



RIEBEEK KASTEEL

**URBAN DESIGN ANALYSIS &  
INDICATORS REPORT**

Prepared for

HUGUEMONT TRUST



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# RIEBEEK KASTEEL

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# RIEBEEK KASTEEL

## URBAN DESIGN ANALYSIS & INDICATORS REPORT

### Introduction

The town of Riebeeck 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, Riebeeck 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.

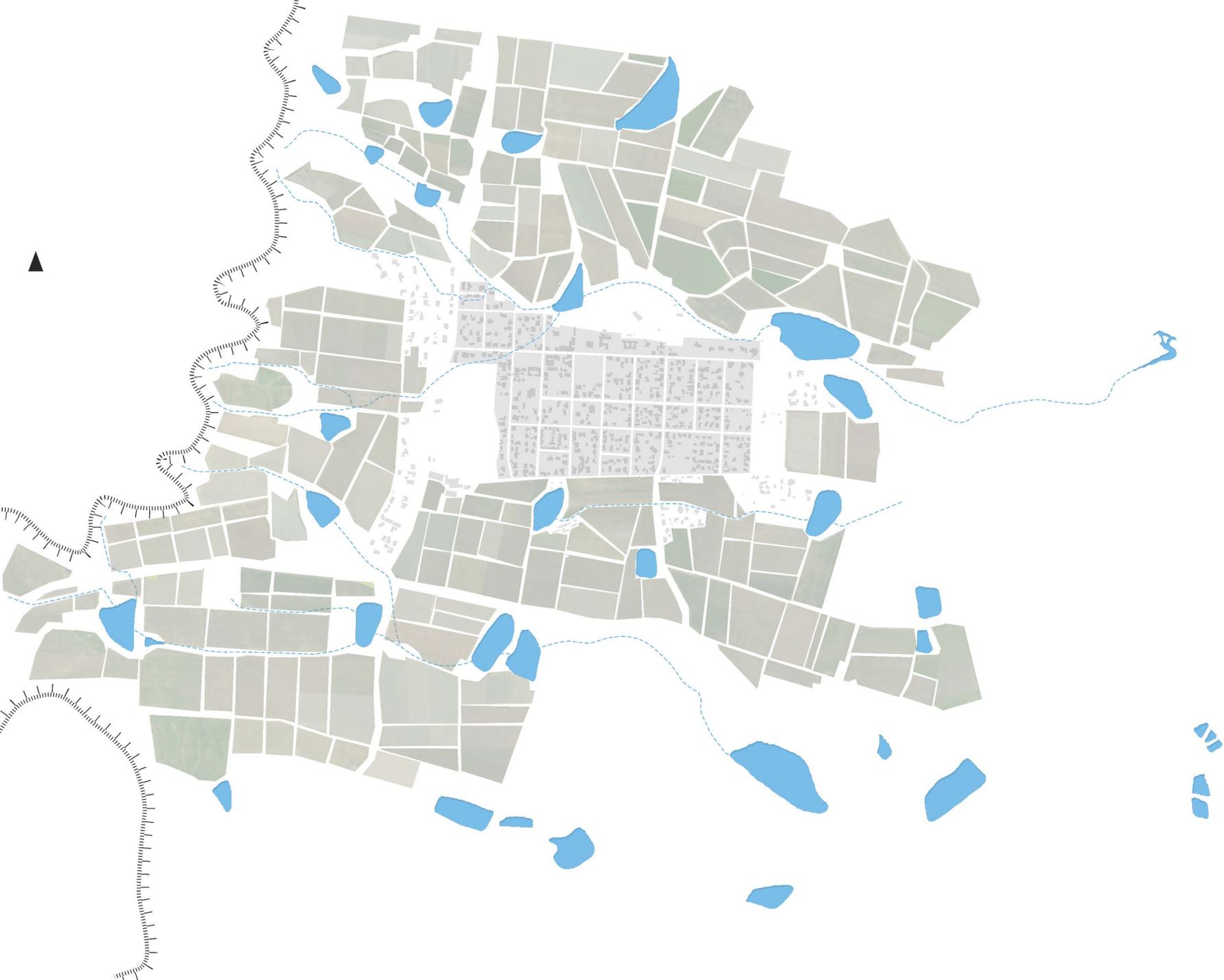
This report provides an in-depth contextual and townscape analysis of Riebeeck Kasteel, focusing on its urban structure, public realm, and the relationship between the built environment and its natural surroundings. The analysis explores the historical layout of the town, its unique roofscapes, and green 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, these 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.



RIEBEEK KASTEEL  
**CONTEXTUAL & TOWNSCAPE ANALYSIS**





## RIEBEEK KASTEEL TOWN STRUCTURE

**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.

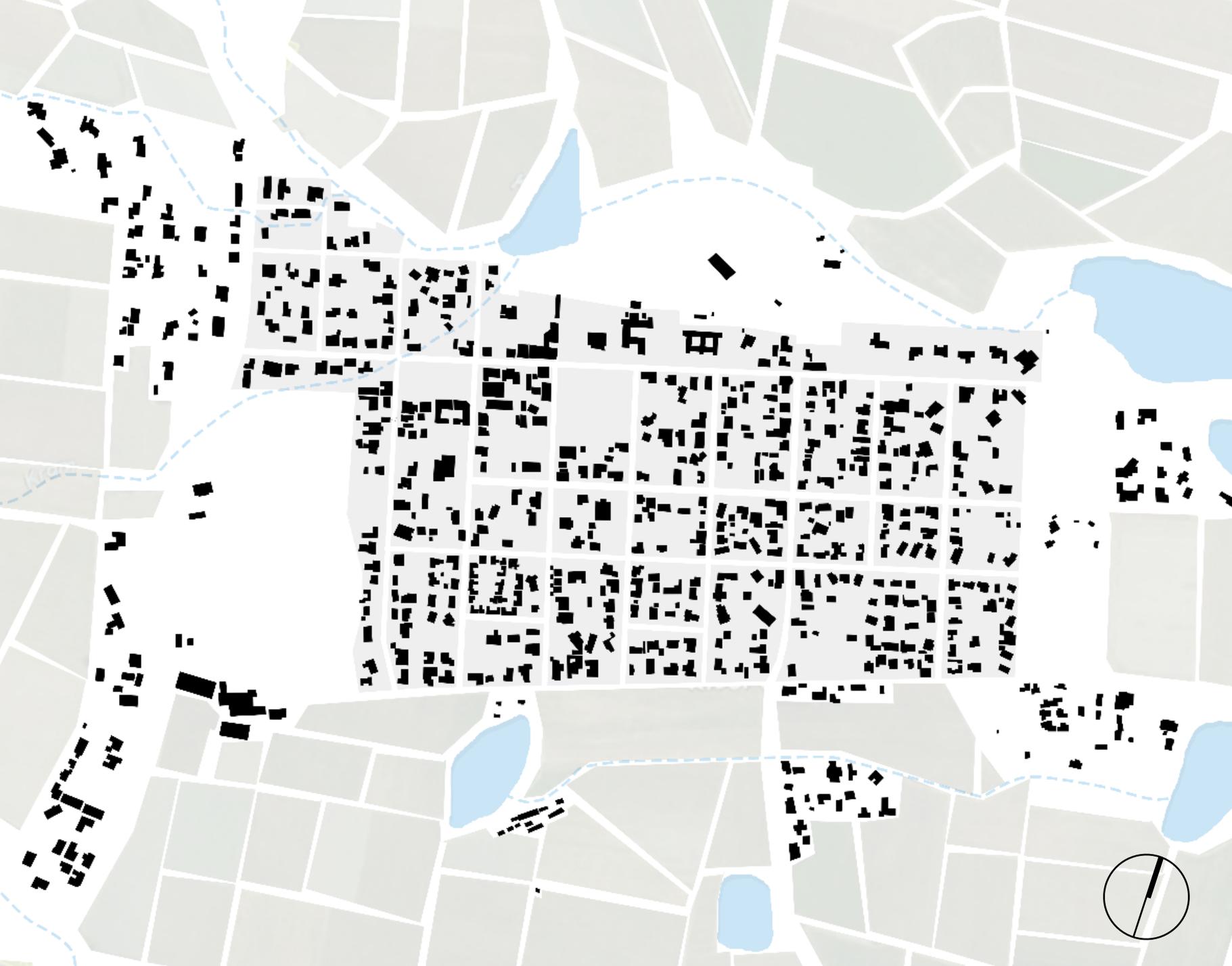
**Creative Community Hub:** Central area features galleries and art spaces, establishing the town as a cultural and artistic center.

**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:** Emphasises sustainability in new developments, integrating natural topography and energy-efficient designs.





## RIEBEEK KASTEEL TOWN STRUCTURE

**Built Form:** Scattered massing contained within the town's 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.



## RIEBEEK KASTEEL TOWN STRUCTURE

**Town Grid:** The primary ordering elements of the town are the three roads running East to West, intersected by several shorter streets running North-South.

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.



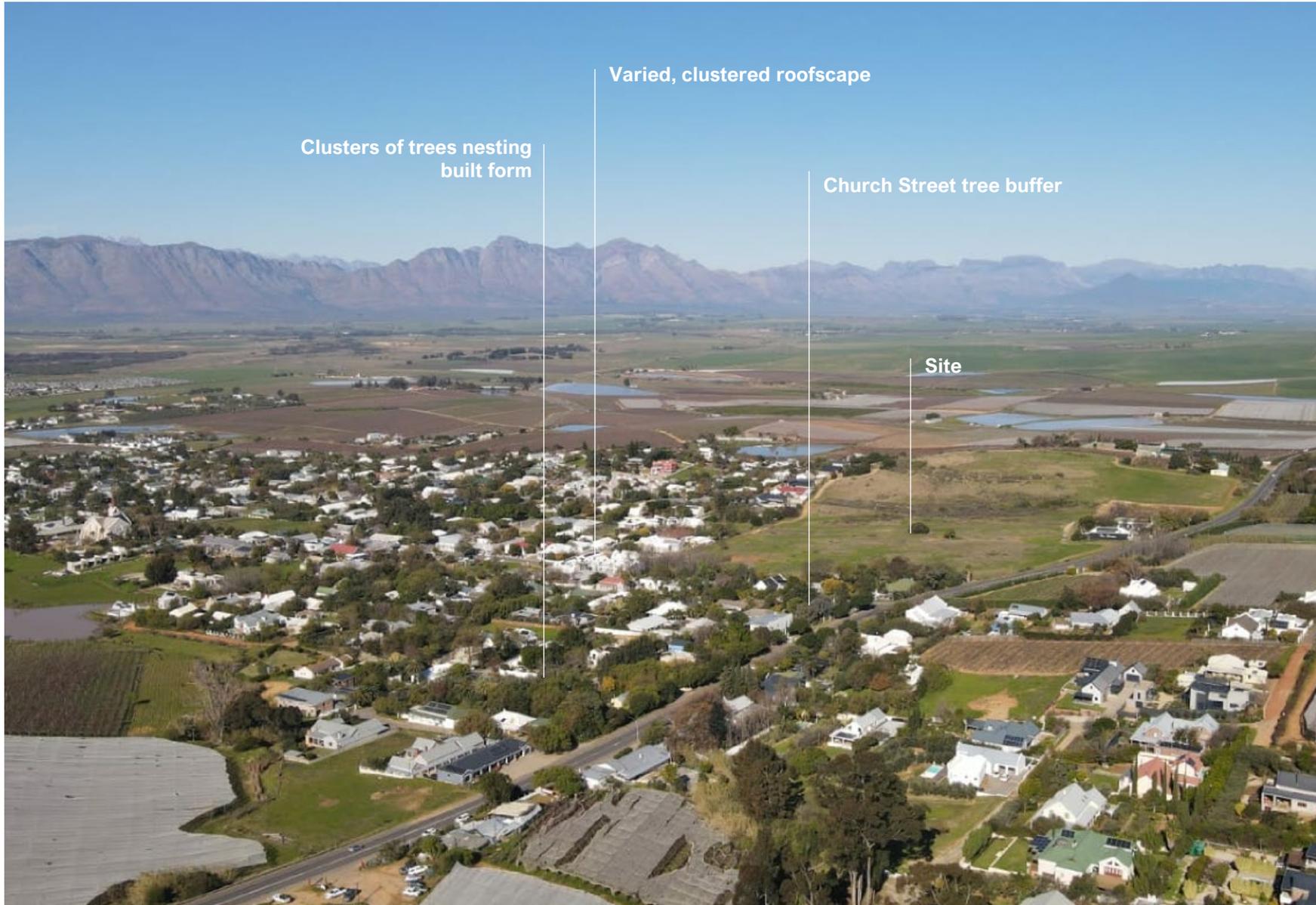
Town grid



## RIEBEEK KASTEEL TOWN STRUCTURE

**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.





## RIEBEEK KASTEEL TOWN STRUCTURE

**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.



RIEBEEK KASTEEL  
**URBAN DESIGN INDICATORS**

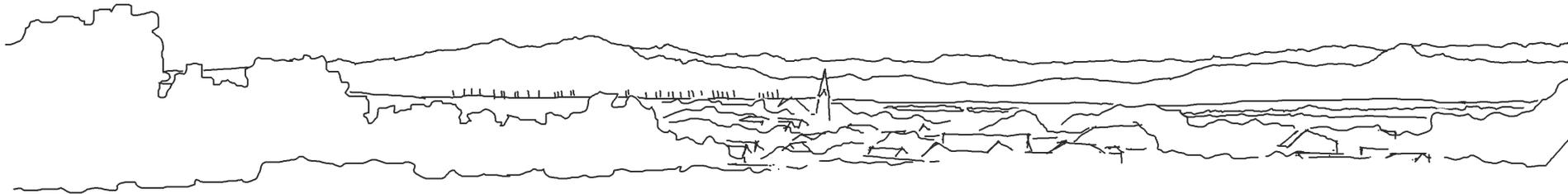
- 1. The layered landscape**
- 2. The town grid**
- 3. Varied street interface conditions**
- 4. Intimate streetscape**
- 5. Buildings nested in landscape**



## URBAN DESIGN INDICATORS THE LAYERED LANDSCAPE

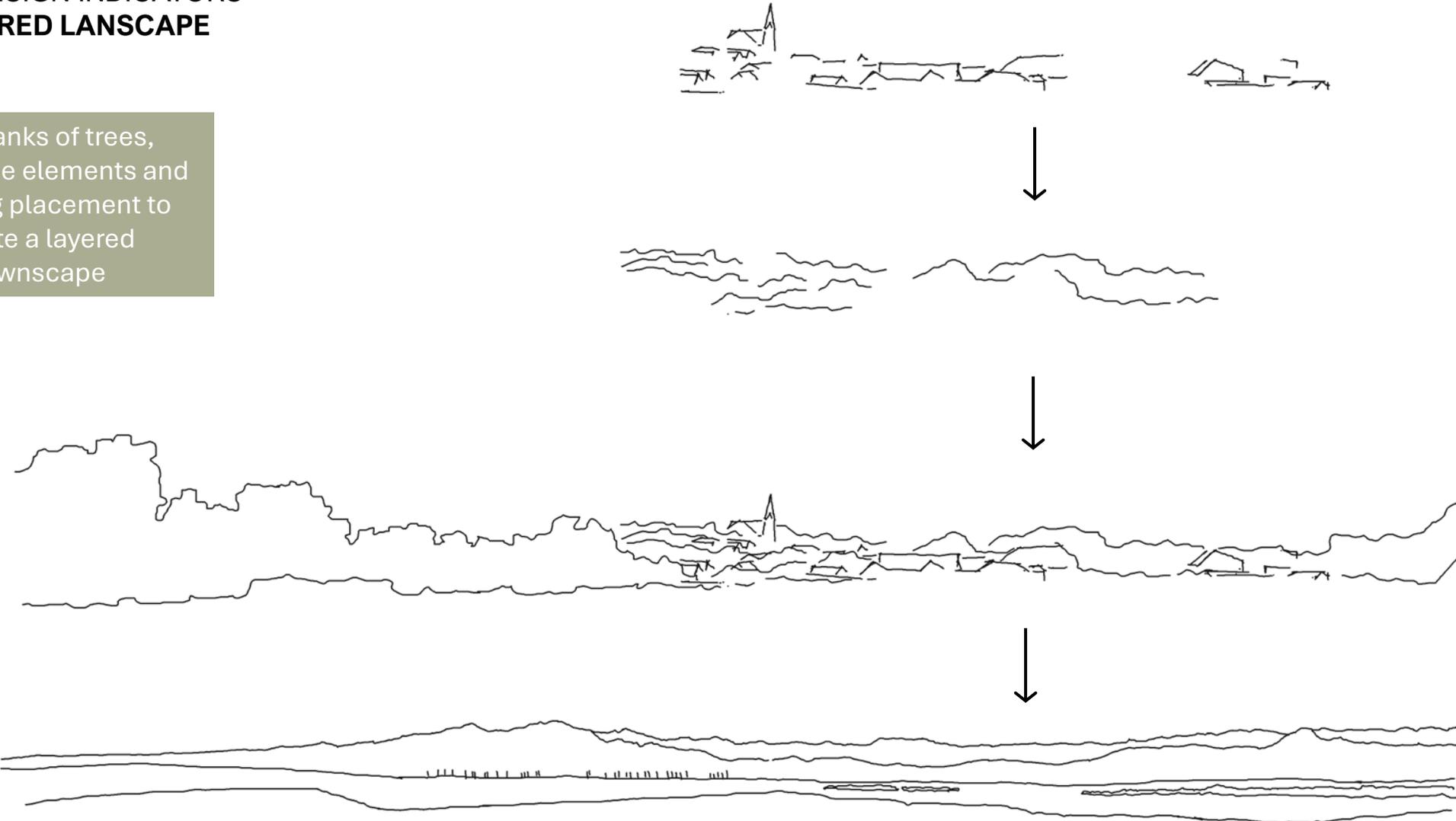
Most buildings is situated against their street boundary lines, contributing to a positive and properly defined streetscape.

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.



**URBAN DESIGN INDICATORS**  
**THE LAYERED LANDSCAPE**

Use banks of trees,  
landscape elements and  
building placement to  
create a layered  
townscape

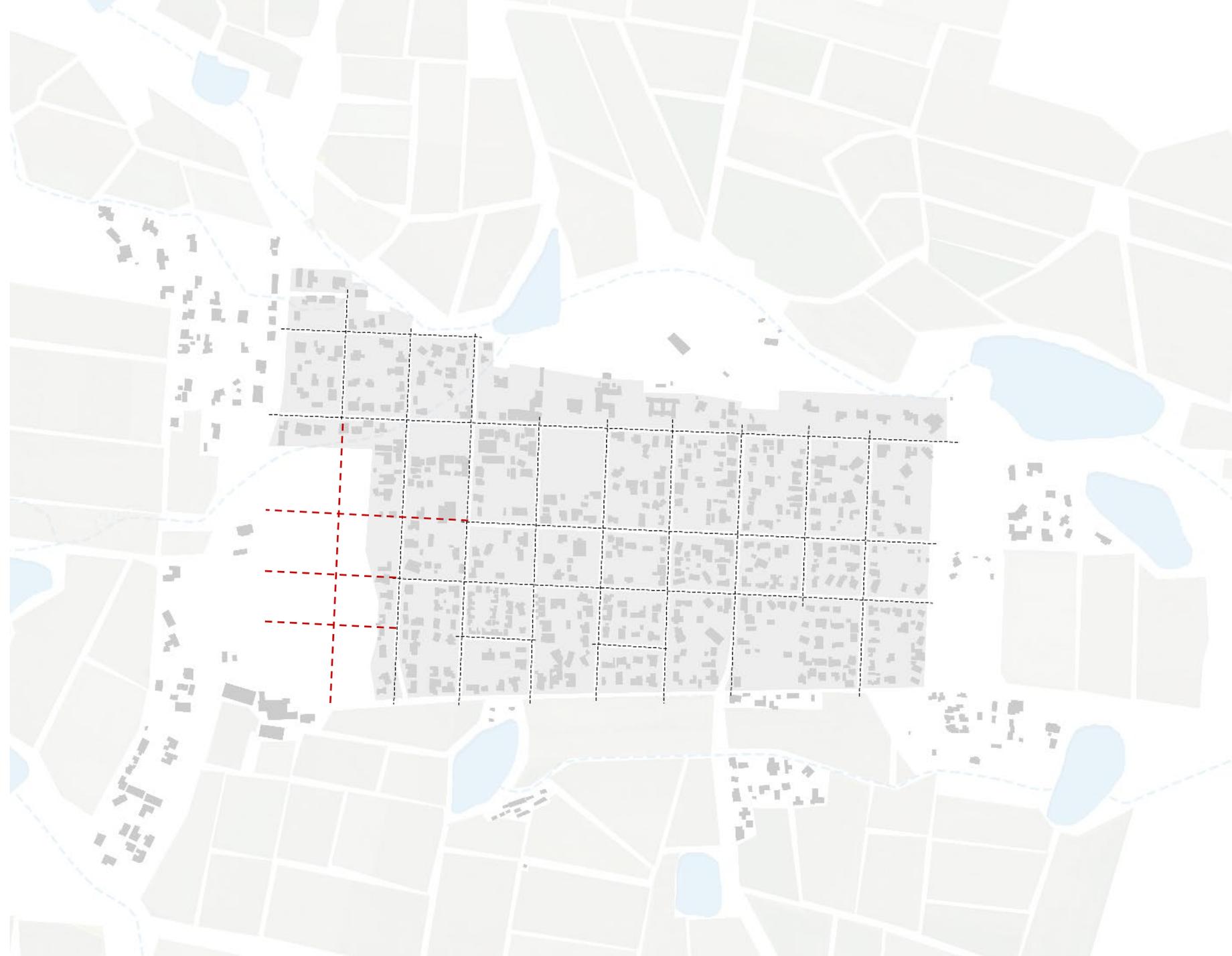


## URBAN DESIGN INDICATORS THE TOWN GRID

The town's historic grid pattern provides a clear ordering device for the layout of the new neighbourhood. Topography and existing buildings not considered, this diagram illustrates the extension of the existing grid over the site and hill.

The topographic constraints pose a challenge in constructing roads along these lines, however, alignment could be established through lines of trees or building arrangement, not only through the road network.

Use the town grid to  
inform layout of  
neighbourhood elements



## URBAN DESIGN INDICATORS 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 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.

Use a combination of interface conditions to create a varied streetscape



## URBAN DESIGN INDICATORS INTIMATE STREETSCAPES



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.

Use built form to define intimate streets. Design streets to accommodate both vehicles and pedestrians



## URBAN DESIGN INDICATORS 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.

Use banks and clusters of trees to nest built form in the landscape and create a layered townscape



RIEBEEK KASTEEL  
**RESIDENTIAL TYPOLOGY OVERVIEW**



# RIEBEEK KASTEEL RESIDENTIAL MARKET OVERVIEW

## 1 BEDROOM

**32 Hermon Road**

**1 BEDROOMS  
1 BATHROOMS  
DOUBLE GARAGE**

**ERF SIZE: 1 100m<sup>2</sup>  
FOOTPRINT: 60m<sup>2</sup>**

<https://www.property24.com/for-sale/riebeek-kasteel/riebeek-valley/western-cape/7911/113209049>



**27 Bloem Street**

**1 BEDROOMS  
2.5 BATHROOMS  
DOUBLE GARAGE**

**ERF SIZE: 709m<sup>2</sup>  
FOOTPRINT: 80m<sup>2</sup>**

<https://www.property24.com/for-sale/riebeek-kasteel/riebeek-valley/western-cape/7911/114108200>



**1**  
BEDROOM  
**60m<sup>2</sup>**  
To  
**80m<sup>2</sup>**



# RIEBEEK KASTEEL RESIDENTIAL MARKET OVERVIEW

## 2 BEDROOM

### 29 Sarel Cilliers

**2 BEDROOMS  
1 BATHROOMS  
DOUBLE GARAGE**

**ERF SIZE: 651m<sup>2</sup>  
FOOTPRINT: 120m<sup>2</sup>\***

<https://www.property24.com/for-sale/riebeek-kasteel/riebeek-valley/western-cape/7911/114613610>



### 10a Skool Street

**2 BEDROOMS  
2 BATHROOMS  
DOUBLE GARAGE**

**ERF SIZE: 897m<sup>2</sup>  
FOOTPRINT: 120m<sup>2</sup>**

<https://www.property24.com/for-sale/riebeek-kasteel/riebeek-valley/western-cape/7911/114535699>



### Kloof Street

**2 BEDROOMS  
2 BATHROOMS  
DOUBLE GARAGE**

**ERF SIZE: 485m<sup>2</sup>  
FOOTPRINT: 180m<sup>2</sup>**

<https://www.property24.com/for-sale/riebeek-kasteel/riebeek-valley/western-cape/7911/114419890>



### 12 Hermon Street

**2 BEDROOMS  
1 BATHROOMS  
DOUBLE GARAGE**

**ERF SIZE: 859m<sup>2</sup>  
FOOTPRINT: 150m<sup>2</sup>**

<https://www.property24.com/for-sale/riebeek-kasteel/riebeek-valley/western-cape/7911/114203155>



**2  
BEDROOM  
120m<sup>2</sup>  
To  
180m<sup>2</sup>**

\*Measured on CFM,  
excludes parking/garaged



# RIEBEEK KASTEEL RESIDENTIAL MARKET OVERVIEW

## 3 BEDROOM

7 Heuvel Street

**3 BEDROOMS**  
**3 BATHROOMS**  
**2 PARKING BAYS**

**ERF SIZE: 1 879m<sup>2</sup>**  
**FOOTPRINT: 190m<sup>2</sup>\***

<https://www.property24.com/for-sale/riebeek-kasteel/riebeek-valley/western-cape/7911/114008061>



52 Van Riebeek Street

**3 BEDROOMS**  
**2 BATHROOMS**  
**DOUBLE GARAGE**

**ERF SIZE: 680m<sup>2</sup>**  
**FOOTPRINT: 150m<sup>2</sup>**

<https://www.property24.com/for-sale/riebeek-kasteel/riebeek-valley/western-cape/7911/114620242>



60 Main Street

**3 BEDROOMS**  
**3 BATHROOMS**  
**DOUBLE GARAGE**

**ERF SIZE: 768m<sup>2</sup>**  
**FOOTPRINT: 180m<sup>2</sup>\***

<https://www.property24.com/for-sale/riebeek-kasteel/riebeek-valley/western-cape/7911/114393467>



10 Skool Street

**3 BEDROOMS**  
**2 BATHROOMS**  
**DOUBLE GARAGE**

**ERF SIZE: 897m<sup>2</sup>**  
**FOOTPRINT: 220m<sup>2</sup>**

<https://www.property24.com/for-sale/riebeek-kasteel/riebeek-valley/western-cape/7911/114535801>



**3**  
BEDROOM  
**180m<sup>2</sup>**  
To  
**220m<sup>2</sup>**

\*Measured on CFM,  
excludes parking/garaged



# RIEBEEK KASTEEL RESIDENTIAL MARKET OVERVIEW

## 4 BEDROOM

### 8 Rose Street

**4 BEDROOMS**  
**2 BATHROOMS**  
**2 PARKING BAYS**

**ERF SIZE: 852m<sup>2</sup>**  
**FOOTPRINT: 190m<sup>2\*</sup>**

<https://www.property24.com/for-sale/riebeek-kasteel/riebeek-valley/western-cape/7911/114342295>



### 1 Herron Close

**4 BEDROOMS**  
**3 BATHROOMS**  
**DOUBLE GARAGE**

**ERF SIZE: 952m<sup>2</sup>**  
**FOOTPRINT: 180m<sup>2\*</sup>**

<https://www.property24.com/for-sale/riebeek-kasteel/riebeek-valley/western-cape/7911/113436201>



### 6 Uitsig Close

**4 BEDROOMS**  
**3 BATHROOMS**  
**6 PARKING BAYS**

**ERF SIZE: 1 287m<sup>2</sup>**  
**FOOTPRINT: 280m<sup>2\*</sup>**

<https://www.property24.com/for-sale/riebeek-kasteel/riebeek-valley/western-cape/7911/114231786>



### 10 Skool Street

**4 BEDROOMS**  
**4 BATHROOMS**  
**5 PARKING BAYS**

**ERF SIZE: 1 118m<sup>2</sup>**  
**FOOTPRINT: 250m<sup>2\*</sup>**

<https://www.property24.com/for-sale/riebeek-kasteel/riebeek-valley/western-cape/7911/113597413>



**4**  
BEDROOM  
**180m<sup>2</sup>**  
To  
**280m<sup>2</sup>**

\*Measured on CFM,  
excludes parking/garaged



RIEBEEK KASTEEL  
**URBAN DESIGN RECOMENDATIONS**

- 1. Layout informants**
- 2. Layout recommendations**
- 3. Precincts & Typologies**



## LAYOUT INFORMANTS ACCESS POINT

There are four access points to the new neighbourhood.

1. The primary access will be from Church Street, to the South of The Barn.
2. A second access point from Church Street will function as a left-in only and will provide direct access to the retail village.
3. The Fontein Street link will connect the new neighbourhood with Fontein Street and provide a pedestrian-friendly link to town.
4. The existing Southern access point to Fontein Street will not be used.



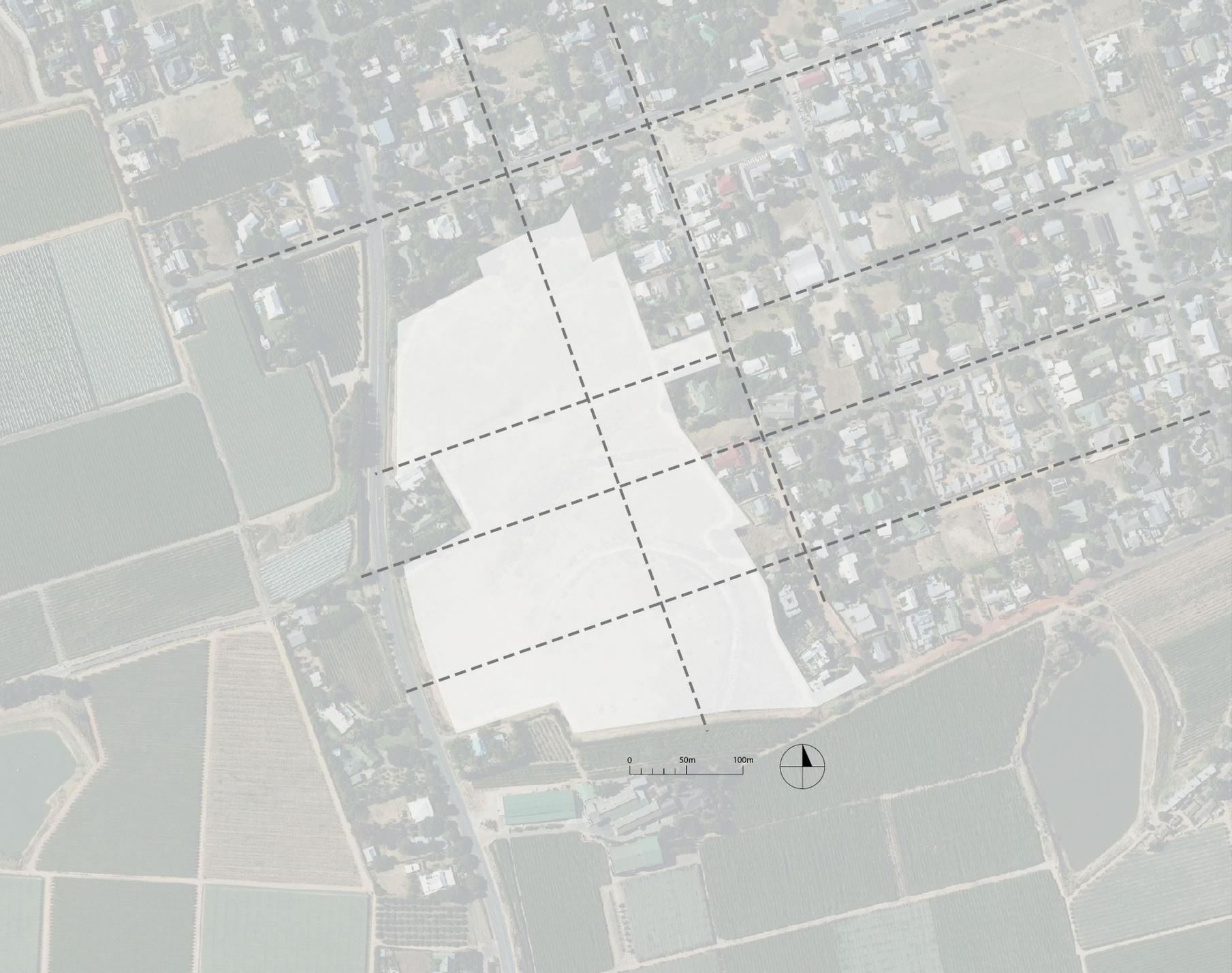


## LAYOUT INFORMANTS **GREEN BUFFER**

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.

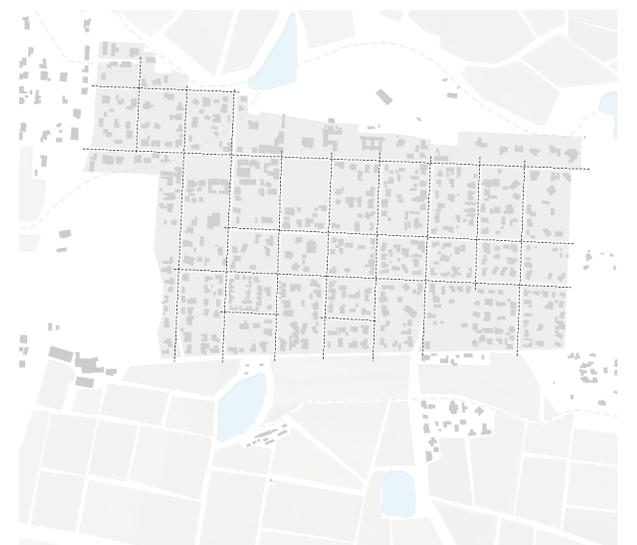
The new neighbourhood should enhance this green buffer through the planting of trees and landscaping.

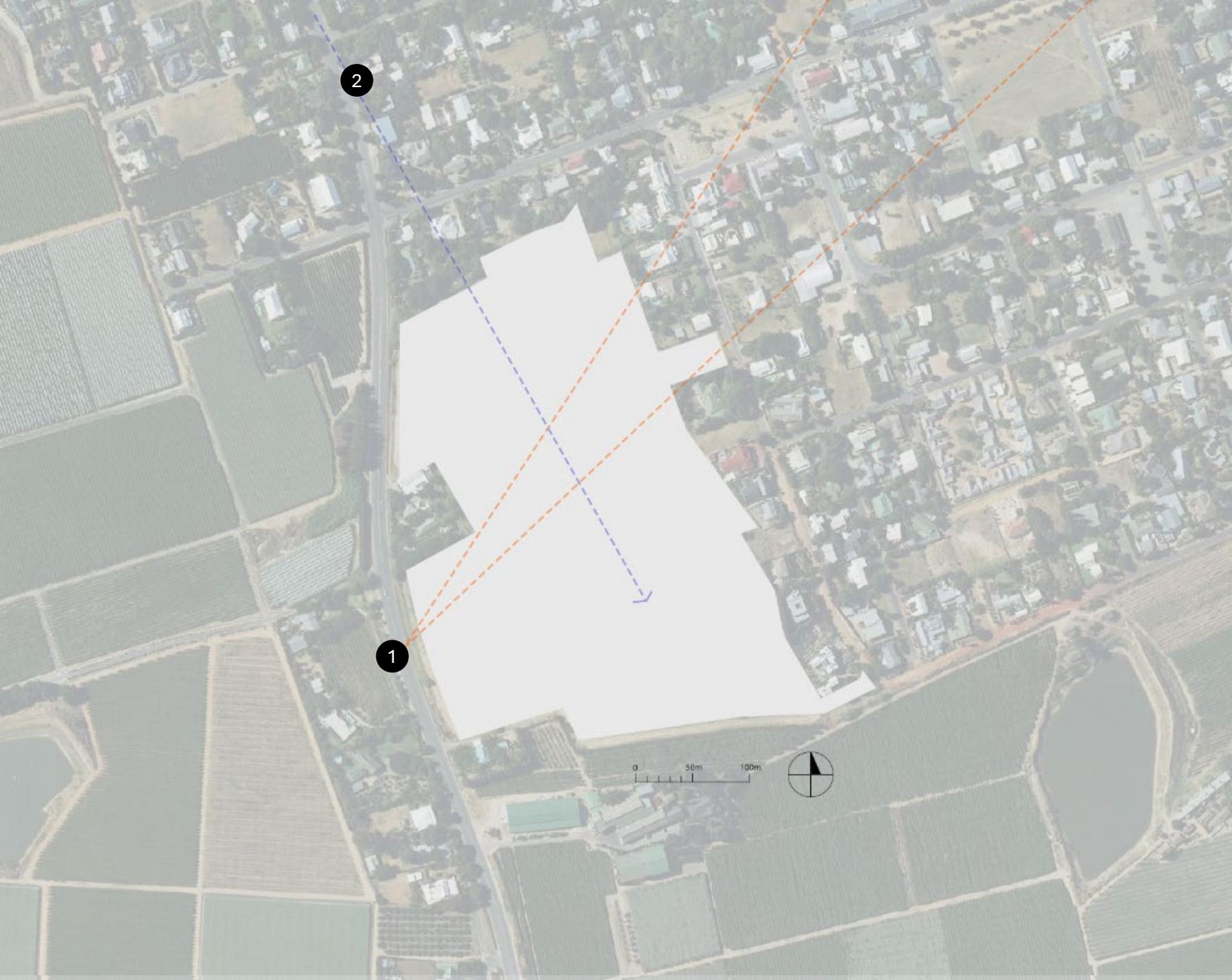




## LAYOUT INFORMANTS GRID

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.





## LAYOUT INFORMANTS VIEW LINES

There are two primary view lines to be considered.

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.



## LAYOUT INFORMANTS POINTS OF INTEREST

There are three primary ordering elements currently on the 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 with the new neighbourhood.
3. The hill, which restricts layout due to topography.





## LAYOUT INFORMANTS

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



# RECOMMENDATIONS NEIGHBOURHOOD LAYOUT

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

Parking under banks of trees to strengthen green buffer against Church street

Retail village square opening up to green open space

Shops with active facades & spill-out (F&B)

Articulated façade edge to define public space

Line of trees to guide the view towards the DRC

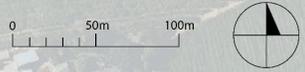
Line of trees to strengthen green buffer against Church Street

Walkable street with low-speed vehicular traffic, trees and landscaped sidewalks

Active edge to Retirement village complex – dining hall opening up onto veranda overlooking the open space

Clusters of street trees break building continuity against the slopes, nesting buildings in the landscape

Line of trees to for backdrop & nesting for hill houses, continuation of town grid



## RECOMMENDATIONS LAYOUT ELEMENTS

1. 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
2. Filling station
3. Retail parking
4. Public open green space & access to spring
5. Valley village
6. Neighbourhood park
7. Hill village
8. Green open space & parking spill-over
9. The Barn
10. Retirement village
11. Retail village square





**Figure 26-1:** Artist impression of the Church street entrance precinct. The treeline on the right guides the eye toward the DRC steeple, and the low-rise Valley Village allows for visibility from Church Street.

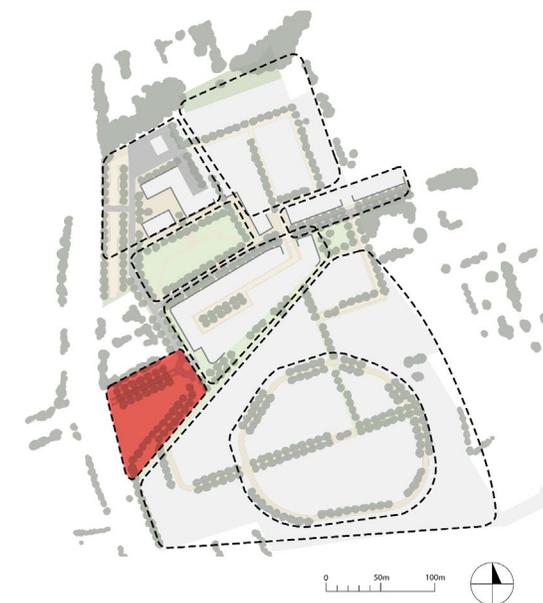


**Figure 26-2:** Sunvale Community Park, Brimbank City Council (Image: Emma Cross)

## 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 27-1:** Artist impression of the Valley Village. The village consists of smaller townhouses situated on the outer edge of the village, around a "woonerf" core.



**Figure 27-3:** <https://infraservices.org/verson-ecoquartier-des-mesnil/>



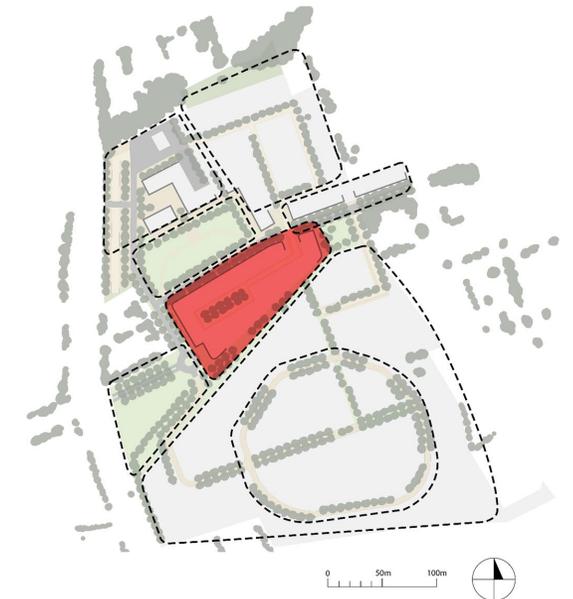
**Figure 27-2:** Incorporating the built form into the perimeter of the site allows for the creation of a positive interface, rather than a dead wall.

## PRECINCTS 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.





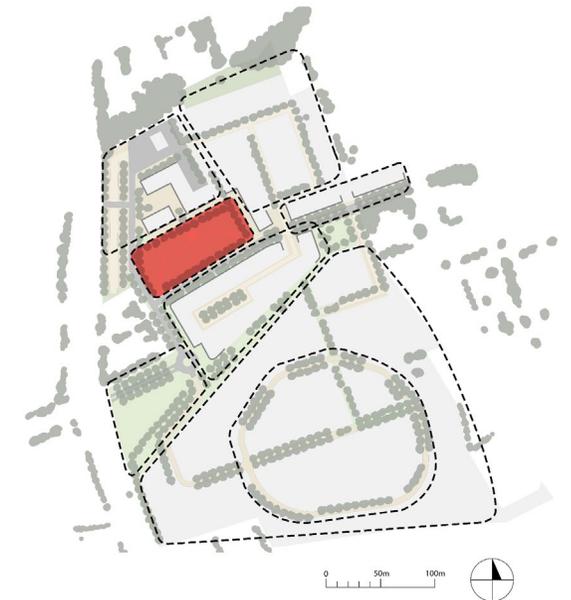
**Figure 26-1:** <https://landezine.com/sowerby-park-and-sports-village-by-reform-landscape-architecture/>



**Figure 26-2:** <https://www.wininganddining.co.za/info/food-matters&article=10?articleId=10> –

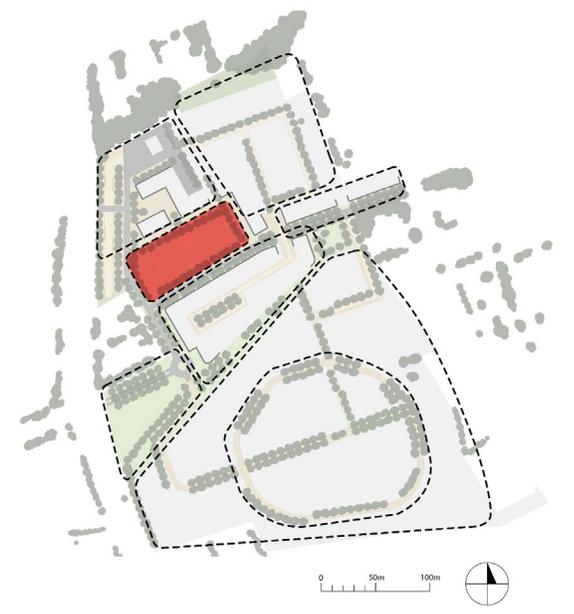
## PRECINCTS NEIGHBOURHOOD PARK

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 optimise their location on this green asset and have public/spill-out functions living onto this space.





**PRECINCTS**  
**NEIGHBOURHOOD PARK**





**Figure 26-1:** Artist impression of the Church Street entrance precinct. The treeline on the right guides the eye toward the DRC steeple, and the low-rise Valley Village allows for visibility form Church Street.



**Figure 26-2:** Sunvale Community Park, Brimbank City Council (Image: Emma Cross)



**Figure 26-3:** Artist impression of the Church Street entrance precinct. The treeline on the right guides the eye toward the DRC steeple, and the low-rise Valley Village allows for visibility form Church Street.



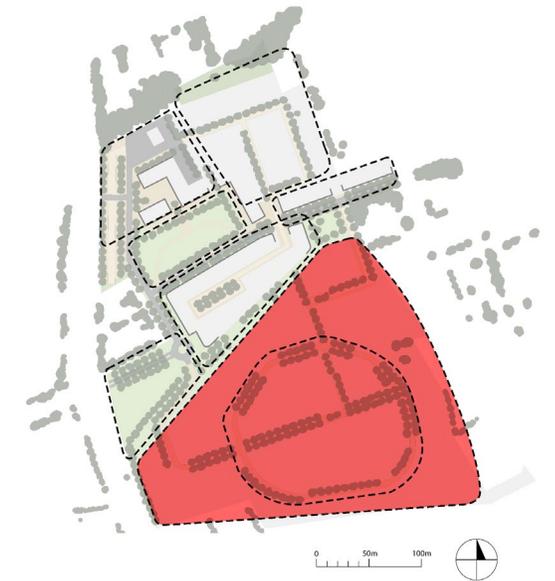
**Figure 26-4:** <https://www.riai.ie/>

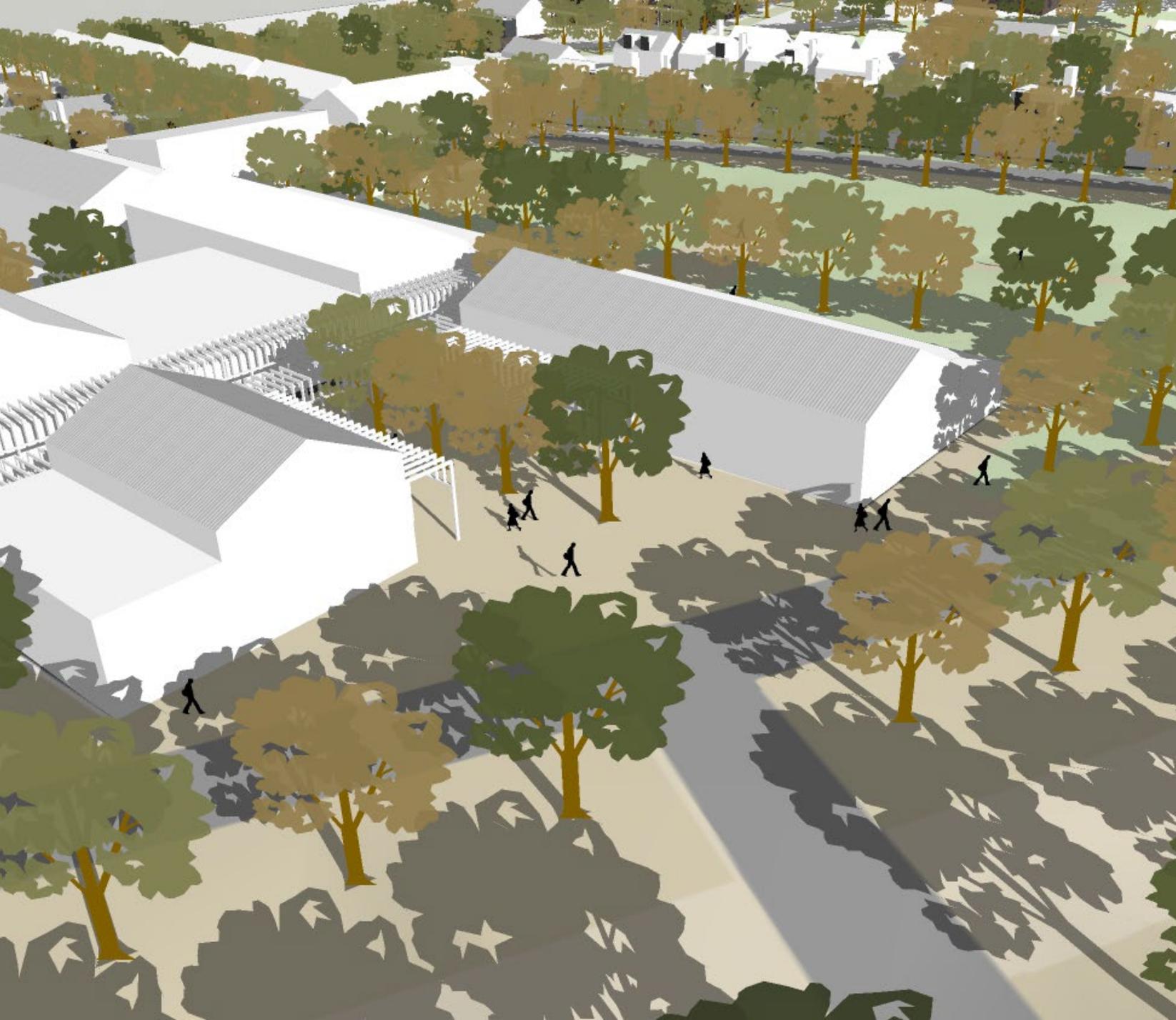
## PRECINCTS HILL VILLAGE

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.





## PRECINCTS RETAIL VILLAGE

This stands as the main arrival point by car from town, using the left-only access point along Church Street.

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.

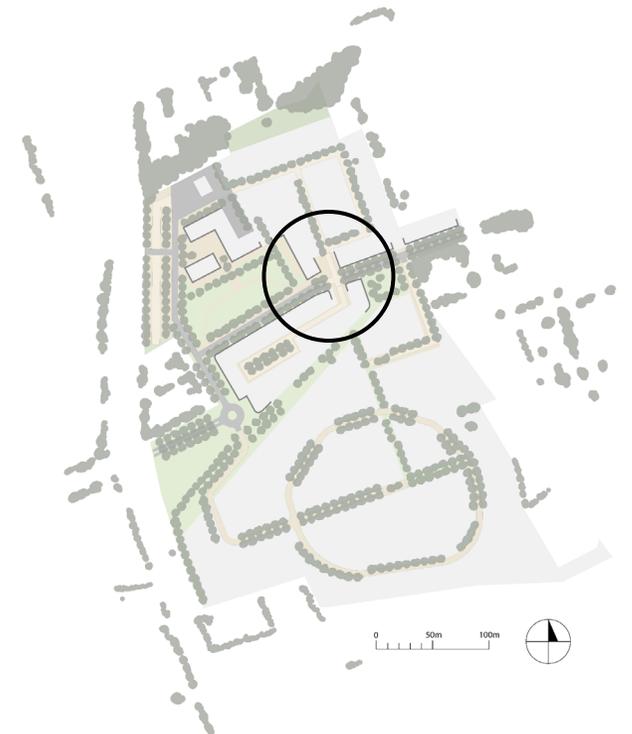




## PRECINCTS VILLAGE CROSSROAD

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.





Site viewed from the north; Church Street, and the hill clearly visible.



View of new neighbourhood from the North; banks of trees and the clustering of roofs create a townscape that is in harmony with the existing town.



View towards the site from the North-East, the DRC steeple visible on the right.



The new neighbourhood 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.

# RIEBEEK KASTEEL

## URBAN DESIGN ANALYSIS & INDICATORS REPORT

### Conclusion

This Urban Design Analysis & Indicators report provides an evaluation of the Riebeek 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 its context and contributes positively to the character of Riebeek Kasteel. Through this analysis, several key informants and recommendations have been identified to ensure the new neighbourhood is fit for its context.

### Key Informants

**Town Structure:** The historical layout of Riebeek Kasteel, developed around key landmarks like the church and Royal Hotel, remains a foundational element. The town's structure integrates its scenic landscape with vineyards and olive groves, emphasizing both cultural heritage and natural beauty. This integration is critical to maintaining Riebeek Kasteel's 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 Riebeek 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.



# RIEBEEK KASTEEL

## URBAN DESIGN ANALYSIS & INDICATORS REPORT

### 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 Riebeek 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, livability, and appeal as both a creative and cultural hub.





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