landscape plan required at the following application stages Main routes and the Church street edge require abundant landscaping.
D	Routes				

No	Indicator	Indicator detail	Proposal ⁸	Assessment	Comment
1		<p>Design routes as spaces that are defined by buildings, boundary walls/ fences, materials, and buildings.</p> <p>Design a variety of routes within the development, such as primary and secondary routes.</p> <p>Design pedestrian linkages within the development, and all streets to accommodate both vehicles and pedestrians.</p> <p>Consider a variety of materials to define spaces within the routes and pedestrian realms etc.</p> <p>Place vehicular routes as much as possible along contours</p>	<p>Routes indicated on the SDP, with a variety of widths.</p> <p>Photomontages indicate a different material on pavement</p>	Positive in principle	Detail design could include more information on roadscapes.

10.2 ASSESSMENT SUMMARY

10.2.1 Introduction

The assessment of the application is informed by a variety of criteria. Certain criteria are assessed as more important than others, as follows (in order of importance):

- Low density of development on the elevated precinct;
- Requirement to set aside land within the development for clusters and avenues of trees so that this denser development would in future have a well treed landscape, similar to the historic town;
- Architectural language, scale and roofscapes to be informed by the historic buildings in the town;
- Interfaces between the site and its boundaries, e.g. vegetation along Church Street, and on the southern boundaries.
- Provision of parklands, and pedestrian routes that allows vistas towards the town's two landmark Churches.

10.2.2 Assessment Summary

The following summarise the heritage assessment:

- The principle of development on the site is acceptable;
- Approval of the SDP layout. The layout has been informed by the Urban Design and VIA recommendations, and is 'supported' by the Architectural Design Parameters and the Landscape Plan to realise the potential and opportunities of the development;
- Approval of the Architectural Design Parameters, revised in response to the Urban Design recommendations and the HIA recommendations made at the PPP report stage;
- The standard building typologies have been drawn by the Architect and are contained within the Architectural Design Parameters;
- The boundary lines for the erven on the elevated precinct are revised to allow for planting between the residences.
- Approval of the Landscaping Plan concept.

3 CONCLUSIONS & RECOMMENDATIONS

3.1 CONCLUSION

The proposal to develop a neighbourhood with a variety of residential use accommodation and a small retail component on the edge of Riebeeck Kasteel on a site that has been included into the Urban Edge is assessed positively in principle.

The site's topography was a challenge to design an appropriately designed and density development and route infrastructures as the southern precinct is raised above the town. The aim was to design a neighbourhood that seamlessly fits into the existing town, and this can be achieved with the appropriate density of new buildings and treescapes.

The Architectural Design Parameters have been revised to respond to the HIA PPP report and the recommendations and that these guidelines are enforceable at the planning approval stage.

The Urban Design analysis of the townscape identifies several key informants and recommendations have been identified to ensure the new neighbourhood fits for its context. The Urban Design assessment concludes that the future development of Riebeeck Kasteel must balance growth with preservation. By adhering to the identified layout informants, respecting the historical town grid, and maintaining a strong connection to the natural landscape, the town can evolve sustainably. The recommendations outlined in this report ensure that new developments on the project site will complement the existing town and enhance its charm, liveability, and appeal as both a creative and cultural hub.

The Archaeologist has determined that there is no significant impact to local Stone Age and historical archaeological resources that will need to be mitigated prior to construction activities commencing. Therefore, there are no objections, on archaeological grounds, to the development proceeding.

The visual specialist has identified numerous design recommendations and mitigations measures that require incorporation into the architectural and landscape guidelines. These mitigation measures have been included into the revised Architectural Design Parameters and the Landscape plan has been revised to reflect the preferred proposed layout. The detail Landscape Plan should be developed with Landscape Guidelines at the SDP approval stage with the municipality in order to achieve improved density of treescapes on the major route through the development, and places where clusters of trees are proposed to visually screen the intended buildings.

3.2 RECOMMENDATIONS

This HIA recommendations are as follows:

- This HIA be endorsed by HWC as meeting the requirements contained in the Response to the NID;
- The statement of significance and the heritage design indicators proposed in the report be accepted;
- Approve the SDP;
- Approve the Architectural Design Parameters February 2025;
- Approve the Landscape Plan and require a detailed Landscape Plan and Guidelines to be submitted at the municipal stage of the application;
- Approve the Archeological Impact Assessment that recommends:
 - No further archaeological mitigation is required.
 - No archaeological monitoring is required during construction phase excavations
 - If any buried human remains are uncovered during construction excavations, these must be immediately reported to the archaeologist (J Kaplan 082 3210172. Burials must not be disturbed until inspected by the archaeologist.
- Approve the Visual Impact Assessment and the recommended mitigation measures to inform the detailed Landscape Plan and guidelines;
- Approve the Urban Design report.

4 REFERENCES

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 Cape Farm Mapper: <https://gis.elsenburg.com/apps/cfm/>
 Cape Town topographic map, elevation, relief (topographic-map.com)
 Chief Surveyor General - Cadastral Spatial Data Viewer

Surveys

Project Information

Client Representative: Allan Geldenhuys
 Town Planners: André Wiehahn, Interactive Town and Regional Planners
 Architect: Neil Basson, Grow Architecture
 Urban Designer: Etienne Britz Urban Designer
 Environmental Consultant: Charel Bruwer, EnviroAfrica
 Heritage Consultants: Bridget O'Donoghue Architect Heritage Specialist Environment
 Visual Specialist: Bruce Eitzen, New World Associates
 Archaeologist: Jonathan Kaplan of CRM

5 ANNEXURES

ANNEXURE 1: HWC NID RESPONSE

ANNEXURE 2: PLANNING REPORT

ANNEXURE 3: DEVELOPMENT PROPOSAL

ANNEXURE 4: ARCHITECTURAL GUIDELINES

ANNEXURE 5: LANDSCAPE GUIDELINES





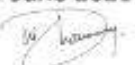
ANNEXURE 6: URBAN DESIGN REPORT

ANNEXURE 7: AIA

ANNEXURE 8: VIA

ANNEXURE 9: PUBLIC PARTICIPATION REPORT

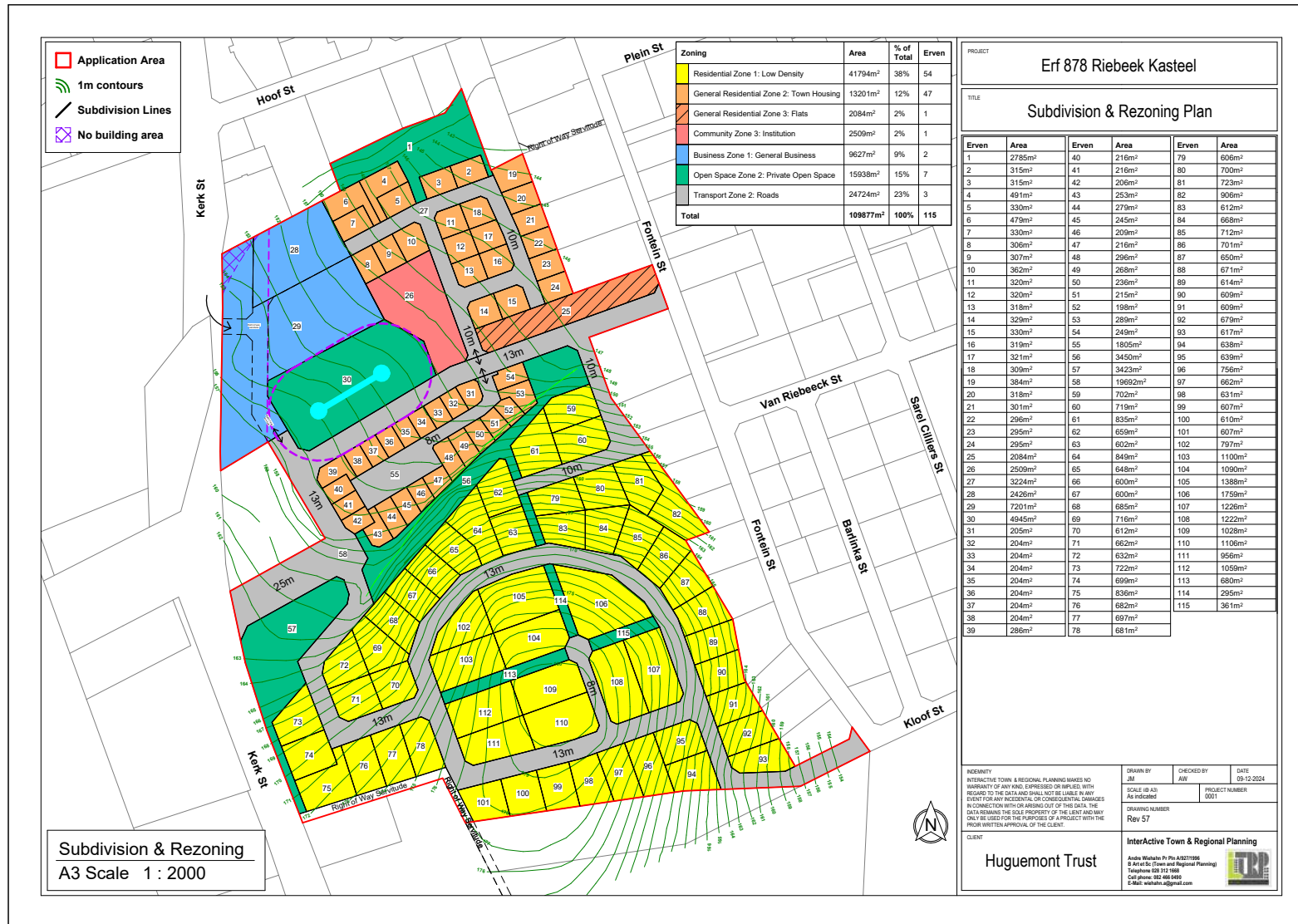
11.1 ANNEXURE 1: HWC NID RESPONSE

<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="width: 45%;"> <p>PAGE 1 OF 2</p> <p>Our Ref: HM/ WEST COAST / SWARTLAND/RIEBEEK KASTEEL/ ERF 878 Case No.: 2020041358028E Enquiries: Stephanie Barnard E-mail: stephanie.barnard@westerncape.gov.za Tel: 021 483 2929</p> <p>Regulerende Tuik onlouw@maekb.co.za, chare@erwkoafsa.co.za</p> </div> <div style="width: 45%; text-align: center;">  <p>ILifa laMveli leNtshona Koloni Erfenis Wes-Kaap Heritage Western Cape</p> </div> </div> <hr/> <p style="text-align: center;">RESPONSE TO NOTIFICATION OF INTENT TO DEVELOP: IBA REQUIRED In terms of Section 38(4) of the National Heritage Resources Act (Act 26 of 1999) and the Western Cape Provincial Gazette 6561, Notice 275 of 2003.</p> <p>NOTIFICATION OF INTENT TO DEVELOP: PROPOSED REZONING AND RESIDENTIAL DEVELOPMENT ON ERF 878, RIEBEEK KASTEEL, SUBMITTED IN TERMS OF SECTION 38(1) OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 26 OF 1999)</p> <p>CASE NUMBER: 2003041358028E</p> <p>The matter above has reference:</p> <p>Heritage Western Cape is in receipt of your application for the above matter received. This matter was discussed at the Impact Assessment Committee (IACOM) held on 19 May 2021.</p> <p>You are hereby notified that, since there is reason to believe that the Proposed Rezoning and Residential Development on Erf 878, Riebeeck Kasteel will impact on heritage resources, HWC requires that a Heritage Impact Assessment (HIA) that satisfies the provisions of Section 38(3) of the NHRA be submitted. Section 38(3) of the NHRA provides:</p> <p>(3) The responsible heritage resources authority must specify the information to be provided in a report required in terms of subsection (2)(a); provided that the following must be included:</p> <ol style="list-style-type: none"> The identification and mapping of all heritage resources in the area affected; an assessment of the significance of such resources in terms of the heritage assessment criteria set out in section 6(2) or prescribed under section 7; an assessment of the impact of the development on such heritage resources; an evaluation of the impact of the development on heritage resources relative to the sustainable social and economic benefits to be derived from the development; the results of consultation with communities affected by the proposed development and other interested parties regarding the impact of the development on heritage resources; if heritage resources will be adversely affected by the proposed development, the consideration of alternatives; and plans for mitigation of any adverse effects during and after the completion of the proposed development. <p>[Our emphasis] This HIA must in addition have specific reference to the following:</p> <ul style="list-style-type: none"> - Townscape analysis - Visual Impact Assessment - Heritage design indicators 	<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="width: 45%;"> <p>PAGE 2 OF 2</p> <p>Our Ref: HM/ SWARTLAND/ RIEBEEK KASTEEL/ ERF 878 Case No.: 2020041358028E Enquiries: Stephanie Barnard E-mail: stephanie.barnard@westerncape.gov.za Tel: 021 483 2929</p> </div> <div style="width: 45%; text-align: center;">  <p>ILifa laMveli leNtshona Koloni Erfenis Wes-Kaap Heritage Western Cape</p> </div> </div> <p>The HIA must have an overall assessment of the impacts to heritage resources which are not limited to the specific studies referenced above.</p> <p>The required IBA must have an integrated set of recommendations.</p> <p>The opinions of relevant registered conservation bodies; all Interested and Affected parties; and the relevant Municipality must be requested and included in the HIA where provided. Proof of these requests must be supplied.</p> <p>Please note, should you require the HIA to be submitted as a Phased IBA, a written request must be submitted to HWC prior to submission. HWC reserves the right to determine whether a phased HIA is acceptable on a case-by-case basis.</p> <p>If applicable, applicants are strongly advised to review and adhere to the time limits contained the Standard Operational Procedure (SOP) between DEADP and HWC. The SOP can be found using the following link: http://www.hwc.org.za/node/273.</p> <p>Kindly take note of the HWC meeting dates and associated agenda closure date in order to ensure that comments are provided within as reasonable time and that these times are factored into the project timeframe.</p> <p>HWC reserves the right to request additional information as required.</p> <p>Should you have any further queries, please contact the official above and quote the case number.</p> <div style="text-align: center; margin-top: 20px;">  Colette Scheemeyer Acting Chief Executive Officer </div> <div style="text-align: center; margin-top: 20px;">  <p>Heritage Western Cape Erfenis Wes-Kaap ILifa laMveli leNtshona Koloni</p> <p style="font-size: 1.2em; font-weight: bold;">04 June 2021</p>  </div>
<p>www.westerncape.gov.za/erf</p>	<p>www.westerncape.gov.za/erf</p>
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11.2 ANNEXURE 2: PLANNING REPORT

Added as a separate document to the electronic report

11.3 ANNEXURE 3: DEVELOPMENT PROPOSAL



Site Development Plan, InterActive Town and Regional Planning 2024

11.4 ANNEXURE 4: ARCHITECTURAL DESIGN PARAMETERS

Added as a separate document to the electronic report

11.5 ANNEXURE 5: LANDSCAPE PLAN



Proposed Landscaping Plan for the site, J.d.V Landscaping Studio 2024

11.6 ANNEXURE 6: URBAN DESIGN REPORT

Added as a separate document to the electronic report

11.7 ANNEXURE 7: AIA

Added as a separate document to the electronic report

11.8 ANNEXURE 8: VIA

Added as a separate document to the electronic report

11.9 ANNEXURE 9: PUBLIC PARTICIPATION PROCESS REPORT

Added as a separate documents to the electronic report