



## **InterActive Town & Regional Planning**

**PO Box 980**

**Hermanus**

**7200**

**Reference: Erf 878, Riebeeck Kasteel**

**Date: 21 April 2026**

### **ERF 878, RIEBEEK KASTEEL: REZONING, SUBDIVISION, CONSENT USE, DEPARTURES & PHASING**

Application is hereby made for the subdivision and rezoning of Erf 878, Riebeeck Kasteel, a consent use, departures and phasing of the development as described in the accompanying documentation.

In support of the application please find the following attached:

- Proof of payment
- Motivational Report
- Annexures

Kind Regards

**Andre Wiehahn** Pr Pln A/927/1996

B Art et Sc (Town and Regional Planning)



# ERF 878, CHURCH ROAD, RIEBEEK KASTEEL

**Application for the subdivision and rezoning of the application area, consent uses, departures and phasing of the development.**



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**April 2026**

# Table of Contents

1.	Introduction .....	1
a.	Brief .....	1
b.	Introduction & Background .....	1
c.	Development objective & Application Proposal.....	3
2.	The Application .....	4
a.	Analysis: Title Deed .....	4
b.	Analysis: Development Criteria: .....	4
c.	The Application.....	7
3.	Site Information .....	8
a.	Property Description .....	8
b.	Location: .....	10
c.	Land Use: .....	11
d.	Zoning:.....	11
e.	Laws and policies relevant to the consideration of the application and forward planning and land use documents.....	12
f.	Urban Design .....	16
g.	Architectural Guidelines .....	21
h.	Visual Impact Assessment .....	23
i.	Municipal engineering services .....	24
j.	Traffic Impact Assessment.....	25
k.	Heritage Assessment .....	27
l.	Landscape Plan .....	27
m.	Environmental .....	27
4.	The application motivation for a mixed-use development of Erf 878 Riebeek Kasteel.....	28
a.	Introduction and background.....	28
b.	The Proposal.....	28
c.	The Motivation: .....	31
i.	Alignment with Municipal Spatial Development Framework (SDF) .....	31
ii.	Contribution to Settlement Structure .....	31
d.	Motivation for Proposed Land Uses .....	31
i.	Large Residential Erven .....	31
ii.	Group Housing Component.....	32
iii.	Small Retail Area.....	32
iv.	Retirement Village .....	32
v.	Wedding Venue .....	32
e.	Environmental and Spatial Integration.....	32
i.	Preservation of Hilltop Open Space.....	32
ii.	Wetland and Biodiversity Integration .....	32
iii.	Sustainable Design Response .....	32
iv.	Integration with the Historic CBD.....	32

v. Heritage and Cultural Sensitivity .....	33
f. Socio-Economic Benefits .....	33
g. The density compatibility of the development proposal .....	34
h. Desirability of the proposal .....	37
i. Planning Principles.....	38
5. Conclusion.....	40

## Figures

Figure 1: Urban Design Masterplan extract.....	1
Figure 2: Urban Design precincts extract.....	2
Figure 3: Subdivision & Rezoning Plan extract .....	3
Figure 4: Extracts of the Surveyor General Plan for the application site.....	9
Figure 5: Locality Plan – Regional Context.....	10
Figure 6: Locality Plan – Local Context .....	10
Figure 7: Google Image illustrating the residential land-use activities of the application area and surrounding properties .....	11
Figure 8: Zoning map .....	11
Figure 9: Riebeeck Kasteel Spatial Development Land Use Proposals plan extract .....	15
Figure 10: Urban Design precincts extract.....	16
Figure 11: Urban Design Masterplan extract.....	17
Figure 12: Traffic Demand .....	25
Figure 13: Landscaping Plan .....	27
Figure 14: Layout with buildings.....	28
Figure 15: Development Proposal Typologies .....	29
Figure 16: Retirement Village Component .....	30
Figure 17: Business Component .....	30
Figure 18 Park & Square Component .....	30
Figure 19 Single Residential Component and proposed architectural style typologies .....	31
Figure 20: Residential Erven Sizes .....	34
Figure 21: Residential Zone 1 building line departures illustration .....	35
Figure 22: General Residential Zone 3 building line departures illustration .....	35
Figure 23 Phasing Plan.....	36
Figure 24: Erf sizes .....	40
Figure 25: Subdivision & Rezoning Plan extract .....	41
Figure 26: Phasing Plan extract.....	42

## Annexure

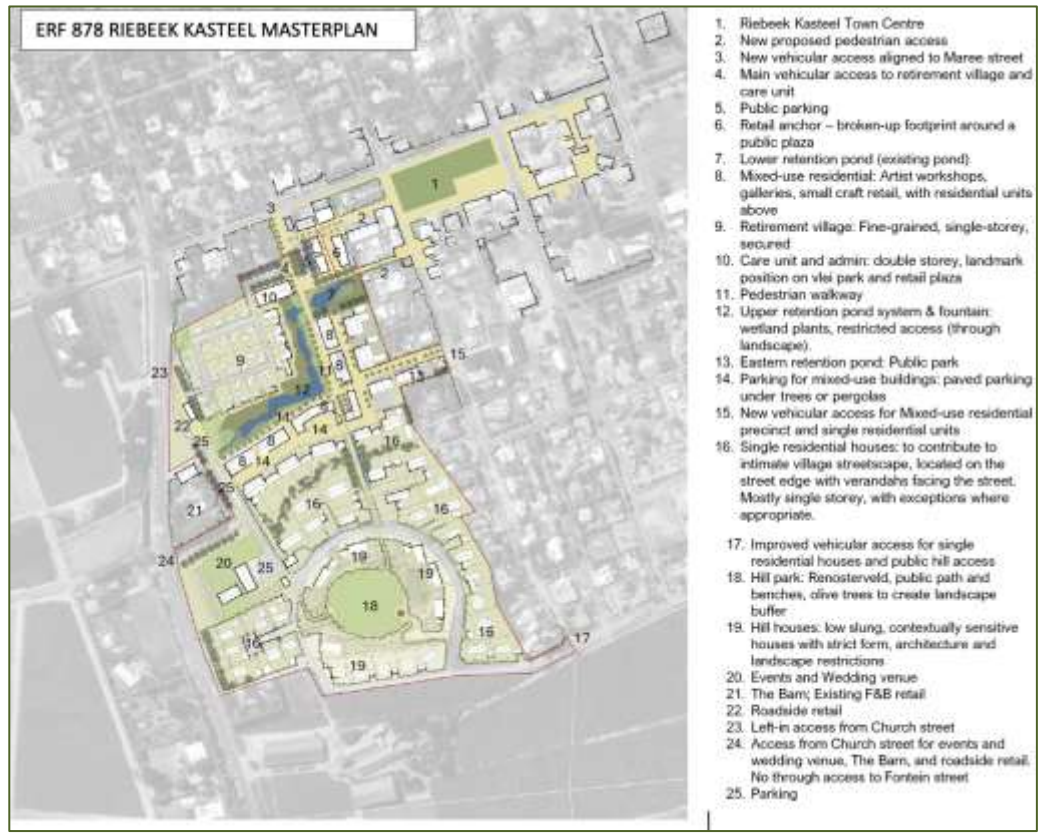
Annexure A: Application form .....	
Annexure B: Power of Attorney.....	
Annexure C: Title Deed .....	
Annexure D: Conveyancer Certificate.....	
Annexure E: SG Diagram.....	
Annexure F: Locality Plan.....	
Annexure G: Zoning map .....	
Annexure H: Land Use Plan .....	
Annexure I: Subdivision & Rezoning Plan .....	
Annexure J: Services Report .....	
Annexure K: Traffic Impact Assessment .....	
Annexure L: Architectural Guidelines .....	
Annexure M: Residential Erven Sizes Plan.....	
Annexure N: Phasing Plan.....	
Annexure O: Heritage & Visual Report .....	
Annexure P: Urban Design Analysis & Indicators Report .....	
Annexure Q: Landscaping Plan .....	

# 1. Introduction

**a. Brief**  
 Refer to **Annexure B** for the Power of Attorney.  
 Interactive Town and Regional Planning was appointed by the owner of the application area, Huguemont Trust, to prepare and submit an application for a rezoning and subdivision of Erf 878, Riebeeek Kasteel, consent uses and departures as well as phasing of the development in terms of Chapter IV, Sections 25.2(a),(d) & (o) & 75(g)(vi) of the Swartland Municipal Land Use Planning By-Law, 2020.

**b. Introduction & Background**  
 An application for a mixed-use development is made on the prominent Erf 878 of the historic town of Riebeeek Kasteel located approximately 80 km from Cape Town and 5km south of the neighbouring Riebeeek West on the south-western side of the Riebeeek Kasteel town.

The proposed development is designed by Etienne Britz Urban Designer in collaboration with the Riebeeek Valley Ratepayers Association with the support team consisting of a civil engineering, traffic engineer, an architect, landscape architect, town planner, a visual impact consultant and a heritage consultant.



**Figure 1: Urban Design Masterplan extract**

The layout design forms part of a Masterplan extending beyond the boundaries of Erf 878 Riebeeek Kasteel with the vision to:

- Connect to town center and reposition the retail anchor to support local economy
- Align the stormwater retention system with current conditions and landscaping opportunities
- Reimagining the western edge as a transitional zone between agriculture and village
- Integrate the hill into the existing public open space system of the town
- Complete the fragmented town blocks
- Rethink the vehicular movement scheme of the village

The implementation of the proposal is foreseen to enhance the unique historical spatial linkages contributing to the town’s cultural landscape and subsequently to the “dorpie” identity of Riebeeek Kasteel. The application of the architectural guidelines will ensure retaining the visual prominence of the church from the R311 scenic route.

The landscape design provides for a transition between the agricultural landscape and rural urban character

The urban design respects the varied visual qualities the provincial R311 road offers of the juxtaposition of the green open spaces and built fabric along the edges of the property and thereby softening the this scenic route experience.

**The existing urban landscape heritage served as informant to define the layout framework and guide each precinct's role in integrating the development into the existing village and agricultural landscape.**

The following extract from urban design document provides an indicative overview of the development proposal:

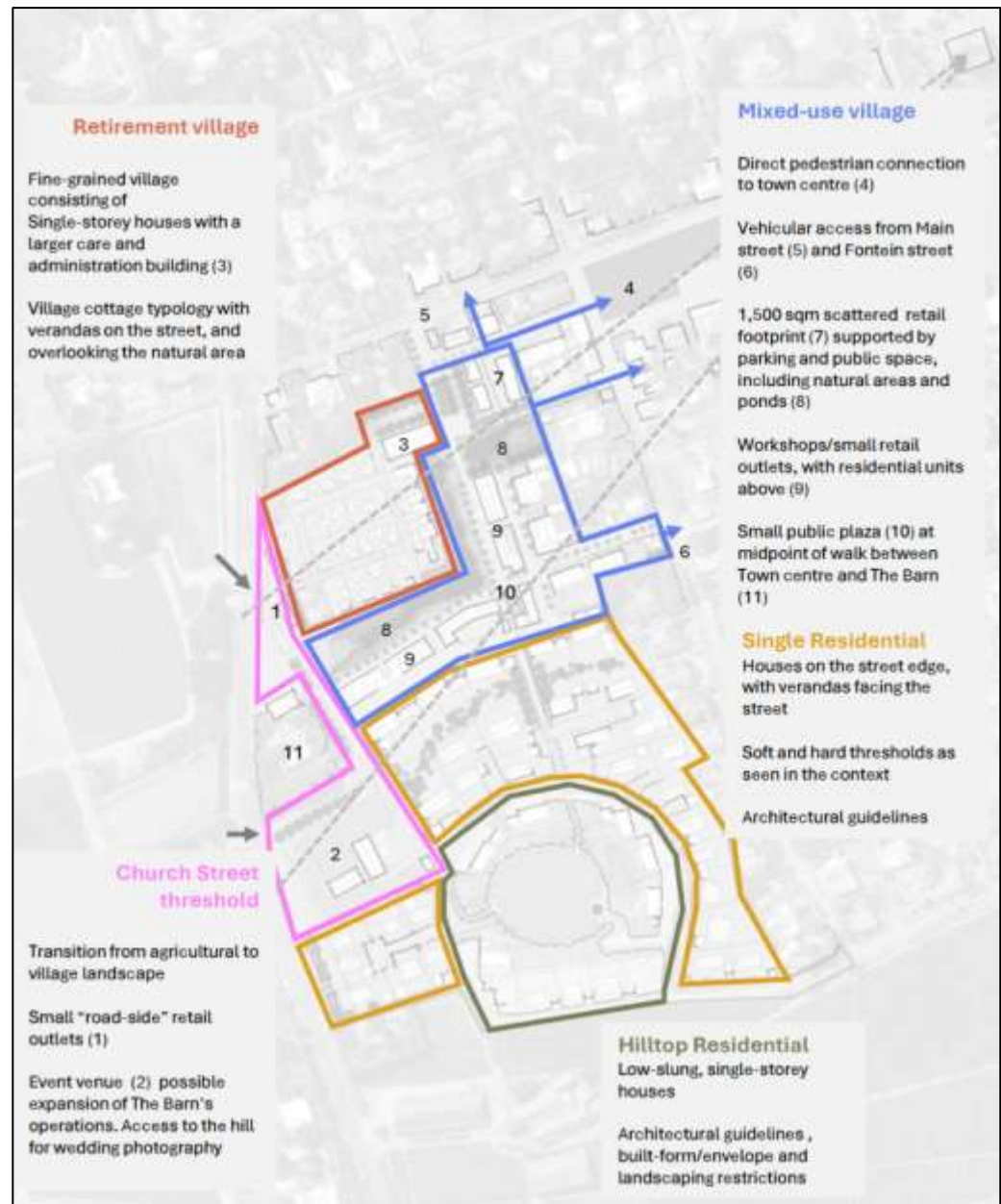
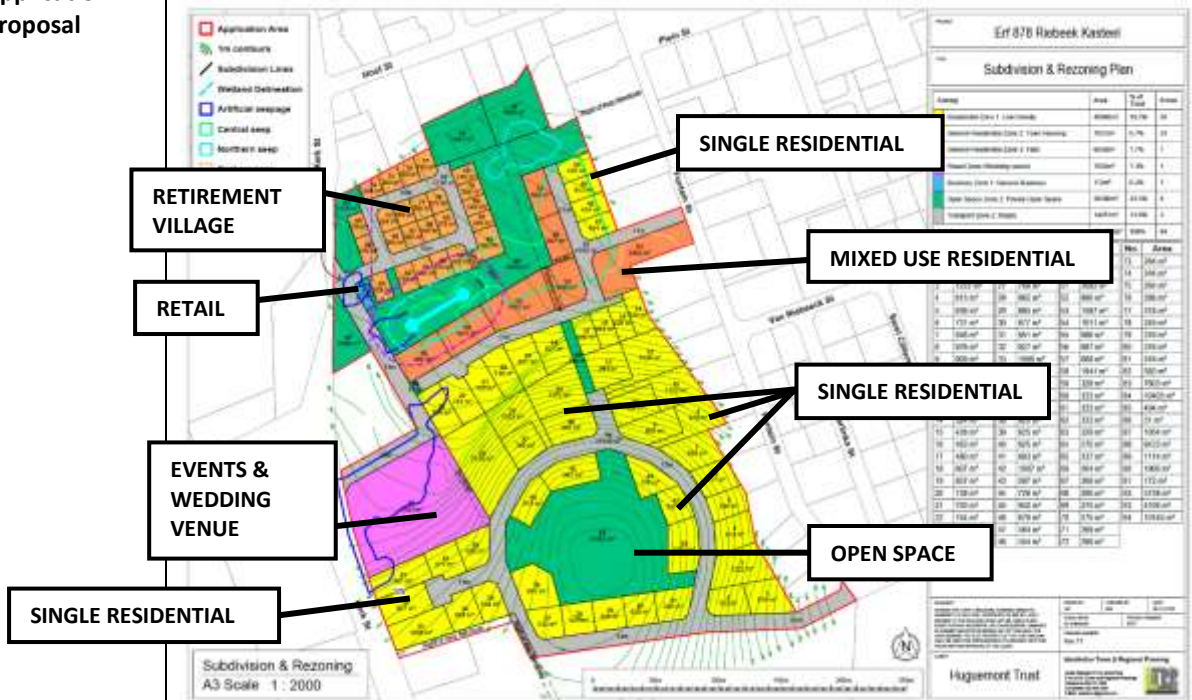


Figure 2: Urban Design precincts extract

**c. Development objective & Application Proposal**

In consideration of the the above-mentioned background the proposed subdivision and zoning plan for Erf 878 Riebeeck Kasteel is shown here-below:



Zoning	Area	% of Total	Erven
Residential Zone 1: Low Density	40989m <sup>2</sup>	39.2%	50
General Residential Zone 2: Town Housing	7031m <sup>2</sup>	6.7%	24
General Residential Zone 3: Flats	8038m <sup>2</sup>	7.7%	7
Resort Zone (Wedding venue)	7603m <sup>2</sup>	7.3%	1
Business Zone 1: General Business	172m <sup>2</sup>	0.2%	1
Open Space Zone 2: Private Open Space	26396m <sup>2</sup>	25.3%	8
Transport Zone 2: Roads	14251m <sup>2</sup>	13.6%	3
<b>Total</b>	<b>104480m<sup>2</sup></b>	<b>100%</b>	<b>94</b>

Figure 3: Subdivision & Rezoning Plan extract

## 2. The Application


<b>a. Analysis: Title Deed</b> Refer to <b>Annexure D</b> 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, Riebeek Kasteel as per the Zoning Scheme Regulation, are summarised as follows:

The zoning parameters of the **existing zoning rights** are shown in the following table:



Parameters	Existing Zoning	Comments	
<b>Zoning</b>	Agricultural Zone 1: Agriculture	The property is currently vacant and the consistent with the zoning.	
<b>Primary Uses</b>	Agriculture, Farm stall		
<b>Consent Uses</b>	Additional dwelling unit, Guest house, Tourist facility, Farm shop, Aquaculture, Intensive stock farming, Horticulture, Nursery, Riding school, Service trade, Mining, 4x4 route Commercial pet kennel, 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		
<b>Coverage</b>	N/A		
<b>Floor Space</b>	500m <sup>2</sup> for farm shop		
<b>Height</b>	2 storeys & 8m 12m for agricultural buildings		
<b>Building lines</b>	<b>Street</b>		30m
	<b>Side</b>		30m
	<b>Rear</b>		30m
<b>Parking</b>	Not applicable		



The following tables reflect the **proposed zoning rights and subsequent uses** of the proposed erven based on the subdivision plan and read with the proposed Architectural Guidelines- **Refer to Annexure L.**


### 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. 	<b>Zoning</b>	General Residential Zone 2: Town Housing		General Residential Zone 2: Town Housing	
	<b>Primary Uses</b>	Town housing, Dwelling		Town housing, Dwelling	
	<b>Consent Uses</b>	Flats, Home occupation		N/A	
	<b>Density</b>	50 units per hectare gross		N/A	
	<b>Coverage</b>	50%		50%	
	<b>Height</b>	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 	<b>Zoning</b>	General Residential Zone 3: Flats		General Residential Zone 3: Flats	
	<b>Primary Uses</b>	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	
	<b>Consent Uses</b>	Shop, institution, place of education, place of assembly, home occupation, transmission tower, rooftop base station.		N/A	
	<b>Coverage</b>	40%		70%	
	<b>Floor Factor</b>	2		N/A	
	<b>Height</b>	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

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

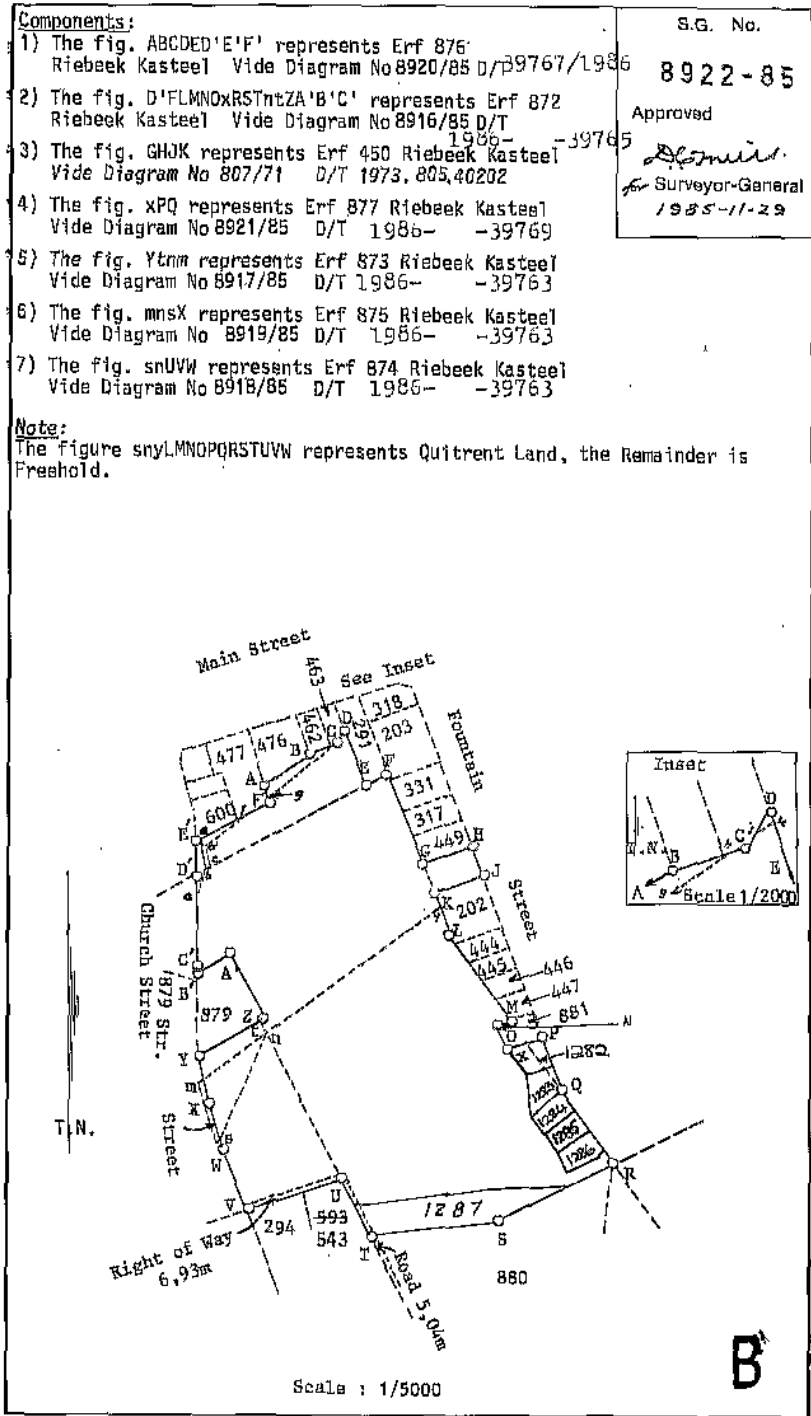
Erven 58, 84-90			
The Proposal	Relevant Municipal Zoning Parameters		Proposed Architectural Guideline Development Parameters
Open Space Zone 2: Private Open Space erf to accommodate open space erven  	<b>Zoning</b>	Open Space Zone 2: Private Open Space	Open Space Zone 2: Private Open Space
	<b>Primary 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 <b>Annexure I</b> for Subdivision & Rezoning Plan	<b>Application is hereby made for the following:</b> <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>• <b>50 erven: Residential Zone 1: Low Density</b></li> <li>• <b>24 erven: General Residential Zone 2: Town-housing</b></li> <li>• <b>7 erven: General Residential Zone 3: Flats</b></li> <li>• <b>1 erf: Resort Zone: Resort</b></li> <li>• <b>1 erf: Business Zone 1: General Business</b></li> <li>• <b>8 erven: Open Space Zone 2: Private Open Space</b></li> <li>• <b>3 erven: Transport Zone 2: Roads: 3</b></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>		

### 3. Site Information

a. Property Description	Property	Extent	Title Deed	Registered Owner
Refer to <b>Annexure E</b> for the SG Diagram and <b>Annexure C</b> for the Title Deed	Erf 878, Riebeek Kasteel	SG: 121523m <sup>2</sup> Title Deed: 104948m <sup>2</sup> Cadastral Plans: 111272m <sup>2</sup> / 110847m <sup>2</sup> Our plans: 110977m <sup>2</sup> based on surveyed topography plan.	T7584/2010	Huguemont Trust

Extracts of the Surveyor General Plans are reflected in the following sketches confirming the application site.

**OFFICE COPY**



MULPOLE BANNINGBASTAAR 24/10  
SEE BACK OF DIAGRAM

SIDES		ANGLES OF DIRECTION	Constant	CO-ORDINATES System Lo. 19 <sup>0</sup>		
Metras				Y	X	
AB	51,95	244 06 00	A	+ 9 905,66	+ 95 155,76	
BC	28,90	249 59 10	B	+ 9 859,93	+ 95 133,07	
CD	18,87	214 13 20	C	+ 9 832,78	+ 95 123,18	
DE	55,71	340 02 10	D	+ 9 822,17	+ 95 107,58	
EF	22,78	242 47 00	E	+ 9 803,15	+ 95 159,94	
FG	95,52	340 02 50	F	+ 9 782,89	+ 95 149,52	
GH	54,07	250 03 40	G	+ 9 750,29	+ 95 239,31	
HJ	30,00	340 09 00	H	+ 9 699,46	+ 95 220,87	
JK	54,02	70 03 40	J	+ 9 689,28	+ 95 249,08	
KL	41,57	340 02 50	K	+ 9 740,06	+ 95 267,51	
LM	106,74	323 48 18 20	L	+ 9 725,87	+ 95 306,58	
MN	16,10	70 09 00	M	+ 9 662,83	+ 95 392,72	
NO	26,46	329 15 10	N	+ 9 677,97	+ 95 398,19	
OP	35,00	250 09 00	O	+ 9 664,44	+ 95 420,93	
PQ	55,52	340 08 30	P	+ 9 631,52	+ 95 409,05	
QR	89,92 93	323 48 20	Q	+ 9 612,66	+ 95 461,27	
RS	132,65	63 17 00	R	+ 9 589,57	+ 95 533,85	
ST	126,67	81 41 20	S	+ 9 678,06	+ 95 593,49	
TU	68,06	153 00 50	T	+ 9 803,40	+ 95 611,80	
UV	94,48	72 20 50	U	+ 9 834,28	+ 95 551,15	
VW	64,13	158 48 00	V	+ 9 924,31	+ 95 579,80	
WX	45,40	162 25 20	W	+ 9 947,50	+ 95 520,01	
XY	46,99	167 58 30	X	+ 9 961,21	+ 95 476,73	
YZ	69,92	240 57 20	Y	+ 9 971,00	+ 95 430,77	
ZA'	72,08	149 22 20	Z	+ 9 909,87	+ 95 396,82	
A'B'	35,39 59	58 45 30	A'	+ 9 946,59	+ 95 334,80	
B'C'	12,37	178 36 40	B'	+ 9 977,02	+ 95 353,26	
C'D'	92,21	180 58 10	C'	+ 9 977,32	+ 95 340,89	
D'E'	34,93	179 22 40	D'	+ 9 975,76	+ 95 248,69	
E'F'	86,05	242 03 00	E'	+ 9 976,14	+ 95 213,76	
F'A	18,84	159 42 30	F'	+ 9 900,13	+ 95 173,43	
Bothmaskloof A			△	+10 907,43	+ 97 906,80	
Uitkyk			△	+ 8 888,42	+ 90 783,71	

Beacon Description:		FOR SUBDIVISION OF THIS PROPERTY VIDE GENERAL PLAN No. 112/1
F R	iron rail fence post	
J L Q V F'	12 mm iron peg	
All other beacons	15 mm iron peg	

The figure ABCDEFGHIJKLMNQPQRSTUVWXYZA'B'C'D'E'F' represents 12,1523 hectares of land, being Erf 878 Riebeek Kasteel and comprising 1)-7) as enumerated alongside the Municipality of Riebeek Kasteel Administrative District of MALMESBURY Province of Cape of Good Hope. Surveyed in January, October 1985 and November 1984 by me, Chilly Land Surveyor

This diagram is annexed to Cert. of Survey Title No. T. 39770/1986 dated <u>1.1.86</u> Registrar of Deeds	The original diagrams are enumerated alongside <u>Transfer/Grant</u> No. _____	File No. <u>S/8106</u> S.R. No. <u>B 2682/85</u> Comp. <u>BH-4DN/V1 (854)</u> <u>BH-4DB/W1 (856)</u> Beacons L, R acknowledged
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Figure 4: Extracts of the Surveyor General Plan for the application site

It should be noted that the measurements of the application area differ between the following:

SG: 121523m<sup>2</sup>

Title Deed: 104948m<sup>2</sup>

Cadastral Plans: 111272m<sup>2</sup> / 110847m<sup>2</sup>

Our plans: 110977m<sup>2</sup> based on topography plan DWG.

The exact measurements in this respect would need to be determined and confirmed by the land-surveyor.

**b. Location:**

Refer to **Annexure F** for the locality plans.

**Regional Context:**

Within the regional context, the application area is located within the town of Riebeek Kasteel, and approximately 22.5km northwest of Malmesbury and 5km south of Riebeek West.

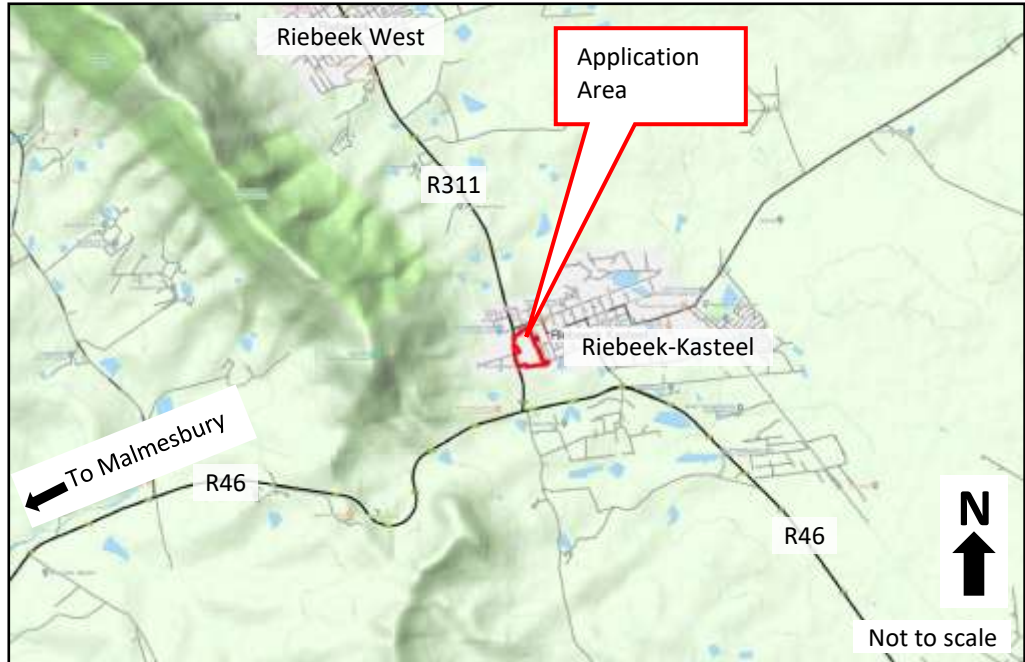


Figure 5: Locality Plan – Regional Context

**Local Context:**

Within the local context, the application area is located on the south-western side of Riebeek Kasteel town and between Church Road (R311) and the existing single residential erven along Fontein Street and southwest of the the CBD. The application area currently obtains access from Fontein Street to the east of the application area.



Figure 6: Locality Plan – Local Context

**c. Land Use:**  
 Refer to **Annexure H** for the Land Use Plan.

The land-use of the application area is vacant. The surrounding properties include single residential dwellings, business, general residential dwellings, agriculture and authority uses. The proposal for a mixed-use development is considered consistent with the land use of the area and also complementing to the existing Riebeeck Kasteel town.



**Figure 7: Google Image illustrating the residential land-use activities of the application area and surrounding properties**

**d. Zoning:**  
 Refer to the Extract of the zoning map attached as **Annexure G**

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



**Figure 8: Zoning map**

<p><b>e. Laws and policies relevant to the consideration of the application and forward planning and land use documents</b></p>	<p>The policy guidelines from the following relevant policy documents are considered applicable to the application area.</p> <ul style="list-style-type: none"> <li>• Integrated Urban Development Framework, 2016 - 2019</li> <li>• West Coast District Municipality IDP, 2022 - 2027</li> <li>• Swartland Municipality IDP 2022</li> <li>• Swartland Spatial Development Framework, 2023 – 2027</li> </ul> <p><b><u>Integrated Urban Development Framework, 2016 - 2019</u></b></p> <p>The Integrated Urban Development Framework (IUDF) sets out the policy framework for transforming and restructuring South Africa’s urban spaces, guided by the vision of creating ‘liveable, safe, resource-efficient cities and towns that are socially integrated, economically inclusive and globally competitive, where residents actively participate in urban life’.</p> <p>The predominant aims are as follows:</p> <p><u>Integrated sustainable human settlements:</u> Cities and towns that are liveable, integrated and multifunctional, in which all settlements are well connected to essential and social services, as well as to areas of work opportunities.</p> <ul style="list-style-type: none"> <li>• <u>Efficient land governance and management:</u> Cities and towns that grow through investments in land and property, providing income for municipalities, which allows further investments in infrastructure and services, resulting in inclusive, multi-functional urban spaces.</li> <li>• <u>Inclusive economic development:</u> Cities and towns that are dynamic and efficient, foster entrepreneurialism and innovation, sustain livelihoods, enable inclusive economic growth, and generate the tax base needed to sustain and expand public services and amenities.</li> </ul> <p><b><u>West Coast District Municipality IDP 2022 - 2027</u></b></p> <p>The vision of the West Coast District Municipality IDP is to guide development towards the “Weskus the caring centre for innovation &amp; 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:</p> <ul style="list-style-type: none"> <li>• Care for the social wellbeing, safety and health of all our communities.</li> <li>• Promote regional economic growth and tourism</li> <li>• Co-ordinate and Promote the development of bulk and essential services and transport infrastructure</li> <li>• Foster sound relationships with all stakeholders, especially local Municipalities</li> <li>• Maintain Financial Viability and Good Governance</li> </ul> <p><b><u>Swartland Municipality IDP 2023</u></b></p> <p>The purpose of the Swartland Municipality IDP 2023 informs the municipality’s budget and prioritises projects as per the needs of the communities. It is considered one of the important planning and management tools modern-day municipalities have. From this document the following extracts are valued to contribute towards this application:</p> <p><u>LAND REQUIREMENTS</u></p> <p>Land requirements for future settlement development are tabulated below:</p> <table border="1" data-bbox="406 1758 1436 2027"> <thead> <tr> <th><b>WARDS</b></th> <th><b>12</b></th> </tr> <tr> <th><b>Land Required for:</b></th> <th><b>Riebeek Kasteel</b></th> </tr> </thead> <tbody> <tr> <td>Subsidized housing</td> <td>41ha</td> </tr> <tr> <td>Affordable housing</td> <td>30.6ha</td> </tr> <tr> <td>Private housing</td> <td>100ha</td> </tr> <tr> <td>Total land required: 5 years</td> <td>23.1ha</td> </tr> <tr> <td>Total land required: 20 years</td> <td>171.6ha</td> </tr> <tr> <td>Land as per SDF</td> <td>59.5ha</td> </tr> <tr> <td>Shortfall</td> <td>112.1ha</td> </tr> </tbody> </table>	<b>WARDS</b>	<b>12</b>	<b>Land Required for:</b>	<b>Riebeek Kasteel</b>	Subsidized housing	41ha	Affordable housing	30.6ha	Private housing	100ha	Total land required: 5 years	23.1ha	Total land required: 20 years	171.6ha	Land as per SDF	59.5ha	Shortfall	112.1ha
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Shortfall	112.1ha																		



LAND SUPPLY AND SETTLEMENT FORM

To limit the extent of land required, settlement Form and Function should be enhance through integration:

<b>Wards</b>	Ward 12
<b>Towns</b>	Riebeek Kasteel
<b>Functional Integration</b>	A commercial and social node in Riebeek Kasteel East. Promote formal pedestrian walkways between Riebeek Kasteel and Riebeek Kasteel East.
<b>Social Integration</b>	Development reinforced along connecting route between Riebeek Kasteel and Riebeek Kasteel East.
<b>Offer a wider variety of housing types</b>	<b>Different housing typologies densities in brown field developments. Infill higher density development along connecting route.</b>
<b>Spatial Integration</b>	Mixed use along link road between Riebeek Kasteel East and central part of Riebeek Kasteel.

DEVELOPMENT PROPOSALS PER SWARTLAND SETTLEMENT:

The themes and strategies translate into the following development proposals for Swartland settlement.

Riebeek West, Ongegund and Riebeek Kasteel: As small agricultural service centre, development proposals of the Valley include:

- Enhance tourism and agri-tourism, and protect heritage resources
- Provide residential land for Human Settlement housing schemes and private development that promote mix use and integration settlements.
- Maintain and strengthen agricultural service centre

**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 liveable environments and enable economic and social prosperity.

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

**4.1.2 Land Demand**

Additional land required in Swartland urban areas

<b>WARDS</b>	<b>12</b>
<b>Land Required for:</b>	<b>Riebeek Kasteel</b>
Private housing	100ha

**4.2 Land Supply**

**4.2.1 Settlement Form and Function**

Settlement Form: Densification and Intensification Densification ensures optimal use of land and efficient use of infrastructure and services. Densification is strongly promoted in new housing developments and existing precincts in Malmesbury, Moorreesburg, Kalbaskraal, Riverlands and Chatsworth, whilst densification in the Riebeek Valley, Koringberg, Darling and Yzerfontein is cautiously promoted.

Proposed densification targets for Swartland settlements

Towns	2016	Average Density Targets du/ha		
		2017	2022	2027
Riebeek Kasteel	8.2 du/ha	8.5 du/ha	8.5 du/ha	8.5 du/ha

Settlement Form: Restructuring and Integration

Integration					
Wards	Towns	Functional Integration	Social Integration	Offer a wider variety of housing types	Spatial Integration
Ward 12	Riebeek Kasteel	A commercial and social node in Esterhof. Promote formal pedestrian walkways between Esterhof and Riebeek Kasteel.	Development reinforced along connecting route between Esterhof and Riebeek Kasteel.	Different housing typologies & densities in brown field developments. <b>Infill higher density development along connecting route.</b>	Mixed use along link road between Esterhof and central part of Riebeek Kasteel.

5.8.1 Riebeek Kasteel

Riebeek Kasteel is situated approximately 20 kilometres northeast of Malmesbury and has access via the Paarl Road (Divisional Road 24/1) to the R45 that connects Malmesbury with Hermon. The R45 is connected to the N7 via the R311 (main route in the Riebeek Valley). The town is located along the slopes of Kasteelberg and is surrounded by some of the oldest vineyards in South Africa. The town's characteristic grid layout is encouraged by the surrounding vineyards along with intensive agricultural uses adjacent to the urban edge.

SPACE, BUILT

	Elements	No.	Proposals
<b>Change</b>	Residential	55	Increase density by 2027 from the current 8.2 units per hectare to 8.5 units per hectare in Riebeek Kasteel.
		56	The low-density rate preserves the unique identity and character of Riebeek Kasteel. Higher residential developments and mixed uses should be encouraged along activity streets in the town.
	Commercial	63	Support development of CBD and secondary nodes and neighbourhood commercial facilities.
<b>Develop</b>	Residential	72	Provide 171.7ha in Riebeek Kasteel for future growth over next 20 years, of which 67.3ha is vacant land as identified per Vacant Land Audit.
		75	Provide adequate land for different housing topologies.
		76	Provide and support development of housing for retirees.
		82	Allow for minimum subdivision size of single residential erven of 500m <sup>2</sup> and rural living erven in identified zones of 1000m <sup>2</sup> and 2000m <sup>2</sup> respectively.

**LAND USE ZONE PROPOSALS FOR RIEBEEK KASTEEL**

The application area is located within Zone D which clearly supports the development proposal as reflected in the following extracts from the SDF:

ZONE	RIEBEEK KASTEEL LAND USE ZONES	Low Density Residential Uses	Medium Density Residential	High Density Residential Uses	Secondary Educational Uses	Place of Education	Professional Uses	Business Uses	Secondary Business Uses	Place of Worship	Institution	Guest houses	Authority	Sport/Recreational Facilities	Industries & Service Trade
D	Zone D consists of a residential as well as institutional character with government functions (cemetery). There are mixed density residential uses with opportunities for infill development.	X	X	X	X	X	X	X	X	X	X	X	X	X	
				Along activity streets/corridors & At proposed future residential development nodes				Along activity streets/corridors & At proposed future residential development nodes	Along activity streets/corridors & At proposed future residential development nodes						

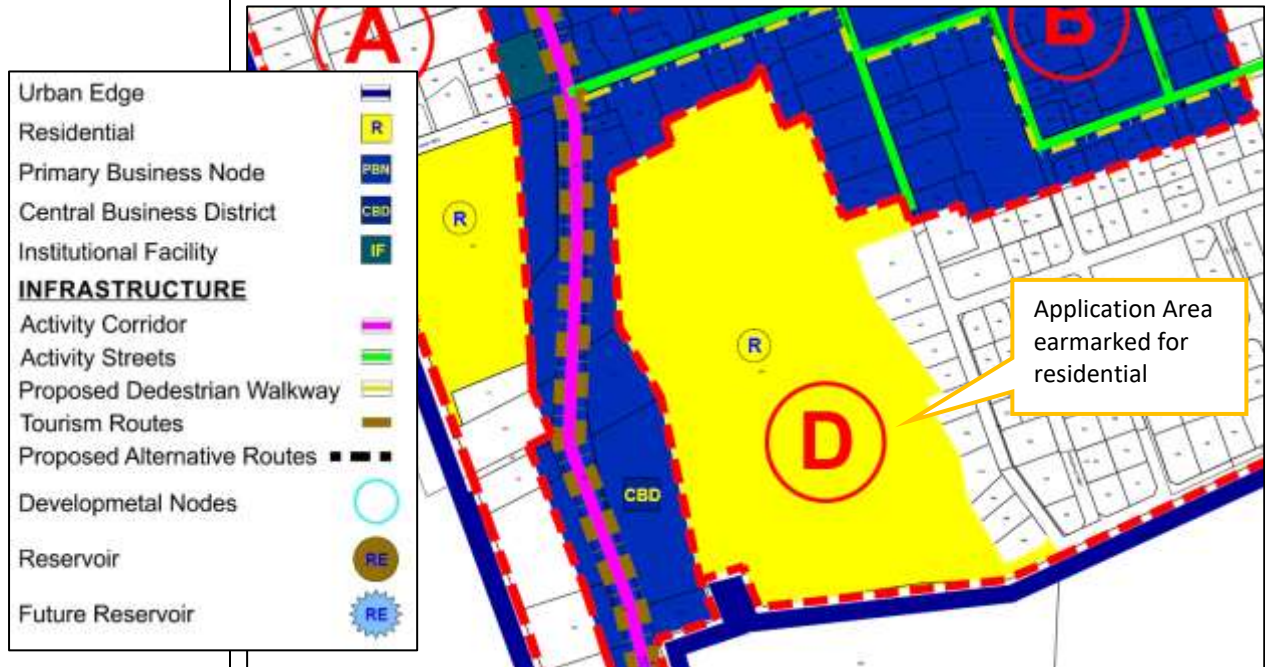


Figure 9: Riebeek Kasteel Spatial Development Land Use Proposals plan extract

In terms of the Swartland SDF the application area is not within the Riebeek Kasteel Heritage Protection Overlay Zone (HPOZ).

The application proposal is fully compliant with all relevant land-use management policies and strategies for the area, apart from a lesser amount of business development is proposed in the application.

**f. Urban Design**  
**Refer to Annexure P**

A revised Urban Design Masterplan for Erf 878 Riebeek Kasteel was prepared by the Urban Designer, Etienne Britz in response to the comments from Heritage Western Cape and working with the Riebeek Valley Ratepayers Association.

Important concepts were introduced to connect the existing town centre with the development by inter alia strengthening the pedestrian connection from the existing business area to the existing business on the western side through the development. This will create more opportunities along this route by inter alia using the existing drainage area. The western boundary and edge of the application site, identified in the VIA as a sensitive scenic component is reimaged as a transitional zone between the agricultural uses and the village along the R311 / Church Road scenic route. Furthermore the prominent hill is integrated into the existing open space system and the vehicular traffic movement has been restricted.

The above Masterplan was informed by the following:

- Alignment of the existing town grid pattern
- Alignment with the character of the town and existing land-uses
- Enhancing the approach appearance by creating transitional uses from Church Road toward the existing town and from the hill to towards Main Street

Implementing the informants and concepts resulted to a product of a rural to village transitional threshold area, a retirement village, mixed uses, single residential and an open space system, all on a low density scale as reflected in the following extract from the urban design masterplan:

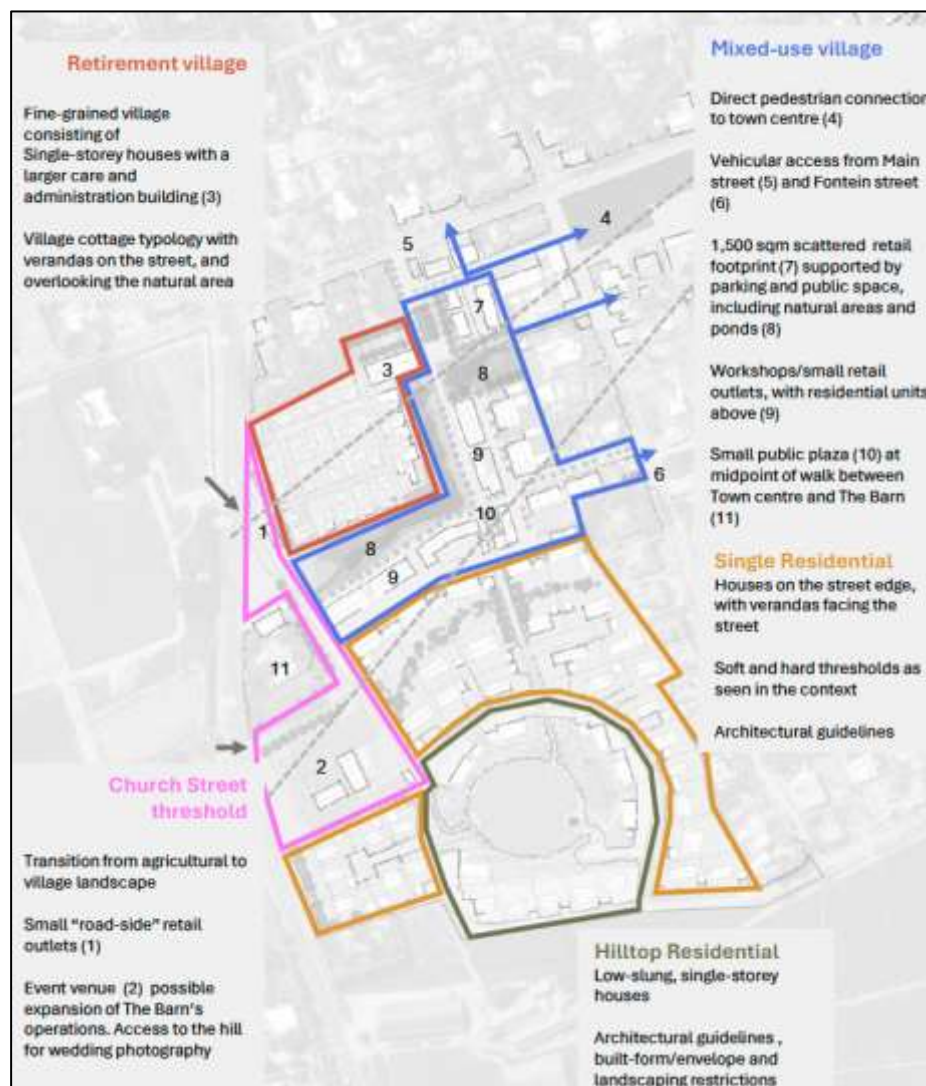


Figure 10: Urban Design precincts extract

The final masterplan for the precinct is reflected here-below:



**Figure 11: Urban Design Masterplan extract**

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, 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
11. Pedestrian walkway
12. Upper retention pond system & fountain: wetland plants
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
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
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

As previously mentioned the masterplan extends beyond the application area's boundaries and therefore an urban design plan was compiled for the application site to merge into the masterplan proposal in future. The plan is shown here-below:

The Urban Design Masterplan also reflects pedestrian movement linking the existing Barn with the historic town and the creating pedestrian route via the hill towards the Barn / town link.

The proposal includes housing typologies in collaboration with the VIA and Architectural guidelines supported by site sections showing the low impact of the proposal on the visual lines:



The different typologies for each of the different proposed land-uses are shown here below:

#### **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.



#### **MIXED-USE RESIDENTIAL**

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 neighbourhood.



### SINGLE RESIDENTIAL

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 Riebeeek Kasteel.



Houses on the upper slopes must be designed within strict limits to minimize visual impact. Only single-storey, simple forms are permitted, constructed from natural materials that blend seamlessly with the landscape. Architectural guidelines should ensure that each dwelling remains visually unobtrusive, supporting the principle of sensitive integration with the site's topography and character.

These houses should also conform to a landscape masterplan to ensure integration with the landscaping on the hill.



### EVENTS & WEDDING VENUE

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.





**RETAIL**

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.



In conclusion, the Urban Design proposal responds to the critics to the previous application, but most importantly the implementation of this proposal will ensure integration with the existing village and not only fit in with the existing character but will enhance the character of the village.

**g. Architectural Guidelines**  
Refer to Annexure L

Architectural Guidelines have been compiled for the proposed development by Grow Architecture, dated April 2026 as summarised below:

**“2.1 The Design Philosophy**

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

**Place-Making Principles and Siting of Structures:**

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

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

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

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

**Core building composition summary**

Plan Form: Simple rectangular "Core Buildings" arranged orthogonally (at right angles). Core volumes are limited to 150m<sup>2</sup> each.

Topography Management: Buildings must align with natural contours. Maximum cut/fill is limited to 1200mm from natural ground level (NGL).

**Architectural elements and material specifications summary**

- Boundary Walls: Street-facing and side walls up to the building facade are limited to 1200mm height. Side and rear walls may be solid masonry up to 1800mm. No vibracrete, PVC, or high solid street walls.
- Driveways: Maximum 6.0m width. Materials must be natural: exposed aggregate concrete (Table Mountain Sandstone or similar) or charcoal cobbles.
- Roof: Double-pitched (25°–40°) or flat (<10°). Permitted: Dark charcoal steel (Clip-lok/S-profile) or dark grey concrete flat tiles. No thatch, clay tiles, or galvanized finishes.
- Building Walls: Must be plastered and painted masonry. Accents of locally specified dry-pack stone or timber cladding are permitted. No facebrick or artificial stone.
- Windows / External Doors / Shutters: Windows must be vertically proportioned. Frames in powder-coated aluminium (grey/white). Shutters must be fully framed with horizontal louvres.
- Balconies, Stoeps, Verandahs and Balustrades: Encouraged to soften core structures. Balustrades: Timber, plastered masonry, or simple vertical steel. No glass, stainless steel, or wrought iron.
- Gates: Fully framed aluminium with louvre infill or natural varnished timber. Height must match or be lower than the adjacent boundary wall.
- Awnings: Must be concealed from the road behind upstands or fascias. Uniform recessive matt finish only; no vertical canvas roller blinds or prefabricated types.
- Chimneys and Fireplaces: Square or symmetrical designs, preferably on gable ends. Materials: Plastered masonry or charcoal steel flues. No round or rotating cowls.
- Pools: Must be screened from street view. No infinity pools on street-facing facades and no above-ground or "porta" pools.
- External Lighting – Private: Indirect mood lighting (foot/up-down lights) encouraged. Security floodlights must be motion-sensored. No street boundary wall lighting.
- External Lighting – Public: Bollard-type lighting limited to 3.0m height. Maximum 3000 Kelvin; lights must be fully shielded to prevent spillage.
- Streets / Verges and Hard Landscaping: Public streets are asphalt. Walkways must be exposed aggregate pavers with grey cobble copings.

<p><b>h. Visual Impact Assessment</b></p> <p>Refer to Annexure O</p>	<p>A Visual Impact Assessment was compiled by New World Associates LA and the following recommendations were made:</p> <p><b>Mitigation Recommendations</b></p> <ol style="list-style-type: none"> <li>1. <b>“Site Development Plan:</b> <i>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.</i></li> <li>2. <b>Architecture:</b> <i>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.</i></li> <li>3. <b>Landscape Plan:</b> <i>A Landscape Plan with reference to traditional tree and shrub species is desirable e.g. Oak and Gum trees, popular horticultural species and cultivars.</i></li> <li>4. <b>Open Space:</b> <i>has been carefully integrated into the core of the design, however:</i> <ol style="list-style-type: none"> <li>4.1. <b>Guidelines to control the hillside vegetation</b> <i>in private backyards are needed, as these slopes are partly natural renosterveld and should be enhanced.</i></li> </ol> </li> <li>5. <b>Tree Plan:</b> <i>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.</i> <ol style="list-style-type: none"> <li>5.1. <b>Items 5 Tree Plan, 6 Planting, 7 Fencing and 8 Colouration</b> <i>require incorporation into the Landscape Guidelines.</i></li> </ol> </li> <li>6. <b>Planting:</b> <i>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.</i></li> <li>7. <b>Fencing:</b> <i>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.</i></li> <li>8. <b>Colouration:</b> <i>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. As this is a semi-rural/small town context a less strictly natural approach is acceptable.</i> <ol style="list-style-type: none"> <li>8.1. <b>Natural colouring</b> <i>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.</i></li> <li>8.2. <b>Unnatural colouring</b> <i>such as brilliant whites, intense blacks, vivid and unnatural reds, greens, browns and blues should be avoided.</i></li> <li>8.3. <b>A subtle combination of scheme colours</b> <i>needs to be developed that will avoid a mass approach to colouration with a high visual impact.</i></li> </ol> </li> <li>9. <b>Maintenance:</b> <i>Landscape Maintenance, both private and public, including streetscapes, needs to be integrated into the scheme.”</i></li> </ol>
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<p><b>i. Municipal engineering services</b></p> <p>Refer to <b>Annexure J</b></p>	<p>A Civil Services Engineering report was compiled by KLS Consulting Engineers which includes a GLS report and the following conclusions were made.</p> <p><b>GLS CONCLUSION</b></p> <p><i>“The developer of Erf 878 in Riebeek Kasteel may be liable for the payment of a Development Contribution (as calculated by the Swartland Municipality) for bulk water and sewer infrastructure as per Council Policy.</i></p> <p><i>The water master plan indicated that the proposed development should be accommodated in the existing Riebeek Kasteel reservoir zone. The proposed connection to the existing reticulation system should be made to the existing 200 mm Ø pipe in Fontein Street.</i></p> <p><i>There is sufficient capacity in the existing Riebeek Kasteel water system to supply the proposed development on Erf 878 with sufficient water pressure and fire flow.</i></p> <p><i>Riebeek Kasteel has insufficient reservoir storage capacity to accommodate the proposed development and the implementation of master plan items SRkW.B1, SRkW.B2, SRkW.B3, SRkW1.2, SRkW1.3 &amp; SRkW2.1 are proposed in order to augment reservoir storage capacity for Riebeek Kasteel.</i></p> <p><i>The sewer master plan indicated that the proposed development should be accommodated in the existing Riebeek Valley PS sewer drainage area. The proposed connections to the existing sewer system are to the existing 150 mm Ø outfall sewer in Fontein Street.</i></p> <p><i>A servitude through Erven 203 and 1304 in favour of Swartland Municipality will have to be registered to allow the northern part of the proposed development to be connected to the existing outfall sewer in Fontein Street.</i></p> <p><i>The existing sewer reticulation system from Erf 878 to the main outfall sewer in Pieter Cruythoff Avenue has sufficient capacity to accommodate the proposed development. Bulk sewers in Pieter Cruythoff Avenue (from the bottom of Kloof Street towards the railway line) are however at capacity and should be upgraded through the implementation of master plan items SRkS1.2 &amp; SRkS1.3 in order to accommodate the proposed development in Riebeek Kasteel.”</i></p> <p><b>KLS CONCLUSION</b></p> <p><i>“This report confirms that Civil Engineering bulk Services are available or could be made available for this development, and that the Subdivision &amp; Rezoning Plan <b>Appendix C</b>, is supported from a Civil Engineering perspective, on the following conditions:</i></p> <ul style="list-style-type: none"> <li><i>i) that agreement between developer &amp; the Swartland Municipality is reached in accordance policy, on the value of Development Contribution (bulk water infrastructure) which could be used towards “reservoir infrastructure” (by others).</i></li> <li><i>ii) that agreement between developer &amp; the Swartland Municipality is reached in accordance policy, on the value of Development Contribution (bulk foul sewer infrastructure) which value could be used towards upgrading of existing bulk infrastructure (in accordance GLS Fig. 3, or portion therefore), by developer.</i></li> <li><i>iii) that the proposed road intersection onto Kerkstraat (at RD2) is approved by the Provincial Roads Authority.”</i></li> </ul>
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**j. Traffic Impact Assessment**

Refer to Annexure K

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, Riebeeck Kasteel will have limited to no impact along the adjacent roads and/or intersections. The following conclusions and recommendations were made in response to the report:

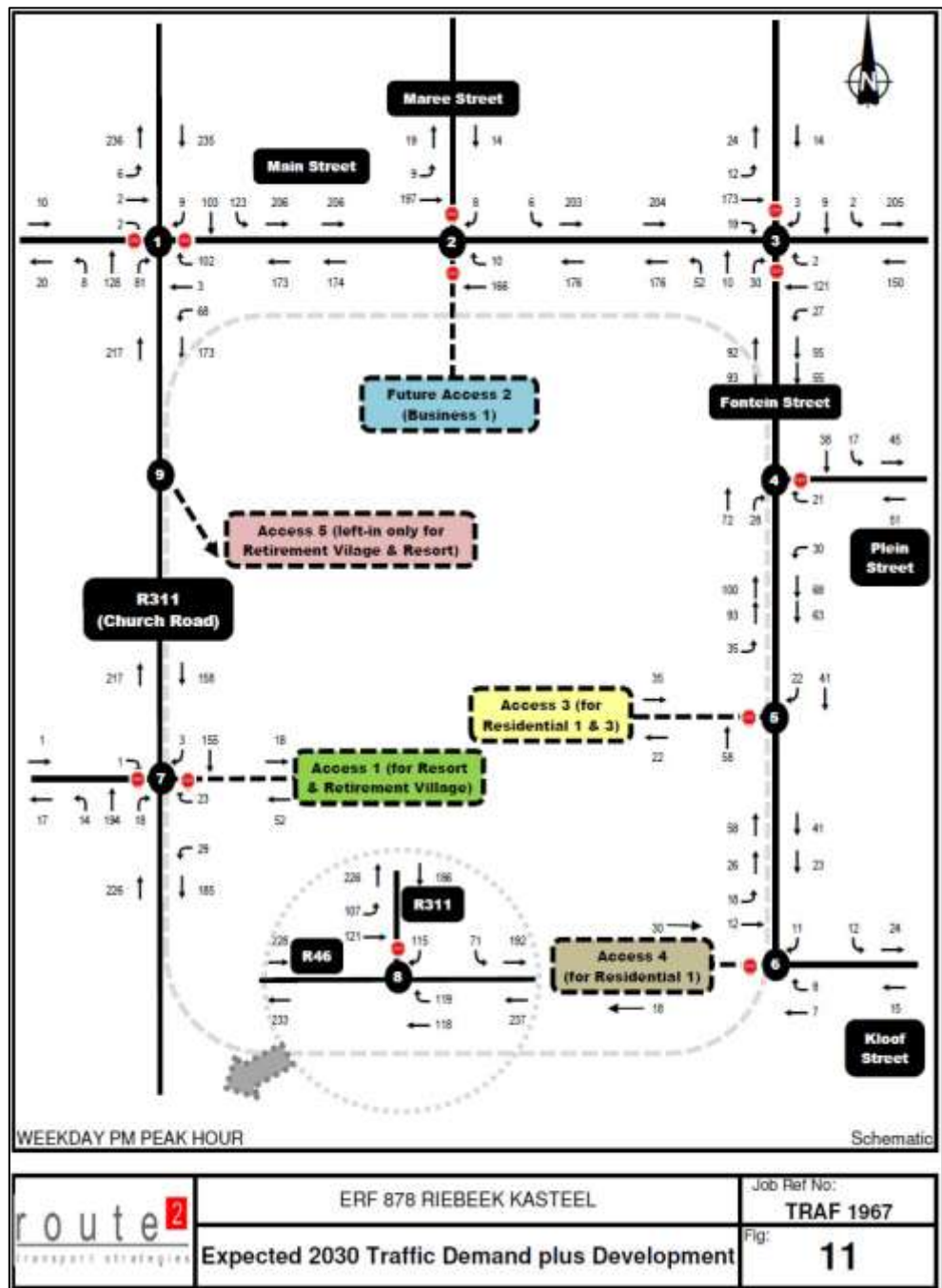


Figure 12: Traffic Demand

**The Levels of Service is presently good and will remain good as reflected in the following table summarized from the traffic impact report:**

Intersection	Volumes			Levels of Service (LOS)			
	Present	Future	Total	Present		Future	
				AM	PM	AM	PM
1	516	119	635	A	A	A	A
2	324	57	381	A	A	A	A
3	349	111	460	A	A	A	A
4	104	102	206	A	A	A	A
5	61	60	121	-	-	A	A
6	17	51	68	-	-	A	A
7	317	120	437	-	-	A	A
8	520	60	580	B	B	B	B

**From the above table it is evident that all intersection will represent acceptable intersections with low delays**

In paragraph 9 of the report the “CONCLUSION & RECOMMENDATIONS” are provided reading as follows:

*“The Traffic Impact Study investigated the potential traffic impact of proposed development on Erf 878 Riebeek Kasteel, Western Cape Province.*

*The analysis showed that the proposed development traffic will have limited to no impact along the adjacent roads and/or intersections.*

*To cater for the additional traffic only the following road and/or intersection upgrades are proposed:*

- **Intersection 2: Main Street and Maree Street – Future** priority controlled with a northbound 4th leg (Access Road No 2).
- **Intersection 5: Fontein Street and Proposed Access Road no 3** – priority controlled with an eastbound 3rd leg (Access Road No 3).
- **Intersection 6: Fontein Street and Kloof Street** – priority controlled with an eastbound 3rd leg (Access Road No 4).
- **Intersection 7: R311 (Church Road), Farm Access Road and Proposed Access Road no 4** – staggered intersection with 4-way stop control with a 4<sup>th</sup> westbound leg (Access Road No 1).

*With regards to sight distances the following can be concluded:*

- **Intersection 2:** >100m westbound & eastbound = sufficient.
- **Intersection 5:** >100m northbound & southbound = sufficient.
- **Intersection 6:** >100m northbound & eastbound = sufficient.

**Intersection 7:** +/- 75m northbound & >150m southbound = proposed 4-way stop controlled intersection.”

**k. Heritage Assessment**  
A Heritage Impact Assessment is compiled by the Heritage Practitioners, Bridget O'Donoghue Architect Heritage Specialist Environmental Consultant, whereby this application report and also previous responses from the Provincial Department: Heritage Western Cape are taken into consideration. The Heritage Impact Assessment forms part of the Environmental Assessment. The recommendations of this report will form part of a separate report.

**I. Landscape Plan**  
  
Refer to **Annexure Q** for the Landscaping Plan



**m. Environmental**  
An environmental impact assessment is currently being conducted by Messrs Lornay Environmental Consulting in parallel with this land-use planning process whereby interested and affected parties (I&APs) are given the opportunity to raise environmental issues, concerns and impacts identified in terms of NEMA 2014 (as amended).

## 4. The application motivation for a mixed-use development of Erf 878 Riebeek Kasteel

### Motivation for the application:

Refer to **Annexure I** for the Subdivision & Rezoning Plan

### a. Introduction and background

Riebeek Kasteel is widely recognised for its role as a retirement destination and a centre for arts and crafts, while also fulfilling an important service function for the surrounding agricultural area.

The proposed development for the prominently located Erf 878 Riebeek Kasteel has been informed by a range of professional inputs and design considerations. It incorporates a mix of housing typologies, supported by complementary uses such as limited retail opportunities, a retirement village, and a wedding venue. An integrated open space network forms a key component of the proposal, aimed at conserving and enhancing the natural hilltop setting and the wetland system that traverses the property. The overall design approach seeks to respond sensitively to, and integrate with, the established historic character of Riebeek Kasteel.

The development is envisaged to be implemented incrementally over time, in alignment with the broader masterplan prepared for the application area, which extends beyond the boundaries of Erf 878.

### b. The Proposal

The following sketch reflects a model of the design layout:



**Figure 14: Layout with buildings**

The development objective is to establish a sustainable residential development with an events and wedding venue and a business erf, sensitively taking the topography of the application area into consideration and due respect and integration to and with the existing character of the town aligned with the relevant spatial policies.



The following layout plan shows the variety of the proposed development components of the application site:

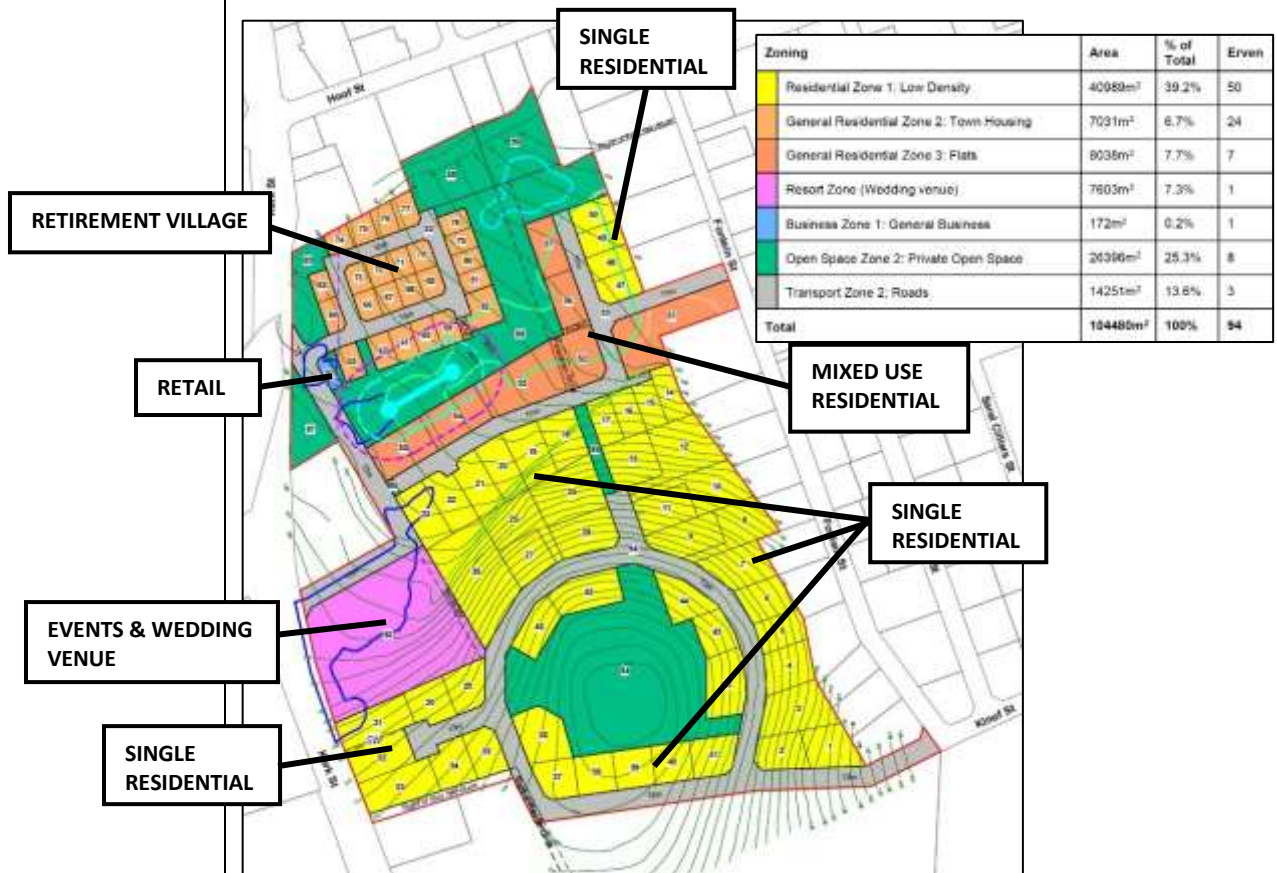


Figure 15: Development Proposal Typologies

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

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

- Low Density single residential dwellings
- Town housing retirement units
- Apartment focused mixed use
- Events and wedding venue
- A shop
- Parks
- Private Open Space for stormwater servitude
- Roads

**The proposed Development Components**

Each land-use component will be discussed in terms of location, approximate extents, subdivision, zoning, land-use, access and parking as well as its purpose, need and desirability.

All proposed development will adhere to the proposed architectural guidelines as well as the Zoning Scheme regulations in accordance with Swartland Municipal Land Use Planning By-Law, 2020, as presented in paragraph 2b of this report.

### Internal Road Network

The internal road network is split into 3 independent components, each with their own access points.

- One component gains access from Church Street (R311) south of Erf 1013 with an additional slipway from Church Street north of Erf 1013 and serves the retirement town housing development, a business property and the events and wedding venue.
- One component gains access from Fontein Street between Erven 202 and 449 and serves mixed use and single residential erven.
- One component gains access from Fontein Street, south of Erf 1286 and provides access to single residential erven.

The roads are laid out in a grid format as much as possible to conform to the grid layout of the rest of Riebeek Kasteel.

### Retirement Village



**Figure 16: Retirement Village Component**

A retirement village is proposed in the north-west section of the application area on subdivided Erven 59-82.

The retirement village consists of an internal 10m road on Erf 92. The erven ranging between 237m<sup>2</sup> and 582m<sup>2</sup> with a total extent of 7031m<sup>2</sup>. Erf 82 has an extent of 582m<sup>2</sup> intended to be for a community erf. A right of way is proposed over Erf 82 to provide pedestrian access to the private open space.

The applicable zoning for the retirement village is General Residential Zone 2 for the single-title town-houses and Transport Zone 2 for the internal road.

### Proposed Erf 91: Retail



Retail is proposed on Erf 91 and is located at the entrance to the retirement village on a 172m<sup>2</sup> erf. Parking for the retail erf will be provided in the road reserve adjacent to the retail area.

**Figure 17: Business Component**

### Erf 58, 84-90: Communal Parks and integrated open space system



Parks are proposed for stormwater, a retention pond, the existing fountain, recreation and walkways.

The top of the hill is proposed as a park with a walkway running down to the northern side of the hill to connect to a group of various open space erven around the retirement village. The open space on the hilltop is inter alia intended to link up with the proposed wedding venue and thereby integrating these uses.

Erf 88 contains an existing fountain.

Erven 50, 89 and 90 contains existing stormwater channels.

**Figure 18 Park & Square Component**

### Proposed Erven 1-50: Single residential dwellings



Figure 19 Single Residential Component and proposed architectural style typologies

The single residential component is mostly proposed along the higher slopes of the hill providing views of the town and area. The top of the hill accommodates an open space for a park.

Vehicular access to the single residential erven is from the southern side of Fontein Street.

This component consists 50 Single Residential erven with extents of between 428m<sup>2</sup> and 2518m<sup>2</sup> with an average single residential erf size of 820m<sup>2</sup> and covering a total extent of 40989m<sup>2</sup>.

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

#### c. The Motivation:

The motivation for the application proposal forms part of the strategic and alignment with the relevant spatial policies for the area which contains the following:

#### The Strategic Context and Alignment with Local Planning Policy

From a strategic point of view the development proposal is consistent and aligned with the local planning policies in terms of the following:

##### i. Alignment with Municipal Spatial Development Framework (SDF)

The proposal supports the SDF directives to:

- Encourage **compact, walkable village growth**;
- Promote **infill and edge-of-settlement development** that is contextually sensitive;
- Strengthen the **historic town centre** through integrated movement and land-use systems;
- Protect the existing **ecosystem**, particularly wetlands, and enhance public open space linkages;
- Contributing towards the upgrading of the **stormwater and sewer** systems of the village.

##### ii. Contribution to Settlement Structure

The site is well located at the interface between the historic CBD and surrounding rural valley landscape. The proposed layout reinforces:

- The **historic grain and scale** of Riebeek Kasteel;
- A **connected predominant pedestrian network** linking future residents and visitors directly into the CBD;
- A balanced transition from **urban to rural** environments and vice versa.

#### d. Motivation for Proposed Land Uses

##### i. Large Residential Erven

- Responds to a sustained demand for **low-density, village-style living** in Riebeek Kasteel.

- Reflects the **historic cadastral grid pattern** of larger plots accommodating traditional Cape vernacular architecture, gardens, and vineyards.
- Attracts residents seeking lifestyle living while contributing to long-term local economic sustainability.

ii. **Group Housing Component**

- Provides **diverse and more affordable housing typologies** suitable for young families, working professionals, weekend visitors, and downsizing residents.
- Supports the principle of **mixed-income and socially inclusive** neighbourhood development.
- Creates a walkable connection between the residential neighbourhoods and the historic CBD.

iii. **Small Retail Area**

- Enhances local economic vibrancy by offering rural, tourist-type retail along Church Road and enhancing the village type character in conjunctions with the existing Barn.
- Supports **local entrepreneurs**.

iv. **Retirement Village**

- Addresses the general regional demand for **age-appropriate, secure retirement accommodation** within established rural towns.
- Integrates healthcare access, walkability, social facilities, and connection to open space.
- Strengthens the multi-generational character of the town.

v. **Wedding Venue**

- Riebeek Kasteel is a **well-established wedding and agri-tourism destination** in the Swartland.
- The venue supports tourism, local job creation, and year-round economic activity.

e. **Environmental and Spatial Integration**

i. **Preservation of Hilltop Open Space**

- The highest portions of the site are retained as **private (with controlled public access) and ecological open space**, ensuring:
  - Protection of significant **viewsheds** and the landmark qualities of the hill;
  - Provision of recreational walking trails and lookout points.

ii. **Wetland and Biodiversity Integration**

- The wetland running through the property is planned to be landscaped, managed, conserved and enhanced as a **green-blue ecological corridor**.
- The open space system provides:
  - Stormwater attenuation and sustainable drainage;
  - Habitat protection for flora and fauna;
  - Opportunities for environmental education and passive recreation.

iii. **Sustainable Design Response**

- Landscaping makes use of **waterwise indigenous planting** to enhance biodiversity and reduce water demand.
- Built form guidelines will promote:
  - Low building heights,
  - Traditional development character,
  - Colour palettes harmonious with Riebeek Kasteel’s heritage character.

iv. **Integration with the Historic CBD**

The development strengthens Riebeek Kasteel’s urban fabric by:

- Providing direct pedestrian and limited vehicular links into the **historic CBD**;
- Reinforcing existing economic activity through additional foot traffic and new local residents;
- Ensuring the architectural language of new buildings respects the **vernacular Cape Winelands character**;

v. **Heritage and Cultural Sensitivity**

The design approach recognizes the **historic significance** of Riebeek Kasteel and includes:

- Contextually sensitive architectural guidelines;
- Low-intensity development on visually sensitive hillsides;
- Preservation of heritage routes and landscape features;
- Use of landscaping to maintain the town's rural identity.

f. **Socio-Economic Benefits**

**Job Creation**

- Significant employment during the construction phase.
- Long-term operational jobs associated with:
  - The wedding venue,
  - Retail area,
  - Retirement village management,
  - Maintenance of open spaces.

**Economic Stimulation**

- Increases the town's **rate base** and strengthens the financial sustainability of municipal services.
- Supports local businesses through increased tourism and daily spending.
- Through the development contribution contributing the overall town's civil services infrastructure upgrades.

**Housing Diversity**

- Offers a wider range of housing options in accordance with the market needs of the town.

**Opportunities of the Application Area**

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

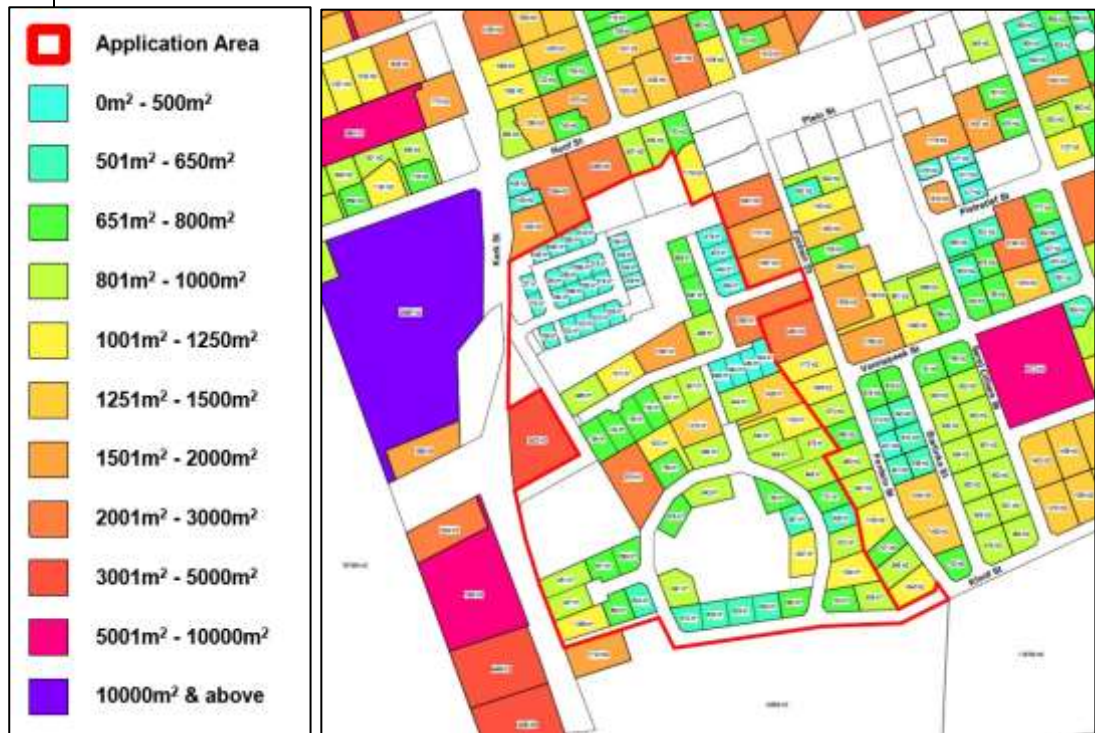
When taking into account all the relevant policy plans, it is evident that the location and characteristics of the application area present excellent opportunities for the proposed development. The opportunities of the application area are as follows:

- Located within the urban edge,
- Borders on the CBD,
- Offers excellent views due to location and topography,
- Identified in the Spatial Development Framework, 2023-2027 for residential development,
- Densification 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,
- Location adjacent to two activity streets namely Church Street (R311) and Main Street,
- Availability of infrastructure,
- The adjacent Main and Church Street crossing has recently been upgraded to ensure higher levels of safety on the roads.

The existing fountain and stream which is to be incorporated provide a memorable historical focal point/ landmark and attribute towards a unique sense of place.

**g. The density compatibility of the development proposal**

The density compatibility is illustrated in **Figure 17** below, showing that the existing residential erven surrounding the application area are aligned with the erf ranges proposed of between 400m<sup>2</sup> and 2600m<sup>2</sup> erven.



**Figure 20: Residential Erven Sizes**

The application site is characterised by significant topographical variation, comprising a prominent hill with steep slopes as well as areas of more gentle gradient. These conditions present a range of development constraints and informed the overall design response for Erf 878 in Riebeek Kasteel.

The historical morphological evolution of the town has resulted in the site being relatively isolated from the existing urban Riebeek Kasteel village. As a result, a key objective of the urban design proposal was to improve integration with the broader settlement structure.

To address this, the proposal introduces a structured open space system and pedestrian network that links the existing town centre with the existing Barn on the western edge of the site.

In addition, improved connections to Main Road are proposed to enhance accessibility, visibility, and functional integration between the application site and the town centre.

Town Planning Parameters

All town planning parameters as per the Swartland Zoning Scheme, 2020 regulations in conjunction with the proposed architectural guidelines (refer to the Architectural Design Parameters document) will be adhered to in terms of inter alia parking, building lines, coverage, density and height.

This application therefore includes departures to align the Swartland Zoning Scheme, 2020 with the Architectural Guidelines. Departures include coverage, building lines, parking and a clubhouse for the town housing component. The Architectural Guidelines also includes parameters that are more restrictive than the Zoning Scheme which counteracts the impact of the departures.

The following departures are proposed:

- Departure to relax the coverage on Residential Zone 1: Low Density erven from 50% to 60% on erven 1-35 & 47 to 50.
- Departure to relax the street building line on Residential Zone 1: Low Density erven from 4m to 2m as illustrated in the following sketch:

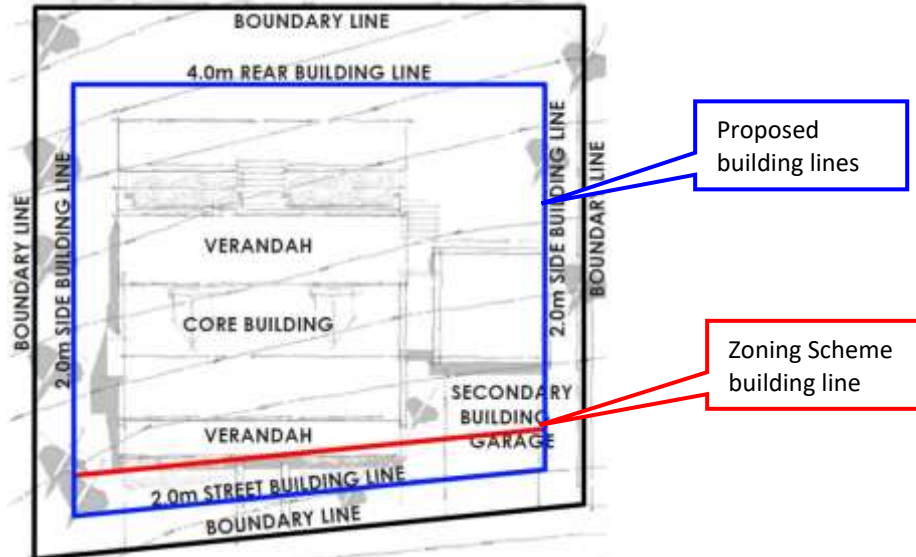


Figure 21: Residential Zone 1 building line departures illustration

- Departure to relax the required parking on General Residential Zone 2: Town Housing erven from 2 bays per dwelling to 1 bay per dwelling.
- Departure to relax the coverage on General Residential Zone 3: Flats erven from 40% to 70%.
- Departure to relax the street building line on General Residential Zone 3: Flats erven from 5m to 2.5m and the side building lines on General Residential Zone 3: Flats erven from 5m to 0m as shown here-below:

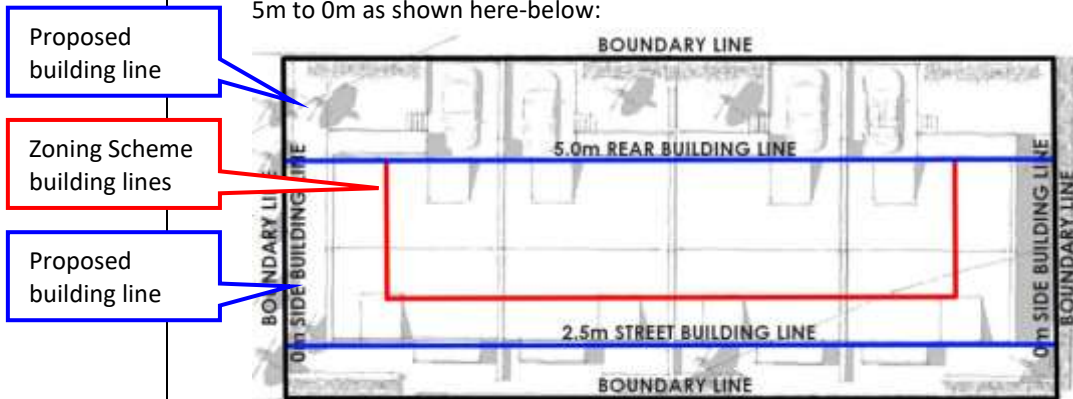


Figure 22: General Residential Zone 3 building line departures illustration

- Departure to allow for a clubhouse on Erf 82.

Refuse areas

Refuse areas will be provided at the entrance to each of the development components at the access point to allow for safe and convenient refuse removal and will adhere to town planning and building parameters in terms of size, location, distance and construction.

The proposed 13m streets within the single residential neighbourhood will provide sufficient and convenient access for refuse removal vehicles to manoeuvre.

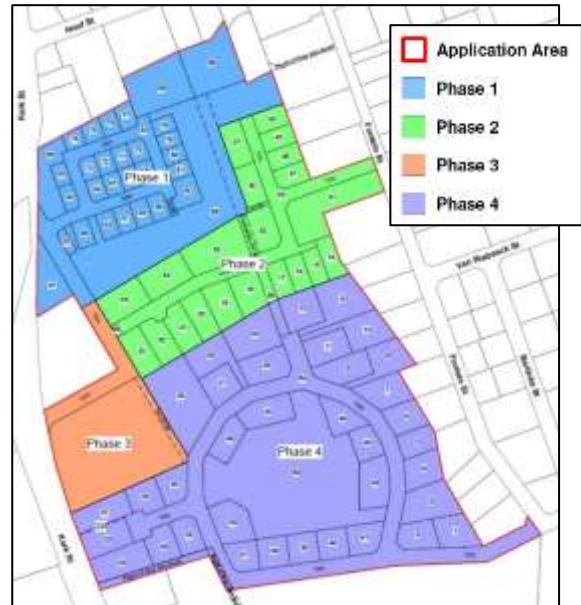
### Home-Owners' Association

A Master Home-Owners' Association will be established with a Constitution and Design Guidelines. The constitution and design guidelines are attached as part of the Architectural Design Parameters document.

### Phasing of the development

The development is proposed to be developed in 4 phases as illustrated in the Phasing Plan below. The phases are foreseen as follows:

- Phase 1 (Blue): The retirement village including the town houses on Erven 1-50, business on Erf 91, private open space on Erven 58, 87-90 and road on part of Erf 92.
- Phase 2 (Green): Single residential dwelling houses on Erven 14-17, 18-23 and 47-50, mixed use flats on Erven 51-57, private open space on a part of Erf 85 and Erf 86 and a road on Erf 93.
- Phase 3 (Orange): Events and wedding venue on Erf 83 and a road on a part of Erf 92.
- Phase 4 (Purple): Single residential dwelling houses on Erven 1-46, private open space on Erf 84 and a part of Erf 85 as well as a road on Erf 34.



**Figure 23 Phasing Plan**

On a design level, this proposal is in accordance with the municipality's spatial development vision and guidelines for the area which promotes higher densities, mixed use and mixed residential use, thus aiming to ensure a balance between preserving the historical character in terms of the lay-out, scale and design of the development as well as the authentic architectural style of buildings, while adapting to changing trends in housing and lifestyle needs, urban growth and town planning guidelines ensuring long-term sustainability of Riebeeck Kasteel and the surrounding areas are envisaged.

In terms of Engineering Services the Swartland Municipality has confirmed the following:

- The design philosophy for the proposed internal road network will be similar to that of a typical urban road network and all internal roads within development clusters will be designed for low heavy vehicle traffic (construction vehicles, furniture removal and refuse trucks). Therefore, the design of the roads in terms of structure, material and layout will adhere to all relevant municipal regulations and criteria.
- There is no additional capacity within the existing external stormwater system and allowance should thus be made for on-site attenuation of the post development run-off which will be done.
- Sufficient water, sewer and solid waste service capacity is available for the proposed development.
- Moderate traffic impact



**h. Desirability of the proposal**

As previously mentioned in the report Riebeeek Kasteel is a popular town for retirement, artists and holiday / weekend homes and also lately for the work-from-home community.

Apart from natural growth, provision should also be made for the rising demand of the current reverse trend of rural depopulation. This trend is confirmed in an article from the Business tech website under the heading "These small South African towns are absolutely booming" dated 4 November 2023 stating from the following extract:

"The most increased town activity (as opposed to municipality) has been around Stellenbosch, and then along the West Coast (Langebaan, Yzerfontein and St Helena Bay), inland around Darling, Riebeeek Kasteel and Barrydale, in Cape Town (Scarborough, Hout Bay, Noordhoek) and then heading east along the south coast, in towns such as Gansbaai, Stillbaai, Mossel Bay and Knysna," Lightstone said.,

Retaining the character of the existing core areas of historic towns will imply that provision for growth be made on the periphery of the towns abiding the guidance of urban professionals and also the relevant municipal spatial policies.

The existing character of the town is respected, however the replication of the existing character is not possible due to several reasons including the typography, general accepted engineering standards, building methods, lifestyle, technology etc.

In the light of the above the development of Erf 878 Riebeeek Kasteel in the present location is considered most desirable. The development has furthermore been phased to accommodate the growth of the town in an orderly managed manner in conjunction with the Swartland Municipality.

To confirm and emphasize the above, the proposal is also **consistent** with the following land-use management policies and legislation:

- Integrated Urban Development Framework, 2016-2019 of which the purpose is to achieve:
  - Integrated sustainable human settlements
  - Efficient land governance and management
  - Inclusive economic development
- West Coast District Municipality IDP, 2022-2027 of which the purpose is inter alia to promote the social well-being of residents, communities and targeted social groups in the district, namely the elderly.
- Swartland Municipality IDP 2023 of which the purpose is to ensure healthy lives and promote well-being for all at all ages.
- Swartland Municipality SDF 2023-2027 of which the aim is to enhance sustainable, liveable urban environments.

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

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

From a Safety, Health and Well-being point of view the proposal aims to offer a safe residential neighbourhood which is foreseen to enhance the health and well-being of residents and visitors by providing inter alia a development within easy reach and within walking distance of social, community and retail facilities thus augmenting physical health and well-being

Relevant to Heritage & Character as discussed here-above the location of Erf 878 is already located within the urban edge and earmarked for residential development provides the opportunity to preserve the historic heritage and cultural integrity and character of the historic areas of the town to allow urban growth trends by incorporating higher densities, smaller erven, mixed land-use and a variety of residential forms, to ensure the long-term sustainability of the town and surrounds aligned with the Swartland SDF 2023-2027.

The application proposal is thus considered desirable in terms of all the above-mentioned relevant aspects.

#### **i. Planning Principles**

The application has also been analyzed for consistency with the planning principles prescribed by the Spatial Planning and Land Use Management Act, 2013 (SPLUMA) and also the Western Cape Land Use Planning Act, 2014 (LUPA) and the following conclusions were made:

- (i) **Spatial Justice** which refers to the need for redressing the past apartheid spatial development imbalances and aim for equity in the provision of access opportunities, facilities, services and land.

##### **Possible results of the development**

The proposal will provide a variety of residential accommodation choices, thus allowing a wider section of the market in terms of age, needs and financial capability to access housing opportunities in Riebeek Kasteel.

The proposal is thus **consistent** with spatial justice.

- (ii) **Spatial Sustainability** which refers to the fact that a spatially sustainable settlement will be one which has an equitable land market, while ensuring the protection of valuable agricultural land, environmentally sensitive and biodiversity rich areas, as well as scenic and cultural landscapes and ultimately limits urban sprawl.

##### **Possible results of the development**

The proposal will be located on vacant land within the urban edge, which is earmarked for residential and business development by the Municipal SDF, 2023-2027. All required legislative procedures are being followed to ensure the minimizing of any negative impacts and the maximizing of positive impacts on the environment. The proposed development has been designed to be sensitive to the existing character and heritage of the environment.

The proposal is **consistent** with spatial sustainability

- (iii) **Efficiency** which refers to the manner in which settlements themselves are designed to function in such a way that there will be a minimum need to travel long distances to access services, facilities and opportunities.

##### **Possible results of the development**

The location of the application area ensures walkable distances to existing retail, community and social facilities, thus effectively integrating the proposed development with the existing town. The layout of the various land-use components is designed in accordance with location, topography and function so as to enhance the effective functioning of each component separately and as an integrated whole. The proposal represents a compact development with varying densities, a variety of residential types, and mixed use thus ensuring the more optimal use of land which is a scarce resource and contributing to the sustainability of Riebeek Kasteel and the surrounds.

The proposal is **consistent** with the efficiency principle.

(iv) **Spatial Resilience** which, in the context of land use planning, refers to spatial plans, policies and land use management systems which should enable communities to be able to resist, absorb and accommodate any economic and environmental shocks which might occur in a timely and efficient manner.

**Possible results of the development**

The proposal will ensure the mitigating and minimizing of any potential negative environmental or heritage impacts and the maximizing of positive environmental and heritage impacts, where possible, by addressing the issues/ concerns raised during the legislative environmental and land-use planning processes.

The proposal is foreseen to stimulate the local economy by raising the threshold of existing businesses, by attracting new residents and additional visitors to the area thus creating additional employment opportunities.

The application is **consistent** with spatial resilience.

(v) **Good Administration** which, in the context of land use planning refers to the promotion of integrated, consultative planning practices in which all spheres of government and other role players ensure that a joint planning approach is pursued.

**Possible results of the development**

Consultative practices are being followed in this application as it is done in consultation with the Planning Department of the Municipality as well as through the Department of Environmental Affairs and Development Planning in parallel who will assure compliant public participation processes in such a manner as to enable the government and the general public to participate in the eventual decision-making process.

The application proposal is **consistent** with good administrative procedures.

**Conclusion:**

The proposed development provides a **balanced, sustainable, and contextually respectful** expansion of Riebeeck Kasteel. It enhances housing choices, supports the local economy, preserves environmental systems, strengthens the relationship between new development and the historic CBD, and contribute towards the upgrading of the civil services.

The proposed development aligns with municipal planning policies and contributes positively to the long-term resilience and attractiveness of Riebeeck Kasteel as a rural heritage town.

With the above in mind, the layout for Erf 878 Riebeeck Kasteel was drawn up and advanced with the input from several professional disciplines.

The proposal is therefore foreseen to create place-making suburb, offering a wider variety of residential opportunities, increasing thresholds of existing businesses and tourist facilities which will grow the town further and ensure its sustainability, yet while contributing towards preserving the historical character of the original traditional area of the town.

## 5. Conclusion

Through this application a residential development offering a variety of residential types as well as business component along and close to the identified Church Street (R311) activity corridor with supporting community facilities are proposed.

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

The application as motivated in this report is regarded desirable within its local context and optimally-integrated within the existing community land-use activities.

It is therefore recommended that this application be **approved** as follows:

1. **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 Subdivisional Area for residential use, a retirement village, parks, private open space, retail as well as roads.
2. **Subdivision** in terms of Chapter IV, Section 25.2(d) of the Swartland Municipal Land Use Planning By-Law, 2020 of the subdivisional area which is approximately 110 087m<sup>2</sup> into 116 portions and simultaneous **rezoning** of 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 as illustrated in the plans below:

(Kindly take note that extents proposed are approximate dimensions & need to be verified by a surveyor)

Erven	Area	Erven	Area	Erven	Area	Erven	Area	Erven	Area
1	839m <sup>2</sup>	20	738m <sup>2</sup>	39	625m <sup>2</sup>	58	1941m <sup>2</sup>	77	318m <sup>2</sup>
2	703m <sup>2</sup>	21	750m <sup>2</sup>	40	625m <sup>2</sup>	59	328m <sup>2</sup>	78	249m <sup>2</sup>
3	1222m <sup>2</sup>	22	744m <sup>2</sup>	41	693m <sup>2</sup>	60	333m <sup>2</sup>	79	249m <sup>2</sup>
4	813m <sup>2</sup>	23	794m <sup>2</sup>	42	1007m <sup>2</sup>	61	333m <sup>2</sup>	80	249m <sup>2</sup>
5	636m <sup>2</sup>	24	1370m <sup>2</sup>	43	597m <sup>2</sup>	62	333m <sup>2</sup>	81	249m <sup>2</sup>
6	731m <sup>2</sup>	25	1033m <sup>2</sup>	44	726m <sup>2</sup>	63	329m <sup>2</sup>	82	582m <sup>2</sup>
7	948m <sup>2</sup>	26	2518m <sup>2</sup>	45	942m <sup>2</sup>	64	270m <sup>2</sup>	83	7603m <sup>2</sup>
8	978m <sup>2</sup>	27	769m <sup>2</sup>	46	676m <sup>2</sup>	65	237m <sup>2</sup>	84	10403m <sup>2</sup>
9	909m <sup>2</sup>	28	965m <sup>2</sup>	47	464m <sup>2</sup>	66	264m <sup>2</sup>	85	494m <sup>2</sup>
10	1152m <sup>2</sup>	29	685m <sup>2</sup>	48	454m <sup>2</sup>	67	269m <sup>2</sup>	86	51m <sup>2</sup>
11	844m <sup>2</sup>	30	677m <sup>2</sup>	49	453m <sup>2</sup>	68	269m <sup>2</sup>	87	1054m <sup>2</sup>
12	1428m <sup>2</sup>	31	951m <sup>2</sup>	50	478m <sup>2</sup>	69	275m <sup>2</sup>	88	9433m <sup>2</sup>
13	944m <sup>2</sup>	32	927m <sup>2</sup>	51	2082m <sup>2</sup>	70	275m <sup>2</sup>	89	1114m <sup>2</sup>
14	524m <sup>2</sup>	33	1066m <sup>2</sup>	52	986m <sup>2</sup>	71	269m <sup>2</sup>	90	1906m <sup>2</sup>
15	428m <sup>2</sup>	34	694m <sup>2</sup>	53	1587m <sup>2</sup>	72	269m <sup>2</sup>	91	172m <sup>2</sup>
16	463m <sup>2</sup>	35	634m <sup>2</sup>	54	1011m <sup>2</sup>	73	264m <sup>2</sup>	92	5738m <sup>2</sup>
17	480m <sup>2</sup>	36	991m <sup>2</sup>	55	986m <sup>2</sup>	74	246m <sup>2</sup>	93	4106m <sup>2</sup>
18	807m <sup>2</sup>	37	612m <sup>2</sup>	56	697m <sup>2</sup>	75	284m <sup>2</sup>	94	10145m <sup>2</sup>
19	857m <sup>2</sup>	38	625m <sup>2</sup>	57	689m <sup>2</sup>	76	288m <sup>2</sup>		

Figure 24: Erf sizes



Zoning	Area	% of Total	Erven
Residential Zone 1: Low Density	40989m <sup>2</sup>	39.2%	50
General Residential Zone 2: Town Housing	7031m <sup>2</sup>	6.7%	24
General Residential Zone 3: Flats	8038m <sup>2</sup>	7.7%	7
Resort Zone (Wedding venue)	7603m <sup>2</sup>	7.3%	1
Business Zone 1: General Business	172m <sup>2</sup>	0.2%	1
Open Space Zone 2: Private Open Space	26396m <sup>2</sup>	25.3%	8
Transport Zone 2: Roads	14251m <sup>2</sup>	13.6%	3
<b>Total</b>	<b>104480m<sup>2</sup></b>	<b>100%</b>	<b>94</b>

Figure 25: Subdivision & Rezoning Plan extract

- **Residential Zone 1: Low Density** for Erven 1-50 with a total extent of 40989m<sup>2</sup>.
  - **General Residential Zone 2: Town-housing** for Erven 59-82 with a total extent of 7031m<sup>2</sup>.
  - **General Residential Zone 3: Flats** on Even 51-57 with a total extent of 8038m<sup>2</sup>.
  - **Resort Zone: Resort** on Erf 83 with a total extent of 7603m<sup>2</sup>.
  - **Business Zone 1: General Business:** for Retail on Erf 91 with a total extent of 172m<sup>2</sup>.
  - **Open Space Zone 2: Private Open Space:** for parks, stormwater and a spring on Erven 58, 84-90 with an extent of 26396m<sup>2</sup>.
  - **Transport Zone 2: Roads:** on Erven 92-94 with a total extent of 14251m<sup>2</sup>.
3. **Departure** in terms of Chapter IV, Section 25.2(b) of the Swartland Municipal Land Use Planning By-Law, 2020 for the following:
- Departure to relax the coverage on Residential Zone 1: Low Density erven from 50% to 60% on erven 1-35 & 47 to 50.
  - Departure to relax the street building line on Residential Zone 1: Low Density erven from 4m to 2m.
  - Departure to relax the required parking on General Residential Zone 2: Town Housing erven from 2 bays per dwelling to 1 bay per dwelling.
  - Departure to relax the coverage on General Residential Zone 3: Flats erven from 40% to 70%.
  - Departure to relax the street building line on General Residential Zone 3: Flats erven from 5m to 2.5m.
  - Departure to relax the side building lines on General Residential Zone 3: Flats erven from 5m to 0m.
  - Departure to allow for a clubhouse on Erf 82.
4. **Consent Use** for a Tourist Facility on Erf 83 in terms of Chapter VI, Section 75(o)(vi) of the Swartland Municipal Land Use Planning By-Law, 2020.
6. 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, as illustrated in the plan below.

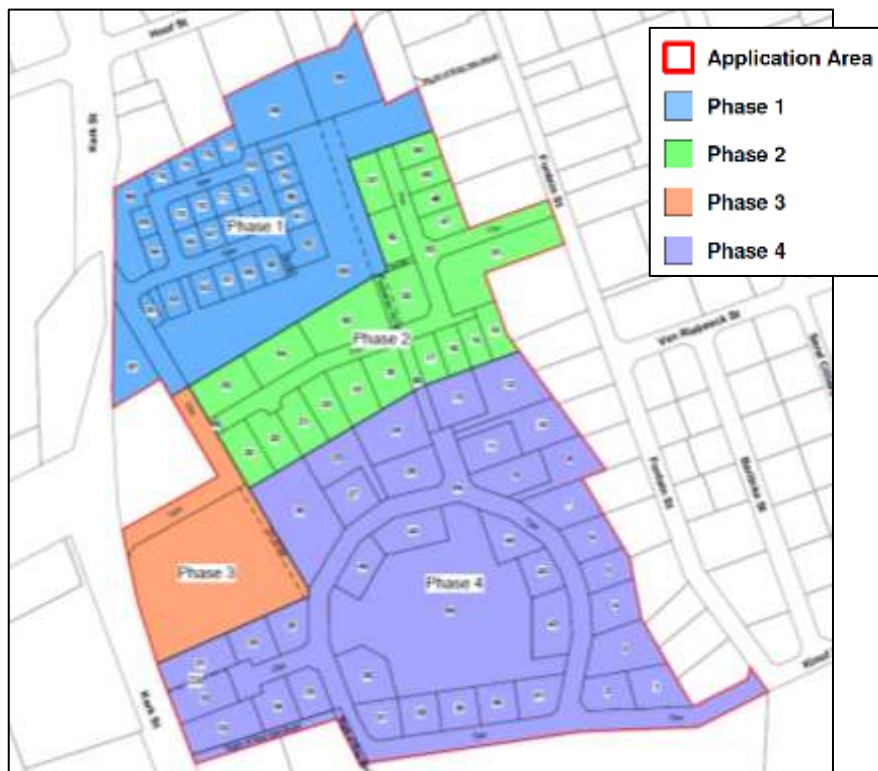


Figure 26: Phasing Plan extract

7. 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 and design guidelines will be submitted at a later stage for approval.