

# HERITAGE IMPACT ASSESSMENT

REVISED 2026

## ERF 878 RIEBEEK KASTEEL WESTERN CAPE

CHURCH AND FONTEIN STREETS

### PROPOSED RESIDENTIAL DEVELOPMENT

ASSESSMENT CONDUCTED IN TERMS OF SECTION 38 OF THE NATIONAL HERITAGE RESOURCES ACT NO. 25 OF 1999

HWC CASE No. 26941CSI0105

COMMENT PHASE REPORT

APRIL 2026



Figure 1: Aerial view of the proposed development located on the south west of the historic town Riebeeck Kasteel, InterActive Town and Regional Planning 20242026

PREPARED FOR

**HUGUEMONT TRUST**

HERITAGE PRACTITIONER

 **Bridget O'Donoghue**  
Architect • Heritage Specialist • Environment

## HERITAGE PRACTITIONERS



**Bridget O'Donoghue**

10 Firs Avenue

Claremont Cape Town

Mobile: 071 1090 900

Email: [bridget@heritagearch.co.za](mailto:bridget@heritagearch.co.za)

## New World Associates

**Bruce Eitzen** PrLArch BSc

ML MEMBER: ILASA APHP

**Landscape Architecture & Management**

**Environmental, Visual & Heritage Planning**

T: 021-782-8890

M: 082-222-2113

[newworld@telkomsa.net](mailto:newworld@telkomsa.net)

[new-world-associates-la.com](http://new-world-associates-la.com)

## ACRM

**Jonathan Kaplan**

5 Stuart Road, Rondebosch, 7700

M: 082 321 0172

[jonathan@acrm.co.za](mailto:jonathan@acrm.co.za)

### REPORT DETAILS

COMMENT PHASE REPORT

20 April 2026

Citation: O'Donoghue, B. April 2026. Heritage Impact Assessment

Revised Comment Phase Report Erf 787 Riebeeck Kasteel

Client: Huguemont Trust

# 1 EXECUTIVE SUMMARY

## A. SUMMARY

Bridget O’Donoghue Architect Heritage Specialist Environment was appointed in 2025 and 2026 to conduct Heritage Impact Assessments (HIAs) for the proposed development applications on Erf 878 Riebeek Kasteel Western Cape. The preparation of the 2026 HIA report is informed by the HWC 2025 Final Comment, urban design report, visual impact assessment (VIA), project information, site and context visits, project meetings, and the relevant heritage surveys and reports.

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

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

The HWC Final Comment dated 19 August 2025, which stated that the HIA did not meet the requirements of Section 38 (3) in that the heritage significance of Erf 878 and heritage impacts of the proposed development have not been adequately addressed, and, HWC did not support the proposed development in its current form as it will have a major negative impact on the townscape and landscape qualities of Riebeek Kasteel and proposed heritage area. The applicant decided to revise the application according to HWC 2025 Final Comments, and start a new application in terms of NHRA Section 38(8). Once HWC Final comment is received in 2026, the application will be submitted to the Western Cape Government (WCG) Department of Environmental Affairs and Development Planning (DEA&DP).

## B. SITE

The property is 12.1523 ha in extent and located between Church Street (R311) to the west and Fontein Street to the east. The property is zoned Agriculture 1.

There are no structures on the property, except a well structure (referred to the fountain in the report). The site was previously used for agriculture purposes, and is presently used for grazing Springbok. Residential uses about the northern and eastern boundaries of the property, and predominantly agricultural and small holding sites are located to the west (across Church Street) and the south.



Figure 2: Satellite Image of the site and surrounds with 20m contours, NWA 2026

## C. SITE & CONTEXT HERITAGE RESOURCES

The site is located within the proposed Riebeek Kasteel heritage area. This heritage area is recommended for Grade IIIA cultural significance for the historic, aesthetic, associational, contextual values. The town is a good example of a 19<sup>th</sup> century ‘church town’ (kerk dorpie). As the entire proposed heritage area is recommended for Grade IIIA significance, the site is recommended for a Grade IIIA significance. The town is located at the base of Kasteelberg,

and surrounded by agricultural and natural landscape. The townscape consisting of a regular street grid, orthogonal blocks, primary route (Main Road) with its important buildings and sites, and the surrounding residential use precincts

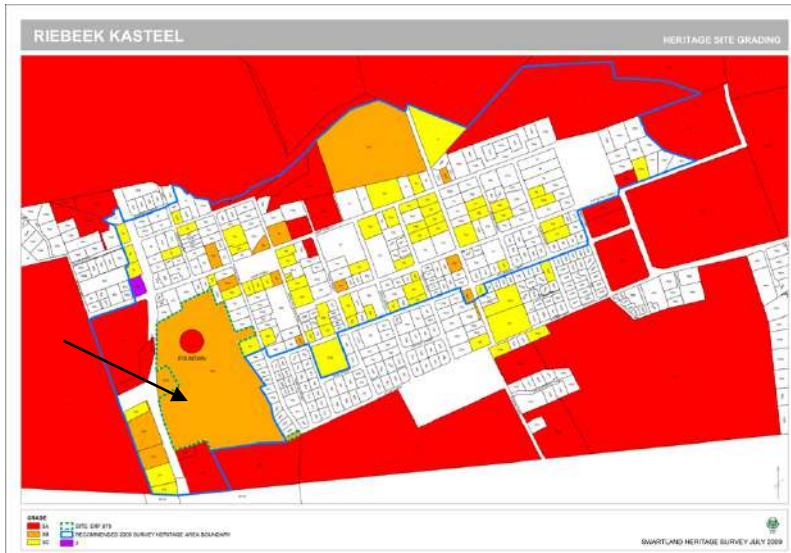


Figure 3: Recommended Grading of the site, as indicated

#### D. OVERARCHING HERITAGE INDICATORS

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

- Connectivity to the historic town with accesses to the grid, urban blocks, buildings architectural language, street interfaces;
- Uses within the new development
- Layout of the new development
- Architectural Design Guidelines
- Hard and Soft Landscaping.

#### E. PROPOSED DEVELOPMENT

Huguemont Trust is proposing the development of Erf 878 Riebeeck Kasteel. The Concept Masterplan by Urban Designer Etienne Britz is shown in Figure 5, consisting of the following: Retirement village and care unit, Retail use buildings, Mixed-use residential (Artist HERITAGE IMPACT ASSESSMENT RIEBEEK KASTEEL ERF 878 COMMENT STAGE REPORT

workshops, galleries, small craft retail, with residential units above), Detached and attached residences, Apartment use buildings, Events venue, Roadside retail, Public parks, pedestrian walkways and public vehicular parking. A subdivision and rezoning for the proposed development will be required to facilitate the proposed development.



Figure 4: Concept Masterplan, Etienne Britz 2026

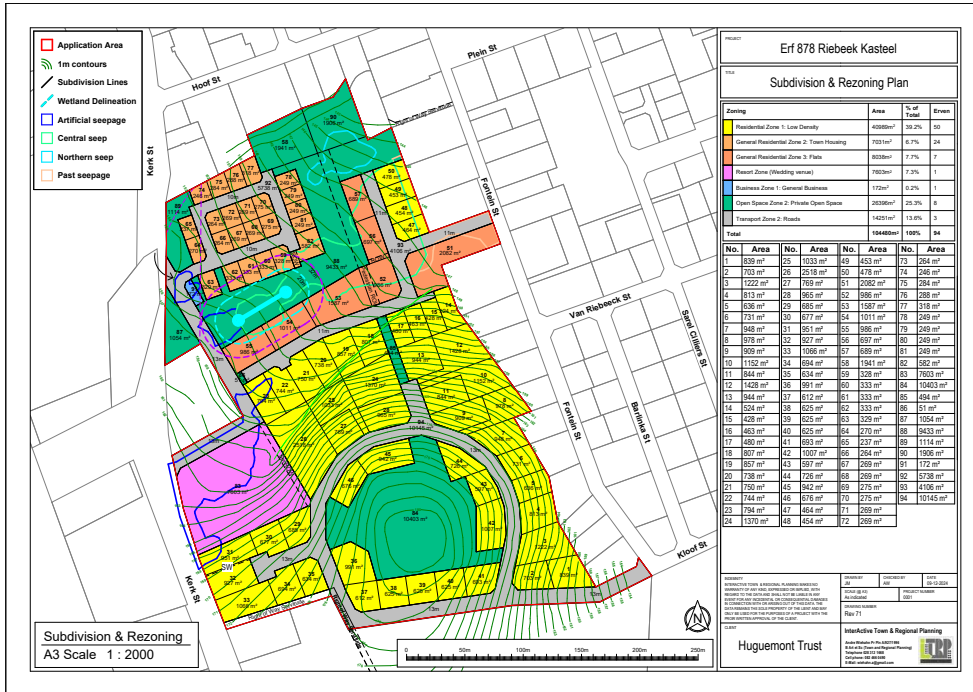


Figure 5: Layout Plan, highlighting in colour the different use even, InterActive Town & Regional Planning 2026

The application includes architectural and landscape guidelines. The guidelines are for the design of future buildings and are proposed to be enforced to ensure the buildings do not negatively impact the site.

The guidelines are binding upon all residents, tenants and property owners in Springbok Hill Estate. The guidelines document outlines the procedural, planning and aesthetic considerations for all designs related to this development.

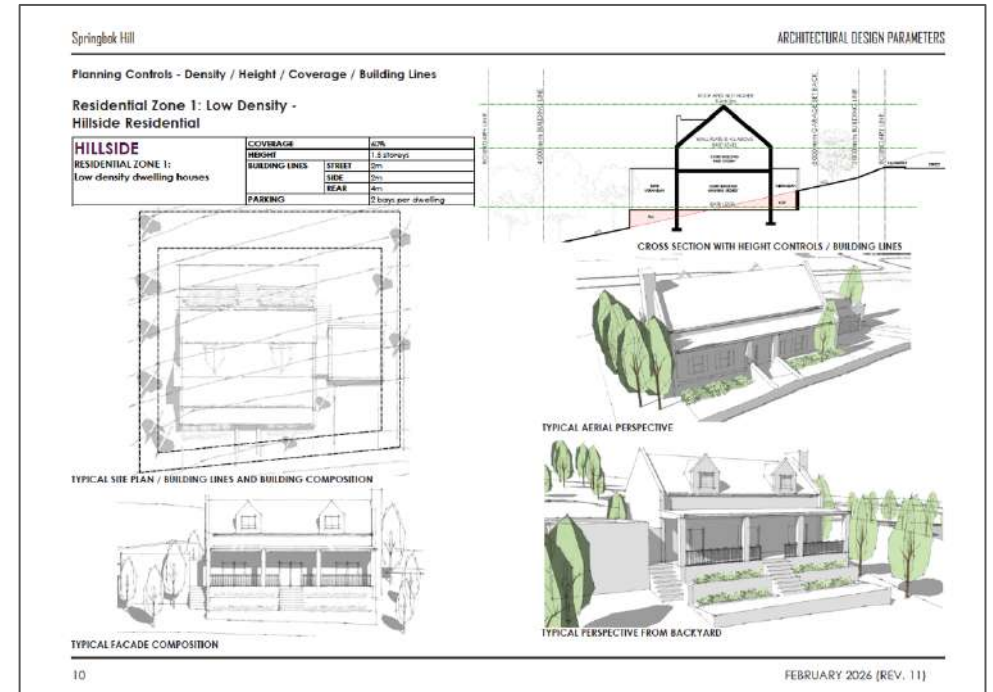


Figure 6: Planning controls for Residential Zone 1: Low density Hill side residential

A landscape plan and planting list includes traditional cultural landscape species as well as locally occurring native species that will aid its connection into the existing cultural urban landscape. Sections through the road reserves show the use of a variety of trees, shrubs and groundcovers in the design of sidewalks. This ensures that planting has been integrated into the streetscapes of the scheme and considered from the outset of the design development process.

F. ARCHAEOLOGY

Context

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

A small number of Early Stone Age and Middle Stone Age flakes and chunks were recorded on the project site. No formally retouched tools, such as bifaces, points, or modified pieces were recorded. The remains were all found in a severely degraded and disturbed context, embedded in the gravel, or lying on the surface of the gravel road that circles the site. A few isolated pieces of stone were found in the strips of land that have been bushcut alongside the small stream/wetland. No evidence of any early human occupation or settlement was encountered. A fragment of a late 19th/ early 20th century, blue and white willow pattern, glazed floor tile was found in the gravel road, among some rubble and gravel in the north eastern portion of the site. The archaeological remains are graded as Not Conservation Worthy. No graves were, encountered during the field assessment.

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



Figure 7: Landscape Masterplan, JdV Landscape Studio 2026

## G. VISUAL ASSESSMENT

### Key Issues

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

### Visual Impact Assessment

1. Visual Impact: The proposed development will have a moderate-high impact on the landscape causing noticeable change to the visual environment.
2. Visibility: The development has mixed high to low visual exposure; moderate-high visual absorption capacity; medium compatibility; and moderate to high visibility from different locations.
3. Nature Of Impact: The development's visual impact has district extent, long-term duration, medium intensity, definite probability, and medium significance on the landscape.
4. Recommendations: are made covering the SDP, architecture, scheme name, landscape plan, open space, tree plan, planting, fencing, colouration and maintenance.

### Visual Management and Monitoring Plan

1. *Sound Visual Management is the ultimate aim of the VIA process. The Mitigation Recommendations developed in the report need to be implemented.*
2. *This process of implementation will occur throughout the lifetime of the project, hence, the need for a Monitoring Plan. Institutions, individuals and organisations referred in the Monitoring Plan must develop a means of achieving the monitoring otherwise this report serves no purpose.*
3. *Once the VIA Report has been approved, the Developers must seek the implementation of the recommendations as soon as possible.*

### Visual Mitigation Recommendations

1. Site Development Plan: the new SDP is well integrated to site and town requiring no specific changes except possibly the uppermost ring of houses around the hilltop, which are more contemporary low-slung structures that may be better treated with the more traditional idiom used elsewhere on the site.
2. Architecture: The design and layout of buildings is better incorporated with the historic town, however, there are contemporary low-slung buildings on the hilltop that may seem out of place compared with the more traditional idiom used elsewhere.
3. Landscape Plan: A Landscape Plan with reference to traditional tree and shrub species is desirable e.g. Oak and Gum trees, popular horticultural species and cultivars.
4. Open Space: has been carefully integrated into the core of the design, however:
  - 4.1 Guidelines to control the hillside vegetation in private backyards are needed, as these slopes are partly natural renosterveld and should be enhanced.
5. Tree Plan: Trees both on-site and adjacent need to be mapped to ensure their conservation and incorporation into the development, including both traditional heritage tree species like oaks, gums and poplars, and indigenous/endemic species like Wild Olive.
  - 5.1 Items 5 Tree Plan, 6 Planting and 8 Colouration require incorporation into the Landscape Guidelines.
6. Planting: There is no need to rigidly adhere to any "indigenous-only" kind of botanical extremism in an urban setting, especially one with strong historic connections. The planting of popular horticultural species and cultivars is acceptable.
7. Fencing: Is always a key feature of Architectural/Landscape detailing as it strongly affects the edge condition. Subtle, well-detailed, traditional fencing options and colours are preferred.
8. Colouration: Colouration is a key tool to fitting any development into the landscape. Sage and/or sandy colourations in subtle tones are usually preferable in fynbos/renosterveld locations.
  - 8.1 Natural colouring with sage, light grey and / or sandy hues in subtle tones should be used, with highlights of darker shades of the above around doors, windows etc;
  - 8.2 Unnatural colouring such as brilliant whites, intense blacks, vivid and unnatural reds, greens, browns and blues should be avoided;

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

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

## H. URBAN DESIGN

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

### Key informants

- Connect to the heart of town and position the future retail offering to form part of the existing town centre;
- Negotiate access in order to strengthen pedestrian connection to town centre and establish a pedestrian walking network to The Barn;
- Align the stormwater retention system with current site conditions and landscaping opportunities;
- Establish a 'wetland' park following the current flow and ponding of the system, to also act as privacy and security threshold for retirement village;
- Reimagine the western edge as a transitional zone between agriculture and village: Traveling north on Church Street toward the Main Street intersection, one moves from an agricultural to a village setting. Informed by the context of farm buildings sitting in vineyards or olive groves, lined by werf walls, this precinct contributes to creating an experience of transition from agriculture to village. It also layers the views toward town from Church street by providing and agricultural typology as foreground for the new village behind;
- Integrate the hill into the existing public open space system of the town: Connect the top of the hill to the network of pedestrian paths. This also provides access to the top of the hill for the new events and wedding venue next to The Barn and to all residence and visitors of the town;
- Complete the fragmented town blocks: Align new plots to the existing town grid. Adjust grid to accommodate transition to western edge. Situate houses on the street boundary

with verandahs to contribute to intimate village streetscapes. Use a combination of hard (built-form) and soft (landscape) edges and extended thresholds.

- Limit vehicular movement crossing the site: The Church-Main street connection serve as the primary entry point into town when entering from the west (Malmesbury, Cape Town) and north (Riebeek West). Any through-access over the site detracts from that arrival experience. Vehicular access from Church street could be limited to users of The Barn, the new, small roadside retail, and the events and wedding venue. No vehicles other than emergency and services to cross line 6.

## I. HERITAGE ASSESSMENT

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

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

### **Assessment Summary**

The following summarise the heritage assessment:

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

## J. HIA RECOMMENDATIONS

This HIA recommendations are as follows:

- This HIA be endorsed by HWC as meeting the requirements contained in the Response to the NID;
- The statement of significance and the heritage design indicators proposed in the report be accepted;
- Approve the Concept Masterplan;
- Approve the Architectural Design Parameters April 2026;
- Approve the Landscape Plan and planting list;
- Approve the Archeological Impact Assessment that recommends:
  - No further archaeological mitigation is required.
  - No archaeological monitoring is required during construction phase excavations
  - If any buried human remains are uncovered during construction excavations, these must be immediately reported to the archaeologist (J Kaplan 082 3210172. Burials must not be disturbed until inspected by the archaeologist.
- Approve the Visual Impact Assessment and the following recommended mitigation measures:
  - Include landscape guidelines to control the hillside vegetation in private backyards of the residential hill precinct, as these slopes are partly natural renosterveld and should be enhanced.
  - Map trees both on-site and adjacent to ensure their conservation and incorporation into the development, including both traditional heritage tree species like oaks, gums and poplars, and indigenous/endemic species like Wild Olive.
  - Planting: There is no need to rigidly adhere to any “indigenous-only” kind of botanical extremism in an urban setting, especially one with strong historic connections. The planting of popular horticultural species and cultivars is acceptable.
  - Specify subtle, well-detailed, traditional fencing options and colours into the architectural guidelines;
  - Include colouration of structures into the guidelines as follows:
    - Natural colouring with sage, light grey and / or sandy hues in subtle tones should be used, with highlights of darker shades of the above around doors, windows etc;
    - Unnatural colouring such as brilliant whites, intense blacks, vivid and unnatural reds, greens, browns and blues should be avoided;
    - A subtle combination of scheme colours needs to be developed that will avoid a mass approach to colouration with a high visual impact.
    - Landscape Maintenance, both private and public, including streetscapes, needs to be integrated into the scheme
- Approve the Urban Design report.

## GLOSSARY AND DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Public realm/environment:** The collection of physical and nonphysical elements which are accessible or impact on the general public. Some aspects of the public realm are privately owned and managed. The public realm includes amongst others all forms of media, open spaces and streets.

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

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

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

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

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

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

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

## ACRONYMS

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

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# 1. INTRODUCTION

## 1.1 INTRODUCTION

The Huguemont Trust appointed Bridget O'Donoghue Architect Heritage Specialist Environment, to conduct a Heritage Impact Assessment (HIA) for the development proposal on Erf 878 Riebeeek Kasteel Western Cape. The site is located within the Swartland Municipality (refer Figure 8).

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

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

## 1.2 SITE LOCATION

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

## 1.3 DEVELOPMENT PROPOSAL

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

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



Figure 8: Location of the site on the western edge of the town, site identified, <https://gis.elsenburg.com/apps/cfm/>

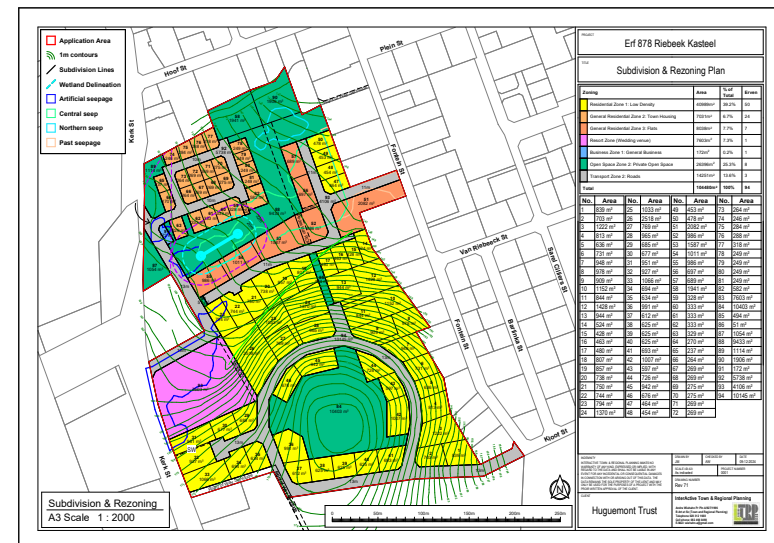


Figure 9: Layout Plan, highlighting in colour the different use erven, InterActive Town & Regional Planning 2026

## 1.4 STATUTORY HERITAGE REQUIREMENT

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

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

The application was submitted to HWC in 2025 in terms of the NHRA S38(8). HWC IACOM provided a negative comment on the application (refer Annexure 10). The IACOM assessed the application on 23 August 2025. The detailed Final Comment dated 19 August 2025 includes the following assessment:

### ***“2. Summary of the Committee’s comments on the HIA report and proposal***

*The role of Erf 878 in contributing to the heritage value of Riebeeck Kasteel and its broader townscape cultural landscape context are overarching considerations in the Committee’s comments set out below.*

*Riebeeck Kasteel has high historical, aesthetic and architectural value being highly representative of a 19th century ‘kerk dorp’ situated in the Swartland region. It is worthy of formal protection as a Grade IIIA heritage resource in terms of its distinctive intact townscape qualities, landscape setting and conservation-worthy built form. The historic core of the town including Erf 878 is located within a proposed Heritage Area.*

*The town is located on the foot slopes of the Kasteelberg overlooking the broad expanse of the Berg River Valley with a strong sense of place in relation to topography, the Krom River and historical patterns of movement between outer lying settlements. Contributing to the town’s heritage significance are its unique historical spatial linkages with Riebeeck West with both settlements contributing to the Kasteelberg Cultural Landscape which has heritage value that is worthy of formal protection as a Grade IIIA heritage resource.*

*Cradled between two spurs, the town’s distinctive rectangular grid and varied orthogonal street block pattern is laid out in response to topographical conditions, being positioned at right angles and below the R311 with its Main Road providing the only access point off the R311 and serving as the primary structuring route or high street. Mid-way along this route is the church with an elevated position contributing to its visual prominence and landmark qualities.*

*An overarching townscape quality of Riebeeck Kasteel is its remnant agrarian qualities with agriculture and green spaces interspersed with urban fabric creating a green frame, and the surrounding hill slopes creating a sense of topographical containment. Furthermore, the town has a strong ‘dorp’ identity due to the very clear distinction between its historical core and the surrounding well cultivated agricultural landscape.*

*The R311 has historical scenic route qualities linking the towns of Riebeeck West and Riebeeck Kasteel, traversing the foot slopes of the Kasteelberg the R311 offers varied visual conditions including broad expansive views across the valley and framed townscape views. Also contributing to the varied experiential qualities of the R311 is the juxtaposition of agriculture, green open space and built fabric along its edges. Erf 878 contributes to these scenic route qualities.*

*Given the high heritage value of the townscape and cultural landscape context, any expansion of Riebeeck Kasteel requires a cautious heritage management approach. The role of Erf 878 in contributing to this heritage value and its ability to accommodate new development requires a rigorous and convincing heritage assessment across scales.*

*The HIA report has failed to address key considerations in the assessment of heritage value of the site and the heritage management implications thereof. While the HIA report includes a townscape study, the heritage management implications of this study are inadequate.*

*Key heritage management considerations include the following:*

- *The strategic location of Erf 878 within a Grade IIIA heritage context, adjacent to a scenic route and close to the historic entry point to the town.*
- *The topographical conditions of the site contributing to townscape and landscape qualities, a sense of topographical containment, shown in a clearly defined cross-section.*
- *The nature of the green interface with the R311 contributing to its scenic qualities with views across the site towards the town and its landmark church.*
- *The character of the historic core of the town with its open grid system, street block pattern, street character and a clearly defined public structure centred*

*along a high street and around a fine-grained commercial core and village square.*

- *The significance of the green 'koppie' positioned inside the town*
- *The nature of the composition of the historical town in relation to high order civic functions, the church, public amenities, and commercial activities.*

*The HIA report identifies Erf 878 as having Grade IIIIC heritage value. While the report acknowledges its location within a proposed Heritage Area, the nature of this IIIIC grading is not adequately unpacked with the clear spatialisation of heritage indicators. For instance:*

- *The presence of a prominent hill contributing to a topographical green frame to the town.*
- *The HIA report does not address the need for the identification of a 'no-go' development area on visually exposed slopes, ridgelines and the crest of the hill.*
- *The role of the site in creating a green interface with the R311 scenic route and offering a prominent view across a green space towards the town and the landmark qualities of the church.*
- *The HIA does not address the need for the identification of a shaft of green open space to protect this view and a clearly defined setback from the R311 to protect its green edges.*
- *The HIA makes no attempt to enhance the 'kerk dorp' qualities of the town, and in doing so makes flawed comments and recommendations when supporting the proposed development.*
- *The HIA lacks a credible urban design study to inform how the land should be utilized. There are clear indications that the submitted urban design exercise was undertaken to mitigate the development rather than inform it.*

*There is major disjuncture between the HIA heritage indicators and the proposed development for the following reasons:*

*The heritage indicators require that the development of Erf 878 should read as an extension to the town including its visual and spatial integration with the historic street pattern and the avoidance of gated neighbourhoods.*

*However, the proposed development is at variance with the historic street pattern with the creation of a series of introverted gated residential neighbourhoods which are detached from the historic core with limited points of connectivity. Furthermore, the proposed business/retail centre is at variance with the fine-grained nature of the town and detracts from the existing high street and commercial centre with its role as the*

*centre of gravity of the town. It is clearly not the correct position to introduce large scaled commercial activity to the Town. Furthermore, it is noted that there is better positioned zoned land outside the historical core to accommodate a use of this order.*

*The heritage indicators require that the development of Erf 878 responds positively to the topographical conditions of the site, including the hill'.*

*However, the proposed development intrudes across the prominent hill including the crest of the hill interrupting its contribution to a sense of topographical containment and green frame to the town. There is an over reliance on tree planting to mitigate this negative visual impact.*

*The heritage indicators require that the proposed development responds positively to the scenic route qualities of the R311.*

*However, the proposed development will have a negative impact on the scenic qualities of the R311 in terms of the following:*

- *The proposed development intrudes into the shaft of green space associated with the view cone from the R311 towards the town and its landmark church.*
- *The scale and nature of retail development immediately adjacent to the R311 will impact the experiential qualities of this portion of the route which is characterised by the juxtaposition of agriculture, green open space and fine-grained built fabric along its edges.*
- *The proposed development turns its back on the R311 with the rear boundaries of the residential properties backing onto the R311.*
- *The provision of new access routes off the R311 will impact its rural road geometry and the historic route structure of the town and the primary role of the high street.*
- *The proposed development makes very little, if any, to attempt link or 'stitch' itself to the historical town. On the contrary, it presents itself as three distinct separate residential enclaves taking access off the R311. This will result in the physical erosion of the containment of the town.*

**Summary Statement:**

For the reasons outlined above:

- The HIA does not meet the requirements of Section 38 (3) in that the heritage significance of Erf 878 and heritage impacts of the proposed development have not been adequately addressed.
- The Committee does not support the proposed development in its current form as it will have a major negative impact on the townscape and landscape qualities of Riebeeck Kasteel and proposed heritage area.

**3. Compliance of HIA with the provisions of section 38(3) of the NHRA**

HWC is obliged, in terms of the provisions of s38(8) of the National Heritage Resources Act, (NHRA), to give consideration as to whether the evaluation of the impact of the development on heritage resources fulfils the requirements of the relevant heritage resources authority in terms of s38(3) of the NHRA.

It is the view of the IACom, being the delegated Committee to issue comment on behalf of HWC in terms of s38(8), that the HIA as tabled does not comply with the provisions of s38(3) of the NHRA.

For ease of reference, the comment which follows is structured under the subsections of s38(3) of the NHRA.

**(a) Identification and mapping of all heritage resources in the area affected**

The Committee endorses the identification of heritage resources.

**(b) Assessment of the significance of such resources** In the HIA, the townscape as identified in the proposed heritage area (including the subject site) is recommended as a Grade IIIA heritage resource. The site is however assessed with Grade IIIC significance. This discrepancy is not explained in the HIA. Even if the site only had Grade IIIC significance, which is disputed, the proposal does not respond to the contextual significance and townscape considerations. The enduring townscape / urban morphology of the town as a whole is the foremost heritage resource, which gives it its character. The significance of the heritage resources is underplayed in the HIA and are not endorsed by this Committee.

**(c) Assessment of the Impact of the development on such heritage resources.** The assessment of the impacts of the development is inadequate and the irreversible impacts on the greater townscape are downplayed. Numerous heritage indicators are not complied with, e.g.

- The development should be an extension of the town that is connected through roads, pattern of buildings development, scale and architectural language”;
- “Spatial connection between the existing town and the proposed neighbourhood”;
- The proposed neighbourhood should physically and visually connect to the town i.e. the town’s streets should continue into the proposed neighbourhood”;
- “The proposed neighbourhood should not be an exclusive use / gated development, but instead an extension of the town”;
- “the town’s historic grid pattern provides a clear ordering device for the layout of the new neighbourhood”.

Instead, the proposal is entirely foreign to the townscape of the historical town and the applicant’s argument that this is merely a response to the topography, is not convincing. The VIA finds that “the development will have a moderate – high visual impact, causing a noticeable change to the visual environment”. However, it then continues to focus on mitigation by a continuation of the densely planted landscape / tree canopies, and states that the proposed development will only have a high visual impact to the local environment”. Due to the visual prominence of the site, this statement is disputed.

The Urban Design Study concludes that the development should be “an extension of the town, that fits within its context and contributes positively to the character of Riebeeck Kasteel”. Also, that “the town’s grid pattern, which runs east-west within intersecting streets, is a primary ordering device. This grid informs the layout of new developments, despite topographic challenges”. The proposed layout does not do that. It is not an extension of the town, but an introverted system of suburban “neighbourhoods”.

The proposal does not comply with many of the most important heritage indicators and the assessment of the impact of the development does not satisfy the requirements of this subsection.

**(d) Evaluation of the Impact of the development on heritage resources relative to the sustainable social and economic benefits to be derived from the development.**

Whilst it is acknowledged that there may be a potential economic benefit to developing the site, the social and economic benefits are outweighed by the detrimental heritage impacts to the town.

The proposal is not aligned for the greater public good - it is inward looking. This is particularly the case with the “Hill Village”, which is a security complex that wraps over

*the hill. The visual impact is exacerbated by closely spaced houses along the crescent and the sameness that a security complex brings.*

*Instead of being a seamless extension of the town ('onderdorp' and 'bo-dorp'), the proposal is a group of introverted "villages", detached from the existing historic town, with very few entrances.*

**(e) Results of consultation with communities affected by the proposed development and other interested parties regarding the impact of the development on heritage resources.**  
*This requirement has not been complied with.*

*In fact, it is possibly the greatest flaw in the HIA process. Not only has there been no meaningful further engagement with the I&APs or the comments put forward. There has also not been any formal response to the detailed comments made by HWC at the IACom meeting of 14 May 2025.*

*There have been no revisions to the proposals, in response to comments. Neither has there been an update of the HIA report of February 2025. The HIA report is therefore not an up-to-date or integrated report and the HIA process is incomplete.*

**(f) If heritage resources will be adversely affected by the proposed development, the consideration of alternatives.**

*This requirement has not been complied with, as there has been no meaningful consideration of alternatives, in response to heritage impacts. A number of alternatives were initially considered prior to the HIA process, and four of these are included in the HIA report, but they were essentially the same in nature - a group of introverted "villages", detached from the existing historic town. Minor changes in land use distribution were explored, but no changes to the overall development typology or urban design.*

**(g) Plans for mitigation of any adverse effects during and after the completion of the proposed development.**

*There is an emphasis on mitigation in the HIA, e.g. landscaping, as opposed to fixing the underlying flaws. One of the most obvious flaws is that in a historic town, development should be against the hill, not on top of the hill. There should be a cut-off line for development. The 170m contour line would be reasonable to avoid breaking the ridgeline of 180m MSL.*

*The contextually alien layout and visually intrusive development on top of the hill are however not aspects that can be mitigated or landscaped away. It wholly ignores the broader issues pertaining to the cultural landscape of the historic town, specifically its townscape.*

*This requirement has therefore not been complied with'.*

## 1.5 SCOPE OF WORK AND METHODOLOGY

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

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

## 1.6 ASSUMPTIONS AND LIMITATIONS

It is assumed that the project information provided by the client and project team is accurate and up to date at the time of finalizing the report. The report has not examined in any detail social and economic issues that will be affected by the proposed development of the site, as this is outside the brief of the report. The development will result in jobs in the construction and operations phases, and provide commercial and residential accommodation in Riebeeck Kasteel. No limitations within the HIA process were experienced by the heritage practitioners.

## 1.7 PUBLIC PARTICIPATION PROCESS

The public participation process is conducted by the Environmental consultants, EnviroAfrica. In the previous 2024/2025 HIA process, numerous comments were received on the application. The local civic registered with Heritage Western Cape (HWC) provided detailed comment and attended numerous meetings with the project team, and thereafter with the applicant. The 2026 application was discussed in an informal manner with the civic in order to receive their comments. The comments from the 2026 PPP will be submitted to HWC with the 2026 application.

## 1.8 PREVIOUS DEVELOPMENT APPLICATIONS

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

A HIA was submitted to HWC in 2025 in terms of NHRA Section 38(8). HWC provided a Final comment which resulted in the application being withdrawn, and a new application to be submitted to HWC and DEA&DP in 2026.

## 1.8 HERITAGE SPECIALISTS

### Heritage Practitioner

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

### Visual Practitioner

Bruce Eitzen ML BSc PrLArch is a registered Landscape Architect and Environmental Planner with the South African Council of Landscape Architecture Professionals (SACLAP), and Specialist Practitioner in Visual and Landscape Heritage. He has thirty years' experience across the board of Landscape Architecture and Environmental Planning and has practised in South Africa, Central Africa and East Africa. He holds a BSc (Botany) from the University of Cape Town and a Masters in Landscape Architecture from the University of Pretoria. His public service includes serving for three years on the Association of Heritage Assessment Practitioners Executive Committee chairing Professional Practice. He also served on the National Executive Committee of the Institute for Landscape Architects in South Africa and was the Chair of ILASA Cape for four years. He also chaired the Local Organising Committee (LOC) of the International Federation of Landscape Architects (IFLA) World Congress 2012 that was held in Cape Town. He is the founder of Landscape Heritage SA, a new heritage organisation focussing on Southern African Landscape Heritage.

### Archaeologist

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

## 1.9 DECLARATIONS OF INDEPENDENCE

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

## 2 APPLICABLE HERITAGE RELATED REGULATIONS, GUIDELINES & REPORTS

### 2.1 ADMINISTRATIVE CONTEXT AND STATUTORY FRAMEWORK

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

### 2.2 NATIONAL LEGISLATION

#### 2.2.1 Constitution of the Republic of South Africa, 1996

The relevant sections of the Constitution are as follows:

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

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

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

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

The NHRA relevant sections for this report are as follows:

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

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

Graded heritage resources are divided into the following categories:

- Grade I: Heritage resources with qualities so exceptional that they are of special national significance;
- Grade II: Heritage resources which, although forming part of the national estate, can be considered to have special qualities which make them significant within the context of a province or a region; and

- Grade III: Other heritage resources worthy of conservation, and which prescribes heritage resources assessment criteria, consistent with the criteria. The CoCT divides Grade III heritage resources into Grades IIIA, IIIB and IIIC.

#### Section 35:

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

#### Section 38:

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

- Construction of a road, wall, powerline, pipeline, canal or other similar form of linear development or barrier exceeding 300m in length;
- Construction of a bridge or similar structure exceeding 50 m in length;
- Any development or other activity which will change the character of a site:
  - Exceeding 5 000 m<sup>2</sup> in extent; or
  - Involving three or more existing erven or subdivisions thereof; or
  - Involving three or more erven or divisions thereof which have been consolidated within the past five years; or
  - The costs of which will exceed a sum set in terms of regulations by SAHRA or a provincial heritage resources authority;
- Re-zoning of a site exceeding 10 000 m<sup>2</sup> in extent; or
- Any other category of development provided for in regulations by SAHRA or a provincial heritage resources authority, must at the very earliest stages of initiating such a development, notify the responsible heritage resources authority and furnish it with details regarding the location, nature and extent of the proposed development.

## 2.3 WESTERN CAPE GOVERNMENT

### 2.3.1 Heritage Western Cape (HWC)

<sup>1</sup> Relevant NHRA trigger for the project is underlined

## Grading

### Grading: Purpose and Management Implications (16 March 2016)

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

## Heritage Impact Assessments (HIA)

### Guidelines for HIA (15 June 2016)

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

## Public Participation Process

### Draft Process Government Gazette 16 March 2018

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

### Public Consultation Guidelines June 2019

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

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

## 2.4 MUNICIPAL LEGISLATION & GUIDELINES

### 2.4.1 Swartland Municipality

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

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

(Refer to Annexure 2 for the Planning report which outlines the municipal regulations in relations to the project site).

#### West Coast District Municipality IDP 2022 - 2027

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

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

#### Swartland Municipality IDP 2023

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

#### Swartland Spatial Development Framework, 2023 – 2027

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

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

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

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

The opportunities of the application area are as follows:

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

#### Zoning

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

#### Scenic Route

The R311 (Church Street as it passes through Riebeek Kasteel) is designated a Secondary Scenic Route in terms of the 2013 Provincial Spatial Development

Framework (PSDF), and the Kasteelberg and foothills are designated a natural, rural and agricultural cultural landscape of significance.

## 2.5 HERITAGE SIGNIFICANCE

Riebeeck Kasteel was surveyed for its cultural significance in 2009<sup>2</sup>. The survey forms part of a series of inventories done as part of an Urban Heritage Survey, for the towns of the Swartland Municipality. The survey only graded the town and not the surrounding agricultural landscape and farm settlements, nor heritage resources pertaining to archaeology, paleontology, burials and cemeteries.

Although the survey finds the cultural significance of the sites within the town range from provincial to local significance and include Non Conservation Worthy (NCW) sites, the HIA recommends the historic town is a Grade IIIA significance, and the surrounding town development as a Grade IIIC significance. The historic town has been identified as a proposed Heritage area. The survey results are the majority of sites are surveyed for cultural significance are Grade IIIC. There is one Provincial heritage site, five recommended Grade IIIA, eleven Grade IIIB sites, and fifty-nine Grade IIIC sites. Erf 878 is not identified for a grading, and included in the proposed heritage area. The town does not have architectural guidelines for new and altered buildings. The town has a HWC registered conservation body, Riebeeck Kasteel Ratepayers Association. The Riebeeck Valley Ratepayers association operates within geographical area that includes multiple heritage elements within the urban and farming (rural) area of the towns of Riebeeck Kasteel and Riebeeck West.



Figure 10: Zoning of the site as Agricultural Zone 1, site identified in red outline, InterActive Town & Regional Planning 2026

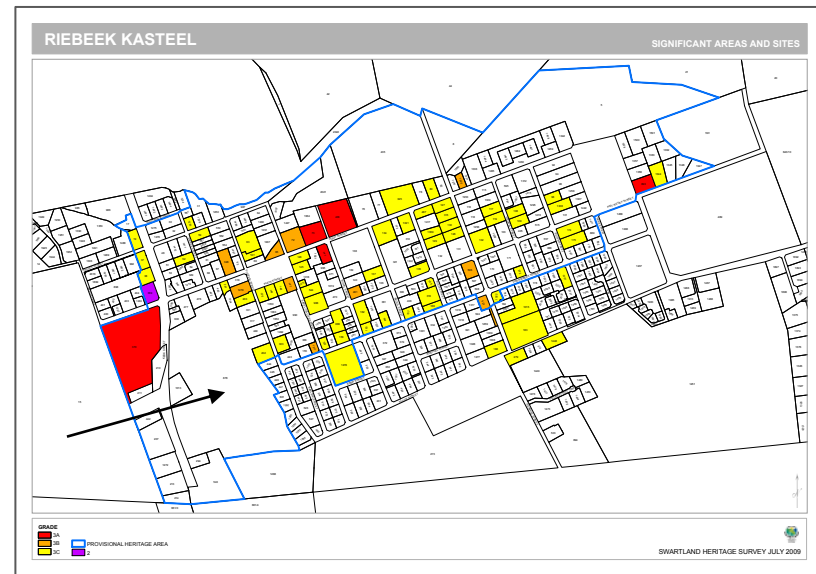


Figure 11: 2009 heritage survey of Riebeeck Kasteel, the project site is identified within the proposed heritage area, project site indicated, Rumboll CK 2009

<sup>2</sup> Rumboll, CK, Urban Heritage Resources Inventory: Riebeeck Kasteel

### Swartland Rural Heritage Survey 2014

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

This HIA finds the grading of the farms is considered low and no farms abutting Riebeek Kasteel are graded.

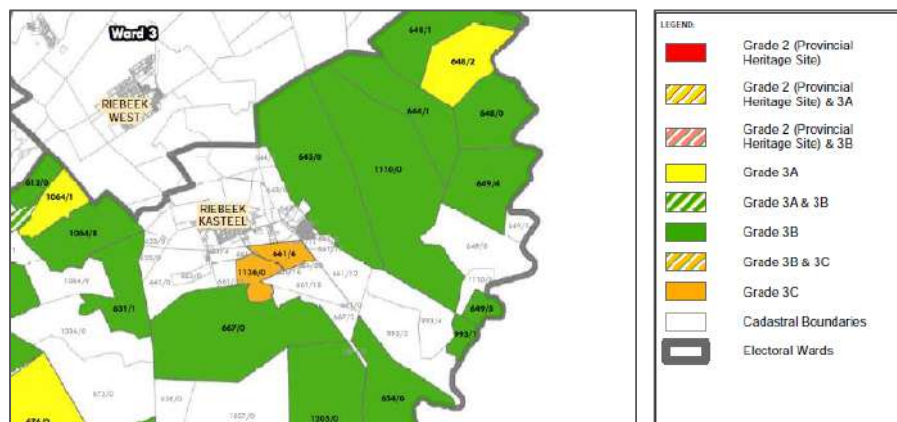


Figure 12: BESP Swartland Rural Heritage Survey Grading Maps Wards 3 & 12 (2014)

### 3 PROJECT SITE

#### 3.1 RIEBEEK KASTEEL

Riebeek Kasteel is located within the Swartland Municipality, approximately 80 km north-east of Cape Town in the Riebeek Valley, and within 5km of its 'sister' town, Riebeek West. The town is situated on the foot slopes of the Kasteelberg overlooking the expanse of the Berg River Valley, The Krom River and the historic land use patterns and routes between the historic settlements.

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

A summary description of the town is as follows:

- The village scale and character are defined by historic development pattern in grid layout and built form;
- The CBD precinct which has the concentration of commercial use buildings and sites has historically, and continues to be focused around the village square and Main Street;
- The visually accessible landmark building, Dutch Reformed Church is situated on a prominent site at the apex of the hill on Main Street;
- The town block sizes and generally large erf subdivisions result in the town retaining a strong rural character mix of built footprints and open space;
- The streets are lined with modest rectangular cottages situated at the street edge with gardens and urban agriculture in the rear gardens.
- Riebeek Kasteel is almost entirely an iron-roofed town';
- Most residences are single or double storey, with pitched roofs and have low or no perimeter fencing or walls.
- The patterns of open space, substantial gardens, urban agriculture and tree planting serves to soften the village streets and roofscape.



Figure 13: Aerial photomontage from north (September 2024), Etienne Britz Urban Designer 2024

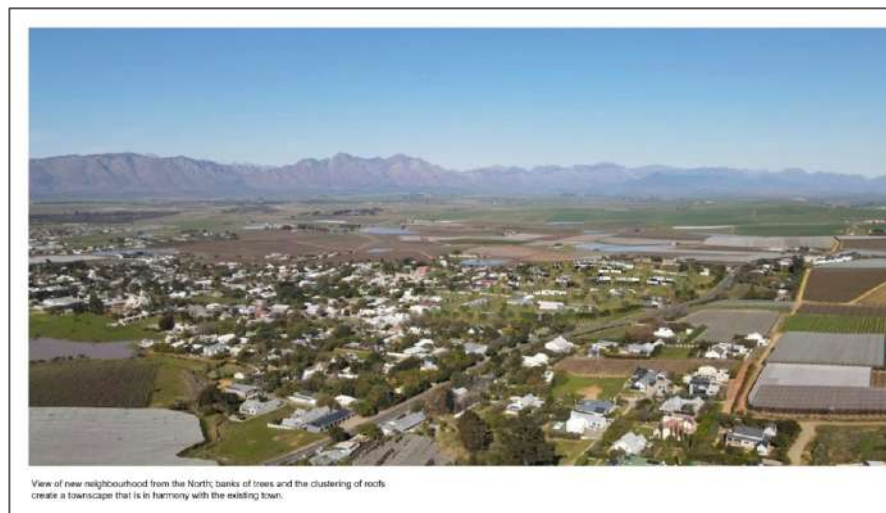


Figure 14: Urban Design Report: Aerial photomontage from west (September 2024), Etienne Britz Urban Designer 2024



Figure 15: Location of the site in relations to the town and the immediate agricultural landscape surrounding the town, 2024



Figure 16: Site identified with a hill on the southern precinct, 2024

### 3.2 PROJECT SITE

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

Table 1: Site information

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

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

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

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

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

### 3.3 SITE CONTEXT

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

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



Figure 17: View towards the site, as depicted in red, from Church Street on the south bound approach to Riebeek Kasteel, Postlewhyte 2021

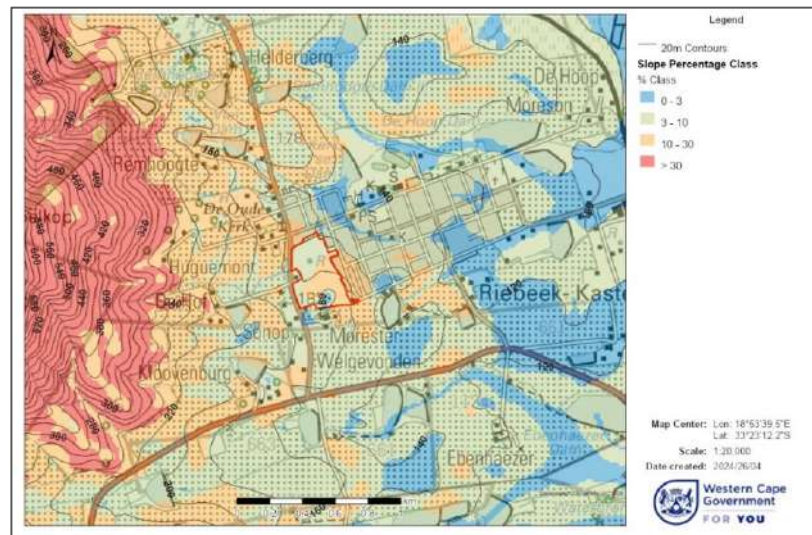


Figure 18: Slope Classes Map of the Area, site identified, NMA 2024

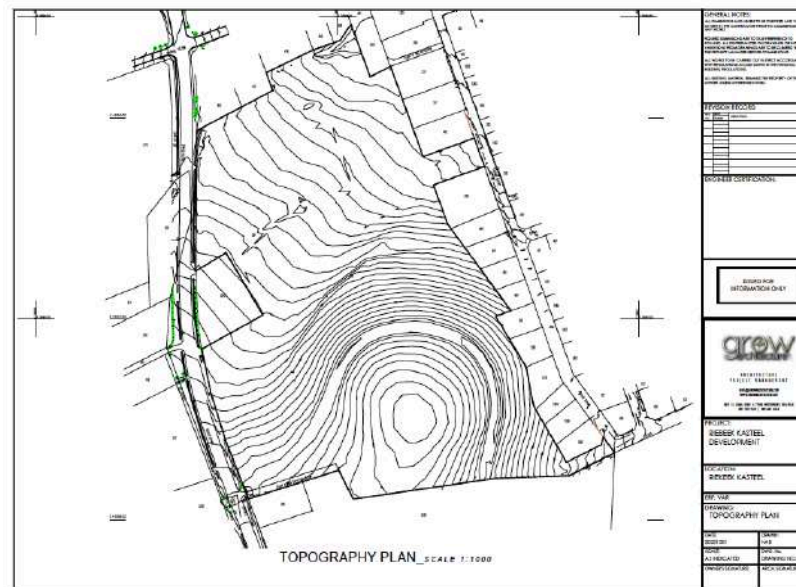


Figure 19: Contours of the site depicting the steep southern precinct and the slope in the northern precinct towards the north east corner, Architectural Design Parameters Rev 9 February 2025

### 3.4 SITE AND CONTEXT IMAGES<sup>3</sup>



Figure 20: View of the development site facing south. Note the dense Kweek and Kikuyu grass. The prominent hill can be seen in the distance.



Figure 22: View of the proposed development site facing north. Note the dense grasses on the contoured hill slopes, with the flatter northern portion in the background of the photograph.



Figure 21: View of the proposed development site facing northwest, with the imposing Kasteelberg in the background.



Figure 23: View of the proposed development site facing north, with the Kasteelberg to the left of the photograph, and the village of Riebeeck Kasteel to the right

Refer to VIA in Annexure 8 for additional site and context photographs



Figure 24: View of the proposed development site facing northeast. Church Street is to the left of the photograph. The Barn Restaurant is located behind the trees alongside the road, which falls outside the proposed site.



Figure 25: View of the proposed development site facing north. Note the Kweek grass that covers a large portion of the upper slopes alongside Church Street



Figure 26: R311 Eastbound approaching Riebeek-Kasteel and site hill visible.



Figure 27: R311 Eastbound through Riebeek-Kasteel's many street trees



Figure 28: R311 Eastbound passing the lower/northern site (left)



Figure 29: R311 Eastbound passing the upper/southern site (left)

### 3.5 TOWNSCAPE

#### 3.5.1 Riebeeck Kasteel Townscape

The Riebeeck Kasteel townscape has the following characteristics, certain of which are characteristics of settlements of the 19<sup>th</sup> century:

- Rectangular grid in the varied orthogonal layout of streets and erven;
- Layout determined by topography including the Kasteelberg, and in relation to the historic routes including the R311 that connects Riebeeck Kasteel and Riebeeck West;
- One access point (from the R311) that leads into the Main Road and the CBD and civic precinct;
- Main Road that serves as the primary structuring route and Main road around which the CBD is located;
- Dominant Church located on elevated level abutting the Main Road. The Church provides a visual landmark to the town and its context;
- Vegetation in various scales contributing to the townscapes
- Surrounding the town as agricultural use
- Along the streets, defining the public realm;
- Within the private erven creating visual screens between buildings and streets;
- Elevated land forms surrounding the town, creating a spatial sense of topographical containment;
- Defined town and surrounding well cultivated agricultural landscape;
- Low resourced precinct developed by the pre-1994 governments, typical of most South African towns.

#### 3.5.2 Townscape Setting

Riebeeck Kasteel is located along the eastern slopes of Kasteelberg and is surrounded by some of the oldest vineyards in South Africa (Kloovenburg was already a flourishing wine farm by the 1750s). The Kasteelberg forms a continuous visually and physically imposing backdrop to the town.

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

The town celebrates its agricultural context with wine and olive tasting and festivals regular events. In the rural context of the town, there are few publicly visible farmsteads. De Hoop is the only historic homestead in relatively close proximity, situated at the end of the Main Street of Riebeeck Kasteel.



Figure 30: The distinctive clump of Stone Pines and long werf wall of Kloovenburg, beyond which is the start of the R311/Church Street providing access to Riebeeck Kasteel and beyond.



Figure 31: View of the neighbouring vineyards to the south that edge the town.

### 3.5.3 Contextual Analysis

#### Landscape Setting

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

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

Riebeeck Kasteel, located between two mountain spurs, is informs the grid's elongated shape.

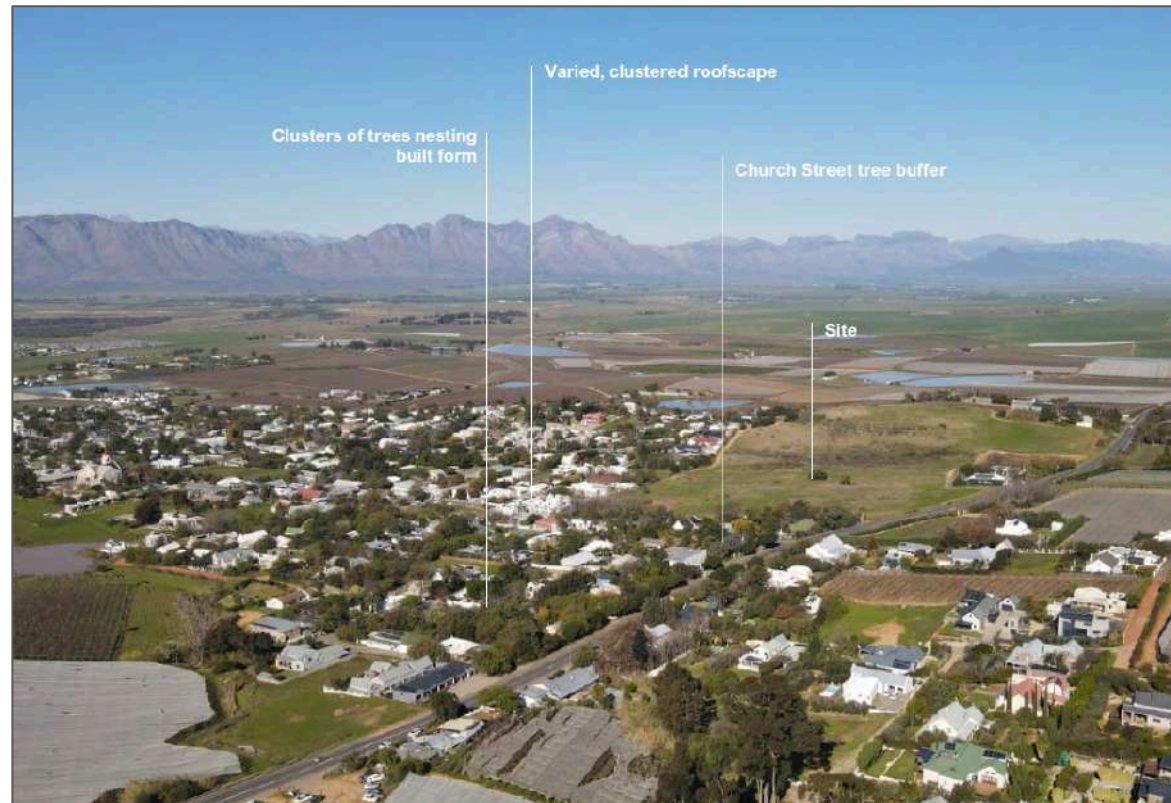


Figure 32: Aerial view of the town, with the character of how buildings and treescapes exist in the town, Britz 2024-12-03



Figure 33: The distinctive Kasteelberg rising from the plains of the Swartberg landscape to the east (from the R46 Hermon to Riebeek Kasteel at the foot of Kasteelberg).

### 3.5.4 Town's edge conditions

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

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

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

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

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

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



Figure 34: The distinctive patterning of the vineyards around the Kasteelberg and associated towns in the wider plain of wheat fields

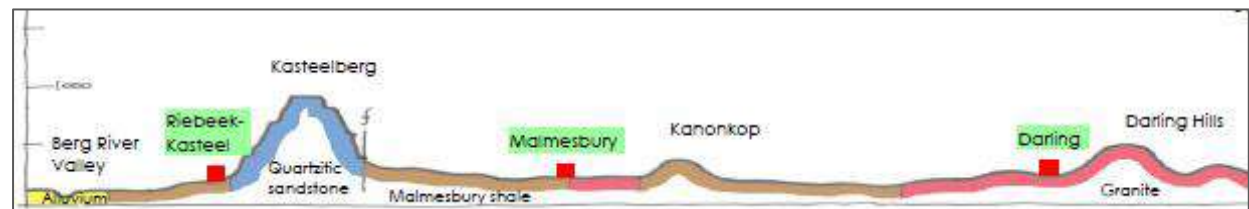


Figure 35: Typical section through the West Coast District, Kasteelberg and Riebeek Kasteel identified as significant elements in this landscape (Winter & Oberholzer 2013)

### 3.5.5 Town Structure

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

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

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

**Creative Community Hub:** Central area features commercial use buildings, with galleries and cultural uses.

**Residential Appeal:** defined residential use precincts used by permanent residents and visitors.

**Tourist Destination:** Attracts visitors with its accommodation, aesthetic values, cultural offerings, and historic character.

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



Figure 36: Town structure of Riebeeck Kasteel set within agricultural landscape, site identified on the western edge of the town, Britz 2024



Figure 37: Aerial view of Riebeeck Kasteel, E Britz 2024

### 3.5.6 Built form

Fransen summary of the town's-built environment is as follows:

*The ...streets are lined with modest rectangular cottages, many of the loft window variety also found in Malmesbury and Paarl.....not many of its buildings are of great individual merit'.<sup>4</sup>*

The primary architectural language is that of simple barn shaped structures with double pitched roofs, edge gables and punctured wall openings with timber window frames. Exterior timber shutters are used to screen certain windows. Front verandahs span the length of building facades to create building thresholds. Rear verandahs are often deeper and orientated towards the larger rear garden.

The general roofscape character of the town is double pitched with primary and secondary roofs.

Treescape on individual erven and public land creates a vegetated setting for the built environment.

**Buildings are located** close to the street edges results in streets with a close connection to the buildings with a spatially positive interface condition through the use of low boundary structures, hedges and verandas. Certain retail use buildings are accessed directly from the street, enhancing the vibrancy of the town centre.

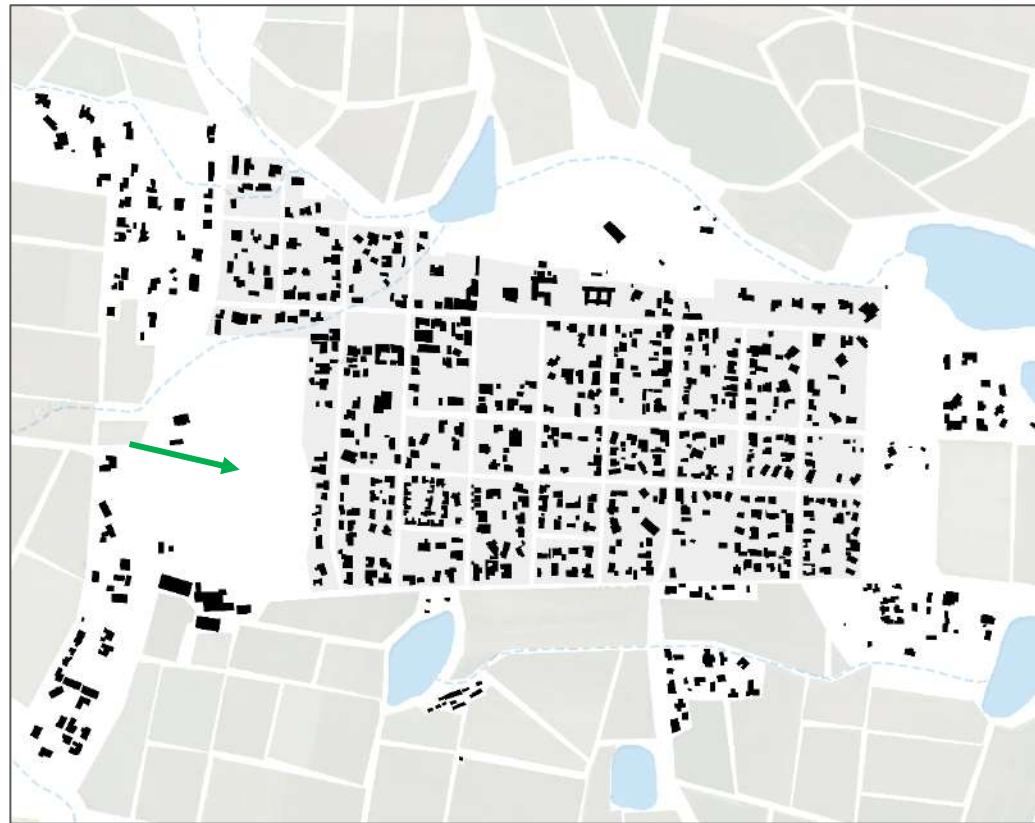


Figure 38: Buildings within the town, as indicated in black, are located mostly on the street boundaries, and with exceptions, creating a mixture of hard and soft (built-up and green) street interface conditions, site identified as the large undeveloped site, Britz 2024



Figure 39: Variety of building sizes and erven, Britz 2024

<sup>4</sup> Fransen 2006 p 212

### 3.5.7 Town Grid

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

As Fransen describes the town:

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

Only Main Street links through to Church Street on the western edge of town. Two other streets, Retief and Van Riebeeck, terminate at Sarel Celliers and Fontein Streets respectively. The original town layout had larger erven within the blocks. Over time these have been subdivided and developed, adding to the town's density without compromising the village character.



Figure 40: Rectangular town grid with the Main Street and Church Street the primary routes, site identified, Britz 2024



Figure 41: Typical scale, roofscape and development patterns

<sup>5</sup> Fransen 2006

### 3.5.8 Town Grain

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

### 3.5.9 Landscape elements

The streets in the residential part of town are defined by buildings, walls, fence and vegetation. There are no sidewalks as the streets are used by both pedestrians and vehicles.

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



Figure 42: The variety sized square and rectangular shaped erven within the grid, site indicated, Britz 2025

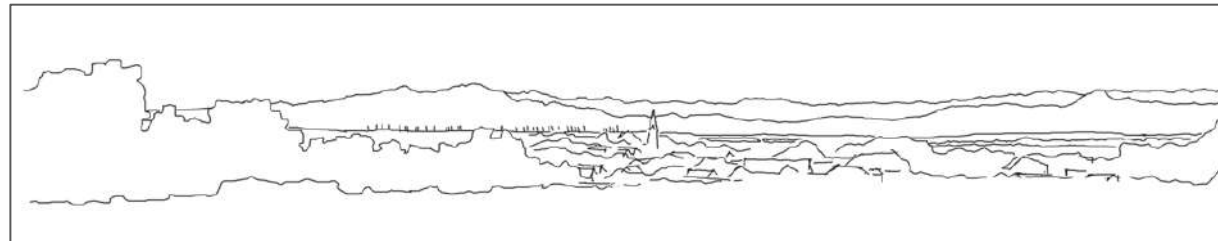


Figure 43: Layered landscape, Britz 2024

### 3.5.10 Streets & Public Realm

Within the historic core of the town the following characteristics are identified:

Most buildings are situated against their street boundary lines, contributing to a positive and properly defined streetscape. The continuation of building façade along the streets is maintained in the commercial heart of the town. In the residential areas, houses are generally interspersed with vegetation and trees.

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

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

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



Figure 44: One of the few 'gated village/retirement village' developments in the town.



Figure 45: Typical business development on the Main Street, with buildings abutting the street edge



Figure 46: Retail use buildings located and accessed from the street

### 3.5.11 Residential Typology Overview

The residences within the town consist of a variety of sizes and accommodation on erven ranging between 480 square meters to 1880 square meters<sup>6</sup>

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



Figure 47: Typical scale, roofscape and development patterns



Figure 48: Typical scale, roofscape and development patterns. A mix of low-density urban development and surviving open space within the historic town blocks of Riebeeck Kasteel. Note also the integration of landscaping with urban development: all framed by landmark mountain backdrops.

<sup>6</sup> Refer Britz, E 2024 Urban Design report 2024 page 18 -21

## 3.6 SOCIO - HISTORICAL OVERVIEW

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

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

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

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



Figure 49: Kolbe & Bellin Map “Land de Hottentoten om streeks de Kaap de Goede Hoop” 1747, Riebeeck’s Kasteel already identified.

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

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

### 3.6.1 Site Evolution

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

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



Figure 50: General Plan of Riebeeck Kasteel SG3009/1881 and approximate position of the site, Postlethwayte 2021

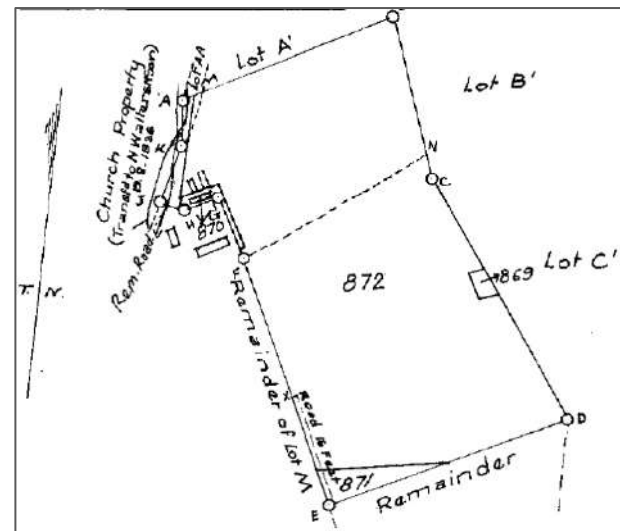


Figure 51: 2635/1906 Erf 292 ‘Huguomont’ originally owned in two portions (erven 872 and 871) transferred to AJ Roux in 1898 and 1902, transferred to Maria M Smuts in 1906. The current owner being Huguomont Trust, it is assumed the land has remained in the same family since 1906, Postlethwayte 2021

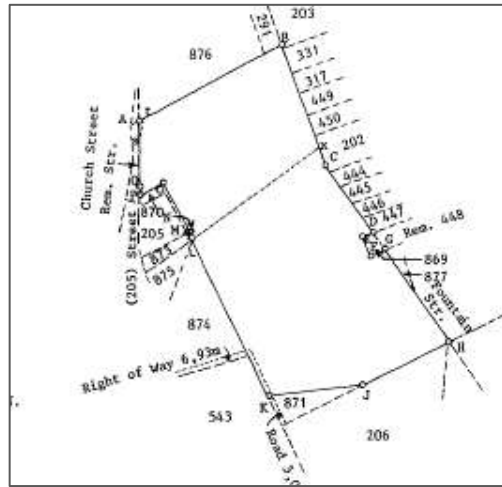


Figure 52: Erf 872 (SG8916/1985), Postlethwayte 2021

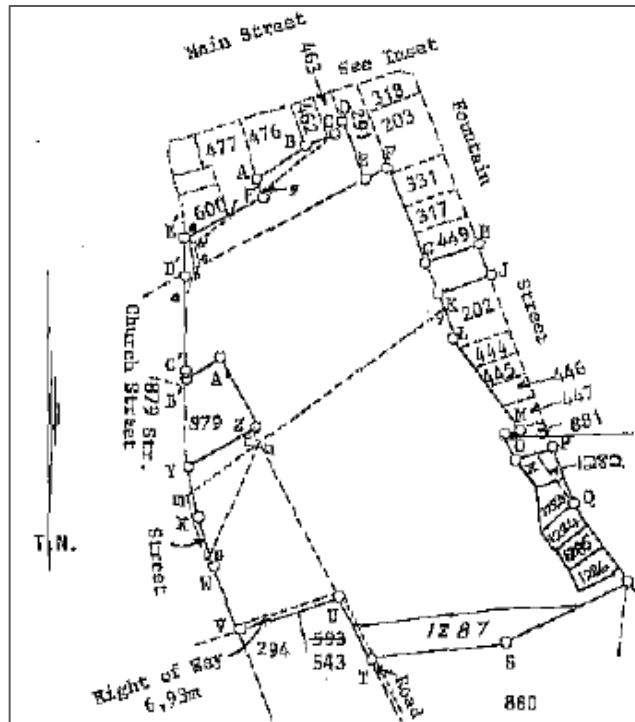


Figure 53: Erf 878 (SG8922.1985), Postlethwayte 2021

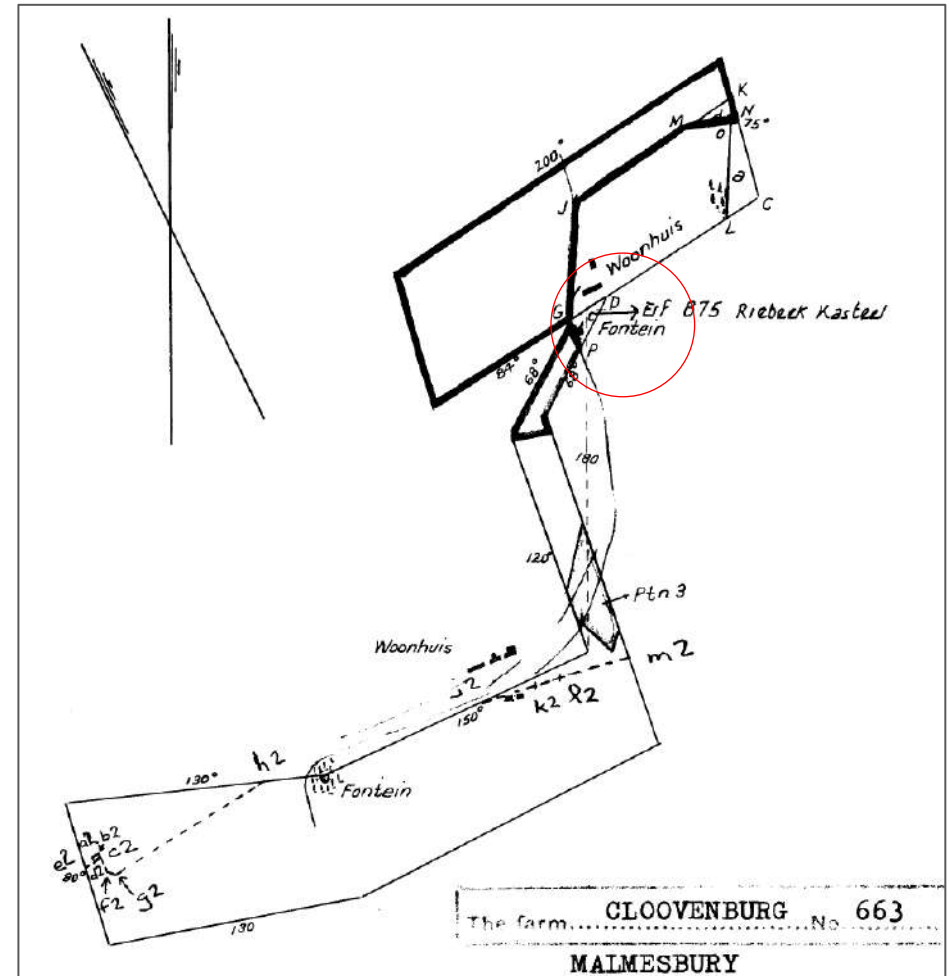


Figure 54: The only transfer of potential significance to identifying heritage issues SG25/1795 Cloovenburg which provides some significance to the adjoining erf 879, upon which is illustrated a 'woonhuis and a fountain' on Erf 875, now incorporated into the property concerned, Postlethwayte 2021

### 3.6.2 Historic Aerials

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

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

(refer to VIA Annexure to view study on the town grids)



Figure 56: Aerial 1960, site identified



Figure 55: Aerial 1938, site identified



Figure 57: Aerial 1989, site identified

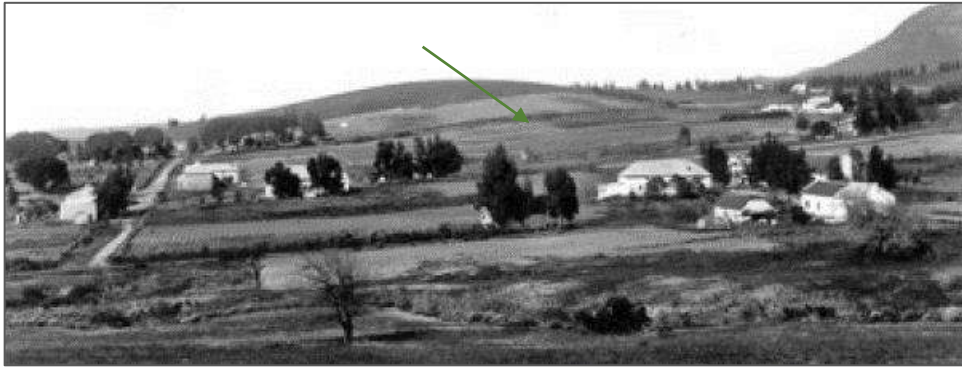


Figure 58: Riebeek Kasteel c1905 indicating the village in its earliest stages of development, the prominent hill on the project site is a distinctive feature (Ravenscroft series NA 2), Postlethwyte 2021

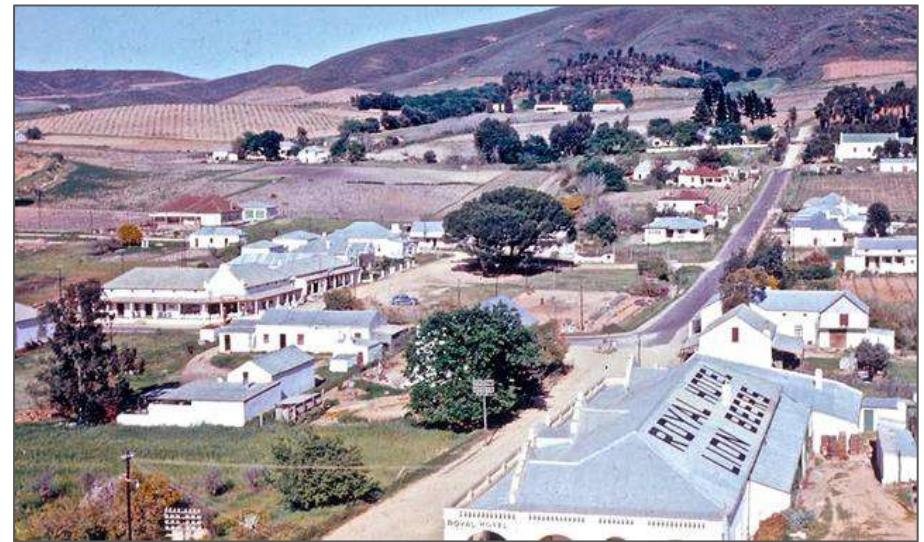


Figure 60: 1961 aerial photograph of Riebeek Kasteel, presumably also from the Dutch Reformed church steeple, approximate location of the site identified (Photograph: courtesy of Chris Murphy in Arcon 2018), Postlethwyte 2021

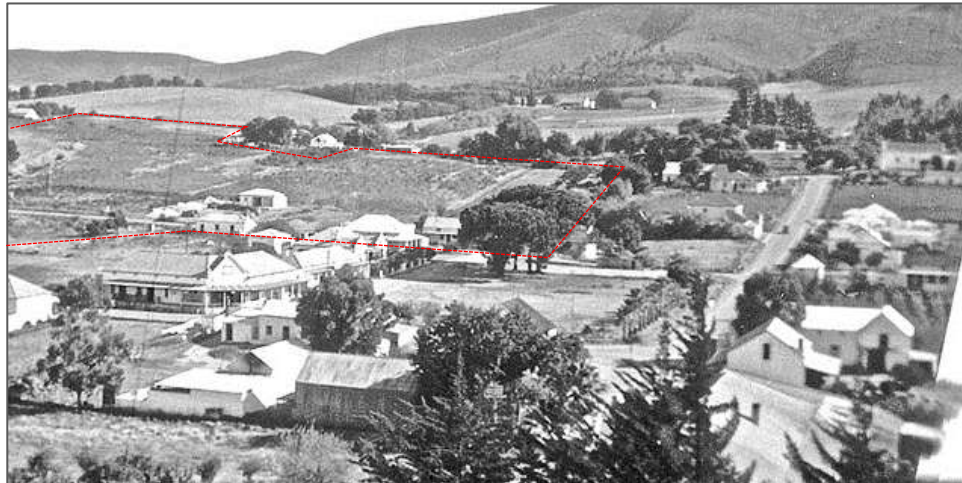


Figure 59: 1948 aerial photograph of Riebeek Kasteel, presumably from the Dutch Reformed Church steeple, approximate location of the site identified (Photograph: courtesy of Chris Murphy in Arcon 2018), Postlethwyte 2021

## 4. STATEMENT OF CULTURAL SIGNIFICANCES

### 4.1 INTRODUCTION

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

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

### 4.2 STATEMENT OF SIGNIFICANCE

#### 4.2.1 Broader Landscape Context

##### Topographical setting

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

##### Scenic Route

The scenic route is recommended for a Grade IIIA significance.

#### 4.2.2 Archaeological

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

#### 4.2.3 Town

The townscape as identified in the proposed heritage area is recommended as a Grade IIIA heritage resource, due to the high historic, aesthetic and architectural. It is highly representative of a 19<sup>th</sup> century church town (kerk dorp).

#### 4.2.4 Immediate Site Context

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

#### 4.2.5 Site

The site is assessed for a Grade IIIB cultural significance for the aesthetic and historic values on the landscape and Grade IIIA for the historic value of the fontein. It is located in a recommended Grade IIIA heritage area.

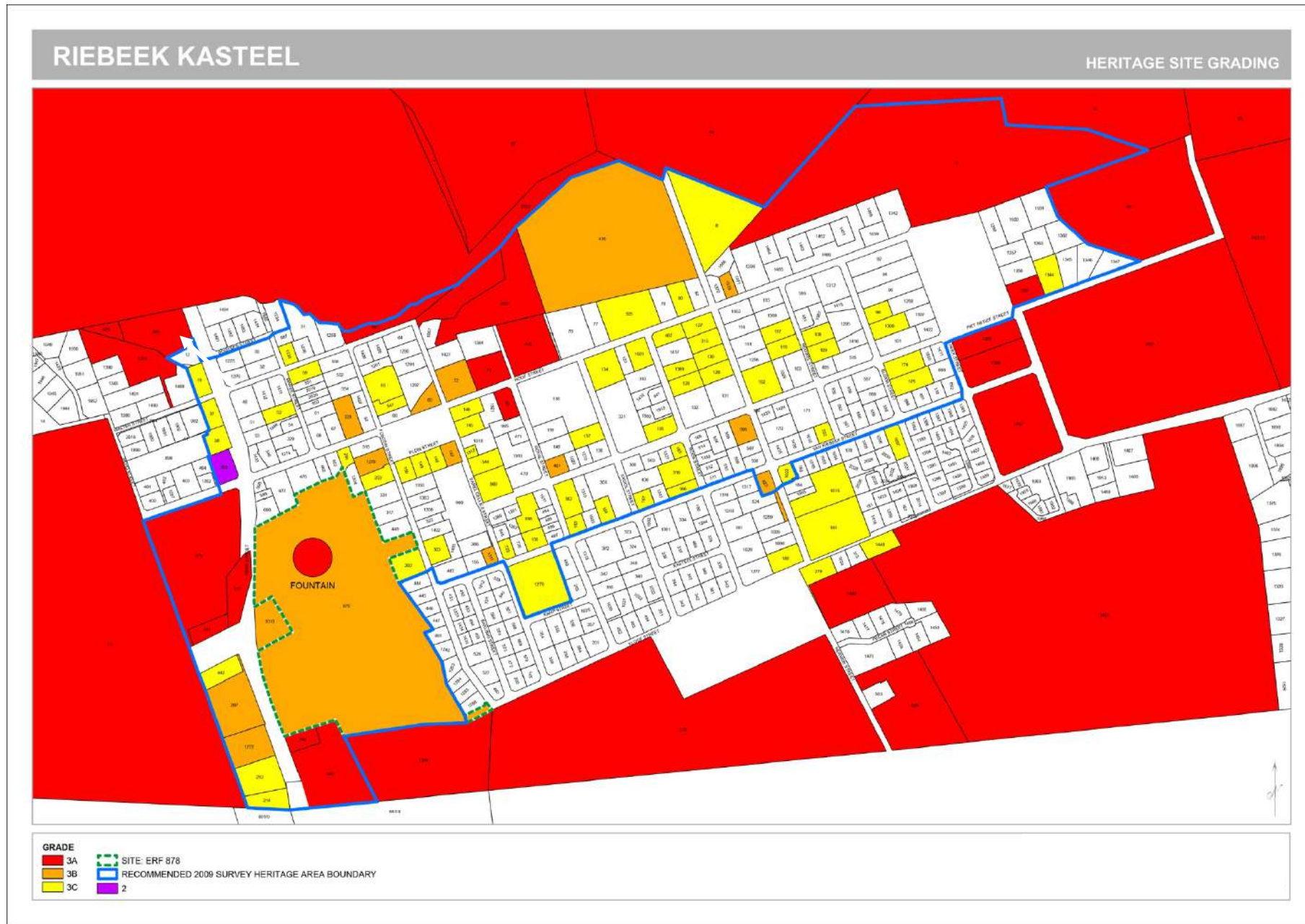


Figure 61: Recommended grading of the site as IIIB with a IIIA fountain, as indicated, and the site context that consists of sites that are surveyed at NCW in the 2009 survey

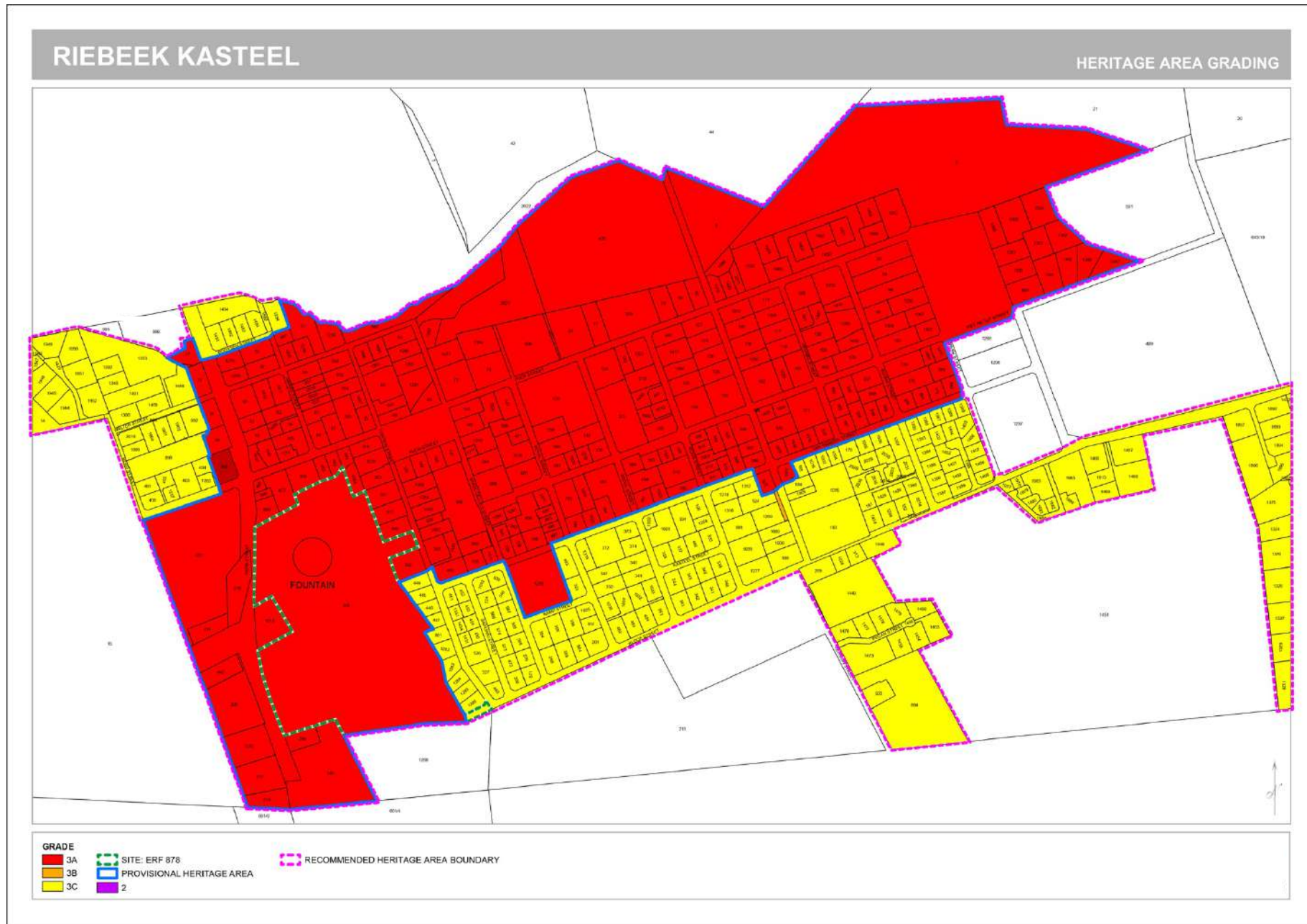


Figure 62: Recommended extent and grading of the proposed Heritage Area and the grading of the 'buffer area' to the core historic area

## 5. HERITAGE AND URBAN DESIGN INDICATORS

### 5.1 INTRODUCTION

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

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

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

### 5.2 HERITAGE DESIGN INDICATORS

#### 5.2.1 Townscape Indicators

In order to successfully retain the high cultural significance of the town, and to enhance the qualities of a church town, the following indicators at a townscape level are:

- Retain the sense of topographical containment created by the elevated site to the town. In order to achieve this, the elevated section above the 170m contour line must be carefully considered for any development;
- Retain a vegetated interface between the site and the R311 Scenic route;
- Consider the site's proposed buildings and structures that can be viewed from the Scenic route i.e. their location, density, scale, massing, in order to not

negatively impact the aesthetic value of the Scenic route, including views across the town towards the Church steeple;

- Retain the townscape's primary characteristics;
- Open grid system (i.e. connect proposed routes to the existing grid so that the historic grid flows into the proposed development grid);
- Retain the street block pattern and character by the location of the buildings closer to the edge of the block i.e. the street boundary line with a spatially positive interface between the streetscape and the private erven;
- Additionally, define the block layout and grid by vegetation on the road reserves and interface of the privately-owned erven and the road reserve;
- Support and enhance the Main Road and the commercial use core and village square with visual and physical connections and the appropriate fine grain proposed development.

#### 5.2.2 Development overview

##### Location of the new development

###### Indicator:

- The location of the proposed development should complement and enhance the townscape and be permissible in the forward planning of the town;
- The development should be an extension of the town that is connected through roads, grid, block layout, typology of buildings and roads. It should not be a development that is distinct in architecture and character from Riebeeck Kasteel townscape and should read as a continuation of the town.
- Ensure that new development within its environmental context is in sympathy with the topography, drainage patterns and microclimate.

##### Spatial connection between the existing town and the proposed neighbourhood.

###### Indicators:

- The proposed neighbourhood should physically and visually connect to the town i.e. the town's grid layout in the form of streets should continue into the proposed development. Views from the streets of the historic town should continue into the streets of the proposed development;
- The proposed development should not be an exclusive use / gated development, but instead an extension of the town that is publicly accessible

in the public spaces and routes. An exception to this is an appropriate degree of security control in the retirement precinct.

### Uses within the new development

#### Indicators:

- The erven should be primarily residential with a small level of commercial and civic use sites i.e. mixed use;
- Design a variety of residential accommodation types, and predominately single residential to be in context to the town;
- The different use and typology precincts need to respond to each other with interconnected routes, spatially positive building interfaces, landscaping on road reserves and with publicly accessible parks.

### Layout of the new development

#### Indicators:

- The layout is to respect the sloped typology of the site, especially the crest of the hill with no development above the 170m contour line. If any development is above the 170m contour line, it must be carefully considered in regards to low scale, low density and visual permeability to the crest of the hill;
- All development on the sites below the 170m contour line to have guidelines to prevent large levels of cut and fill and inappropriately designed buildings;
- The town's historic grid pattern provides a clear ordering device for the layout of the proposed development;
- Place routes along contours as far as possible;
- The layout should include:
  - Publicly accessible parks;
  - Vegetated routes that accommodate pedestrians, cyclists (Non-motorized transport) and vehicles;
  - Routes, parking areas and public parks should be well vegetated;
  - A vegetated buffer should be planted on the edge of the site onto Church Road;
  - The commercial use sites should be a mixed-use zone;

- The typology of buildings to be in the contemporary Cape Vernacular style i.e. simple rectangular forms, narrow width buildings, primary and secondary roofs, with double pitched primary roofscape;
- Design lower density and scaled buildings on the elevated site levels;
- Defined precincts relating to typology, use, location and informed by context and site;
- Views towards the town's and context heritage resources and geographic landmarks should remain clear of 'clutter' (signage, lighting, service infrastructures, etc.) to retain a legibility and to preserve the quality of the sense of place and / or the Scenic route;
- Defined view corridors should be sufficiently wide to facilitate visual continuity of important sightlines.

### 5.2.3 Architectural Guidelines

Provide Architectural and Landscaping Guidelines for the development.

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

### 5.2.4 Proposed Buildings

#### Site Position

#### Indicator:

- Use the historic town patterns and the site conditions to inform the location of buildings on the erven i.e. close to the street boundary.
- The retail should be placed closer to the Main Road so that this supports and connects to the historic CBD;
- Place the lower density use erven on the elevated precincts and the higher density in the flat topography.

### Architectural language

- The architectural language to be informed by the historic buildings in Riebeeck Kasteel i.e. Contemporary Vernacular: walled architecture with punched openings and a defined roofscape architectural language;
- Contemporary designs that are within the same vernacular design language can be supported (scale, walls proportions to openings, verandahs etc).

### Scale

#### Indicators:

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

### Roofscapes

- A variety of double pitched roofscapes will respond positively to the townscape, and be visually recessive on the elevated precinct;
- Pitched roofscapes should consist of primary and secondary roofs: Primary roofscape is double pitched between approx. 30 – 40 degrees, and the secondary roofscapes are verandah roofs (approx. 12-15 degrees slope) and lean to rear / connection roofs (approximately 7 degrees slopes, and as specified by manufacturer).
- Certain buildings can be a parapet wall and flat roofscapes, if in a minority to the development;

- Gables should be simple and not elaborate, and the proportions vertical and determined by the allowable width and scale of buildings;
- Roof materials should be sheet metal and dark in colour.

### Streetscape Interface (including the pedestrian routes)

#### Indicators:

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

#### 5.2.5 Lighting

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

#### 5.2.6 Routes

- Design routes as spaces that are defined by buildings, boundary walls/ fences, materials, and buildings;

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

### 5.2.7 Hard and Soft Landscaping

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

#### Indicators:

- Reinforce or replace traditional patterns of planting where appropriate with suitable species. The purpose must be to weave the development seamlessly into the townscape, enabling continuity of the site within the town
  - The detailing of sidewalks and public spaces should provide generous and comfortable pedestrian spaces, and should endeavour to reflect a green infrastructure approach, which tends towards a more sustainable environment, incorporating where possible water sensitive urban design and sustainable urban drainage (SUD) systems. Storm-water management through 'soft' engineering of the sites should be encouraged;
  - Where possible, indigenous vegetation should be incorporated into the cultural landscape to encourage biodiversity, though non-invasive exotic tree species are certainly permissible.
  - Use banks of trees, landscape elements and building placements to create a layered townscape, reflective of the townscape.
  - Define precincts, sites and routes with landscaping;
  - Retain enough side spaces on the residential erven to allow for vegetation between the buildings;
  - Plant abundant landscaping on the public areas such as the road reserves, pedestrian paths, interface to Church Street, Parks, pedestrian and vegetated links, around commercial buildings and within designated vegetated strips along certain site boundaries.
- Design streetscapes to immediate gardens to be at roughly the same level or not more than 1m level difference in level
  - Ensure buildings lines on the lateral erven are wide enough to accommodate future trees and shrubbery.
  - Fountain to remain a publicly accessible structure and is provided with a suitable vegetated setting for accessibility and enjoyment.
  - Landscaping on the public areas such as the road reserves, pedestrian paths, interface to Church Street, parks, around commercial buildings to be implemented to the same amount that would reflect the historic town.
  - To realise a treescape of enough abundance on the site, specific spaces are required for tree clusters and along roads and routes;
  - Any vehicular parking areas, especially if interfaced to Church Road, should be landscaped with trees and ground coloured surfaces.

## 5.4 URBAN DESIGN INDICATORS

### 5.4.1 Concept Key Indicators

(refer Figure 63 with the corresponding numbers)

- Connect to the heart of town and position the future retail offering to form part of the existing town centre (Point 1; future application);
- Negotiate access in order to strengthen pedestrian connection to town centre and establish a pedestrian walking network to The Barn (Point 3);
- Align the stormwater retention system with current site conditions and landscaping opportunities;
- Establish a 'wetland' park following the current flow and ponding of the system, to also act as privacy and security threshold for retirement village (Point 2);
- Reimagine the western edge as a transitional zone between agriculture and village: Traveling north on Church Street toward the Main Street intersection, one moves from an agricultural to a village setting. Informed by the context of farm buildings sitting in vineyards or olive groves, lined by werf walls, this precinct contributes to creating an experience of transition from agriculture to village. It also layers the views toward town from Church street by providing an agricultural typology as foreground for the new village behind;
- Integrate the hill into the existing public open space system of the town: Connect the top of the hill to the network of pedestrian paths. This also provides access to the top of the hill for the new events and wedding venue next to The Barn and to all residence and visitors of the town (Point 4).
- Complete the fragmented town blocks: Align new plots to the existing town grid. Adjust grid to accommodate transition to western edge. Situate houses on the street boundary with verandahs to contribute to intimate village streetscapes. Use a combination of hard (built-form) and soft (landscape) edges and extended thresholds.

- Limit vehicular movement crossing the site: The Church-Main street connection serve as the primary entry point into town when entering from the west (Malmesbury, Cape Town) and north (Riebeeek West). Any through-access over the site detracts from that arrival experience. Vehicular access from Church street could be limited to users of The Barn, the new, small roadside retail, and the events and wedding venue. No vehicles other than emergency and services to cross line 6.

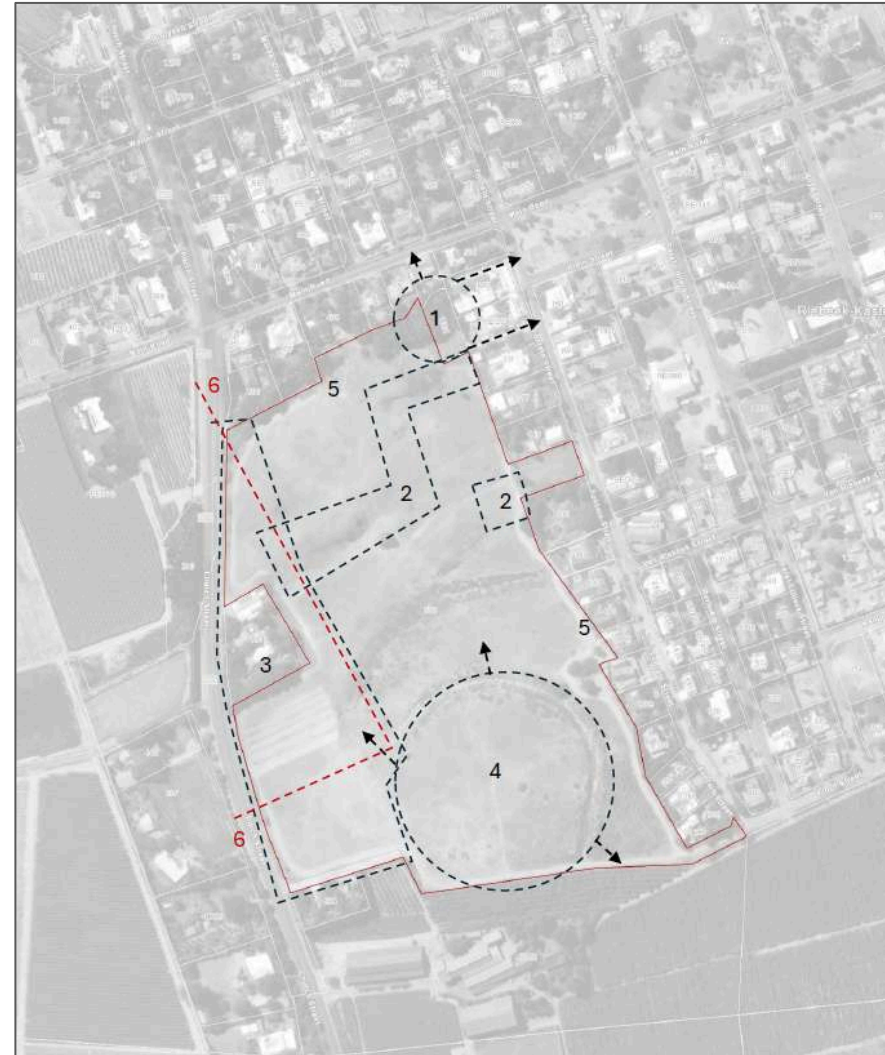


Figure 63: Concept key urban indicators

## 6. PROPOSED DEVELOPMENT

### 6.1 INTRODUCTION

The development objective is to establish a mixed-use development, with predominately residential use on Erf 878 Riebeeck Kasteel. The development will be an extension to the historic town, on a site located within the urban edge line and that is no longer used for agriculture. The mixed use accommodation will offer purchase and rental opportunities, and result in new employment and business opportunities.

#### 6.1.1 Outline of the proposed development

The proposed residential township proposes the following land-use components:

- Low Density, detached single residential use buildings;
- Retirement homes in a secure retirement precinct;
- Duplex housing (double storey, and terraced);
- Frail-care facility;
- Commercial use accommodation (e.g. shops, studios, event facilities);
- Public parks;
- Private Open Space for stormwater servitude;
- Roads, pedestrian and cycle pathways.

#### 6.1.2 Application process to date

A previous application was submitted in 2025 and formed part of a public participation process to which a number of objections from the Riebeeck Kasteel public was received. In response to comments received, the layout was revised. HWC provided a Final Comment in terms of the NHRA S38(8). The applicant decision was to not appeal the IACOM decision, nor submit the application to DEA&DP, but to start the application again as a new application to HWC with a revised design that addresses the 2025 Final Comment by IACOM.

The application was restarted with a revised design and specialist studies. A new phase of comment period is conducted by the Environmental Consultant prior to the HIA and the application being finalized for submission to HWC in 2026 in terms of the NHRA Section 38(8).

### 6.2 PRECEDENT STUDIES

The Urban Designer, Etienne Britz complete a series of precedent typology studies to inform the design development.

### 6.2.1 Retirement Village

Single-storey retirement cottages feature verandas overlooking landscaped natural areas, blending indoor comfort with outdoor living. The design emphasizes accessibility, privacy, and community, with simple forms and pitched roofs inspired by local traditions. These homes are arranged to encourage social interaction and integrate harmoniously into the village environment.



Figure 64: Location of the proposed retirement village within the development is identified within the red line, Britz 2026



Figure 65: Examples of typology of retirement village buildings, Britz 2026

### 6.2.2 Mixed-Use Residential precinct

The mixed-use residential typology features buildings that combine living spaces with workshops or small retail outlets, often with residential units above. These structures are designed to encourage community interaction and flexibility, with simple forms and pitched roofs that reflect local architectural traditions. The arrangement supports walkability and integrates harmoniously into the village environment, fostering a vibrant and connected neighborhood.

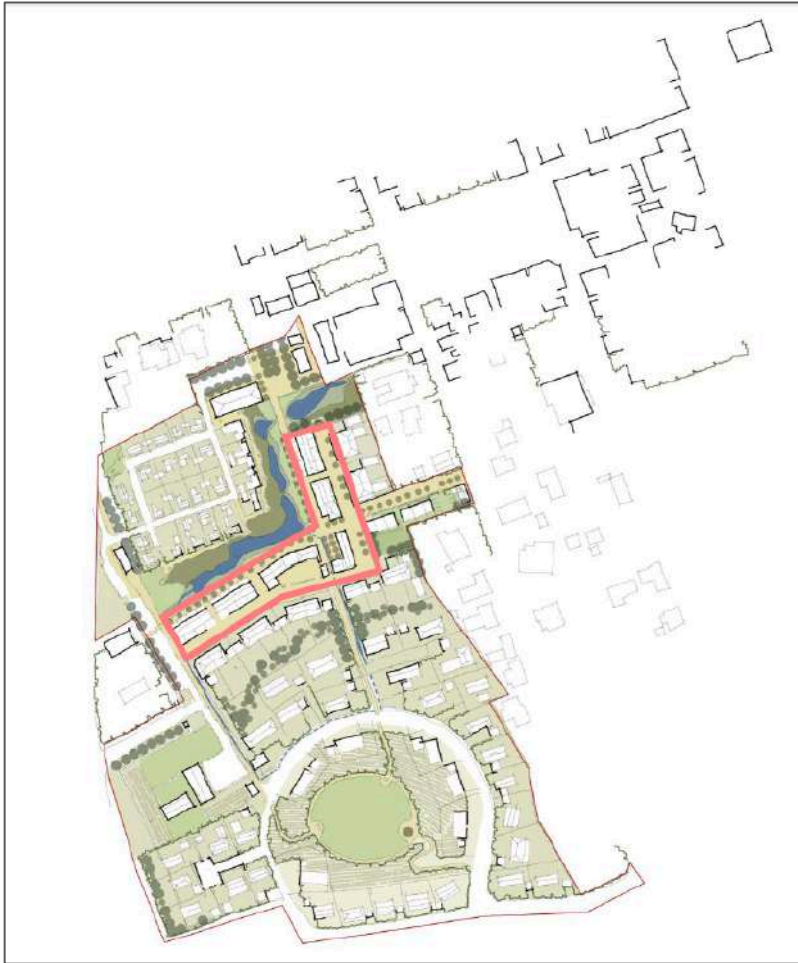


Figure 66: Location of the proposed mixed use residential precinct within the development is identified within the red line, Britz 2026



Figure 67: Examples of the typology of mixed use buildings (commercial and residential), Britz 2026

### 6.2.3 Single Residential I precinct

Single residential homes are situated along the steeper slopes, leveraging topography to create layered views and subtle transitions between the public and private realm. Verandas face onto the street edge, while careful placement and landscaping mediate privacy.

The architectural approach draws inspiration from local traditions yet allows for contemporary interpretation within the vernacular, ensuring new homes contribute to both the evolving character and the enduring identity of Riebeek Kasteel.



Figure 68: Location of the proposed single residential precincts within the development is identified within the red line, Britz 2026



Figure 69: Examples of the typologies of single residential buildings, Britz 2026

### 6.2.4 Single Residential II precinct

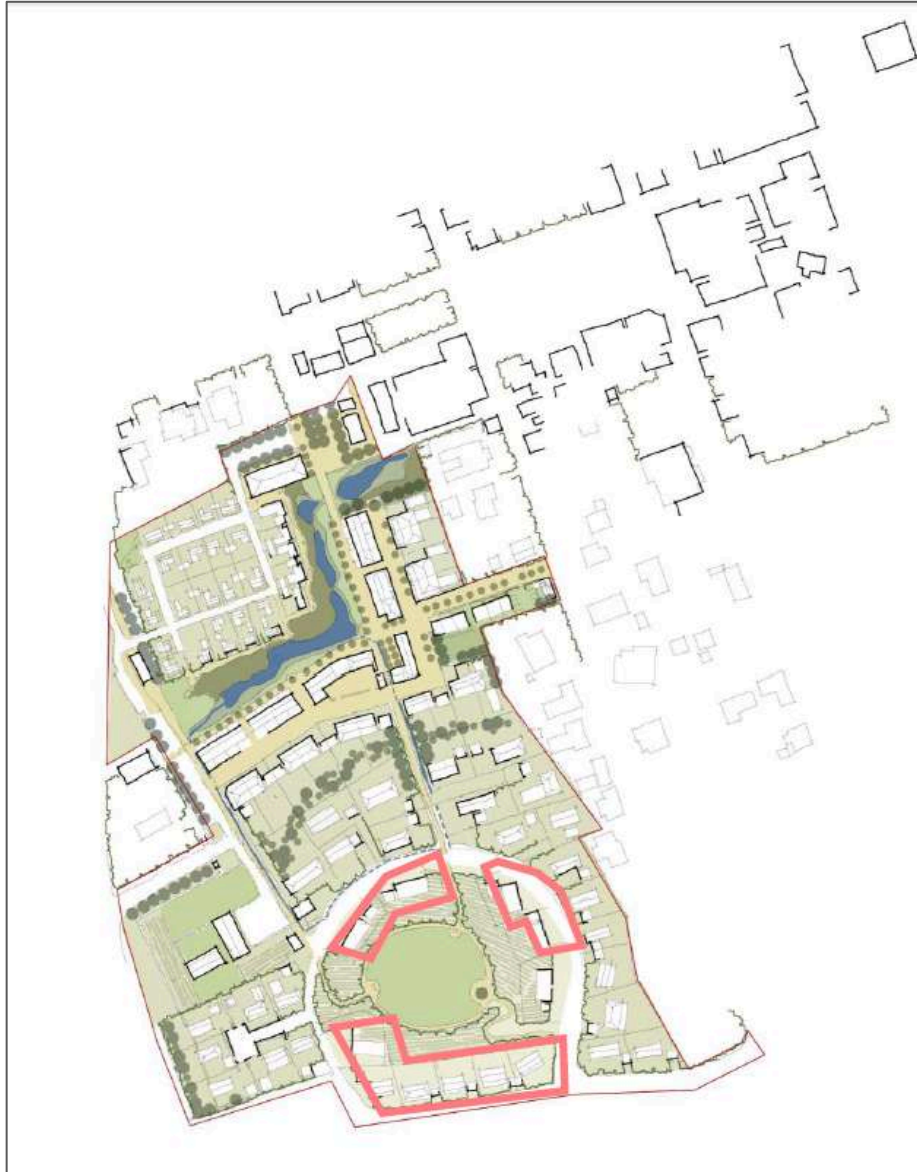


Figure 70: Location of the proposed single residential precincts located around the crest of the elevated land form, as identified within the red line, Britz 2026



Figure 71: Examples of the low scaled and flat roofed typologies of single residential buildings located on the upper levels of the site, Britz 2026

### 6.2.5 Events use site

This transitional precinct draws inspiration from Cape farmland architecture, employing simple barn-shaped forms arranged within a traditional werf and cultivated landscape. This approach creates a meaningful transition from the agricultural surroundings into the village. The design reinforces the connection between agricultural landscape and the village townscape and provides a layered view towards town from Church Street.



Figure 72: Location of the proposed events use building within the development is identified within the red line abutting the R311, Britz 2026



Figure 73: Examples of the larger massed typology of an event use building, Britz 2026

### 6.2.6 Retail use building

Limited retail is proposed along Church Street in the form of farmstall typologies. These small-scale outlets are designed to reflect the rural character of the area.

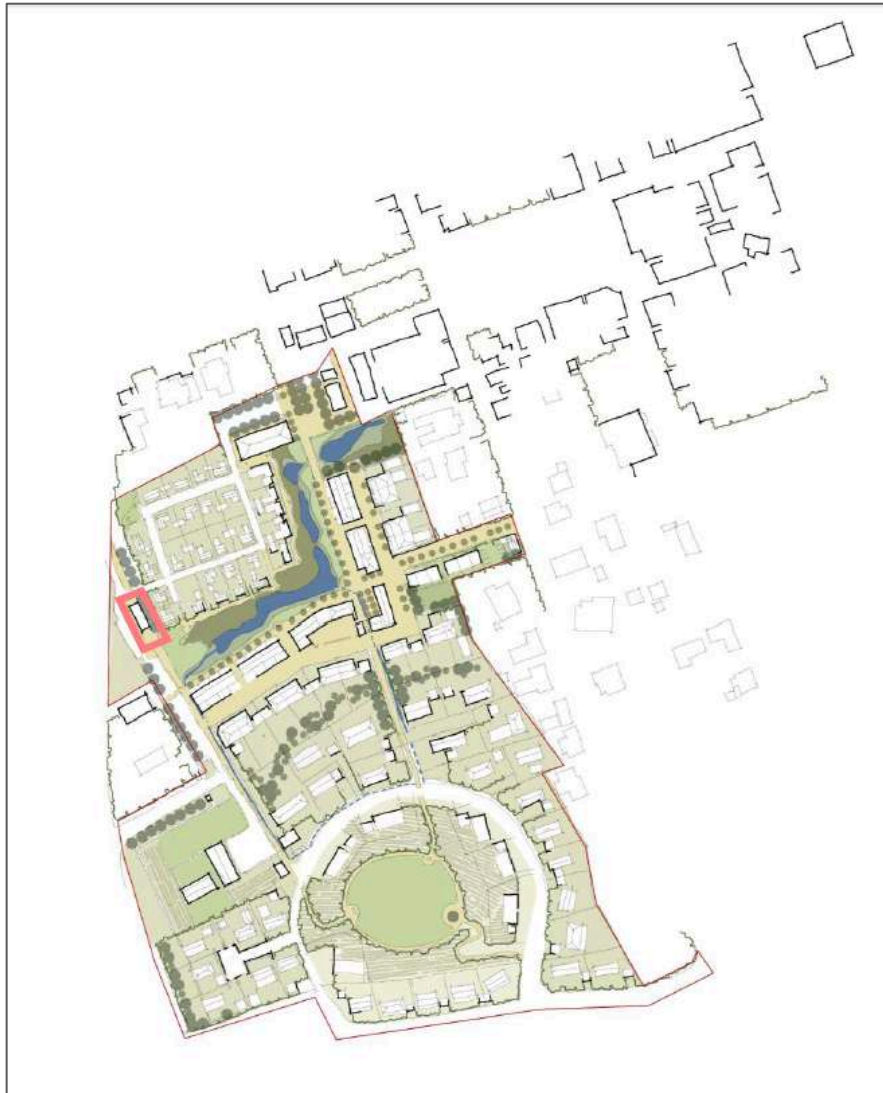


Figure 74: Location of the proposed retail use building located close to the R311, as identified within the red line, Britz 2026



Figure 75: Example of a retail use building, Britz 2026

## 6.3 PROPOSED DEVELOPMENT

The proposed development has been informed by Townscape Informants and Use scheme and a precinct approach.

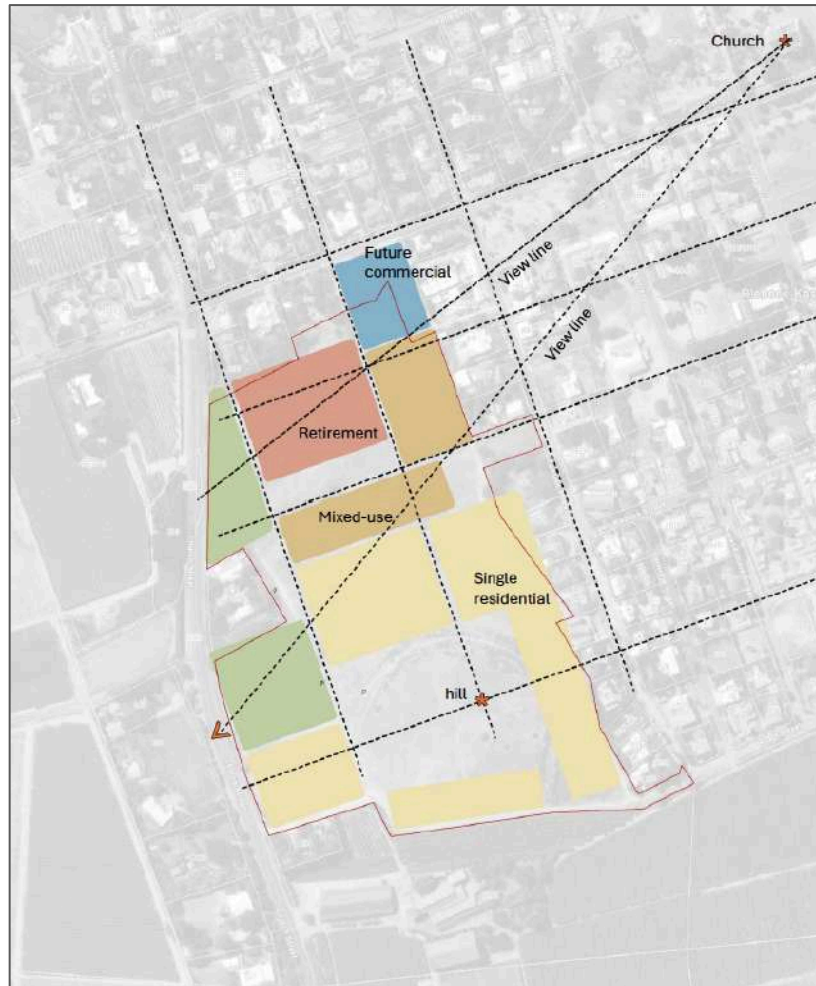


Figure 76: This diagram illustrates how the site's layout responds to the existing town grid, with stronger alignment and higher-intensity uses on the northern portion adjacent to the town center, and lower-intensity, predominantly residential uses on the southern portion. The western edge is layered with landscape elements to enhance the experience of arrival and transition from agricultural to village character. The diagram represents a future scenario where additional commercial uses are integrated into the scheme, to connect to town centre.

### 6.3.1 Informants & Use Scheme

The following principles were used as informants to the design:

- Alignment to the existing town grid:**  
 The existing town grid informs the general ordering of elements on the northern portion of the site, while alignment is less rigorous on the southern portion. This supports the transition from agriculture to village and respects the topographical conditions of the southern part of the site.
- Alignment of use to town character and existing land use:**  
 The intensity of use is much lower on the southern portion, with mostly single residential uses. Intensity of use increases to the north, with the commercial and retail use abutting properties facing the existing town center.
- Alignment to southern portion of site to topography:**  
 The layout on the southern portion of the site is guided by the natural topography, allowing buildings and open spaces to follow the contours of the land.
- Enhance the experience on the approach to town:**  
 Layering the landscape on the western edge provides an opportunity to enhance the experience of arrival. The landscaping and typology on this edge should be informed by the agricultural properties on Church street.

### 6.3.2 Concept Masterplan: Precinct Approach

The Concept Masterplan is organized into distinct precincts, each designed to integrate seamlessly with the existing town fabric and landscape.

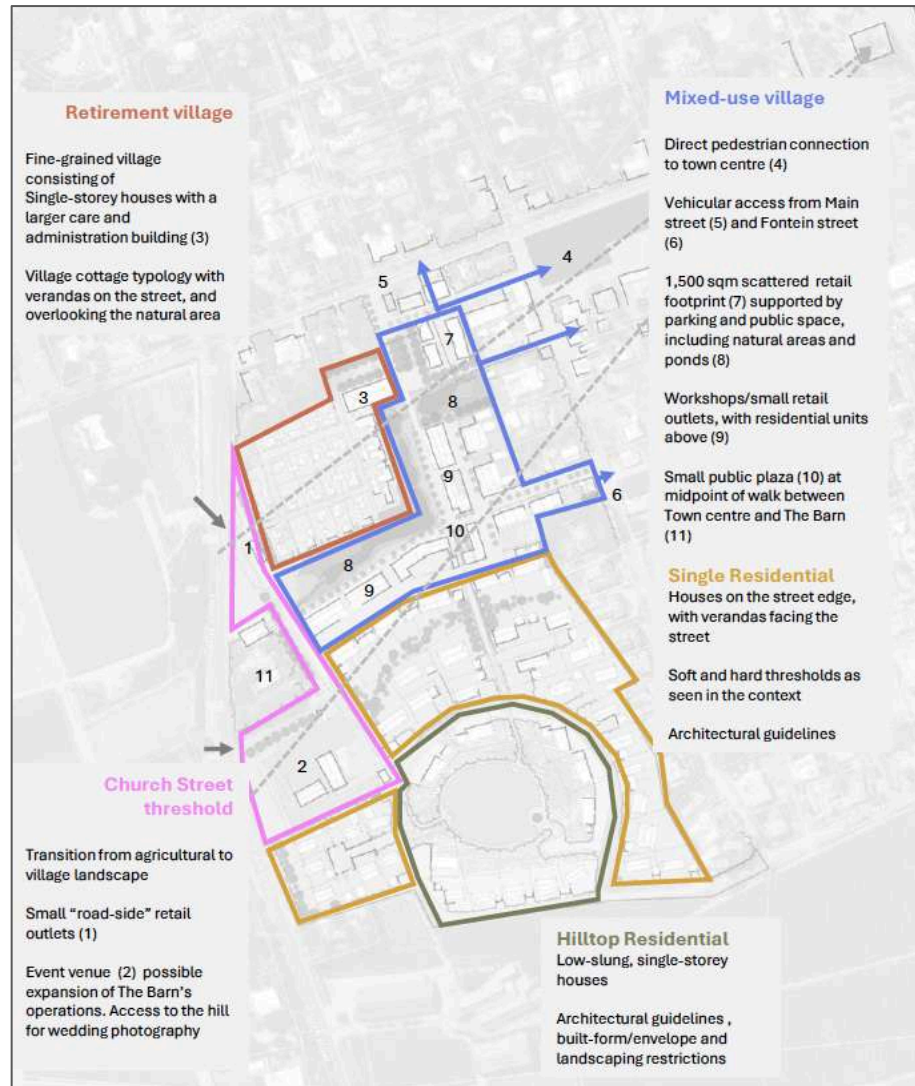


Figure 77: Precinct Approach with the various precincts identified, Britz 2026

### Proposed Precincts

**Church Street Threshold:** Serves as the transition from agricultural to village landscape, featuring small roadside retail outlets and an event venue adjacent to The Barn.

**Retirement Village:** A fine-grained village of single-storey houses. The cottage-style homes feature verandas overlooking natural areas, fostering a sense of community and connection to the landscape.

**Mixed-Use Village:** Offers a direct pedestrian link to the town center, with vehicular access from Main and Fontein Streets. Small studio spaces with residential units above, and a public plaza that acts as a midpoint between the town center and The Barn.

**Single Residential:** Houses are positioned on the street edge with verandas facing the street, creating soft and hard thresholds that reflect the local context. Architectural guidelines ensure a cohesive village character.

**Hilltop Residential:** Low-slung, single-storey houses with strict architectural and landscaping restrictions, to minimize visual impact and blend with natural topography.

### Precinct Integration:

**Integrate the hill into the existing public open space system of the town:**

Connect the top of the hill to the network of pedestrian paths. This also provides access to the top of the hill for the new events and wedding venue next to The Barn and to all residence of the town.

**Complete the fragmented town blocks:**

Align new plots to the existing town grid. Adjust grid to accommodate transition to western edge. Situate houses on the street boundary with verandahs to contribute to intimate village streetscapes. Use a combination of hard (built-form) and soft (landscape) edges and extended thresholds.

**Rethink the vehicular movement scheme:**

The Church-Main street connection serves as the primary entry point into town when entering from the west (Malmesbury, Cape Town) and north (Riebeeck West). Any through-access over the site detracts from that arrival experience. Vehicular access from Church Street could be limited to users of The Barn, the new, small roadside retail, and the events and wedding venue. No vehicles other than emergency and services to access the broader site.

### 6.3.3 Concept Masterplan: In Context



Figure 78: Proposed development with corresponding table (right), Britz 2025

#### Legend

1. Riebeeck Kasteel Town Centre
2. Future proposed pedestrian link
3. Church/Main Intersection
4. Main vehicular access to retirement village and care unit
5. Public parking
6. Retail anchor – \_broken-up footprint around a public plaza
7. Lower retention pond (existing pond)
8. Mixed-use residential: Artist workshops, galleries, small craft retail, with residential units above
9. Retirement village: Fine-grained, single-storey
10. Care unit and admin: double storey, landmark position on wetland & public open space system
11. Pedestrian walkway
12. Upper retention pond system & fountain: wetland plants, restricted access (through landscape)
13. Fontein street link
14. Parking for mixed-use buildings: paved parking under trees or pergolas
15. New vehicular access for Mixed-use residential precinct and single residential units
16. Single residential houses: to contribute to intimate village streetscape, located on the street edge with verandahs facing the street. Mostly single storey, with dormer/roof rooms.
17. Improved vehicular access for single residential houses and public hill access
18. Hill park: Renosterveld, public path and benches, olive trees to create landscape buffer
19. Hill houses: low slung, contextually sensitive houses with strict form, architecture and landscape restrictions
20. Events and Wedding venue
21. The Barn; Existing F&B retail
22. Roadside retail
23. Left-in access from Church street
24. Access from Church street for events and wedding venue, The Barn, and roadside retail. No through access to Fontein street
25. Parking

### 6.3.4 Pedestrian Movement: Integration with Town

Connection and integration with the existing town is done through a pedestrian – focused environment and route from the existing Short street and town center node, to The Barn.

This scheme proposes five pedestrian access points into the new development from the north and east. The three northern entry points are currently over properties not within the site boundary. The two currently available access points are from Fontein Street.

This scheme allows anyone to walk from the town center, through the development, to The Barn. It also allows access to the top of the hill and can thus form part of a larger walking or running route through Riebeeck Kasteel.

This plan illustrates a future scenario in which the neighboring properties to the north are consolidated, enabling the establishment of a new access point from Main Road. While the current application does not depend on this consolidation or the new access, it is important to note that this represents the long-term vision the team is working towards. The integration of these properties and the additional access would further enhance connectivity and pedestrian movement, supporting the overall goal of seamless integration with the existing town fabric.

1. Short Street
2. Town Centre
3. Small Square overlooking the wetland
4. The Barn
5. Top of the hill
6. Proposed future Main street access (shared by vehicles and pedestrians)
7. Proposed Fontein Street pedestrian access (to be negotiated)
8. Fontein Street access (shared)
9. Public walkway

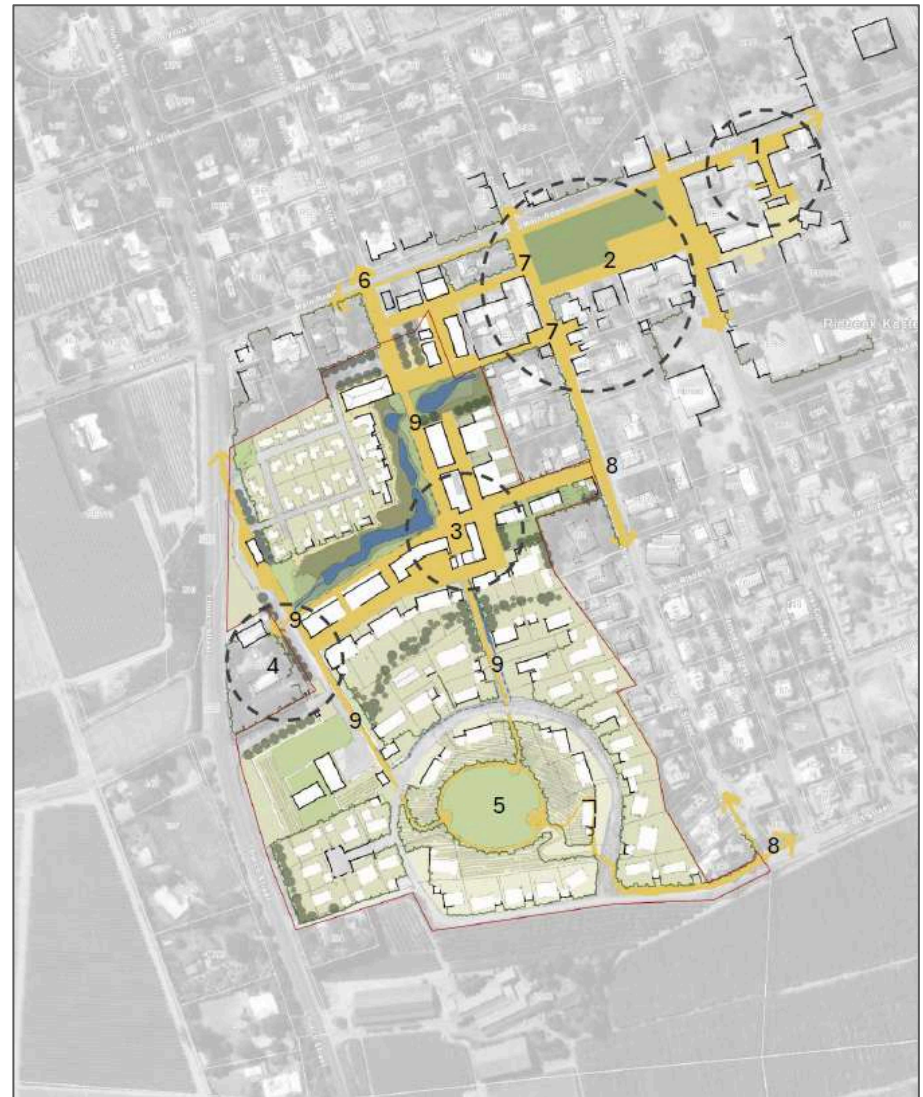


Figure 79: Integration with the town with pedestrian routes, Britz 2026

### 6.3.5 Development Footprint

Proposed development footprint is viewed in context of the town figure ground. This drawing illustrates the appropriateness of proposed building footprint scales within the wider town context.



Figure 80: Proposed development footprint is viewed in context of the town figure ground. This drawing illustrates the appropriateness of proposed building footprint scales within the wider town context, Britz 2026 (refer to VIA Annexure to view study on the towns grids)

### 6.3.6 Site Sections

A series of sections through the site and the town are provided to illustrate the scale and grain of the proposal in relation to the townscape.

#### Site Section AA



Figure 81: Site Section AA from Main Street (1) to the hill (2), Britz 2026

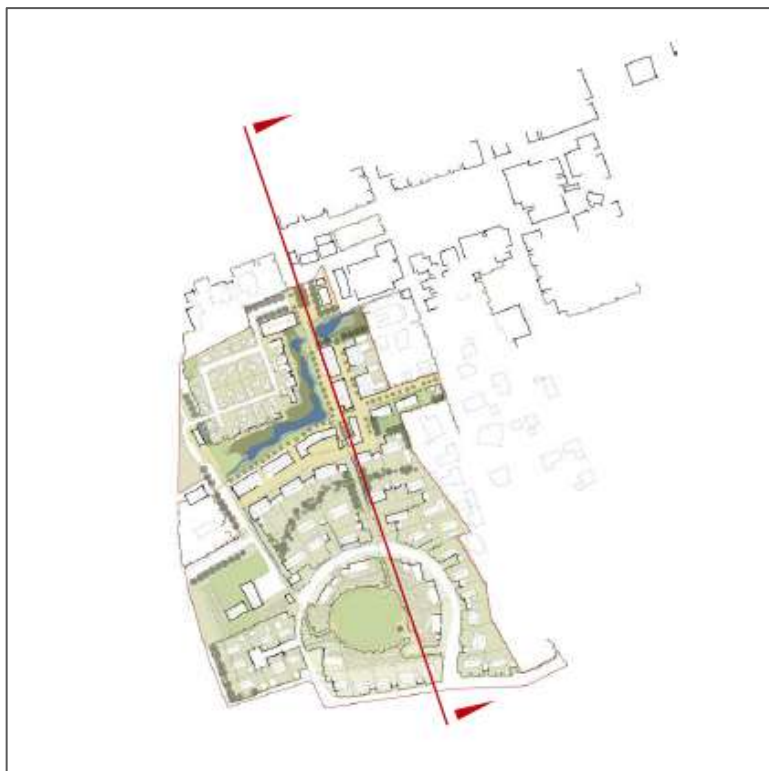


Figure 82: Site Section AA from Main Street (1) to the hill (2), Britz 2026

#### Site Section AA

This section from Main Street (1) to the hill (2) illustrates the spatial relationship between key elements of the proposed development. Visible on the left is the outline of the church (3), existing houses on Main (4), and the future commercial village (5) and pedestrian links back to the centre of town (6). The section also shows the footbridge (7) crossing the retention pond system (8) and traces the pedestrian path through the mixed-use village (9) and single residential houses (10) on the slope, to the park on top of the hill.

Site Section BB



Figure 83: Site Section BB from Church Street [R311] (1) to Fontein Street (2), Britz 2026

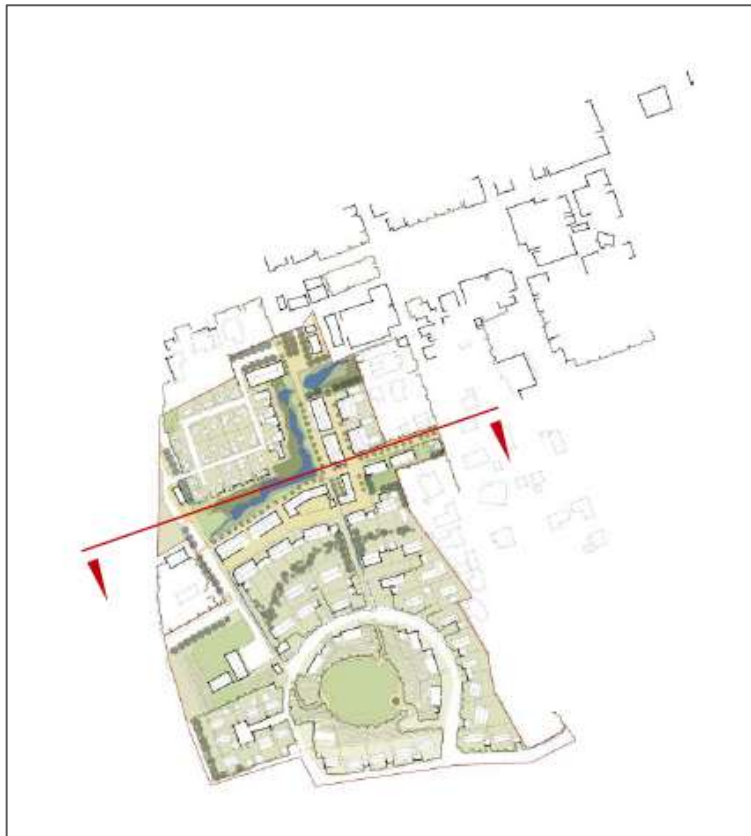


Figure 84: Site Section BB from Church Street [R311] (1) to Fontein Street (2), Britz 2026

Site Section BB

This section cuts through the site from Church Street (1) in the west to Fontein Street (2) in the east, illustrating the spatial arrangement and elevation of key elements. The events venue (3) is visible behind The Barn (4). The section cuts through the proposed retention system (5) and highlights the mixed-use village (6) in elevation. The vehicular link to Fontein street (7). The hill is shown indicating that no building elements extend above the 175-meter contour.

Site Section CC

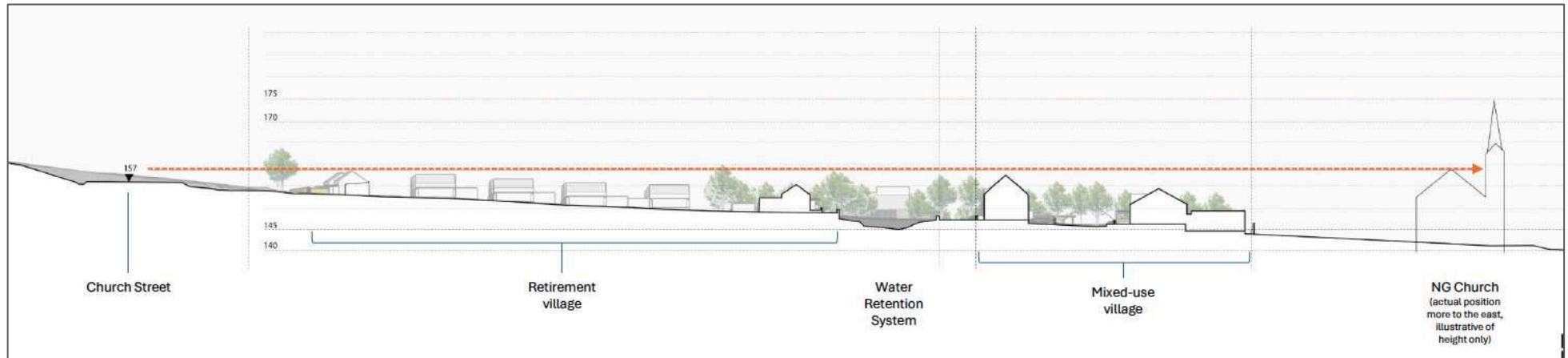


Figure 85: Site Section CC from Church Street [R311] over the proposed development towards the Church on Main Road, Britz 2026



Figure 86: Site Section CC from Church Street [R311] to the church on Main Road, Britz 2026

Site Section CC

This section illustrates the clear view line from the indicated position in Church Street toward the church. The single-story retirement village mitigates height while double-story structures are permitted where the topography drops lower.

Site Section DD

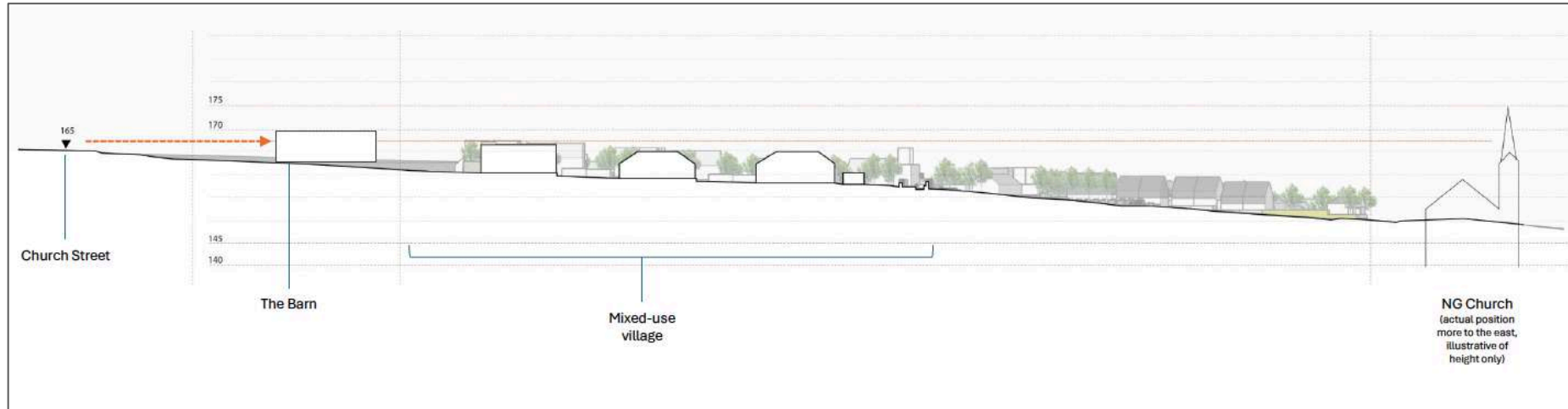
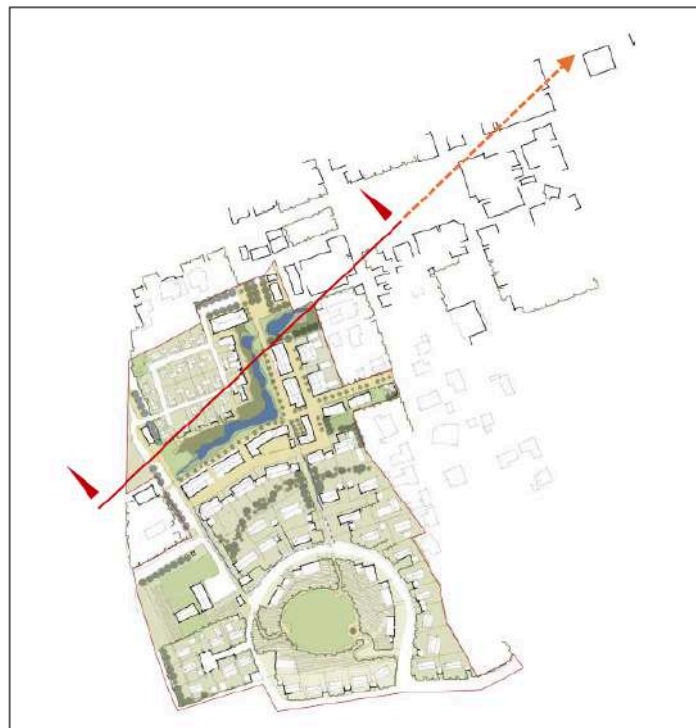


Figure 87: Section DD from the indicated position on Church Street (R311) over the proposed development towards the Church in Main Road



Site Section DD

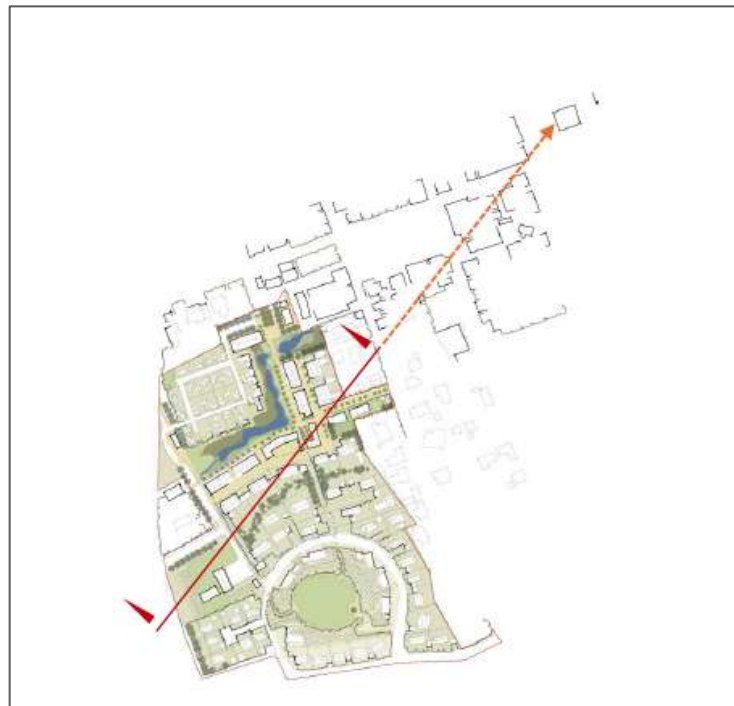
This section shows the view line from the indicated position on Church Street, over the proposed development, toward the church. Existing structures interrupts a continuous view traveling north on Church street.

Figure 88: Section DD from Church Street [R311] to the church on Main Road, Britz 2026

Section EE



Figure 89: Section EE from the indicated position on Church street, over the proposed development, toward the church, Britz 2026



**Section EE**  
Aligned to view-line

This section shows the view line from the indicated position on Church street, over the proposed development, toward the church. This section is aligned with one of the indicated key view-lines.

Figure 90: Section EE from the indicated position on Church street, over the proposed development, toward the church, Britz 2026.

### Section FF

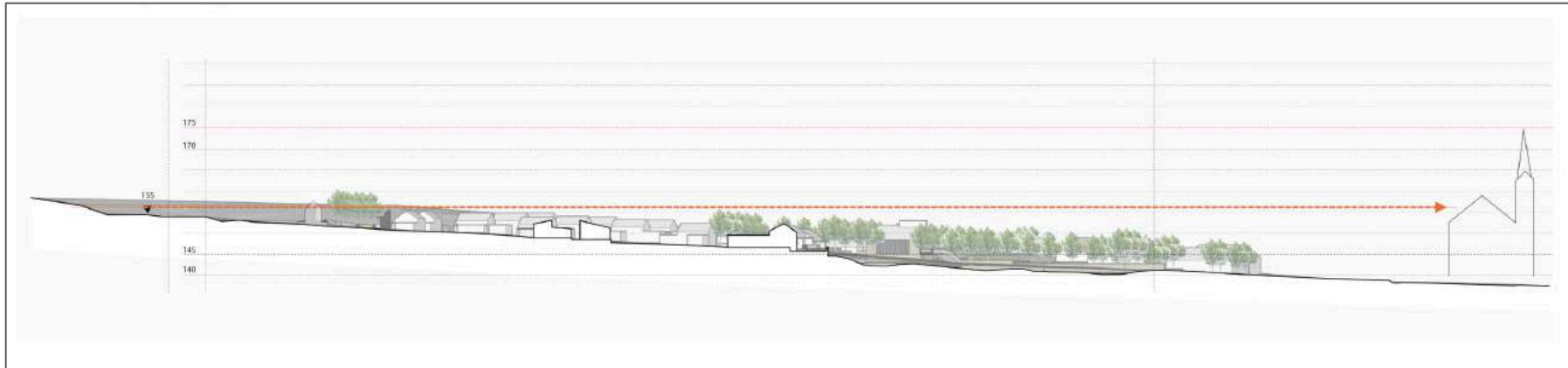
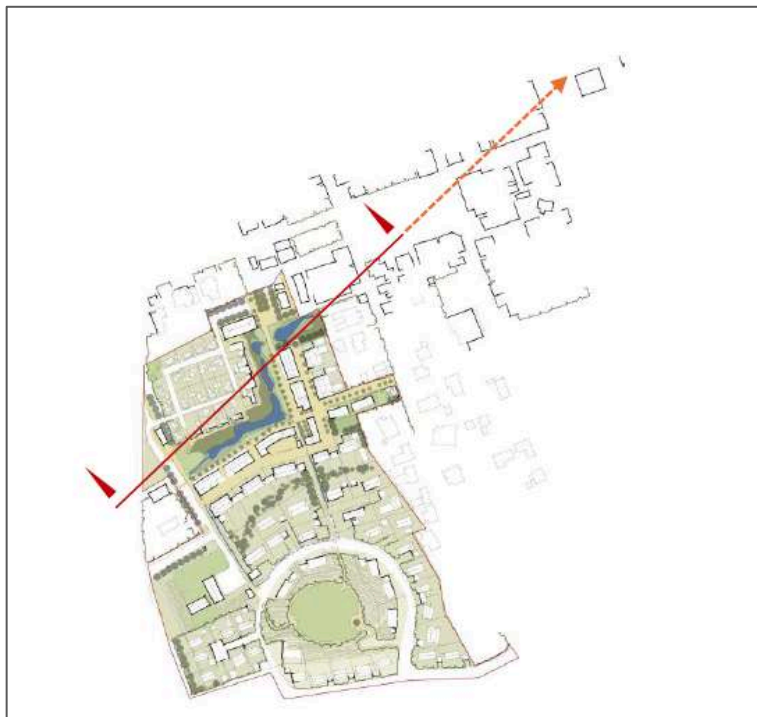


Figure 91: Section FF from the indicated position on Church street, over the proposed development, toward the church, Britz 2026



### Section FF

Aligned to view-line

This section shows the view line from the indicated position on Church street, over the proposed development, toward the church. This section is aligned with one of the indicated key view-lines.

Figure 92: Section FF from the indicated position on Church street, over the proposed development, toward the church, Britz 2026



Figure 93: Aerial view of the application, with the various precincts and the building typologies, InterActive Town and Regional Planning 2024/2026

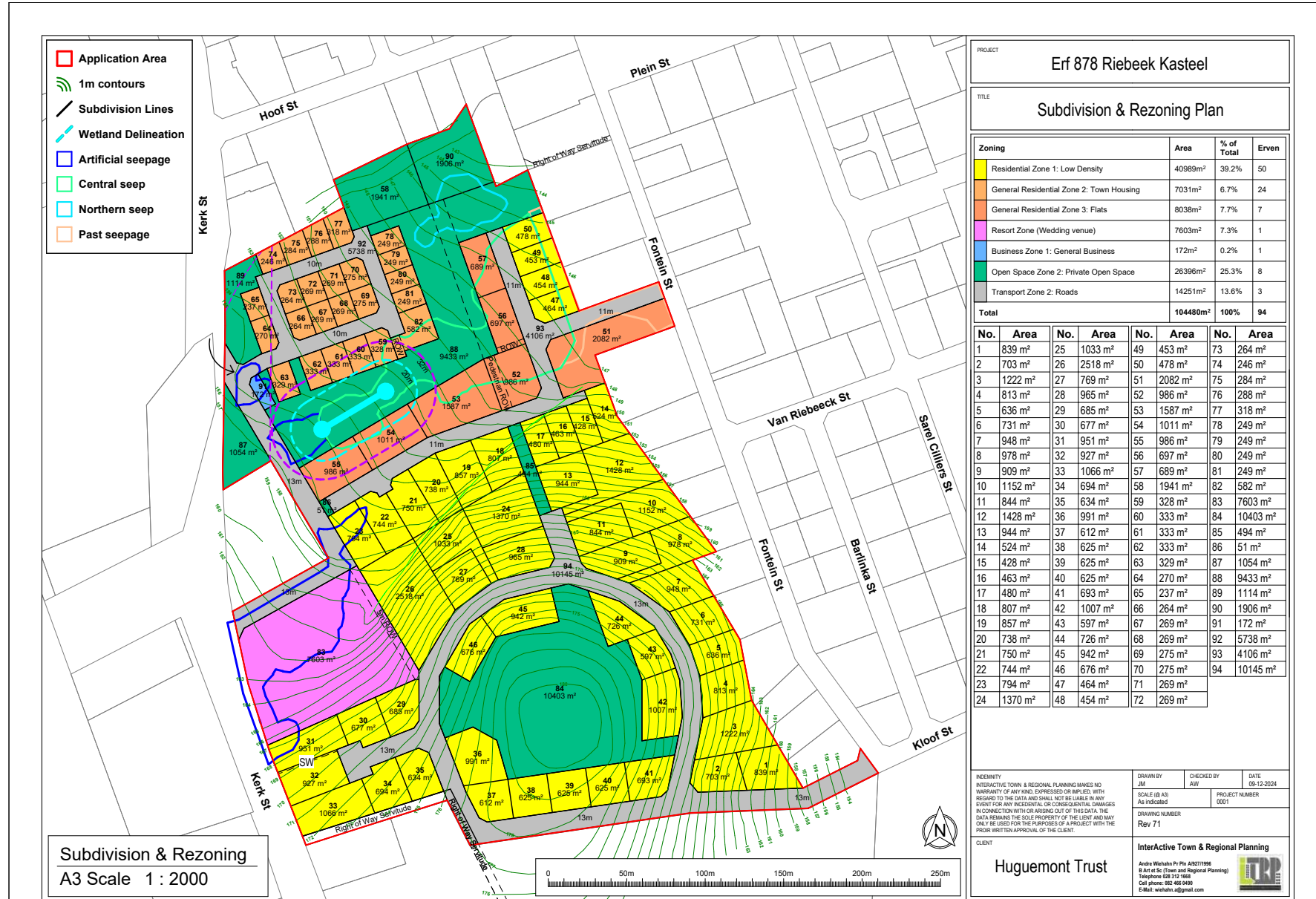


Figure 94: Site Development Plan Rev 71, InterActive Town and Regional Planning 2026

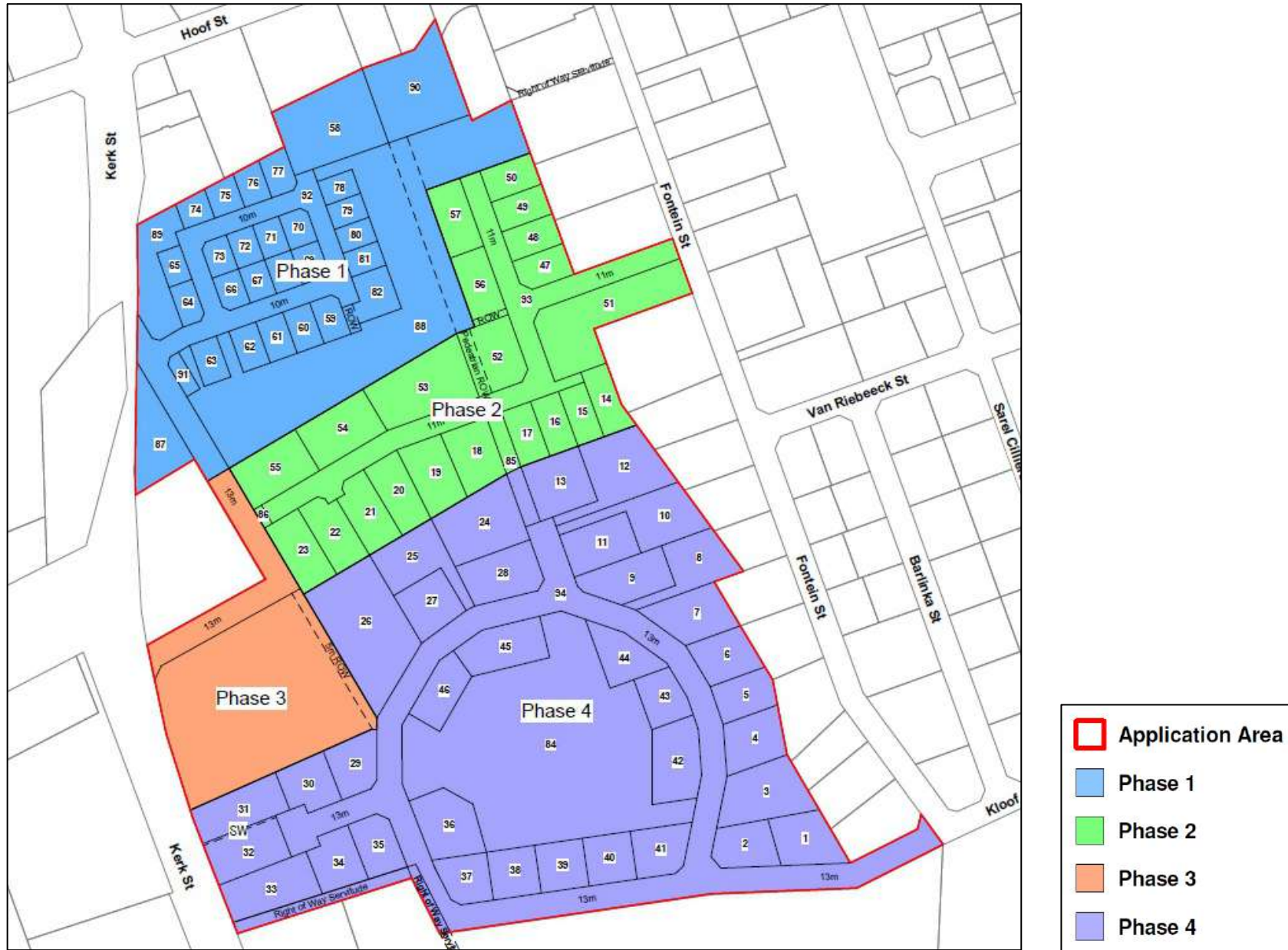


Figure 95: Phase implementation Development Plan, Interactive Town and Regional Planning 2026

## 6.4 PHOTOMONTAGES

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

EXISTING VIEWS	PHOTOMONTAGE VIEWS
	
<p>Figure 96: <u>Existing</u> eastbound view of the town and elevated site precinct</p>	<p>Figure 97: <u>Photomontage</u> eastbound view of the town and elevated site precinct hill</p>
	
<p>Figure 98: <u>Existing</u> eastbound view of the town and elevated site precinct</p>	<p>Figure 99: <u>Photomontage</u> eastbound view of the town and elevated site precinct hill, site development identified</p>

**EXISTING VIEWS**



Figure 100: Existing view of Church streetscape travelling east with elevated site precinct indicated

**PHOTOMONTAGE VIEWS**



Figure 101: : Photomontage view of Church streetscape travelling east with elevated site precinct indicated



Figure 102: Existing view of the site and hill from Church Street with the Barn in the foreground



Figure 103: Photomontage view of the site with the edge of the parking area in the foreground

**EXISTING VIEWS**



Figure 104: Existing view of the site south west corner and Church street boundary (left) from Church Street viewing east. The existing buildings are on the neighbouring farm

**PHOTOMONTAGE VIEWS**



Figure 105: Photomontage from Church Street viewing east with the site (left), depicting the low boundary wall and treescape on the road reserve



Figure 106: Existing westbound view the lower section of the site in the foreground (right) from Church Street before The Barn



Figure 107: Photomontage of site from Church Street before The Barn, viewing west to small retail use building (right) and retirement precinct (left)

**EXISTING VIEWS**



Figure 108: Existing view of the lower site from Church Street with the town in the middle ground

**PHOTOMONTAGE VIEWS**



Figure 109: Photomontage viewing from Church Street towards the retail centre from Church Street across the parking area



Figure 110: Existing panorama of the upper/southern site with the elevated hill



Figure 111: Photomontage of the upper/southern site with the open area (left) to retain the view towards the DRC steeple.

### 6.5 LANDSCAPE PLAN



Figure 114: Proposed Landscape Plan, JDV Landscape Studio, 2026

The current Landscape Plan now includes traditional cultural landscape species as well as locally occurring native species that will aid its connection into the existing cultural urban landscape. This applies to both trees and shrubs although there is a predominance of local native species in the shrub and groundcover list. Sections through the road reserves show the use of a variety of trees, shrubs and groundcovers in the design of sidewalks. This ensures that planting has been integrated into the streetscapes of the scheme and considered from the outset of the design development process.

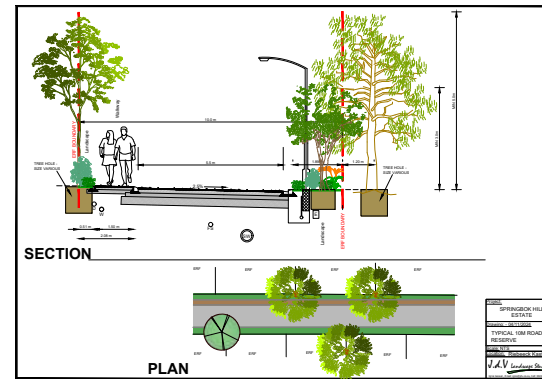


Figure 112: Proposed landscaping on the typical 10m wide road, JDV Landscape Studio, 2026

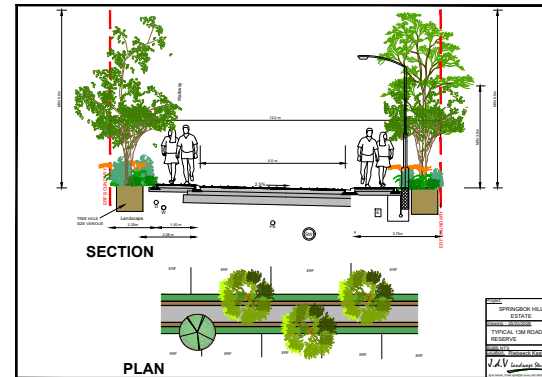


Figure 113: Proposed landscaping on the typical 10m wide road, JDV Landscape Studio, 2026

## 6.6 ARCHITECTURAL GUIDELINES

### 6.6.1 Introduction

The consultant Architect, Neil Bassow of Grow Architecture produced the Architectural Guidelines for the application. The guidelines are binding upon all residents, tenants and property owners in Springbok Hill Estate. The guidelines document outlines the procedural, planning and aesthetic considerations for all designs related to this development.

The guidelines are for the design of future buildings and are proposed to be enforced to ensure the buildings do not negatively impact the site.

Building plans are to be evaluated and endorsed by the Springbok Hill Homeowners Association (SHHOA) and Design Review Committee (DRC) prior to submission to Swartland Municipality. The DRC forms part of the SHHOA and consist of a qualified Architect, Landscape Architect and Urban Designer.

The decision of the Springbok Hill Homeowners Association (SHHOA), and the appointed Architect for the 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, with Heritage Western Cape approval.

The guidelines are supplementary & not in contradiction to the National Building Regulations, SANS 10400 and the requirements of the Local Authority.

### 6.6.2 Planning and Design controls

Each precinct outlines the Vision and Specific Visual Controls, in addition to the planning and aesthetic controls that specify building lines, scale, coverage and vehicular parking (if applicable).

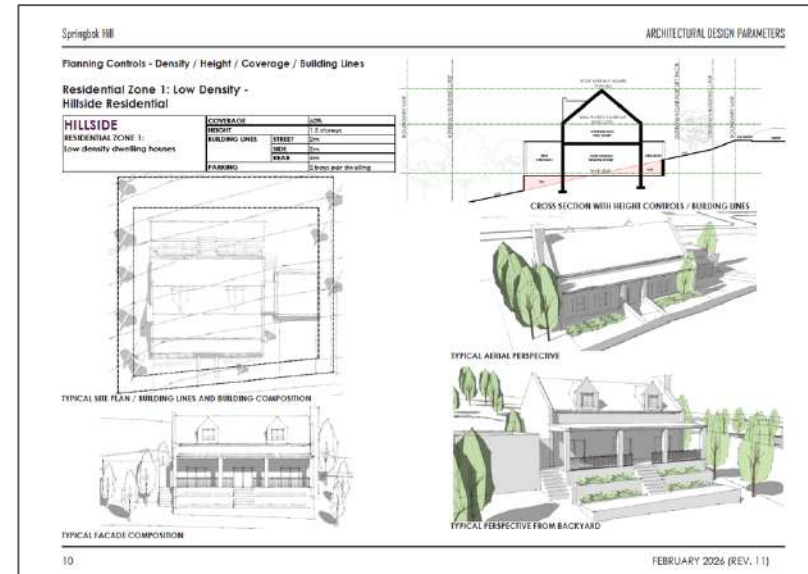


Figure 115: Planning controls for Residential Zone 1: Low density Hill side residential

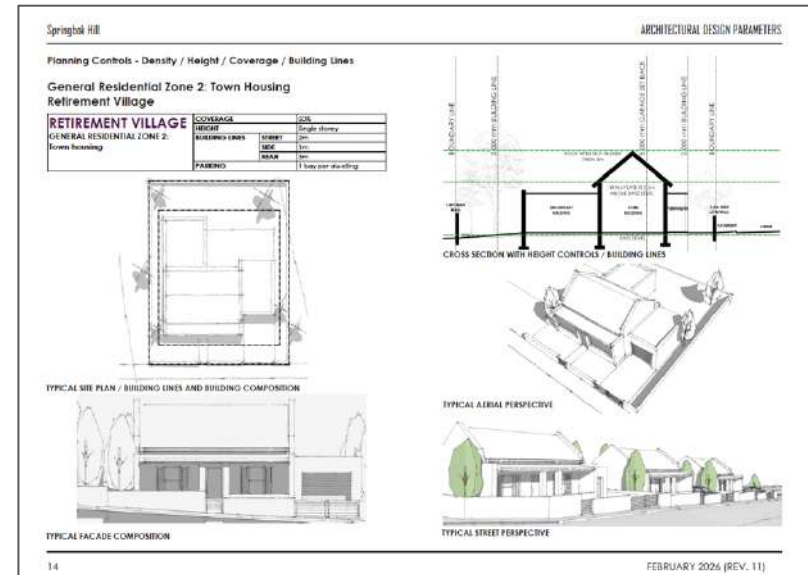


Figure 116: Planning controls for Residential Zone 2: Town Housing Retirement Village

Architectural Design Parameters specify the design of boundary and retaining walls, Garden retaining walls, and driveways. The composition section of the guidelines specifies the plan form, cut and fill, building platforms, core and secondary building sections and verandahs. The suitable materials for the proposed development are covered with material details including for roof coverings, walls, windows, balustrades, gates, chimneys, swimming pools and lighting.

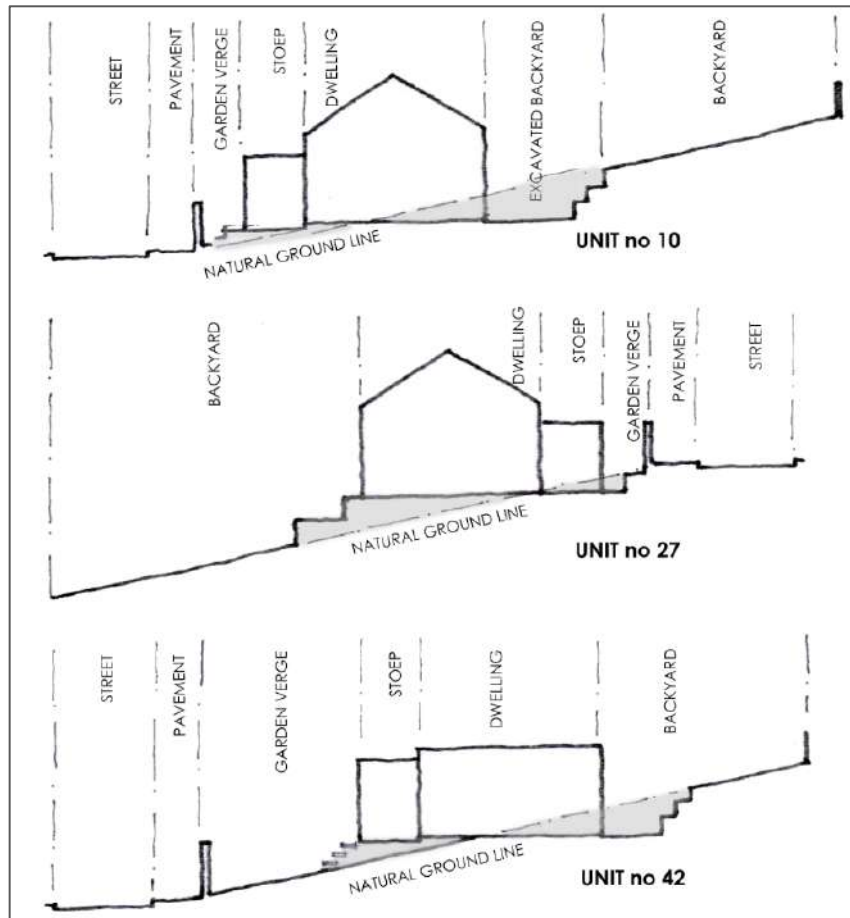


Figure 117: Example of the guidelines on cut and fill on sloped topography, Architectural guidelines Rev 14 2026

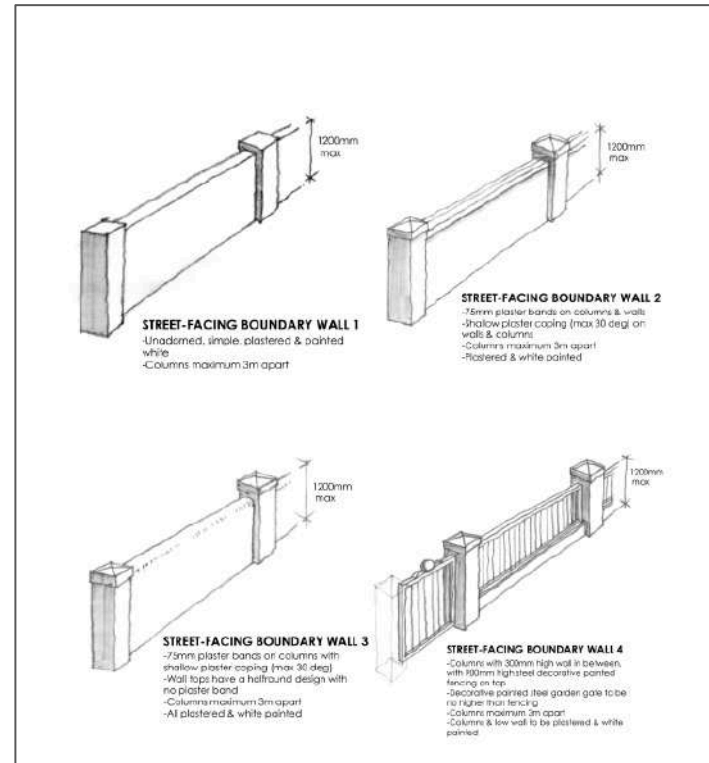


Figure 118: Types and sizes of typical street facing boundary walls, Architectural guidelines Rev 14 2026

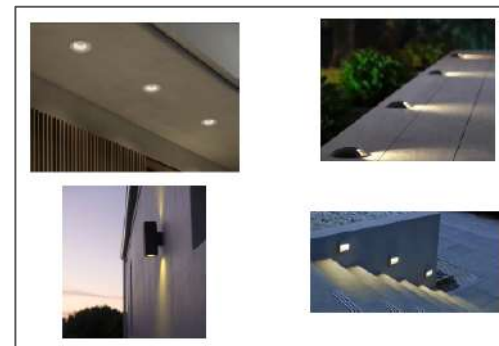


Figure 119: Visual examples of indirect illumination and external lighting, Architectural guidelines Rev 14 2026

## 6.7 TRAFFIC ASSESSMENT

A traffic impact assessment was conducted by Jac Botha from Route 2 engineers and was concluded that the proposed subdivision and rezoning of Erf 878, Riebeeek Kasteel will have limited to no impact along the adjacent roads and/or intersections.

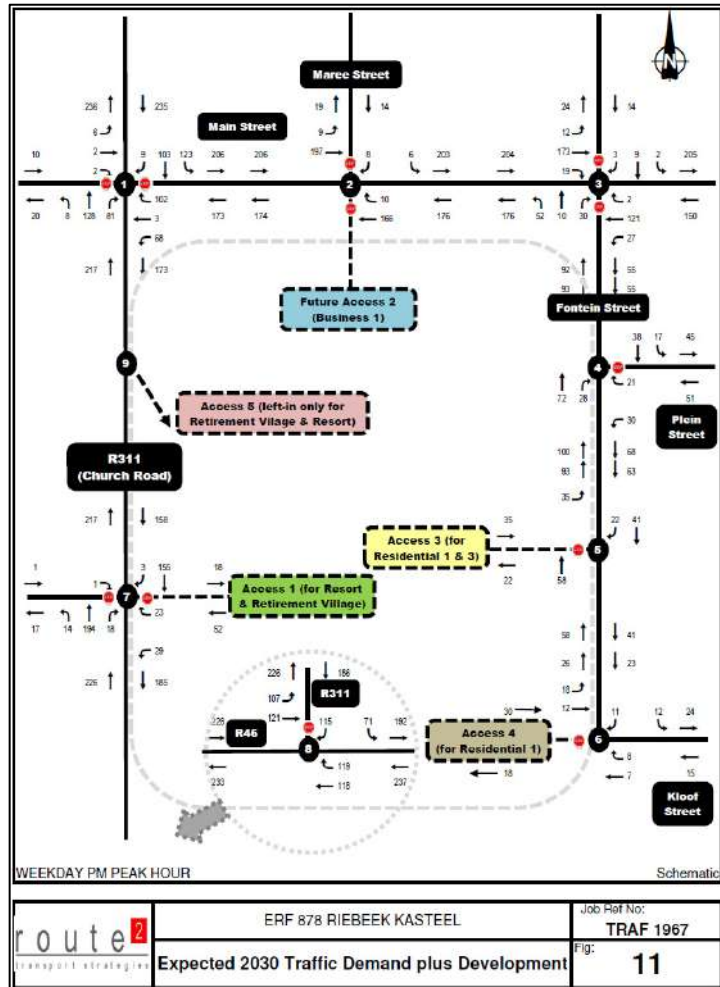


Figure 120: Expended traffic demand, Jac Botha

## 6.8 BULK INFRASTRUCTURE

### 6.8.1 Civil Engineering bulk Services

The proposed Civil Engineering bulk Services are available or could be made available for this development, and that the Subdivision & Rezoning Plan is supported from a Civil Engineering perspective, on conditions of agreements between the developer & the Swartland Municipality relating to bulk water and bulk foul sewer infrastructure, and the proposed road intersection onto Kerkstraat (at RD2) is approved by the Provincial Roads Authority (refer Riebeeek Kasteel Development Erf 878, Riebeeek Kasteel, Swartland Municipality Civil Engineering Services Report Ref. 20041 Rev. E December 2025, KLS Consulting engineers).

### 6.8.2 Internal Roads and Parking Areas

The design philosophy for the proposed internal road network will be similar to that of a typical urban road network, which includes a minimum 2.0% crossfall and minimum 0.5% longitudinal slope. This road network will consist of 5.0m, 5.5m & 6.4m wide asphalt or brick paved roads with formal kerbs/edgings, roadside channels and a stormwater drainage system consisting of an underground pipe/road edge culvert network. The internal road reserves will be 10 - 25m wide.

## 6.9 PLANNING APPLICATION

### 6.9.1 Planning application

The planning application for the subdivision and rezoning of the site including a consent use and phasing of the development will be submitted to the Swartland Municipality, after the HWC comment and DEA&DP decision, in terms of Chapter IV, Section 25.2(a),(o)&(d) of the Swartland Municipal Land Use Planning By-Law, 2020 (refer Table 2 extracted from the Planning report). Details of the application are as follows:

- Rezoning in terms of Chapter IV, Section 25.2(a) of the Swartland Municipal Land Use Planning By-Law, 2020 from Agricultural Zone 1 to Sub divisional Area for


residential use, a retirement village, parks, private open space, retail as well as roads;



- Subdivision in terms of Chapter IV, Section 25.2(d) of the Swartland Municipal Land Use Planning By-Law, 2020 of the sub divisional area and simultaneous rezoning and consent use for the subdivided portions in terms of Chapter IV, Section 25.2(a) & (o) of the Swartland Municipal Land Use Planning By-Law, 2020, from Agricultural Zone 1 to the following zonings and consent uses as outlined in Table 2;
- The phasing of the development in 4 phases in terms of Chapter VI, Section 75(g)(vi) of the Swartland Municipal Land Use Planning By-Law, 2020;
- The establishment of a Master Home Owners' Association for the application area in terms of Chapter IV, Section 39(1) of the Swartland Municipal Land Use Planning By-Law, 2020. The constitution will be submitted at a later stage for approval;
- The Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970), for the subdivision of the agricultural zoned land for township purposes.



### 6.11.2 Title Deeds


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

Table 2: Proposed planning application, InterActive Town & Regional Planning

2. The Application				
<b>a. Analysis: Title Deed</b> Refer to Annexure D for the Conveyancer Certificates.		The Conveyancer Monica Korf issued a certificate confirming that there are <b>no title deed conditions</b> restricting the development proposal.		
<b>b. Analysis: Development Criteria:</b>		The development parameters for the Erf 878, Riebeeck Kasteel as per the Zoning Scheme Regulation, are summarised as follows:		
The zoning parameters of the <b>existing zoning rights</b> are shown in the following table:				
Parameters	Existing Zoning	Comments		
Zoning	Agricultural Zone 1: Agriculture	The property is currently vacant and the consistent with the zoning.		
Primary Uses	Agriculture, Farm stall			
Consent Uses	Additional dwelling unit, Guest house, Tourist facility, Farm shop, Aquaculture, Intensive stock farming, Horticulture, Nursery, Riding school, Service trade, Mining, 4x4 route Commercial pet kenne, Bed & breakfast establishment, Conservation usage, Agri- village, Composting, Racing track, Boat launching facility, Conference facility, Exhibition centre, Transmission tower, Rooftop base station, Renewable energy structure			
Coverage	N/A			
Floor Space	500m <sup>2</sup> for farm shop			
Height	2 storeys & 8m 12m for agricultural buildings			
Building lines	Street			30m
	Side			30m
	Rear			30m
Parking	Not applicable			
The following tables reflect the <b>proposed zoning rights and subsequent uses</b> of the proposed erven based on the subdivision plan and read with the proposed Architectural Guidelines- <b>Refer to Annexure L</b> .				
Erven 1-50				
The Proposal	Relevant Municipal Zoning Parameters		Proposed Architectural Guideline Development Parameters	
Residential Zone 1: Low density dwelling houses 	<b>Zoning</b>	Residential Zone 1: Low Density	Residential Zone 1: Low Density	
	<b>Primary Uses</b>	Dwelling	Dwelling	
	<b>Consent Uses</b>	Second dwelling or double dwelling, bed-and breakfast establishment, guest house, day care centre, place of education, place of worship, home occupation, house shop, house tavern.	N/A	
	<b>Coverage</b>	Erven up to 1000m <sup>2</sup> = 50%, and larger than 1000m <sup>2</sup> = 500m <sup>2</sup> with coverage of 40%.	60% 40% on hilltop	
	<b>Height</b>	2 storeys	1.5 storeys 1 storey on hilltop	

	Building lines	Street	4m 3m (for depth less than 20m)	2m 4m on hilltop	
		Side	1.5m	2m 4m on hilltop	
		Rear	2m	4m	
	Parking	Dwelling: 2 bays		2 bays per dwelling	
<b>Erven 59-82</b>					
<b>Proposal</b>	<b>Relevant Municipal Zoning Parameters</b>		<b>Proposed Architectural Guideline Development Parameters</b>		
General Residential Zone 2: Town housing to accommodate a retirement town house development with a clubhouse on Erf 82. 	Zoning	General Residential Zone 2: Town Housing	General Residential Zone 2: Town Housing		
	Primary Uses	Town housing, Dwelling	Town housing, Dwelling		
	Consent Uses	Flats, Home occupation	N/A		
	Density	50 units per hectare gross	N/A		
	Coverage	50%	50%		
	Height	8m to the wall-plate 10.5m to the top of the roof	Single storey		
	Building lines	Street	2m	2m	
		Side	0m internal 2m external	1m	
		Rear	0m internal 2m external	3m	
	Parking	Group dwelling: 1.75 bays unit plus 0.25 per unit for visitors		1 bay per dwelling	
	<b>Erf 51-57</b>				
<b>The Proposal</b>	<b>Relevant Municipal Zoning Parameters</b>		<b>Proposed Architectural Guideline Development Parameters</b>		
General Residential Zone 3 to accommodate flats 	Zoning	General Residential Zone 3: Flats	General Residential Zone 3: Flats		
	Primary Uses	Flats, guest house, boarding house, dwelling, residential building, lodge, group housing, town housing	Flats, guest house, boarding house, dwelling, residential building, lodge, group housing, town housing		
	Consent Uses	Shop, institution, place of education, place of assembly, home occupation, transmission tower, rooftop base station.	N/A		
	Coverage	40%	70%		
	Floor Factor	2	N/A		
	Height	21m	1.5 storeys		
	Building lines	Street	5m	2.5m	
		Side	5m	0m	
		Rear	5m	5m	
	Parking	Flats: 1.25 bays per unit plus 0.25 bays per unit for visitors		Flats: 1.5 bays per dwelling unit	

<b>Erf 83</b>				
<b>The Proposal</b>	<b>Relevant Municipal Zoning Parameters</b>		<b>Proposed Architectural Guideline Development Parameters</b>	
A Resort Zone erf to accommodate events and wedding venue 	Zoning	Resort Zone: Resort	Resort Zone: Resort	
	Primary Uses	Holiday Accommodation, Lodge, Guest House, Conservation Usage, Private Open Space	Holiday Accommodation, Lodge, Guest House, Conservation Usage, Private Open Space	
	Consent Uses	Tourist Facility, Resort Shop, Conference Facility, Transmission Tower, Rooftop Base Station, Boat Launching Facility, Filming.	N/A	
	Coverage	As determined by the municipality	N/A	
	Floor Space	As determined by the municipality	N/A	
	Floor Factor	As determined by the municipality	N/A	
	Height	As determined by the municipality	6m to wall-plate 9m to roof apex	
	Building lines	Street	As determined by the municipality	10m
		Side	As determined by the municipality	10m
		Rear	As determined by the municipality	10m
	Parking	Places of Assembly & entertainment: 1 bay per 4 seats Conference Centre: 8 bays per 10 seats		1 bay per 20m <sup>2</sup>
<b>Erf 91</b>				
<b>The Proposal</b>	<b>Relevant Municipal Zoning Parameters</b>		<b>Proposed Architectural Guideline Development Parameters</b>	
To establish a Business Zone 1: General Business erf 	Zoning	Business Zone 1: General Business	Business Zone 1: General Business	
	Primary Uses	Business premises, Flats, Offices, Office park, Restaurant, Service trade, Public parking, Animal hospital, Nursery, Transmission tower, Rooftop base station, Wine shop.	Business premises, Flats, Offices, Office park, Restaurant, Service trade, Public parking, Animal hospital, Nursery, Transmission tower, Rooftop base station, Wine shop.	
	Consent Uses	Service station, Hotel, Funeral parlour, Car wash, Residential building, Place of assembly, Place of entertainment, Adult entertainment enterprise, Institution, Bottle store.	N/A	
	Coverage	100%	25%	
	Floor Factor	3	N/A	
	Height	6 storeys	3.5m to wall-plate	
	Building lines	Street	0m	0m
		Side	0m 3m where abutting residential	0m
		Rear	0m 3m where abutting residential	1m
	Parking	Shop: 1 bay per 25m <sup>2</sup> GLA		1 bay per 20m <sup>2</sup>

Erven 58, 84-90			
The Proposal	Relevant Municipal Zoning Parameters		Proposed Architectural Guideline Development Parameters
Open Space Zone 2: Private Open Space erf to accommodate open space erven 	<b>Zoning</b>	Open Space Zone 2: Private Open Space	Open Space Zone 2: Private Open Space
	<b>Primary Uses</b>	Private open space, conservation usage, transmission tower, rooftop base station, filming	Private open space, conservation usage, transmission tower, rooftop base station, filming
	<b>Consent Uses</b>	Cemetery, wall of remembrance, camping site, 4x4 route, boat launching facility, racing track	N/A
Erf 92-94			
The Proposal	Relevant Municipal Zoning Parameters		Proposed Architectural Guideline Development Parameters
Transport Zone 2: Roads to accommodate the public roads within the development	<b>Zoning</b>	Transport Zone 2: Roads	Transport Zone 2: Roads
	<b>Primary Uses</b>	Public street, Private road, Public parking, Private parking.	Public street, Private road, Public parking, Private parking.
	<b>Consent Uses</b>	Any use determined by the municipality.	N/A
<b>c. The Application</b> Refer to Annexure I for Subdivision & Rezoning Plan	<p><b>Application is hereby made for the following:</b></p> <ol style="list-style-type: none"> <li><b>Rezoning</b> from Agricultural Zone 1 to Subdivisional Area.</li> <li><b>Subdivision</b> of the subdivisional area into 94 portions and simultaneous <b>rezoning</b> of the subdivided portions from Agricultural Zone 1 to the following zonings:                             <ul style="list-style-type: none"> <li>50 erven: Residential Zone 1: Low Density</li> <li>24 erven: General Residential Zone 2: Town-housing</li> <li>7 erven: General Residential Zone 3: Flats</li> <li>1 erf: Resort Zone: Resort</li> <li>1 erf: Business Zone 1: General Business</li> <li>8 erven: Open Space Zone 2: Private Open Space</li> <li>3 erven: Transport Zone 2: Roads: 3</li> </ul> </li> <li><b>Departures as follows:</b> <ul style="list-style-type: none"> <li>Coverage departure on Residential Zone 1: Low Density erven</li> <li>Street building line departures on Residential Zone 1: Low Density erven</li> <li>Parking departure on General Residential Zone 2: Town Housing erven</li> <li>Coverage departure on General Residential Zone 3: Flats erven</li> <li>Street and side building line departures on General Residential Zone 3: Flats erven</li> <li>Departure to allow for the land use of a clubhouse</li> </ul> </li> <li><b>Consent Use</b> for a Tourist Facility.</li> <li>The <b>phasing</b> of the development in 4 phases.</li> <li>The establishment of a <b>Master Home Owners' Association</b>.</li> </ol>		

### 6.10 PREVIOUS LAYOUT ALTERNATIVES

A series of layout alternatives were designed in the design process.

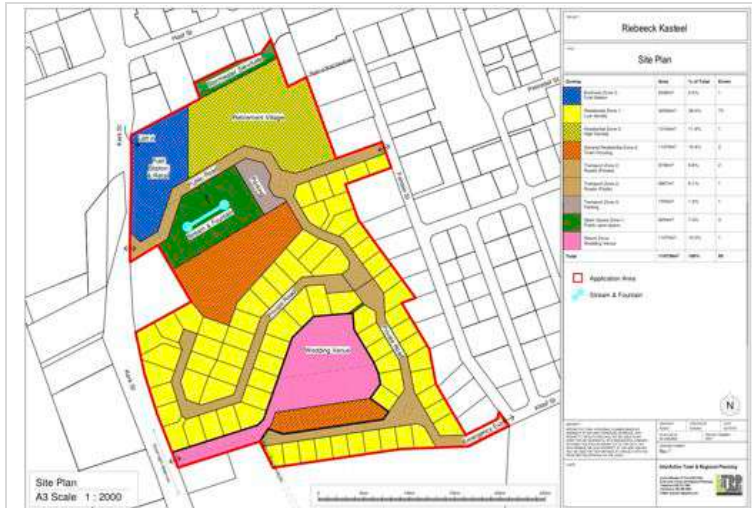


Figure 121: Initial layout with a venue facility located on the crest of the hill, October 2023

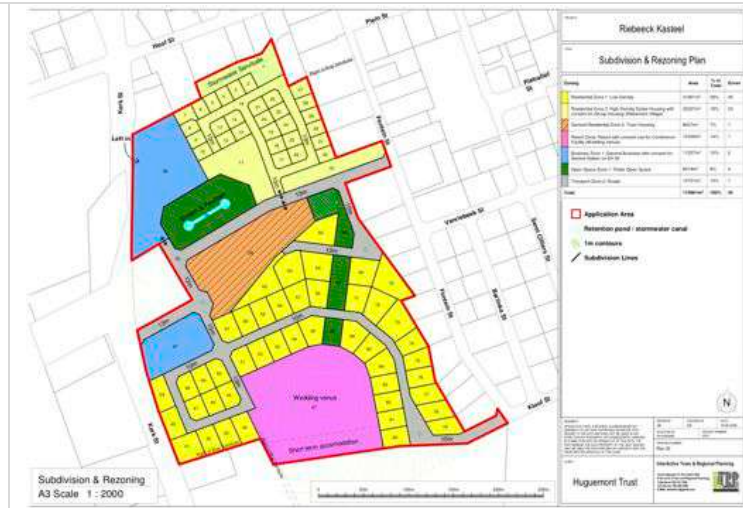


Figure 122: Layout similar to the option (left) with less residential erven, October 2023



Figure 123: Removal of the venue facility on the hill,

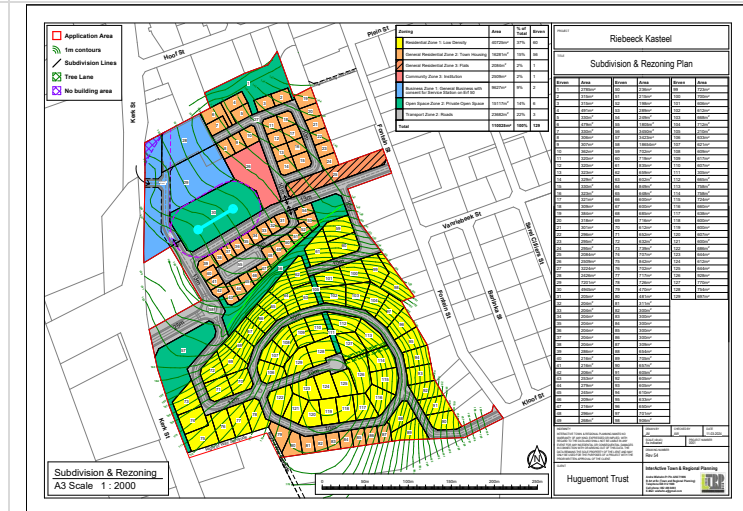


Figure 124: Layout prior to the preferred proposed with the same sized erven on the hill' crest, November 2024

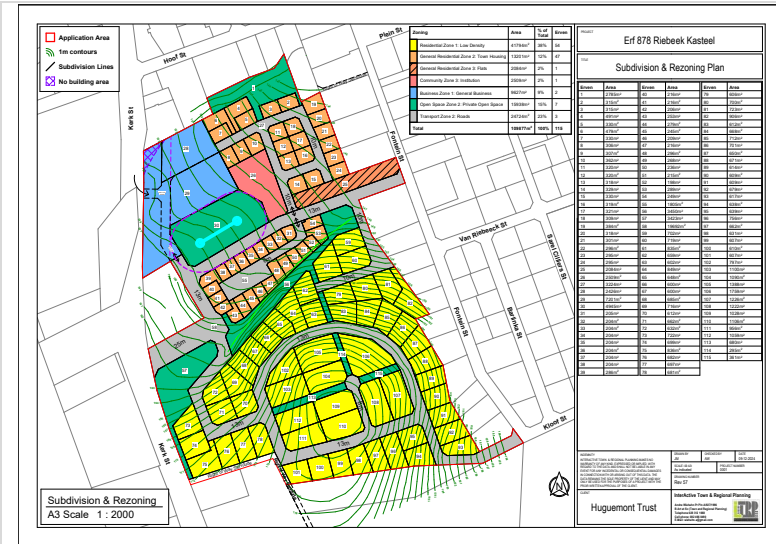


Figure 125: 2025 layout (above) and photomontage (below) that HWC provided their 2025 Final comment

Figure 126: 2025 Photomontages of the 2025 application that HWC provided the 2025 comment

## 7. VISUAL IMPACT ASSESSMENT

### 7.1 INTRODUCTION

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

### 7.2 VIA KEY ISSUES

The following key issues

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

### 7.3 VISIBILITY OF THE SITE

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

Overall there are very limited opportunities to see the site from most of the old town and newer areas except those on Fontein Street that are neighbour to it. This is due to

*the street orientations and the closed east–west streets that are blocked onto the site. The best views and largely views of the site are the two stretches on the R311/Church Street.*



Figure 127: Site and general area photographic locations on satellite image.

## 7.4 VISUAL IMPACT ASSESSMENT

### 7.4.1 Key Issues

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

### 7.4.2 Visual Assessment

The visual environment can be structured into the following components:

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

### 7.4.3 Triggers for Visual Assessment

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

#### **The nature of the receiving environment:**

- Areas with protection status, such as national parks or nature reserves;
- Areas with proclaimed heritage sites or scenic routes;
- Areas with intact wilderness qualities, or pristine ecosystems;

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

#### **The nature of the project:**

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

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

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

#### 7.4.4 Distribution of Impacts

"Beneficiaries and losers"<sup>7</sup> (PGWC, p 21) of the project's visual impacts are mainly local as the development will only have high visual impact to the local environment.

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

#### 7.4.5 Visual Impact Assessment

- **VISUAL IMPACT:** The proposed development will have a moderate-high impact on the landscape causing noticeable change to the visual environment.
- **VISIBILITY:** The development has mixed high to low visual exposure; moderate-high visual absorption capacity; medium compatibility; and moderate to high visibility from different locations.
- **NATURE OF IMPACT:** The development's visual impact has district extent, long-term duration, medium intensity, definite probability, and medium significance on the landscape.
- **RECOMMENDATIONS:** are made covering the SDP, architecture, scheme name, landscape plan, open space, tree plan, planting, fencing, colouration and maintenance.

#### 7.4.6 Visual Management and Monitoring Plan

- Sound Visual Management is the ultimate aim of the VIA process. The Mitigation Recommendations developed in the report need to be implemented.
- This process of implementation will occur throughout the lifetime of the project, hence, the need for a Monitoring Plan. Institutions, individuals and organisations referred in the Monitoring Plan must develop a means of achieving the monitoring otherwise this report serves no purpose.

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<sup>7</sup> Possible better designations are "winners and losers" or "beneficiaries and adversaries" as, so often objectors become opponents in environmental and visual impact.

- Once the VIA Report has been approved, the Developers must seek the implementation of the recommendations as soon as possible.

## 7.5 RECOMMENDATIONS

### 7.5.1 Mitigation Recommendations

1. **Site Development Plan:** the new SDP is well integrated to site and town requiring no specific changes except possibly the uppermost ring of houses around the hilltop, which are more contemporary low-slung structures that may be better treated with the more traditional idiom used elsewhere on the site.
2. **Architecture:** The design and layout of buildings is better incorporated with the historic town, however, there are contemporary low-slung buildings on the hilltop that may seem out of place compared with the more traditional idiom used elsewhere.
3. **Landscape Plan:** A Landscape Plan with reference to traditional tree and shrub species is desirable e.g. Oak and Gum trees, popular horticultural species and cultivars.
4. **Open Space:** has been carefully integrated into the core of the design, however:
  - a. **Guidelines to control the hillside vegetation** in private backyards are needed, as these slopes are partly natural renosterveld and should be enhanced.
5. **Tree Plan:** Trees both on-site and adjacent need to be mapped to ensure their conservation and incorporation into the development, including both traditional heritage tree species like oaks, gums and poplars, and indigenous/endemic species like Wild Olive.
  - 5.1 Items **5 Tree Plan**, **6 Planting** and **8 Colouration** require incorporation into the Landscape Guidelines.
6. **Planting:** There is no need to rigidly adhere to any "indigenous-only" kind of botanical extremism in an urban setting, especially one with strong historic connections. The planting of popular horticultural species and cultivars is acceptable.

7. **Fencing:** Is always a key feature of Architectural/Landscape detailing as it strongly affects the edge condition. Subtle, well-detailed, traditional fencing options and colours are preferred.
8. **Colouration:** Colouration is a key tool to fitting any development into the landscape. Sage and/or sandy colourations in subtle tones are usually preferable in fynbos/renosterveld locations. Unnatural colouring such as brilliant whites, intense blacks, vivid and unnatural reds, greens, browns and blues should be avoided;
  - 8.1 **Natural colouring** with sage, light grey and / or sandy hues in subtle tones should be used, with highlights of darker shades of the above around doors, windows etc;
  - 8.2 **Unnatural colouring** such as brilliant whites, intense blacks, vivid and unnatural reds, greens, browns and blues should be avoided;
  - 8.3 **A subtle combination of scheme colours** needs to be developed that will avoid a mass approach to colouration with a high visual impact.
9. **Maintenance:** Landscape Maintenance, both private and public, including streetscapes, needs to be integrated into the scheme.

#### 7.5.2 Construction Phase Impacts

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

##### Construction

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

##### Mitigation Recommendation: Construction

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

**Pollution:** Chemical damage by cement mixing directly on the ground and by diesel, etc spills must also be prevented at all costs, as should vandalism of the plants and

accidental damage to limbs by workers and machinery. Fires must be prevented also at all costs in all areas. Penalties and incentives should be implemented as can fencing off areas.

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

#### 7.5.3 Operation Phase Impacts

Lighting, landscape maintenance and conservation management are discussed.

##### Lighting

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

##### Mitigation Recommendation: Lighting

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

#### 7.5.4 Conservation Management and Landscape Maintenance

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

##### Mitigation Recommendation: Conservation Management and Landscape Maintenance

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

#### 7.5.5 Decommissioning Phase Impacts

On-going landscape maintenance and conservation management remains necessary.

#### 7.5.6 Refurbishment and Resale

This is a continuing aspect of the property ownership cycle.

##### Mitigation Recommendation: Refurbishment and Resale

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

## 8. ARCHAEOLOGICAL IMPACT ASSESSMENT

### 8.1 INTRODUCTION

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

### 8.2 STUDY APPROACH

#### 8.2.1 Method

The overall purpose of the study is to assess the sensitivity of archaeological resources on Erf 878, to determine the potential impacts of the development on such resources, and to avoid and/or minimise such impacts by means of management and/or mitigation measures. Heritage resources identified during the study were recorded on a handheld Garmin Oregon 500 GPS units set on the map datums WGS 84. A trackpath of the survey was created (refer Figure 128). A desktop study was carried out to assess the heritage context surrounding the proposed development site.

#### 8.2.2 Constraints and limitations

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

#### 8.2.3 Identification of potential risks

There are no archaeological risks associated with the proposed development.

### 8.3 ARCHAEOLOGICAL CONTEXT

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

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

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

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



Figure 128: Track path (in blue) & waypoints of archaeological finds

## 8.4 RESULTS

### 8.4.1 Site Inspection

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

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

Table 3: Waypoints and descriptions of finds

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



Figure 129: Collection of Stone Age remains, and floor tile, recorded during The field study. Scale is in cm.

### 8.4.2 Grading

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

### 8.4.3 Graves

No graves were, encountered during the field assessment.

### 8.4.4 Anticipated Impact

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

## 9. HERITAGE ASSESSMENT

### 9.1 HERITAGE ASSESSMENT


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

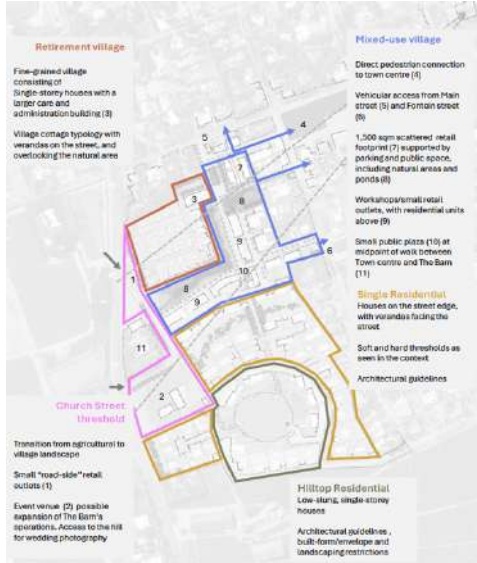
- The degree of significance of the site;
- The site's contextual significance;
- Reversibility versus irreversibility of a negative impact;
- Renewability versus non-renewability of a heritage resource;
- Degree of resilience of a heritage resource, i.e. its ability to accommodate change.

Table 4: Heritage Impact assessment

No	Indicator	Indicator detail	Proposal <sup>8</sup>	Assessment	Comment
A	<b>Overall Development</b>				
1	Position of proposed development in relation to the town	The location of the proposed development should complement the townscape and be permissible in the forward planning of the town.	The site is located within the urban edge line and identified for future development in the municipality's Planning reports.	Positive	
2		The development should be an extension of the town that is connected through the historic grid of streets, layout of orthogonal blocks, pattern of buildings location in relations to the streets, buildings scale and massing and architectural language, and street interfaces. It should not be a development that is distinct in building pattern, block layout and form, architecture and townscape character from Riebeek Kasteel. The development	The proposed development will be open and accessible to the public, except the Retirement facility which will be access controlled. The layout has been determined by the informants of the historic townscape and the site's topography. The Architectural Guidelines promote a contemporary Cape Vernacular with	Positive	Public access to the majority of the development is positive. The retirement facility is acceptable as access controlled.

<sup>8</sup> Refer Architectural Design Parameters Rev. 9, February 2025

No	Indicator	Indicator detail	Proposal <sup>8</sup>	Assessment	Comment
		and should read as a continuation of the town.	specifications on buildings, boundary walls, and acceptable materials. The Landscape master plan supports the Concept masterplan with soft and hard landscaping proposals		
3	Accesses to the development	Ensure the development's public routes connect to the townscape's street grid in various locations. The proposed development is not an exclusive precinct (gated).	<p>This scheme proposes five pedestrian access points into the new development from the north and east. The three northern entry points are currently over properties not within the site boundary. The two currently available access points are from Fontein street.</p> <p>This scheme allows anyone to walk from the town center, through the development, to The Barn. It also allows access to the top of the hill and can thus form part of a larger walking or running route through Riebeek Kasteel.</p> <p>The exception to the retirement facility (access controlled for both visitors &amp; residents).</p>	Positive	<p><i>Pedestrian access points</i></p> 

No	Indicator	Indicator detail	Proposal <sup>8</sup>	Assessment	Comment
4	<b>Uses within the new development</b>	Mixed uses with predominate residential use with a variety of residential accommodation types, and predominately single residential.	Proposed uses are: - Small retail component, with associated parking area; - Residential: Townhouses, detached residences, retirement complex and apartments. - Parks and roads	Positive	Concept Masterplan identifies the precincts of the proposed mixed use development. 
5	<b>Layout of the new development</b>	Variety of precincts, that responds to each other, and interconnected with landscaped and publicly accessible routes and parks. The layout is to respect the sloped typology of the site, especially the crest of the hill. The development on the hill to be a lower density and scale that the remaining development, especially above the 170m contour. To realise a treescape of enough abundance amongst the buildings, specific spaces are required for tree clusters and along roads and routes.	The layout has been informed by the HWC 2025 Final comment and previous design alternatives.  The layout is informed by the spatial connection to the historic town, site's topography and natural systems, retention of views to the town's landmark church, retention of the R311 Scenic route and the	Positive,	The layout achieves the following: Connect to the heart of town and position the future retail offering to form part of the existing town centre.  Negotiate access in order to strengthen pedestrian connection to town centre and establish a pedestrian walking network to connect to the town.  Align the stormwater retention system with current site conditions and landscaping opportunities

No	Indicator	Indicator detail	Proposal <sup>8</sup>	Assessment	Comment
			<p>requirement for a mixed use development.</p> <p>The proposed development above the 170m contour line has been designed in a different typology – low scale, flat roofs, low site coverage and the layout informed by the contours</p>		<p>Establish a 'wetland' park following the current flow and ponding of the system, to also act as privacy and security threshold for retirement village.</p> <p>Reimagine the western edge as a transitional zone between agriculture and village.</p> <p>Integrate the hill into the existing public open space system of the town.</p> <p>Complete the fragmented town blocks.</p> <p>Limit vehicular movement crossing the site.</p> <p>The development above the 170m line is assessed as acceptable in the resolution of the design of the erven, architectural guidelines and the design of the crest of the hill as a public park.</p>
6	<b>Extension of the town grid</b> into the proposed neighbourhood	Extend the town's grid into the new development in the form of routes, buildings positions and landscape elements	The grid pattern has been incorporated into the proposed development's layout.	Positive	The urban design report recommends using tree avenues to visually connect the existing town's grid to the hill. The retention of the hill's crest as an undeveloped area assists this recommendation.
7	<b>Respond positively to the topography</b>	<p>Respond to the crest of the hill with a public park (no buildings).</p> <p>The buildings should be positioned on the natural ground level (NGL). Do not allow cascading single storey buildings i.e. limit footprint on the sites. Specify a limited scale for 'cut and fill' into the</p>	The crest of the hill is proposed as a public park 'Hill park' that is landscaped with Renosterveld species and olive trees to create a buffer to the surrounding residences. The park has various public pedestrian paths that provide access.	Positive	The residences below the Hill Park are designed as single storey, low scale, flat roofed and low density

No	Indicator	Indicator detail	Proposal <sup>8</sup>	Assessment	Comment
		sloping erven (and within the buildings and the gardens). Place buildings and routes along contours as far as possible. Include the option of single storey residences with limited accommodation in the roofs. Ensure buildings lines on the lateral erven are wide enough to accommodate future trees and shrubbery.	The design guidelines specify footprint, building lines to respond to the topography.  Roads are predominately aligned to contours.		
8		Design streetscapes to immediate gardens to be at roughly the same level or not more than 1m level difference in level	Guidelines specify response to the development on sloped ground adjacent to the street.	Positive	Included in the Architectural guidelines.
9	<b>Fountain</b>	The Fountain must become a publicly accessible structure and be provided with a suitable vegetated setting	The Fountain is enhanced and celebrated through the articulation of a multi – purpose, vegetated public area.	Positive	
10	Interface of the higher density residential, and commercial zones precincts to not negatively impact the adjoining landscapes/ single residential erven / CBD	Interfaces to be designed to prevent negative impacts to the properties adjacent and outside of the development e.g. <ul style="list-style-type: none"> <li>- Lower density to interface to the agricultural landscape.</li> <li>- Parking area onto Church Street requires abundant landscaping and possibly a low wall defining the parking area.</li> </ul> Appropriate measures should prevent future commercial use buildings to be developed on the proposed parking area, unless there is a detailed heritage assessment.	Higher density residential accommodation within the mid site precinct.  Parking area onto Church Street with vegetation on boundary.  Low density buildings, wetland area and vegetated boundary area on the R311 edge.	Positive	Interfaces have been carefully considered and advised by the HIA process and HWC Final Comment 2025 (e.g. building scale, massing form and facades, landscaping, building lines).

No	Indicator	Indicator detail	Proposal <sup>8</sup>	Assessment	Comment
12	Respect the view towards the dominant building, DRC Church Steeple	Consider the views from Church Street and the proposed development towards the landmark Church building	A parkland area is proposed to respect this view cone	Positive	
13	Lighting	All lighting is required to be low in luminance to avoid negative effects of light pollution on the rest of the town, agricultural landscape, proposed development's streets and adjacent future and existing neighbouring properties. To be clearly specified in the guidelines and adhered to in the development.	The Architectural Design Parameters specify low level, non-intrusive lighting.	Positive	Architectural Design Parameters specify boundary wall lighting (no. of lights), movement sensors, type of low level illumination and all lighting fixed to facades.
<b>B</b>	<b>Future buildings</b>				
1	Design Architectural Design Parameters to guide and assess future buildings	Design Architectural Design Parameters are to ensure the pattern of buildings within the town is replicated (e.g. variety of appropriate buildings, architectural language, scale, placement on erven), and that enough design controls are defined to prevent a development that is not within the character of Riebeek Kasteel and will result in a negative impact to the town.	Architectural Design Parameters are amended to the application. The Single Residential properties are intended to be sold to the public, and designed / developed by individual owners. It is not the intention to develop these properties on a plot and plan basis.	Positive	Architectural Design Parameters will ensure the future buildings will respond to the architectural language and pattern of development to the historic town, while incorporating contemporary design where appropriate.
2	Commercial use buildings design	To be designed in the same pattern of commercial buildings in the townscape	Retail use buildings are in the mixed use section,	Positive	

No	Indicator	Indicator detail	Proposal <sup>8</sup>	Assessment	Comment
		i.e. fronting the public routes and spaces, and not large massed buildings, but fragmented and connected traditional barn shaped forms.	designed in a fine grained manner and incorporated into the built fabric of the development.		
3	Scale of buildings	<p>Low density and scaled buildings are specified in the architectural design parameters, and are informed by the historic built environment which are low-scaled buildings.</p> <p>On the elevated sections of the site the residences have a low site coverage to permit vegetation, are flat roofed and with natural materials (e.g. stone walls).</p>	Scale of buildings are specified for all precincts as detailed in the Architectural Design Parameters. The majority of structures will be limited to single storey.	Positive	Architectural Design Parameters are clearly illustrated with permitted scales of buildings and structures scales.
4	Street interface between buildings and the streets	A positive spatial relationship is to be designed between the buildings and the streets, pedestrian paths and parks, from appropriately scaled boundary definitions, ground level relationships between the street and the private owned erven and vegetation on the street pavement and the front garden.	Architectural Design Parameters specify the scale and materiality of boundary structures, concentrating on the street boundary definition, and responding to the individual precincts.	Positive	Architectural Design Parameters specify street building lines, street, scale of the boundary structures and pavement materials. Landscape Plan illustrates trees on the road reserves.
5	Roofscapes	<p>A variety of pitched roofscapes will respond positively to the townscape roofscape patterns.</p> <p>Pitched roofscapes should consists of primary and secondary roofs: Primary roofscape is double pitched between approx. 30 – 40 degrees, and the secondary roofscapes are verandah roofs (approx. 12-15 degrees slope) and lean to rear / connection roofs</p>	The roof landscape is proposed with variations depending on the specific precinct specifications and the roofscape design (eg gables/hip roof ending).	Positive for the variety of roofscapes in Architectural Design Parameters, and the allowable roof coverings and colours.	Roofscapes proposed have a variety in a limited design pattern, that include gables, hipped roofs as the primary roof and verandah and lean-to roofs and secondary roofs, in addition to flat concrete roofs.

No	Indicator	Indicator detail	Proposal <sup>8</sup>	Assessment	Comment
		(approximately 7 degrees slopes, and as specified by manufacturer). Certain buildings can be a flat/parapet wall roofscapes, if in a minority to the development. Gables should be simple and not elaborate, and the proportions vertical and determined by the allowable width and scale of buildings. Roof materials should be dark in colour.			
6	Architectural language	The architectural language to be informed by the historic buildings in Riebeeck Kasteel i.e. a walled with punched window and door openings and a defined roofscape.	Architectural Design Parameters are informed by the Cape Vernacular without the mimicking of historic styles, but the informing of the language and the contemporary interpretation.	Positive	
<b>C</b>	<b>Landscaping</b>				
1	Incorporate landscaping into the proposals, especially the public areas	Use clusters of trees, landscape elements and building placements to create a layered townscape consisting the buildings, structures and vegetation, reflective of the historic townscape.  Define precincts, sites and routes with landscaping	Registered Landscape Architect provided a Landscaping Master plan indicating treescape and vegetated areas	Positive for the design and selection of plan species.	Landscape Master plan to be developed into a detail design phase to be approved at the later approval stage.
2		Retain enough side spaces on the residential erven to allow for vegetation between the buildings	Building lines specified in Architectural Design Parameters to be able to vegetate between and around the buildings	Positive	

No	Indicator	Indicator detail	Proposal <sup>8</sup>	Assessment	Comment
3		Plant vegetation on the public areas such as road reserves, abutting pedestrian paths, interfaces to Church Street, within Parks, and within designated vegetated strips along certain site boundaries.	Landscaping Master plan indicates planting along roads, and parks.	Positive	Landscape Master plan to be developed into a detail design phase to be approved at the later approval stage.
4		Heavily vegetate the parking area abutting Church Street	Indicated on Landscape Master plan	Recommend additional and bigger trees to be planted in the parking area	Detail Landscape plan required for approval at the future municipal application stages
5		Create a strong vegetated boundary between the site and Church Street	Vegetation is indicated on Landscape Master plan	Positive	Detail Landscape plan required at the following application stages
<b>D</b>	<b>Routes</b>				
1		Design routes as spaces that are defined by buildings, structures, boundary walls / fences, materials, and buildings. Design a variety of routes within the development, such as primary and secondary routes. Design pedestrian linkages within the development, and that all streets to safely accommodate both vehicles and pedestrians. Consider a variety of materials to define spaces within the routes and pedestrian realms etc. Place vehicular routes as much as possible along contours	Routes indicated on the Concept Masterplan, with a variety of widths. Photomontages indicate a different material on pavement	Positive	

## 9.2 ASSESSMENT SUMMARY

### 9.2.1 Introduction

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

- A strong spatial connection to the historic town through the design of the accesses corresponding to the street grid, building typology, location of the precincts;
- Clear set of Architectural guidelines to ensure the architectural language, scale and roofscapes are informed by the historic buildings in the town and enforceable once approved;
- Interfaces between the project site and its varied use edges, e.g. vegetation and low built density along Church Street;
- Provision of parks and wetland areas to ensure the retention of the vista towards the Church from the R311.

### 9.2.2 Assessment Summary

The following summarise the heritage assessment:

- The principle of development on the site is acceptable;
- Approval of the Concept Masterplan, designed by the urban designer and informed by HWC 2025 Final Comment. The Architectural Design Parameters and the Landscape Plan support the Masterplan design;
- Approval of the Architectural Design Parameters;
- Approval of the Landscaping Plan concept.

## 10. CONCLUSIONS & RECOMMENDATIONS

### 10.1 CONCLUSION

The proposal to develop a mixed use neighbourhood with a variety of residential use accommodation and a small retail component on the edge of Riebeek Kasteel on a site that has been included into the Urban Edge, is assessed positively. The HWC 2025 Final comments have informed the design of the proposed development.

The project's aim was to design a neighbourhood that seamlessly fits into, and complements the existing town, and this can be achieved with a development that is publicly accessible, with a layout, vehicular and pedestrian accesses, architectural guidelines, parks, density of buildings and landscaping.

The Urban Design analysis of the townscape identified key informants to ensure the new neighbourhood is fits for its context. The Urban Design assessment concludes that the future development of Riebeek Kasteel must balance growth with preservation. By adhering to the identified layout informants, respecting and connecting to the historical town grid, and maintaining a strong connection to the natural landscape, the town can expand in a positive manner. The recommendations outlined in this report ensure that new developments on the project site will complement the 'church town'. The development above the 170m line is assessed as acceptable in the resolution of the design of the erven, architectural guidelines and the design of the crest of the hill as a public park.

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

The visual specialist has identified mitigation measures to further enhance the application.

### 10.2 RECOMMENDATIONS

This HIA recommendations are as follows:

- This HIA be endorsed by HWC as meeting the requirements contained in the Response to the NID;
- The statement of significance and the heritage design indicators proposed in the report be accepted;
- Approve the Concept Masterplan;
- Approve the Architectural Design Parameters April 2026;
- Approve the Landscape Plan and planting list;
- Approve the Archeological Impact Assessment that recommends:
  - No further archaeological mitigation is required.
  - No archaeological monitoring is required during construction phase excavations
  - If any buried human remains are uncovered during construction excavations, these must be immediately reported to the archaeologist (J Kaplan 082 3210172. Burials must not be disturbed until inspected by the archaeologist.
- Approve the Visual Impact Assessment and the following recommended mitigation measures:
  - Include landscape guidelines to control the hillside vegetation in private backyards of the residential hill precinct, as these slopes are partly natural renosterveld and should be enhanced.
  - Map trees both on-site and adjacent to ensure their conservation and incorporation into the development, including both traditional heritage tree species like oaks, gums and poplars, and indigenous/endemic species like Wild Olive.
  - Planting: There is no need to rigidly adhere to any "indigenous-only" kind of botanical extremism in an urban setting, especially one with strong historic connections. The planting of popular horticultural species and cultivars is acceptable.

- Specify subtle, well-detailed, traditional fencing options and colours into the architectural guidelines;
  - Include colouration of structures into the guidelines as follows:
  - Natural colouring with sage, light grey and / or sandy hues in subtle tones should be used, with highlights of darker shades of the above around doors, windows etc;
  - Unnatural colouring such as brilliant whites, intense blacks, vivid and unnatural reds, greens, browns and blues should be avoided;
  - A subtle combination of scheme colours needs to be developed that will avoid a mass approach to colouration with a high visual impact.
  - Landscape Maintenance, both private and public, including streetscapes, needs to be integrated into the scheme
- Approve the Urban Design report.

## 11. REFERENCES

Fransen, H, 2004. *The Old Buildings of the Cape*. Jonathan Ball, Johannesburg/ Cape Town.  
 H Fransen (2004): Old Buildings of the Cape  
 H Fransen (2006): Old Towns & Villages of the Cape  
 Swartland Spatial Development Framework Amendment 2019  
 Swartland Heritage Survey (2009)  
 Winter S & Oberholzer B (May 2013): Heritage & Scenic Resources: Inventory and Policy Framework prepared for WC PSDF  
 Western Cape Government Provincial Spatial Development Framework (WC PSDF): 2013  
 Postelwhyte, C: 2021: Draft Heritage Impact Assessment Proposed Redevelopment of Erf 878, Riebeeck Kasteel

### Online data

(2021). Google Earth 2021-01 imagery.  
 (2010). Google Earth 2010-01 imagery.  
 Cape Agricultural Mobile Information System:  
<https://gis.elsenburg.com/mobile/camis/main/>  
 Cape Farm Mapper: <https://gis.elsenburg.com/apps/cfm/>  
 Cape Town topographic map, elevation, relief (topographic-map.com)  
 Chief Surveyor General - Cadastral Spatial Data Viewer

### Surveys

#### *Project Client and Team Information*

Client Representative:	Allan Geldenhuys
Town Planners:	André Wiehahn, Interactive Town and Regional Planners
Architect:	Neil Basson, Grow Architecture
Urban Designer:	Etienne Britz Urban Designer: Revised Concept Masterplan Rev3.2
Environmental Consultant:	Michelle Naylor, Lornay Environmental consulting
Heritage Consultant:	Bridget O'Donoghue Architect Heritage Specialist Environment
Visual Specialist:	Bruce Eitzen, New World Associates
Archaeologist:	Jonathan Kaplan of CRM

## 12. ANNEXURES

ANNEXURE 1: HWC NID RESPONSE

ANNEXURE 2: PLANNING REPORT

ANNEXURE 3: DEVELOPMENT PROPOSAL

ANNEXURE 4: ARCHITECTURAL GUIDELINES

ANNEXURE 5: LANDSCAPE GUIDELINES

ANNEXURE 6: URBAN DESIGN REPORT

ANNEXURE 7: AIA


ANNEXURE 8: VIA

ANNEXURE 9: PUBLIC PARTICIPATION REPORT

ANNEXURE 10: HWC 2025 FINAL COMMENT

12.1 ANNEXURE 1: HWC NID RESPONSE 2026

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**Our Ref:** HM / WEST COAST/ SWARTLAND/ RIEBEECK KASTEEL/ ERF 878  
**Case No.:** 26941CS10105  
**Enquiries:** Chiara Singh  
**E-mail:** [Chiara.Singh@westerncape.gov.za](mailto:Chiara.Singh@westerncape.gov.za)  
**Tel:** 021 829 3325



**Bridget O'Donoghue | Allan Geldenhuys o.b.o Huguemont Trust**  
**Applicant | Owner**  
[badonoghue@telkomsa.net](mailto:badonoghue@telkomsa.net) | [allan@boomsticks.co.za](mailto:allan@boomsticks.co.za)

**RESPONSE TO NOTIFICATION OF INTENT TO DEVELOP: HIA REQUIRED**  
**In terms of Section 38(8) of the National Heritage Resources Act (Act 25 of 1999) and the Western Cape**  
**Provincial Gazette 6061, Notice 298 of 2003**

**NOTIFICATION OF INTENT TO DEVELOP: PROPOSED MIXED-USE RESIDENTIAL DEVELOPMENT WITH ASSOCIATED INFRASTRUCTURE, SUBMITTED IN TERMS OF SECTION 38(1) OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999)**

The matter above has reference.

Heritage Western Cape is in receipt of your application for the above matter received. This matter was discussed at the Heritage Officers Meeting held on 19 January 2026.

You are hereby notified that, since there is reason to believe that the proposed mixed-use residential development with associated infrastructure located on Erf 878, Fontein Street, Riebeeck Kasteel, will impact on heritage resources, HWC requires that a Heritage Impact Assessment (HIA) that satisfies the provisions of Section 38(3) of the NHRA be submitted. Section 38(3) of the NHRA provides

(3) The responsible heritage resources authority must specify the information to be provided in a report required in terms of subsection (2)(a): **Provided that the following must be included:**

- The identification and mapping of all heritage resources in the area affected;
- an assessment of the significance of such resources in terms of the heritage assessment criteria set out in section 6(2) or prescribed under section 7;
- an assessment of the impact of the development on such heritage resources;
- an evaluation of the impact of the development on heritage resources relative to the sustainable social and economic benefits to be derived from the development;
- the results of consultation with communities affected by the proposed development and other interested parties regarding the impact of the development on heritage resources;
- if heritage resources will be adversely affected by the proposed development, The consideration of alternatives; and
- plans for mitigation of any adverse effects during and after the completion of the proposed development.

This HIA **must** in addition have specific reference to the following:

- Townscape Assessment
- Visual Impact Assessment

The HIA must have an overall assessment of the impacts to heritage resources which are not limited to the specific studies referenced above.

The required HIA must have an integrated set of recommendations.

The comments of relevant registered conservation bodies; all Interested and Affected parties; and the relevant Municipality must be requested and included in the HIA where provided. Proof of these requests must be supplied.


[www.westerncape.gov.za/cas](http://www.westerncape.gov.za/cas)

**Street Address:** Protea Assurance Building, Green Market Square, Cape Town, 8000 • **Postal Address:** P.O. Box 965, Cape Town, 8000  
 • **Tel:** +27 (0)21 483 5959 • **E-mail:** [cas@heritage@westerncape.gov.za](mailto:cas@heritage@westerncape.gov.za)

**Streetadres:** Protea Assuransiegeboue, Groenemarkplein, Kaapstad, 8000 • **Posadres:** Postbus 965, Kaapstad, 8000  
 • **Tel:** +27 (0)21 483 5959 • **E-pos:** [cas@erf878@westerncape.gov.za](mailto:cas@erf878@westerncape.gov.za)

**Idilisi yendawo:** kumpagatho J, kwisakhwa iprothea Assurance, Greenmarket Square, ekapa, 8000 • **Idilisi yeposi:** mombolo yabhekisi yeposi 965, eKapa, 8000 • **Iinombolo zomxebe:** +27 (0)21 483 5959 • **Idilisi ye-imeyile:** [cas@heritage@westerncape.gov.za](mailto:cas@heritage@westerncape.gov.za)

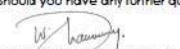
**PAGE 2 OF 2**  
**Our Ref:** HM / WEST COAST/ SWARTLAND/ RIEBEECK KASTEEL/ ERF 878  
**Case No.:** 26941CS10105  
**Enquiries:** Chiara Singh  
**E-mail:** [Chiara.Singh@westerncape.gov.za](mailto:Chiara.Singh@westerncape.gov.za)  
**Tel:** 021 829 3325




If applicable, applicants are strongly advised to review and adhere to the time limits contained the Standard Operational Procedure (SOP) between DEADP and HWC. The SOP can be found using the following link <http://www.hwc.org.za/node/293>

Kindly take note of the HWC meeting dates and associated agenda closure date in order to ensure that comments are provided within a Reasonable time and that these times are factored into the project timeframes.


HWC reserves the right to request additional information as required.  
 Should you have any further queries, please contact the official above and quote the case number.

  
 Waseefa Dhansay  
**Assistant Director: Professional Services**



Heritage Western Cape  
 Erfenis Wes-Kaap  
 ILifa leMveli leNtshona Koloni

**20 January 2026**



[www.westerncape.gov.za/cas](http://www.westerncape.gov.za/cas)

**Street Address:** Protea Assurance Building, Green Market Square, Cape Town, 8000 • **Postal Address:** P.O. Box 965, Cape Town, 8000  
 • **Tel:** +27 (0)21 483 5959 • **E-mail:** [cas@heritage@westerncape.gov.za](mailto:cas@heritage@westerncape.gov.za)

**Streetadres:** Protea Assuransiegeboue, Groenemarkplein, Kaapstad, 8000 • **Posadres:** Postbus 965, Kaapstad, 8000  
 • **Tel:** +27 (0)21 483 5959 • **E-pos:** [cas@erf878@westerncape.gov.za](mailto:cas@erf878@westerncape.gov.za)

**Idilisi yendawo:** kumpagatho J, kwisakhwa iprothea Assurance, Greenmarket Square, ekapa, 8000 • **Idilisi yeposi:** mombolo yabhekisi yeposi 965, eKapa, 8000 • **Iinombolo zomxebe:** +27 (0)21 483 5959 • **Idilisi ye-imeyile:** [cas@heritage@westerncape.gov.za](mailto:cas@heritage@westerncape.gov.za)

## 12.2 ANNEXURE 2: PLANNING REPORT

Added as a separate document to the electronic report

### 12.3 ANNEXURE 3: DEVELOPMENT PROPOSAL

Added as a separate document to the electronic report

## 12.4 ANNEXURE 4: ARCHITECTURAL DESIGN PARAMETERS

Added as a separate document to the electronic report

## 12.5 ANNEXURE 5: LANDSCAPE PLAN 2026

Added as a separate diagram to the electronic report

## 12.6 ANNEXURE 6: URBAN DESIGN REPORT 2026

Added as a separate document to the electronic report

## 12.7 ANNEXURE 7: AIA

Added as a separate document to the electronic report

## 12.8 ANNEXURE 8: VIA

Added as a separate document to the electronic report

## 12.9 ANNEXURE 9: PUBLIC PARTICIPATION PROCESS REPORT

Added as a separate document to the electronic report in the HWC submission report

## 12.10 ANNEXURE 10: HWC 2025 FINAL COMMENT

Added as a separate document to the electronic report