ERF 878, Riebeek Kasteel: **TOWNSHIP**

ESTABLISHMENT – REZONING & SUBDIVISION

ERF 878, Riebeek Kasteel

DEVELOPMENT MOTIVATION
AND
ARCHITECTURAL DESIGN PARAMETERS

FEBRUARY 2025 (REV. 9)

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1. INTRODUCTION

1.1 SETTLEMENT ESTABLISHMENT - HISTORICAL OVERVIEW

The Swartland has a rich social and cultural history dating back to the Early Stone Age / Middle Stone Age settlements and hunter - gatherers associated with wild game, whom were eventually displaced by the Khoekhoen herds approximately 2000 years ago.

The origins of the Historic Townscape of Riebeek Kasteel can be traced back to 17th Century expeditions ordered by the VOC in pursuit of outpost establishments. The establishment of outposts were originally intended to allow for continuous negotiated acquisition of cattle / livestock from the Khoekhoen, in support of the primary refreshment station established by the VOC in 1652 in the Cape.

Pieter Cruythoff led an expedition, seconded by Pieter van Meerhoff, and on 4 February 1661 during an ascent of a mountain, they observed a fertile vista, now known as the Riebeek Valley. Cruythoff and van Meerhoff named the area Riebeek's Casteel, in honour of their commander.

By the beginning of the 18th century, outposts had been established at Ganzekraal, Groenekloof (Mamre) and also in the vicinity of Riebeek Kasteel. Outposts at this stage had little architectural significance of consequence.

With increasing occupation by the Colonialists of the traditional grazing lands, outposts became more formal in that they provided protection to the farmers now stationed in the vicinity. Grazing rights or loan-places were exchanged between the VOC and Khoikhoi / Khoekhoen, and rudimentary / simple dwellings were now being erected by the farmers / trekboers in the vicinity. These structures were erected by both the indigenous people, trekboers, and other travelers en - route to the hinterland.

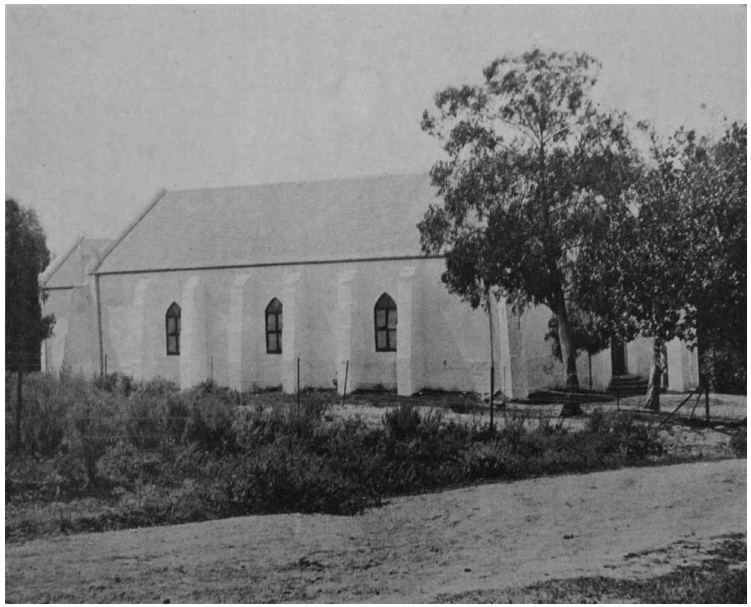
EXAMPLES OF MATJIESHUIS / HARTSBEESHUIS AS EARLIEST FORMS OF DWELLINGS / SETTLMENENTS

The VOC eventually formalized the farming of the Riebeek Valley through hunting and grazing licenses, and in 1704 Governor Willem Adriaan van der Stel granted a number of farms such as: Goedgedacht, Kloovenburg, Allesverloren and Vleesbank. The loan farms and associated licensing quickly extended as far north as Piketberg by the mid - 18th century.

With the growing population and more permanent nature of isolated settlement/s, the spiritual needs of the farmers and their workers led to the establishment of a church at Malmesbury. Following an unusual dispute within the congregation, the Moederkerk in Malmesbury granted dispensation to Riebeek Kasteel farmers, and Riebeek West was established originally as a "Kerk Dorp" in 1858 on parts of the farm Allesverloren.

In 1863, further conflicts within the congregation again resulted in an additional "Kerk Dorp", which is currently established as Riebeek Kasteel. The decision for this specific locality is likely influenced by the 18th century VOC outpost established in the vicinity, and also that the locality is situated om the cattle grazing route to the interior.

The Riebeek Valley then developed a firm economy based initially on the cultivation of wheat and tobacco, and later transitioned to viticulture, soft fruits and olive farming. With the original formal township establishment in 1900, and the advent of railway travel and station included en route from Hermon to Porterville, the town of Riebeek Kasteel was formally recognised.



IMAGES OF THE NG CHURCH ESTABLISHED IN MALMESBURY ORIGINALLY, FOLLOWED BY THE CONSTRUCTION OF THE DE OUDE KERK IN Riebeek Kasteel IN 1855

1. INTRODUCTION

1.2 ARCHITECTURAL DEVELOPMENT AND STYLISTIC PERIODS

The following developmental overview is an excerpt from the Swartland Rural Heritage Survey for Wards 1,3,4,5,6,7,& 12; Overview Report - September 2014 (WCG) p.15 - 20.

1.2.1 - PRE COLONIAL PERIOD

Little is known of the structures and encampments erected by the indigenous peoples, the Khoikhoi, who occupied the Swartland prior to the arrival of the Dutch. The Khoikhoi were transhuman pastoralists who moved about the Cape in search of grazing for their cattle. The area south of the Berg River between Vredenburg and Malmesbury was frequented by the Cochoqua tribe. The Gorachoqua were to the south of the Diep River and moved between Cape Town, Stellenbosch and Wellington. The Cape Herders also used fire to burn off the low scrub to extend pasturage and encourage grasses to grow. Each year as the summer south-easters dried out the grazing, they moved away from the coastal areas towards the west coast.

Unlike the San, who lived in small bands, generally fewer than 50 persons in number, the Cape Herders lived in village settlements of often well over 100 persons. The round hut, or "matjieshuis", made of a frame of green branches bent over and tied together, covered by reed mats, was the basic housing structure, quick to erect and dismantle. These annual visits to the coastal areas would have centered on reliable sources of water like the Berg River.

It is believed that the encampments, trails and ford crossings created by these peoples and their herds formed the basis for the routes that the early settlers and explorers used, and which later became the highways and byways of rural Swartland. By the time the first European settlers arrived, the Cape Herders had extended their range up the south east coast to the Great Fish River and had acquired cattle through barter and intermarriage with the Xhosas of the Eastern Cape. The movement of these fairly large groups of people and their flocks of sheep and herds of cattle created broad trails where once only narrow paths existed. It has been suggested that these stock trails became the basis of the Dutch East India Company (VOC) trading routes. They then became the primitive road system of the Cape and many routes are still used to this day. It is probable that the old route over the Helshoogte Pass into the Dwars Valley was one of these ancient routes.

Accounts and sketches of the colonial explorers indicate that the Khoikhoi erected hemispherical huts of curved saplings covered with reed mats. The matjieshuise of the Namaqua, still being built today, are identical to the traditional houses of the Khoikhoi. These structures were dismantable and could be loaded onto oxen for transport elsewhere.

1.2.2 - EARLY COLONIAL PERIOD (1652 - 1750)

In the first century of colonial occupation there was little building of consequence in the rural districts of the Cape. The Dutch were concentrating on establishing the Cape as a re-fueling station for the East India trade. At the same time the rural frontiers were being pushed back by the grazers and trekboers hired by the Dutch to provide fresh meat and produce for the VOC Company and the growing settlement at the Cape. In 1750 it comprised 5,000 colonists, 6,000 slaves and 1,500 persons in employment of the Company.

Competition for the traditional grazing lands and watering holes of the Khoikhoi, who were also reluctant to barter their cattle in exchange for the trinkets offered by the Dutch, resulted in numerous skirmishes between the Dutch and the Khoikhoi. The Company decided to establish several outposts (also known as veeposte or buiteposte) to provide protection for the farmers with the first being established in the Groenekloof (1682) area near Mamre. Names such as Oudepost, Groote Post, Melk Post, and Kleine Post (1701) recall their origins. Recent excavations at Oudepost (near Langebaan) reveal a fort-like structure built out of stone.

From the early 1700's the Company also granted grazing rights or loan-places in the Swartland area to individual farmers, and on former Company outposts. For example in the Kasteelberg area the farms Allesverloren and Cloovenburg had been Company outposts before being granted in 1704 to Gerrit Cloete and Jan Bothma respectively.

The loan farm system did not guarantee security of tenure and many of the trekboers lived out of their wagons. The majority of the first country homes of the early settlers were most likely very rudimentary in nature. Bosdari says 'men built huts or even hovels, not homesteads'. A variant of the matjieshuis was the hartbeeshuis, which was rectangular in plan, and comprised poles bent over at the top and joined with a long ridge pole, with corresponding poles joined by a tie-beam, resembling an up-turned boat. The structure could be clad with reed mats, skins or thatch, - whatever was locally available. These structures were erected by both indigenous people and the trekboers, as well as by other travelers to the hinterland. According to Walton this type of structure was still being built in the Sandveld in the late 20th Century.

Walled kraals for the safekeeping of stock were fashioned from packed stones. Some of these kraals are still in use today. More permanent simple dwellings were established on a similar basis, but with durable walls. These included reed panels, or wattle and daub, or 'post and pan' walls; - posts buried in the ground with non-load bearing infill panels. These would have been supplanted by even more permanent stone and mud-brick walls, giving rise of the format of the traditional 3-roomed, white-washed and thatched-roof Cape cottage, with its distinctive kitchen hearth and bakoond chimney projecting on the one end, which remains to this day a fixture of rural architecture in the Western Cape.

Mention should be made of the use of the natural building materials to be had and the influence these had on the development of the regional architecture. Along the coastal strip (Sandveld) thatching reed would have been readily available while large timbers for spanning roofs would have been virtually non-existent. The limestone and shell deposits on the coast would have facilitated the production of lime mortar as a bonding agent and for the rendering of walls, whereas in the inland areas (Swartland) clay mortar would have relied upon. The shales of the Swartland valley floors provided a readily workable material for the construction of foundations and wall footings, whereas in the more mountainous regions the hard granite outcrops and sandstones would have required much more effort to be used.

1.2.3 - MIDDLE COLONIAL PERIOD (1750- c1850)

The simple homes and outbuildings of the country districts gave way to more elaborate homesteads and farmsteads in the second half of the 18th Century, and it is said that Cape Architecture reached its zenith in the period 1795 to 1825. This was because there were various spells of prosperity at the Cape brought about by wars between the Dutch, French and English, resulting in shortages for certain commodities (such as wine), and for the increased demand for fresh produce from passing ships and trade. In addition, from 1780 on the Dutch VOC Company was headed towards bankruptcy and started selling of its assets, resulting in numerous farms being sold to private individuals.

This condition of increased prosperity and private ownership resulted in farmers being able to improve their properties and embellish their homesteads. Company farms and outposts that had been established in the Swartland from the beginning of the 18th Century, and situated in the Darling (Groenekloof), Kasteelberg, and Paardeberg areas changed hands, and in the process were developed and upgraded.

The modest rectangular structures of the earlier period were either replaced or extended as longhouses, or added on in various ways to form more substantial T, H or U shaped homesteads. Floors were paved with Batavian tiles, and joinery in the form of paneled doors and shutters was installed. Fine furniture including wall-screens and wall-cupboards was commissioned. Decorative gables, a distinctive feature of Cape Architecture, were added to facades.

The Swartland was not an extensive wine-growing region, and its farmers were probably less prosperous than those in Paarl and Stellenbosch, resulting in fewer and more modest interventions. Thus with few exceptions the Swartland is not known as a repository for 'high' Cape

Architecture. Of gables that have survived the centuries there is for example the neoclassical gable of Groote Post near Darling, dated 1808.

The Cape farmstead had to accommodate a number of activities and often took on the form of a hamlet or mini-village. In addition to the main homestead there was the accommodation for other family members, employees and slaves that had to be provided. The second most important building was usually the wine cellar followed by stables, fowl runs, dovecots and pigsties.

In the early days these structures might have been erected in a haphazard fashion and as the need arose, resulting in a loosely defined farm yard or werf. This was now often formalized to form a spatial composition, in the form of a rectangular space or forecourt with the main homestead usually at the head of the approach road, with on one side the farm yard (werf), enclosed by a low wall sometimes linking the various surrounding outbuildings together. The other side of the homestead invariably led onto gardens and orchards.

Thus the Cape werf formed another distinctive element of Cape Architecture. In the Swartland this can be seen in many places in a variety of forms including fairly recent constructions. A notable early example is the long werf wall to be seen at Cloovenberg near Riebeek Kasteel.

Another feature of the Cape werf was the bell-tower (also known as a slave-bell or farm-clock), which regulated the daily activities of the farm. Some historians have argued that this is derived from the VOC's maritime tradition. Agricultural production and the development of the farm werf at the Cape are linked to the practice of slavery, which was outlawed in 1834. Examples of bell-towers can be seen at Klawervlei, Ganzekraal and elsewhere.

In the Swartland mixed agricultural farming practices including the production of grain, dairy and stock farming gave rise to the building of stores, stables and milking sheds. These were usually simple structures with stone and mud brick walls with pitched thatch roofs, often with open or half-open sides opening onto walled kraals. These structures were later adapted to accommodate corrugated iron roofing.

The need for a communal place of worship central to the farming community led to the establishment of kerkdorpe, where farmers would overnight for the monthly nagmaal service. Riebeek-Wes, Riebeek Kasteel and Darlling are examples of 19th Century kerkdorpe. During the hot summer months and after harvesting, the grain farmers would repair to the cooler coastal areas, where they would set up camp. Sometimes they would take their cattle with them as the lands now covered with wheat stubble afforded poor grazing till the next autumn rains.

Architectural and building traditions established during the early part of this period were continued well into the latter part of the 19th Century.

1.2.4 - LATER COLONIAL PERIOD (1850-1910)

In 1806 the British took possession of the Cape for the second time and their influence was to last for the next 100 years. The discovery of diamonds in 1867 in Kimberley and later gold on the Witwatersrand in the 1880's brought about the acceleration of colonial expansion and industry, including the rapid expansion of the rail system.

This rail network including bridges and sidings had a considerable impact on the rural landscape and led to the expansion of existing towns such as Malmesbury, and the establishment of new settlements such as Koringberg and Kalbaskraal.

Commensurate with the expansion of the rail system was the planting of sugar gums (eucalyptus cladocalyx) as plantations and along railways and roadsides, often forming shady avenues on the approach to the farms, or as stand-alone trees within the farm yard.

New industrial machinery was adapted to agricultural production, such as the steam powered traction engines, used on farms to drive chaffing machines and other mechanical equipment. The ubiquitous farm windmill or windpomp as it was known was introduced, opening

up new land to stock farming.

Fencing wire was introduced from about 1880 and this brought about significant changes to the agricultural landscape, in part replacing the need to construct mud and stone kraal walls for the containment of domestic animals, and also allowing for large camps to be established for pasturage, including field rotation.

The availability of cast iron building elements from the 1840's and corrugated iron sheeting from the 1860's changed the face of South Africa's colonial architecture. In the Swartland the traditional thatched roofs began to be replaced with corrugated iron, and buildings were extended with corrugated iron lean-to structures and verandahs.

Many of the Cape gables disappeared and roofs were lowered to suit the lower pitch required, or walls were raised to provide additional attic storage or accommodation. This often led to the character of the original architecture being compromised, while at the same time it also created a new layer and architectural typology.

The period also saw the introduction of other Victorian architectural elements such as roof ventilators, cast-iron fireplaces and other decorative features. Cast iron columns, brackets and balustrading, and timber finials and boards, were sourced from catalogues. Timber joinery, beams, ceiling and flooring was also imported from overseas; Deal from Scandinavia and Douglas Fir from the USA. Corrugated iron sheeting was eminently suited for the cladding of agricultural sheds to house the new agricultural implements being introduced to increase agricultural production, and was also used for other purposes such as railway sidings and dwellings.

In the countryside the Victorian villas that were being built in the towns were replicated by those that could afford it. South of Malmesbury there are two fine examples; Schoonspruit (c1900) with a turret and wrap-around verandah, and Vergenoegd, with two flanking stoepkamers and a cast iron verandah.

The later Edwardian variant of the Victorian villa discarded many of its decorative and eclectic features in favor of a more restrained look, with lower roof pitches and fewer mouldings. However it replicated the same basic floor plan and arrangement of a roofed stoep entrance leading to a central hall or passage, with flanking bed- and living-rooms, and service areas and outhouses located behind. This pattern and form of farmhouse was continued with well into the 20th century.

1.2.5 - 20TH CENTURY

Stylistically, the Cape Revival in architecture led by Herbert Baker and his protégés from the turn of the century found a natural home in the adaption of the Edwardian villa, often with curvilinear gables incorporated in the front bay or bays of the farmhouse, and other decorative features reminiscent of Cape Architecture, such as moulded plaster parapet walls and stoep benches.

Less fussy were mid- 20th Century homesteads built in the modern idiom, replicating suburban homes of the 1950's and 1960's, often with face brick walls and low pitched roofs with wide eaves. These often seem out of place juxtaposed with the traditional farm buildings that surround them. Functionalism also found a home in the barrel vaulted (and other variants) timber trussed barns, that were built to store implements and produce. These were later replaced by steel portal frame structures, often clad with asbestos cement sheeting.

The establishment of the Wesgraan farmers' co-operative in 1912 and in 1920 the Bokomo flour mill led to the production of grain in the Swartland on an industrial scale. The large steel-framed and reinforced concrete structures of the flour mills and grain silos that were built in Malmesbury and Moorreesburg form visually prominent landmarks in the landscape. Likewise the need for new large sheds and storage barns on farms was generated to accommodate agricultural machinery, and to store baled hay. The first paraffin powered tractors were introduced before World War 1, and these were extensively used to clear the renosterveld for new plantings.

The 20th Century saw the introduction of new building materials and methods that have had an impact on the character of the rural architecture of the Swartland, often with negative results, aesthetically. These include steel window frames introduced from about 1920 (replacing timber window frames) and asbestos cement sheeting from about 1940 (which provided a more durable alternative to corrugated iron sheeting). These materials are in turn being replaced, for example, by newer and more fashionable materials such as aluminium window and door frames, and cement roofing tiles. Yet again, many of these changes appear to be inappropriate to their context. Many of these newer building materials and methods were employed to build worker's accommodation and stores on the farms. A more recent development has been the growth of the wine industry, particularly large scale operations requiring new industrial sized maturation cellars. New wind turbines, stone quarries and the mining of building sand have also had an impact on the scenic quality of the rural landscape.

Unfortunately some modern attitudes and building practices coupled with ignorance and neglect have contributed to the erosion of much of the rich and diverse architectural heritage of rural Swartland. In the quarter century from 1970 on, Fransen notes the loss or ruination of no less than 10 important Cape homesteads in the Darling/ Malmesbury areas alone.

1.2.6 - A SUMMARY OF THE STYLISTIC PERIODS

STYLISTIC PERIOD	SUMMARY
PRE COLONIAL	• NOMADIC / TEMPORARY STRUCTURES • PRIMITIVE / NATURAL MATERIALS
EARLY COLONIAL	• TEMPORARY SETTLEMENTS • HUTS / HOVELS / WAGONS • "MATJIESHUIS" & "HARTBEESHUIS" • NATURAL MATERIALS - REEDS / SKIN / HIDE / THATCH • KRAALS WITH LOW WALLS / WATTLE & DAUB / STONE / MUD BRICK • EARLY FORMS OF 3 ROOM CAPE COTTAGE. TRADITIONAL WHITE WASHED WALLS & THATCHED ROOF
MIDDLE COLONIAL	• ELABORATE / MORE PERMANENT HOMESTEADS DUE TO INCREASED PROSPERITY • EXTENSION OF TRADITIONAL CAPE COTTAGE TYPOLOGY INTO "LETTER OF THE ALPHABET" CONFIGURATIONS • INTRODUCTION OF GABLES AND DECORATIVE ELEMENTS • ESTABLISHMENT OF FARMSTEADS & INTRODUCTION OF INSTITUTIONAL BUILDINGS / CHURCHES
LATER CENTURY	• INDUSTRIAL REVOLUTION - INTRODUCTION OF CAST IRON / STEEL AND DECORATIVE ELEMENTS • DECORATIVE VICTORIAN INFLUENCE FOLLOWED BY MORE RESTRAINED EDWARDIAN INFLUENCE • THATCH ROOF LARGELY REPLACED BY CORRUGATED CLADDING (LOWER PITCH ROOFS / LEAN-TO STRUCTURES & WALL CLADDING) • STOEPS / LOW PITCH ABUTMENTS NOW INTRODUCED TO CORE BUILDINGS / "LETTER OF THE ALPHABET" STRUCTURES.
20TH CENTURY	• INTRODUCTION OF MODERN MATERIALS & BUILDING METHODS EG. ALUMINIUM WINDOWS • MODERNIST PLANNING PRINCIPLES • OFTEN NOT SENSITIVE TO HERITAGE / CONTEXT

EXAMPLES OF PRE COLONIAL & COLONIAL SWARTLAND ARCHITECTURE








A SELECTION OF DWELLINGS DEMONSTRATING THE RESPECTIVE ARCHITECTURAL INDICATORS AS LISTED

2. THE PROPOSED DEVELOPMENT

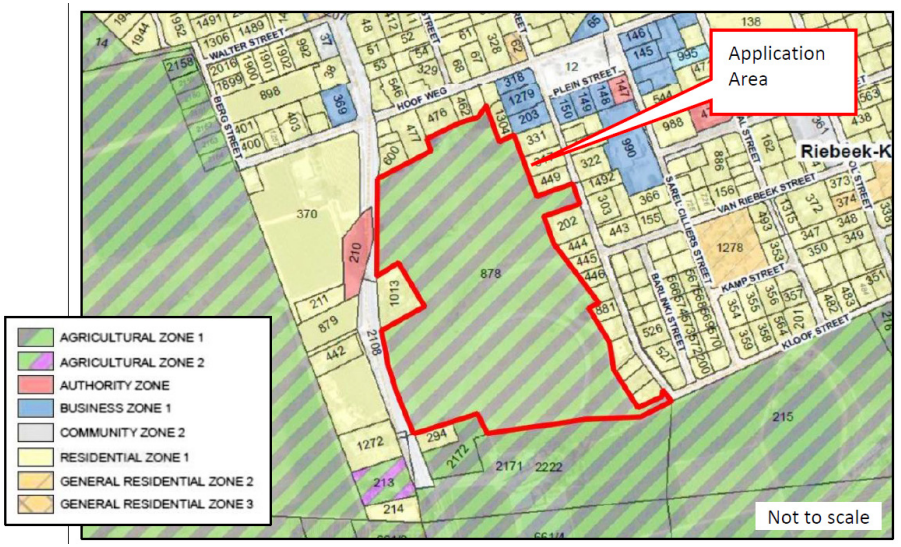
2.1 PROJECT DESCRIPTION

Riebeek Kasteel is a town of rare beauty and historical significance. With its quaint walkable streets, Cape Dutch architecture, and picturesque vineyards, it has long been a haven of tranquility and a beacon of heritage.

This report embarks on a comprehensive exploration of why development is not only desirable but essential for Riebeek Kasteel, a town that embodies the grace of the past while harboring immense potential for a vibrant and sustainable future.

The application site within Riebeek Kasteel offers the following key opportunities:

- The site is located within the Urban Edge
- The site borders with the historical CBD
- Offers picturesque views due to location and topography
- Identified in the Spatial Development Framework, 2019 as earmarked for residential development
- Densification is proposed by the Spatial Development Framework, 2019
- Business development, mixed use and higher residential densities are encouraged by the Spatial Development Framework, 2019, along activity streets
- Location adjacent to two activity streets namely Church Street (R311) and Main Street
- The adjacent Main and Church street crossing has recently been upgraded to ensure higher levels of safety on the roads
- The existing fountain and stream which is to be incorporated to provide a memorable historical focal point/ landmark and to contribute to a unique sense of place
- The development proposal is aligned with all relevant planning and spatial development legislation (a summary is provided later in this document)



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.

The proposed development seeks to contribute to the existing town of Riebeek Kasteel through the following land uses and opportunities:

1. To establish a unique, authentic, compact, sustainable and safe residential extension to the neighbourhood, offering a variety of residential types which will enhance the existing historic character of the environment, while providing housing opportunities for a wider section of the market in terms of age, needs and financial capabilities

2. To establish primary / secondary business / tourism facilities along and close to Church Street (R311), an activity corridor, to promote further tourism and business growth within the area.

The residential opportunities can be summarized as follows:

1. A secure **retirement based residential extension** towards the North East of the application site (erven 1 - 24 & 26), 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.

2. **Duplex Residential Units** on erf 25 up to double storey scale only will provide small scale "lock-up and go" residential opportunities to young families and / or elderly individuals. This allows for a more affordable residential offering. These typologies offer residential or investment / rental - based opportunities.

3. **Open Market Townhouses** are proposed in the central, lower lying reaches of the site (erven 31 - 54) with aims to offer smaller freestanding residential opportunities to young families, or elderly not yet ready to settle in the retirement village. These typologies offer residential or investment / rental - based opportunities.

4. **Lower Density Freestanding Residences** (erven 59 - 129) 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 for the medium to higher end residential market.

5. A small to medium scale **Supermarket with associated retail opportunities** is proposed along Kerk Straat on erf 29 & 28.

6. A **Public Park** and associated recreational / weekend market area is proposed to enhance the **existing fountain** located on erf 30 of the application property. The park will also be designed to integrate with the business activities adjacent.

7. A **secondary public park / green belt** is proposed to reinforce the gateway / view corridor towards the historic Riebeek 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 Riebeek Kasteel historic town.

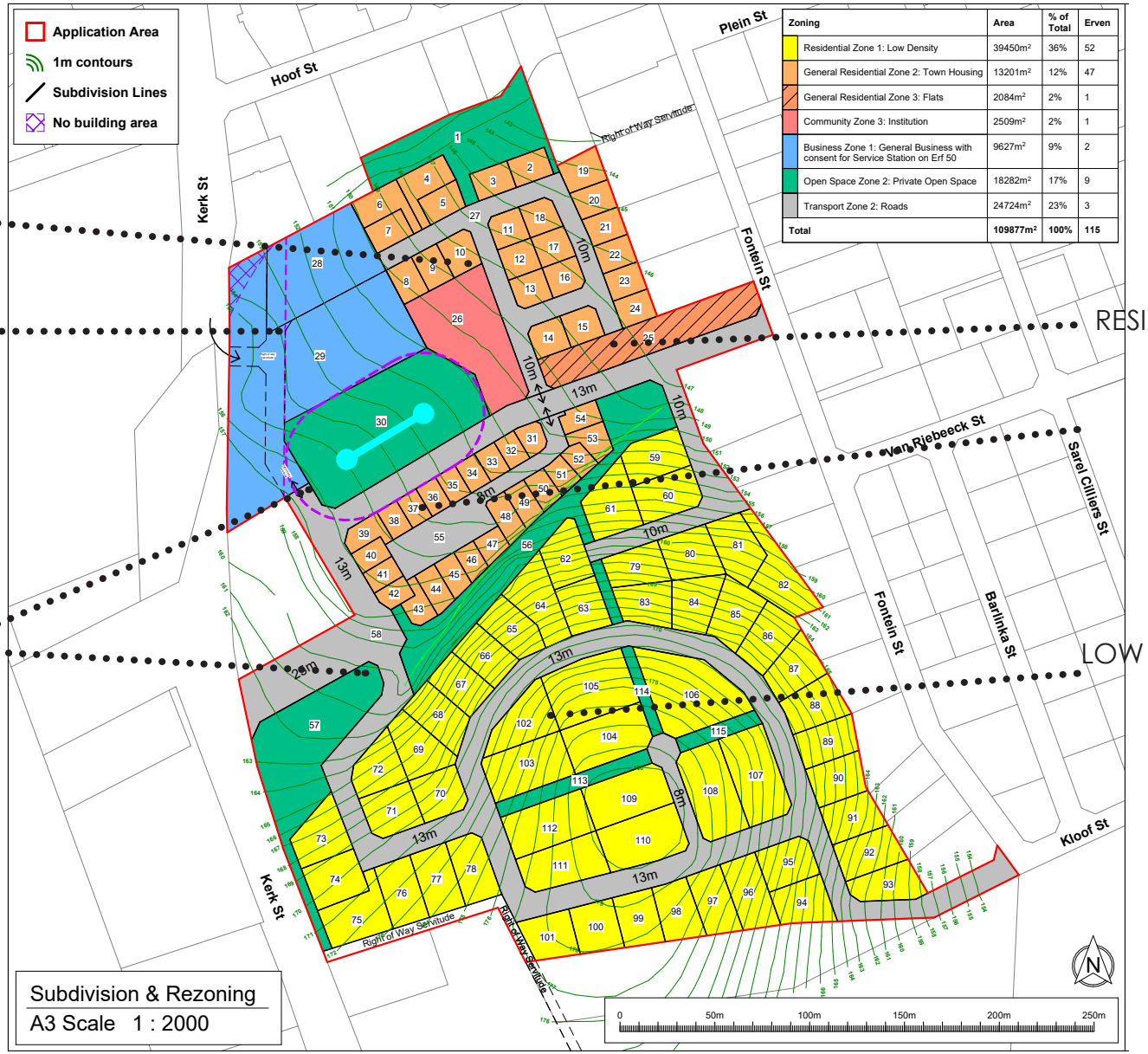
Refer tot the Subdivision and Rezoning Diagram on the following page for an indication of the aforementioned precincts:

2.2 SUBDIVISION AND REZONING PLAN - THE DEVELOPMENT COMPONENTS

RETIREMENT PRECINCT

BUSINESS ACTIVITIES

GREEN / LANDSCAPED AREAS



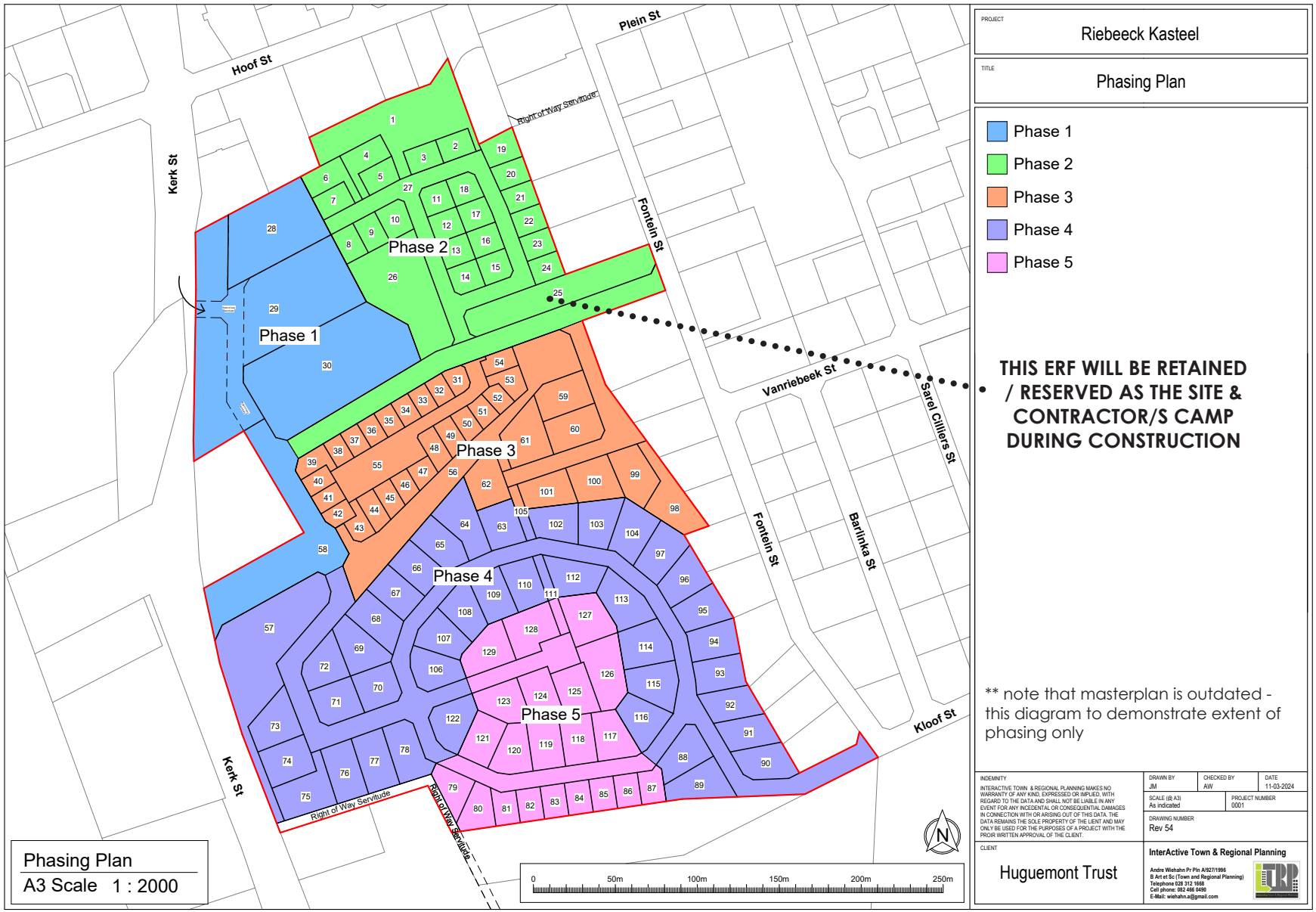
Zoning	Area	% of Total	Erven
Residential Zone 1: Low Density	39450m²	36%	52
General Residential Zone 2: Town Housing	13201m²	12%	47
General Residential Zone 3: Flats	2084m²	2%	1
Community Zone 3: Institution	2509m²	2%	1
Business Zone 1: General Business with consent for Service Station on Erf 50	9627m²	9%	2
Open Space Zone 2: Private Open Space	18282m²	17%	9
Transport Zone 2: Roads	24724m²	23%	3
Total	**109877m²**	**100%**	**115**

RESIDENTIAL DUPLEXES

TOWNHOUSES

LOW DENSITY UPMARKET RESIDENTIAL

2.3 PHASING PLAN



2.4 PLANNING LEGISLATION AND ALIGNMENT

In review of the relevant Laws & Policies applicable to the subject erf and proposed application - the proposed development is in accordance with all relevant land - use management policies and strategies for this area. Refer to the following excerpts to demonstrate alignment:

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

- **Integrated Urban Development Framework, 2016 - 2019**
- **West Coast District Municipality IDP, 2017 - 2022**
- **Swartland Municipality IDP revised 2018 and amended 2019**
- **Swartland Municipality SDF revised 2019**

Integrated Urban Development Framework, 2016 - 2019

The Integrated Urban Development Framework (IUDF) sets out the policy framework for transforming and restructuring South Africa's urban spaces, guided by the vision of creating 'liveable, safe, resource-efficient cities and towns that are socially integrated, economically inclusive and globally competitive, where residents actively participate in urban life'.

The main aims are as follows:

- Integrated sustainable human settlements: Cities and towns that are liveable, integrated and multifunctional, in which all settlements are well connected to essential and social services, as well as to areas of work opportunities.
- Efficient land governance and management: Cities and towns that grow through investments in land and property, providing income for municipalities, which allows further investments in infrastructure and services, resulting in inclusive, multi-functional urban spaces.

West Coast District Municipality IDP 2017 - 2022

The vision of the West Coast District Municipality IDP to create "A quality destination of choice through an open opportunity society" and the mission is to ensure outstanding service delivery on the West Coast by pursuing the following objectives:

- To ensure the environmental integrity of the West Coast.
- To pursue economic growth and the facilitation of job opportunities.
- To promote the social well–being of residents, communities and targeted social groups in the district.
- Promoting bulk infrastructure development services
- To ensure good governance and financial viability

Swartland Municipality IDP revised 2018 and amended 2019

The purpose of the Swartland Municipality IDP revised 2018 and amended 2019 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.

The strategy in this IDP consists of the following five Strategic Goals:

- PEOPLE - Improved quality of life for citizens
- ECONOMY - Inclusive economic growth
- ENVIRONMENT: Quality and sustainable living environment
- INSTITUTIONS: Caring, competent and responsive institutions, organizations and business
- SERVICES: Sufficient, affordable and well - run services

Swartland Municipality SDF revised 2019

The overall spatial goal of the Swartland Municipality is to create and sustain sustainable, liveable settlements and rural environments.

The following spatial principles form the core of the SDF, 2019 and aim to enhance sustainable, livable urban environments which include the following characteristics:

- Work, education, housing and recreation is easily accessible
- Efficient use of resources
- A variety of services, education, recreation and employment opportunities are available
- A variety of housing types and densities are available
- Reliable and affordable public transport as well as local areas which are accessible by foot, reduces the dependability on motor vehicles
- Public areas of high quality are available
- All residents experience a positive place identity
- Mixed uses are available in the local area

WARD 12 – CORE URBAN AREAS Riebeek Kasteel

Riebeek Kasteel developed to serve the surrounding agricultural community which remains its main function at present. In recent years, Riebeek Vallei with its beautiful vistas and Kasteelberg as background has developed as a tourism growth node and has become a haven for retirees and residents searching for an alternative rural lifestyle. Many people live in the valley while working in Cape Town and other towns in the area. The tourism and residential development components are still able to be expanded.

Existing densities in Riebeek Kasteel are 8.2 units per ha and a density norm of 8.5 units per ha should be achieved over the next 20 years. The low densification rate assists in preserving the existing character of Riebeek Kasteel. Higher density residential developments must be encouraged along activity streets to form a part of areas with mixed uses.

Economic & Commercial Development:

- Support development along activity corridors and streets to spatially integrate the town.
- Strengthen the existing three business nodes within Riebeek-Kasteel and Esterhof.
- Support the establishment of home shops and secondary business nodes along activity streets within walking distance for the community.

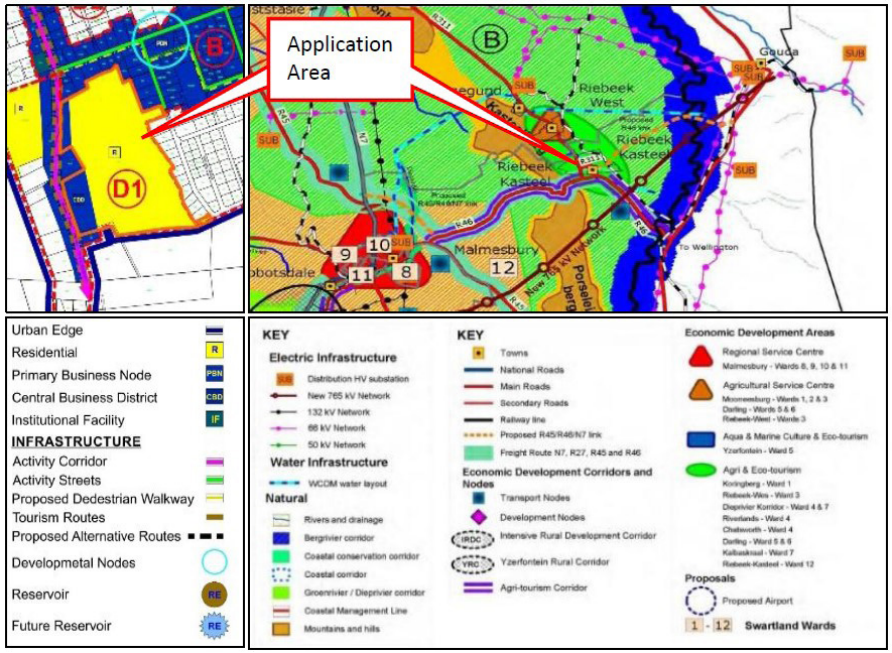
Residential Development:

- Support the provision of integrated residential development
- Spatially all forms of housing should be provided
- Develop erven in accordance with availability of bulk services
- Develop sustainable and integrated residential developments to ensure housing options for all members of the community
- Promote densification within the urban areas which is sensitive to the historical character of the town and provide densification guidelines
- Densify Riebeek-Kasteel through a) subdivision (sectional title), b) infill development and c) renewal
- Promote densification according to the zone suggestions with higher density developments along the activity streets
- Sustain the "cupcake principle" through infill, urban renewal and integration in the town centre
- Allow subdivision of single residential erven with minimum sizes of 500m2 or in accordance with the context of the area and immediate environment
- Integration of residential areas through infill development which consists of integrated residential development.

Tourism

- Protect the historical and natural heritage elements which support the tourism function of the town.
- Support Riebeek-Kasteel as tourism town in Swartland.
- Prioritize tourism development in Riebeek Vallei – build further upon the socio-cultural and natural appeal of the environment – important that projects promote existing tourism attraction and should link with other related tourism facilities.

The map below indicates the application site in Zone D1 & Agri- and Eco-Tourism Node (SDF, 2019)



ZONE	Proposed Landuse	Low Density Residential Function	Medium Density Residential Function	High Density Residential Functions	Secondary Educational Function (such as creches)	Institutional Function (such as place of teaching)	Professional Services	Secondary Professional Services (such as offices)	Business Function (shop, Supermarket , service station)	Secondary Business Functions (such as cafe and home shop)	Churches	Retirement Villages	Guest Houses	Authority	Recreational Facilities
D1	Zone D1 consists of a low density residential character with opportunities for integrated infill development close to the CBD.	X	X	X	X	X		X		X (At node)	X	X	X	X	X

According to the SDF, 2019, the application area falls within Zone D1 and within an Agri- and Eco-Tourism economic development area, as illustrated by Figure 13 and Table 1 above. Zone D1 allows for the land-uses as proposed in the development.

The application proposal is in accordance with all relevant land-use management policies and strategies for the area.

2.5 ENGINEERING SERVICES REPORTS

An **Engineering Services Report** was compiled by KLS Consulting Engineers which is summarized as follows:

ROADS, ACCESS & PARKING

Access to the proposed development will be obtained from multiple points. Access to the southern residential portion will be obtained via a new access road off Church Street (R311).

Access to the remainder of the development will be obtained via a new public road linking Church (R311) and Fontein Street, as well as a proposed left in slip lane to the fuel station of Church Street (R311).

The remainder of the internal roadways will be private roads consisting of either asphalt or paving.

The link road between the Fontein and Church Road will have a 13m wide road reserve. The remainder of the internal road reserves will be 10 - 12m wide.

All internal roads within the development clusters will be designed for low heavy vehicle traffic (construction vehicles, furniture removal and refuse trucks).

STORMWATER

A preliminary investigation indicates that there is an existing stormwater course running along the northern boundary of the proposed development site, which is located within an existing servitude.

The majority of the pre-development 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.

Discussions with Swartland Municipality has confirmed that there is no additional capacity within the existing external stormwater system and allowance should thus be made for on-site attenuation of the post development run-off.

The internal stormwater network will be designed to have sufficient capacity to adequately manage and convey a 1:10 year rainfall event into the underground municipal stormwater network.

The internal roads infrastructure will be designed in such a way that during rainfall events with a return period larger than 1:10 years, the proposed roads, walkways, parking areas and channels will act as overland flow routes which will channel and convey the surface run-off via predetermined escape routes towards the four attenuation facilities.

SANITATION

Preliminary discussions with Swartland Municipality confirmed that there is an existing underground foul sewer system within Fontein Street which the proposed development will be able to connect to.

Due to the existing topography of the site, multiple connections will be required. Application will have to be submitted to GLS Consulting Engineers to confirm if there is available capacity within the existing network.

WATER RETICULATION

Preliminary discussions with Swartland Municipality confirmed that there is an existing watermain situated within Fontein Street which the proposed development will be able to connect to.

An application will have to be submitted to GLS Consulting Engineers to confirm if there is available capacity within the existing network.

A **Traffic Impact Assessment** was conducted by Deca Consulting Engineers and it can be concluded that the proposed subdivision and rezoning of Erf 878, Riebeek-Kasteel will have a moderate traffic impact.

Other findings are summarised as follows:

- The application is for the subdivision and rezoning of Erf 878 to include a retirement village, public park, town houses / complex, business component, duplexes, and single residential erven;
- The development will have the potential to generate a total of 319 trips (155 in; 164 out) during the AM peak hour and 318 trips (173 in; 145 out) during the PM peak hour;
- The development will obtain access off Church Rd via an unsignalised full intersection approximately 690 m north of the R46 / Church Rd intersection, a left-in only access off Church Rd approximately 100m south of the Church Rd / Main St intersection and an unsignalised full intersection on Fontein St approximately 150m south of the Fontein St/Plein St intersection;
- All affected intersections in the vicinity of the development currently operate at good levels of service and will continue to do so with the addition of the proposed development's peak hour trips;
- Newly formed intersections will operate at good levels of service during the AM and PM peak hours;
- The business components of the development will attract a number of public transport trips;
- The Class 5a road (13m reserve) through the development and up to the service station premises is expected to be the primary pedestrian route / link through the development.

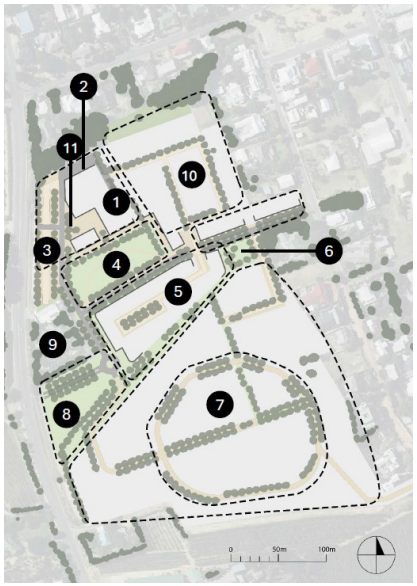
Attention should be given to the following suggestions:

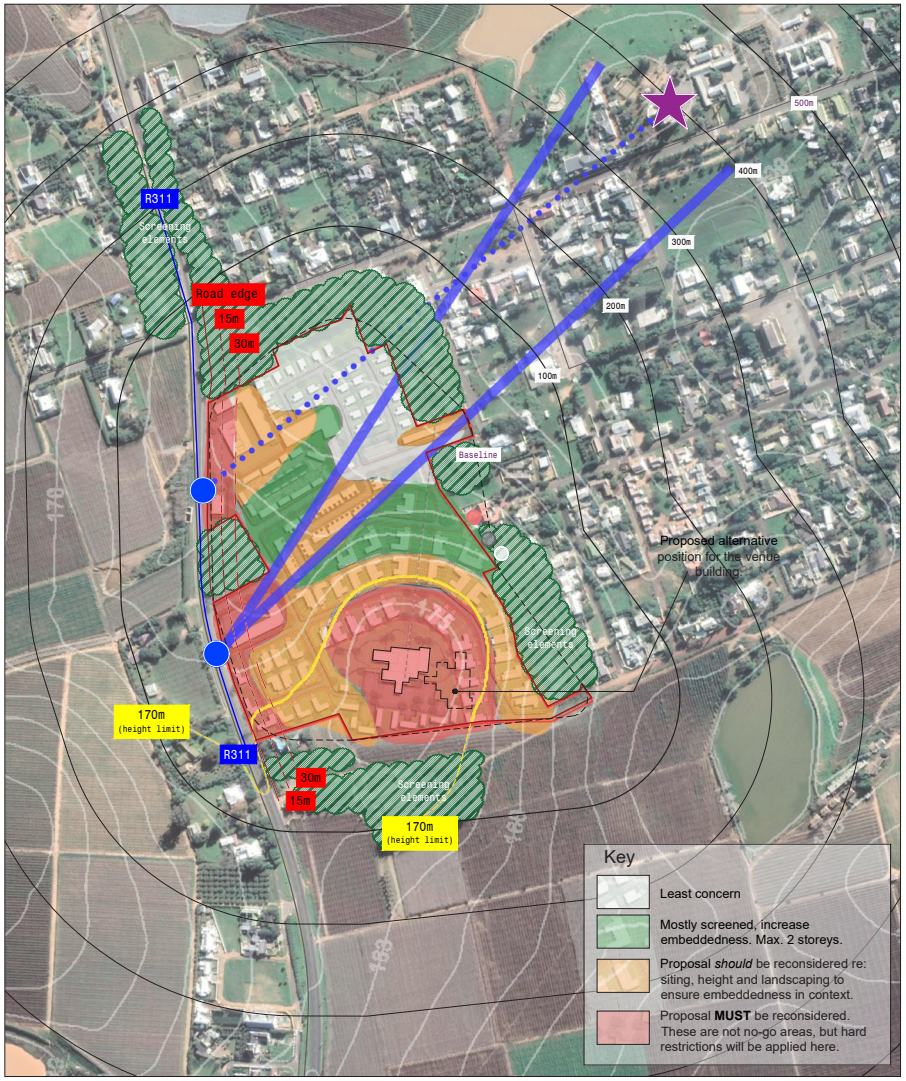
- A short dedicated right-turn lane on the southern approach of the newly formed Church Rd / New Access intersection should be provided for safety reasons;
- The proposed access off Church Rd should be designed according to the local and provincial guidelines;
- Attention should be given in the design of the Church Rd / New Access intersection to sight-distances along Church Rd (MR00227);
- The proposed access on Fontein St should be designed according to local guidelines;
- The route through the development connecting Church Rd in the west with Fontein St in the east should have a blacktop width of at least 6.0m. Other internal access roads should have minimum blacktop widths of 5.5m and bell-mouth radii of 6.0m (minimum 5.0m);
- Off-street parking, bays for the physically disabled and bays for loading purposes should be provided as stated in the Swartland Municipality Zoning Scheme Regulations document;
- It is proposed that adequate public transport facilities be provided on the service station and adjacent business premises'
- It is furthermore proposed that a surfaced sidewalk be provided along at least one side of the Class 5a road (13m reserve) through the development and up to the service station premises.

2.6 SITE DESIGN DEVELOPMENT AND ALTERNATIVE DESIGN PROPOSALS

The site design resolution, inclusive of design indicators and controls at macro and micro level, has resulted from an extensive iterative process through collaborative design within the professional team.

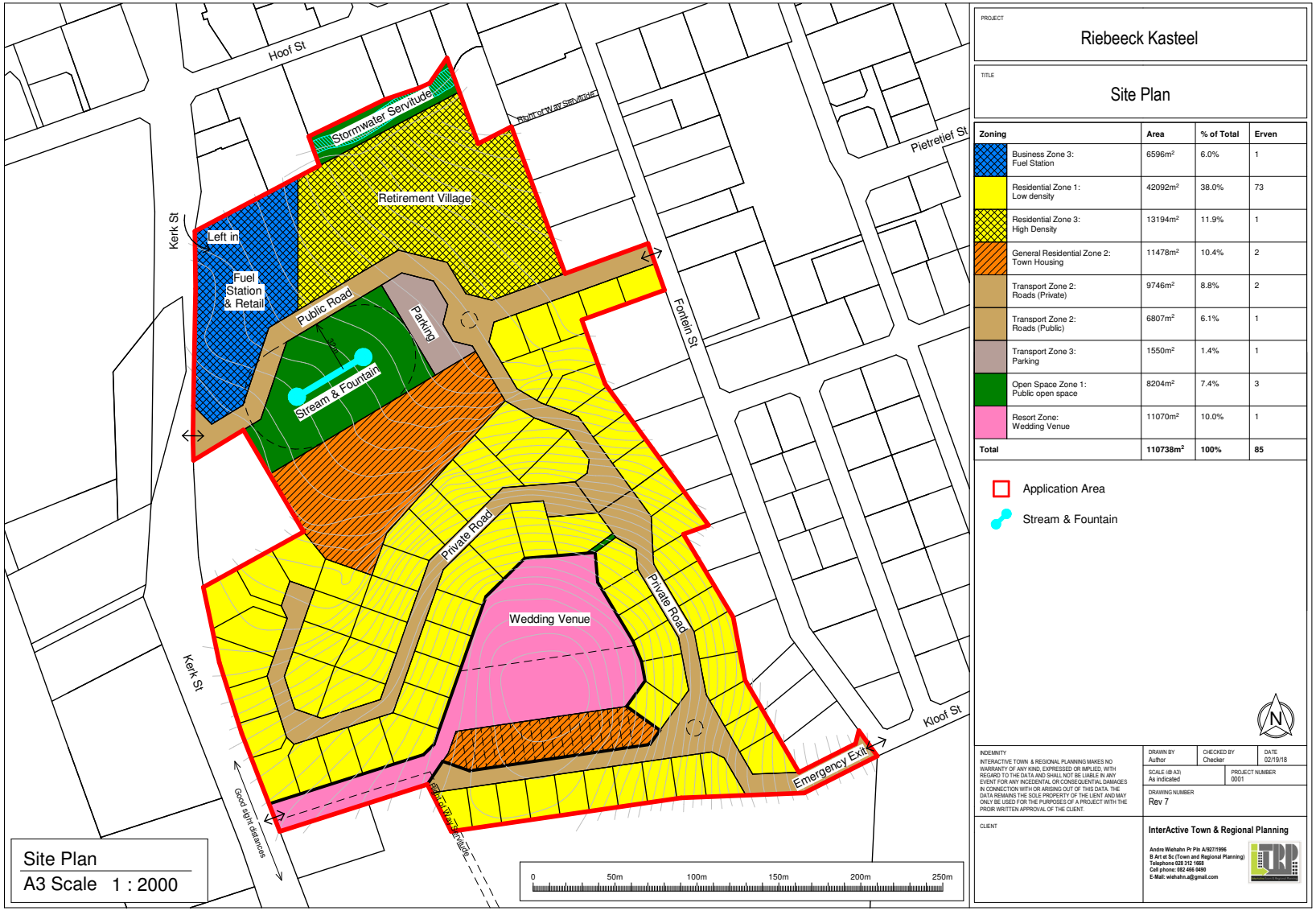
The following section demonstrates design development through inclusion of prior Site Development Plan iterations, illustrating the consideration of varied specialist considerations in respect of the existing Urban Fabric and Townscape character (refer to Annexure B) / Visual Impact Analysis / Engineering Services / Market Demand / Traffic Impact Analysis and Heritage Analysis with Desired Indicators.



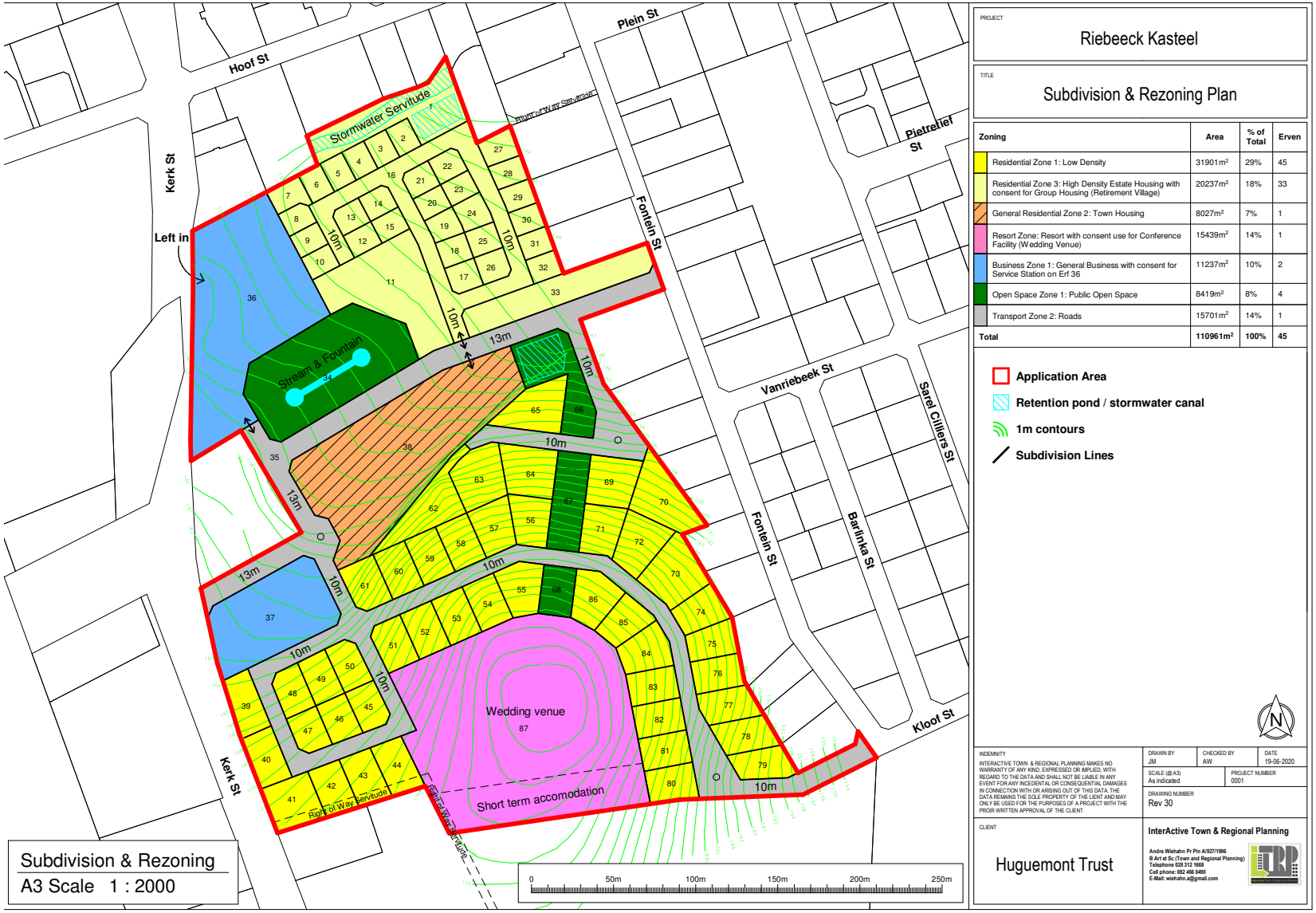


Erf 878 Riebeek Kasteel
Recommendations

2.7 ALTERNATIVE DESIGN PROPOSAL/S

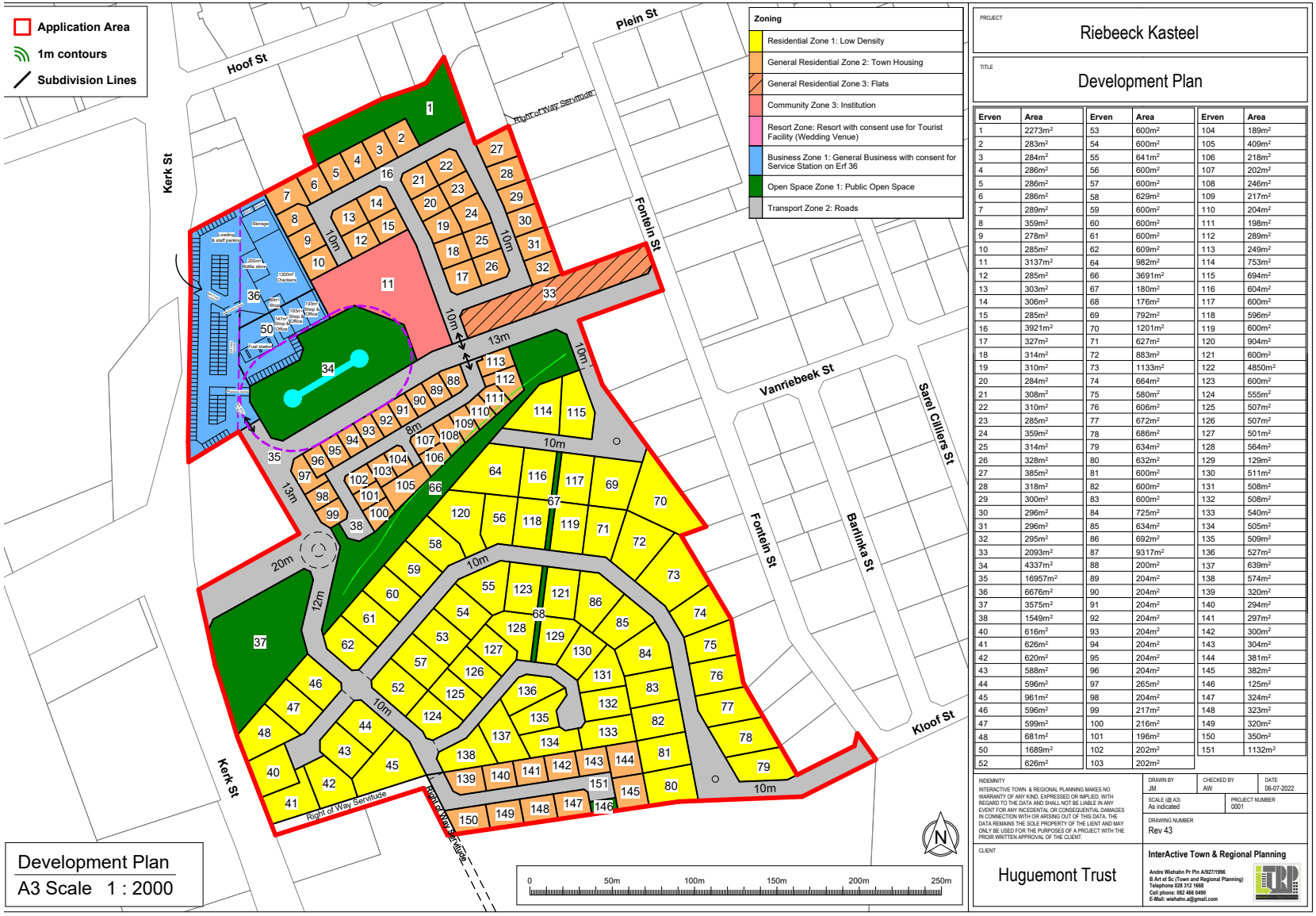


2.7 ALTERNATIVE DESIGN PROPOSAL/S

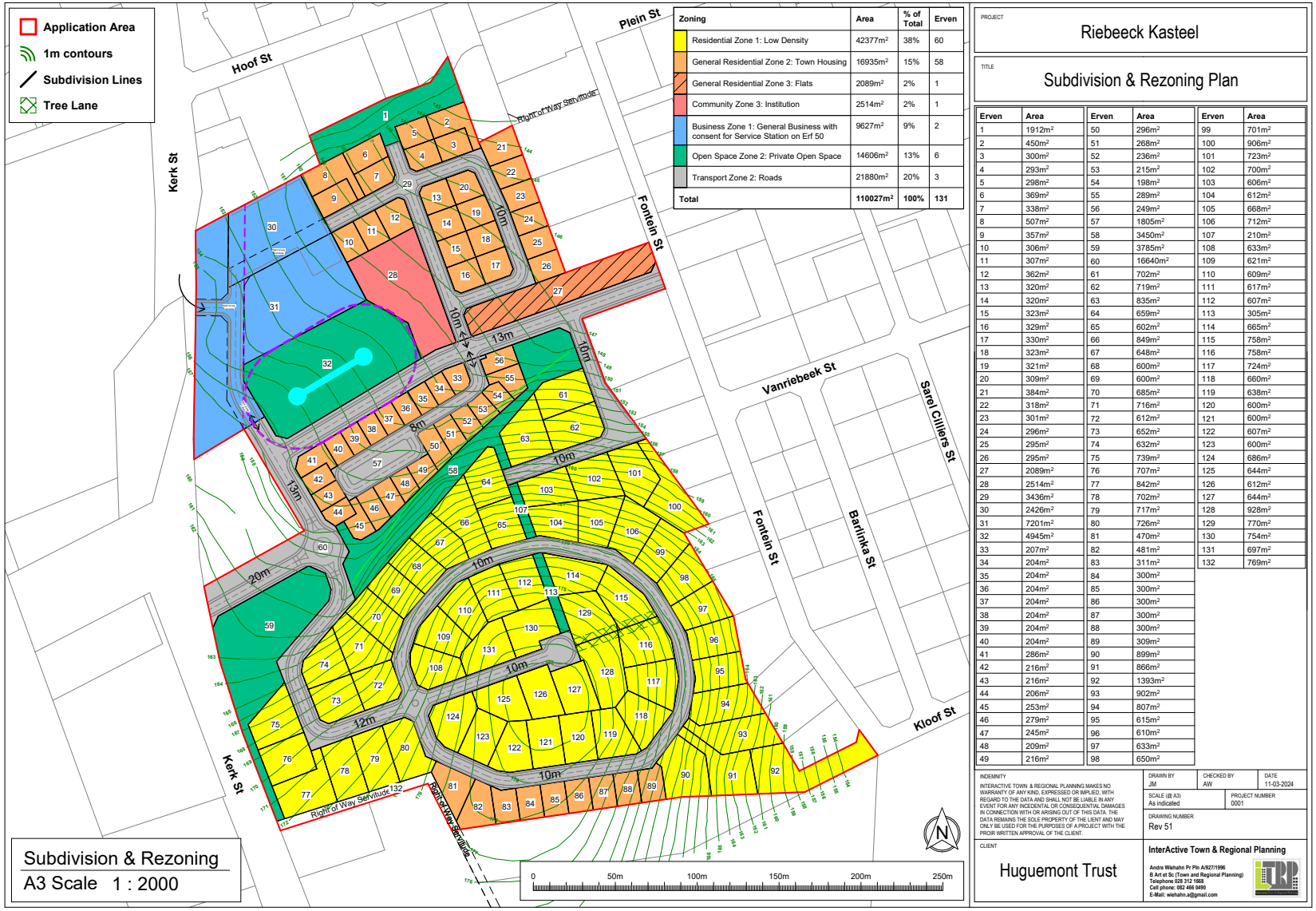


Zoning	Area	% of Total	Erven
Residential Zone 1: Low Density	31901m²	29%	45
Residential Zone 3: High Density Estate Housing with consent for Group Housing (Retirement Village)	20237m²	18%	33
General Residential Zone 2: Town Housing	8027m²	7%	1
Resort Zone: Resort with consent use for Conference Facility (Wedding Venue)	15439m²	14%	1
Business Zone 1: General Business with consent for Service Station on Erf 36	11237m²	10%	2
Open Space Zone 1: Public Open Space	8419m²	8%	4
Transport Zone 2: Roads	15701m²	14%	1
Total	**110961m²**	**100%**	**45**

2.7 ALTERNATIVE DESIGN PROPOSAL/S



2.7 ALTERNATIVE DESIGN PROPOSAL/S



Zoning	Area	% of Total	Erven
Residential Zone 1: Low Density	42377m²	38%	60
General Residential Zone 2: Town Housing	16935m²	15%	58
General Residential Zone 3: Flats	2089m²	2%	1
Community Zone 3: Institution	2514m²	2%	1
Business Zone 1: General Business with consent for Service Station on Erf 50	9627m²	9%	2
Open Space Zone 2: Private Open Space	14606m²	13%	6
Transport Zone 2: Roads	21880m²	20%	3
Total	**110027m²**	**100%**	**131**

Erven	Area	Erven	Area	Erven	Area
1	1912m²	50	296m²	99	701m²
2	450m²	51	268m²	100	906m²
3	300m²	52	236m²	101	723m²
4	293m²	53	215m²	102	700m²
5	298m²	54	198m²	103	606m²
6	369m²	55	289m²	104	612m²
7	338m²	56	249m²	105	668m²
8	507m²	57	1805m²	106	712m²
9	357m²	58	3450m²	107	210m²
10	306m²	59	3785m²	108	633m²
11	307m²	60	16640m²	109	621m²
12	362m²	61	702m²	110	609m²
13	320m²	62	719m²	111	617m²
14	320m²	63	835m²	112	607m²
15	323m²	64	659m²	113	305m²
16	329m²	65	602m²	114	665m²
17	330m²	66	849m²	115	758m²
18	323m²	67	648m²	116	758m²
19	321m²	68	600m²	117	724m²
20	309m²	69	600m²	118	660m²
21	384m²	70	685m²	119	638m²
22	318m²	71	716m²	120	600m²
23	301m²	72	612m²	121	600m²
24	296m²	73	652m²	122	607m²
25	295m²	74	632m²	123	600m²
26	295m²	75	739m²	124	686m²
27	2089m²	76	707m²	125	644m²
28	2514m²	77	842m²	126	612m²
29	3436m²	78	702m²	127	644m²
30	2426m²	79	717m²	128	928m²
31	7201m²	80	726m²	129	770m²
32	4945m²	81	470m²	130	754m²
33	207m²	82	481m²	131	697m²
34	204m²	83	311m²	132	769m²
35	204m²	84	300m²		
36	204m²	85	300m²		
37	204m²	86	300m²		
38	204m²	87	300m²		
39	204m²	88	300m²		
40	204m²	89	309m²		
41	286m²	90	899m²		
42	216m²	91	866m²		
43	216m²	92	1393m²		
44	206m²	93	902m²		
45	253m²	94	807m²		
46	279m²	95	615m²		
47	245m²	96	610m²		
48	209m²	97	633m²		
49	216m²	98	650m²		

2.8 ARCHITECTURAL GUIDELINES

The Architectural Guidelines - Introduction

- The guidelines, as set out in this document, are binding upon all residents, tenants and property owners in Riebeek Hill Estate.
- The document outlines procedural, planning and aesthetic considerations for any design related to this development.
- The objective of these guidelines will be to promote a design philosophy with a considerate and harmonious architectural aesthetic.
- Flexibility and Interpretation within these guidelines is encouraged to allow for a sense of variety.
- It is critical that development is managed in order to retain the special quality of the environmentally- and culturally rich landscape. The intention should, throughout decision making, remain to respect the Riebeek Kasteel context, and to contribute towards the established sense of place.
- The decision of the RHHOA (Riebeek Hill Homeowners Association), along with the appointed Controlling Architect for aesthetic and architectural control will be final and binding, subject to the approval of the Swartland Municipal Council.
- The Home Owner's Association, in collaboration with the controlling Architect, reserves the right to make additions or alterations to these guidelines, as it deems necessary.
- The guidelines are supplementary & not in contradiction to the National Building Regulations, SANS 10400 and the requirements of the Local Authority.
- The DRC forms part of the RHHOA

Building Plan Approval Process

- The registered owner will be required to submit final building plans / any future alteration plans to the Riebeek Hill Homeowners Association and Design Review Committee (DRC) for scrutiny prior to the construction of any building on the property. The plans shall be in accordance with the requirements of the local authority, National Building Regulations (SANS 10400), as well as the requirements prescribed within this document.
- It is encouraged that concept plans be submitted prior to finalization for initial comment and advisement by the RHHOA & DRC
- Design review shall be a digital process, subject to final approval by the RHHOA & DRC.
- A fee for design review shall be determined by the RHHOA - and paid prior to scrutiny by the DRC.
- Following design approval by the RHHOA / DRC, plans shall be digitally endorsed by the controlling authority, and only then can plans be formally submitted to the Swartland Municipal Council.
- Following Municipal Approval, a digital copy of the Approved Building Plan shall be provided to the RHHOA / DRC for record.
- A mandatory site commencement meeting shall be convened by the owner & DRC prior to commencement of construction.

2.8 ARCHITECTURAL GUIDELINES

Checklist to Architect/s for submission to RHHOA / DRC

- Full drawing set in accordance with these guidelines, and also in accordance with Local Authority By-laws.
- Proof of Registration with SACAP
- Professional Indemnity Insurance
- Proof of Payment of Builder's Deposit
- Proof of Payment of Plan Assessment Fee
- Land Surveyor's plan with 500mm contours and benchmark
- All Building Lines, servitudes and setbacks
- Site Area Calculations
- Coverage Calculation/s
- 1:100 Plans of all levels / storeys
- Elevations / Sections indicating NGL and height restriction line
- North Point
- Roof Plan
- Drainage, including stormwater drainage
- Schedule of finishes for all materials visible externally
- Land Surveyor's Certificate
- Landscaping Plan (Architect / Landscape Arch or Horticulturalist)

2.8 ARCHITECTURAL GUIDELINES

The Design Philosophy

The quaint and culturally rich town of Riebeek Kasteel is a canvas of historical architecture, picturesque landscapes, and rural charm. As new developments emerge, it's imperative to ensure that these structures seamlessly integrate into the fabric of this unique setting, honoring the town's heritage and the hinterland's cultural richness. The following broad principles are offered in respect of the developer's vision for place-making, architectural character, boundary considerations, surface aesthetics, and landscaping for a harmonious evolution within Riebeek Kasteel.

Place-Making Principles and Siting of Structures:

The ethos guiding the development aligns with an appreciation for the existing farmsteads, rural precincts and historic town / town centre. Encouraging smaller footprint development clusters over spread-out and linear arrangements sets the tone for cohesive integration into the landscape. The sensitivity to scenic route interfaces is pivotal, demanding a careful placement and setback of new structures to maintain the visual integrity of these routes.

Sloping sites require a delicate balance between development and landscape integration. Respectful adherence to ground contours and constraints on structures above specific contour levels are vital to prevent visual disruptions. Moreover, strict controls on the extent of cut and fill ensure that building platforms maintain the site's natural topography.

The guidelines emphasize adherence to established development parameters regarding zoning, building lines, coverage, and floor factor. Any deviation from these norms must be justified through thoughtful motivation, ensuring a balanced approach to new construction. Careful consideration of orientation, proximity to scenic routes, neighboring properties, and the site's topography serves as the guiding principle in the placement of proposed structures.

The concept of "genius loci" underlines the guidelines, emphasizing design homogeneity that respects the rich cultural heritage of the hinterland. Striking this balance is key to ensuring that the new developments blend seamlessly into the existing landscape, maintaining the unique character of Riebeek Kasteel. It should be noted that it is not the intention of this development to be implemented as a plot and plan type approach. Each component of the development should be carefully designed and considered, based on the merits of the site specific opportunities.

Architectural Character, Materials, and Finishes:

The architectural character proposed is one of subtlety and neutrality, drawing from vernacular architectural traditions without replicating historical styles such as Cape Dutch or Victorian. The preference for natural materials and plastered, white or earth-toned walls sets the tone for unobtrusive background buildings.

Roofs with medium to dark, recessive colors and limited to specific types of sheeting maintain the visual neutrality of the structures. Embracing low building heights, simple footprints, and 'alphabet' type plans aligned with dominant erf geometry contributes to the unobtrusive nature of the development.

Large buildings should be visually broken down into smaller components, and the design should incorporate energy-saving mechanisms, aligning with modern sustainability standards.

Boundary Elements, Surfaces, Signage, and Lighting:

Visual neutrality and permeability are essential in boundary elements. Avoiding high, solid walls or precast panel fencing, and using low walling when necessary, help maintain the aesthetic harmony. Security

2.8 ARCHITECTURAL GUIDELINES

fencing, if required, should be screened with trees or hedging.

Information signage and new lighting should be discrete, keeping the impact on scenic routes in mind. Uniformity in surfacing, landscaping, and indigenous planting further supports the rural context and reduces visual impacts.

Landscaping:

Landscaping strategies should accentuate the rural context, focusing on place-making and reducing visual impacts. Concealing visible parking areas from scenic routes and encouraging indigenous planting in consultation with a landscape architect contribute to a cohesive visual narrative within the development.

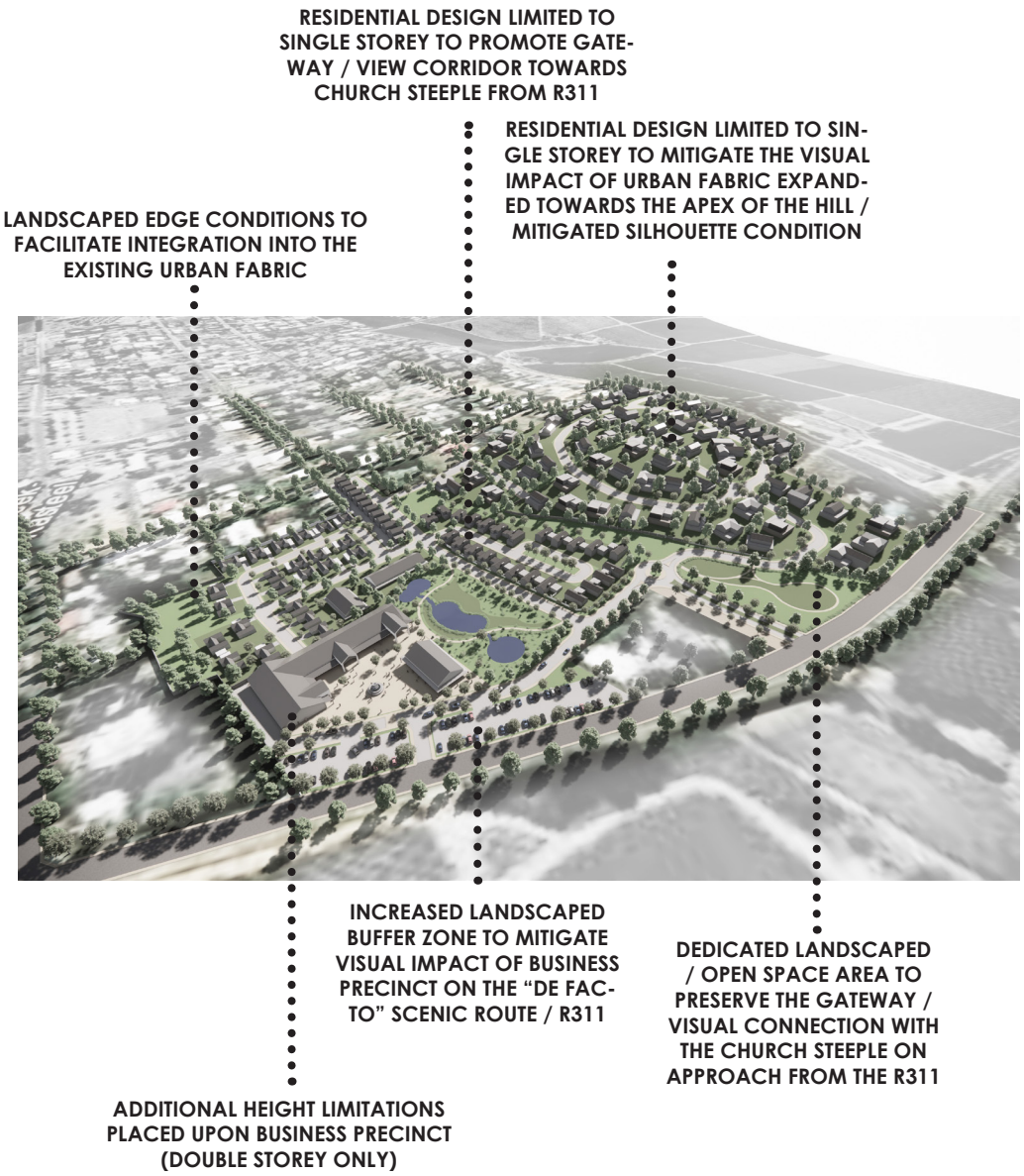
The application of these comprehensive principles not only promotes the harmonious integration of new developments within Riebeek Kasteel but also ensures the preservation of its cultural heritage and rural charm. It is through a thoughtful and respectful approach that the proposed development will seamlessly weave into the fabric of this historic town, respecting its unique identity and enriching its legacy for future generations.

Landscaping plays a pivotal role at site level as a continuation of the established town grid pattern.

Site & Development Specific Mitigation Measures:

The following site model demonstrates visual impact mitigation measures and responses to visual indicators. These principles are to be considered at design level for all development components.

Note that controls have been carefully considered, and additional limitations have been placed on visually sensitive localities within the development.



2.8 ARCHITECTURAL GUIDELINES

Planning Controls - Density / Height / Coverage / Building Lines

Residential Zone 1: Low Density - The Hill Village

Coverage: 50%
Floor Factor: 3
Height: 4.5m (5.5 for double) measured parallel from the grade line to the wall plate & 7.5m measured from the grade line to the highest point of the roof in the case of pitched roofs. Buildings are limited to either single storey with roof space accommodation (limit applies to wallplate), and double storey in the lower reaches of the precinct (refer to key plan later). Cut & Fill limited to a maximum height of 1.2m above NGL. In special circumstances, increased cut & fill will be considered with motivation by the applicant.)
Street Building Line: 3.0m
Side Building Line: 2.5m
Rear Building Line: 2.5m

Vision and Specific Visual Controls (to be read with Urban Design Indicator - Annexure B and Landscape Masterplan - Annexure A):

- Buildings must consist of a plinth, a body and roof (variation in roof profile and colour is promoted)
- Buildings must be expressed as a series of primary volumes and envelopes, with both vertical and horizontal expression of character.
- It is desirable to express structures as a darker recessive plinth, with a lighter first storey volume to facilitate the recessive intent of the architectural envelope.
- Landscaping in both common areas (street verges), and also on residential erven is strongly promoted to establish tree clusters, which contribute to the intended reinforcement of the town grid, and stitching of the urban fabric with the historical town.
- Buildings above the 170m contour are limited to single storey structures, to be designed sensitively in respect of the steep slopes that prevail on the prominent hill. Tree clusters and grid reinforcement through landscaping assist with integration of the urban fabric.
- Variety and dynamic expression in Architectural Design is promoted, while maintaining a recessive and varied architectural envelope treatment, with specific focus on the following key imperatives
- - Buildings are to be expressed as a series of vertical and horizontal volumes with punctured openings with screens / shutters or stoeps as contributors to thresholds.
- - Standing Roofs with gables and/or hipped roofs are promoted, while variation in roofscapes are welcomed.
- - Where gables are utilized, a symmetrical and / or balanced architectural articulation thereof is desirable (a varied expression including fireplace chimneys and windows as punctures to the solid facade is promoted).

The vision for this development component can be summarized as an extension of the existing urban residential fabric with a specific focus and respect to larger historical homesteads of Riebeek Kasteel. The dwellings form part of a layered landscape (landscaping as primary focal point, buildings as scattered recessive volumes set against the slopes of Riebeek Hill).

Area Specific Design Controls (Precinct related) and Planning Controls must be read with the Standard Architectural Guidelines to follow.

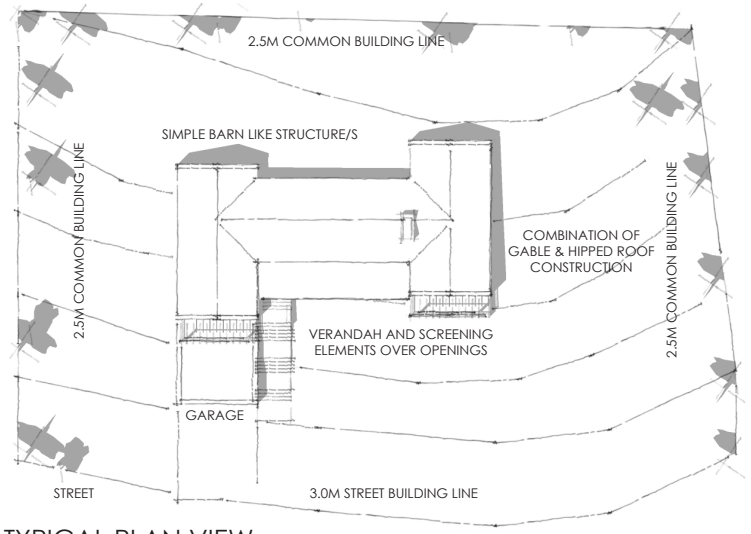
CONTROL ZONE - SINGLE OR DOUBLE STOREY

CONTROL ZONE - SINGLE STOREY ONLY

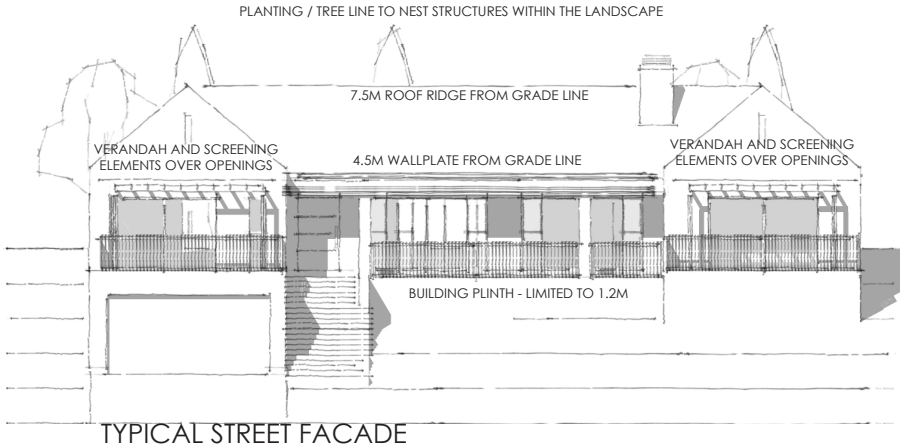
2.8 ARCHITECTURAL GUIDELINES

PRECINCT LOCALITY WITHIN DEVELOPMENT

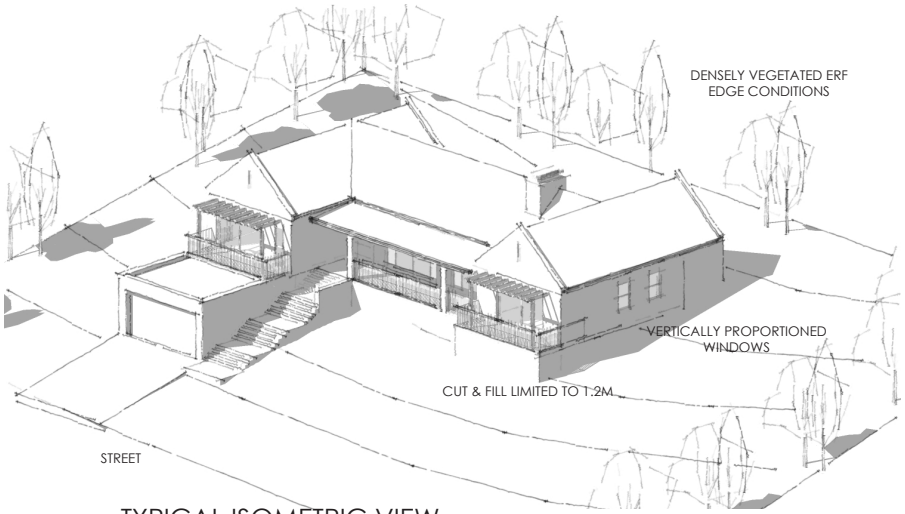
VISION FOR THE HILL VILLAGE - SINGLE STOREY CONTROL ZONE



TYPICAL PLAN VIEW



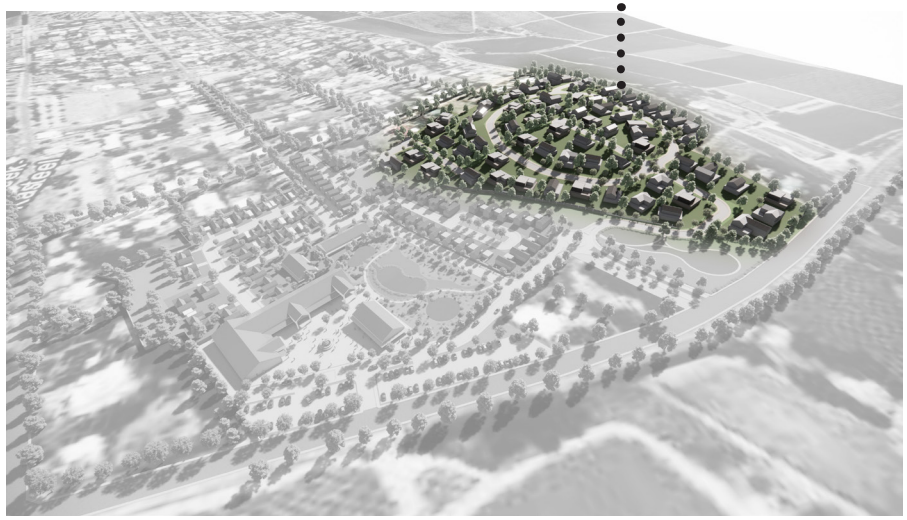
TYPICAL STREET FACADE



TYPICAL ISOMETRIC VIEW

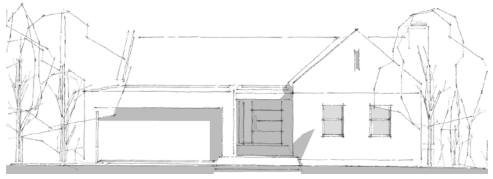
2.8 ARCHITECTURAL GUIDELINES

THE HILL VILLAGE

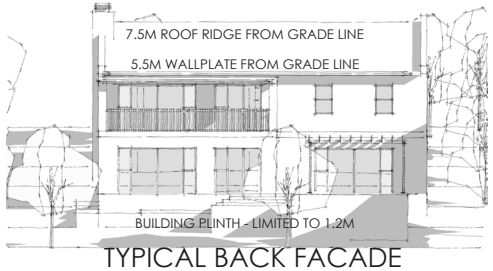


PRECINCT LOCALITY WITHIN DEVELOPMENT

PLANTING / TREE LINE TO NEST STRUCTURES WITHIN THE LANDSCAPE



TYPICAL STREET FACADE



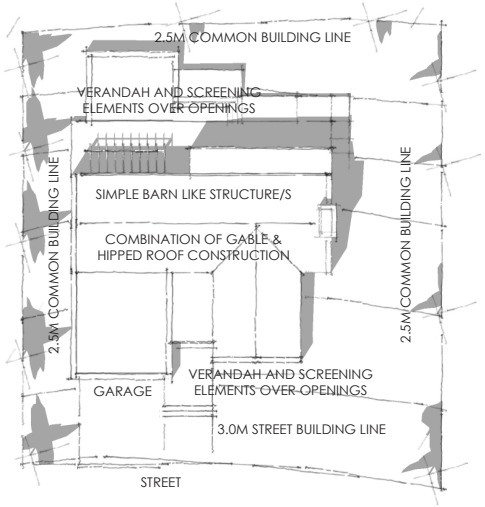
TYPICAL BACK FACADE

DOUBLE STOREY DWELLINGS SHALL BE PERMITTED AN INCREASED WALLPLATE HEIGHT OF 5.5M MEASURED PARALLEL TO THE NATURAL GROUND LEVEL GRADIENT LINE DUE TO THE MODERATELY STEEP TOPOGRAPHY OF THE SITE.

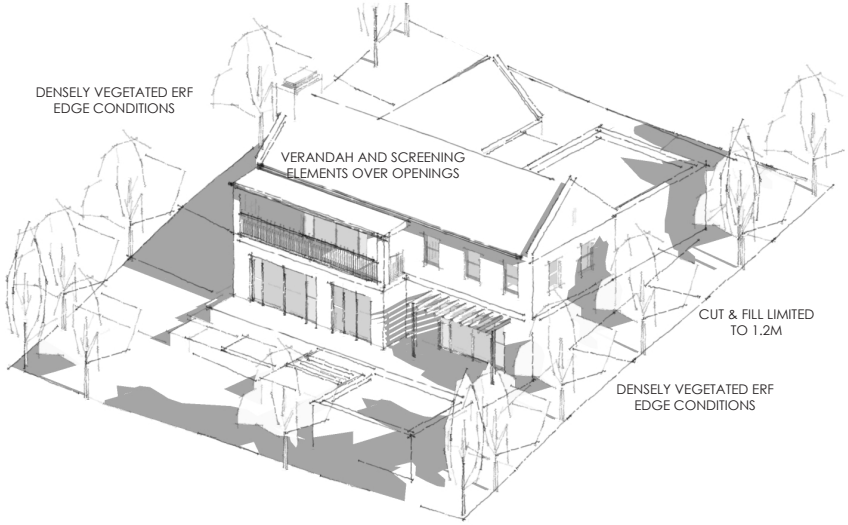
THE STREET FACADE SHOULD MAINTAIN PRESENTATION AS A SINGLE STOREY DWELLING, WHERE A "LOWER GROUND" STOREY CAN BE ARTICULATED TOWARDS LOWER SLOPING AREAS OF THE RESIDENTIAL ERF.

PLANTING ALONG THE LATERAL / COMMON BOUNDARIES IS STRONGLY ENCOURAGED TO MITIGATE THE VISUAL IMPACT OF DOUBLE STOREY DWELLINGS ON THE LOWER REACHES OF THE SINGLE RESIDENTIAL PRECINCT

VISION FOR THE HILL VILLAGE - DOUBLE STOREY CONTROL ZONE



TYPICAL PLAN VIEW



TYPICAL ISOMETRIC VIEW

2.8 ARCHITECTURAL GUIDELINES

Residential Zone 2: Town Housing - The Valley Village and The Retirement Village

Coverage: 60%
Height: 3.0m measured parallel from the grade line to the wall plate
5.5m measured from the grade line to the highest point of the roof in the case of pitched roofs (5.6m wallplate from FFL & 7.0m to highest point of roof for double storey units in Valley Village)
Street Building Line: 2.0m
Side Building Line: 1.2m
Rear Building Line: 1.5m

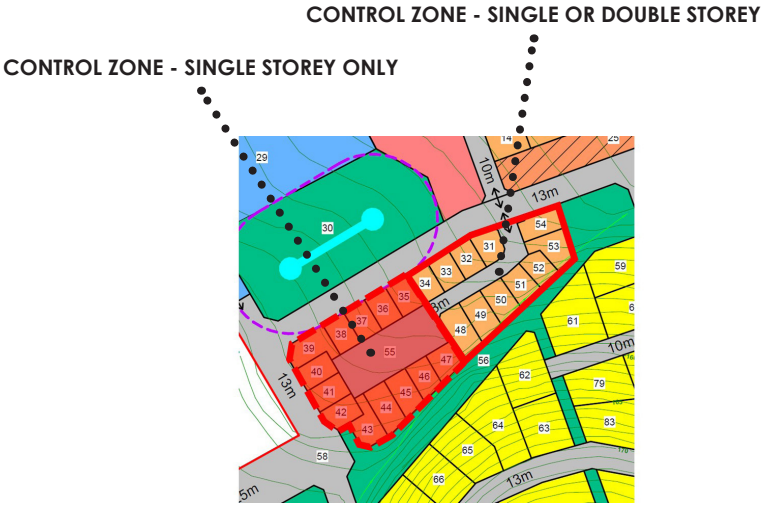
Vision and Specific Visual Controls (to be read with Urban Design Indicator - Annexure B and Landscape Masterplan - Annexure A):

THE RETIREMENT VILLAGE AND CARE CENTRE

- Residential buildings in this precinct are limited to single storey buildings, and are to be expressed as a core volume (steep symmetrical roofs), with low pitched abutments (lean to roofs).
- Core buildings terminating in either hips or gables (either parapet or overhang with eave based) are promoted, with a balanced and symmetrical facade articulation as street interface.
- The street interface must include a varied facade expression (core building / entrance / garage to establish a thresheld between the streetscape / front garden and building facade).
- The street interface of the building must include a verandah associated with the primary access point / front door.
- A separate precinct plan shall be made available to developers / residents with a predetermined building orientation to facilitate shared walls between garages within the precinct.
- Perimeter walls must be limited to a maximum height of 1.2m when measured from the building facade to the street property boundary. Front of garage to be set back min. 1.2m from street facade.
- The visitor / care centre will be limited to double storey scale, and must be expressed as a series of core buildings with link elements. The centre must include threshold elements to maintain a positive street interface (verandah/s or pergola/s). All services must be located concealed from public view.
- The care centre / public building is to be expressed as a courtyard type structure (L shape) reinforcing the public / street interface with a recreational yard area facing the business precinct.

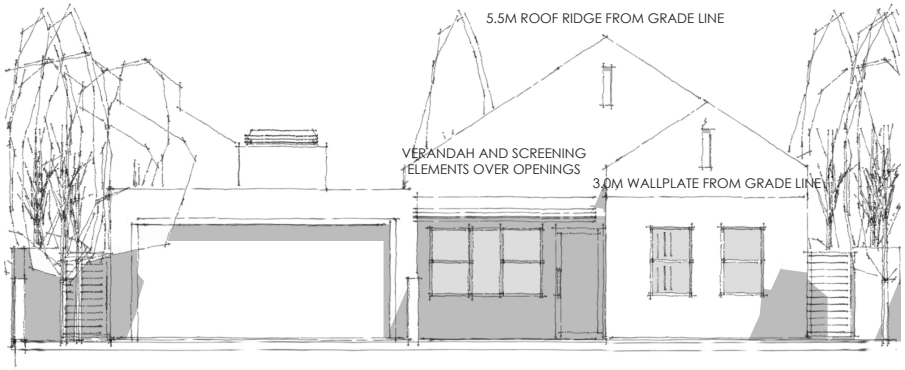
THE VALLEY VILLAGE

- The Valley Village contains sensitivity in that the Eastern and Northern edge conditions play a pivotal role in maintaining the intended varied streetscape character of Riebeek Kasteel.
- All provisions listed in the preceding precinct apply, with the exception that double storey dwellings shall be permitted in the Valley Village for the following erven (31 - 34 & 48 - 54) as the Valley Village falls within a key visual corridor towards the Church Steeple in Rieek Kasteel when approached from Church Street. Height limitations placed on the balance of erven maintains the view corridor (5.6m wallplate from FFL & 7.0m to highest point of roof).
- Buildings in the Valley village are permitted to be constructed on the rear (and lateral) property boundaries in order to facilitate a positive street interface on the key movement corridors (East and North).



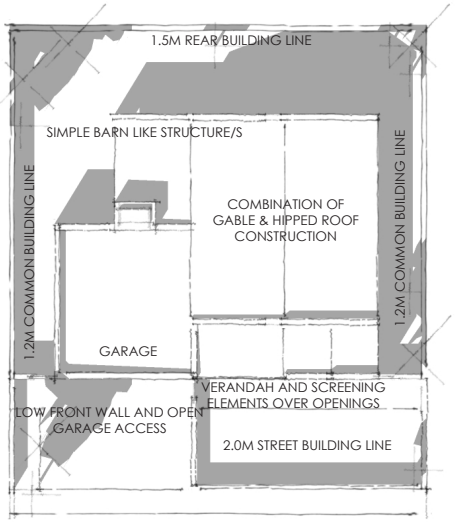
2.8 ARCHITECTURAL GUIDELINES

PRECINCT LOCALITY WITHIN DEVELOPMENT

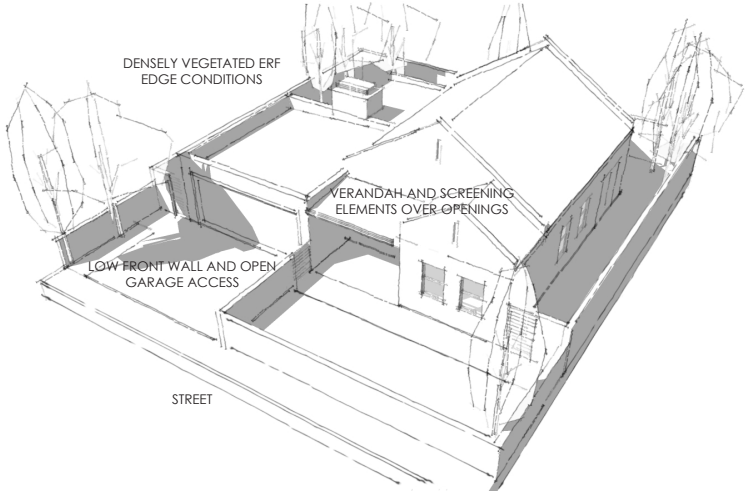


TYPICAL STREET FACADE

VISION FOR THE RETIREMENT VILLAGE - SINGLE STOREY DWELLING/S

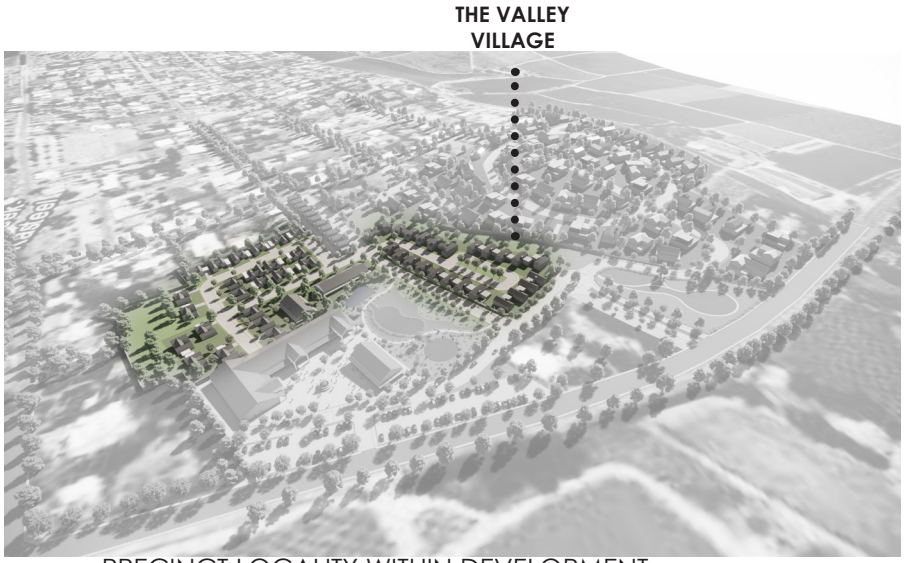


TYPICAL PLAN VIEW

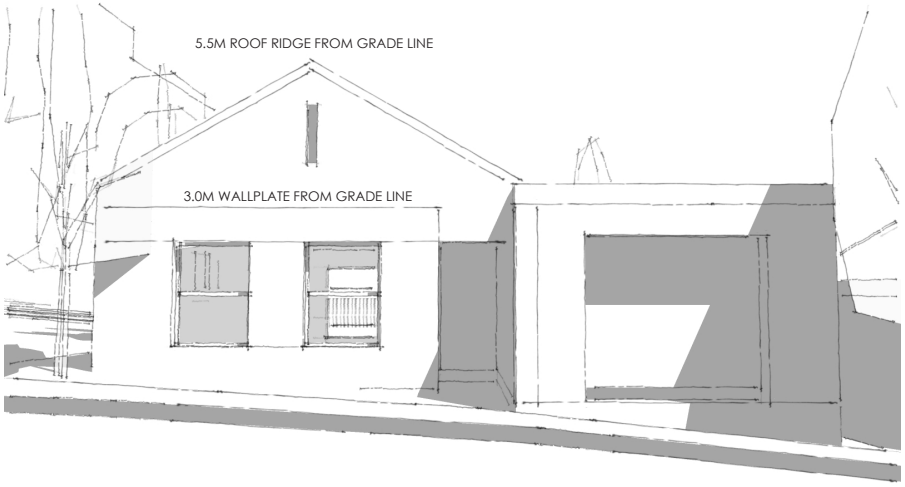


TYPICAL ISOMETRIC VIEW

2.8 ARCHITECTURAL GUIDELINES

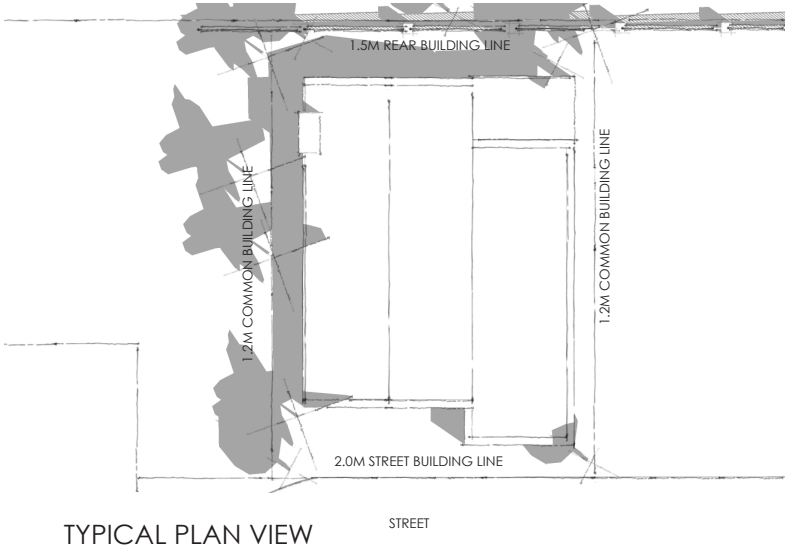


PRECINCT LOCALITY WITHIN DEVELOPMENT

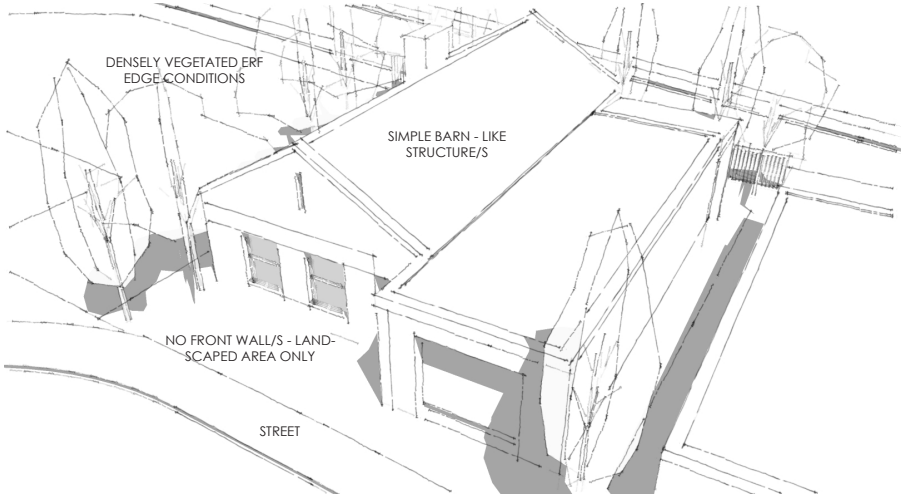


TYPICAL STREET FACADE

VISION FOR THE VALLEY VILLAGE - SINGLE STOREY DWELLING/S

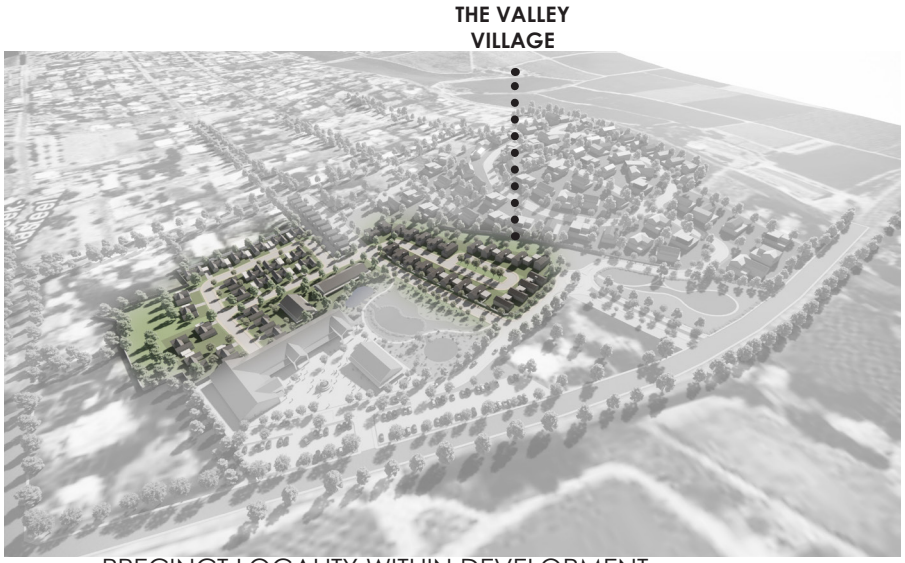


TYPICAL PLAN VIEW

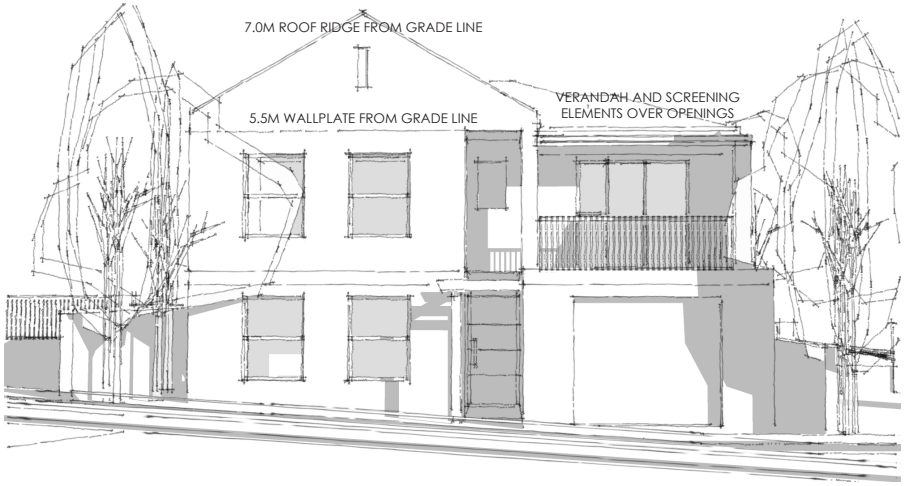


TYPICAL ISOMETRIC VIEW

2.8 ARCHITECTURAL GUIDELINES

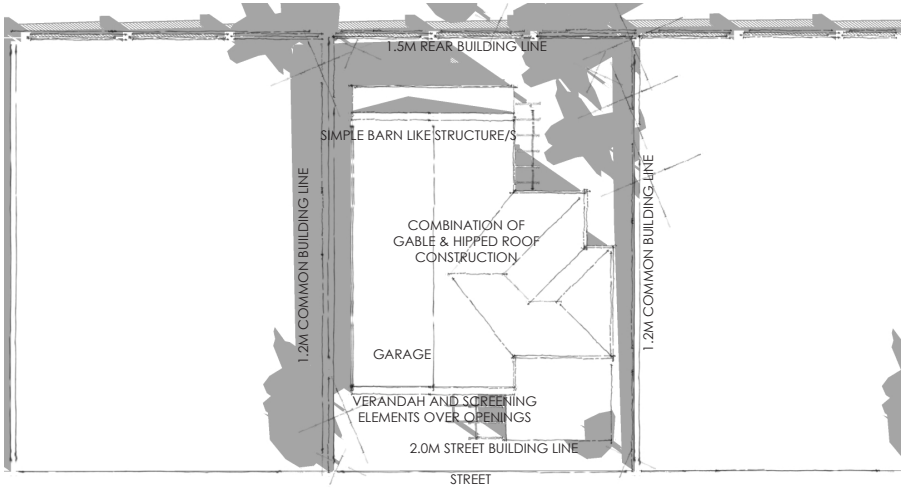


PRECINCT LOCALITY WITHIN DEVELOPMENT

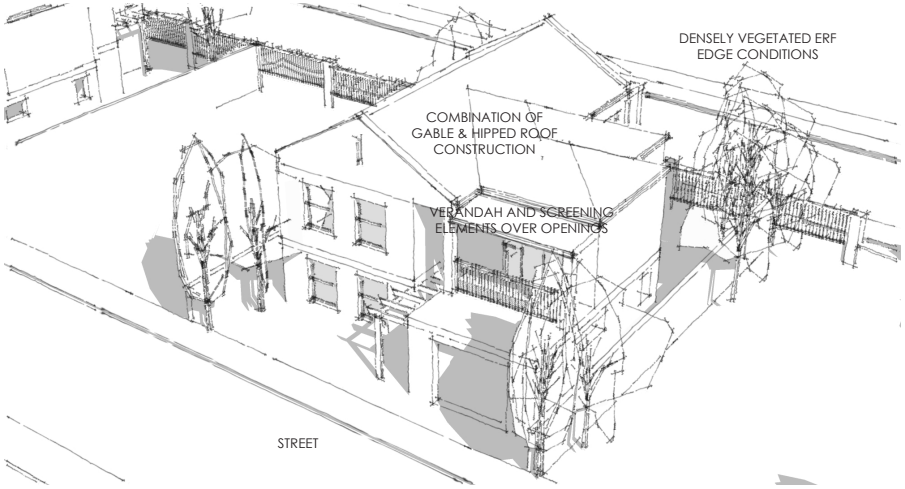


TYPICAL STREET FACADE

VISION FOR THE VALLEY VILLAGE - DOUBLE STOREY DWELLING/S

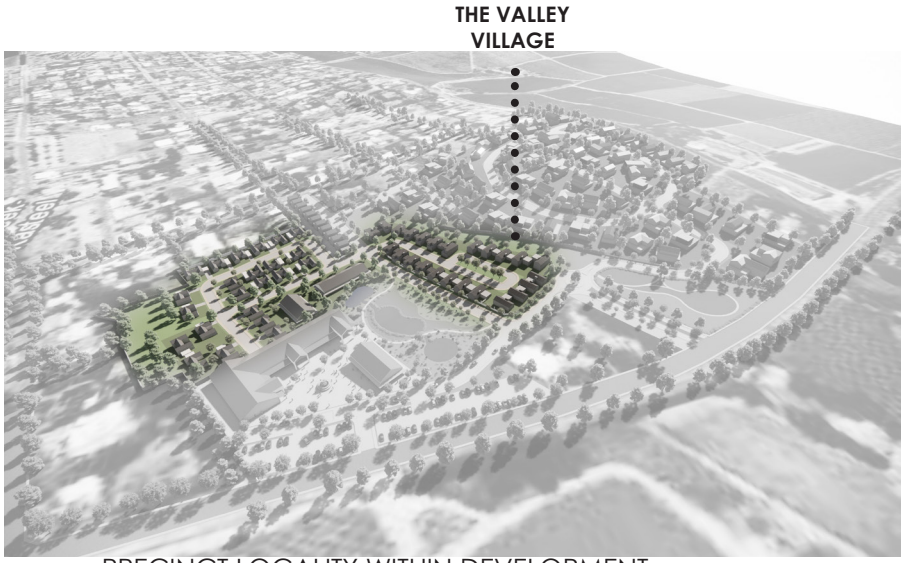


TYPICAL PLAN VIEW

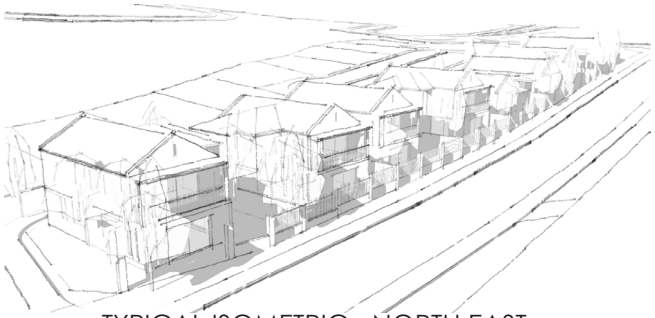


TYPICAL ISOMETRIC VIEW

2.8 ARCHITECTURAL GUIDELINES



PRECINCT LOCALITY WITHIN DEVELOPMENT



TYPICAL ISOMETRIC - NORTH EAST

THE EASTERN AND NORTHERN BOUNDARIES OF THE VALLEY VILLAGE ARE TO BE SENSITIVELY DESIGNED AS THE INTERFACES REPRESENT A KEY PUBLIC INTERFACE / GATEWAY INTO THE DEVELOPMENT PRECINCT.

TRANSPARENCY AND INCLUSIVITY OF THE PUBLIC REALM ARE STRONGLY PROMOTED THROUGH BOUNDARY WALL AND DWELLING EXPRESSION.

BUILDING HEIGHTS / SETBACKS HAVE BEEN CAREFULLY CONSIDERED TO BOTH PROMOTE AN ACTIVE URBAN INTERFACE, AND ALSO TO MAINTAIN A VISUAL LINK ACROSS THE DEVELOPMENT TO THE CHURCH STEEPLE / UPON ARRIVAL TO RIEBEEK KASTEEL

VISION FOR THE VALLEY VILLAGE - PUBLIC STREETSCAPE / INTERFACE

TYPICAL STREETSCAPE VIEW

TYPICAL ISOMETRIC - NORTH WEST

TYPICAL STREETSCAPE SECTION THROUGH NORTHERN ACCESS ROAD

2.8 ARCHITECTURAL GUIDELINES

Residential Zone 3: Flats

Coverage: 40%

Floor Factor: N/A

Height:
5.4m measured parallel from the grade line to the wall plate
7.5m measured from the grade line to the highest point of the roof in the case of pitched roofs
Street Building Line: 3.0m
Side Building Line: 3.0m
Rear Building Line: 5.0m

Vision and Specific Visual Controls (to be read with Urban Design Indicator - Annexure B and Landscape Masterplan - Annexure A):

THE DUPLEX UNITS AT THE FONTEIN STREET ENTRANCE

- The Fontein Street entrance represents 1 of 4 key access points to the new development, and thus this precinct should be expressed as a pedestrian friendly street interface with building facades and front gardens as thresholds.
- The duplex units do not present a significant visual impact and consequently the residential units can be designed as double storey walk-up type dwellings.
- The duplex precinct does offer an opportunity to function as a gateway into the development, and thus the streetscape should be expressed as a continuation of the varied / walkable streetscape/s of the existing Riebeek Kasteel. It is required that the building facade facing fontein street contains a gable roof / interface.
- The vision is to reference the central Riebeek Kasteel urban fabric, with continuous building facades located close to the street interface, with subtle variety in colour and material expression.
- Parking is to be located towards the North of the erf, resulting in a direct pedestrian connection to the series of dwellings, with a layered front garden and landscaped threshold. The precinct can include one central vehicular access point, leading vehicles to circulation and parking located at the rear of the property.
- The duplex units are to be expressed as a series of individual buildings with shared dividing walls, resulting in a continuous streetscape of buildings living our towards the public street.
- The perimeter wall facing the public internal street is to be limited to a height of 1.8m, with a minimum permeability of 60%. The boundary wall is to be expressed as a series of columns, with a low wall and steel infill panels designed to correlate with the grid system established by the duplex residential designs beyond.
- Low walls can be built internally between units (1.2m height) and / or planted hedges for privacy / screening.
- Variation in facade based elements / colours is promoted to establish as subtle rhythm and balance in respect of the pedestrian / vehicular experience, and each unit is to contain a threshold element for a minimum of 40% of the unit width facing the internal public street (verandah with columns).

2.8 ARCHITECTURAL GUIDELINES

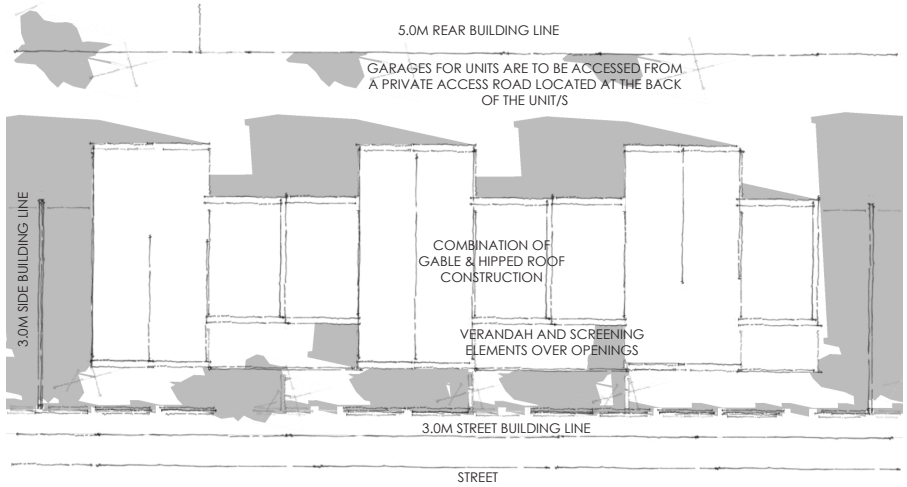
DUPLEX UNITS / APARTMENTS

PRECINCT LOCALITY WITHIN DEVELOPMENT

TYPICAL STREET PERSPECTIVE / FULL CLUSTER ISOMETRIC

TYPICAL STREET FACADE - CLUSTER

VISION FOR THE DUPLEX UNITS / APARTMENTS



TYPICAL PLAN VIEW - CLUSTER

TYPICAL ISOMETRIC VIEW - CLUSTER

2.8 ARCHITECTURAL GUIDELINES

Community Zone 3: Institution

Coverage: 60%

Height: 3.2m measured parallel from the grade line to the wall plate 6m measured from the grade line to the highest point of the roof in the case of pitched roofs. All buildings to be single storey only.
Street Building Line: 3.0m
Side Building Line: 1.5m
Rear Building Line: 1.5m

THE RETIREMENT VILLAGE AND VISITOR'S / CARE CENTRE

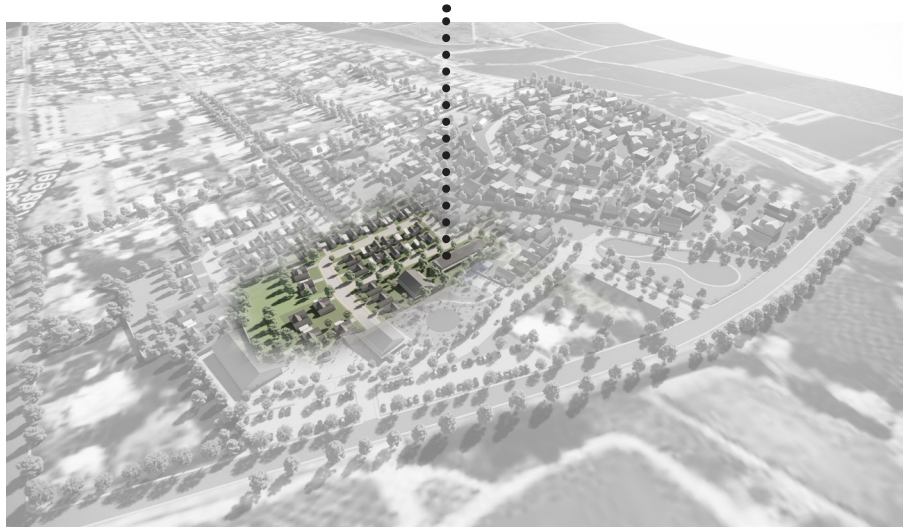
Vision and Specific Visual Controls (to be read with Urban Design Indicator - Annexure B and Landscape Masterplan - Annexure A):

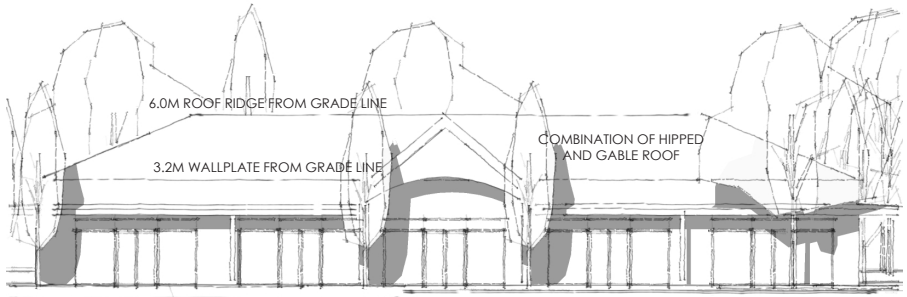
- Residential buildings in this precinct are limited to single storey buildings, and are to be expressed as a core volume (steep symmetrical roofs), with low pitched abutments (lean to roofs).
- Core buildings terminating in either hips or gables (either parapet or overhang with eave based) are promoted, with a balanced and symmetrical facade articulation as street interface.
- The street interface must include a varied facade expression (core building / entrance / garage to establish a thresheld between the streetscape / front garden and building facade).
- The street interface of the building must include a verandah as part of the front door design.
- A separate precinct plan shall be made available to developers / residents with a predetermined building orientation to facilitate shared walls between garages within the precinct.
- Perimeter walls must be limited to a maximum height of 1.2m when measured from the building facade to the street property boundary.
- The visitor / care centre will be limited to single storey scale, and must be expressed as a series of core buildings with link elements. The centre must include threshold elements to maintain a positive street interface (verandah/s or pergola/s). All services must be located concealed from public view.
- The care centre / public building is to be expressed as a courtyard type structure (L shape) reinforcing the public / street interface with a recreational yard area facing the business precinct.
- It is desirable that the visitor/s centre extends to 5.0m from the public street boundary to provide a continuation established by the Duplex Units precinct, reinforcing the pedestrian experience to and from the Fontein Street entrance.
- Parking for the visitor/s centre can be located along the internal street (main retirement village entrance.
- Building scale for the visitor and care centre should be expressed as a series of residential buildings, rather than a institutional core building of excessive scale. The visitor's centre's massing and expression should facilitate the scale threshold between the business / retail component, and fine grained retirement units beyond.

VISITOR AND CARE CENTRE LOCATED WITHIN THE RETIREMENT VILLAGE

2.8 ARCHITECTURAL GUIDELINES

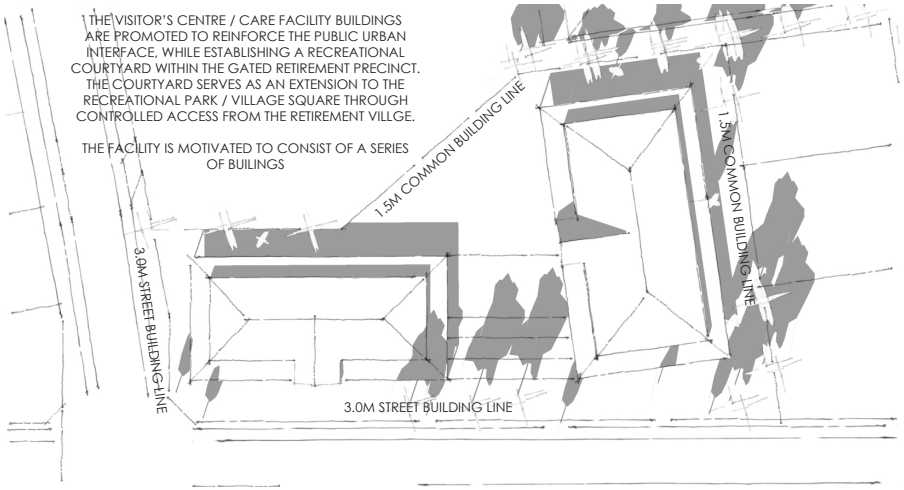
VISITOR AND CARE CENTRE LOCATED WITHIN THE RETIREMENT VILLAGE



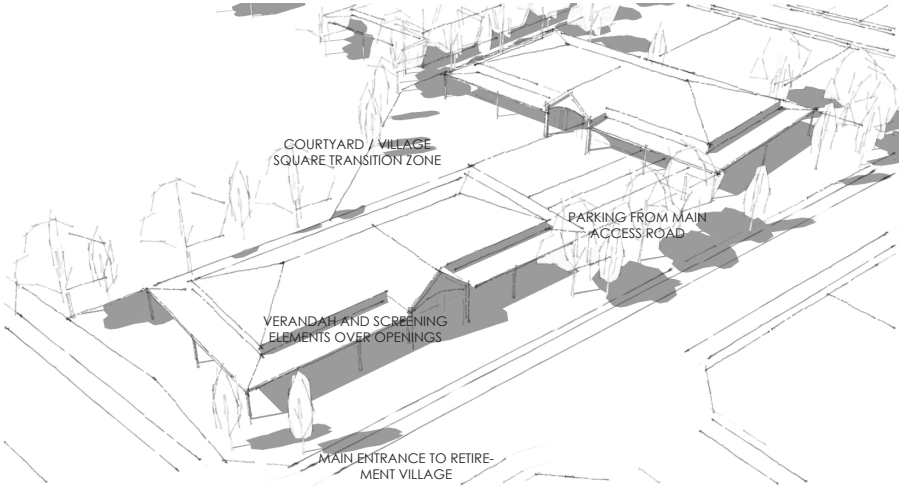


TYPICAL STREET FACADE

VISION FOR THE RETIREMENT VILLAGE - VISITOR'S / CARE CENTRE



TYPICAL PLAN VIEW



TYPICAL ISOMETRIC VIEW

2.8 ARCHITECTURAL GUIDELINES

Business Zone 1: General Business

Coverage:100%
Floor Factor: 3
Height: 6.0m measured parallel from the grade line to the wall plate
9m measured from the grade line to the highest point of the roof in the case of pitched roofs
Street Building Line: 35.0m
Side Building Line: 3.0m where abutting residential
Rear Building Line: 3.0m where abutting residential

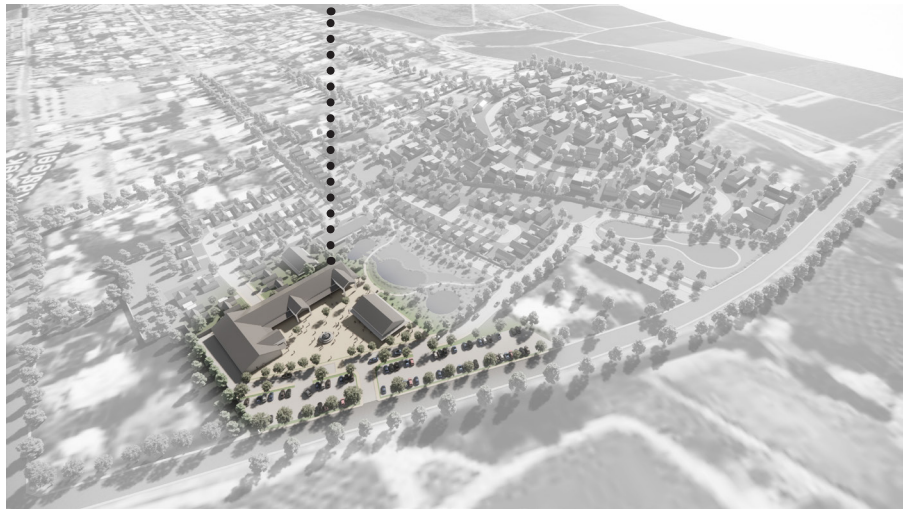
THE RETAIL VILLAGE SQUARE

Vision and Specific Visual Controls (to be read with Urban Design Indicator - Annexure B and Landscape Masterplan - Annexure A):

- The Retail village square serves as 1 of 4 key gateways to the development, primarily for visitors from the existing Riebeek Kasteel via the left in from Church Street. The Retail Village will also present an opportunity to become a key stop / rest point for visitors passing through Riebeek Kasteel along the "de facto" scenic route R311.
- The Retail Centre should be fragmented into 4 primary volumes in respect of roof articulation. Low wall 0.9m to be included on R311.
- The Retail centre is to be set back a minimum of 30m from the western property boundary facing the R311 to permit a continuation of the existing rural streetscape experience. The buffer zone is to be expressed with clusters of trees / dense landscaping and a combination of hard / soft landscaping below which can be utilized as parking / rest areas. Small roofed rest areas and / or trading stalls in these areas are welcomed to reinforce a walkable / pedestrian based retail experience. The fine grained and layered visual experience will reinforce the intended visual separation between the R311 and the Retail centre beyond.
- The Retail centre is to be set back as far as possible towards the Northern and Eastern property boundaries, and ideally to be expressed as an L - Shape simple linear structure with a double pitched roof terminating in gable ends / hips. All structures facing the Retail square are to contain covered walkways, interrupted by a series of gables to establish a rhythm demarcating key access points to the Retail Centre.
- A secondary core structure is required towards the South of the precinct to reinforce the "courtyard" based design, and also the distill the scale of the centre. The break in the core structure facilitates a key strategic link between the Retail Village Square and the Neighbourhood Park.
- All public facing facades are to contain verandah type structures with with eitherr door/s or window openings to promote an interactive interface.
- The roof of the retail centre shall be expressed as a double pitched symmetrical roof. Where the width of a structure exceeds 8.0m in width, a hipped roof shall be applied. Gables to be used where structures are below 8.0m in width.
- All facades facing the Retail Square and Neighbourhood Park shall be expressed as interactive and walkable facades (core structure with covered walkway/s and sequenced gables establishing a rhythm in expression)
- Loading areas for the Retail centre are to be located along the Northern property boundary, and services are to be limited to the back of the centre, strategically located not to present any visual / noise pollution to the residential precincts beyond.

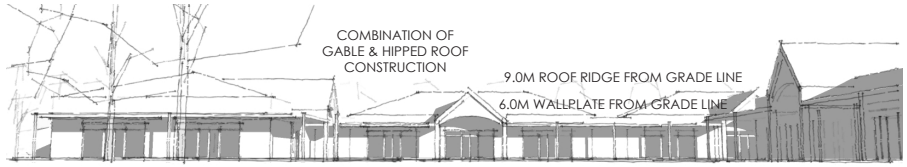
2.8 ARCHITECTURAL GUIDELINES

THE RETAIL VILLAGE SQUARE



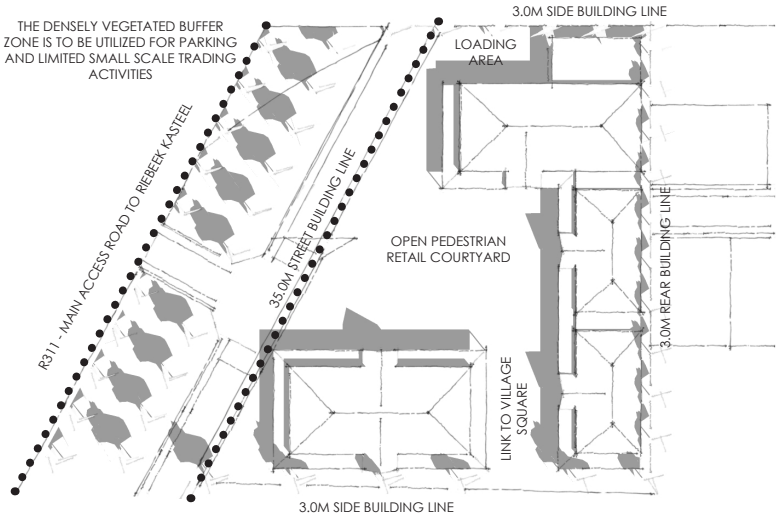
THE RETAIL CENTRE SERVES AS ONE OF THE PRIMARY GATEWAYS TO THE DEVELOPMENT PRECINCT. THE STRUCTURES ARE SENSITIVELY ARTICULATED IN RESPECT OF ENVELOPE / MASSING AND POSITION TO MAINTAIN THE RURAL CHARACTER OF THE BUILT FABRIC ASSOCIATED WITH THE R311 HIGHWAY.

ALL PUBLIC FACING (INCLUDING FACADES FACING THE VALLEY SQUARE, ARE STRONGLY MOTIVATED TO INCLUDE VERANDAH/S AND OPENINGS TO PROMOTE AN ACTIVE URBAN INTERFACE.

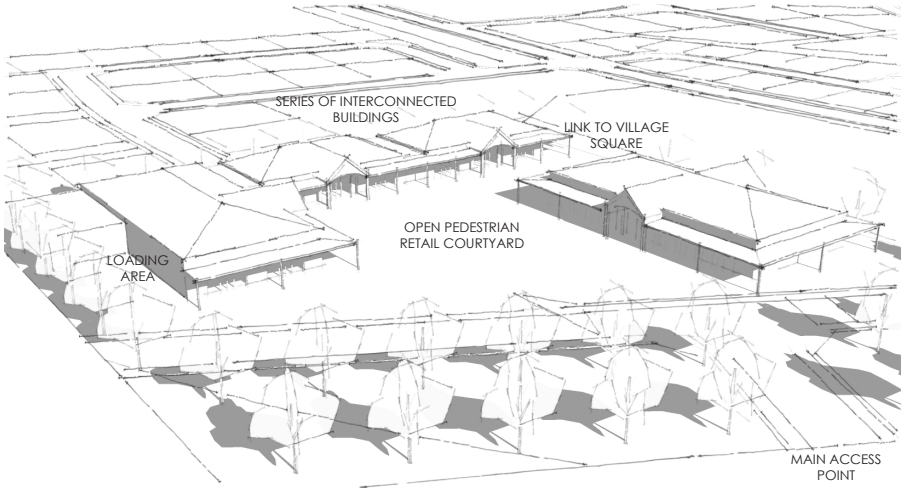


TYPICAL STREET FACADE

VISION FOR THE RETAIL VILLAGE SQUARE



TYPICAL PLAN VIEW



TYPICAL ISOMETRIC VIEW

2.8 ARCHITECTURAL GUIDELINES

The following series of Architectural Guidelines have been developed to provide specific input/s on Architectural elements which will form part of each of the Development Precincts. The guidelines are not exhaustive or all - inclusive, however, the guidelines are to be considered as a mechanism against which future design submissions can be evaluated in order to maintain the development Vision. The guidelines / controls focus primarily on the residential precincts within the larger development, however, the Retail / Institutional and Park precincts are also to be developed based on the guidelines / mechanisms and intended materiality / expression as set - out.

Boundary Walls

Boundary Walls - Street Facing

A positive street interface and visually permeable streetscape shall be promoted through limitations placed upon street facing boundary walls.

Street facing boundary walls, including side facing boundary walls up to the plane of the building facade, shall not exceed 900mm in height.

Boundary walls are to be constructed of masonry / block, and plastered & painted. No excessive ornamentation / plaster details shall be permitted. Boundary wall tops can be square, contain plaster bands or finished with a 30 degree plastered coping.

Where boundary walls contain gates, these gates shall not exceed the height of the adjoining wall.

Boundary walls can include decorative steel or timber panels beyond 900mm, but limited to a height of 1800mm. Walls are to be expressed as columns of minimum 440x440mm at a minimum of 3.0m centers, with decorative steel / timber panels fixed between columns.

No sliding gates shall be permitted for enclosure of driveways, driveways are to remain accessible to the street.

Owners are encouraged to employ mass planting and hedges for street boundary definition - street boundary walls are not mandatory / required.

2.8 ARCHITECTURAL GUIDELINES

Boundary Walls - Side and Rear Facing

Street facing boundary wall types may be employed as lateral / rear boundary walls

Lateral walls between residential properties may be solid, limited to a height of 1800mm.

Where drying yards / service areas occur, walls may be permitted to a height of 2100mm.

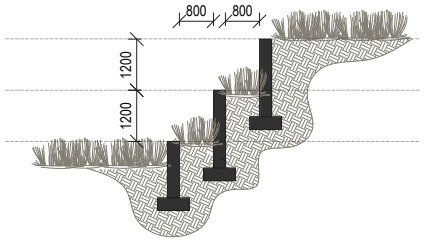
For sloping sites, walls are to either maintain a horizontal line / wall top, with even steps in the wall panels (minimum 3.0m) / or slope with the topography.

Any wall which faces onto a public street / public open space shall be assessed as a "street facing wall" - no solid walls are permitted here.

Retaining Walls

Where retaining walls are required, the height per tier / wall shall be limited to 1.2m vertically and spaced at intervals of 800mm minimum. Owners are encouraged to employ planting spaces between consecutive retaining walls (staggering). Retaining walls can be built walls, dry packed stone, gabion stone walls and planted Terraforce Rock Face walls. Owners are encouraged to respect the landscape / topography and express structures as a function thereof, large retaining walls should be avoided through considered design. Note that all terraforce walls must be planted.

The following walls types shall not be permitted: bagged brickwork / blockwork, vibracrete walls / PVC wall types and any other modular wall type not listed above. No untreated / galvanized only palisade fencing will be permitted.



Driveways

The driveway may not exceed 6.0m in width. Driveway materials are to be of a natural palette, such as exposed aggregate concrete pavers (Table Mountain Sandstone aggregate - or similar). Small or large format charcoal cobbles shall also be permitted. A simple combination of pavers (edging & infill) is promoted.

Exposed aggregate surface beds shall be permitted within the perimeter of the erf, however road verges are to be paved only to ensure future access to services.

Each homeowner shall provide 2 x 110mm PVC sleeves 500mm below the level of the driveway complete with draw wires for provision of future services (road reserve).

Homeowners are encouraged to soften large paved areas with planted inlays

Driveways must join the access roads at right angles.

2.8 ARCHITECTURAL GUIDELINES

Building Composition

Plan Form

Simple Barn Forms are required, and building forms are required to be arranged parallel to one another.

All buildings should be orthogonal to the erf's street boundary - any deviation to be motivated for approval.

Dwellings must be expressed as a single-, or series of Core buildings not exceeding 150m2 per volume.

Core buildings shall be primary shapes (square or rectangular forms), which are separately roofed, and joined by linking elements.

Plan Forms should be expressed as a "letter of the alphabet" building type.

Cut / Fill & Building Platform/s

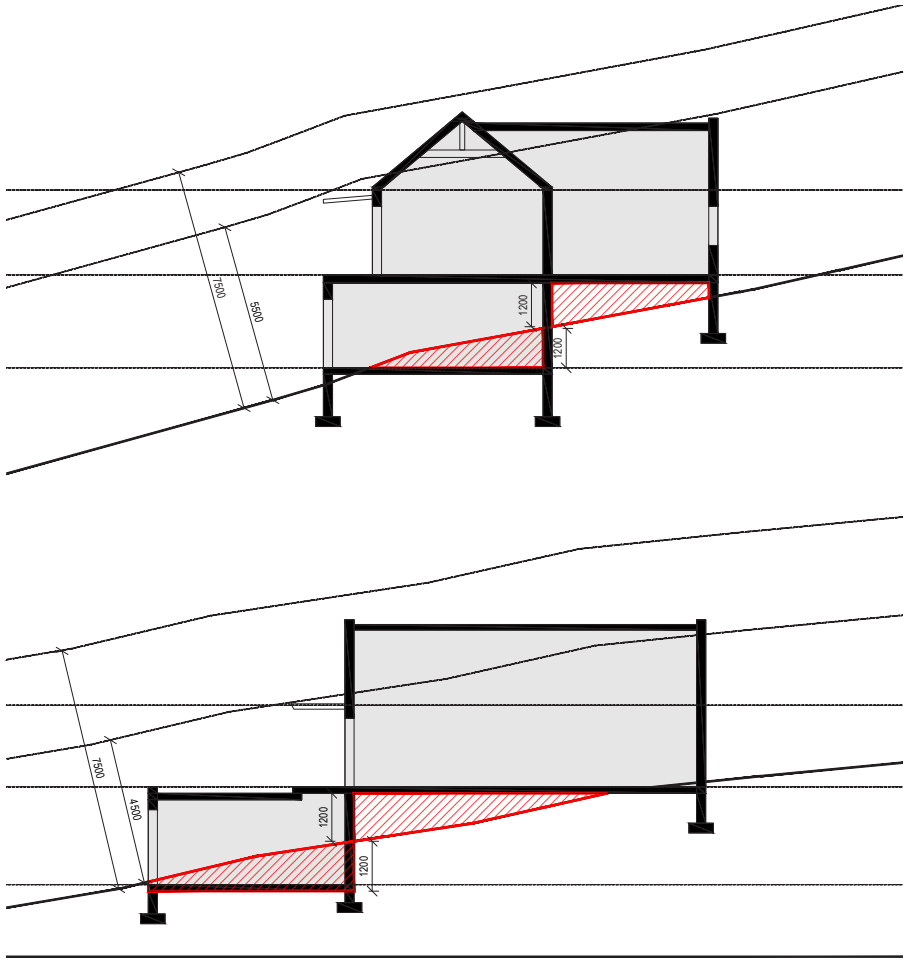
Buildings constructed on slopes may require plinths to improve the degree of utility related to the specific site.

The height of the ground fill at any point of the site may not be more than 1500mm measured from the natural ground level at the particular point of the site.

Buildings should seek to respect the topography, and stepped levels should respond to the slope through considered design.

Buildings are required to be positioned aligned with the natural topograpy of each site, and not perpendicular to the slope of the site, which will result in excessive cut / fill and platform/s.

No Cut / Fill shall be permitted closer than 1.0m to any property boundary.



2.8 ARCHITECTURAL GUIDELINES

Core Buildings

Core buildings shall be a minimum of 5.0m wide, up to a maximum of 7.5m.

Core buildings are encouraged to end in gables and/or hips - gables can be either traditional parapet type or to underside of roof overhang.

Linking Elements / Low Pitched Abutments

Linking elements shall serve as a secondary / recessive architectural feature to bind primary core buildings together.

Linking elements shall be either concrete flat roofs, or flat mono-pitched roof structures concealed behind a minimum 250mm parapet wall.

Linking elements shall not exceed 30% of the overall architectural scheme when measured from roof plan.

Link Elements shall not exceed 7.5m in width.

2.8 ARCHITECTURAL GUIDELINES

Architectural Elements and Materials

Roof

Core Structure Roofs are encouraged to be expressed as double pitched symmetrical roof structures with equal roof pitches, with the apex to be in the absolute centre. Core Structure Roofs can also be expressed as hipped roofs.

Roof pitch to be a minimum of 25 degrees and a maximum of 40 degrees.

Permitted Roof Materials include:

- Clip-lok / Diamond Deck or S-Profile Steel Roofing (Dark Charcoal colour family only)
- Coverland Elite Roof tiles (through colour concrete flat roof tile) or similar approved (dark grey)
- Concrete Flat Roofs (linking elements) are to be waterproofed and covered with brown or grey stone chips (no silver coating to be visible)

The following Roofing Materials are not permitted:

- Galvanized (finish) roof sheeting
- IBR Roof Sheeting
- Fibre Cement Sheeting
- Profiled Cement / Concrete Tiles
- Thatch Roofs
- Clay Roof Tiles

All roofs are to be covered with a trafficable surface.

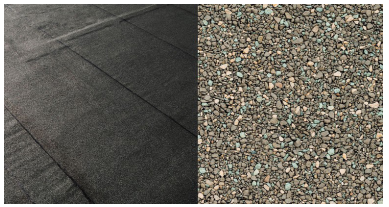
Fascias and gutters:
- 125 OGEE profile, seamless and pre - painted gutters, with square / rectangular aluminium downpipes
- Downpipes are to match either roof / gutter colour, or wall colour.
- Nutec or Timber Fascias painted to match either eave or roof colour

Barge Boards:
- Installed with a minimum 40mm shadow line from gable walls
- Painted to match the colour of the main roof

Roof Eaves:
- Roof overhangs are to be a minimum of 300mm, and maximum of 900mm
- Dwellings are encouraged to include overhangs for an improved shading factor / energy efficiency
- Eaves can be either flush boarded Nutec type, or exposed sprockets with recessed boards (painted).

Roof structures are encouraged to be expressed as simple / primary forms to complement the existing urban fabric / roofscape of Riebeek Kasteel. No excessive ornamentation will be considered. Dormer windows will be permitted to optimize roof space accommodation in single storey control areas - wallplate and absolute heights to be respected. Stoeps and Verandahs are strongly encouraged.

Solar Panels or PV collectors are to be installed in the same plane as the roof and frames / brackets are to be colour matched to the roof finish. The intended installation extent is to be indicated on the plans submitted for estate approval.


2.8 ARCHITECTURAL GUIDELINES

Architectural Elements and Materials

Walls

Walls are to be constructed of masonry, and plastered smooth / painted.

No experimental construction systems will be allowed (lightweight steel / container based / timber etc.)

Accent finishes will be considered, and will be limited to the following materials:

- Locally Specified Dry Pack Stone Cladding (granite or equal)
- Timber or composite cladding
- Rendered Wall Coatings (Marmoran or equally approved)
- Texture Plaster (scratch plaster or similar)

The following exterior material finishes will not be permitted:

- Artificial Stone Cladding
- Facebrick
- Bagged or fairface brickwork (painted or sealed)
- Tiled Walls
- Shiplap Cladding




Windows / External Doors / Shutters

Windows are to be constructed of Aluminium powder / epoxy coated glazed frames in dark grey, light grey or white.

Glazing is to be clear except where UV protection is required due to energy efficiency requirements (SANS 10400 XA Ed. 2). Coloured tints / films are prohibited other than grey or smoke tint to achieve the desired fenestration U & SHGC values. Arctic snow glazing may be employed in bathrooms for privacy, however this will not be permitted on street facing facades.

Windows proportions should be such that the height exceeds the width, or square.

Where horizontally proportioned windows / doors or openings occur, these elements shall be adequately recessed (1500mm) behind the outer line of a shading device (verandah / pergola).

Window Sills shall be simple filleted plastered surfaces with no decorative or figurative mouldings.

Plaster bands around windows / openings shall be permitted, limited to a width of 100mm.

Front Doors shall be timber or aluminium framed with glass.

Garage Doors shall be either single (2440mm) or double (4880mm) and limited to a height of maximum 2.3m. Garage doors shall be either varnished timber, or powder coated / epoxy coated aluminium to match the colour of the roof / window frames. Only horizontal plank door types will be allowed. Garage doors are to be either sectional overhead-, or tilt up type.

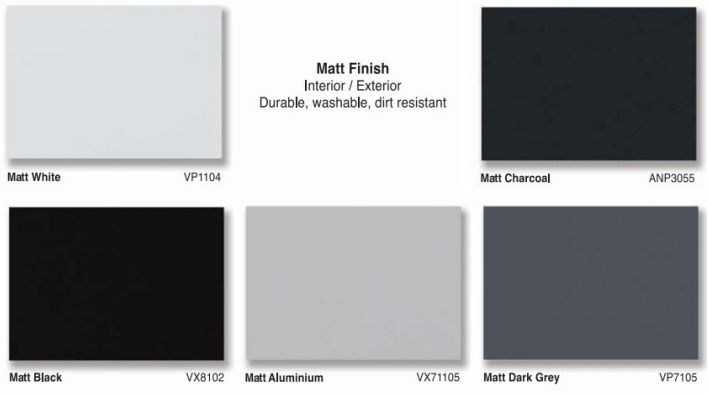
External Shutters will be permitted and are to be fully framed with hor-

2.8 ARCHITECTURAL GUIDELINES

izontal infill representative of angled louvre elements (either natural timber or aluminium - grey).

Shutters are to be installed by means of sliding mechanism only, no side hung shutters will be permitted.

All horizontally expressed openings (windows / doors) are do be screened for 130% of the width by either timber / aluminium louvre or verandah type structure/s with sheeting.



2.8 ARCHITECTURAL GUIDELINES

Architectural Elements and Materials

Balconies, Stoeps, Verandahs and Balustrades / Handrails

Balconies / Verandahs and Stoeps are strongly encouraged in keeping with the character of Riebeek Kasteel. Lean - to secondary roof structures are encouraged to soften primary / core structures.

No balconies shall be permitted on common boundaries.

Where stoeps / verandahs abut common boundaries, they shall be adequately screened by means of a side wall / louvre screen.

The following balustrades will be permitted:
- Timber Balustrades (natural or painted)
- Seamless plastered Masonry upstand / parapet walls as balustrades
- Simple painted / powdercoated steel balustrades consisting of framed panels with horizontal or vertical round or square members with a maximum clear opening of 100mm.
- A combination of the above is permitted

The following balustrades will be permitted:
- Wrought Iron or excessively decorative steel balustrades
- Stainless Steel (including wire balustrades)



Pergolas

Pergola structures are encouraged, and are to be expressed as simple structures free of ornamentation. Materials include:

- Varnished or painted timber
- Aluminium powder coated to match windows / roof
- Galvanized steel painted or powder coated to match windows / roof (square or rectangular profile/s)



Gates

Gates are to be fully framed (powder- or epoxy coated to match window colour) with aluminium louvre infill, or natural varnished timber. Gates are to match boundary walls adjacent in height, or less.

Awnings

Awnings must be concealed from the road. Where awnings are installed to pergola or support structures, they must be fully concealed behind upstands / parapets or fascia/s. Awnings shall be of a uniform recessive matt finish, with no windows / cut-ours or decorative modifications. Vertical canvas roller blinds shall not be permitted.

No prefabricated awnings shall be permitted.

2.8 ARCHITECTURAL GUIDELINES

Chimneys and Fireplaces

Chimneys can be expressed as square / symmetrical structures either recessed into the floor plan envelope, or external on gable ends.

Fireplaces are encouraged to be placed on gable ends where possible.

Chimneys may be tapered vertically from both sides, or one side, to a minimum width of 1.2m x 0.8m.

Chimneys / Flues permitted include:
- Square turbo cowl (Charcoal)
- Louvered capping (Charcoal)
- Square flue, with charcoal steel flue and capping - Flue to be squared off at a minimum of 300mm below wallplate level.

No round turbo cowl / rotating cowl types will be permitted.

Pools

Pools are to be located screened from street / public view. No infinity type pools will be permitted on the street facing facade.

Pool safety is to be designed with the architectural language of the dwelling, no off the shelf fencing will be permitted.

Above ground pools & porta - pools will not be permitted.

Pools and enclosures are to comply fully with the National Building Regulations (Pool Safety).

External Lighting - Private

Lighting is to be complimentary to the overall design, and should not be applied following design finalization. Lighting is to be submitted as part of the DRC review process.

Indirect lighting is strongly encouraged (mood lighting) such as foot lights / up & down lights - where the light source is typically concealed.

Security / Flood lighting is discouraged, and 1 x such light shall be permitted to the front of any dwelling, and must be regulated by a motion sensor with a time limit.

The use of proximity switching / lower output lamps and timers is strongly encouraged to maintain the rural character of the development. Light pollution and hindrance to neighbours should be considered during lighting placement and design.

Buildings are not to be excessively lit during the night, and street boundary wall lighting should be limited to feature lighting to accentuate landscaping.

External Lighting - Public

Lighting to streets and public areas shall be carefully considered as to prevent undue light “spillage”.

Street Lighting shall be positioned at regular intervals, and limited to a height of 3.0m (bollard type), with lights that are fully shielded.

All exterior lighting shall be located and controlled as to avoid direct illumination, glare or reflection onto any adjoining property or scenic route.

A maximum of 3000 Kelvin is recommended for public / exterior public lighting.

Lighting is to be utilized for active use only, and should be turned off

2.8 ARCHITECTURAL GUIDELINES

during non - business hours (for business components). Permanent lighting should be employed only where public safety is of concern.

Streets / Verges and Hard Landscaping

All public streets shall be covered in asphalt, with kerbs / road verges to civil and landscape engineer's details.

Pedestrian walkways are to be exposed aggregate pavers with grey cobble copings (Cape Sandstone aggregate).

Services

All services should be designed as part of the proposed structure, and should be concealed from street view, these include:

- Electrical Conduits and Surface Wiring
- Air Conditioned Units and Condensate Piping
- Heat Pumps and Geysers / Pool Pumps and Pool Heating Units
- No wind turbines shall be permitted

Signage

No third party signage shall be permitted along the R311.

Building signage shall not exceed the average building height.

Signage on the R311 should be limited to directional signage to indicate entrances / exits, and primary building signage should be placed on building facades only, shielded by the vegetation buffer zone.

Landscape Design Guidelines

A landscape masterplan will be implemented by the developer, and as part of the phased implementation plan. The landscaped portion will be required to be completed prior to proceeding with any subsequent building phase to allow vegetation to be well established by completion of this development.

Note that predetermined tree clumps will require implementation by both the developer and land owners - refer to the landscape masterplan for further detail.

A Landscape Plan will be required to be submitted with all building plans for assessment by the Controlling Landscape Architect. The following Landscaping List is provided for selection of the endemic landscape types:

2.8 ARCHITECTURAL GUIDELINES

Landscaping List

FRs 9 Swartland Shale Renosterveld Biome (background - to be read further with the Landscape Masterplan)

(Mucina & Rutherford (eds) 2006. The Vegetation of South Africa, Lesotho and Swaziland. Strelitzia 19. South African National Biodiversity Institute, Pretoria).

VT 46 Coastal Renosterbosveld (85%) (Acocks 1953). LR 62 West Coast Renosterveld (86%) (Low & Rebelo 1996). BHU 31 Swartland Coast Renosterveld (63%), BHU 32 Boland Coast Renosterveld (27%) (Cowling et al. 1999b, Cowling & Heijnis 2001). Coast Renoster Shrubland (Campbell 1985).

Distribution Western Cape Province: Large, generally continuous areas of the Swartland and the Boland on the West Coast lowlands, trom Het Kruis in the north, southwards between the Piketberg and Olitantsrivierberge, widening appreciably in the region around Moorreesburg between Gouda and Hopefield, and encompassing Riebeek-Kasteel, Klioheuwel, Philadelphia, Durbanville, Stellenbosch to the south and Sir Lowry's Pass Village near Gordon's Bay. Altitude 50-350 m.

Vegetation & Landscape Features: Moderately undulating plains and valleys supporting low to moderately tall leptophylous shrubland of varying canopy cover as well as low open shrubland dominated by renosterbos. Heuweltjies are a very prominent local feature of the environment, forming 'hummockveld' near Piketberg and giving the Tygerberg Hills their name. Stunted trees and thicket are often associated with the heuweltjies. Disturbed areas are dominated by Athanasia trifurcate and otholobium hirtum. Patches of Cynodon dactylon 'grazing lawns' also occur in abundance.

Geology and soils: Clay soils derived from Malmesbury Group shales (specifically the Porterville formation in the north and east and the Moorreesburg formation in the west). The soils contain prismacutanic and pedocutanic diagnostic horizons and Glenrosa and Mispah forms are predominant. Land types mainly Db, Fb, and Da.

Climate: Winter - rainfall regime=, with MAP 270-670mm (mean:430mm), peaking from May to August. Mean daily maximum and minimum temperatures 29.6 deg and 6.3 deg for February and July, respectively. Frost incidence 3 or 4 days per year. Mists are common in winter.

Important Taxa (Wetlands) Tall Shrubs: Aspalathus acuminata subs. acuminate (d), Rhus angustifolia (d), Rincisa (d, Chrysanthemoides monilifera, Euroyops speciosissimus, E. tenuisimus, Gymnosphoria buxifolia, Lebeckia cytisoides. Low shrubs: Anthospermum aethiopicum (d), A. spathulatum subsp. tulbaghense (d), Elytropappus rhinocerotis (d), Eriocephalus africanus var. africanus (d), Euryops thenbergii (d), Galenia secunda (d), Helichrysum cymosum (d), H. teretifolium (d), Osteospermum spinosum (d), otholobium hirtum (d), Agathosma glandulosa, Aspelathus aculeata, A. pinguis subsp. pinguis, A. varians, Asparagus Rubicundus, Athanasia trifurcate, Cliffortia marginata, Diosma hirsuta, Euclea acutifolia, Felicia filifolia subsp. filifolia , F hyssopifolia, Galenia africana, Lebeckia cinereal, Leacadendron lanigerum var. lanigerum, marasmodes polycephala, Metalasia dregeana, M. octoflora, Muraltia decipolycephala, Metalasia dregeana, M. octoflora, Muraltia decipiens, M. ononidifolia, Oftia Africana, Passerina truncate subsp.truncata, Phylica gracilis, Plecostachys serpyllifolia, Pteronia divaricate, P. incana, Rhus dissecta, senecio pubigerus, stoebe plumose. Succulent Shrubs: Euphorbia burmannii (d), E. mauritanica, Lamprantus elegans. Woody Climber: Microloma Sagittatum. Herbs: Berkheya armata (d), B. rigida, Cotula turbinata, Echiostachys spicatus, Lichtensteinia obscura, Manulea cephalotes, Senecio laxus, Stachys eathiopica. Geophatic Herbs: Cynaella hyacinthoides (d), melasphaerula ramose (d), Melasphaerula Ramosa (d), Albuca maxima, Aristea Africana, babiana melanops, cheilanthes capensis, Disa physodes, geissorhiza imbricate subsp. bicolow, G. inflexa, G. juncea, G. purpureolutea, G. tulbaghensis, Lachenalia longibracteata, L pal-

2.8 ARCHITECTURAL GUIDELINES

lida, L. polyphylla, Mohria caffrorum, Ornithogalum thyrsoides, Oxalis pes-caprea, Romulea flava, R leipoldtii, R. rosea, R. tubularis, Watsonia marginata. Graminoids: cynodont dactylon (d), Ehrharta calycina (d), Elegia capensis (d), E. recta (d), E. tectorum (d), Elegia capensis (d), E. recta (d), E. tectorum (d), Ficinia brevifolia (d), ischyrolepsis capensis (d), Merxmuellera stricta (d), Ehrharta delicatula, E. thunbergii, Hordeum capense, Merxmuellra Arundinacea, tribolium hispidum.

Endemic Taxa Low Shrubs: Leucadendron verticillatum (d), Aspalathus acanthophylla, A. horizontalis, A. pinguis subsp. longissima, A. pinguis subsp. occidentalis, A. puberula, A. rectistyla, Cliffortia acockii, Lotononis complanata, Serruria incrassata. Succulent Shrubs: Erepsia ramosa, Ruschia patens, R. pauciflora. Herb: Indigofera triquetra. Geophytic Herbs: Aristea lugens, Babiana angustifolia, B. odorata, B. secunda, Hesperantha pallescens. H. spicata subsp. fistulosa, Lachenalia liliflora, L. mediana var. rogersil, L. orthopetala, Lapeirousia astigiata, Moraea gigandra, M tulbaghensis, Oxalis fragilis, O involuta, O. leptocalyx, O. levis, O. macra, O. perineson, O. strigosa, Pelargonium viciifolium.
Conservation: This is a critically endangered vegetation unit. Target 26%, but since 90% of the area has been totally transformed (mainly for cropland), the target remains unattainable. The remnants are found in isolated pockets, usually on steeper ground. So far only a few patches have been included in conservation schemes (e.g. Elandsberg, Paardenberg). Aliens include Acacia saligna (very scattered over 65%), A. mearnsii (very scattered over 62%) as well as several species of Prosopis and Eucalyptus. Alien annual grasses of the genera Avena, Briza, Bromus, Lolium, Phalaris and Vulpia are a primary problem in remnant patches. Other serious aliens include herbs such as Erodium cicutarium, E. moschatum, Echium plantagineum and Petrorhagia prolifera. Erosion very low and low.
Remark 1: No floristic or phytosociological support for the north-south split into Swartland and Boland BHUs (Cowling & Heijnis 2001) could be found. Nor could we find any patterns associated with the coastal-inland geological belts (Tygerberg, Moorreesburg and Brandwacht Formations).

Remark 2: Various special vegetation units are embedded within the West Coast renosterveld matrix, composed of vernal pools, ferricrete gravels, quartz patches and seasonally wet low- lands—all ranking among the most threatened Cape habitats and housing many endemic taxa.

Refern to Annexure A: Landscape Masterplan & Design Standards for further planting lists and guidance to prepare landscape plans.

PRE - DEVELOPMENT IMAGES

R311 EASTBOUND VIEW OF RIEBEEK KASTEEL TOWARDS SITE HILL

R311 EASTBOUND VIEW TOWARDS SITE HILL (DISTANCE)

R311 EASTBOUND VIEW TOWARDS SITE HILL (NEARER)

R311 EASTBOUND VIEW PASSING THE UPPER SITE / HILL APEX

POST - DEVELOPMENT IMAGES

R311 EASTBOUND VIEW OF RIEBEEK KASTEEL TOWARDS SITE HILL

R311 EASTBOUND VIEW TOWARDS SITE HILL (DISTANCE)

R311 EASTBOUND VIEW TOWARDS SITE HILL (NEARER)

R311 EASTBOUND VIEW PASSING THE UPPER SITE / HILL APEX

PRE - DEVELOPMENT IMAGES

R311 WESTBOUND BEFORE PASSING THE BARN

VIEW OF THE LOWER SITE (SOUTH) AND UPPER SITE BEYOND FROM R311

PANORAMA OF THE UPPER / SOUTHERN SITE ON RIEBEECK HILL

VIEW OF THE LOWER SITE (NORTH) FROM THE R311

POST - DEVELOPMENT IMAGES

R311 WESTBOUND BEFORE PASSING THE BARN

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