
HERITAGE IMPACT ASSESSMENT

with Integrated Cultural Landscape & Visual Impact Assessments

for the Proposed Residential Development on erven 597, 598 and 599,
Stanford, Overstrand Local Municipality

HWC Case No: TBC

September 2026



***Developed for Wrap Project Office – Town Planning and Project Management admin@wrapgroup.co.za
Integrated HIA, VIA and CULTURAL LANDSCAPE STUDY to be submitted for
decision in terms of Section 38(4) of the NHRA***

Liana Jansen PrLArch PHP PO Box 109 Montagu 6720 +27 82 776 4645 mulliana@gmail.com	Marike Franklin PrLArch 86 Pauling Street, Wellington +27 79 522 6930 marikefranklin@gmail.com
--	---

THE INDEPENDENT PERSON WHO COMPILED A SPECIALIST REPORT OR UNDERTOOK A SPECIALIST PROCESS

We, Liana Jansen and Marike Franklin, as the appointed independent specialists, hereby declare that we:

- act/ed as the independent specialists in this application;
- regard the information contained in this report as it relates to our specialist input/study to be true and correct, and
- do not have and will not have any financial interest in the undertaking of the activity other than remuneration for work performed in terms of the NEMA, the Environmental Impact Assessment Regulations, 2010 and any specific environmental management Act;
- have and will not have any vested interest in the proposed activity proceeding;
- have disclosed to the applicant, EAP and competent authority any material information that has or may have the potential to influence the decision of the competent authority or the objectivity of any report, plan or document required in terms of the NEMA, the Environmental Impact Assessment Regulations, 2010 and any specific environmental management Act;
- are fully aware of and meet the responsibilities in terms of NEMA, the Environmental Impact Assessment Regulations, 2010 (specifically in terms of regulation 17 of GN No. R. 543) and any specific environmental management Act, and that failure to comply with these requirements may constitute and result in disqualification;
- have provided the competent authority with access to all information at my disposal regarding the application, whether such information is favourable to the applicant or not; and
- are aware that a false declaration is an offence in terms of regulation 71 of GN No. R. 543.

 Liana Jansen PrLArch ¹ SACLAP 20156, APHP PHP ² , ICOMOS ISSCL Vice President Africa, ICOMOS ICICH Expert Member	 Marike Franklin PrLArch SACLAP ³ 20370, ICOMOS ⁴ -ISCCL ⁵ Expert member
--	--

¹ Professional Landscape Architect

² PHP Professional Heritage Practitioner

³ SACLAP South African Council for Landscape Architects in South Africa

⁴ ICOMOS International Council on Monuments and Sites

⁵ ISCCL International Scientific Committee on Cultural Landscapes

EXECUTIVE SUMMARY

This Heritage Impact Assessment (HIA) was prepared in response to a proposed residential development on Erf 597, 598 and 599, located North of the R362 at the eastern entrance to the village of Stanford in the Overstrand region of the Western Cape. The property measures approximately 14,1034 ha, and is currently largely vacant, containing a few blocks of vineyards, a remnant avenue of *Ficus nitida* trees, and a right-of-way access road serving the Klein River residential estate and the Walker Bay Estate, which is situated directly on the Klein River.

In terms of Section 38(1) of the National Heritage Resources Act (NHRA, Act 25 of 1999), the applicant submitted a Notification of Intent to Develop to Heritage Western Cape (HWC). Following assessment on 12 May 2025 (Case No. HWC25042505EJV0505), HWC determined that the proposed development may impact heritage resources and requires a Heritage Impact Assessment (HIA) in terms of Section 38(3) of the NHRA. HWC specifically requires the HIA to include the following items

- Desktop Palaeontological Impact Assessment
- Townscape Assessment (integrated into the HIA report with details relating to this aspect under section 6 and 7)
- Visual Impact Assessment (integrated throughout this report, and the VIA methodology discussed in Appendix D)

Stanford is a historic rural village established in 1857 and characterised by its orthogonal street layout and strong relationship to the surrounding agricultural landscape. Two key landscape systems informed the settlement: the Klein River and the Millstream, which historically shaped the town's location and development. The village retains a strong rural character and forms part of a heritage-sensitive cultural landscape.

The site forms part of Stanford's eastern forecourt and contributes to the rural approach to the settlement along the R362. Although the site itself contains no significant built heritage resources, it forms part of a broader landscape system associated with open agricultural land, with extensive views southwards over undulating plains and northwards towards the Klein River Mountains. The historic alignment of the old wagon route remains visible and can be identified in the aerial photographs presented in Section 7. These remnants reflect the historical movement routes and agricultural access patterns that informed the spatial structure of the landscape, and contribute to the historic rural landscape. The site therefore contributes to the landscape transition between countryside and settlement and plays a role in the village's broader landscape setting.

The property forms part of a broader area identified for expansion of the urban edge of Stanford. Development in this area could cumulatively alter the rural landscape character and setting of the village if not carefully managed. To understand the significance of the site and its relationship to the broader settlement structure, the morphology and

historical development of Stanford were analysed. From this analysis, a series of heritage indicators were derived to assess the proposed development.

These indicators highlight the importance of maintaining visual connections across open agricultural landscapes, particularly along the eastern approach to the settlement. Development should therefore respond to the transition between countryside and town by retaining landscape permeability and incorporating movement corridors that allow both ecological and pedestrian connectivity across the site. These corridors should form part of a broader open space network that links to existing public routes such as the Wandelpad and, in turn, strengthens connections between the Klein River, the Millstream, and the historic commercial core of Stanford along Queen Victoria Street.

Development should also respond to existing landscape features within the area, including wetlands, mature trees and historic road alignments. Built form should follow the human-scale architectural principles outlined in the Stanford Style Guidelines where applicable. In order to maintain the rural character of the approach to Stanford, a landscape buffer of at least the prescribed 25m from the edge of the R326 road reserve should be retained. This buffer should enable pedestrian movement (walking and cycling) and could be planted with low-growing wetland species adapted to saturated conditions.

Based on the information currently available, the proposal could contribute to Stanford's future expansion. However, the current development application does not include Erf 1197 (of which a large portion comprises the 25m scenic route buffer), which is the enabling factor supporting the proposal. It is therefore recommended that either the Municipality or the developer take shared responsibility in securing the social infrastructure pertinent to the response of the identified heritage indicators, including the integration of the site with historic Stanford via Queen Victoria Road, and its alignment with the broader landscape structure, such as the Wandelpad, as well as the cultural landscape character that supports spontaneous street-based interactions.

From a palaeontological heritage perspective (directly copied from the Paleontological report), the proposed Walker Bay Estate residential development on Erven 597, 598, and 599 Stanford is considered Acceptable and may proceed, subject to strict compliance with non-negotiable mitigation conditions. These conditions include the mandatory implementation of the Chance Find Protocol detailed in Section 9 of this report; the appointment of a qualified, independent Environmental Control Officer (ECO); the integration of all mitigation measures into the Environmental Management Programme (EMPr); comprehensive site induction training for all construction personnel on fossil recognition and reporting procedures; active monitoring of all excavations exceeding 1.5 meters depth or encountering fresh bedrock; immediate work stoppage within a 10-meter radius if fossils are discovered; notification to Heritage Western Cape within 24 hours of any fossil discovery; and full compliance with Section 35 of the NHRA and all HWC requirements under Case No. HWC25042505EJV0505.

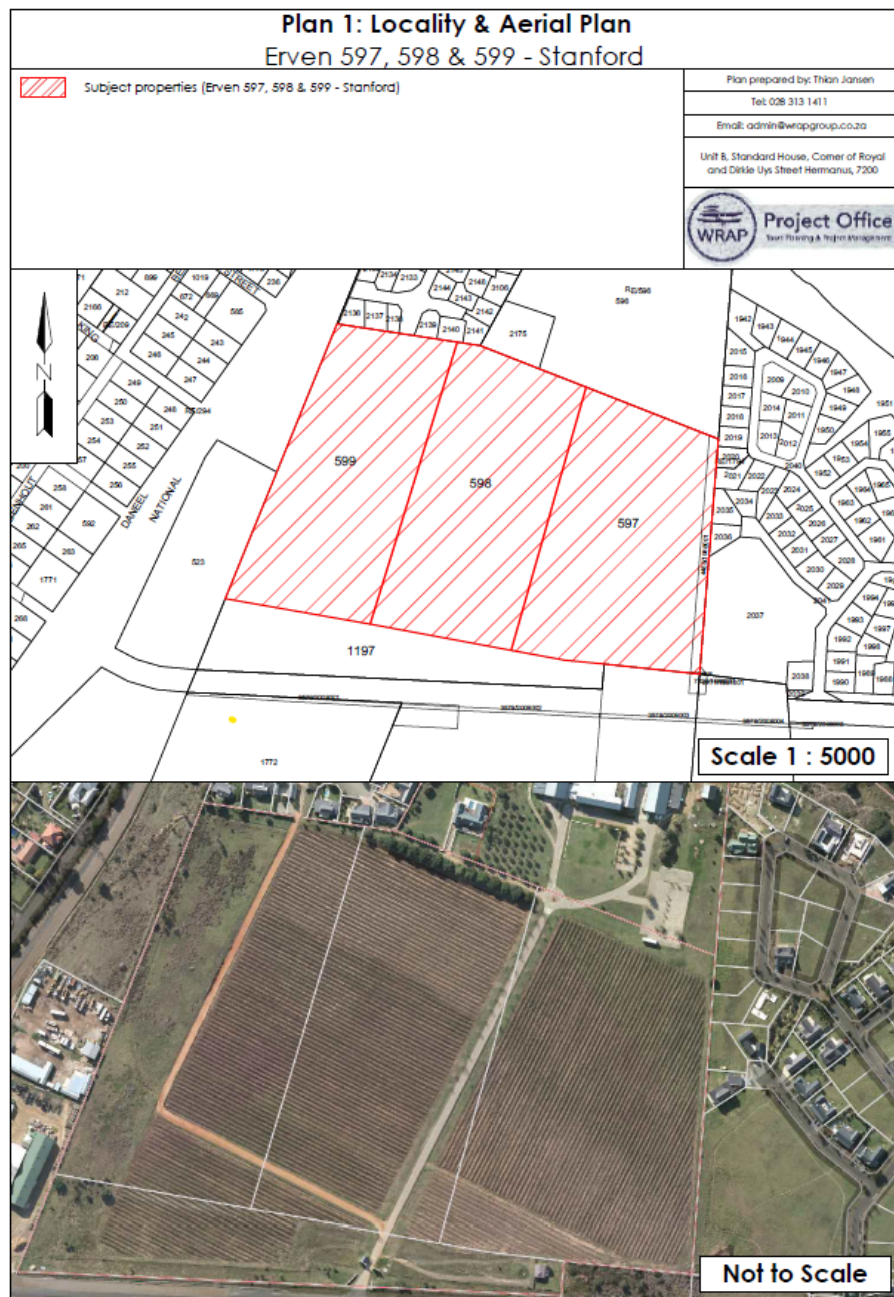


Figure 1: Locality and Aerial Plan showing the extent of Erf 597, 598, and 599 (WRAP Project Office).

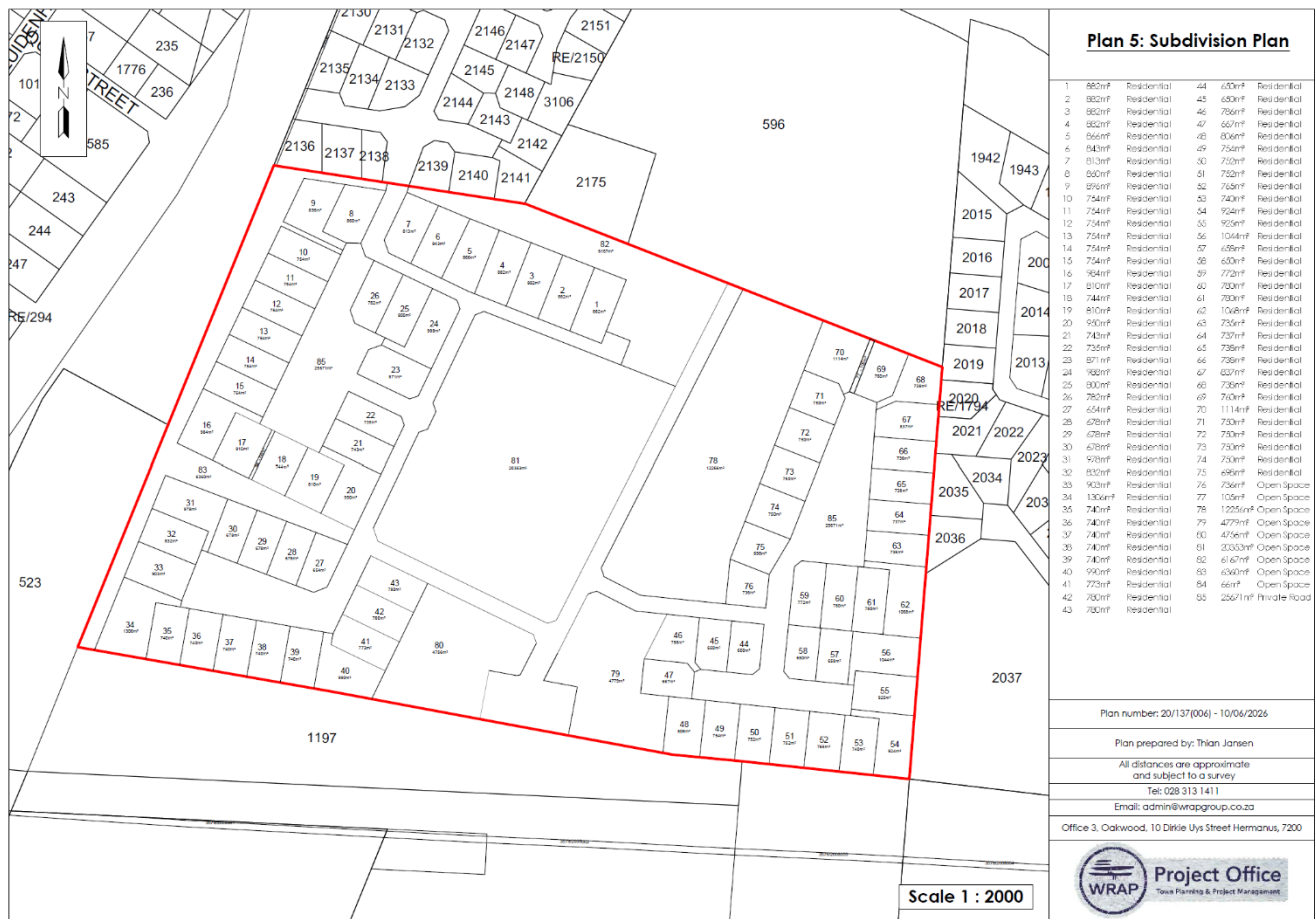


Figure 2: Proposed Development by WRAP, showing subdivision and zoning (WRAP Project Office).

Table of Contents

1	Introduction	11
2	Location	12
3	Methodology	14
3.1	Literature review	15
3.2	Fieldwork	16
3.3	Mapping	17
3.4	Value grading	17
3.5.	HWC and SAHRA	17
3.6	Urban Development Framework	18
4	Limitations and Assumptions	18
5	Cultural Landscapes	18
6	Description of the Cultural Landscape	19
6.1	Broader Context: Stanford	19
6.2	Local Context: Erf 597, 598, and 599	21
6.3	Components of the Cultural Landscape	31
7	Landscape Character Assessment	31
7.1	Landscape Units	32
8.	Assessment of Significance: Policy and Value Framework	34
8.1	Historic	34
8.2	Aesthetic	35
8.2.1	Visual Resource Value, Scenic Quality and Landscape Sensitivity	36
8.2.2	Sense of Place	45
8.3	Ecological	47
8.4	Social	47
8.5	Economic	48
9	Proposed Development	50
10.	Public Participation	64

10.1	CCL Public Engagement 2025	64
11	Heritage Indicators and Urban Edge	65
12.	Intensity of Visual Impact	68
12.1	Glint and Glare	68
12.2	Sensitive Viewers and Locations	69
12.3	Visibility	69
12.4	Visual Exposure	72
12.5	Visual Intrusion	73
12.6	Night Lighting	81
12.7	Intensity of Impact	81
13	Cultural Landscape Assessment of the Proposed Development	83
13.1	Historic Criteria	83
13.2	Aesthetic Criteria	84
13.3	Social Criteria	86
13.4	Economic Criteria	87
13.5	Ecologic Criteria	87
14	Conclusion	88
15	Recommendations	89
16	References	91
	APPENDIX A: Components of the Cultural Landscape	92
1	Landscape Elements	92
1.1	Geology and Soils	92
1.2	Landform	93
1.3	Vegetation	96
1.4	Hydrology	97
1.5	Conservation: Biodiversity	99
2	Cultural Elements informing Heritage Indicators and the Visual Resource	102
2.1	Archaeology and Palaeontology	102
2.2	Stanford Farm	103

2.3	Agriculture	105
2.4	Stanford Town Morphology	105
2.5	Roads	109
2.6	Wandelpad	111
2.7	Streetscape	113
2.8	Flowers	115
2.9	Material	115
2.10	Tourism	116
2.11	Business and Industry	116
APPENDIX B: Gated Community Typologies		118
Gated Community Typologies		118
APPENDIX C: Public Participation		124
APPENDIX D: VISUAL IMPACT ASSESSMENT METHODOLOGY		125
DETERMINING THE VISUAL RESOURCE VALUE OF A LANDSCAPE		125
Landscape Elements and Character		125
Landscape Value (Aesthetic Value)		125
Sense of Place		126
Scenic Quality		126
Scenic Quality: Explanation of Rating Criteria		126
Scenic Quality Inventory and Evaluation Chart		128
Scenic Quality (Value of the Visual Resource)		129
METHOD FOR DETERMINING THE INTENSITY OF LANDSCAPE AND VISUAL IMPACT		129
Landscape Impact		130
Visual Impact		130
Visual Intrusion and Contrast		130
Visual Intrusion Rating		131
Visibility		132
Visual Exposure (Distance)		133
Sensitivity of Visual Receptors		133

Intensity of Visual Impact	135
Cumulative effects	136
APPENDIX E: PALAEONTOLOGICAL DESKTOP ASSESSMENT	137

1 Introduction

In 2025, WRAP appointed Cape Cultural Landscapes (Liana Jansen & Marike Franklin) to conduct an HIA for the proposal to develop the properties, even 597, 598 and 599 Stanford, into a residential estate that will comprise an eastern extension of the village of Stanford. The Notification of Intent to Develop (NID) application to Heritage Western Cape for the consolidation, rezoning, subdivision, consent use, exemption to register a right of way servitude and allocation of street names for the three erven elicited the following response:

HWC requires that a Heritage Impact Assessment (HIA) that satisfies the provisions of Section 38(3) of the NHRA be submitted. Section 38(3) of the NHRA provides (3) The responsible heritage resources authority must specify the information to be provided in a report required in terms of subsection (2)(a): Provided that the following must be included:

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

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

- **Desktop Palaeontological Impact Assessment**
- **Townscape Assessment**
- **Visual Impact Assessment**

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

The required HIA must have an **integrated set of recommendations**.

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

Both authors of this HIA are cultural landscape specialists; therefore, the report is based on an assessment of Stanford's cultural landscape and the project's potential impact on this setting. The detailed analysis of the different layers of the landscape is provided in Appendix A, where each layer of history is unpacked to understand its significance and, in turn, inform guidance for new development through the criteria set out in Section 13. For a comprehensive understanding of how the historic layers have influenced the development criteria, we recommend reading Appendix A alongside the landscape descriptions in Section 6, before proceeding directly to the criteria in Section 13. To avoid deviating too far from the main assessment, the description of the cultural layers has been separated out for further reading. Section 7 draws out the significant features identified in Appendix A and categorises them in relation to existing policy frameworks, which further informed the criteria against which development is measured.

2 Location

The property is in the eastern part of the historic town of Stanford, east of the R43 and directly north of the R326. Erven 597, 598 and 599 are located within the urban edge and fall under the jurisdiction of the Overstrand Municipality. Erven 597, 598 and 599 Stanford are proposed to be consolidated to create a combined property measuring 141 034 m² (14.1034 ha) and is situated directly next to the Stanford Landscape Protection Overlay zone (Yellow area in Figure 3 below). All three erven are currently zoned Residential Zone 1: Single Residential and the proposed development will comprise the following components:

- 76 residential properties;
- privately zoned open spaces;
and
- private internal roads.

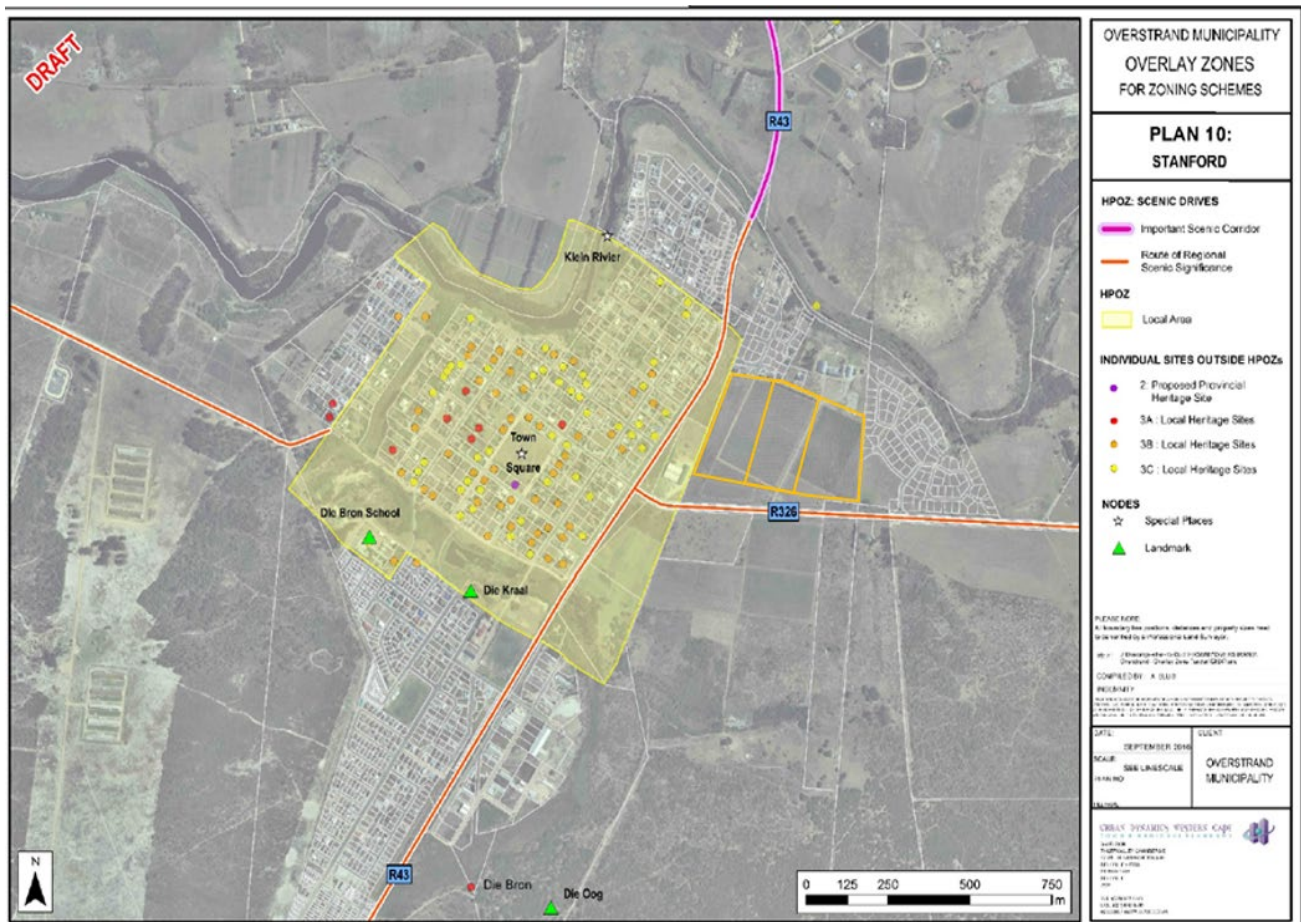


Figure 1: Map of Stanford Heritage Overlay Zone and proximity of the site (Overstrand Municipality Interactive Map 2025)

The site is currently largely vacant, containing vineyards, an avenue of large *Ficus nitida* trees, and right-of-way roads providing access to the Walker Bay Estate and the Klein River Residential Estate. It forms part of Stanford's eastern forecourt and contributes to the village's rural approach. The area indicated in orange below (Figure 2) represents proposed urban infill development within the newly defined urban edge. Erf 1772, located opposite the road and shown in black, is currently vacant, and a concurrent application for future development has been submitted alongside the present proposal. The diagram illustrates the substantial cumulative extent of land designated for development in relation to the historic village. Accordingly, the proposed development must be assessed alongside other planned projects in the surrounding area.

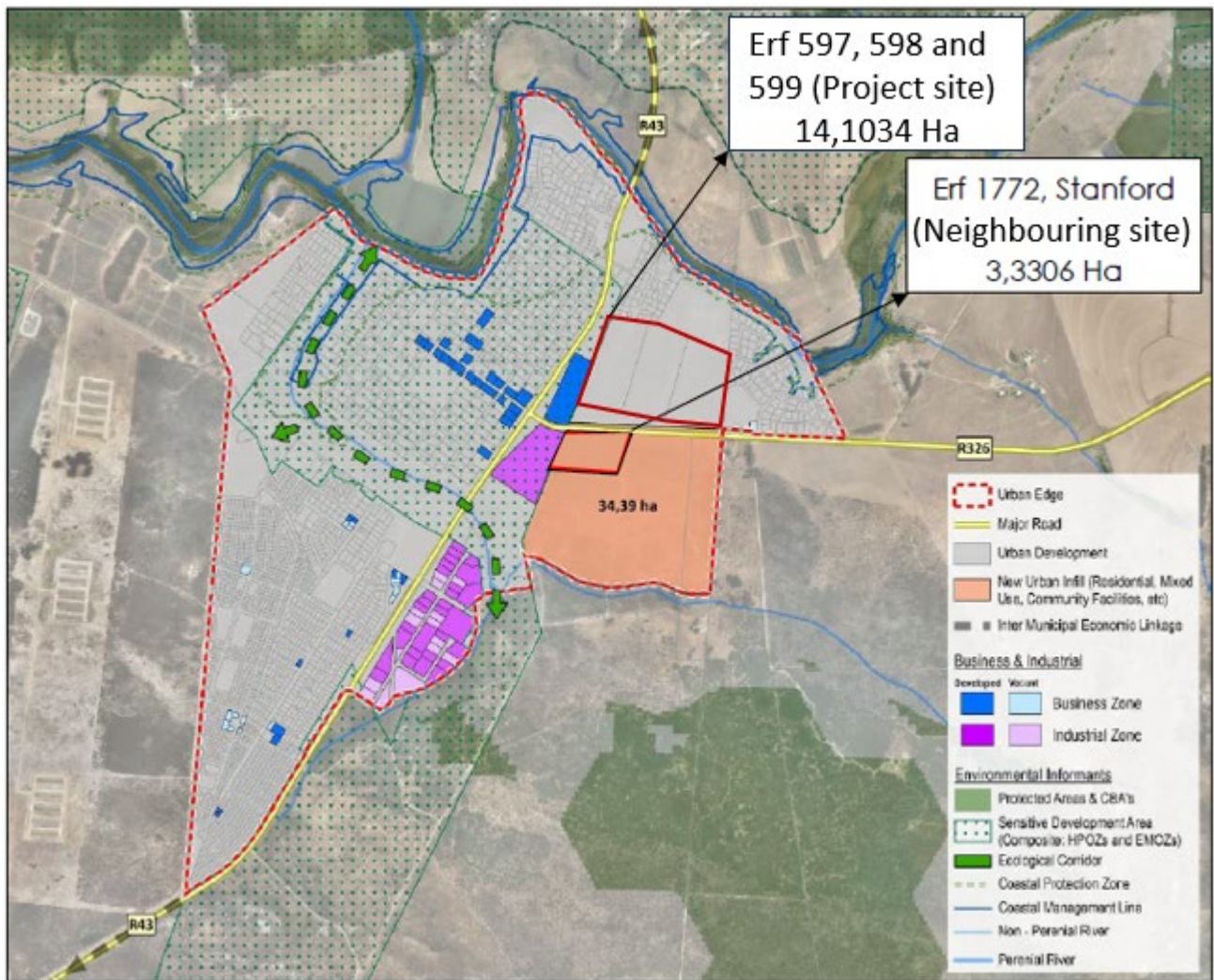


Figure 2: Stanford Spatial Proposal 2020 (Page 214, OMSDF)

3 Methodology

This HIA includes an integrated cultural landscape approach where the compositional layers of the land are analysed and discussed. This HIA is structured to fulfil the requirements of Section 38(3) of the NHRA and to respond to the requirements of HWC. Assessment criteria for cultural landscapes still need to be developed and tested (UNESCO 2014); a combination of methods was therefore used to investigate the value of the Stanford cultural landscape.

This assessment followed the **Burra Charter** as the overarching methodology, supplemented with additional methods specifically for evaluating cultural landscapes. The Burra Charter was selected for its clear focus on managing places of cultural significance and its well-defined procedural framework.

In addition, elements of the **Historic Urban Landscape (HUL) approach** were incorporated, recognising settlements as continuous, dynamic systems rather than static historic entities. Integrating HUL into the Burra Charter framework allowed for a more comprehensive assessment of cultural significance across the landscape.

A series of obligations arises from the identified values of the land. These **obligations or design indicators** should inform the proposed **development**, as physical links and requirements are established. It is important that the land reveals possibilities rather than imposing predetermined intentions. The following diagram illustrates the methodology followed by the researcher, including mapping and significance assessment, as documented in this report.

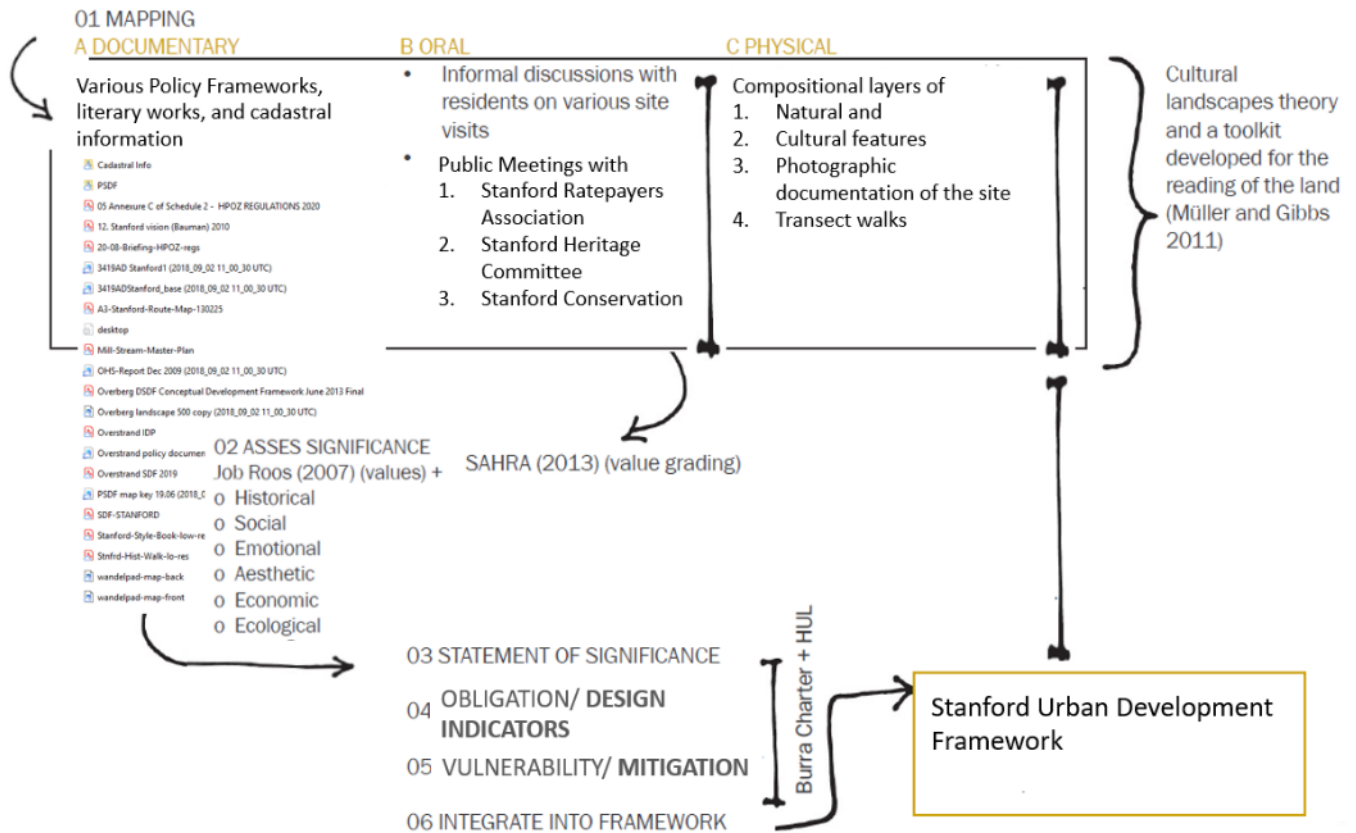


Figure 3: Methodology Cape Cultural Landscapes

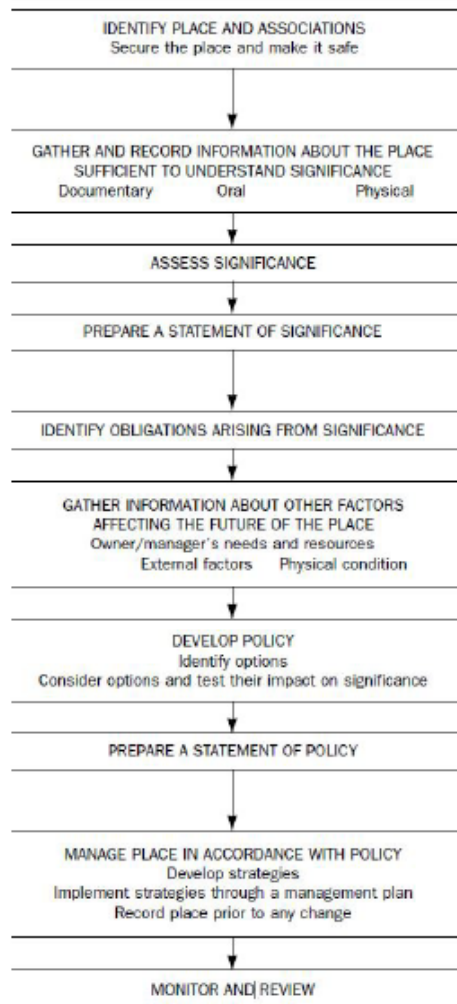
The methods listed below were informed by a toolkit developed for the reading and representation of cultural landscapes by Müller and Gibbs (2011):

3.1 Literature review

The literature review comprised a desktop study of the site and a review of relevant legislation, policy documents, spatial frameworks, reports, and mapping sources. This review was undertaken to establish the broader planning context, landscape structure, and cultural heritage significance of Stanford and its surrounding environment.

THE BURRA CHARTER PROCESS

Sequence of investigation (ICOMOS 2013)



1. Legislation and Heritage Policy

Overstrand Municipality. 2020. Heritage Protection Overlay Zone (HPOZ) Regulations – Annexure C of Schedule 2.

Overstrand Municipality. n.d. Overstrand Policy Document.

2. Spatial Planning Frameworks

Western Cape Government. n.d. Provincial Spatial Development Framework (PSDF).

Overstrand Municipality. 2020. Overstrand Spatial Development Framework (SDF).

Overstrand Municipality. n.d. Overstrand Integrated Development Plan (IDP).

Overstrand District Municipality. 2013. Overstrand District Spatial Development Framework: Conceptual Development Framework.

3. Studies and Local Reference Material

Bauman, N. 2010. Stanford Vision.

OHS Report. December 2009.

Mill Stream Master Plan.

Stanford Style Book.

Stanford Historic Walk Guide.

4. Mapping and Spatial Information

Cadastral Information.

Historic maps and imagery

3419AD Stanford Base Map.

3419AD Stanford1 Map.

5. Specialist studies

Palaeontological Assessment

References to these documents are incorporated throughout the report and are discussed in the relevant sections where they inform the assessment. The review of documents with reference to the history of Stanford.

3.2 Fieldwork

Fieldwork forms part of the most important analysis of space, as it has a three-dimensional comprehension thereof. The value of the fieldwork is proportional to the input and includes the following methods (Müller and Gibbs 2011: 12): systematic observation, participant observation, interviews, transect walks, and documentation of existing conditions.

3.3 Mapping

This study undertook documentary, oral, and physical mapping of Stanford. The cultural and physical compositional layers identified through this process are described within the report, where mapping is done at various scales, from the broader contextual scale to the local site scale. The detailed description of the site is written as a statement of significance from which the obligations or design indicators arise. These obligations/ design indicators are enforced by existing policy frameworks and guide future developments.

Public participation began at the outset of the study to obtain input on the heritage values associated with Stanford and its surrounding cultural landscape. The registered heritage bodies consulted include Stanford Conservation, the Stanford Heritage Committee, the Stanford Conservation Trust, and the Stanford Ratepayers Association. These bodies will be included in the circulation of this report for comment. Feedback received from these organisations will be considered and, where relevant, incorporated into the findings and recommendations of the Heritage Impact Assessment.

3.4 Value grading

Value is a difficult concept to explain or determine, because its worth to someone depends on a specific reason. Value can be further explained by character and remains one of the few values found in the present. Value is often found in the vulnerable, the unexpected, and the coincidental (Roos 2007: 34). The following five value lines (Ecologic, aesthetic, economic, social and historic) formed the base of the assessment of significance of this report and directed the framework development with a series of design/ heritage indicators that it produced.

Landscape character units were defined using landscape character assessment to delineate the landscape's compositional layers. A value grading was suggested for each landscape unit as part of this report, as a field rating.

3.5. HWC and SAHRA

Heritage Western Cape developed a Short Guide to and a Policy Statement on Grading, in accordance with section 7 of the National Heritage Resources Act, 1999 (Act 25 of 1999), and regulation 43, published in the Government Gazette No 6820. This guide provides a list for establishing value in the cultural landscape, typically for the nomination of a site for the declaration of a historic monument. SAHRA expands on some of the values listed by Roos (2007) for an appropriate application within the South African landscape. These values include: historical, scientific, aesthetic and social value within the landscape (SAHRA 2014). This list will form part of the value grading under the headings of Roos (2007).

3.6 Urban Development Framework

Development within the forecourt of Stanford should respond to existing natural and cultural landscape features and align with a broader urban development framework (UDF) for the expansion of Stanford East, providing a basis for evaluating individual development proposals. Design indicators that guide the framework are derived from Stanford's significance statements, policy documents, and historical and morphological analyses; these can be found in (Appendix B).

4 Limitations and Assumptions

Fieldwork was thorough for the purpose of this study to capture the sense of place and character of the area. During the site visit, GPS signal limitations may have resulted in a slight deviation in the link to images (+/- 10m offset). Please refer to the fieldwork with the following link for fieldwork:

<https://www.google.com/maps/d/u/0/edit?mid=1PFClwwlgEJOg6YwJl2md3cxU3yowXN4&ll=-34.438717931281744%2C19.45369114860221&z=16>

5 Cultural Landscapes

The idea of a cultural landscape is fundamental. The term may be given varied meanings, yet, at its core, it unites the products of so-called 'natural' ecological processes and phenomena on the one hand, and the products emerging from the processes of transformation of the 'natural' site by people in constructing their 'built' world, on the other. Any area consists of many sites, most of which have been inhabited by people for thousands of years. These places have been moulded, shaped, and changed by both natural processes and people adapting the environment to their pursuits.

Cultural landscapes are what one generation inherits from another: they are embedded with values held dear by those gone by. It is the duty and task of any generation to evaluate what is inherited and to make appropriate decisions for the future: not only from the perspective of the short term and how it may be useful to them in a selfish way, but also from a more inclusive, communal, and longer-term view. It may be considered human nature to act with self-interest; hence the need for government ideals and guidance, such as an appropriate planning and heritage resources control system, whereby the longer term and the public good may be addressed responsibly⁶

Box 2: The African Landscape Convention (selected excerpt)⁷

⁶ Todeschini (1993) p. 2.

⁷ IFLA Africa (2018)

Landscapes are the result of unique combinations of biophysical, cultural and social processes evolving over time and interwoven with memory, perception and tradition. They include land, water systems, marine areas and island configurations and play a vital role in human nurture, fulfilment and in shaping individual and collective identity.

Landscapes range from the outstanding and the memorable, to the familiar and the commonplace. All landscape architects practicing in Africa, notably members of IFLA Africa, representing a diverse array of cultures spread across the continent, have a duty to care for and ensure that the distinctive characteristics and potential of their landscapes are not compromised through insensitive or inappropriate change, and that their communities are not diminished or endangered by inappropriate development.

Landscape shapes the culture and identity of a community, a neighbourhood, a city and a nation. Landscape is the powerful connection between communities and the land, the places where people live, work and play. It is the physical, social and cultural context of our lives. It gives us a unique sense of place. The sustainable management and planning of resilient landscapes and communities includes the preservation of common and distinctive heritage, improving ecological health and well-being, increasing the productive capabilities of land and encouraging sustainable approaches to development and change. This approach aims to maintain important life-supporting functions such as water quality and biodiversity, while providing for the appropriate utilisation of landscapes for sustainable social, cultural, and economic development.

The importance of the deep and fundamental relationship that indigenous and other peoples of the African continent have with the natural world must be acknowledged and respected. These attitudes and beliefs should influence and inform the ways in which we approach the protection, planning, design and management of our landscapes. The scope and nature of the pressures on the landscape continue to increase and a comprehensive set of principles is now required to counter these pressures and to support the diverse aspects of contemporary landscape practice in our Region. This Landscape Convention sits within a global context and framework that comprises a series of National Landscape Charters and Conventions coordinated through the International Federation of Landscape Architects (IFLA). Other significant statements about our approaches and attitudes to the landscape include, but are not limited to, the ICOMOS Charter (1964), the European Landscape Convention (2001), the Florence Declaration (2012), the Matera Resolution (2013) and the IFLA Global Accord (2017).

The significance of the landscape reflects not just the sum of the individual parts, but rather landscapes as an integral whole. It is the nature of the relationship between features and between these features and the broader landscape setting (context) that is important. What is also important is an understanding of how these landscapes have been produced. In other words, the physical informants and historical events that have given structure and form to the landscape features must be understood and appropriately interpreted concerning heritage significance.

6 Description of the Cultural Landscape

6.1 Broader Context: Stanford

Stanford is regarded as the third-best-preserved village in the Western Cape (Stanford Conservation Trust, 2025). The original Stanford village was first proclaimed a conservation area in 1995 under the National Monuments Act, and the proclamation was later updated to a Heritage Area under the National Heritage Resources Act in 1999 (Heritage Western Cape, 2025). The declaration aims to preserve the village's historical architecture and overall character, which are embedded in its rural context. The R43 and R326 are both classified as routes of regional scenic significance.

Established in 1857, the village was named after Sir Robert Stanford, who owned the original farm. Its proximity to Stanford Bay on the coast was strategically important, as it enabled goods to be transported directly to Cape Town along the coast rather than overland. The Klein River is a perennial watercourse, fed in part by the Meul Stroom, or Mill Stream. This spring was a decisive factor in the village's establishment and continued to serve as Stanford's sole source of drinking water until 2016 (Stanford Conservation Trust, 2025). The orthogonal plots in its grid pattern are interestingly aligned to the Mill Stream, and not the Klein River. The morphology of Stanford town is discussed under section 7.2 *Cultural Elements informing Heritage Indicators*.

The interplay between public and private space strongly shapes the character of Stanford. The river functions as the central amenity and remains a major attraction for residents and visitors alike. Open views from houses are animated by activity along the Wandelpad, a well-used riverside path. Low boundary walls, open stoeps, and modest, human-scale architecture contribute to welcoming streetscapes, while the architectural style is predominantly Victorian and Edwardian. The street grid provides order, softened by mature vegetation that lends intimacy and creates a seamless flow between communal and private spaces. Daily life is visibly lived in the public realm—on the stoep, in gardens, on streets, in playgrounds, on the Commons, and along the river—reinforcing a strong sense of openness and community.

The built environment lends itself to spontaneous social interaction, and any addition to the village should continue to support this quality.



Image 1: Queen Victoria Street, central commercial node. Note the active use of space on the street (Franklin 2025).



Image 2: Road dipping towards Caledon Road from Queen Victoria Street, the image shows the scale of architecture and street facades transitioning further into the village from the commercial node (Franklin 2025).



Image 3: Image of King Street towards the Klein River. Lush vegetation lines the route, and the road surface changes from paved to gravel moving deeper into the village (Franklin 2025).

6.2 Local Context: Erf 597, 598, and 599

Erfs 597, 598, and 599 are situated along the R362, a road recognised for its regional scenic significance. The route traverses the Klein River Valley, connecting to Caledon and the N2. Approaching Stanford along this route

reveals an intimate valley of wheatfields, interspersed vineyards, fallow lands, and patches of low-growing fynbos that frame the fields before the land rises into the mountain slopes. Protected dips and undulations in the terrain create microclimates where larger Fynbos species thrive, while groves of eucalyptus trees punctuate the more distant views. The sense of openness, framed fields, and views towards mountains and distant undulations, punctuated by occasional farmholdings and larger trees, is a defining quality of the approach.

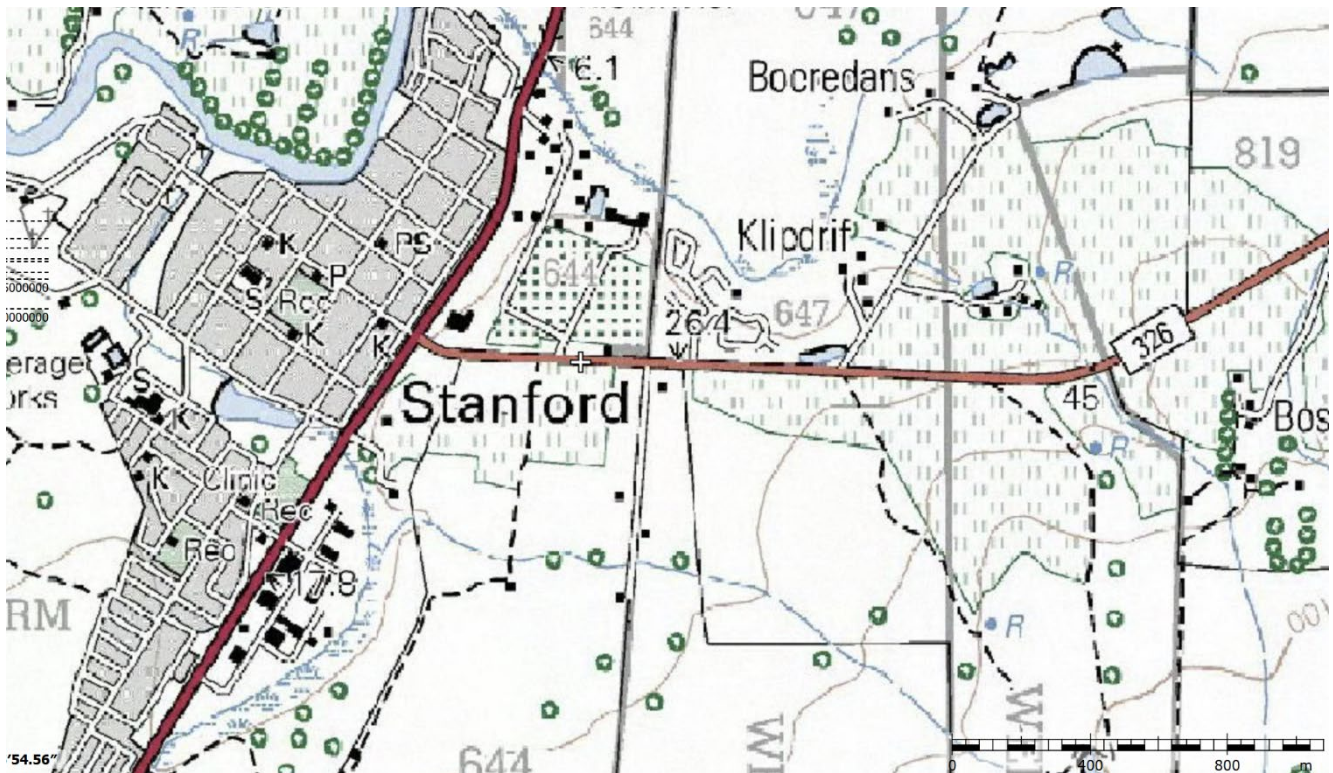


Figure 4: Topographic MAP INDEX 1:10 000 Entity Reference = 3419AD_20 (<https://ngigeoportal.dlrrd.gov.za/cdngiportal/>)

Along this valley are several notable farms, including Boschvriër and Raka wines. This viticultural setting is shaped by north- and south-facing slopes, varied soils, and the influence of cool Atlantic breezes that enable the production of high-quality wines (Raka, 2025). The viticultural component of this landscape is a later addition to the area, becoming prominent only in the early 2000's. The valley holds cultural and heritage importance. The Phillipskop Nature Reserve, located nearby in the Kleinrivier Mountains, contains a Grade IIIa heritage site—a cave with rock art attributed to both Khoe pastoralists and San hunter-gatherers, reflecting the layered history of human occupation in the valley (Phillipskop Mountain Reserve, n.d.).

The R362 terminates at the entrance to Stanford's Main Road, Queen Victoria Street, where it meets the R43, another road of regional scenic significance. The site is predominantly flat, characterised by vineyard blocks and otherwise open, sparsely vegetated areas where vineyards were previously established but have since been

removed. Oral accounts indicate stormwater issues following the construction of the R362 that will need to be addressed in the development's design.

Views from the site enhance its significance: to the north, the mountains form a distant backdrop; to the south, the land dips and rises with the natural topography, revealing larger shrub vegetation and a dark line of Milkwood trees associated with the Millstream Eye—the historic freshwater source for Stanford. The site's significance lies in its position as a forecourt to Stanford, offering open views of the town's rural landscape and identity.



Image 4: Entering the site from the R362, this image captures the entrance road towards the Walker Bay Estate situated on the Klein River, the Klein River Mountains as backdrop.



Image 5: Midway on the approach road of image 4, this image captures the view back towards the town of Stanford situated further along the Klein River to the west, and the Klein River Mountains as backdrop. Note the block of vineyards on the left and the ficus avenue on the right.



Image 6: Contextual view of Erf 1772's southern boundary (opposite the road), looking towards the Klein River Mountain range forming the distant backdrop.



Image 7: Contextual view of undulating plains to the south of the R362. As the site dips, the line of Milkwoods can be seen in darker green.



Image 8: View towards the west of the approach road to Walker Bay Estate showing the flat area earmarked for development.



Image 9: Amphitheatre directly on the Klein River (reeds below), the Klein River Mountains in the distance.



Image 10: Avenue of large Ficus trees.



Image 11: Dam on the Walker Bay Estate.



Image 12: Edge of the dam elevated above the Klein River (reeds) at the Walker Bay Estate.



Image 13: From the Restaurant looking back towards the R362.



Image 14: Walker Bay Estate from the main approach road.



Image 15: Walker Bay Estate and the diseased Olive Orchard in the northwestern corner of the site (Jansen 2025)



Image 16: View towards Stanhaven Estate from the Walker Bay Estate (Jansen 2025)



Figure 5: Aerial Photograph of the site 2004



Figure 6: Aerial Photograph of the site 2024

6.3 Components of the Cultural Landscape

Descriptively and analytically, landscapes and cultural adaptations to them may be defined in terms of their skeletal frameworks. For the landscape, the topography (dramatic mountains, foothills or alluvial plains⁸) is seen as the structural framework, while particular traditions or protocols⁹ inform the cultural frameworks often displayed within a landscape. In the design, planning, and heritage disciplines, this is known as *typomorphology*, which is the study of landscape/settlement derived from typical and authentic spaces and structuring elements. It is a design approach that has evolved over the decades.¹⁰

The Landscape and Cultural Elements, plus the Townscape that comprise the Stanford Cultural Landscape are described in full in **Appendix A: Components of the Cultural Landscape**.

7 Landscape Character Assessment

The scope of cultural understanding is not limited to the tangible features found on the site but also encompasses features captured in the production of space, the sense of place, and the emotional connection to place. Article 22 of the Burra Charter, in article 15.1, *states that the amount of change to a place and its use should be guided by the cultural significance of a place and its appropriate interpretation*. For this reason, this study analysed the entire landscape in terms of its collective and contextual significance. Landscape Character Assessment is used to understand the character of the cultural landscape and its associated boundaries.

Landscape Character Assessment (LCA) helps us to understand our landscapes, including their qualities, vulnerabilities, and varying capacities to absorb change. It is a tool for understanding the formation of landscapes, defining patterns of natural and cultural features, and identifying the significant elements that give them character. Landscape Character Assessment is an integral part of identifying Cultural Landscapes, which embody the long history and heritage of the relationship between nature and culture, people and their environment. The methodology of Landscape Character Assessment was adjusted to include five core value lines that underscore heritage significance in the context of the Western Cape (ecologic, aesthetic, historic, social and economic value). Each of these value lines and the element of landscape character they support (site requirements) leads to development criteria or placement/ design/ heritage indicators for the protection and management of its heritage significance.

In each instance, 'Character' is thus understood to comprise a distinct, recognisable, describable and consistent pattern of elements in the landscape that makes one landscape different from another, each with its sense of place.

⁸ These categories of structural framework within the landscape are referred to as Landscape Types

⁹ An example of a protocol that affected entire landscapes from a cultural perspective is the land enclosure act in England; bringing about the hedges as part of their distinct cultural landscape

¹⁰ Todeschini (2014) p. 2. See also: Moudon, Anne-Vernez (1994).

When such a place is recognised as being valuable as a whole, due to the contribution of each of its individual elements, it is defined as having Significance. The purpose of Landscape Character Analysis in this study is to help conserve and manage the significant qualities of our cultural landscapes as heritage.

Landscape character changes with a different combination of elements and features that make up the landscape. Elements are classified as functional (what), while features are more distinctive (how) and make one area different to the next. An example is vineyards (element) and how they are pruned or trained (feature), resulting in a typology that distinguishes one area from another.

7.1 Landscape Units

The study area is situated on the urban-rural interface, framed by the broader agricultural landscape and the Klein River valley Mountain backdrop. The site borders a Heritage Overlay Zone (Overstrand Municipality, 2025) where the mission of the Stanford HPOZ is to preserve and enhance the village's historical, architectural, and cultural character by protecting its streetscapes, buildings, open spaces, and relationship to the surrounding landscape while guiding sensitive development. As mentioned, the site is in close proximity to the R43 and R362, both of which have scenic significance on a regional scale.

The site falls within landscape unit C in terms of its composition and placement within the landscape, but reads with landscape D because of the open character of the area. Although the site is visually removed from the historic town of Stanford Unit A, especially considering the large roadway (R43), it has a high level of associative significance to the historic town as its forecourt.

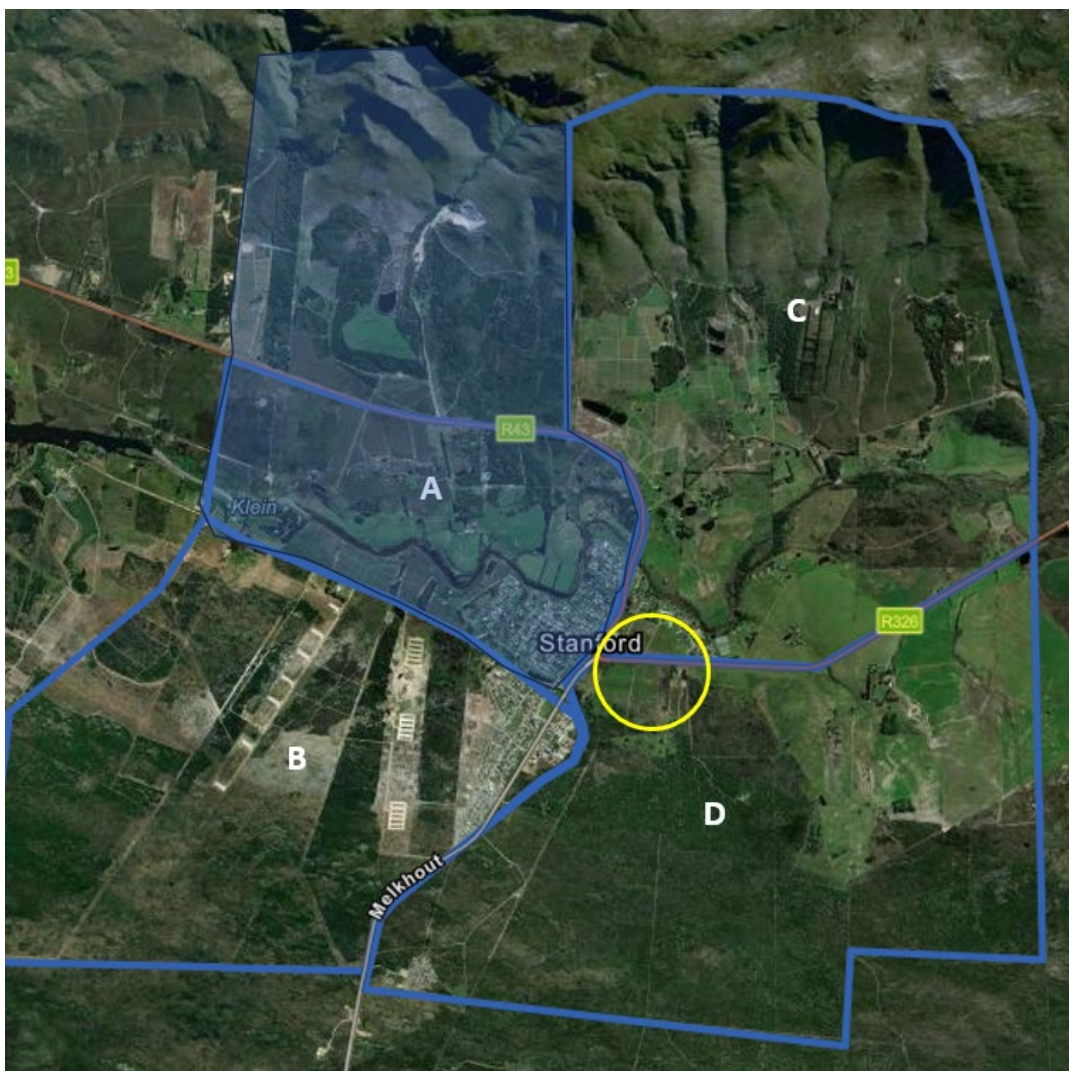


Figure 7: Landscape Units at a large scale

Table 3: Landscape Significance (possible Grading)

A	Stanford Grid This area is characterised by welcoming streets (Edwardian and Victorian architecture) where some of the roads are still gravel. Lush vegetation seamlessly blends the orthogonal grid with its Millstream and Klein River as natural and cultural amenities. The Mountain backdrop forms part of this landscape unit, although it is only seen through filtered views from the lush vegetation. The Klein River is a feature in this unit and creates a clear pattern.	Proposed Grade IIIa
B	Die skema Die skema is an extension of the town after 1948. The larger landscape is made up of long, linear features at various angles, most likely following the borders of farms. Here, chicken batteries introduce an agri-industrial element and low-growing sparse fynbos are interspersed with exotics and degraded land.	Proposed Grade IIIc with non-conservation worthy elements

C	Klein River Valley Mountains The Klein River lies below the R362, and the visual backdrop along the entire route is towards these mountains. The vineyard fields are framed by natural fynbos vegetation, tying them to the mountains.	Proposed Grade IIIb
D	Millstream Eye The Millstream Eye is located within this landscape unit, where old Milkwoods occur, extending the existing pattern of significance. To the south, the land undulates with natural rises and dips, supporting larger vegetation. The site is important as part of a broader ecological corridor that has the potential to link this area to the coast at the Walker Bay Nature Reserve. The northern section of this unit is characterised by agricultural activities (vineyards), albeit in a neglected state. The unit's significance also lies in its role as a forecourt to Stanford, providing open views and contributing both ecologically and scenically to the town's rural, landscape-based identity.	Proposed Grade IIIb

The above unpacking of the various Landscape Units in the regional and local context of the site indicates that the site itself falls in a highly sensitive landscape with a combination of features and elements that contribute to the Landscape Character of not only the site itself, but also the larger whole.

8. Assessment of Significance: Policy and Value Framework

This section outlines the existing policy and value framework investigated in this project in terms of heritage, which together inform the heritage/ design indicators used in the assessment.

The study followed five value lines (see Section 3 Methodology), which informed the development of the conceptual Urban Development Framework (Appendix B). In addition, the existing policy framework was reviewed to ensure that decisions during the design process are guided to embed new development within the cultural landscape, thereby resulting in a lower overall impact.

The methodology considers historical continuity under specific thematic headings while recognising that the town's present character is also an important dimension of its heritage.

8.1 Historic

The historical value is based on the typological features identified in the cultural landscape through physical visits to the site, access to relevant written documentation, and the recording of oral stories about the site. It goes so far as to understand historic route alignments, settlement patterns, and systems that might reveal traces of occupation across different eras. It is particularly interested in finding the dimension of settlement that reveals an entangled relationship between man and nature in its current state. Where historic features still fulfil an active function, the activity has significance and should therefore be enhanced/protected.

Stanford is regarded as the third-best-preserved village in the Western Cape (Stanford Conservation Trust, 2025). The original Stanford village was first proclaimed a conservation area in 1995 under the National Monuments Act, and the proclamation was later updated to a Heritage Area under the National Heritage Resources Act in 1999 (Heritage Western Cape, 2025). The declaration aims to preserve the historical architecture and overall character of the original village.

SDF 2050 Vision (Van Scoor, 2020)

Ensure that environmentally sensitive areas, significant cultural landscapes and heritage sites are protected and enhanced

Ensure that new development reflects and enhances the distinct built environment, natural vegetation and heritage context in which it is located.

Derived from Section 7, the components of the Cultural Landscape underscoring the Historic value line include:

- The Mill Stream (sole drinking water source until 2016, and the alignment of the grid of Stanford against this stream)
- The historic Wapad alignment: a prominent nodal point emerges through the radial convergence of several routes. The R326 appears as a primary wagon route joining this node from inland areas and extending through the broader Klein River Valley.
- The agricultural character as heritage of the town, food gardens and agricultural surrounds to the proclaimed rural village.

8.2 Aesthetic

Assigning values to visual resources is a subjective process. Researchers have found consistent levels of agreement among individuals asked to evaluate visual quality. Studies in perceptual psychology have shown a human preference for landscapes with greater visual complexity, particularly in scenes with water, rather than in homogeneous areas (Young 2011). Assessing the Landscape Quality of the various landscape character units is a crucial component of the process. Unsympathetic or insensitive development, over-utilisation of certain elements, or intrusive land use decreases the aesthetic value of the landscape.

Aesthetic value is the emotional response derived from experiencing the environment, including its natural and cultural attributes. The response can be to either visual or non-visual elements and can embrace sound, smell, and any other factor that has a strong impact on human thoughts, feelings, and attitudes (Ramsay 1993). Thus, aesthetic value encompasses more than the visible view, visual quality, or scenery; it includes atmosphere, landscape character, and sense of place (Schapper 1993).

Aesthetic appeal (value) is considered high when the following are present (Ramsay 1993):

- Abstract qualities: such as the presence of vivid, distinguished, uncommon, or rare features or abstract attributes.
- Evocative responses: the ability of the landscape to evoke particularly strong responses in community members or visitors.
- Meanings: the existence of a long-standing special meaning to a particular group of people or the ability of the landscape to convey special meanings to viewers in general.
- Landmark quality: a particular feature that stands out and is recognised by the broader community

8.2.1 Visual Resource Value, Scenic Quality and Landscape Sensitivity

The value of the visual resource and its associated scenic quality is primarily derived from the combination of residential and agricultural land uses, with some business land uses overlaid on open, rolling topography that slopes gently toward the Klein River and Mill Stream. These are the primary features that give the area its general characteristics and a sense of place. The images of Views 1 -13 positions indicated in Figure 8 below:

WALKER BAY ESTATE Stanford

- ① Sensitive Views
- Sensitive Receptors

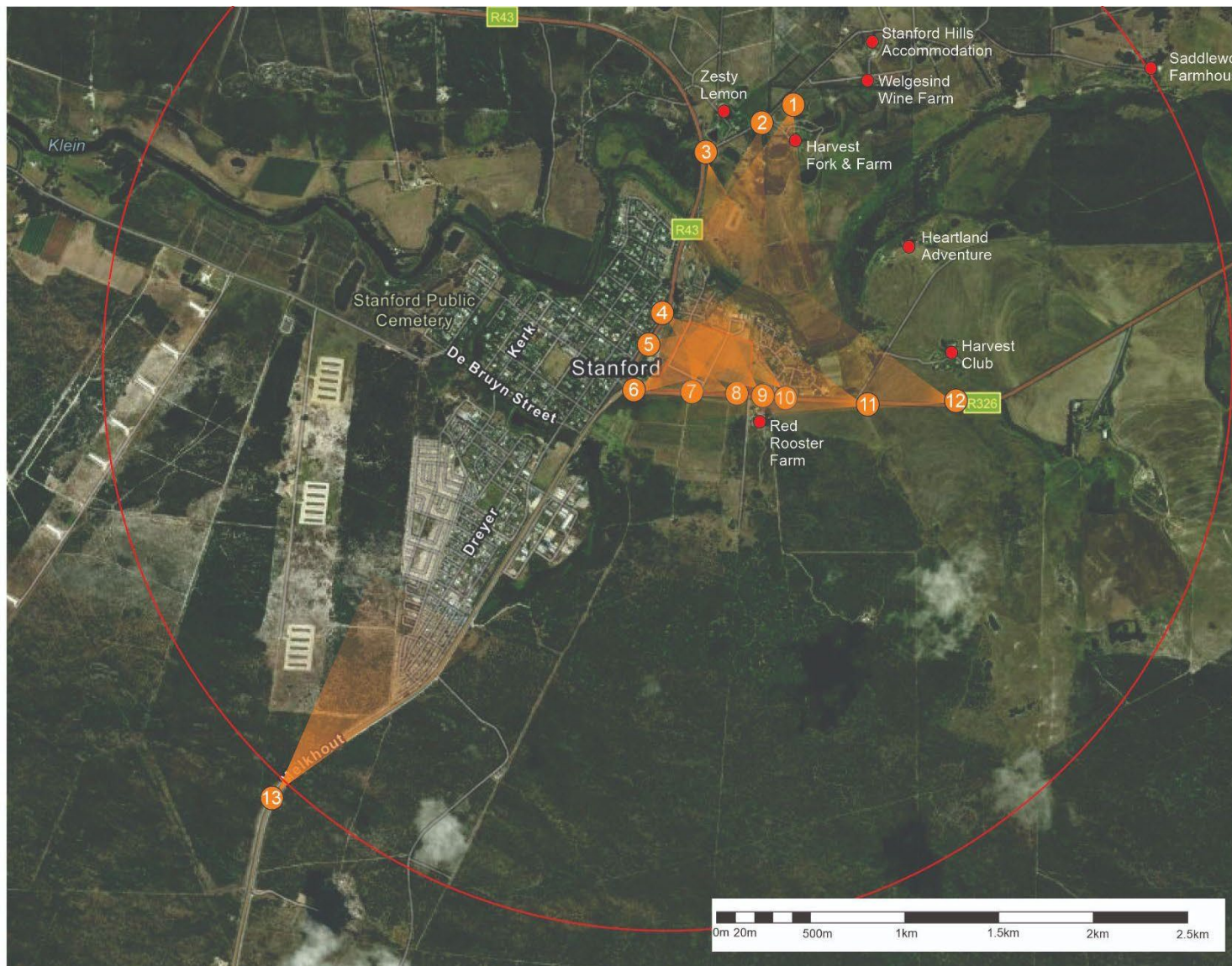


Figure 8: Sensitive Views and Receptors



View 1: View from Harvest Fork and Farm restaurant and venue (Franklin 2025).



View 2: View from Harvest Fork and Farm restaurant and venue (Jansen 2025).



View 3: View from the intersection between the Stanford Hills Road and the R43 - view along the scenic route (Franklin 2025)



View 4: View from immediately south of Klein Rivier Estate along the R43 looking towards the site - sensitive view along the scenic route (Franklin 2025).



View 5: View from immediately north of the Overstrand Agri along the R43 looking towards the site - sensitive view along the scenic route (Jansen 2025).



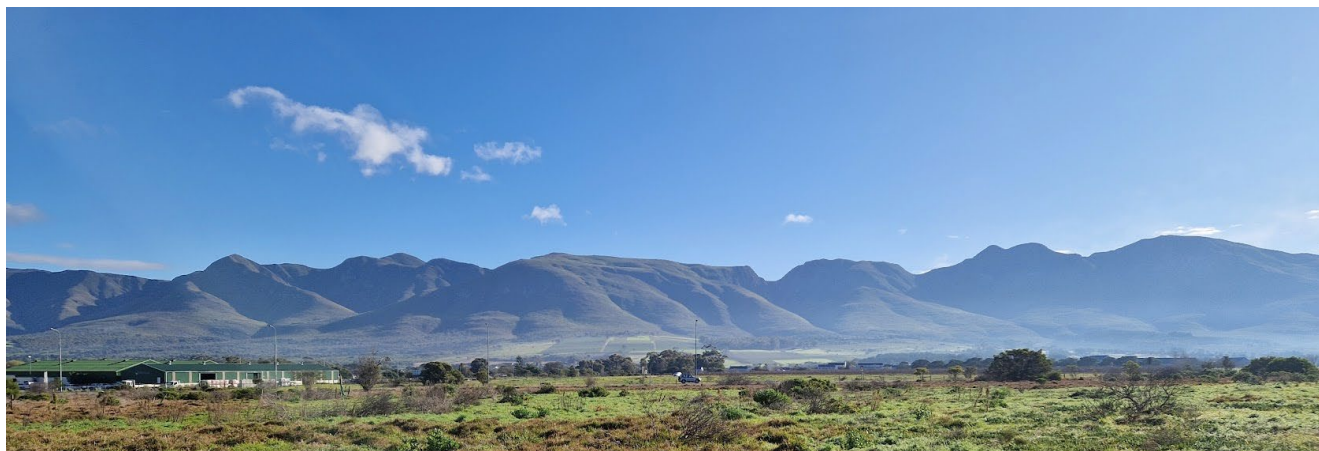
View 6.1: View from immediately east of the Overstrand Agri along the R362 looking towards the site – sensitive views (Jansen 2025).



View 6.1: View from immediately east of the Overstrand Agri along the R362 looking down the road with the site to the left - sensitive view along the scenic route (Jansen 2025).



View 7.1: View over the R362 looking towards the site - sensitive view along the scenic route (Franklin 2025).



View 7.2: View from the R362 looking towards the site - sensitive view along the scenic route (Franklin 2025).



View 8: View from the R362 looking towards Stanford with the site to the right - sensitive view along the scenic route (Franklin 2025).



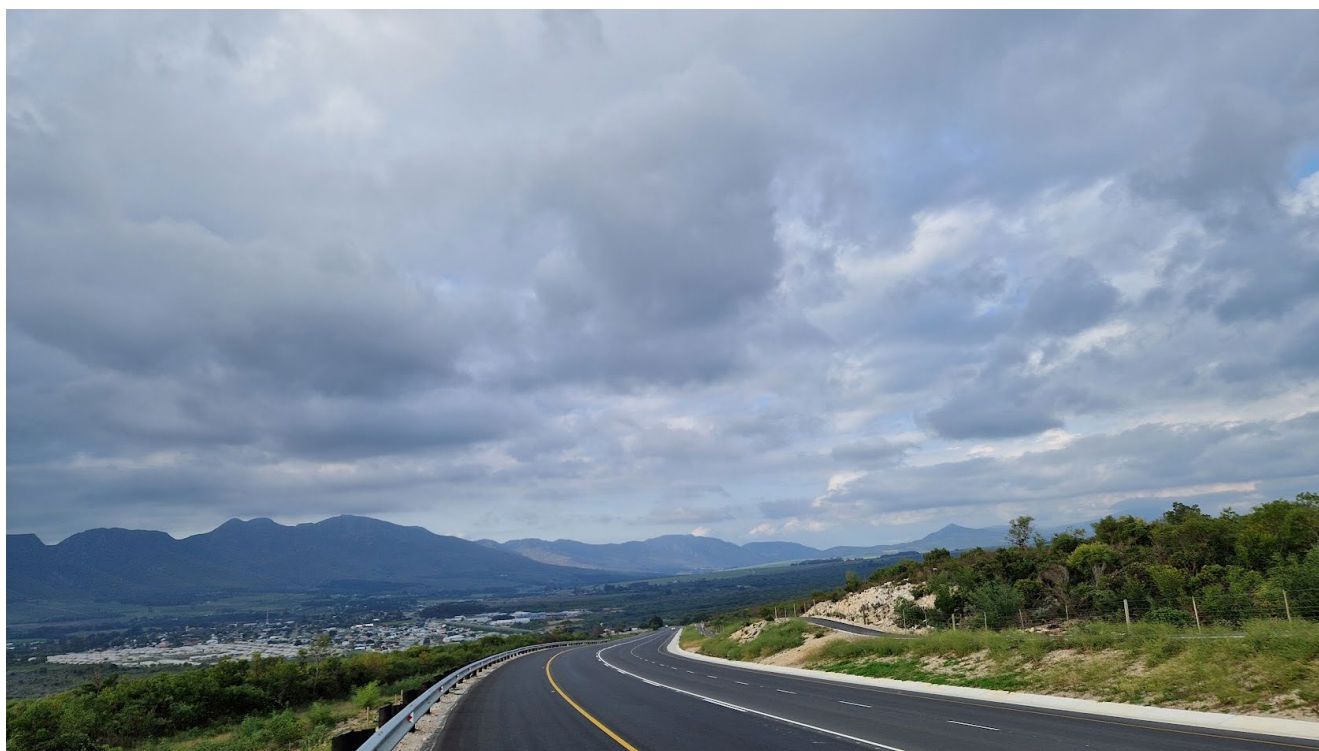
View 9: View from the R362 looking towards the western corner and entrance to Stanhaven Estate to the right and The Red Rooster Farm (private residents) to the left - sensitive viewers along the scenic route (Jansen 2025).



View 10: View from the R362 looking towards Stanhaven Estate with the site not visible (Franklin 2025).



View 11: View from the R362 looking towards Stanhaven Estate with the site visible as an open green space between the fabric of Stanhaven and Stanford (Jansen 2025).



View 12: View from the R362 looking towards Stanford with the site visible as part of the open green space leading from the Mill Stream forest to the Walker Bay Estate buildings. (Jansen 2025).

Table 3: Value of the Visual Resource

(After: LiEMA 2013)

High value	Moderate value	Low value
The Klein River and its embankments plus walkways, and rolling landscape terminating at the Klippiesberg/Kleinriver Mountain range to the north of the site	The Mill Stream and open expansive farmland.	Industrial land uses and incoherent urban typologies (expansion)
This landscape type is considered to have a high value because it is a: distinct landscape that exhibits a positive character with valued features that combine to give the experience of unity, richness, and harmony. It is a landscape that may be of particular importance to conserve, and which has a strong sense of place. It exhibits greater visual complexity. Sensitivity: It is less sensitive to change in general, but will be detrimentally affected if change is inappropriately dealt with.	This landscape type is considered to have a moderate value because it is a Common landscape that exhibits a positive character with large expansive views of homogeneous vegetation, but with some evidence of alteration along the R362. Because it is less scenic (no mountainous backdrop), the landscape itself might have a lower value, but the effect of change will be greater due to its homogeneous character. Sensitivity: It is very sensitive to change in general, and change may be detrimental if inappropriately dealt with	This landscape type is considered to have a low value because it is a: Minimal landscape generally negative in character with few, if any, valued features. Sensitivity: It is not sensitive to change in general and change
Less sensitive to change	High sensitivity to change	Low sensitivity to change

8.2.2 Sense of Place

Central to the concept of a sense of place is the requirement of uniqueness and distinctiveness. The primary informants of these qualities are the spatial form and character of the natural landscape, together with the cultural transformations and traditions associated with historic use and habitation. According to Lynch (1992), sense of place "is the extent to which a person can recognise or recall a place as being distinct from other places - as having a vivid, or unique, or at least particular, character of its own". Sense of place is the unique value attributed to a specific place or area through the cognitive experience of the user or viewer. In some cases, these values allocated to the place are similar across a wide spectrum of users or viewers, giving the place a universally recognised, and therefore strong, sense of place. The sense of place for the study area derives from a combination of the local landscape types described above, their relative 'intactness', and their impact on the senses.

Derived from Section 7, the components of the Cultural Landscape underscoring the Aesthetic value line include:

- The morphology of Stanford is closely tied to the Kleine River and Mill Stream, the grid is aligned to the Mill Stream, where it gradually changes opposite the R43 to align to the historic wagon route, in turn meeting the current road at diagonal lines, which are still visible in the farm roads lining agricultural land.
- The street grid of the original Stanford provides order, softened by mature vegetation that lends intimacy and creates a seamless flow between communal and private spaces.
- The R43 and R326 are both classified as routes of regional scenic significance
- Homes were built directly on the street, creating a street village
- Most structures are plastered and painted, with a mix of corrugated iron roofs and the occasional thatch-roofed building
- The setback of garages from the street frontage is a distinct feature that allows buildings to address the street directly, creating a welcoming village-like atmosphere.

SDF 2050 Vision (Van Scoor, 2020)

Roads traversing the outstanding scenery of the Overstrand Municipality should be designated as scenic routes, and views and vistas from these routes should be protected from insensitive development.

Scenic route setback for rural and agricultural contexts for Stanford (Overstrand Municipality, 2020):

No departure from the 30m building line applicable to Agricultural zones will be considered without comment from the Overstrand Heritage and Aesthetics committee, Stanford Heritage committee and/or a conservation body. Mitigation measures must be identified for any departure from this provision (Overstrand Municipality, 2020).

- Visually intrusive structures, such as billboards, are prohibited adjacent to scenic routes
- Precast concrete, "vibracrete" walls, unpainted cement block walls and razor wire treatment are prohibited along scenic routes.
- Appropriate road edge and stormwater channel treatments must be designed to fit within the rural context.
- Gateways must be recessive in character and limited in scale.
- Entrance gateways must step back from the boundary line and must not exceed 10 m in width.
- Visually impermeable walls or fencing, substations, electrical infrastructure, kiosks, trees and hedges which block significant mountain and coastal views and sites of heritage significance will not be permitted.
- Outdoor spaces must be designed so that the landscape appears to flow throughout the site. Extensions on coverage will be discouraged
- The layout and design of new buildings must respect local traditions and settlement patterns in terms of the placement and alignment of buildings on sites.
- New interventions must be modest and restrained in scale, limited in height, recessive in character and appropriate to the natural and cultural landscape.

- Exotic trees may be permitted only if they contribute to the place character. No alien invasive vegetation will be permitted.

8.3 Ecological

The degree of coverage of protected areas (areas where the natural character is retained and still performs a range of biodiversity and ecological functions) through to the urban fabric (which has limited biodiversity and, therefore, less significance). Areas of critical biodiversity and ecological support areas form the basis of this investigation.

The Klein River is a perennial watercourse, fed in part by the Meul Stroom, or Mill Stream. This spring was a decisive factor in the village's establishment and continued to serve as Stanford's sole source of drinking water until 2016 (Stanford Conservation Trust, 2025). The site demonstrates ecological richness, with frogs, herons, and various duck species present, suggesting continuity with the neighbouring wetland on the corner of the R326 and R43. Furthermore, the IDF highlights an opportunity to extend this area all the way to the Walker Bay Nature Reserve on the coast (north-south corridor).

As per Section 7, the components of the Cultural Landscape underscoring the Ecologic value line include:

- Stanford is closely tied to the Kleine River and Mill Stream with associated Ecological Support and Critical Biodiversity Areas

SDF 2050 Vision (Van Scoor, 2020)

Protect and manage natural sources of potable water to ensure water supply and quality

Ensure the protection of prominent indigenous vegetation and the habitats of indigenous fauna.

Encourage and support the development of networks of open space that sustain and enhance ecosystem functioning, connect fragments of vegetation, protect waterways and regenerate the natural environment.

8.4 Social

Social value is often associated with the intangibles relating to association and meaning. The presence of meaning, cultural associations, schools, churches and recreational patterns was assessed within the cultural landscape. The interplay between public and private space strongly shapes the character of Stanford. The river functions as the central amenity and remains a major attraction for residents and visitors alike. Open views from houses are animated by activity along the Wandelpad, a well-used riverside path. Stanford's sense of place is rooted in its embeddedness within its landscape context, and village character that has a strong sense of community.

Derived from Section 7, the components of the Cultural Landscape underscoring the Social value line include:

- The Wandelpad as a well-loved public amenity and, for some, the very reason they choose to buy into Stanford

Access to the river for the initial erven in Stanford (Stanford Conservation Trust (2025):

"The conditions of sale stipulated that all inhabitants of the 200 erven would have free access to the water of the village, with 97 having irrigation rights from the furrows (leiwater channels) to grow vegetables, fruit and flowers."

Guidelines by HPOZ acknowledging this relationship of the River and the Eye:

To protect and enhance the relationship of the village to the Klein River and the natural spring, "Die Oog", to the south-east, which underpins the role of water in the origins and evolution of the place.

Heritage and development guidelines for Overstrand (Bauman et al, 2009):

Enhance the role of "die Oog" and the river in providing the green historical frame to the village.

SDF 2050 Vision (Van Scoor, 2020)

Encourage the development of natural open space systems within urban and rural settlements.

Ensure that facilities/amenities cater for the needs of all of the Overstrands inhabitants including those reliant on public transport, the elderly and physically impaired.

Create a network of well-designed public spaces that support participation in social, recreational and cultural events.

Maintain or improve the comfort and safety of pedestrians and cyclists on main pedestrian and cycling routes, routes connecting schools and centres, by means of adequate road space allocation, the management of traffic speed and volumes.

8.5 Economic

The economic potential of the land lies in its ability to generate income. When valued for its agricultural potential, it reflects a strong presence in agricultural practice. A key factor in the Stanford Cultural Landscape is the ongoing value of the public amenity 'die wandelpad', built around the public open space system and, most notably, the Klein River, which continues to shape its economic and cultural identity. High demand for housing further reflects Stanford's role as a desirable retirement and tourism village.

Established in 1857, the village was named after Sir Robert Stanford, who owned the original farm. Its location in proximity to the coast was strategically important as it enabled goods to be transported directly to Cape Town along the coast rather than by overland routes.

The built environment lends itself to spontaneous social interaction, and any addition to the village should continue to support this quality. Low boundary walls, open stoeps, and modest, human-scale architecture contribute to welcoming streetscapes, while the architectural style is predominantly Victorian and Edwardian. Daily life is visibly lived in the public realm—on the stoep, in gardens, streets, and along the river—reinforcing a strong sense of openness and community.

Derived from Section 7, the components of the Cultural Landscape underscoring the Economic value line include:

- Stanford's heritage as trading and export town and the convergence of roads historically and present, highlight an opportunity of a new neighbouring informal farmer's trade node close to the Agrimark.
- Stanford's high level of value placed on the wandelpad and open space network is noted

SDF 2050 Vision (Van Scoor, 2020)

All housing developments should be planned within the context of creating sustainable human settlements where housing areas are integrated with social and economic facilities.

Ensure that mixed-use densification of land uses is achieved when managing urban growth.

9 Proposed Development

This is an extract from the motivation for development report by WRAP (2026)

The proposed development is informed by two complementary sets of guiding considerations, namely the owners' brief for the site and the obligations arising from the land as identified in the Heritage Impact Assessment (HIA) Statement of Significance. Together, these considerations establish a unified framework that balances contemporary development objectives with the protection and reinforcement of the site's rural and cultural landscape context.

The owners' brief sets out key principles aimed at ensuring a sustainable and functional development that respects its agricultural setting. These principles include the preservation of portions of the agricultural landscape to retain the rural character of the area, the maintenance of access to surrounding agricultural and tourism related properties, and the integration of functional open spaces and recreational areas throughout the site. Environmental sustainability is prioritised through the use of indigenous landscaping and the reduction of reliance on Eskom by incorporating solar energy systems, supplemented by gas where necessary.

The brief further requires a high standard of access control and security, while promoting a modern architectural approach that incorporates design elements characteristic of the Overstrand and Stanford aesthetic.

In addition, the HIA identifies a series of obligations that arise from the inherent heritage significance of the land and its role as an agricultural forecourt to the historic town of Stanford. These obligations require the development to reinforce village-scale settlement patterns, maintain visual permeability through low boundary treatments, and preserve key views and the open rural character along the R362. Connectivity to the wandelpad and the broader cultural landscape network is required, alongside the provision of open spaces limitedly accessible to the wider Stanford community. The development form is to favour compact village clusters over dispersed sprawl, retain existing flora where feasible, and respond to historic spatial typologies through a range of erf sizes. Water harvesting strategies are also required, acknowledging the historic reliance on the Millstream eye as the town's primary water source.

Collectively, the owners' brief and the heritage-derived obligations are aligned in their intent to protect the agricultural and rural character of the site, promote walkability and social integration, and ensure that built form, landscape treatment and infrastructure respond sensitively to the historic and cultural context of Stanford. The proposed development framework therefore reflects both private development objectives and public heritage responsibilities, ensuring a contextually appropriate and sustainable outcome.

Project Summary

Erven 597, 598 and 599 Stanford are proposed to be consolidated to create a combined property measuring 141 034 m² (14.1034 ha) in extent (refer to Plan 1 – Locality Plan). All three erven are currently zoned Residential Zone 1: Single Residential (refer to Plan 2 – Status Quo Zoning Plan) and have historically been located within the disestablished Stanford municipal area and now within the Overstrand (Stanford) Urban Edge.

The proposed development will comprise the following components:

- 76 residential properties;
- privately zoned open spaces;
and
- private internal roads.

Access to the development will be gained via the existing access point off the R326. This access will serve the proposed development and, where necessary, connect to surrounding developments. Currently, access to the Walker Bay Winery, Walker Bay Estate and Klein Rivier Estate is secured via registered right-of-way servitudes.

As part of this proposal, the existing right-of-way servitudes will be cancelled and new servitudes will be registered over the redesigned internal private roads. The intention is to upgrade the access in a manner that will effectively distribute traffic associated with the development.

Land Assembly

As outlined above, the proposal involves the consolidation of four individual erven to create a single, larger property, which will subsequently be subdivided into smaller residential erven.

Status Quo

Erf 597, Stanford 4,8844 ha

Erf 598, Stanford 4,6429 ha

Erf 599, Stanford 4,5761 ha

Proposed Consolidation

Consolidated Erf 14,1034 ha

The proposed consolidation represents a strategic first step in unlocking the full development potential of the subject properties. By creating a single, larger erf, the owners will be in a position to efficiently subdivide the consolidated land into the various components of the proposed development.

This approach promotes the optimal use of land, allowing for a layout that supports the primary development rights of the erven in terms of the Overstrand Municipality Land Use Scheme (OMLUS), while maintaining a scale and pattern that is appropriate to the surrounding neighbourhood context.

Consolidation of Erven 597, 598 and 599 Stanford in terms of Section 16(2)(e) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020. The consolidation further facilitates a coherent and

integrated subdivision design. Ultimately, this process will result in a well-considered infill development that aligns with local growth and densification objectives, while respecting the established character and fabric of the area.

The rezoning and subdivision of the consolidated property will introduce new residential opportunities to the Stanford housing market. The proposed zoning and development form are consistent with broader development trends observed across the Overstrand Municipality. The development aims to combine a contemporary residential offering with the historic agricultural character of Stanford, responding to a segment of the market that has not previously been accommodated within the village.

Density

The OMSDF includes several population growth projections for Stanford, with the most recent projection extending to 2031. These estimates were based on data from the 2011 Statistics South Africa Census and the 2016 Community Survey, which served as the baseline for population figures at that time. The OMSDF's methodology involved analysing historical population trends and using these insights to forecast future growth. This approach factored in demographic shifts, migration patterns, and local socio-economic dynamics to develop a reliable projection for long-term planning.

These projections play a vital role in guiding urban development, ensuring that infrastructure, housing, and services can accommodate the anticipated population increase. The outcomes of these studies highlight the importance of forward-looking planning initiatives, such as the proposed residential development on the consolidated property, to meet future housing needs and support sustainable growth in the Stanford area. According to the OMSDF, housing demand in Stanford is expected to increase by approximately 953 additional dwellings by 2031, inclusive of lower-income households. The proposed development, which will provide 76 dwelling units, represents a meaningful contribution towards addressing this identified housing need.

The development will be situated on a consolidated landholding measuring 14,1034 hectares, resulting in a gross residential density of: $76 \text{ dwelling units} / 14,1034 \text{ hectares} = 5,17 \text{ dwelling units per hectare (du/ha)}$

This density is appropriate for the character of Stanford and aligns with responsible and sustainable land use planning principles.

Layout

The layout of the development (refer to Plan 6 – Subdivision - Proposed Zoning Plan) has been carefully designed to respond to the existing agricultural structure of the site, particularly the established vineyard layout. A main distributor road forms the backbone of the development, running in the middle of the original alignment of the vineyard rows and providing efficient vehicular access throughout the estate. This central road branches

off into a series of internal roads that serve the individual residential erven, ensuring logical circulation and accessibility.

The aim is to retain agricultural land and create separate clusters where development will occur. This design approach promotes community, walkability, and a coherent street hierarchy, all of which contribute to the creation of a well-integrated neighbourhood. The form also allows for optimal land use and supports a range of erf sizes and housing typologies. What sets this development apart is the incorporation of vineyard elements as a central landscape and identity feature. The vineyards currently visible on the subject property will be retained and woven into the urban fabric, providing a visual and experiential link to Stanford's agricultural heritage. These vineyard corridors, coupled with landscaped open spaces and green buffers, will create a distinctive rural-residential character that celebrates the area's farming legacy while delivering a modern and secure living environment. In this way, the development not only respects the spatial language of historic Stanford but also introduces a unique lifestyle component that blends rural charm with contemporary design principles.

Right of Way Servitude Exemption

As previously noted, the existing right of way servitudes currently provide essential access to the Walker Bay Winery, Walker Bay Estate (Erf 596 Stanford) and Klein Rivier Estate properties. The proposal includes the cancellation of these existing servitudes and the registration of new right of way servitudes over the newly designed internal streets within the proposed development. This change will ensure that uninterrupted access is maintained for both the Winery, Brewery and the Estate, while simultaneously integrating these properties into the security estate. Inclusion within the secure estate will offer enhanced safety measures and greater peace of mind for the owners and visitors of these properties. Furthermore, positioning the servitudes along the internal streets facilitates better traffic flow and improved management of access, aligning with the overall objectives of the development.

Agricultural focused development

The proposed residential development seeks to capture and celebrate the unique village and agricultural character that defines Stanford. Rather than replacing the existing rural fabric, the development embraces it by retaining and integrating vineyard areas as a core structuring element of the layout and landscape.

The owners operate an established winery and brewery on the adjacent property, and this enterprise will be responsible for managing and cultivating the vineyards within the development, which will be owned by the proposed Home Owner's Association. This arrangement ensures that the agricultural areas will be professionally maintained and remain productive, reinforcing the visual and functional presence of agriculture within the estate and leased by Walker Bay Winery.

By incorporating active farming within a residential setting, the development introduces an agri-residential model

that is both distinctive and sustainable. It provides residents with a unique lifestyle offering, where open space, scenic beauty, and working vineyards coexist within a secure, high-quality environment. This approach supports local agricultural continuity while delivering a development that is well-aligned with Stanford's rural heritage and long-term spatial vision. To accomplish this, an application for a consent use to allow urban agriculture on the private open space is being submitted.

Architectural Design Guidelines

The development features various erven that share a boundary overlooking the vineyards while others will have views of the mountains. To ensure a cohesive design that is adhered to throughout the development, Architectural Design Guidelines will control all building work within the development. The following is an extract from the proposed guidelines in which the sense of place for Walker Bay Estate is of utmost importance, identifying with its location and reflection of the history of the area:

The design of buildings on the Walker Bay Estate are to reflect a Western Cape regional winelands aesthetic with consideration to a sense of place, location and history of Stanford as well as taking cognisance of the Stanford Style Building Guidelines. Walker Bay Estate aims to encapsulate the Stanford wine region in creating an architectural style of contemporary habitation amongst the existing established vineyards on the estate. Building proportions and borrowed elements used in varied forms have been integrated into pure architectural forms to create a unique estate.

Vineyard aesthetic – Key elements:

- White parapet gable walls
- Unbroken expanses of white plaster
- Verticality of windows
- Celebrated entrances (creating individual identity)
- Interplay of light and shade
- Proportions of rooms
- Low (werf wall) front and rear boundary walls
- Landscaping (limited to local indigenous)
- Limited palette of building materials and colours.

The following plans show the latest version of the proposed layout on the site. These plans serve as the baseline against which the impact of the proposed development will be evaluated. The assessment considers the layers of significance within the landscape and compares them to the proposed framework for development.

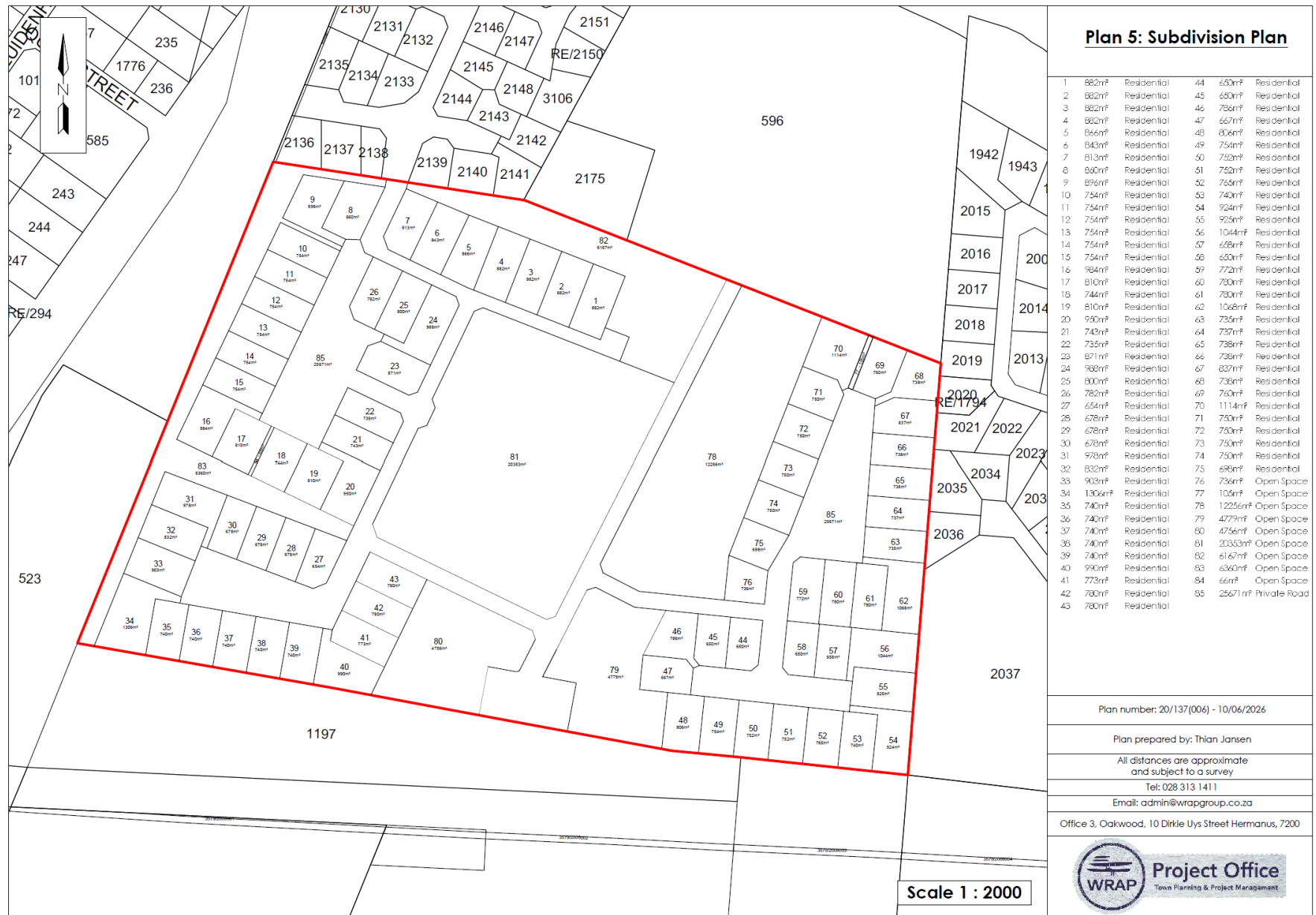


Figure 9: Subdivision Plan 2026 (WRAP)



STREET ELEVATION

1:100



SIDE ELEVATION

1:100



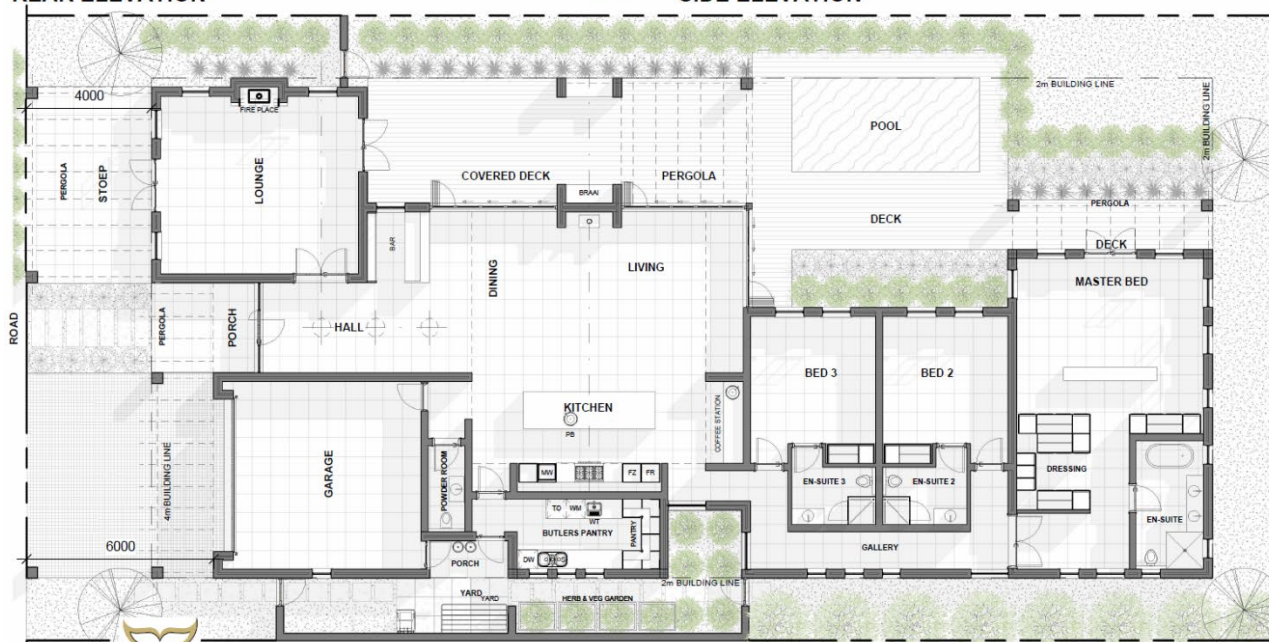
REAR ELEVATION

1:100



SIDE ELEVATION

1:100



FLOOR PLAN

1:100

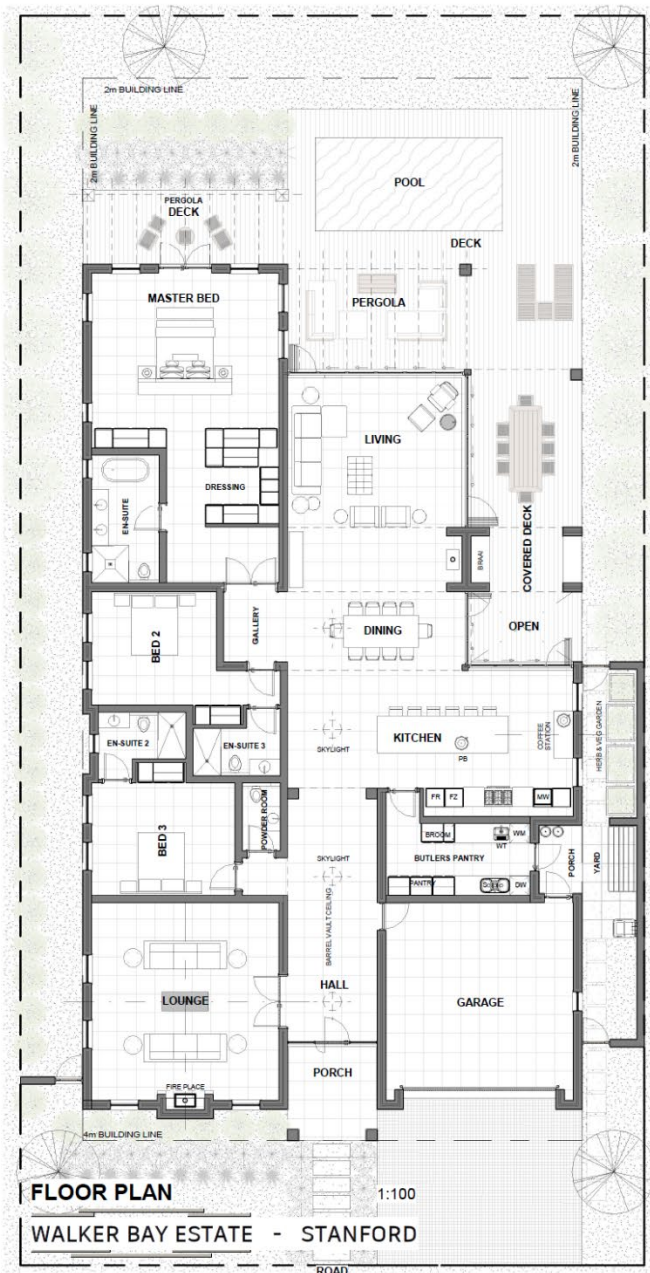


- TYPE - 1 -
TRADITIONAL

GROUND FLOOR	322 m ²
GARAGE	41 m ²
COVERED DECK	33 m ²
COVERED PORCH	4 m ²
COVERED REAR PORCH	3 m ²
TOTAL	363 m² 40 m²



HOUSE TYPE - 1 - TRADITIONAL



STREET ELEVATION

1:100



SIDE ELEVATION

1:100



SIDE ELEVATION

1:100



REAR ELEVATION

1:100



**- TYPE - 2 -
TRADITIONAL ARCH**

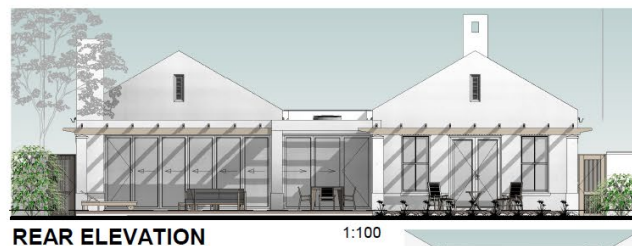
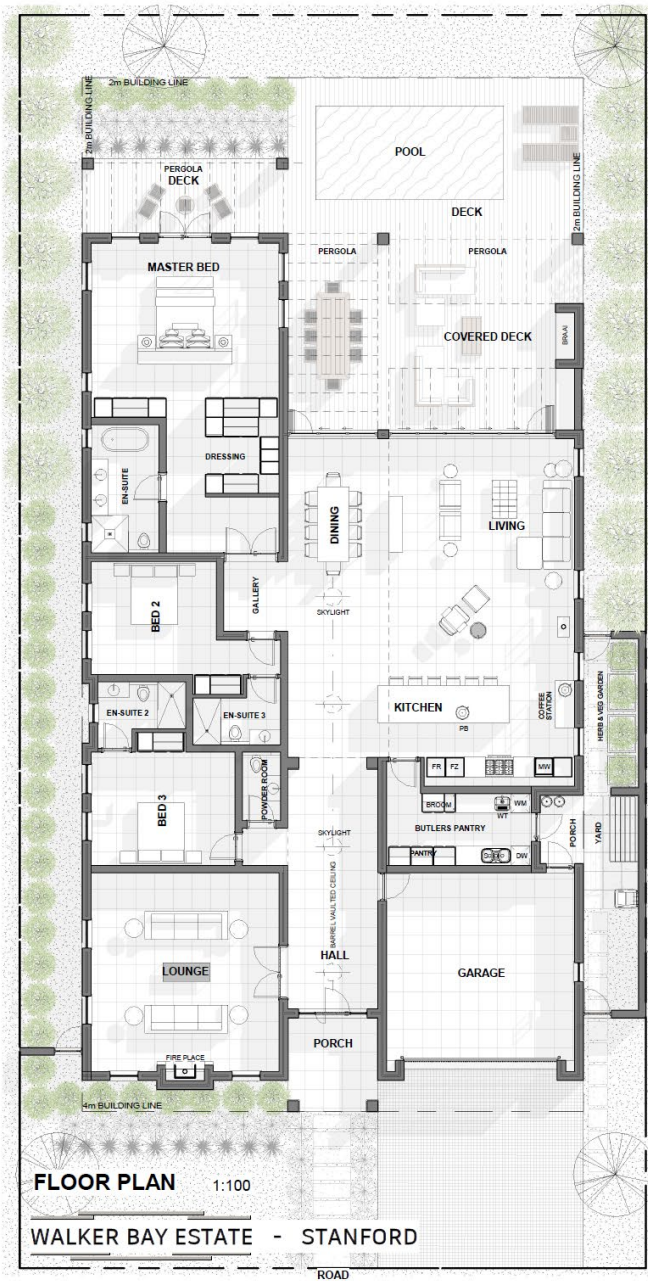
GROUND FLOOR	314 m ²
GARAGE	42 m ²
COVERED DECK	25 m ²
COVERED PORCH	3 m ²
COVERED REAR PORCH	3 m ²
TOTAL	356 m² 31m²



HOUSE TYPE - 2 - TRADITIONAL ARCH

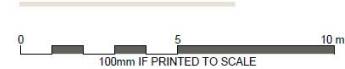


30052025 15 15:54



**- TYPE - 2B -
TRADITIONAL ARCH**

GROUND FLOOR	320 m ²
GARAGE	42 m ²
COVERED DECK	14 m ²
COVERED PORCH	9 m ²
COVERED REAR PORCH	3 m ²
TOTAL	362 m² 26 m²



HOUSE TYPE - 2B - TRADITIONAL ARCH

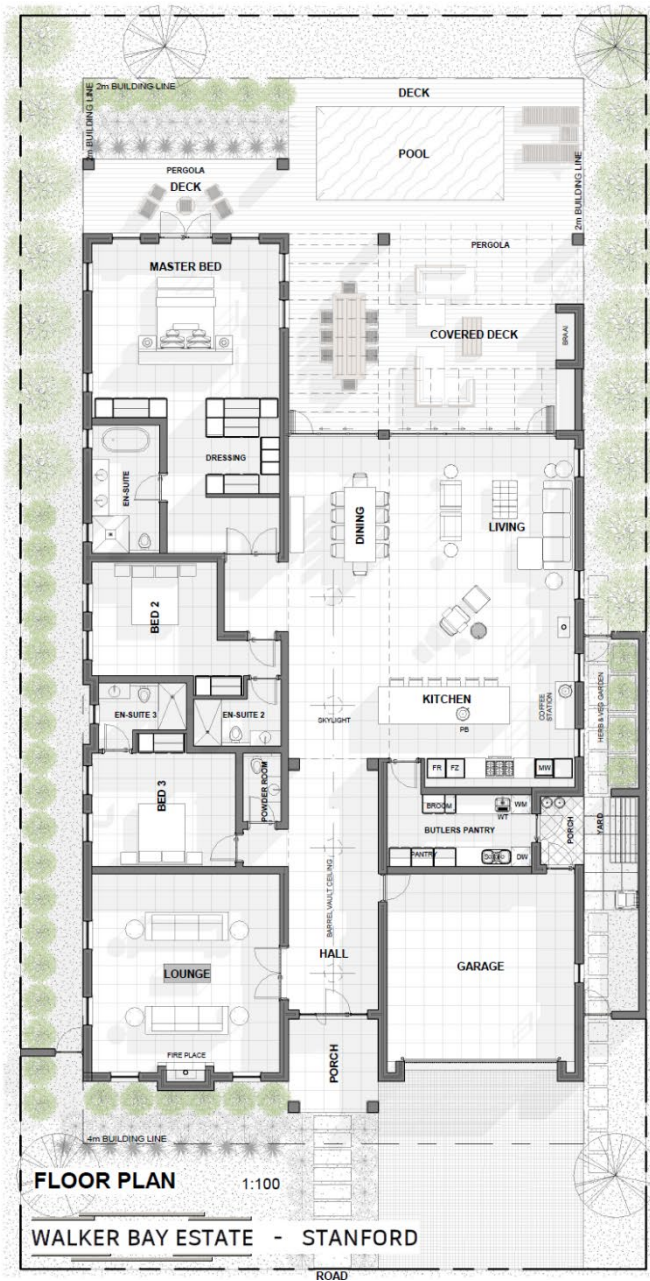


CSA COETZEE SADIE ARCHITECTURE

CARL COETZEE • 082 459 3202
SACAP 082 7700077 carl@csa.co.za

JOHAN SADIE • 082 960 1616
SACAP 082 7700077 johann@csa.co.za

30/05/2025 14:20:19



STREET ELEVATION

1:100



SIDE ELEVATION

1:100



SIDE ELEVATION

1:100



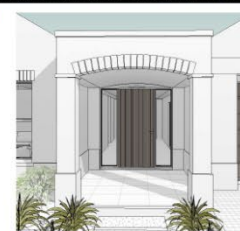
REAR ELEVATION

1:100

**- TYPE - 3 -
TRADITIONAL ARCH**

GROUND FLOOR	320 m ²
GARAGE	42 m ²
COVERED DECK	14 m ²
COVERED PORCH	9 m ²
COVERED REAR PORCH	3 m ²
TOTAL	362 m² 26 m²

0 5 10 m
100mm IF PRINTED TO SCALE



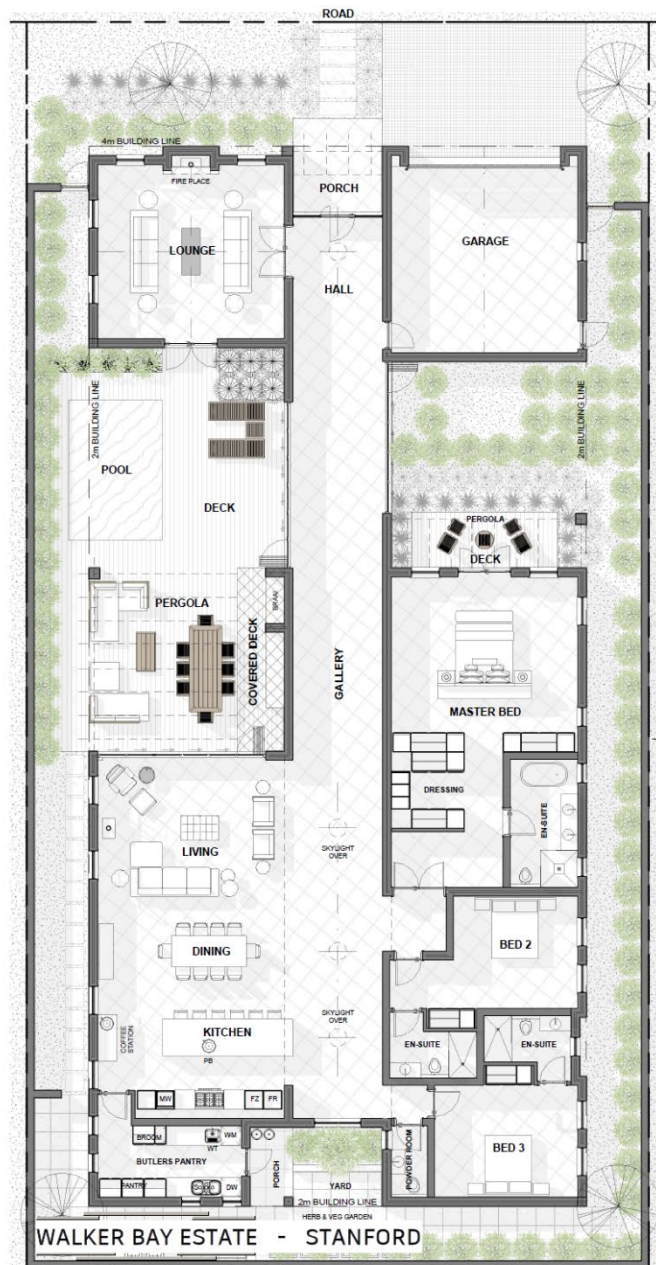
HOUSE TYPE - 3 - TRADITIONAL ARCH



CSA COETZEE SADIE ARCHITECTURE

CARL COETZEE - 082 458 3302
CARL COETZEE - 082 458 3302
JOHAN SADIE - 082 960 1616
JOHAN SADIE - 082 960 1616

31052025 17.35.22



STREET ELEVATION

1:100



SIDE ELEVATION

1:100



SIDE ELEVATION

1:100



REAR ELEVATION

1:100

**- TYPE - 5 -
TRADITIONAL**

GROUND FLOOR	357 m ²
GARAGE	43 m ²
COVERED DECK	9 m ²
COVERED PORCH	3 m ²
COVERED REAR PORCH	3 m ²
TOTAL	400 m² 15 m²

FLOOR PLAN

1:100



HOUSE TYPE 5 TRADITIONAL

CSA COETZEE SADIE ARCHITECTURE

CARL COETZEE - 082 458 3202
SADIE COETZEE - 082 458 3202

JOHAN SADIE - 082 960 1618
SADIE COETZEE - 082 960 1618

30052025 15.90.23

10. Public Participation

10.1 CCL Public Engagement 2025

For the purposes of compiling the revised HIA, Cape Cultural Landscapes met with the following groups at the inception of the project.

Date: 15 August 2025

Groups present: Stanford Planning Group, Stanford Heritage Committee, and Cape Cultural Landscapes (consultants)

Main findings:

Liana Jansen and Marike Franklin, introduced a cultural landscape approach that integrates heritage conservation with visual impact assessments. Local stakeholders express significant concerns that proposed developments in the form of a gated community will create a "tale of two cities," severing the connection between the historic village and new eastern expansions. The group advocates for public servitudes, pedestrian circuits, and a "neighbourhood centre" rather than a traditional shopping mall to preserve Stanford's unique character. The group also emphasised maintaining the urban edge and ensuring the project "gives back" through ecological corridors and shared amenities. Ultimately, the consultants aim to formalise these community insights into a precinct plan to influence the municipality's spatial development framework.

A follow-up meeting was organised by WRAP to present the revised plans and discuss the preliminary findings of the HIA, and the proposed landscape strategy and conceptual Urban Design Framework developed primarily by the community and informed by the HIA findings (Appendix C).

Date: 21 November 2025

Groups present: WRAP, Stanford Planning Group, Stanford Heritage Committee, and Cape Cultural Landscapes (consultants)

The revised plans of the proposed Walker Bay Estate represent a considerable improvement on earlier versions in terms of layout and slight diversity of plot sizes. During the meeting, information was shared regarding the exclusion of Erf 1197, which had not been communicated to the consultants before. The triangular parcel of land situated along the R362 serves as an enabling component for the proposed estate development that neatly aligns the development to the old Wagon route and keep it at an offset from the road that is favourable as part of a rural transition. Planted with wetland species, the space could filter runoff, support increased biodiversity, and enable East - West pedestrian movement across the site, linking the proposed development with the historic core and the broader open-space network. In turn, this connection would also facilitate pedestrian access from the historic core towards the winery and brewery, while the historic wagon route could be retained and celebrated as a public walking or cycling route.

11 Heritage Indicators and Urban Edge

The project site forms part of the forecourt/gateway of historic Stanford, where inappropriate intervention risks altering the village's rural typology and character. It is therefore flagged as a highly sensitive development requiring careful consideration. Any new project should reinforce Stanford's identity as a rural village by supporting spontaneous social interaction, local economic activity, and access to public amenities. The character of the forecourt to Stanford (in contrast to the town grid) lies in its rural character, mixture of cultivated land and natural vegetation, and open views punctuated by the occasional farm werf, consisting of clusters of industrial- or agricultural-type buildings.

The proposed Walker Bay development can only be properly assessed once the full vision for development within Stanford East, and the newly defined urban edge, is understood. However, from an understanding of the townscape and its development, it was established that urban expansion should follow a typology of hamlets within an agricultural setting, reflecting the transition from the countryside towards the historic town of Stanford. This notion of creating hamlets informed the revised layout and emerged from an understanding of the potential of the cultural landscape, developed through consultation with Bernie Oberholzer, as community representative and urban designer, as well as the findings of this study (see Appendix C, Public Participation).

To sustain this approach, the development should be supported by pedestrian vitality and connectivity from the Millstream to the Klein River and onward to Queen Victoria Street. The owner has indicated a willingness to open the pedestrian gate adjacent to the Klein River, extending the existing Wandelpad route into Walker Bay Estate during public opening hours. This would help embed the development within the existing cultural landscape and strengthen its relationship with the town and surrounding landscape.

The proposed hamlet model also provides an opportunity for a diversity of erf sizes and households, including residents with different incomes and supporting intergenerational living, to occupy the same area. Some erven could retain or introduce agriculturally based uses, such as olive orchards, vegetable production or cut flowers. In this way, the development could reflect the mixed agricultural and residential morphology that characterised the inception and growth of Stanford, rather than adopting a conventional suburban or estate model. Distant views across open fields should be incorporated, as the landscape transitions from country to town.

The Heritage indicators based on the five value lines that were determined in Appendix A are listed below, and include the following:

- **Movement corridors across the development site** need to be incorporated in development proposals and need to be permeable to both humans and creatures, connecting to a larger open space network.
- **Community nodes** need to be incorporated as part of this **open space network**
- The open space network needs to form **linkages to connect to the existing Wandelpad** to create a cohesive whole.

- The **open space network** needs to connect back to **Queen Victoria Street** as the commercial heart of Stanford, with the possible inclusion of a farmers' market somewhere along the R362 to bring back the bartering of farm produce from the local area.
- Encourage **human-scale architecture** by following the existing guidelines as set out in the Stanford Style booklet, where applicable (Stanford Conservation Trust 2025).
- Encourage **a diverse range of erf sizes** that enable differing income groups to settle in the same area, and support intergenerational living while adding to the aesthetic appeal of variation in observations along a scenic route.
- Respect specific **place-based compositional features** where they are found within the landscape (wetland, milkwood trees, fig tree avenue, roads). For instance, as far as possible, follow existing road alignments before planning new roads.
- Respect **visual and spatial buffers** along the R362 and R43 will always need to be followed

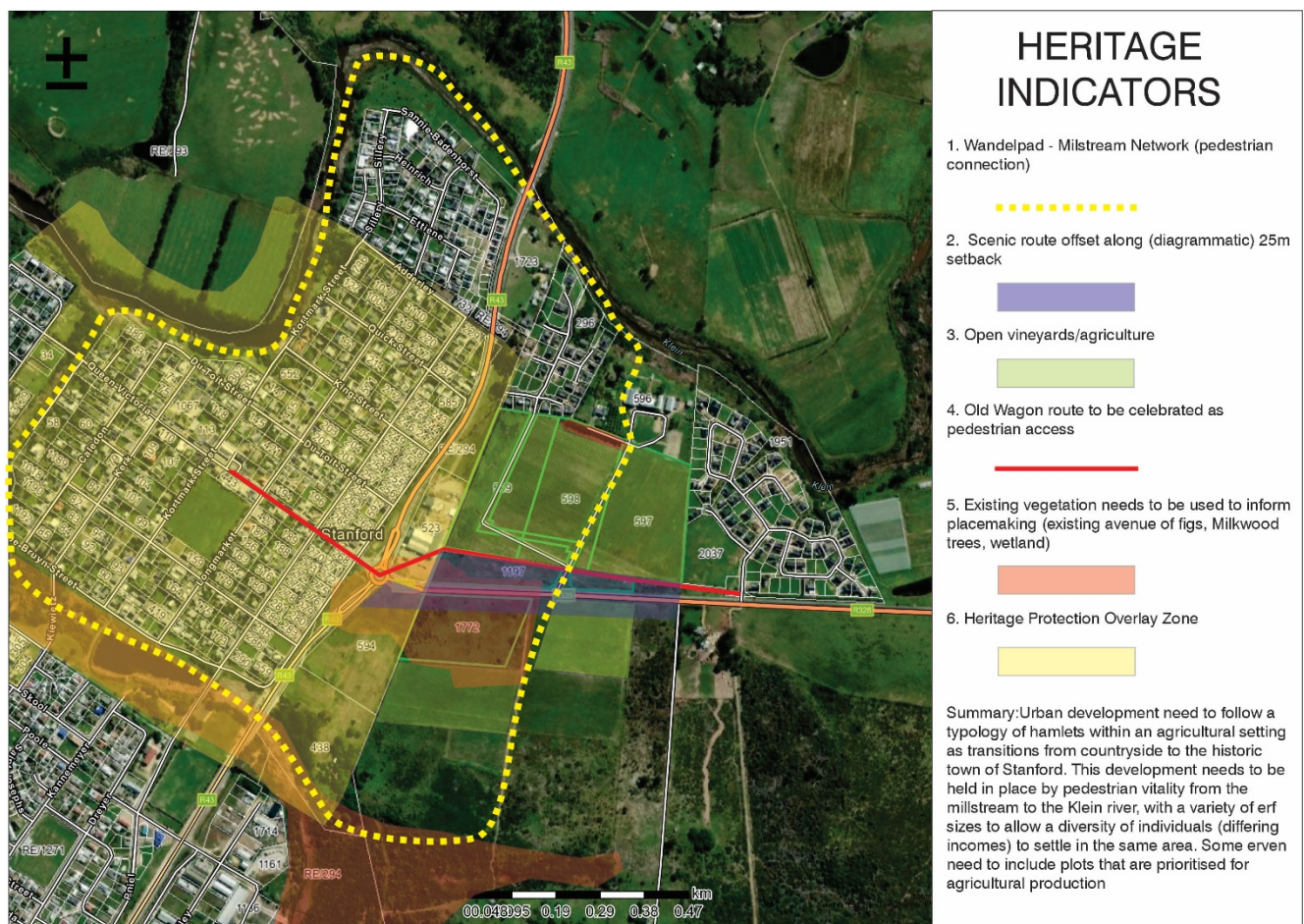


Figure 12: Diagram developed based on the historic layers found within the landscape. The image indicates the conceptual diagrammatic approach to the development of Stanford.

The community-led conceptual Urban Design Framework (Appendix C Public Participation) reviews the broader planning context and relevant policies that bear on the project. It summarises the environmental and historic context through spatial diagrams that illustrate the key elements the project design should respond to. The framework also

establishes design principles based on current urban design best practices and concludes with a range of spatial development scenarios.



Figure 13: Updated Urban Edge of Stanford and another application on Erf 1772 that is in the planning process.

Without a formal urban design framework for the urban edge, adopted in the policy documents guiding development in this precinct, there is no adequate existing framework against which to evaluate the proposal, nor any certainty about which areas will remain open or be developed. The cumulative impacts of incremental urban development therefore remain difficult to assess against the proposed conceptual urban development framework, which identifies the need for urban development to follow a typology of hamlets within an agricultural setting, forming a considered transition from the countryside to the historic town of Stanford.

12. Intensity of Visual Impact

The intensity of impact is assessed by synthesising the criteria for visual intrusion, visibility, visual exposure, and viewer sensitivity. Once the intensity of impact has been established, this value is further qualified with spatial, duration and probability criteria to determine the significance of the visual impact.

Visual impacts are anticipated from activities and infrastructure in all Project phases, i.e. construction and operation (built). Activities associated with the project will be visible, to varying degrees, from varying distances around the project site. During the establishment phase, the Project's visibility will be influenced by preparatory activities, primarily earthworks and infrastructure establishment. During the operation (built) phase, the visibility of the Project will be determined by the established infrastructure (roads, walls, etc.) and the housing clusters.

12.1 Glint and Glare

Glint and Glare occur when sunlight reflects off surfaces - such as glass facades, windows, or solar panels - creating high-brightness reflections that can cause annoyance, discomfort, or safety risks for nearby residents, motorists, or pilots.

Key Factors Determining Glare Impact in a VIA:

- Building Facades: Highly reflective, large glass surfaces or metallic cladding are the primary sources of "reflected glare".
- Concave Architecture: Curved or concave building shapes can concentrate sunlight, resulting in extreme, intense glare, sometimes even causing heat damage.
- Rooftop Solar Panels: New housing developments with solar arrays can create glint (momentary flashes) and glare (continuous reflection).
- Building Height: The risk of reflected glare is generally higher for developments exceeding four storeys.
- Viewer Proximity: Receptors - such as neighbouring dwellings (up to 1km) or drivers on nearby roads - are most sensitive to glare.

The architectural renderings of the various House Typologies indicate small window openings and single-storey dwellings, reducing the potential glare and glint impact. There is a very strong chance of the application of solar panels on the north-facing roofs. The R362 and R43 are located to the south and east of the development and will therefore not be impacted by this.

Mitigation Measures for glint and glare include the following::

- Screening: Using trees, hedges, or artificial barriers to obstruct the line of sight between the glare source and receptors.
- Materials: Using low-reflectivity or anti-reflective coatings on windows and solar panels.

- Orientation: Adjusting the angle of solar panels or the orientation of the building to reduce reflections towards sensitive areas.

12.2 Sensitive Viewers and Locations

Figure 8 identifies receptor locations where people would be most sensitive to negative changes in the landscape resulting from the Project's physical presence. There are three basic areas of concern.

1. The public roads, including the R43 and R362 scenic routes and local roads generally servicing the farms and tourist facilities throughout the study area.
2. The tourist facilities associated with the area north of the Klein River; and
3. The residential (mostly farmsteads) areas surrounding the Project sites.

Most of these sensitive viewing locations occur from the north along the eastern sectors of the study area, as is evident in Figure 8. Within this general area, people living in or visiting the study area could have open, partially obstructed, and, in many instances, screened views of the proposed development from varying angles. Table 4 identifies potential receptor sensitivities towards the Project.

Table 4: Sensitivity - Visual Receptors

High	Moderate	Low
For occupiers of residential/tourist properties with views affected by the development, i.e.: Location: Tourists visiting facilities north of the Klein River and its environs, travellers using the R43 and R362 and homesteads/farmsteads surrounding the project site to its south, east and north.	For occupiers of residential properties and people travelling through or past the affected landscape in cars and other modes of transport, i.e.: Location: Residential units and users of the R43, R362	For visitors and people working within the study area and travelling along local roads, whose attention may be focused on their work or activity and who therefore may be potentially less susceptible to changes in the view. i.e.: Location: Employees of the farms, utility, and tourism activities in the study area and some homesteads/farmsteads to the far north and east of the Project sites

12.3 Visibility

A nominal viewshed for the Walker Bay site was developed by Quintin Lawson based on the topography using a 5m interval for the digital terrain model (DTM), as indicated in Figure 14.

As per the original project motivation (WRAP 2026), a maximum building height of 8m was used to determine the extent of the viewshed, i.e., the potential zone of visual influence created by the proposed development. An outer limit of 3km was also used, as residential-type development would not be significantly visible beyond that distance.

However, the topographic viewshed does not account for existing foreground buildings and trees. The viewshed was therefore fine-tuned through fieldwork, given that parts of the surrounding area would be screened from view, particularly to the west, due to the screening effect of the existing town and, to a lesser extent, the existing Stanhaven development. The main entry roads to Stanford were traversed by car to determine the approximate outer limits of the viewshed, and the views in Figure 8 and Section 8.2.1 confirm this.

Levels of visibility are mainly related to the distance of the viewer from the proposed development, with red on the map being potentially high visibility, orange as medium visibility, and yellow as low visibility.

Areas shown as white, or pale blue on the map, are in a view shadow and would not be visually affected by the proposed development on the Walker Bay site. Most of the visibility would be from the surrounding hills to the north-east and south-east, which are rural in character and consist of a number of farmsteads.

WALKER BAY ESTATE - Stanford
Viewshed Analysis based on the Proposed
Site Development Plan by Coetzee Sadie
Architecture.

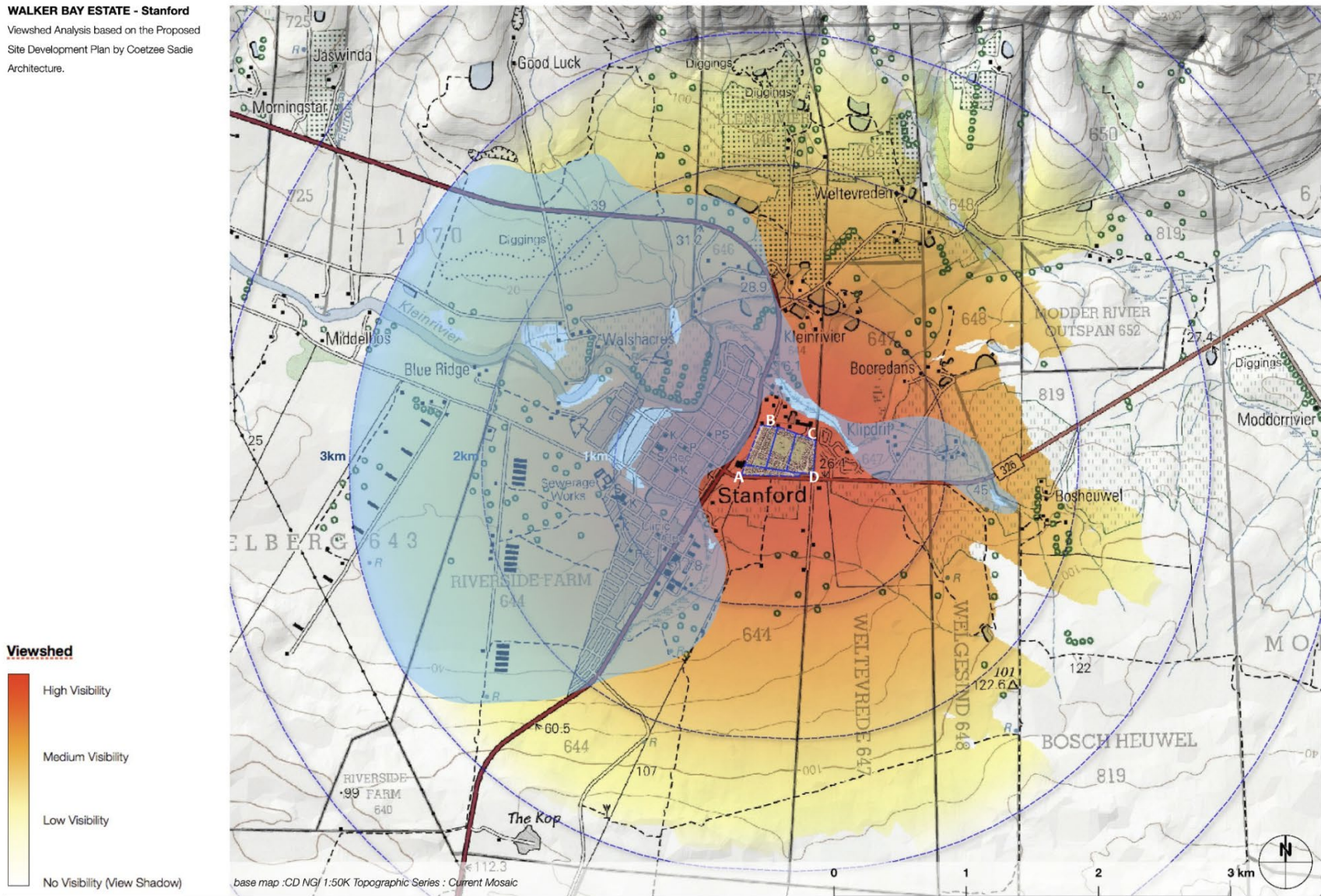


Figure 14: Viewshed Analysis (Quintin Lawson 2026)

12.4 Visual Exposure

Visual exposure is determined by assessing an object's visibility, using a distance rating to indicate the degree of intrusion and visual acuity. As the distance between the viewer and the object increases, the visual perception of the object reduces exponentially, as changes in form, line, colour, and texture in the landscape become less perceptible with increasing distance. Appendix D illustrates this concept.

Table 3 below indicates the worst-case scenario for sensitive viewing areas and affected receptors as discussed in Sections 13.1 and 13.2 and illustrated in Figure 3. The three basic areas of concern are:

1. The public roads, including the R43 and R362 scenic routes and local roads generally servicing the farms and tourist facilities throughout the study area.
2. The tourist facilities associated with the area north of the Klein River; and
3. The residential (mostly farmsteads) areas surrounding the Project sites.

According to the Motivation Document (WRAP 2026:19) strategic planting of indigenous trees and shrubs will create natural visual buffers around the development. These green edges will soften the transition between the built environment and the surrounding landscape, providing effective screening where necessary. Erf 1197 Stanford (although excluded from the application), located between the subject properties and the R 326 enables a visual buffer.

Table 5: Visual Exposure

	Foreground view i.e. 0 – 800m from Project Site	Middle-ground view i.e. 800m to – 3,0km from Project Sites	Background view i.e. > 3,0km from Project Sites
Travellers along the R362, R42 and local connector roads;	X Moving and open to partially obstructed views (trees along the N1).	X Moving and Mostly obstructed or diminished due to distance	X Moving with some open distant views from south and north of the cluster
Farmsteads to the immediate south, east of the project site	X Open unobstructed views (Red Rooster Farm).	xFarmsteads east of Stanhaven, mostly obstructed	
Tourist facilities along the Klein River slopes including Harvest fork, Zesty Lemon and Welgesind		X Mostly obstructed, screened views.	X No exposure or greatly diminished due to distance

12.5 Visual Intrusion

Visual intrusion concerns the notion of contextualism, i.e., how well a Project component fits with or disrupts/enhances the ecological and cultural aesthetic of the landscape as a whole. It aligns with the concept of visual absorption capacity (VAC), which, for the Project site, is moderate.

The potential intrusion of the proposed project is visually illustrated by CSA Architects' photographic renderings on the Sensitive Views in Figure 8. The Project will appear in some foreground views and be intrusive from sections of the adjacent R43, R362 scenic routes south and west of the site, and for the farmstead immediately south of the site. Moderate intrusion will result when Project components appear in the middleground of views from the Scenic Routes further from the site and the tourist facilities and farmsteads to the north and east of the site. In all other views, Project components would appear in the background and not appear intrusive. Table 4 summarises these ratings.



View 1: View from Harvest Fork and Farm restaurant and venue - visible, but with low visual impact.



View 2: View from Harvest Fork and Farm restaurant and venue - visible, but with low visual impact.



View 3: View from the intersection between the Stanford Hills Road and the R43 - visible, but with low visual impact.



View 4: View from immediately south of Kleinrivier Estate along the R43 looking towards the site - visible, but with medium visual impact. Note the absorption capacity that the existing vegetation provide.



View 5: View from immediately north of the Overstrand Agri along the R43 looking towards the site - visible, with high visual impact.



View 6.1: View from immediately east of the Overstrand Agri along the R362 looking towards the site – visible, with high visual impact along the scenic route. Note the manner in which the buffer in the foreground, associated with Erf 1197, affords some visual separation between the road and the site.



View 6.2: View from immediately east of the Overstrand Agri along the R362 looking down the road with the site to the left - visible, with high visual impact. Note the manner in which the buffer in the foreground, associated with Erf 1197, affords some visual separation between the road and the site.



View 7.1: View from the R362 looking towards the site - visible, with high visual impact. Note the manner in which the buffer in the foreground, associated with Erf 1197, affords some visual separation between the road and the site. Image is slightly further away from the road to show context.



View 7.2: View from the R362 looking towards the site - visible, with high visual impact along the scenic route. Image is slightly further away from the road to show context. Note the open space area around the entrance, breaking the line of development into two clusters/hamlets from the road side.



View 8: View from the R362 looking towards the site, view from the side of the road - visible, with high visual impact. Note the green area associated with the landscape plan of the development. Note that erf 1197 works in relation to this open area to create this embedded effect.



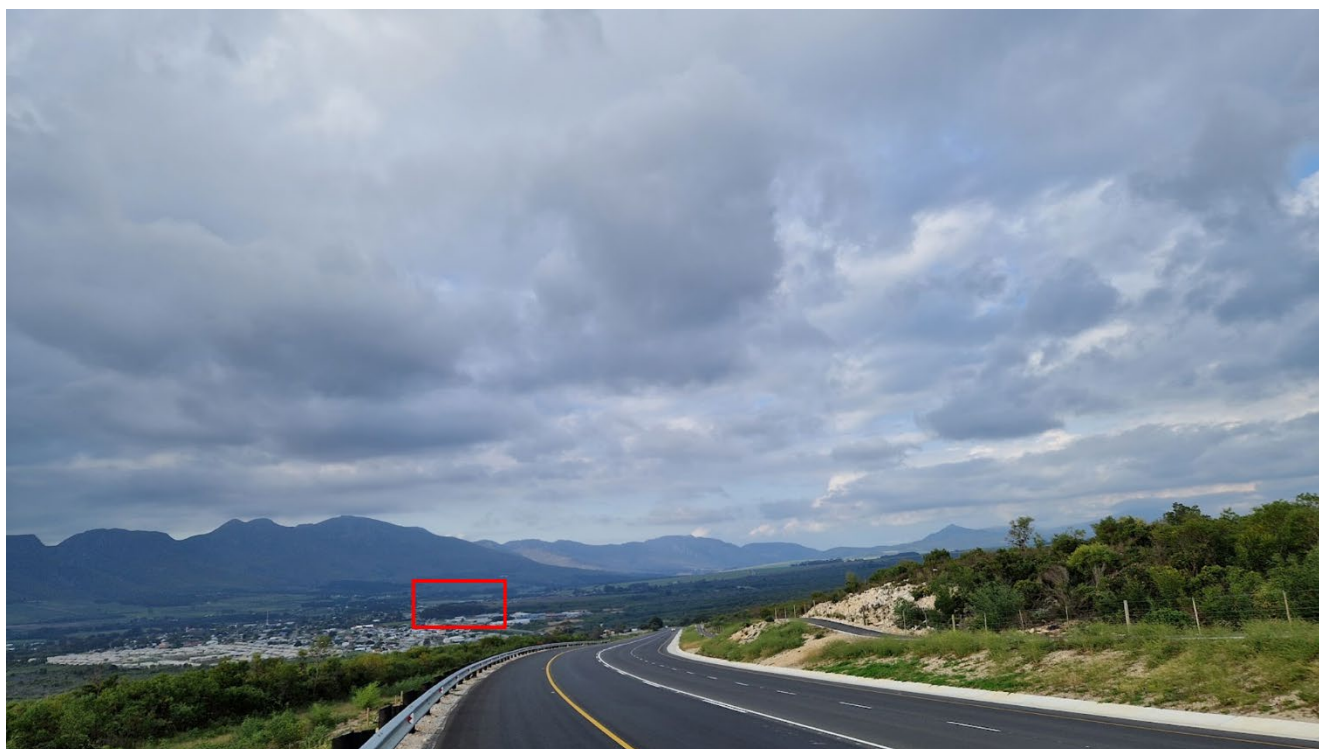
View 10: View from the R362 looking towards the western corner and entrance to Stanhaven Estate to the right and The Red Rooster Farm (private residents) to the left - sensitive viewers along the scenic route.



View 11: View from the R362 looking towards Stanhaven Estate with the site not visible.



View 12: View from the R362 looking towards Stanhaven Estate with the site visible between the fabric of Stanhaven and Stanford affording a medium visibility.



View 13: View from the R362 looking towards Stanford with the site visible as part of the open green space leading from the Mill Stream forest to the Walker Bay Estate buildings.

Table 6: Visual Intrusion

HIGH Sections of the adjacent R43, R362 scenic routes south and west of the site, and for the farmstead immediately south of the site	MODERATE Scenic Routes further from the site and the tourist facilities and farmsteads to the north and east of the site	LOW For all other sensitive viewing areas beyond 2km of the site.
The Project would: • Have a substantial negative effect on the visual quality (sense of place) of the landscape relative to the baseline landscape. • Contrast dramatically with the patterns or elements that define the structure of the landscape.	The Project would: • Have a moderate negative effect on the visual quality and sense of place of the landscape. • Contrast with the current patterns or elements that define the structure of the landscape.	The Project would: • Have a minimal to insignificant effect on the visual quality and sense of place of the landscape. • Contrast minimally with the patterns or cultural elements that define the structure of the landscape.
RESULT: An intensive change over a localised area resulting in major changes in key views.	RESULT: Moderate change in landscape characteristics over a localised area resulting in a moderate change to key views.	RESULT: Minimal to insignificant change resulting in a minor change to key views and sensitive viewing areas.

12.6 Night Lighting

The impact of night lighting is consistently raised by I&APs, specifically when it can be seen from tourist or residential sites. According to the Motivation Document (WRAP 2026:19) special attention will be given to night-time lighting design to prevent unnecessary light pollution. Downward-facing, shielded lighting fixtures will be used to ensure that light remains within the site, preserving the area's natural night-time ambience. This approach not only protects the visual integrity of the night sky but also supports nocturnal wildlife and contributes to a more sustainable development model.

12.7 Intensity of Impact

Referring to discussions in the previous sections and using the criteria listed in Appendix D, the intensity of visual impact (worst-case scenario – all facilities combined) of the Project, for the sensitive areas illustrated in Figure 22, is rated in Table 7 below for all phases of the Project. To assess the intensity of visual impact, four main factors are considered.

- Visual Intrusion: The nature of intrusion or contrast (physical characteristics) of a Project component on the visual quality of the surrounding environment and its compatibility/discord with the landscape and surrounding land use, within the context of the landscape's VAC.
- Visibility: The area / points from which Project components will be visible.
- Visual exposure: Visibility and visual intrusion qualified with a distance rating to indicate the degree of intrusion.
- Sensitivity: Sensitivity of visual receptors to the proposed development

In synthesising the criteria, a numerical or weighting system is avoided. Attempting to attach a precise numerical value to qualitative resources is rarely successful, and should not be used as a substitute for reasoned professional judgement (LI-IEMA 2013).

It is important to note that the Intensity of the Visual Impact was determined assuming the premise that Erf 1197 will remain undeveloped and potentially form an open buffer between the development and the R362. However, considering the assumption as above, according to the results tabulated below in Table 7, the intensity of visual impact of the proposed Project will be moderate (of the adjacent R43, R362 scenic routes south and west of the site, and for the farmstead immediately south of the site during the construction and operational phases and Scenic Routes further from the site and the tourist facilities and farmsteads to the north and east of the site during the construction and operational phase), and low to sensitive viewing areas beyond 3,0km of the Project site and for the remaining areas of the study area.

Table 7: Intensity of impact of the proposed Project

High No areas	Moderate Scenic Routes adjacent R43, R362 scenic routes south and west of the site, and for the farmstead immediately south of the site Scenic Routes further from the site and the tourist facilities and farmsteads to the north and east of the site	Low Sensitive viewing areas beyond 3,0km of the Project site	Negligible
Major loss of or alteration to key elements / features / characteristics of the baseline in the immediate vicinity of the site. i.e. Pre-development landscape or view and / or introduction of elements considered to be uncharacteristic when set within the attributes of the receiving landscape. High scenic quality impacts would result.	Partial loss of or alteration to key elements / features / characteristics of the baseline. i.e. Pre-development landscape or view and / or introduction of elements that may be prominent but may not necessarily be substantially problematic when set within the attributes of the receiving landscape. Moderate scenic quality impacts would result	Minor loss of or alteration to key elements / features / characteristics of the baseline. i.e. Pre-development landscape or view and / or introduction of elements that may not be problematic when set within the attributes of the receiving landscape. Low scenic quality impacts would result.	Very minor loss or alteration to key elements/features/characteristics of the baseline. i.e. Pre-development landscape or view and / or introduction of elements that is not problematic with the surrounding landscape – approximating the 'no change' situation. Negligible scenic quality impacts would result.

13 Cultural Landscape Assessment of the Proposed Development

A heritage/design indicator is situated under each value line criteria (Ecologic, Economic, Social, Aesthetic, Historic), followed by recommended mitigation measures to reduce impacts on heritage resources, and guidance on how development can respond sensitively to the significance of the place. The proposed development was tested for compliance with and the implementation of possible mitigation measures. The following mitigation rating against which compliance is measured is noted below.

Rating	Meaning
High mitigation ability	The proposed mitigation measures are easily achieved, substantially reduce or avoid the heritage impact and bring the proposal largely in line with heritage indicators.
Medium mitigation ability	The mitigation measures reduce the impact to some degree, but some heritage concerns remain.
Low mitigation ability	The mitigation measures have limited effect, and the heritage impact remains high

13.1 Historic Criteria

Heritage/ Design Indicator	Mitigation (High, medium, low)	Project Review (comply, partially comply, does not comply)
The morphology of Stanford is closely tied to the Kleine River and Mill Stream, the grid is aligned to the Mill Stream, where it gradually changes opposite the R43 to align to the historic wagon route, in turn meeting the current road at diagonal lines which are still visible in the farm roads lining agricultural land.	Mitigation ability (high) Historic alignment should be respected and enhanced. In this instance (HPOZ guidelines): to protect and enhance the relationship of the village to the Klein River and the natural spring, "Die Oog", to the south-east, which underpins the role of water in the origins and evolution of the place. and development guidelines by Bauman et al: Enhance the role of "die Oog" and the river in providing the green historical frame to the village.	Complies The diagonal alignment of the site's entry road responds to the historic alignment of the wagon route and has the potential to connect with the opposite side of the road at Erf 1772, where proposed access to the Millstream is facilitated in a north south alignment through the site. The Walker Bay Estate, located on the Klein River, is open to the public at regulated times; The main entrance, and a smaller gate connecting to the Wandelpad will be open within these times.
The old wagon route , still visible on aerial photographs, dictates the 'skew' alignment of Erf 599, 598 and 599. Any new planning should acknowledge this aspect as part of the village's layering.	Mitigation (High) Historic layering of the old wagon route can be celebrated by utilising it as a pedestrian network in an east-west alignment, connecting the new development with the historic town.	Partially Complies The proposed development aligns itself to the old wagon route by aligning erven along the Southern 'skew' edge, however Erf 1197 on which the wagon route is located, is not part of the application, and therefore an opportunity to connect the development back to the commercial core of Stanford is lost.
The open space network should connect back to Queen Victoria Street as the commercial heart of Stanford , with the possible	Mitigation option (High). Within the 25 m scenic route setback (guidelines), provision could be made for pedestrian	Does not comply The development does not facilitate East-West pedestrian movement back to the commercial core of

inclusion of a farmers' market along the R362 to reintroduce the exchange of locally produced farm goods.	movement along the R362 to connect back to Stanford as per the SDF 2050 vision: Maintain or improve the comfort and safety of pedestrians and cyclists on main pedestrian and cycling routes, routes connecting schools and centres, by means of adequate road space allocation, the management of traffic speed and volumes.	Stanford. The development could consider a small gate at the corner of the development near Agrimark, where the landscape plan already makes provision for this. This would elevate this measure to 'partially comply' by shortening the walking distance to Stanford for residents of Wallker Bay Estate.
Encourage human-scale architecture by following the existing guidelines as set out in the Stanford Style booklet where applicable.	Mitigation option (High). To maintain a village pattern, garages should be set back 4m from the street front (HPOZ guidelines). Houses should be directly on the street, and the use of stoeps encouraged.	Partially complies The architectural composition respects the 4m offset from the street. It, however, follows the typical residential housing typology that favours garages on the façade; strangely, in context, these almost become more aligned to the farm werf typology with large openings.

13.2 Aesthetic Criteria

Heritage/ Design Indicator	Mitigation (High, medium, low)	Compliance measure
The 25 m buffer along R362 must be followed per the scenic route designation.	Mitigation ability high	Does not Apply As Erf 1197 is not included in this application, it is not certain what will happen on this piece of land.
Provide a range of erf sizes and compositions to introduce variation in the visual reading of the estate along the scenic route	Mitigation ability medium, The composition of erf sizes has been adjusted from previous layouts	Partially complies Variation in visual reading should be better with this composition, but Erf sizes do not differ much in size, and therefore houses might appear slightly overscaled and homogeneous.
Vineyards should remain as an open space structuring system	Mitigation ability High The site includes vineyards in its compositional layout.	Comply .
Outdoor spaces must be designed so that the landscape appears to flow throughout the site. Extensions on coverage will be discouraged	Mitigation ability (high) Development guidelines can effectively manage this look and feel within any development. The green corridor north south can incorporate lush planting that appears to flow through the site.	Comply Lush planting contributes to variation in visual quality and creates an embedded, cohesive feeling, particularly when appropriate species are planted close to walls and buildings. Open space pockets exist across the site; and are carefully designed to connect areas with interesting planting, and pedestrian network, especially where these areas will also be open to the public.

Any development proposal would be a visual intrusion on the flat, open character of the site , which acts as a forecourt/gateway to the historic town of Stanford, and should be carefully considered. Scenic route guidelines (by Overstrand Municipality, 2020). Visually impermeable walls or fencing, substations, electrical infrastructure, kiosks, trees and hedges which block significant mountain and coastal views and sites of heritage significance will not be permitted.	Mitigation ability low: The development could utilise the pattern of lush, dense, and biodiverse vegetation, functioning as both an ecological and social corridor found elsewhere in Stanford, However, it is important to ensure that views from the road that is across low shrubs or cultivated fields are maintained towards the town of Stanford. Along this corridor, low-growing wetland plants need to be incorporated.	Partially Complies The development site is situated at a distance from the R365 that allows breathing space, and an opportunity to follow the typology of hamlets and open fields, while maintaining open views across the landscape. There is, however, no guarantee that this open space will be free from future development.
Ensure that environmentally sensitive areas, significant cultural landscapes and heritage sites are protected and enhanced Ensure that new development reflects and enhances the distinct built environment, natural vegetation and heritage context in which it is located. (SDF 2050 vision) Overstrand Municipality: The layout and design of new buildings must respect local traditions and settlement patterns in terms of the placement and alignment of buildings on sites.	Mitigation option High: The agricultural character needs to be part of the narrative for development in Stanford East.	Partially Complies Within the proposed urban design framework, the existing agricultural fields, vineyards, and fallow land provide an adequate visual and spatial offset to the new development. From the visual perspective, one can see the effectiveness of the setback to allow views over the cultural landscape.
	Mitigation option High: Edge treatment should reflect this agricultural character in how it addresses stormwater . Open swales should be incorporated. Kerbs could be excluded, allowing stormwater to drain freely into swales and significantly reducing road construction costs and the need for expensive kerbs. Grass blocks as edges could be an effective transition material to prevent erosion.	Comply The site is large enough to include stormwater strategies on site, and these strategies should include edge details representative of a farm environment, such as open swales. Stormwater detail is partially included in the landscape plan, and adheres to this requirement.
	Mitigation ability Medium: Agricultural-based components to form part of the public open space, such as the use of olive trees , to facilitate communal use	Comply The composition of the gardens is centred around the existing vineyards, and the new layout activates the vineyard edge by

	of space as it continues in the existing character of Stanford	providing an active road on the verge. Edible olives could add an interesting layer to community engagement.
Entrance gateways should be recessive and modest in appearance, and align to existing policies for development within a scenic route (Scenic route guidelines) • Gateways must be recessive in character and limited in scale. • Entrance gateways must step back from the boundary line and must not exceed 10 m in width.	Mitigation ability (High) The design of the entrance should reflect the character of a rural farming community and remain modest in expression. Elaborate or ornamental features that are foreign to the local rural context should be avoided.	Partially complies The gateway to the site is located at a distance to the R362. It is therefore likely to have a reduced visual impact on the scenic route. However, the design of this component has not been assessed at this stage, as sufficient design detail is not yet available. The gap in housing however, creates an embedded feel to the site with views ending in the mountainous backdrop.

13.3 Social Criteria

Heritage/ Design Indicator	Mitigation (High, medium, low)	Project Review (comply, partially comply, does not comply)
Movement corridors across the development site need to be incorporated in development proposals and need to be permeable to both humans and creatures, connecting to a larger open space network	Mitigation ability high Movement corridor that function as part of the open space network needs to form linkages to connect to the existing Wandelpad to create a cohesive whole, and be done in such a way as to fulfil the SDF 2050 vision: Ensure that facilities/amenities cater for the needs of all of the Overstrand's inhabitants, including those reliant on public transport, the elderly, and the physically impaired.	Partially complies It is our understanding that the site has a green corridor (north-south) that will specifically be open to allow pedestrian movement across the site to visit the winery and brewery, although it will only be open at certain times of the day. This public function can further be strengthened to include pedestrian access over the road verge that is also open to the larger public (east- west movement along R362)
Community nodes need to be incorporated as part of this open space network as per the vision of the 2050: Create a network of well-designed public spaces that support participation in social, recreational and cultural events	Mitigation ability high Community nodes are established within the development itself. The Walker Bay Estate is a public facility, and has an amphitheatre area that acts as a community facility.	Comply The functions at Walker Bay Estate act as a public facility and potential community node; integrated areas of play are found within individual nodes of the development. Two semi-private nodes are situated at the entrance gate, while the others will be within the gated cluster.

13.4 Economic Criteria

Heritage/ Design Indicator	Mitigation (High, medium, low)	Project Review (comply, partially comply, does not comply)
Offer a range of housing opportunities and choices that facilitate intergenerational living and accommodate a diversity of income groups, aligning with the vision of the SDF: Ensure that mixed-use densification of land uses is achieved when managing urban growth.	Mitigation (high ability) A range of erf sizes, but differing incomes can always be catered for.	Partially complies The site accommodates slightly different erf sizes, which enhances the aesthetic appeal of diversity, but the architectural proposals suggest that the general size of the buildings targets the same income group, limiting the opportunity for inter-generational living to occur naturally.
Does the proposed development sufficiently tap into the inherent charm of Stanford, particularly in relation to its open space network, active street edge, and the very qualities that make it a place people choose to settle?	Mitigation ability (high) Permeable edges with strong community nodes and well-designed, human-scale architecture are achievable in this context. Pedestrian movement can be encouraged through well-designed walking and cycling routes that connect to the existing open spaces of Stanford.	Partially complies Limited integration back into the commercial node of Stanford with Pedestrian walking and cycling routes apart from the existing sidewalk. The security estate will block access at certain times of the day. It does, however, offer this hybrid open system with access from the wandelpad, but could utilise the opportunity to embed itself in the cultural landscape by applying security only at the edges of clusters, not around the perimeter. This way it might balance the proposed architectural layout on the individual erven with town-scale appreciation of space.

13.5 Ecologic Criteria

Heritage/ Design Indicator	Mitigation (High, medium, low)	Project Review (comply, partially comply, does not comply)
Respect specific place-based compositional features where they are found within the landscape (wetland, milkwood	Mitigation option (High). As far as possible, first follow existing road alignments before new roads are planned	Comply The site largely follows the alignment and grid of existing roads.

trees, fig tree avenue, existing roads, historical wagon route), aligning to the 2050 SDF vision: Encourage and support the development of networks of open space that sustain and enhance ecosystem functioning, connect fragments of vegetation, protect waterways and regenerate the natural environment.	Mitigation option (High). The site needs to respond to the existing ficus trees as an existing compositional feature.	Comply Ficus trees on site are incorporated into the layout of individual homes, adding an instant level of embeddedness into the landscape.
The Eye of Stanford lies at a lower elevation to the south of the site; this invaluable source over time. The eye was the sole provider of drinking water until 2016. SDF vision 2050: Protect and manage natural sources of potable water to ensure water supply and quality	Mitigation ability (medium) Water capture and sustainable management strategies should be incorporated. - Water-wise landscaping incorporating local indigenous planting should be considered to minimise excessive need for irrigation. - Options such as greywater reuse should be considered from the outset.	Comply The inclusion of indigenous planting is noted with water-catching strategies within public space; details of greywater reuse would strengthen this application.
Any new development should, as far as possible, facilitate the notion by encouraging biodiversity corridors.	Mitigation (High) Encourage continuous corridors of planting that facilitate movement across a site. Allow tree canopies to touch.	Comply The landscape plan successfully addresses these biodiversity corridors.

14 Conclusion

The overall assessment demonstrates that the significance of the Stanford landscape cannot be considered through individual development proposals in isolation. There is currently no adequate basis against which to assess the cumulative transformation of the agricultural landscape, nor sufficient certainty regarding the extent to which the remaining open landscape will be retained. The study therefore identifies the need for a coherent urban-edge approach that recognises the agricultural landscape as an integral part of Stanford's identity and establishes a considered transition between countryside and historic town. It is therefore recommended that further urban-edge development not be considered in isolation, but be guided by a cumulative understanding of development and the desired relationship between the historic town, agricultural landscape and new settlement.

Assessment of the historic, aesthetic, social, economic, and ecological criteria shows that the proposed development demonstrates a mixed level of compliance with the identified heritage indicators. While certain aspects of the proposal respond positively to the existing landscape structure - such as the retention of vineyard elements, alignment with existing road patterns, the orientation of erven in relation to the historic wagon route, and a well-considered landscape plan - certain recommendations will be included hereafter to further guide the level of embeddedness the landscape necessitates.

A significant concern relates to Erf 1197 as a critical spatial component within the broader *proposed* landscape framework, functioning as an important buffer along the R362 scenic route. Its spatial capabilities as a parcel of land provide an opportunity to maintain visual permeability to the agricultural landscape and surrounding mountains, retain the required scenic route setback, and strengthen pedestrian connectivity between the proposed development and the historic core of Stanford through walking and cycling routes. Without this open landscape component, the proposed layout weakens the relationship between the new development and Stanford's historic settlement pattern. Responsibility for securing and developing this component should rest with either the developer, as part of the development's required social and landscape infrastructure, or with the municipality as part of the broader public infrastructure required to support the development, or a mix of the two.

The detailed landscape plan included in this document demonstrates how the proposed development can integrate its internal open-space pockets with the existing landscape structure, creating vibrant, multifunctional public spaces that support biodiversity, accommodate stormwater retention and provide opportunities for integrated play. Although there are physical limitations to the permeability of the site, the landscape strategy establishes a framework that could, in future, enable stronger connections back towards the town.

In its current form, the proposal shows notable improvements over earlier layouts, particularly through the inclusion of a well-considered landscape plan, improved permeability, and better overall site organisation. The architectural proposal draws more strongly on the bulky, linear building forms associated with a farm cluster than on a village-street typology. While this may be a relevant approach, it places greater importance on locating security edges at the internal cluster level, rather than along the external landscape interface, thereby allowing the development to retain a stronger relationship with the surrounding cultural landscape.

15 Recommendations

The development should not be assessed solely as a residential layout contained within its cadastral boundaries, but as an intervention within the wider cultural landscape of Stanford. The open-space, movement, scenic-route and landscape systems extending beyond the development boundary should therefore be considered integral to the successful integration of the proposal.

- **Erf 1197 should be secured as visual, ecological and social infrastructure** associated with the development of Stanford East. Its long-term public function should be secured through an appropriate agreement between the developer and the municipality, which should establish responsibility for ownership, implementation, maintenance, and public accessibility.
- The **preferred arrangement** would be for the municipality to secure the land as public open space, with the developer responsible for implementing the landscape and movement infrastructure as part of the development, and an agreed mechanism established for its ongoing maintenance.
- The **extended landscape plan should provide continuous pedestrian and cycle** connections between Stanford, the development and the Wandelpad; retain and adapt the historic wagon route as a movement alignment; incorporate low-growing locally appropriate planting along the R362; and integrate stormwater infiltration and biodiversity functions within the open space.
- The pedestrian connection beneath the existing bridge should be secured through the development and HOA **management arrangements to ensure its continued public accessibility.**
- **Implement the detailed landscape plan** and retain its key landscape principles through subsequent design stages, including integrated play and agricultural-inspired landscape details, with these principles incorporated into the development guidelines and HOA requirements.
- Integrate internal open space into the wider landscape system, **with security concentrated around development clusters** as far as possible to maintain an open recreational network and strengthen the sense of place associated with Stanford.
- Walking and cycling routes should connect directly to the Agri-mark edge, providing a convenient route to the commercial node and encouraging shorter movement to town without relying on private vehicles.
- **Urban Development Framework:** It is generally recommended that the conceptual urban development framework developed by the Stanford community (Appendix C) be taken into consideration by the municipality in the development of a formal UDF. This will serve as a guiding framework for future development expanding into Stanford's urban edge, where it should protect areas of agricultural and cultural landscape significance that should remain open. This would provide a consistent basis for assessing individual proposals and, importantly, enable evaluation of their cumulative impacts in relation to the long-term character and significance of the Stanford landscape. **In this case, securing the above social infrastructure provides an opportunity for shared responsibility between the municipality and developer, enabling development within Stanford East, north of the R365 in the absence of an Urban Development Framework.**

16 References

- Cape Farm Mapper (CFM ver 2.1.4) accessed online at: <https://gis.elsenburg.com/apps/cfm/>
- Natural England (2014) An Approach to Landscape Character Assessment. www.gov.uk/natural-england.
- Natural England (2014) Landscape and seascape character assessments. Accessed Online: <https://www.gov.uk/guidance/landscape-and-seascape-characterassessments>
- Northern Ireland Regional Landscape Character Assessment. (2018). Accessed Online <http://doeni.maps.arcgis.com/apps/MapJournal/index.html?appid=dee491ff43c0415fbb986f74c92f39a9>
<https://www.daera-ni.gov.uk/search/type/publication?query=LCA>
- Roos, J. (2007) 'Discovering the assignment, Redevelopment in practice', The Netherlands CA Delft: VSSD.
- Swanwick, C. (2002) Landscape Character Assessment, Guidance for England and Scotland, accessed online <http://www.snh.org.uk/pdfs/publications/LCA/LCA.pdf>
- Stanford Conservation Trust, 2025. Heritage, Stanford Conservation Trust. [Online] Available at: <https://www.stanfordconservation.org/heritage/> [Accessed 21 August 2025].
- Stanford Stories, 2000. 150th Anniversary Edition.
- Du Toit, S. J. (1995) *Stanford Stories: Stories about Stanford from 1729-1995*. ISBN 0620194642.
- Du Toit, S. J. (2000) *Stanford Stories: 150th Anniversary Edition 1857-2007*. ISBN 0620194642.
- Heritage Western Cape (2025) About, Heritage Western Cape. [Online] Available at: <https://heritagewesterncape.co.za/about/> (Accessed: 21 August 2025).
- Phillipskop Mountain Reserve. (n.d.). Phillipskop Cave. Available at: <https://www.phillipskop.co.za/explore/phillipskop-cave/> (Accessed: 29 August 2025).
- Mouton, A. (2014). Photos of Stanford by Thomas Daniel Ravenscroft. Portrait of a Village, 16 September. Available at: <https://portraitofavillage.wordpress.com/2014/09/16/photos-of-stanford-by-thomas-daniel-ravenscroft/> (Accessed: 8 September 2025).
- Van Wyk, S., Bewsher, P. & Bewsher, L. and Oberholzer, B., 2018. *The Mill Stream Village Park & Greenway, Stanford, Western Cape: Concept Master Plan*. Prepared for Overstrand Municipality.
- Wesgro, 2024. *Cradle of Human Culture: Coastal Journey Itinerary*. Available at: Cradle of Human Culture itinerary document (Accessed: 17 March 2026).
- Landscape Institute, I.E.M.A. (2013) Guidelines for Landscape and Visual Impact Assessment 3rd edition

APPENDIX A: Components of the Cultural Landscape

1 Landscape Elements

This section explains how the series of compositional layers is at play in the formation of the landscape and, in turn, how these layers have informed the cultural use of these elements, making them place-specific features within this cultural landscape. The significance of the site, in how it was farmed or utilised to harness the qualities of the natural landscape, signifies a unique relationship between man and nature, reflecting an entangled dimension and representing a cultural landscape.

1.1 Geology and Soils

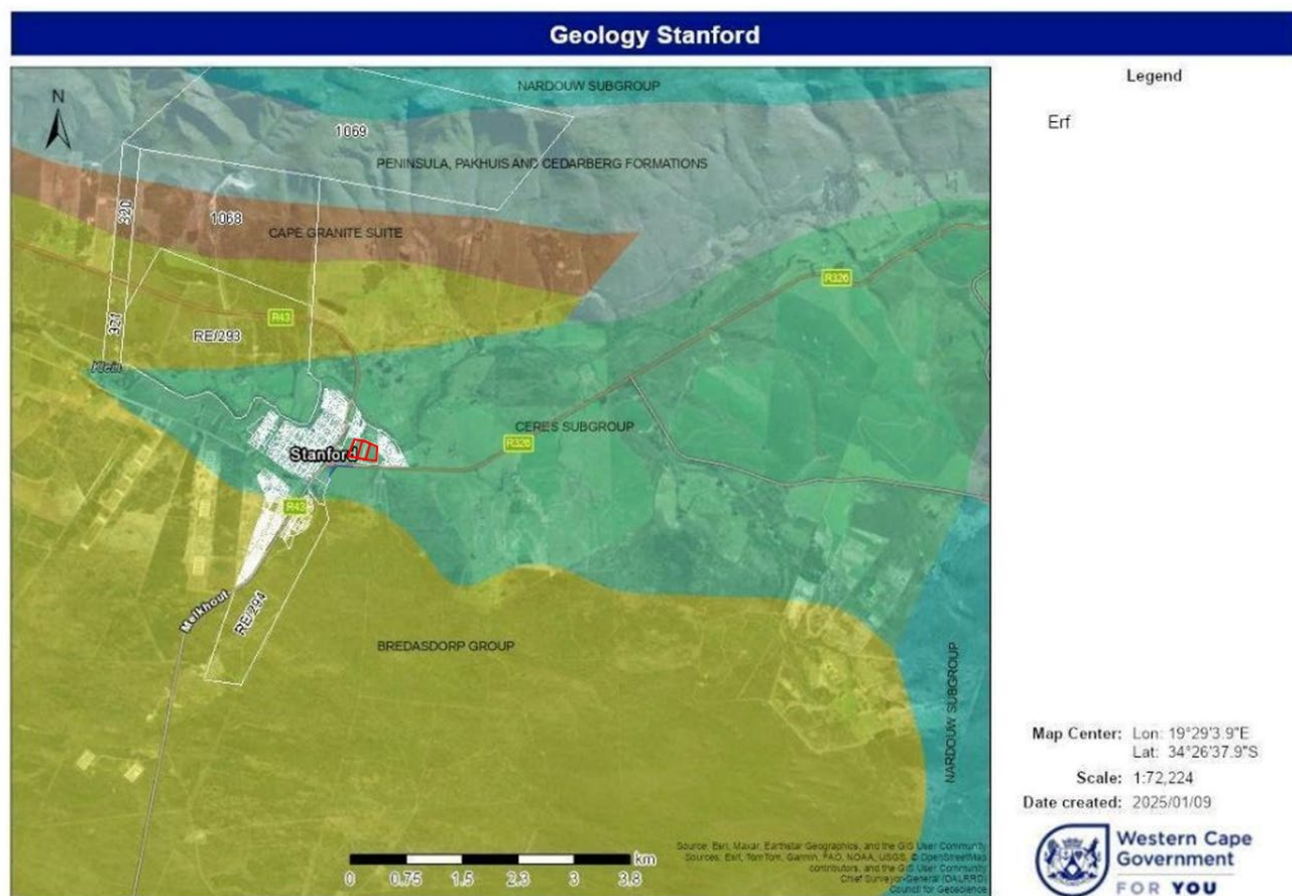


Figure 7: Geology of Stanford (Cape Farm Mapper; 2025).

Geology represents the foundation of the study area and dictates the soil structure. Geology and soils are closely related. Regarding soil science, "soil" refers to the surface layer of the Earth's crust. It is an integral part of the landscape, with properties, aspect and distribution determined by environmental factors such as climate, parent

material, topography, flora, fauna and time. As used here, the term "soil" includes its morphological, physical, chemical, and mineralogical characteristics. It should, therefore, not be confused with the term "land". Geologically, the site, Erf 597, 598, and 599, forms part of the Ceres subgroup, comprising mudrock, shale, siltstone, feldspathic arenite and wacke (Cape Farm Mapper; 2025).

1.2 Landform

The landform is described by studying the topography of the study area. The contours of the study area can be interpreted to identify slope steepness expressed as gradient, with anything less than 1:4 representing the steepest (like mountain slopes) and anything more than 1:10 representing a flatter area (like alluvial plains).

As part of the geomorphological approach, geology and landform provide the overriding traits that determine landscape types at the broad regional scale. Geology is the base 'material' of the landscape, and landforms are the 'shape' of the landscape, clothed by particular soils and vegetation and impacted by weather, aspect and prospect. In combination, they provide a range of distinct Landscape Types at the macro scale, each with particular characteristics. The Landscape Types for the Stanford area are listed in Table 2 below:

Table 2: Landscape Type

Landscape Type	Gradient	Geology	Landform	Landscape Character/ Scenic Features
Mountain Ranges	Steeper than 1:4 (>25% slope)	Peninsula Pakhuis and Cedarberg Formations	High peaks, ridges	Southwest Fynbos
Foothills / undulating plains	Between 1:10 and 1:4 (10-25% slope)	Cape Granite Suite	Foothills and gently undulating plains Mostly rolling topography with gentle slopes, incised by small rivers.	Vineyards, orchards, other agriculture, or Southwest Fynbos
Alluvial Valleys	Less than 1:10 (<10%)	Ceres subgroup and Bredasdorp group	Fertile valleys along river courses	Mainly agricultural, or South Coast Fynbos

The study area is situated within the alluvial valley in close proximity to the Kleine River on the border of Stanford and has a gradient of less than 10%. These alluvial plains have seen the transformation into various agricultural practices. The site itself, Erf 597, 598 and 599 has been transformed by agricultural practices over the past 50 years, where blocks of vineyards are still visible, while others have been removed. Previous accounts recall the abundance of everlasting flowers



Figure 8: Topography for the site Erf 597, 598 and 599 (Red), in 5m contour lines, map exported from Cape Farm Mapper (2025)

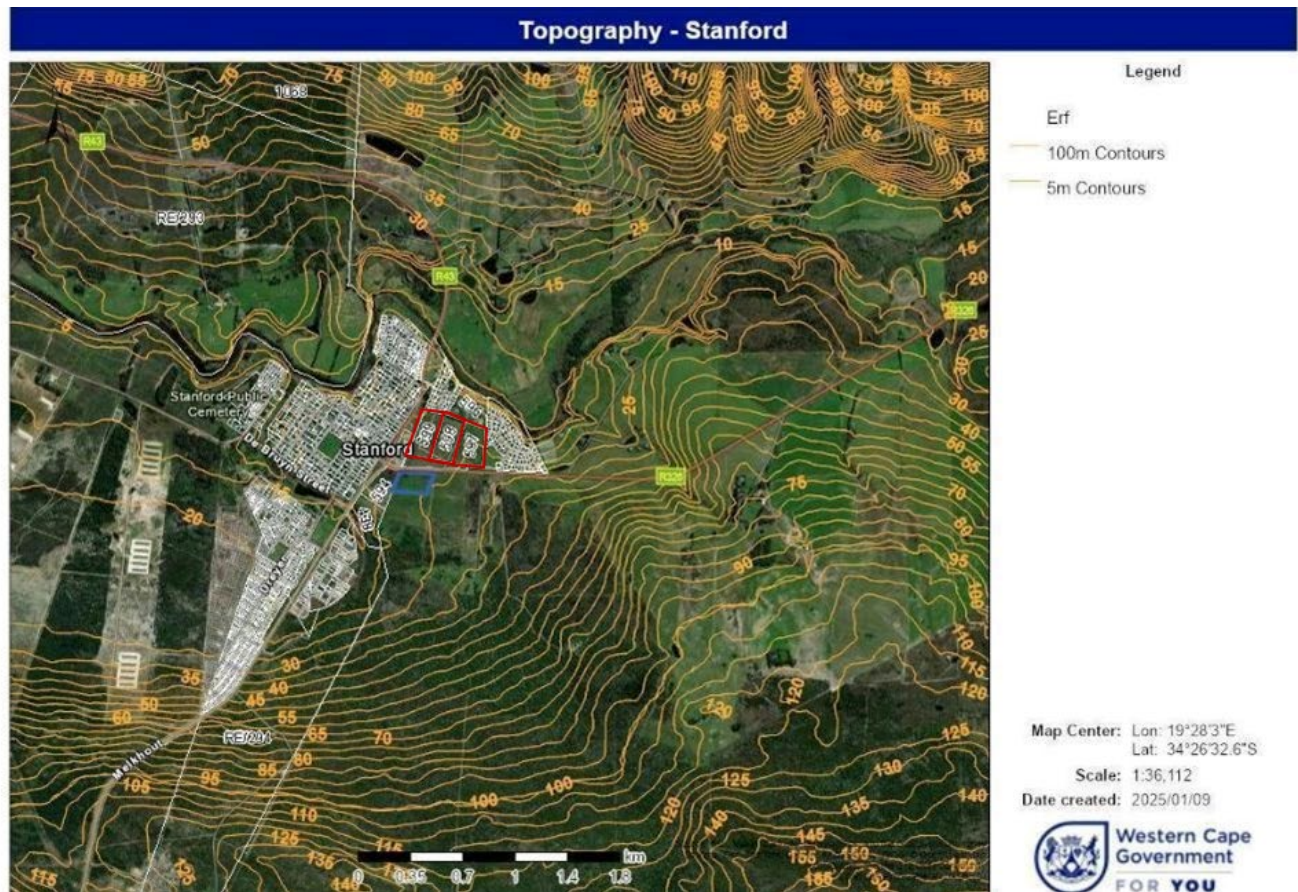


Figure 9: Topography for the greater Stanford area in 5m contour lines, map exported from Cape Farm Mapper (2025)

1.3 Vegetation

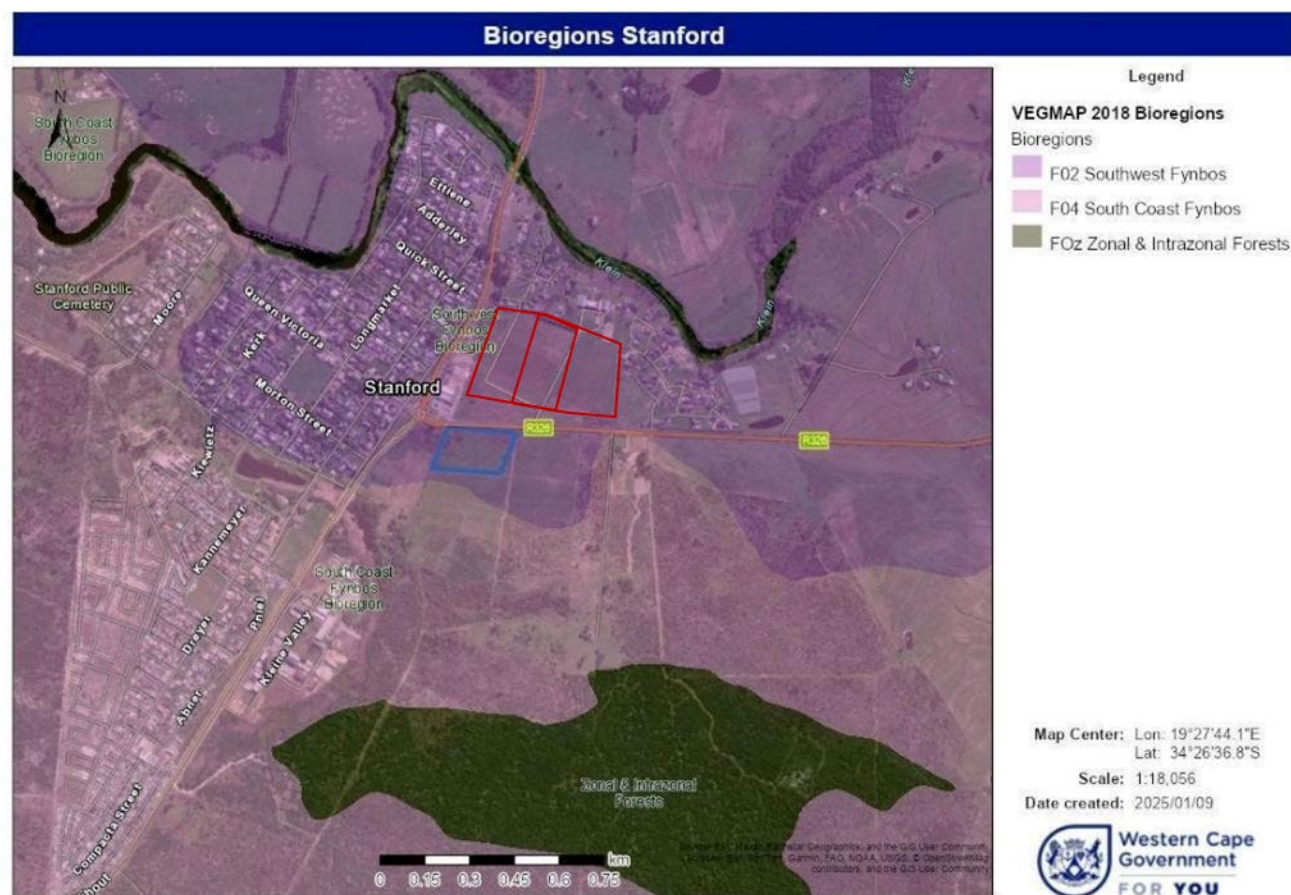


Figure 10: Bioregions of Stanford, site in red, neighbouring development erf 1772 in blue (Cape Farm Mapper; 2025).

The site falls within the Southwest Fynbos bioregion. In close proximity to the site's southern boundary, it transitions over to the South Coast Fynbos region. The Millstream defines the edge of these two bioregions in the historic town of Stanford.

Further south of the site, an intrazonal forest is found, with **Milkwood (*Sideroxylon inerme*)** trees similar to those **along the Millstream** and at the bottom of the graveyards within Stanford. These trees are components of the cultural landscape that are worthy to celebrate and should be protected. Milkwoods are notably slow-growing, and the presence of specimens of this size indicates their age and ecological significance.



Figure 11: Milkwoods on the Wandelpad, where it passes the graveyard. Photo by M Franklin 2025

1.4 Hydrology

The most significant cultural landscape feature in Stanford is the Klein River and the Millstream Eye. The town's morphology is rooted in these natural features, with settlement historically shaped by proximity to the fresh drinking water supplied by the eye. Until 2016, it was Stanford's sole source of potable water.

The Klein River holds significant cultural significance, as the town's character is directly shaped by its course. The much-loved Wandelpad meanders along the river, providing residents with daily recreational amenities and reinforcing the town's close relationship with its landscape. For many, the river is the defining reason to live in Stanford, underpinning the village atmosphere that carries through to its restaurants and coffee houses, where muddy boots are a familiar and welcome sight.

Hydrology - Stanford

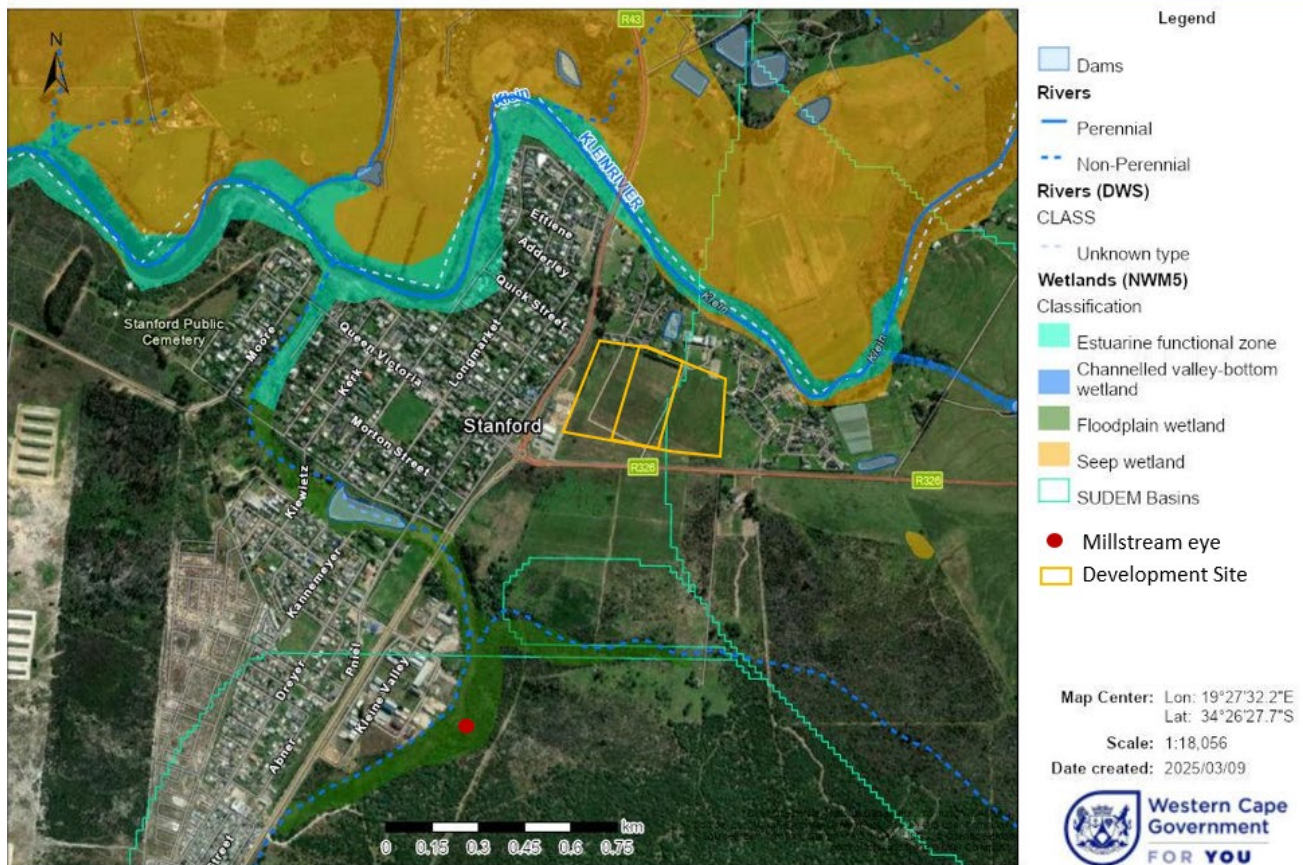


Figure 12: Hydrology showing the river alignments and position of the Millstream eye (source of drinking water) from Cape Farm Mapper (2022), site shown in yellow. Note the crestline or watershed indicated with the turquoise line



Figure 13: Mill Stream Master Plan (Van Wyk *et al.*, 2018)

1.5 Conservation: Biodiversity

The Western Cape Biodiversity Sector Plan (Spatial Assessment 2016), a project of the Western Cape Nature Conservation Board, continues the 2010 Biodiversity Sector Plan and Western Cape Biodiversity Framework and its 2014 update. The Critical Biodiversity Areas (CBA) and Ecological Support Areas (ESA) are essentially a combination of the following layers: Ecosystems, Vegetation Types, Wetland Types, River Types, Estuaries, Indigenous Forest, Threatened Species: Threatened Plants, Butterflies & Reptiles, Amphibian guild, Fish, BMP-S species (fauna).

Critical Biodiversity Areas and Ecological Support Areas

Critical Biodiversity Areas (CBAs) are sites identified as essential for conserving biodiversity and maintaining ecosystem functioning. They often contain threatened or unique species, sensitive habitats, or key ecological processes that are irreplaceable if lost.

Ecological Support Areas (ESAs), while not always containing the same level of biodiversity as CBAs, are equally important because they help maintain the ecological integrity of CBAs and other core areas. They often function as buffers, corridors, or transition zones, supporting species movement, seed dispersal, water regulation, and the overall resilience of ecosystems.

Together, CBAs and ESAs form part of the Western Cape Biodiversity Spatial Plan, which guides land-use planning and development. Their identification is a key tool for ensuring that ecological processes are sustained alongside responsible development.

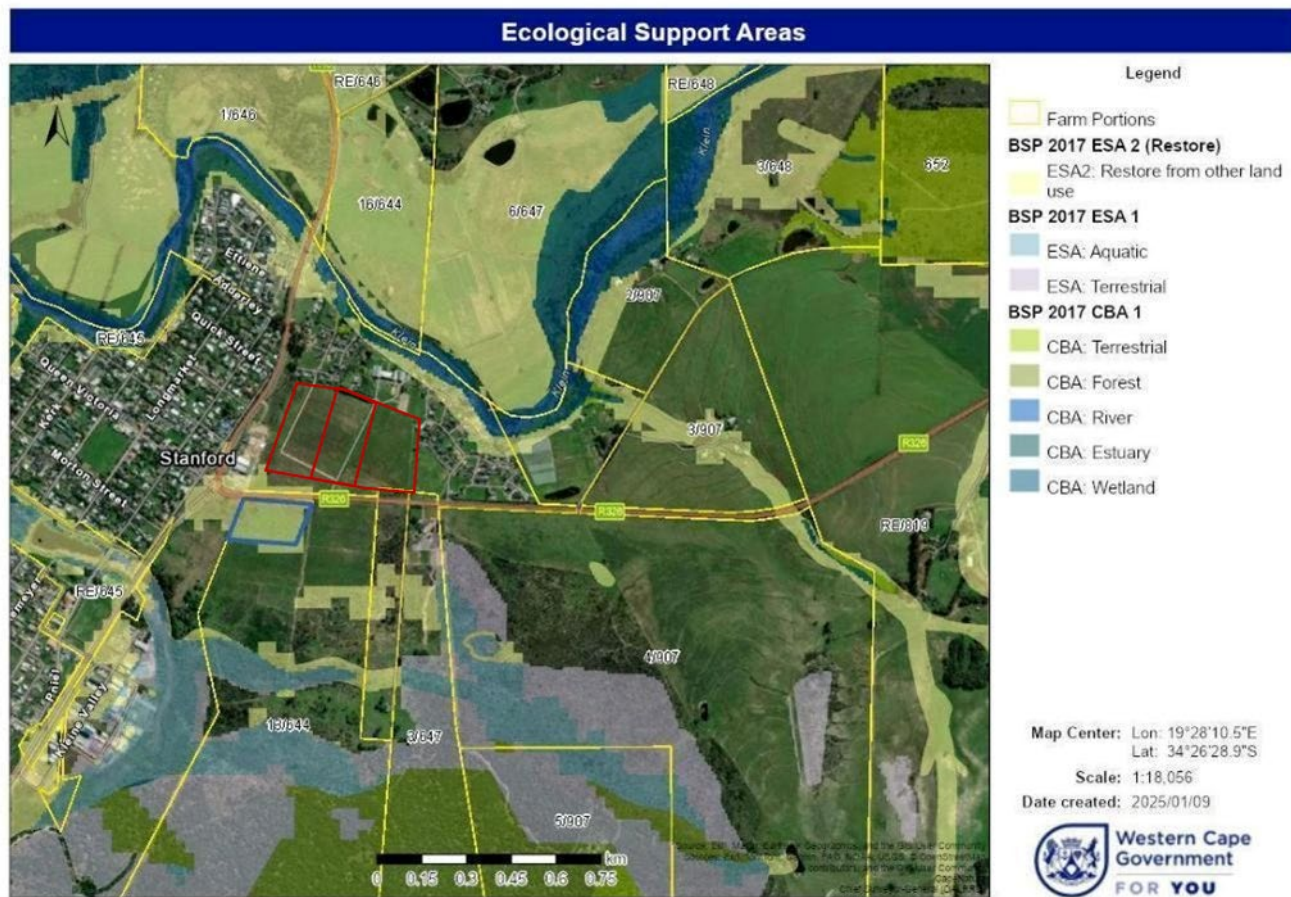


Figure 14: Critical Biodiversity and Ecological Support Areas, the site shown in red (Cape Farm Mapper 2025).



Image 16: Wetland on neighbouring property on the corner of the R43 and R362. Photo by M Franklin 2025.

2 Cultural Elements informing Heritage Indicators and the Visual Resource

2.1 Archaeology and Palaeontology

According to the Palaeontological Desktop Assessment (Banzai Environmental, 2026 - See Appendix E), the study area is entirely underlain by Middle Devonian sedimentary rocks of the Ceres Subgroup, Bokkeveld Group, Cape Supergroup (approximately 393-383 million years old), comprising grey-green shale, siltstone, and fine-grained sandstone deposited in a marine shelf environment. These sediments contain diverse fossil assemblages representing the Malvinokaffric Realm fauna, including bivalves, brachiopods, crinoids, trilobites, and trace fossils (Theron, 1972; Cooper, 1982; Almond and Pether, 2008). The SAHRIS PalaeoSensitivity Map and DFFE Screening Tool classify the Ceres Subgroup as having Very High palaeontological sensitivity.

Early Stone Age archaeological materials may be present within the landscape, including footpaths, place names, rock art, graves, water sources, and artefacts. These features reflect the historical significance of an ancient, long-inhabited landscape. Here, hunter-gatherers once relied on wild game, fish, and plants, while pastoralists moved seasonally with their domesticated livestock across the region's pastures.

The nearby Phillipskop Mountain Reserve rock art site and the Klipgat Cave at De Kelders, Gansbaai, stand as testimony to a long history of human occupation, reflecting both Khoi herding communities and San hunter-gatherers (Wesgro, 2024), although such sites remain relatively scarce along the Whale Coast. The proximity of the site to the Stanford Eye, a prominent natural freshwater source, might reveal even more evidence of occupation upon excavation of site during building works.

All hand axes, grave sites, and other materials of this era are protected by the NHRA (1999), and should be reported to Heritage Western Cape as soon as it is uncovered, and building works halted immediately.

From a palaeontological heritage perspective (directly copied from the Paleontological report), the proposed Walker Bay Estate residential development on Erven 597, 598, and 599 Stanford, is considered Acceptable and may proceed, subject to strict compliance with non-negotiable mitigation conditions. These conditions include the mandatory implementation of the Chance Find Protocol detailed in Section 9 of this report; the appointment of a qualified, independent Environmental Control Officer (ECO); the integration of all mitigation measures into the Environmental Management Programme (EMPr); comprehensive site induction training for all construction personnel on fossil recognition and reporting procedures; active monitoring of all excavations exceeding 1.5 meters depth or encountering fresh bedrock; immediate work stoppage within a 10-meter radius if fossils are discovered; notification to Heritage Western Cape within 24 hours of any fossil discovery; and full compliance with Section 35 of the NHRA and all HWC requirements under Case No. HWC25042505EJV0505.

2.2 Stanford Farm

The earliest recorded reference to the Klein River area dates to 1707, when Jan Hartog of the VOC grazed cattle there during a barter trip to the Overstrand. Formal grazing rights for the Kleyne Rivier Valley were first granted in 1758 to Michiel Vlotman and later passed through several owners, including Jeremias Auret and Christoffel Brand, the first to build a house on the farm, where Lady Ann Barnard stayed in 1798 when she conducted her tour from Cape Town to the interior (Mouton 2014). In 1813, the property was sold to Johannes Truter, Chief Justice of the Cape, and in 1831 to Major Samuel Parlby, an entrepreneur who introduced new crops and built a small water mill. His plans for river transport were later realised by Captain Robert Stanford, who became the farm's next owner. Stanford and Truter were both *survivors of the ill-fated troopship Birkenhead that ran aground off Danger Point on 26 February 1852*.

Robert Stanford transported fresh produce by sea via a schooner anchored at Stanford Bay, leveraging an alternative to the more arduous overland routes. Stanford enlarged the Mill from graining 3 bags per day to 24 bags a day before milling rights changed. After Stanford's departure, Kleine Vallei Farm passed to De Bruyn.



Figure 16: 1938 Aerial photograph (NGI 2024).

2.3 Agriculture

Stanford is rooted in its landscape context, where farm produce from the surrounding area formed a pivotal part of its character as a commercial node, which is why it was once a larger settlement than Hermanus. Stanford was established primarily for its commercial purpose, unlike many South African towns that originated as new church parishes. Stanford stories (Du Toit 1995) document a collection of agricultural endeavours based in this area, from flower drying and export to milk production, chicken broilers, vegetable farming, and more. See Figure 19 below as an indication of the extent of Agriculture as part of the current landcover surrounding the site and Stanford itself.

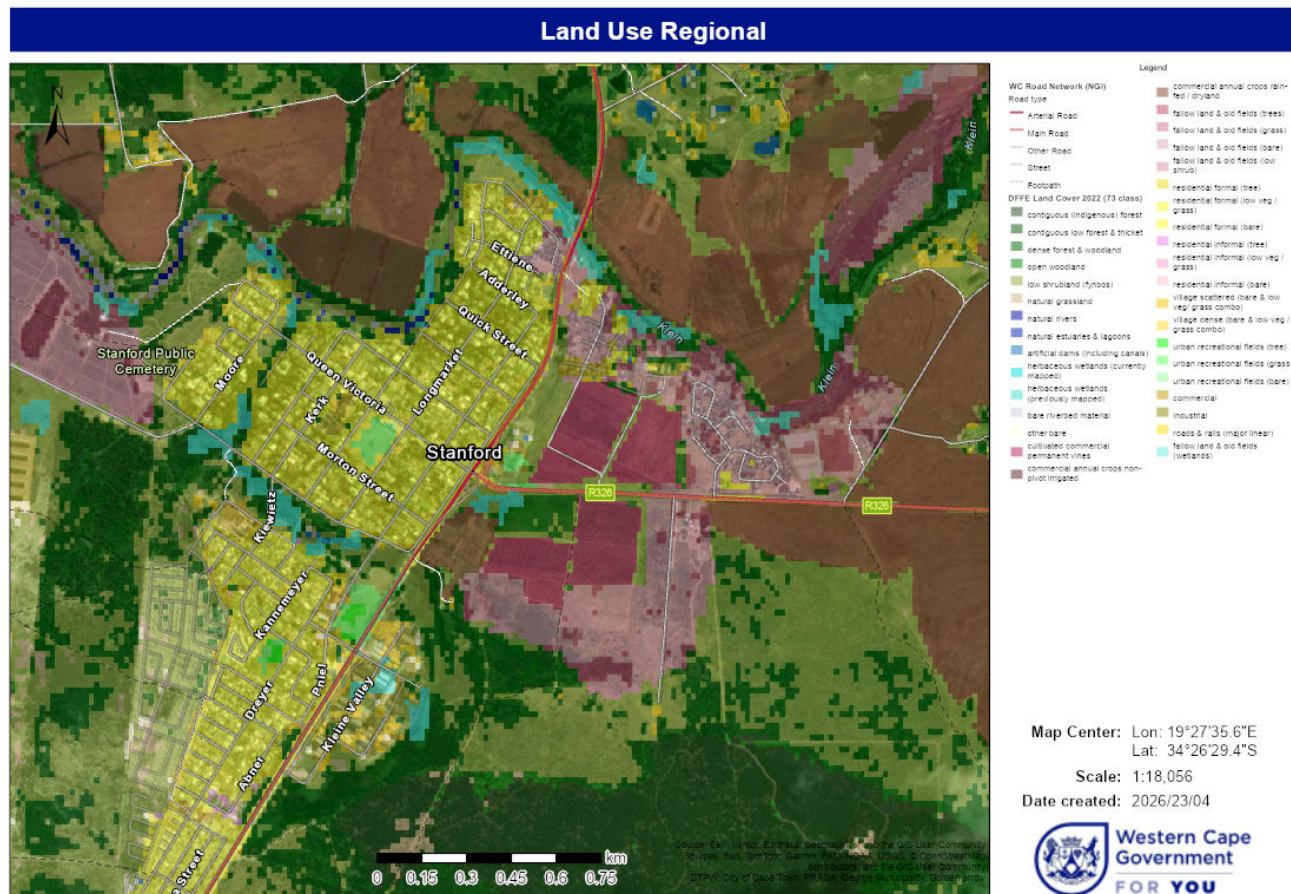


Figure 17: Land Cover of Stanford Area: note the large role of agriculture (Cape Farm Mapper; 2026).

2.4 Stanford Town Morphology

The evolution of the town of Stanford is closely tied to the Kleine River and Mill Stream, which serve as a vital freshwater resource. The town grid of Stanford was laid out in 1857, when the Kleine Riviers Vallei farm was subdivided by De Phillipus de Bruyne into a typical orthogonal rural village layout, with streets aligned at right angles and a central public square containing 200 erven.

It was advertised as a town laid out against a beautiful, gentle slope, with rich soil, watered by a strong stream. Many oak trees were to be planted to give it “a romantic look” (Mouton 2014).



Figure 18: 1996 Aerial photograph (NGI 2024).

This grid runs perpendicular to the Mill Stream, with De Bruyne Street situated as the first street along the Mill Stream, and erf nr 1 on the corner of De Bruyn and Buiten streets, and nr 200 on the corner of Bezuidenhout and Du Toit Street.

A few plots were to be sold with existing buildings on them: the solidly built dwelling of the owner with its outbuildings; an overshot water mill in working condition, a smithy, stable and wagon house, as well as a row of buildings 61 metres long. There were also 3 000 acres (1 214 hectares) of land put aside for grazing cattle (Mouton 2014).



Image 18: Stanford Mill in Caledon Street (Mouton, 2014).

The original conditions of sale made clear that only 200 erven were to be created, with each inhabitant granted free access to village water for domestic use, while 97 of these erven also carried irrigation rights. On 30 September 1857, the first two plots, measuring 3,800 and 3,490 square metres, were registered in the name of Duncan McFarlane.

By 1952, the village had grown into a mixed community of 180 families, comprising 440 White and 380 Coloured residents, many of whom worked as vegetable gardeners, vendors, teachers, clerks, businessmen, retired farmers, and pensioners. This integrated social fabric was disrupted after 1948 when the National Party came to power and introduced apartheid legislation. In Stanford, as elsewhere in South Africa, this led to the forced removal of Coloured residents to new housing in what became known as Die Skema. Caledon Street contained a number of cottages in which members of the brown community lived in harmony with their white neighbours before the Coloureds' forced removal to Stanford South in the 1960s (Mouton 2014).

SGO. No. 1587/1856

STANFORD A.A

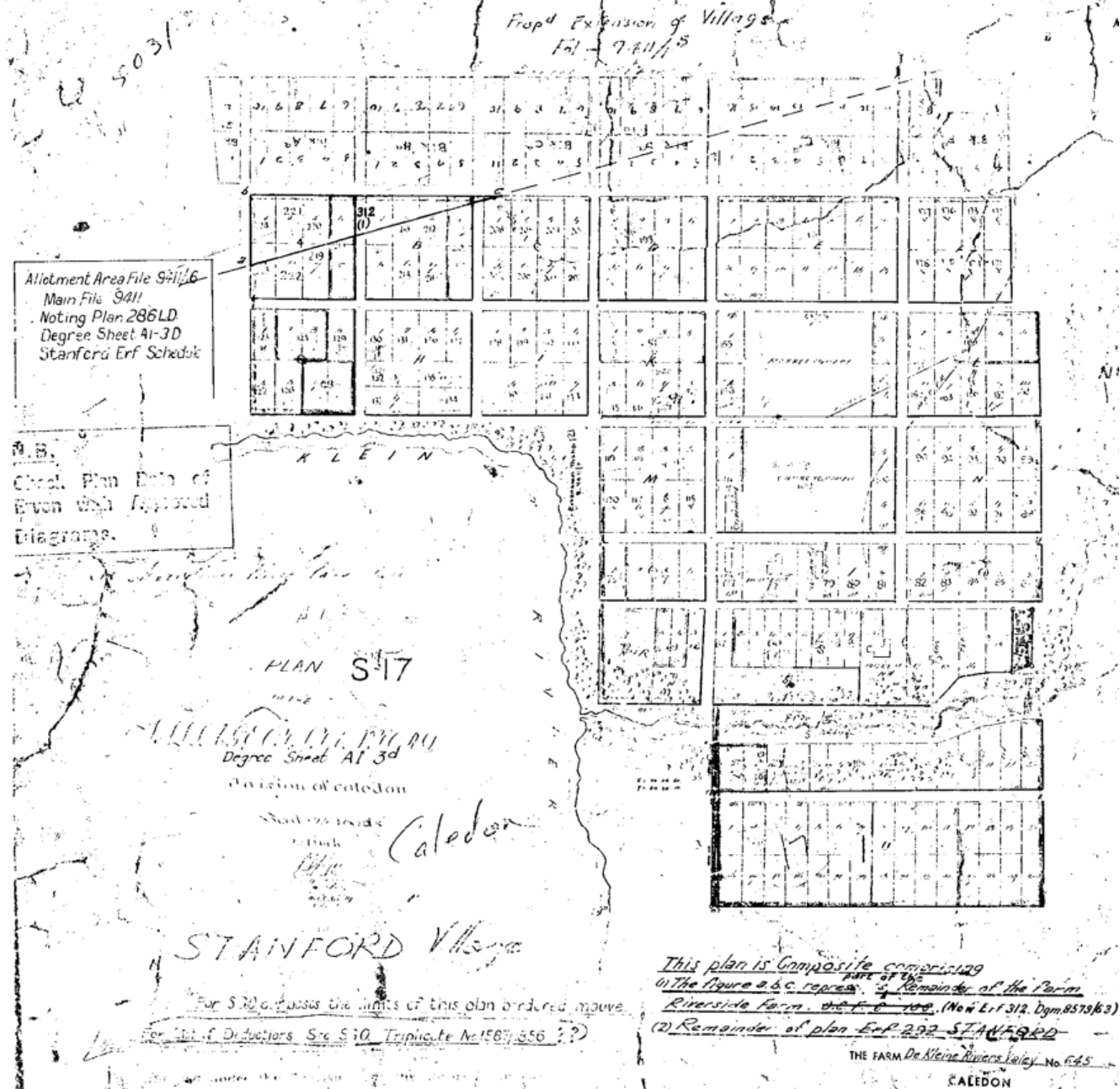


Figure 19: Stanford SG Diagram, 1865 (Cape Farm Mapper, 2026).

2.5 Roads

The R43 and R326 are both classified as routes of regional scenic significance. The bridge crossing over the Klein River (R43) was photographed by Arthur Elliott Ravencroft as part of his documentation of small villages in the Cape (between 1920 and 1940). This crossing would have served as an important access point to Stanford, facilitating the overland movement of goods destined for the Cape and for passing ships. A similar role is evident along the R326, which connects inland agricultural areas to the coastal corridor, reinforcing these routes as key structuring elements within the broader cultural landscape. An additional feature is visible in the 1948 aerial photograph, where a prominent nodal point emerges through the radial convergence of several routes. The R326 appears as a primary wagon route joining this node from inland areas and extending through the broader Klein River Valley. Traces of this historic alignment remain discernible in more recent aerial imagery. The configuration of routes at this junction suggests a point of convergence or pause within the movement network, likely associated with the aggregation and onward transport of agricultural produce towards Stanford and its associated market functions. The node was overlaid on the current Google Maps to see where this node would have lain on parts of the Agrimark. Note the interesting bend in the road when aligning the road to the Main Street, Queen Victoria Road. Before the section of the R43.



Image 19: NG Church in Stanford as seen on Church Street, photo by Ravencroft (Mouton, 2014).



Image 20: Stanford bridge, photo by Ravencroft (Mouton, 2014).



Image 21: Stanford bridge, photo by Ravencroft (Mouton, 2014).



Image 22: Image overlay of the old wagon route to the current alignment of the R43 and R326. Note the historic alignment through the centre of town using Queen Victoria and Church Street, before the alignment of the R43.

2.6 Wandelpad

The Wandelpad is a well-loved public amenity and, for some, the very reason they choose to buy into Stanford. The Ravenscroft image below captures a character that remains visible in the present-day photograph taken during fieldwork. The path meanders along the Klein River, passing mature Milkwood trees near the cemetery, weaving between houses and connecting to the Mill Stream as a linear public open space. *Stanford River talk* is a current publication, and the name is obviously inspired by the wandelpad as a public amenity.



Image 23: Klein River washing rocks, photo by Ravencroft (Mouton, 2014).



Image 24: Klein River, photo taken from a similar angle (Franklin, 2025).

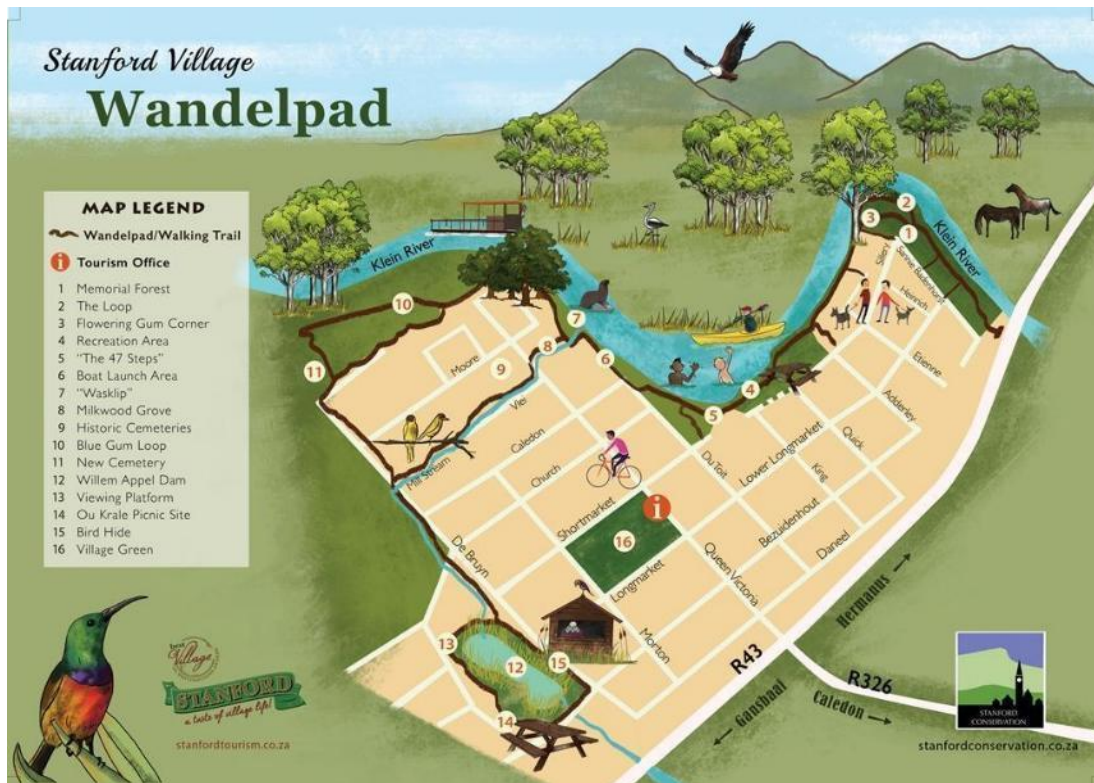


Figure 20: Poster of the Stanford Village Wandelpad (Stanford Conservation Trust, 2025)

2.7 Streetscape

The streetscape is particularly important in Stanford; most early homes were built directly on the street to maximise productive land behind the house. *Food gardening was extremely important until the late 1970s. Most people relied on their gardens for the daily fresh produce – a tradition kept by only a few people in the village today (one of them being Mariana's acclaimed country restaurant), Mouton 2014.* There are a number of buildings that date to the popular 'eclectic villa' style of the 1920s; these gables are a recurring feature throughout the village. Several verandas still feature the distinctive bullnose sheeting. *There is a row of lovely cottages, all built before 1910 and probably in the late 1800s, in this part of Longmarket Street (Mouton 2014).*



Image 25: Market day in Stanford, Queen Victoria Street (Franklin 2025).



Image 26: Image from the Stanford Tourism Office showing a Sketch of Stanford by Deon Krige.

2.8 Flowers

There are several references to flowers at Stanford. Everlasting flowers (sewejaartjies) grew naturally and in abundance in the area. Michael Walsh had a store for exporting these everlasting flowers to Germany, where it was used to fill pillows and mattresses. In 1992, there was a building that served as a collection point for fynbos flowers, where it was prepared for overseas export fresh, or dried and dyed for off-season export. Today, Stanford hosts the popular Chelsea Flower Show, and *one of the most touching current traditions takes place early in the morning on Easter Sunday, when the Anglican congregation walks, singing, through the streets of Stanford to place flowers on the graves of loved ones (Mouton 2014).*



Image 27: Chelsea Flower show installation 2025, by Leon Kluge (Franklin 2025).

2.9 Material

The first Dutch Reformed church was built in the shape of a cross on the site of the present church hall, incorporating a farm outbuilding with Robert Stanford's dovecote. The current sandstone church, completed in 1926 at a cost of £12,000 (including the organ, clock, and pews), used blocks mined 2 km south of Stanford and transported to the site by ox wagon. Stones were manually dressed with a hammer and chisel. Its design is unusual, with a comparable

example in Hermanus. Most other structures are plastered and painted, with a mix of corrugated iron roofs and the occasional thatch-roofed building.

2.10 Tourism

The area's exceptionally beautiful landscape attracts visitors and residents alike. Its agrarian character supports tourism, particularly wine production, and more recently, distilling, olive farming, and blueberry cultivation.

2.11 Business and Industry

As indicated in Figure 19: Land Cover, a small percentage of Stanford features business and industrial activities. Most notably, the Agrimark is located immediately next to the site and acts as an anchor of the agricultural identity of the area. The petrol station and Ok Supermarket on the opposite (west) side of the R43 along Daneel Road serves to create a business node at the entrance to town that is balanced by the smaller scale Ou Meul Restaurant and shop to the south. The industrial node to the south of the Mill Stream features smaller businesses and some industries. Queen Victoria Street has historically and presently featured most shops and smaller business including restaurants, being concentrated around the first three street blocks.



Image 28: Overstrand Agri as a business, retail and industry node next to the site (Jansen 2025)



Image 29: OK Mini Market and Caltex Petrol Station continuing the business, retail node around the entrance to Stanford town
(Jansen 2025)

APPENDIX B: Gated Community Typologies

Gated Community Typologies

Development is an inevitable component of settlement growth. In the Western Cape, however, it frequently takes the form of gated estates—a development typology that can conflict with the spatial structure and social fabric of historic towns. Gated communities are typically justified through concerns around safety and security, resulting in enclosed environments that prioritise private control over shared urban space. While such estates may offer internal benefits to residents, they often interrupt established street patterns, weaken public interfaces, and reduce opportunities for broader community engagement.

Stanford currently contains three such estates that challenge aspects of the town's historic character. Two of these - Stanhaven and Klein River Estate - demonstrate a largely one-directional relationship with the town. They occupy desirable positions within the settlement and benefit from proximity to public amenities such as the wandelpad and established streetscapes, yet remain inwardly focused and contribute little to the public realm.

The third example, Stanford Bridge Estate, is smaller in scale and demonstrates a somewhat more integrated approach. Its outer edge aligns with the existing grid pattern, maintaining a degree of continuity with the surrounding settlement, while access to the houses themselves is controlled by a gate without security personnel. A communal swimming pool forms part of the internal open space. In this instance, the estate fits more comfortably within Stanford's character due to its smaller scale and partial alignment with the existing urban structure, and internal communal space.

Although gated communities are inherently exclusionary, they can still support a sense of belonging if their design prioritises shared spaces and visual permeability rather than rigid enclosure. Where open space is generous and communal facilities are integrated into the layout, these developments may foster social interaction and a degree of collective identity among residents.

In Stanford, however, the town has historically developed around strong community values, and the tension between individuality and collective interest has not yet reached the levels observed elsewhere in South Africa, where high perimeter walls and increasingly privatised landscapes dominate. The following case studies therefore examine different configurations of gated or enclosed residential developments in order to understand how spatial composition, open space, and security measures influence their internal relationship, and relationship with the broader settlement.

Val de Vie

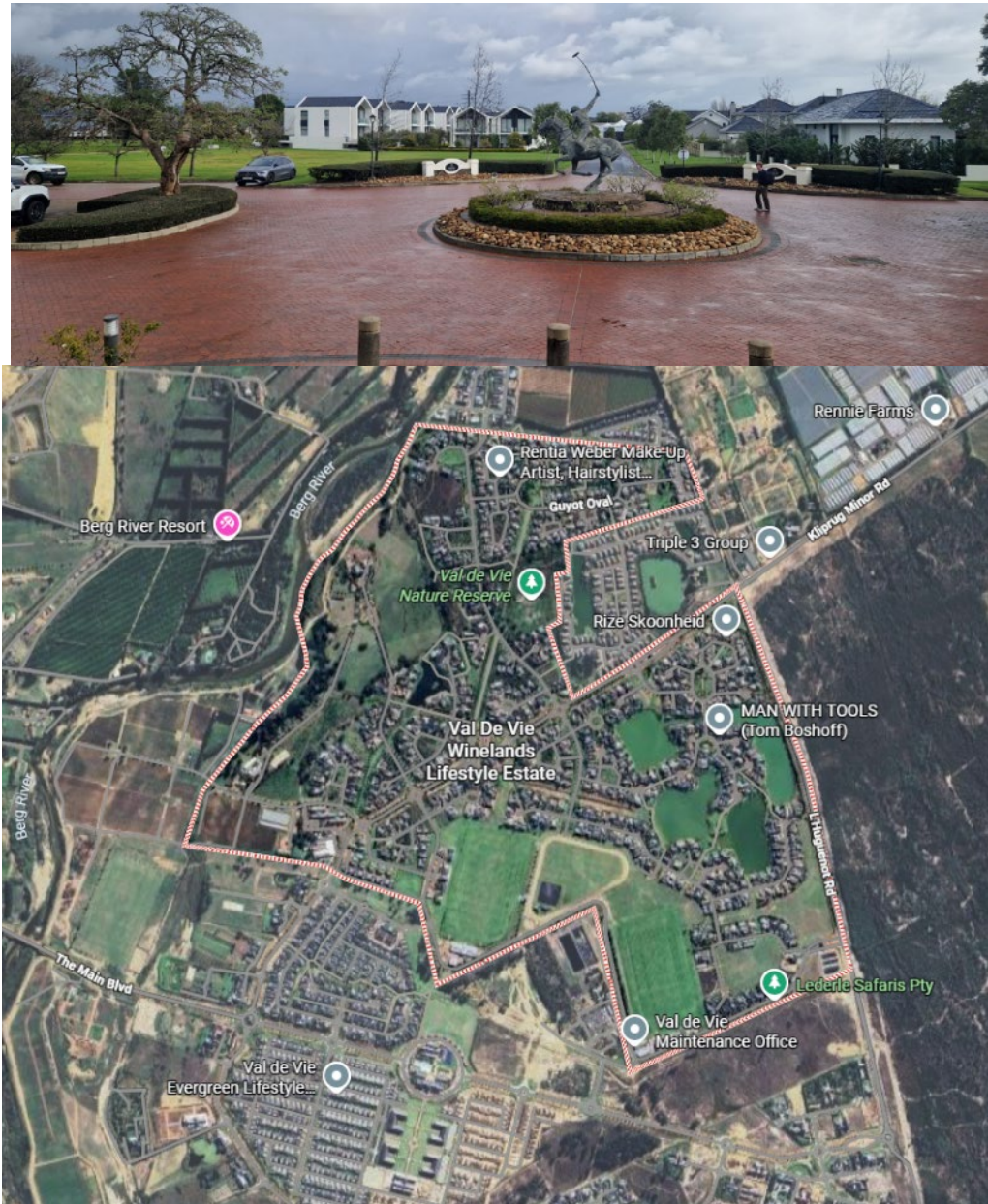


Figure 14: Val de Vie planned luxury estate with open space and public facilities. Designed landscape with houses.

Val de Vie (Paarl) is a highly planned, master-planned residential estate in Paarl, designed from the outset as a luxury lifestyle estate. Its layout emphasises controlled access, uniformity in architectural style, manicured landscapes, recreational amenities (like golf courses, equestrian facilities, and private clubhouses), and strict design guidelines to create a cohesive visual and social environment. The open space, while carefully designed and maintained, is largely ornamental and structured, prioritising aesthetic appeal, exclusivity, and lifestyle experience.

Diemersfontein



Figure 14: Diemersfontein Wine and Country Estate with village. Entering Diemersfontein. Note the emphasis on existing compositional, and specifically agricultural features opposed to a highly designed environment. Houses are neatly tucked into the landscape to be unobtrusive.

Diemersfontein (Wellington) is a large, enclosed farm in Wellington, comprising a village section and larger houses set within vineyards. The perimeter is secured with electric fencing, cameras, and a simple gated entrance with security guards. The farm includes a restaurant and tasting room and is one of the few residential estates where a

functioning farm is shared as public open space. The historic farm werf and manor house remain the central, anchoring landmarks of the 'wine and country estate', while tractors, workers and security personnel form part of the everyday social fabric, echoing the presence of farm labour traditionally associated with the werf. Compared with early estate developments such as Boschenmeer, Devonvale and Arabella, Diemersfontein retains a stronger relationship to the historic farm landscape. The estate was laid out directly by the farm owner, with the historic werf, vineyards and working farm continuing to structure both the spatial and social character of the estate. This has resulted in a more complex and intertwined relationship between the farm enterprise and the residential community than is typically found in comparable developments.

Onverwacht

Onverwacht (Wellington) is an old resort characterised by a perimeter fence or wall without electrification, but with controlled access managed by security personnel. Open space is a key feature, reflecting its history as a resort. Erf edges are mostly planted, giving the area a lush and green appearance. The main farmhouse, from which the development originated, sits on the perimeter and is somewhat separate compared to that of Diemersfontein.



Figure 15: Onverwacht (orange) on the left and Rozelle Village on the right (blue)

Rozelle Village

Here, a small estate in Wellington is fenced, but lacks gated access. It features high internal walls, limited open space, and shuttered architectural finishes. The tall walls around each property are excessive, and the shuttering diminishes the sense of community.

Welgelee Estate



Figure 15: Welgelee Estate

Welgelee is not a security estate but a new development on a small erf, integrated into the town. Security is provided individually on each property through devils fork and electric fencing. This development illustrates how poorly planned new development can be. In this case, it would be preferable for the houses to form part of a gated community, allowing security measures to be consolidated along the perimeter rather than each property, thereby enhancing the sense of community.

From these case studies it becomes evident that the relationship between open space and housing density is a critical factor in determining the success of an estate, both in terms of its internal quality of life and its relationship with the surrounding settlement. Estates that retain generous shared open space, integrate existing landscape features, and maintain visual permeability tend to foster a stronger sense of community and place. Conversely, developments that prioritise enclosure, individualised security measures, and limited communal space often produce fragmented environments that weaken social cohesion and diminish their contribution to the broader landscape. In the context of Stanford, where the town's character is strongly defined by open space, landscape views, and a tradition of community interaction, developments that maintain a clear relationship between shared landscape and settlement structure are more likely to integrate successfully into the existing fabric of the town.

APPENDIX C: Public Participation

Public Comments to this document to be included once conducted

The Conceptual Urban Design Framework as developed by the Stanford Community as part of the Public Participation process is also herewith included:

Conceptual Urban Development Framework (UDF)

APPENDIX D: VISUAL IMPACT ASSESSMENT METHODOLOGY

The following has been adopted from the methodology developed by Graham Young Landscape Architect.

DETERMINING THE VISUAL RESOURCE VALUE OF A LANDSCAPE

To understand how a proposed development may affect a landscape resource, it is necessary to consider the landscape's key components and how they are perceived.

Landscape Elements and Character

Landscape elements are the individual components that make up a landscape. These include prominent or distinctive features such as hills, valleys, savannah, trees, waterbodies, buildings and roads. They are generally quantifiable and can be described with relative ease.

Landscape character describes the overall pattern created by the combination of natural factors (physical and biological) and cultural factors (land use), as well as how people perceive these. The visual dimension of a landscape reflects how these factors form repeated groupings and interact to create areas with a distinctive visual identity. Landscape character assessment can improve understanding of what makes a landscape distinctive and what is important about an area. Character description focuses on the nature of the land, rather than on the response of an individual viewer.

Landscape Value (Aesthetic Value)

Aesthetic value is the emotional response derived from experiencing an environment and its natural and cultural attributes. This response may relate to visual or non-visual factors, including sound, smell and other stimuli that strongly influence human thoughts, feelings and attitudes (Ramsay 1993). Aesthetic value therefore, includes more than the view or scenic beauty; it can also include atmosphere, landscape character and a sense of place (Schapper 1993).

Aesthetic appeal is typically considered high when the following are present (Ramsay 1993):

- Abstract qualities, such as vivid, distinctive, uncommon or rare features or attributes.
- Evocative responses: the ability of the landscape to elicit particularly strong responses from community members or visitors.
- Meanings: long-standing special meaning to a particular group, or the ability to convey special meaning to viewers more generally.
- Landmark quality: a feature that stands out and is recognised by the broader community.

Sense of Place

A sense of place depends on a place being unique and distinctive. The primary sources of these qualities are the spatial form and character of the natural landscape, together with cultural change and traditions associated with historic use and settlement. Lynch (1992) defines sense of place as “the extent to which a person can recognise or recall a place as being distinct from other places—as having a vivid, unique, or at least particular character of its own”. Sense of place is the value attributed to a specific area through the user’s or viewer’s experience. In some cases, these values are shared by a wide range of people, resulting in a broadly recognised and strong sense of place.

Scenic Quality

Assigning value to visual resources is inherently subjective. The phrase “beauty is in the eye of the beholder” is often used to emphasise this. However, research has shown consistent levels of agreement among different people asked to evaluate visual quality.

Perceptual psychology studies indicate a preference for landscapes with higher visual complexity—particularly scenes with water—over more homogeneous areas. Based on contemporary research, landscape quality tends to increase when:

- Topographic ruggedness and relative relief increase.
- Water features are present.
- Diverse patterns of grassland and trees occur.
- Natural landscape dominates over built (man-made) elements.
- Land-use compatibility increases and land-use edge diversity decreases (Crawford 1994).

Scenic Quality: Explanation of Rating Criteria

(After the Visual Resource Management System, U.S. Department of the Interior, Bureau of Land Management)

Landform

Topography becomes more visually interesting as it becomes steeper or more massive, or as it is more strongly and consistently sculpted. Outstanding landforms may be monumental (e.g., the Fish River Canyon, Blyde River Canyon, the Drakensberg and other mountain ranges) or more subtle yet distinctive, such as pinnacles, arches and other unusual formations.

Vegetation (plant communities)

Give primary consideration to the variety of patterns, forms and textures created by plant life. Consider short-lived displays where they are recurring or notable (e.g., wildflower displays in Karoo regions). Also consider small-scale features that add striking detail (e.g., gnarled or wind-beaten trees, and baobabs).

Water

Water can add movement or tranquillity to a scene. The primary consideration in selecting a rating score is the degree to which water is present and visually dominant.

Colour

Consider the overall colours of the landscape's basic components (e.g., soil, rock and vegetation) as they appear during seasons or periods of high use. Key factors when rating colour are variety, contrast and harmony.

Adjacent scenery

This factor reflects the extent to which scenery outside the unit being rated enhances the overall impression of scenery within it. The distance over which adjacent scenery influences the rating typically ranges from 0–8 km, depending on topography, vegetative cover and related factors. It is often applied where the unit would otherwise score low, but adjacent areas raise its overall visual quality.

Scarcity

This factor allows additional weight to be given to scenic features that are relatively unique or rare within a physiographic region. In some cases, scoring each key factor separately may not reflect the overall scenic quality; sometimes a combination of less dramatic elements creates the most memorable scenery. The scarcity factor can recognise such areas and provide appropriate emphasis.

Cultural modifications

Consider modifications to landform, water and vegetation, as well as the addition of structures. Such changes may detract from scenic quality as negative intrusions, or they may complement the landscape and enhance scenic quality.

Scenic Quality Inventory and Evaluation Chart

(After the Visual Resource Management System, U.S. Department of the Interior, Bureau of Land Management)

Key factors	Rating criteria and score		
Landform	High vertical relief expressed in prominent cliffs, spires or massive rock outcrops; severe surface variation; or highly eroded formations including major badlands or dune systems. Detail features may be dominant and exceptionally striking, such as glaciers.	Steep canyons, mesas, buttes, cinder cones, and drumlins; or interesting erosional patterns or variety in size and shape of landforms; or detail features which are interesting though not dominant or exceptional.	Low rolling hills, foothills, or flat valley bottoms; or few or no interesting landscape features.
Vegetation and landcover	A variety of vegetative types as expressed in interesting forms, textures, and patterns.	Some variety of vegetation, but only one or two major types.	Little or no variety or contrast in vegetation.
Water	Clear and clean appearing, still, or cascading white water, any of which are a dominant factor in the landscape.	Flowing, or still, but not dominant in the landscape.	Absent, or present, but not noticeable.
Colour	Rich colour combinations, variety, or vivid colour; or pleasing contrasts in the soil, rock, vegetation, water or snow fields.	Some intensity or variety in colours and contrast of the soil, rock, and vegetation, but not a dominant scenic element.	Subtle colour variations, contrast, or interest; generally mute tones.
Influence of adjacent scenery	Adjacent scenery greatly enhances visual quality.	Adjacent scenery moderately enhances overall visual quality.	Adjacent scenery has little or no influence on overall visual quality.
Scarcity	One of a kind; or unusually memorable, or exceedingly rare within region. Consistent chance for exceptional wildlife or wildflower viewing, etc. National and provincial parks and conservation areas	Distinctive, though somewhat like others within the region.	Interesting within its setting, but common within the region.
Cultural modifications	Modifications add favourably to visual variety while promoting visual harmony.	Modifications add little or no visual variety to the area and introduce no discordant elements.	Modifications add variety but are very discordant and promote strong disharmony

Scenic Quality (Value of the Visual Resource)

In determining the quality of a visual resource, both objective and subjective (aesthetic) factors are considered. Many landscapes may have a strong sense of place even if they are not widely regarded as scenically beautiful. However, where landscape quality, aesthetic value and sense of place coincide, the visual resource value of the landscape is generally considered very high.

When both objective and subjective factors are considered, there is often a balance between overall landscape character and individual features and elements. This balance can be expressed as follows:

Value of visual resource (expressed as scenic quality)

(After The Landscape Institute and the Institute of Environmental Management and Assessment, 2002)

High	Moderate	Low
Areas that exhibit an incredibly positive character with valued features that combine to give the experience of unity, richness, and harmony. These are landscapes that may be of particular importance to conserve and which may be sensitive change in general and which may be detrimental if change is inappropriately dealt with.	Areas that exhibit positive character, but which may have evidence of alteration to /degradation/erosion of features resulting in areas of more mixed character. Potentially sensitive to change in general; again, change may be detrimental if inappropriately dealt with, but it may not require special or particular attention to detail.	Areas generally negative in character with few, if any, valued features. Scope for positive enhancement frequently occurs.

METHOD FOR DETERMINING THE INTENSITY OF LANDSCAPE AND VISUAL IMPACT

A visual impact assessment considers the inherent aesthetics of the landscape, the public value of viewing the natural environment, and the degree of contrast or change introduced by the project.

For some topics, such as water or air quality, measurable international or national guidelines and legislative standards can be used to assess potential effects. By contrast, the assessment of likely effects on landscape resources and visual amenity is more complex, as it relies on a combination of quantitative and qualitative evaluation (The Landscape Institute and the Institute of Environmental Management and Assessment, 2002).

Landscape impact assessment combines objective and subjective judgement, so it is important to use a structured and consistent approach. A distinction should be made between judgements that involve a degree of subjective

opinion (e.g., assessing landscape value) and those that are more objective and quantifiable (e.g., determining the magnitude of change). Judgement should be informed by training and experience and supported by clear evidence and reasoned argument. Accordingly, landscape and visual impact assessments should be undertaken by suitably qualified and experienced landscape professionals (The Landscape Institute and the Institute of Environmental Management and Assessment, 2002).

Landscape and visual assessments are separate, although linked, processes. The landscape baseline, its analysis and the assessment of landscape effects contribute to the baseline for visual assessment. Landscape effects are assessed as effects on an environmental resource (the landscape), whereas visual effects are assessed as effects on people and their visual amenity.

Landscape Impact

Landscape impacts arise from changes to the physical landscape that may alter landscape character and affect scenic values. This can influence the perceived value attributed to the landscape. Describing and analysing effects on a landscape resource relies on basic principles about beneficial (positive) and adverse (negative) change. Because landscapes are dynamic, change arising from development is not necessarily significant (Institute of Environmental Assessment and The Landscape Institute, 2002).

Visual Impact

Visual impacts relate to changes in the composition of available views resulting from changes to the landscape, people's responses to those changes, and the overall effect on visual amenity. Visual impact is therefore measured as the change to the existing visual environment caused by the physical presence of a development, and the extent to which that change compromises (negative impact), enhances (positive impact) or maintains visual quality.

To assess the magnitude of visual impact, four main factors are considered:

- Visual intrusion: the nature of the contrast created by project components, and their compatibility (or discord) with the landscape and surrounding land use.
- Visibility: the areas and viewpoints from which project components will be visible.
- Visual exposure: visibility and intrusion qualified by distance to indicate the degree of exposure.
- Sensitivity: the sensitivity of visual receptors to the proposed development.

Visual Intrusion and Contrast

Visual intrusion relates to contextual fit: how well a project component integrates into the ecological and cultural aesthetics of the landscape, or conversely, the degree to which it contrasts with the receiving environment. Overall intrusion/contrast levels (high, moderate, low) can be derived by considering landform/vegetation contrast together with structure contrast.

Landform and vegetation contrast refers to changes in vegetation cover and pattern resulting from construction activities, as well as changes to landforms (e.g., soil exposure, erosion scars, slumping and other disturbances) that

would appear uncharacteristic in the natural landscape. Structure contrast considers the compatibility of the proposed development with existing built elements and with the overall landscape setting. Structure contrast is typically strongest where there are few or no existing structures (e.g., buildings or utilities).

Photographic panoramas from key viewpoints, showing conditions before and after development, are used to illustrate the nature of change (contrast) introduced by the proposed development. A computer simulation technique can be used to superimpose a graphic representation of the development onto the panorama. The extent to which a component fits into, or contrasts with, its landscape setting can then be assessed using the following questions:

- Does the development have a negative, positive or neutral effect on overall landscape quality?
- Does the development enhance, maintain or contrast with the patterns and elements that define landscape structure?
- Does the project design promote cultural continuity, or does it disrupt it?

The consequence of intrusion/contrast can then be considered alongside the sensitivity of the affected landscape and visual resource. For example, within an industrial area, a new sewage treatment works may have an insignificant landscape and visual impact; whereas in a valued landscape it may be considered intrusive (Institute of Environmental Assessment and The Landscape Institute, 1996).

Visual Intrusion Rating

High	Moderate	Low	Positive
If the Project: - Has a substantial negative effect on the visual quality of the landscape; - Contrasts dramatically with the patterns or elements that define the structure of the landscape; - Contrasts dramatically with land use, settlement or enclosure patterns; - Is unable to be 'absorbed' into the landscape.	If the Project: - Has a moderate negative effect on the visual quality of the landscape; - Contrasts moderately with the patterns or elements that define the structure of the landscape; - Is partially compatible with land use, settlement or enclosure patterns. - Is partially 'absorbed'	If the Project: - Has a minimal effect on the visual quality of the landscape; - Contrasts minimally with the patterns or elements that define the structure of the landscape; - Is mostly compatible with land use, settlement or enclosure patterns.	If the Project: - Has a beneficial effect on the visual quality of the landscape; - Enhances the patterns or elements that define the structure of the landscape; - Is compatible with land use, settlement

- Is unable to be 'absorbed' into the landscape.		- Is 'absorbed' into the landscape.	or enclosure patterns.
Result Notable change in landscape characteristics over an extensive area and/or intensive change over a localized area resulting in major changes in key views.	Result Moderate change in landscape characteristics over localized area resulting in a moderate change to key views.	Result Imperceptible change resulting in a minor change to key views.	Result Positive change in key views.

Visual intrusion also tends to diminish in scenes with higher visual complexity. As distance increases, an object becomes less of a focal point and attention may be diverted by other elements in the view (Hull and Bishop, 1988).

Visibility

A viewshed analysis is used to identify areas that contain potential observation points from which the development may be visible. A common assumption is an observer eye height of 1.8 m above ground level. Topographic data are typically captured (e.g., at 10 m contour intervals) to create a Digital Terrain Model (DTM). The model may incorporate features such as vegetation, rivers, roads and nearby urban areas to better represent screening and context. Viewshed outputs are not absolute indicators of impact significance; they indicate potential visibility. The visibility of a development, and its contribution to visual impact, can be described using the criteria below.

High	Moderate	Low
------	----------	-----

Visual Receptors	Visual Receptors	Visual Receptors
If the development is visible from over half the zone of potential influence, and/or views are mostly unobstructed and/or the majority of viewers are affected.	If the development is visible from less than half the zone of potential influence, and/or views are partially obstructed and or many viewers are affected	If the development is visible from less than a quarter of the zone of potential influence, and/or views are mostly obstructed and/or few viewers are affected.

Visual Exposure (Distance)

Visual exposure relates directly to viewing distance and accounts for the way increased distance typically reduces visual impact. An object viewed in the foreground (0–800 m) generally has a greater visual effect than the same object in the middle ground (800 m–5.0 km), which in turn has a greater effect than when viewed in the background (beyond 5.0 km).

Distance influences how changes in form, line, colour and texture are perceived. In the foreground (0–800 m), foliage and fine textural details are usually visible. In the middle ground (800 m–5.0 km, and in some cases up to 8.0 km depending on topography and vegetation), vegetation tends to be perceived as outlines or patterns. In the background (typically beyond 5.0 km, and sometimes up to 16 km or more), landforms become the dominant elements. Areas may be seldom seen where topography or vegetation screens the view, or where distances exceed approximately 16 km.

Visual impact generally diminishes at an exponential rate as distance between the observer and the object increases. For example, the impact at 1,000 m may be approximately 25% of the impact at 500 m, and at 2,000 m may be approximately 10% of the impact at 500 m. This inverse relationship between distance and perceived impact is well recognised in visual analysis literature (e.g., Hull and Bishop, 1988) and is an important consideration in the study.

Sensitivity of Visual Receptors

When visual intrusion, visibility and visual exposure are considered together and qualified by receptor sensitivity, the magnitude of the development's visual impact can be determined.

The sensitivity of visual receptors and views depends on:

- The location and context of the viewpoint.
- The receptor's expectations and activity.
- The importance of the view (e.g., popularity or number of people affected; appearance in guidebooks or tourist maps; facilities provided for viewing; and references in literature or art).

The most sensitive receptors may include:

- Users of outdoor recreation areas and public rights of way, where the intention may be focused on the landscape.
- Communities where development changes the landscape setting or valued views.
- Occupiers of residential properties whose views are affected.

Other receptors may include:

- People engaged in outdoor sport or recreation where landscape appreciation is not the primary focus.
- People travelling through the area (e.g., by car, train or other transport routes).
- People at their place of work.

The least sensitive receptors are typically people at their place of work (or engaged in similar activities) whose attention is focused elsewhere and who may therefore be less susceptible to changes in view.

In this process, greater weight is usually given to changes in visual amenity that are large in scale and visible over a wide area. When assessing effects on views, the effectiveness of mitigation measures should be considered, particularly where planting is proposed for screening (Institute of Environmental Assessment and The Landscape Institute, 1996).

High	Moderate	Low
Users of all outdoor recreational facilities including public rights of way, whose intention or interest may be focused on the landscape. Communities where the development results in changes in the landscape setting or valued views enjoyed by the community. Occupiers of residential properties with views affected by the development.	People engaged in outdoor sport or recreation (other than appreciation of the landscape, as in landscapes of acknowledged importance or value). People travelling through or past the affected landscape in cars, on trains or other transport routes.	The least sensitive receptors are likely to be people at their place of work, or engaged in similar activities, whose attention may be focused on their work or activity and who therefore may be potentially less susceptible to changes in the view (i.e. office and industrial areas). Roads going through urban and industrial areas

Intensity of Visual Impact

Potential visual impacts are determined by analysing how physical changes resulting from a project are viewed and perceived from sensitive viewpoints. Impacts are generally greatest where receptors are highly sensitive to change and where views are focused on, and dominated by, the development. Visual impacts may occur where changes are noticeable from homes, parks, conservation areas, highways and travel routes, and culturally important or historic sites—particularly within foreground views.

The magnitude of impact is assessed through a synthesis of visual intrusion, visibility, visual exposure and viewer sensitivity criteria. Once the magnitude of impact has been established this value is further qualified with spatial, duration and probability criteria to determine the significance of the visual impact.

For instance, the fact that visual intrusion and exposure diminishes significantly with distance does not necessarily imply that the relatively small impact that exists at greater distances is unimportant. The level of impact that people consider acceptable may be dependent upon the purpose they have in viewing the landscape. A particular development may be unacceptable to a hiker seeking a natural experience, or a household whose view is impaired, but may be barely noticed by a golfer concentrating on his game or a commuter trying to get to work on time (Ittleson et al., 1974).

In synthesising these criteria a numerical or weighting system is avoided. Attempting to attach a precise numerical value to qualitative resources is rarely successful, and should not be used as a substitute for reasoned professional judgement. (Institute of Environmental Assessment and The landscape Institute (1996)).

Intensity (Intensity) of Visual Impact

High	Moderate	Low	Negligible
Total loss of or major alteration to key elements/features/characteristics of the baseline. I.e. Pre-development landscape or view and/or introduction of elements considered to be totally uncharacteristic when set	Partial loss of or alteration to key elements/features/characteristics of the baseline. I.e. Pre-development landscape or view and/or introduction of elements that may be prominent but may not necessarily be substantially	Minor loss of or alteration to key elements/features/characteristics of the baseline. I.e. Pre-development landscape or view and/or introduction of elements that may not be uncharacteristic when set	Very minor loss or alteration to key elements/features/characteristics of the baseline. I.e. Pre-development landscape or view and/or introduction of elements that are not uncharacteristic with the surrounding landscape –

within the attributes of the receiving landscape. High scenic quality impacts would result.	uncharacteristic when set within the attributes of the receiving landscape. Moderate scenic quality impacts would result	within the attributes of the receiving landscape. Low scenic quality impacts would result.	approximating the 'no change' situation. Negligible scenic quality impacts would result.
--	---	---	---

Cumulative effects

Cumulative landscape and visual effects (impacts) result from additional changes to the landscape or visual amenity caused by the proposed development in conjunction with other developments (associated with or separate to it), or actions that occurred in the past, present or are likely to occur in the foreseeable future. They may also affect the way in which the landscape is experienced. Cumulative effects may be positive or negative. Where they comprise a range of benefits, they may be considered to form part of the mitigation measures.

Cumulative effects can also arise from the intervisibility (visibility) of a range of developments and /or the combined effects of individual components of the proposed development occurring in different locations or over a period of time. The separate effects of such individual components or developments may not be significant, but together they may create an unacceptable degree of adverse effect on visual receptors within their combined visual envelopes. Intervisibility depends upon general topography, aspect, tree cover or other visual obstruction, elevation and distance, as this affects visual acuity, which is also influenced by weather and light conditions. (Institute of Environmental Assessment and The landscape Institute (1996)).

APPENDIX E: PALAEOLOGICAL DESKTOP ASSESSMENT