



# SPRINGBOK HILL VIA

## VISUAL IMPACT ASSESSMENT

ERF 878 RIEBEEK-KASTEEL

MAY 2024, NOVEMBER 2024, MAY 2025, NOVEMBER 2025, APRIL 2026, SEPTEMBER 2026

PHOTOGRAPH 0-1: VIEW OF THE SITE FROM THE R311/CHURCH ROAD (ABOVE) AND EASTBOUND (BELOW)

researched and produced by
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# Reflection

- "The term **'visual and aesthetic'** is intended to cover the broad range of visual, scenic, cultural, and spiritual aspects of the landscape. However, for the purpose of brevity, the term **'visual'** is used in the text' (p 1). **Thus it includes aspects of "the area's sense of place, ... natural and cultural landscapes, ... the identification of all scenic resources, protected areas and sites of special interest, together with their relative importance in the region, ... the need to include both *quantitative* criteria, such as 'visibility', and *qualitative* criteria, such as landscape or townscape 'character'** (pp 1-2)."

  This report (p 39) from the *PGWC Guideline for Involving Visual and Aesthetic Specialists in EIA Processes (November 2005)*

- **"Visual impact. The value of the environment is often under-estimated from a visual perspective.** It is the visual quality of the environment that, to a large degree, generates the attraction for the tourism industry and draws people to certain areas as desired locations for living a lifestyle outside of the large cities and densely developed urban areas. **The visual resources of rural areas, such as scenic landscapes and the cultural streetscapes and farmsteads,** and environments such as the Garden Route [Swartland], constitute major tourist attractions. ...

  Each area has its own unique visual character and atmosphere, which plays an important role in the quality of any tourist experience. The diversity of the landscapes makes it essential to consider all development **and more particularly the expansion of urban areas, an issue that requires special consideration.** The intention is to manage urban development in such a way that no development would detract from the visual quality of the environment **and that all development conform to a characteristic style and urban form that suits the character of the area."**

  This report (p 40) from the *PGWC Urban Edge Guideline (December 2005)*

ᘓ Beauty is in the eye of the beholder.

What the eye doesn't see, the heart doesn't grieve over.

*English Proverbs*

ᘓ Do not seek revenge or bear a grudge against one of your people,

**but love your neighbour as yourself.** I am the LORD.

*Mosaic Law, Leviticus 19.18, The Holy Bible (NIV)*

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# 1 Executive Summary

## 1.1 Summary

**The proposed development has had a complete overall of its urban design analysis producing a new Site Development Plan (SDP) based on critical heritage design indicators. The scheme now fully integrates its grid and residential areas openly into the town being built around open space. A creative residential village set along a wetland allows live-in artistic commerce while the old shopping area was removed. Much of the site is generally not visible from the town itself but is mostly visible from the R311, an important local heritage route. The visual and aesthetic sensitivity of the area is moderate–high while the anticipated impact on the landscape is high. A series of view cone model views from Church Street shows that the scheme retains intermittent key open views/vistas across the field towards the town and church building. Recommendations are made covering the SDP, architecture, landscape plan, open space, tree plan, planting, fencing, colouration and maintenance.**

## 1.2 Project Description (see page 15)

1. The proposed fully revised development is a carefully conceived 10.4-hectare mixed residential estate. It carefully incorporates heritage and landscape indicators to produce a sophisticated urban design concept that is a subtle fit to site and town.
2. The development comprises Residential Zone 1: Low Density (34.5%), General Residential Zone 2: Town Housing (6.7%), General Residential Zone 3: Flats (7.3%), Resort Zone (Events & Wedding Venue) (7.6%), Business Zone 1: General Business (0.2%), and two very generous Open Space Zone 1: Private Open Spaces totalling 30.07 hectares (26.5%), about 50% greater than the Transport Zone 2: Roads 19.59 hectares (17.7%).
3. Many alternatives have been considered in the development of the scheme that takes on board extensive commentary from Heritage Western Cape.

## 1.3 Legal and Administrative Requirements (see page 37)

1. Provision is made for scenic, visual and aesthetic protection in the NHRA (1999), WC Provincial Urban Edge Guideline (2005), WC Provincial SDF (2014) and the Swartland SDF (2017-2022) inter alia.
2. The Provincial Government of the Western Cape *Guideline for Visual and Aesthetic Specialists in EIA processes* defines the scope and preparation of VIAs.
3. VIA is integral to assessing environmental and heritage impact in scenic heritage areas like the Winelands and historic towns.
4. The site lies within the Urban Edge and on the edge of the vineyards surrounding the town. The Swartland SDF aims to conserve the heritage, rural and scenic character of the town and area that has important tourism benefits.
5. It also allows for Residential infill on the site with a variety of housing typologies and for retirement.

## 1.4 Visual Environment Description (see page 45)

4. The general setting of Riebeek-Kasteel is both dramatic and scenic lying at the foot of the imposing Kasteelberg and nestled into its undulating vineyard clad foothills that stretch out to the Tulbagh Mountains.
5. The town is quite unique in retaining its simple but historic east–west gridiron footprint. Lying in the southeast corner of the town the site largely inaccessible to the main part of the town.
6. Church Street/R311 runs to the west of Riebeek-Kasteel but along the western boundary of the property.
7. The site itself is a wheat field remnant with some of the newer houses in the town bordering it to the north and east. It splits into the southern/upper Riebeek Hill portion and the lower/northern vlei and pasture area.

## 1.5 Visual Impact Assessment (see page 89)

1. VISUAL IMPACT: The proposed development will have a moderate-high impact on the landscape causing noticeable change to the visual environment.
2. VISIBILITY: The development has mixed high to low visual exposure; moderate-high visual absorption capacity; medium compatibility; and moderate to high visibility from different locations.
3. NATURE OF IMPACT: The development's visual impact has district extent, long-term duration, medium intensity, definite probability, and medium significance on the landscape.

4. RECOMMENDATIONS: are made covering the SDP, architecture, landscape plan, open space, tree plan, planting, fencing, colouration and maintenance.

## 1.6 Visual Management and Monitoring Plan (see page 117)

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

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# 2 Project Description

## 2.1 Summary

**The proposed fully revised development is a carefully conceived 10.4-hectare mixed residential estate. It carefully incorporates heritage and landscape indicators to produce a sophisticated urban design concept that is a subtle fit to site and town. The development comprises Residential Zone 1: Low Density (34.5%), General Residential Zone 2: Town Housing (6.7%), General Residential Zone 3: Flats (7.3%), Resort Zone (Events & Wedding Venue) (7.6%), Business Zone 1: General Business (0.2%), and two very generous Open Space Zone 1: Private Open Spaces totalling 30.07 hectares (26.5%), about 50% greater than the Transport Zone 2: Roads 19.59 hectares (17.7%). Many alternatives have been considered in the development of the scheme that takes on board extensive commentary from Heritage Western Cape.**

## 2.2 Introduction

Combined with Section 3, this chapter presents the relevant project information required to develop a Visual Impact Assessment (VIA) of the development for Environmental Impact Assessment (EIA) and Heritage Impact Assessment (HIA) purposes. This chapter reviews the relevant basic aspects of the proposed development and includes plans and diagrams as appropriate to this end.

### 2.2.1 Background

New World Associates was commissioned by Silver Solutions 3371 CC to prepare the VIA for this project. Developments of this scale and nature in scenic and historic environments, within or without the Urban Edge, require Visual Assessments in accordance with the PGWC *Guideline for Specialist Visual Studies* (pp 11-12).

### 2.2.2 Accreditation

Bruce Eitzen ML BSc PrLArch PHP MEMBER ILASA APHP conducted this assessment. He is a registered Landscape Architect and Environmental Planner with the South African Council of

Landscape Architecture Professionals (SACLAP), and Specialist Practitioner in Visual and Landscape Heritage. He has thirty years experience across the board of Landscape Architecture and Environmental Planning and has practised in South Africa, Central Africa and East Africa. He holds a BSc (Botany) from the University of Cape Town and a Masters in Landscape Architecture from the University of Pretoria.

His public service includes serving for three years on the Association of Heritage Assessment Practitioners Executive Committee chairing Professional Practice. He also served on the National Executive Committee of the Institute for Landscape Architects in South Africa and was the Chair of ILASA Cape for four years. He also chaired the Local Organising Committee (LOC) of the International Federation of Landscape Architects (IFLA) World Congress 2012 that was held in Cape Town. He is the founder of Landscape Heritage SA, a new heritage organisation focussing on Southern African Landscape Heritage.

### 2.2.3 Statement of Independence

New World Associates is an independent consulting firm practising in the abovementioned fields. None of its members have any financial interest in the proposed development nor are involved in any other projects being undertaken by the developer.

### 2.2.4 Reporting Requirements

This report is generally based on South African environmental management procedures and, more specifically, on the provincial guideline endorsed by the Provincial Government of the Western Cape (PGWC) on 3 November 2005: *Guideline for Involving Visual and Aesthetic Specialists in EIA Processes* (November 2005, PGWC).

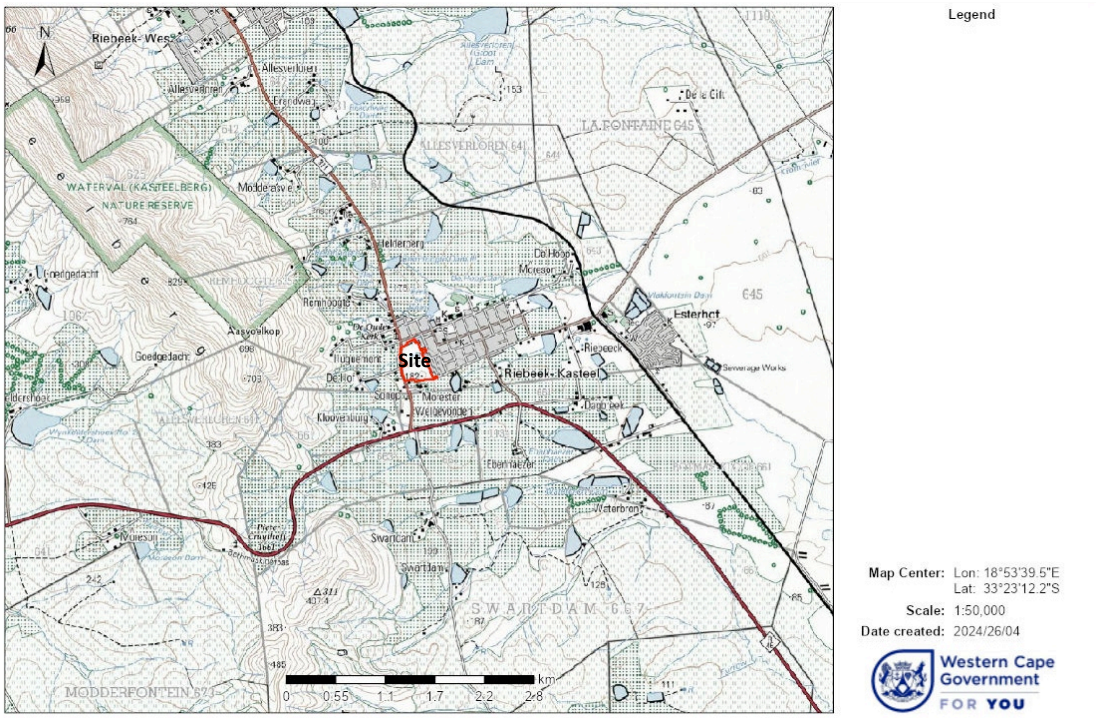
### 2.2.5 Assumptions and Limitations

This assessment has been conducted based on the information presented in the report as received from the development team at the time of the report's preparation. While the information provided is limited to these plans, a comprehensive site inspection and impact analysis allowed mitigation recommendations to be made. We assume that the information provided was accurate and complete, and there are no gaps in our knowledge of the project proposal for this level of assessment.

## 2.3 Project Proposal

### 2.3.1 Location

The development occurs on Erf 878 Riebeek-Kasteel (see Figure 2-1). The site is located on the west of the town on the R311.




Source: Cape Farm Mapper | New World Associates.

**Figure 2-1: Location of the Proposed Development.**

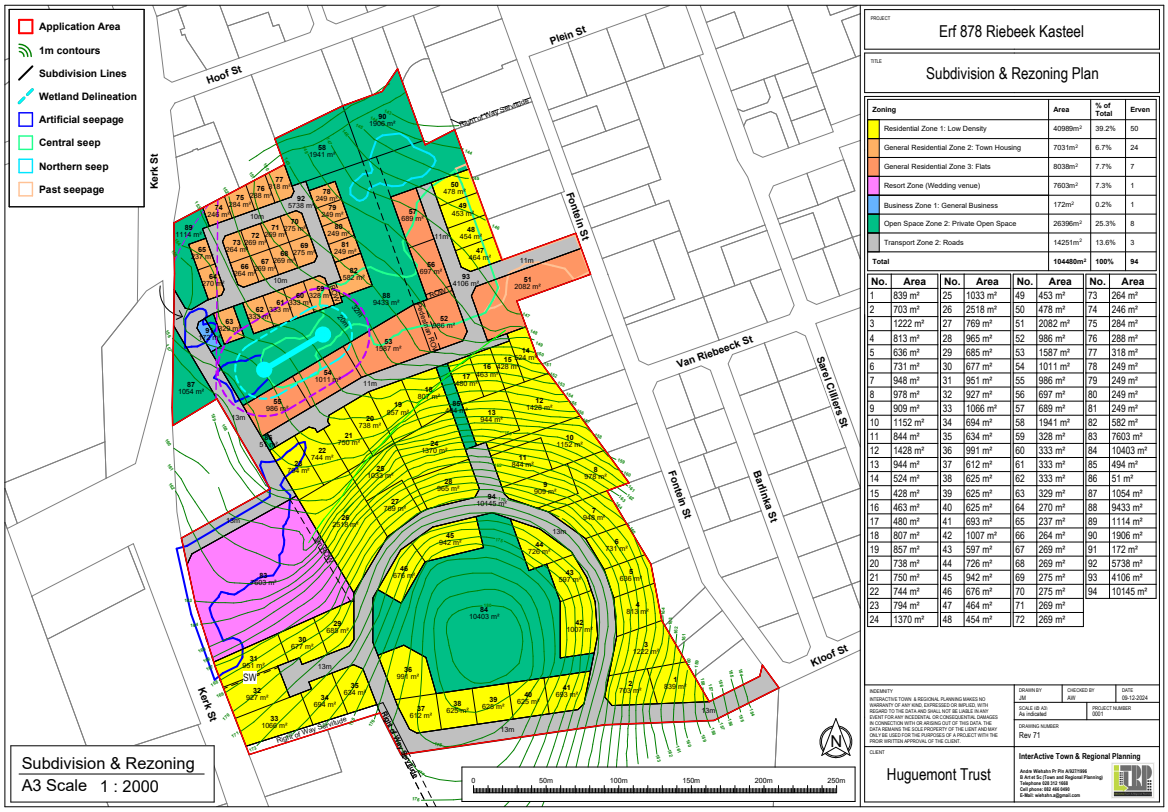
### 2.3.2 Planning Application

An application for the development of the site is being prepared by InterActive Town & Regional Planning. The previous Zoning and Subdivision Plan (Rev 71) can be seen in Figure 2-2, while the latest version Rev 78 is now shown in Figure 2-3 and Figure 2-4.

The primary changes are in response to Heritage Western Cape's last comment of April 2026 and relate to the realignment of the ring road on the top of Riebeeck Hill itself.

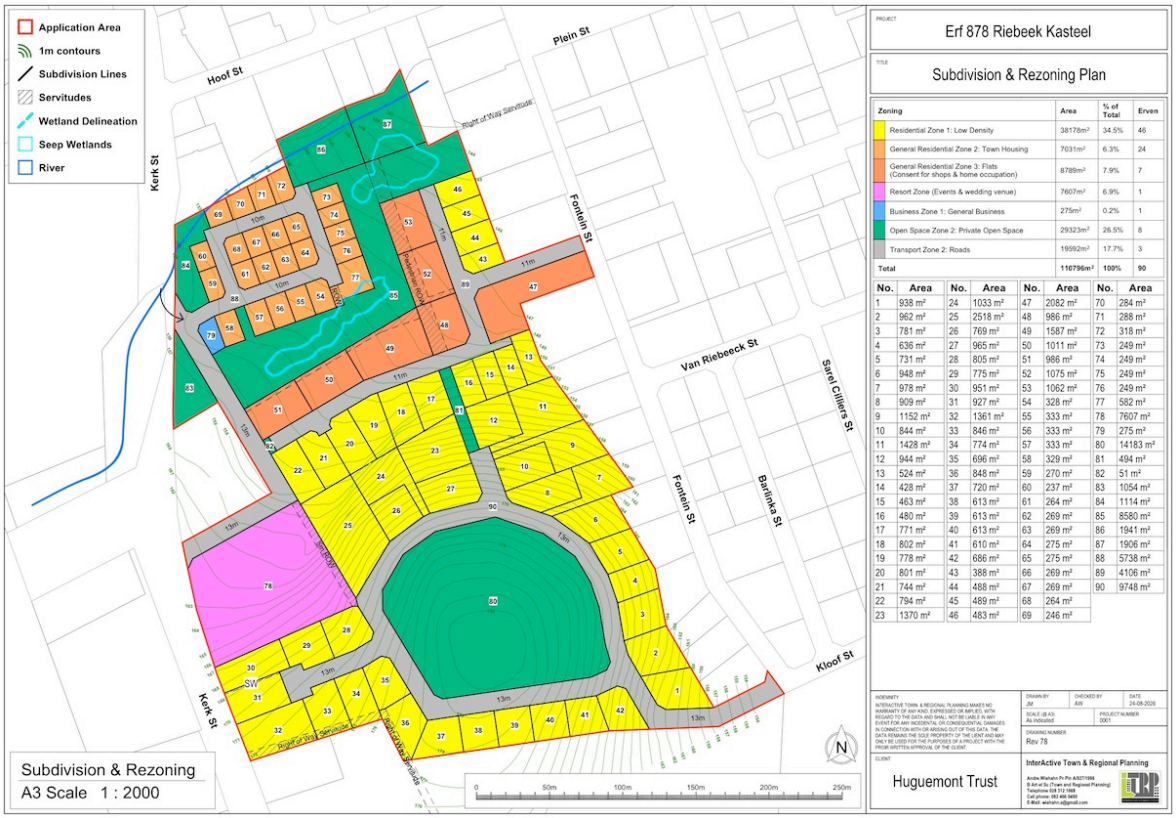
4 erwen have been lost and the southernmost erwen now connect directly to the southern boundary with a connecting ring road around the open space on top of the hill. The result is a clearer delineation of the Public Open Space area on the brow of the hill.

Figure 2-4 shows the detail of the latest Subdivision and Rezoning Plan. **Residential Zone 1: Low Density** features largely around the hill with the hilltop being zoned **Open Space Zone 1: Private Open Space.** A **Resort Zone (Events & Wedding Venue)** is located to the southwest on Church Street. **General Residential Zone 2: Town Housing** occurs along the linking water-side **Open Space Zone 1: Private Open Space** that encloses **General Residential Zone 3: Flats** in the northwest. The small Erf 91 nearby is zoned **Business Zone 1: General Business.**



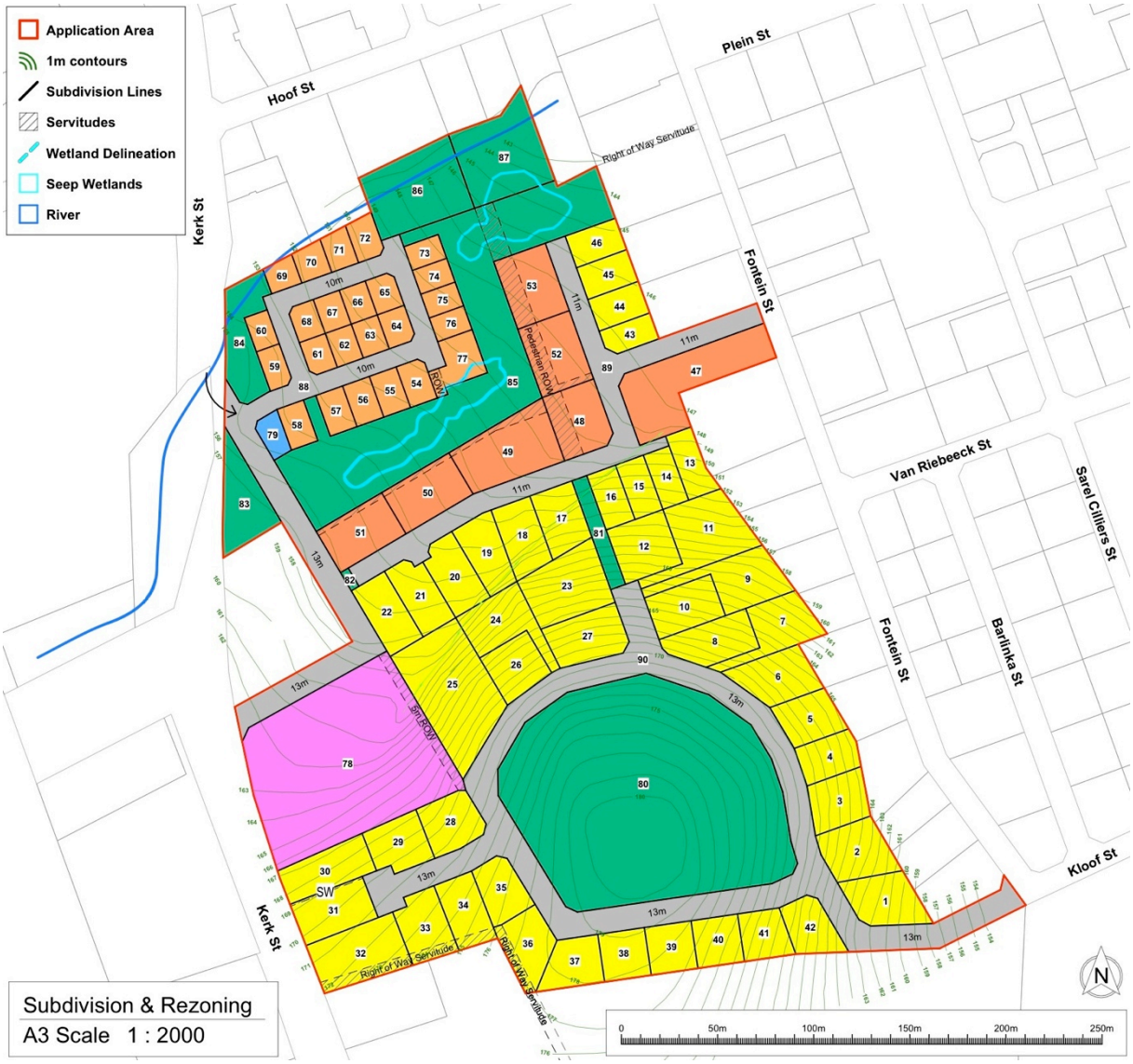

Source: InterActive Town & Regional Planning.

**Figure 2-2: Subdivision and Rezoning Plan Rev 71 (November 2025).**




Source: InterActive Town & Regional Planning.

**Figure 2-3: Subdivision and Rezoning Plan Rev 78 (August 2026).**




Source: InterActive Town & Regional Planning.

**Figure 2-4: Subdivision and Rezoning Plan Rev 78: Plan (August 2026).**

The biggest changes from Rev 71 were Residential 1 decreased, while Transport 2 increased as a result of changing the hilltop arrangement as noted below:

| | | |
|---|---|---|
| Residential Zone 1: Low Density | 38.18 ha (34.5%) | ex 40.99 ha (39%) |
| General Residential Zone 2: Town Housing | 7.03 ha (6.7%) | ex 7.03 ha (6.3%) |
| General Residential Zone 3: Flats | 8.79 ha (7.3%) | ex 8.04 ha (7.7%) |
| Resort Zone (Wedding Venue) | 7.6 ha (6.9%) | ex 7.6 ha (7.3%) |
| Business Zone 1: General Business | 0.28 ha (0.2%) | ex 0.17 ha (0.2%) |
| Open Space Zone 1: Private Open Space | 29.33 ha (26.5%) | ex 26.4 ha (25.3%) |
| Transport Zone 2: Roads | 19.59 ha (17.7%) | ex 14.25 ha (13.6%) |

PROJECT

## Erf 878 Riebeek Kasteel

TITLE

## Subdivision & Rezoning Plan

| Zoning | Area | % of Total | Erven |
|---|---|---|---|
| Residential Zone 1: Low Density | 38178m² | 34.5% | 46 |
| General Residential Zone 2: Town Housing | 7031m² | 6.3% | 24 |
| General Residential Zone 3: Flats (Consent for shops & home occupation) | 8789m² | 7.9% | 7 |
| Resort Zone (Events & wedding venue) | 7607m² | 6.9% | 1 |
| Business Zone 1: General Business | 275m² | 0.2% | 1 |
| Open Space Zone 2: Private Open Space | 29323m² | 26.5% | 8 |
| Transport Zone 2: Roads | 19592m² | 17.7% | 3 |
| **Total** | **110796m²** | **100%** | **90** |

| No. | Area | No. | Area | No. | Area | No. | Area |
|---|---|---|---|---|---|---|---|
| 1 | 938 m² | 24 | 1033 m² | 47 | 2082 m² | 70 | 284 m² |
| 2 | 962 m² | 25 | 2518 m² | 48 | 986 m² | 71 | 288 m² |
| 3 | 781 m² | 26 | 769 m² | 49 | 1587 m² | 72 | 318 m² |
| 4 | 636 m² | 27 | 965 m² | 50 | 1011 m² | 73 | 249 m² |
| 5 | 731 m² | 28 | 805 m² | 51 | 986 m² | 74 | 249 m² |
| 6 | 948 m² | 29 | 775 m² | 52 | 1075 m² | 75 | 249 m² |
| 7 | 978 m² | 30 | 951 m² | 53 | 1062 m² | 76 | 249 m² |
| 8 | 909 m² | 31 | 927 m² | 54 | 328 m² | 77 | 582 m² |
| 9 | 1152 m² | 32 | 1361 m² | 55 | 333 m² | 78 | 7607 m² |
| 10 | 844 m² | 33 | 846 m² | 56 | 333 m² | 79 | 275 m² |
| 11 | 1428 m² | 34 | 774 m² | 57 | 333 m² | 80 | 14183 m² |
| 12 | 944 m² | 35 | 696 m² | 58 | 329 m² | 81 | 494 m² |
| 13 | 524 m² | 36 | 848 m² | 59 | 270 m² | 82 | 51 m² |
| 14 | 428 m² | 37 | 720 m² | 60 | 237 m² | 83 | 1054 m² |
| 15 | 463 m² | 38 | 613 m² | 61 | 264 m² | 84 | 1114 m² |
| 16 | 480 m² | 39 | 613 m² | 62 | 269 m² | 85 | 8580 m² |
| 17 | 771 m² | 40 | 613 m² | 63 | 269 m² | 86 | 1941 m² |
| 18 | 802 m² | 41 | 610 m² | 64 | 275 m² | 87 | 1906 m² |
| 19 | 778 m² | 42 | 686 m² | 65 | 275 m² | 88 | 5738 m² |
| 20 | 801 m² | 43 | 388 m² | 66 | 269 m² | 89 | 4106 m² |
| 21 | 744 m² | 44 | 488 m² | 67 | 269 m² | 90 | 9748 m² |
| 22 | 794 m² | 45 | 489 m² | 68 | 264 m² | | |
| 23 | 1370 m² | 46 | 483 m² | 69 | 246 m² | | |

Source: InterActive Town & Regional Planning.

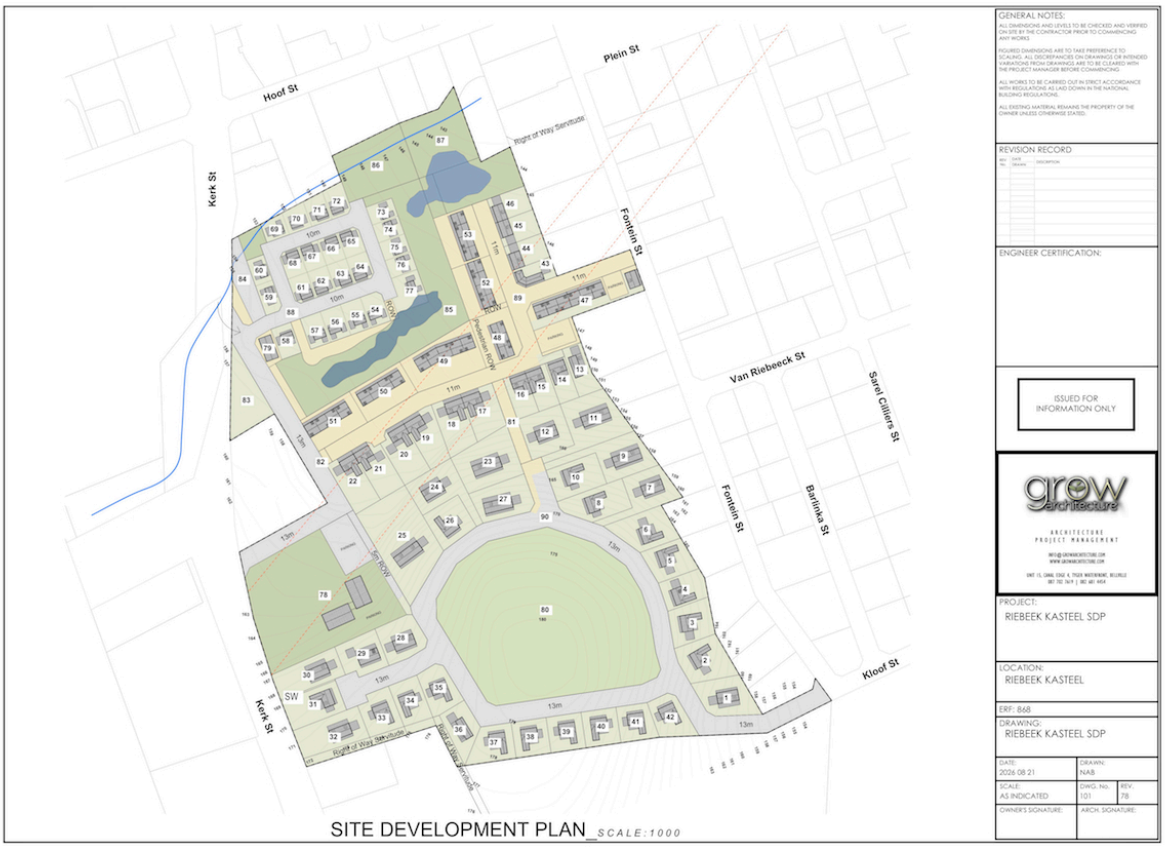
**Figure 2-5: Subdivision and Rezoning Plan Rev 78: Key and Areas (August 2026).**

### 2.3.3 Site Development Plan

See Appendix E for full size plans.

The current Site Development Plan (SDP) is shown in Figure 2-6. It has been extensively updated since its first issue in the VIA in October 2023. The scheme previously known as Rie-

beeck Hill has now been called Springbok Hill in the Urban Design report for the few small springbok grazing on site. All plans in the report are now fully coordinated with the SDP.




Source: grow architecture.

**Figure 2-6: Site Development Plan Rev 78 Plan (August 2026).**

## 2.4 Urban Design

### 2.4.1 Revised Concept: Key Changes

The August 2026 *Springbok Hill Revised Concept Master Plan Rev 3.5* notes the following (Figure 2-7):

**1. Connect to town centre and reposition retail anchor to support local economy:**

Negotiate access in order to strengthen pedestrian connection to town centre and establish a pedestrian walking network to The Barn. Establish a retail anchor to support the investment in and management of the public realm.

**2. Align the stormwater retention system with current conditions and landscaping opportunities:**

Establish a "wetland" park following the current flow and ponding of the system, to also act as privacy and security threshold for retirement village.

**3. Reimagine the western edge as a transitional zone between agriculture and village:**

Traveling north on Church Street toward the Main Street intersection, one moves from an agricultural to a village setting. Informed by the context of farm buildings sitting in vineyards or

olive groves, lined by werf walls, this precinct contributes to creating an experience of transition from agriculture to village. It also layers the views toward town from Church Street by providing and agricultural typology as foreground for the new village behind.

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

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

**5. Complete the fragmented town blocks:**

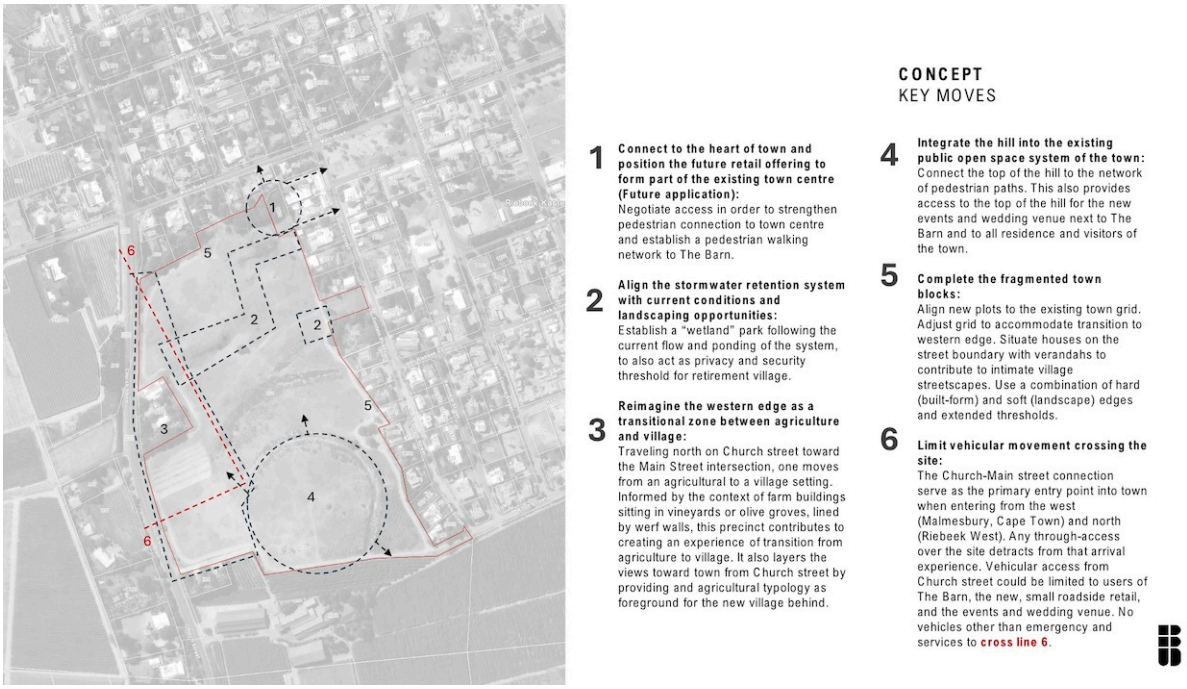
Align new plots to the existing town grid. Adjust grid to accommodate transition to western edge. Situate houses on the street boundary with verandas to contribute to intimate village streetscapes. Use a combination of hard (built-form) and soft (landscape) edges and extended thresholds.

**6. Rethink the vehicular movement scheme:**

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

### 2.4.2 Informants & Use Scheme

Figure 2-8 shows a new orthogonal scheme of use areas aligning itself with the town grid, character, land use and approach experience noting the following:




Source: Etienne Britz Urban Designer.

**Figure 2-7: Urban Design Report: Revised Concept – Key Moves (November 2025).**

**Alignment to the existing town grid:**

The existing town grid informs the general ordering of elements on the northern portion of the site, while alignment is less rigorous on the southern portion. This supports the transition from agriculture to village and respects the topographical conditions of the southern part of the site.

**Alignment of use to town character and existing land use:**

The intensity of use is much lower on the southern portion, with mostly single residential uses. Intensity of use increases to the north, with the commercial and retail use abutting properties facing the existing town centre.

**Alignment to southern portion of site to topography:**

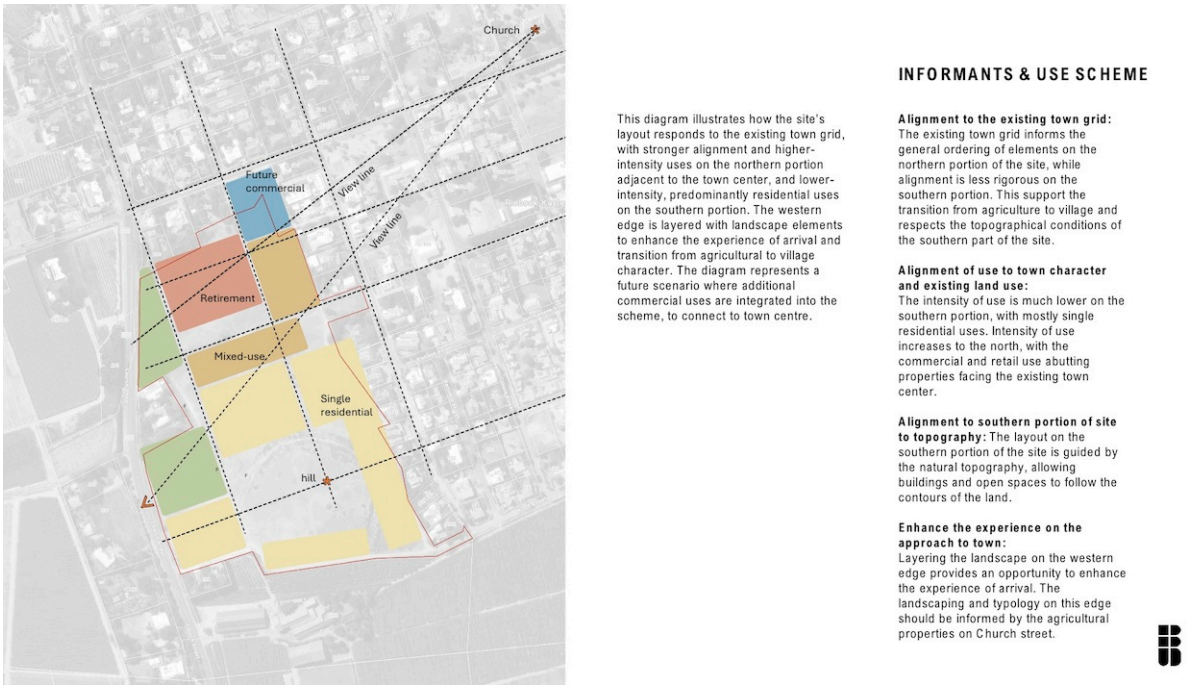
The layout on the southern portion of the site is guided by the natural topography, allowing buildings and open spaces to follow the contours of the land.

**Enhance the experience on the approach to town:**

Layering the landscape on the western edge provides an opportunity to enhance the experience of arrival. The landscaping and typology on this edge should be informed by the agricultural properties on Church Street.

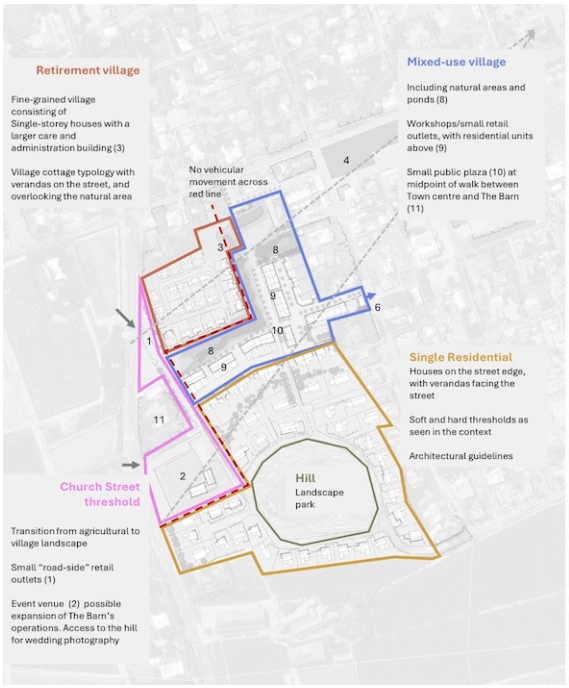
### 2.4.3 Concept Masterplan

The *Precincts Plan* shown in Figure 2-9 then lays out the proposed precincts and character zones based on the informants and site/area usage developed previously. The site has been fully modelled to the contour.




Source: Etienne Britz Urban Designer.

**Figure 2-8: Urban Design Report: Informants & Use Scheme (August 2026).**







Source: Etienne Britz Urban Designer.

**Figure 2-9: Urban Design Report: Concept Masterplan – Precinct Approach (August 2026).**

The *In Context Plan* in Figure 2-10 and Figure 2-11 shows the new layout and fit to site of the development. An entirely new scheme than what was previously developed with its new site informants, character zones and implementation into the structures and layout of the site. This features a stronger, more axial connection to the town in the northeast of the site, a central wetland feature, plazas, traditionally styled housing below, and a decreasing density as the hill is ascended. The awkward geometries of various site features have been well integrated.

This is now a sophisticated scheme that does more than add residential units to the town but integrates the existing open space character of the old fields, pastures and hill into a new scheme that allows urban development while still being sensitive to landscape character. The various components are well situated into discrete zones such as the fine-grained retirement village (9), an Events & Wedding Venue (20), a large hilltop outlook not built on (18), and the retention of steep slopes as open space (16) in the front and back yards of hillside housing. This has forced buildings to edges that have been skilfully exploited to create a new urban structure that is still residentially based while incorporating extensive open space and landscaping zones.

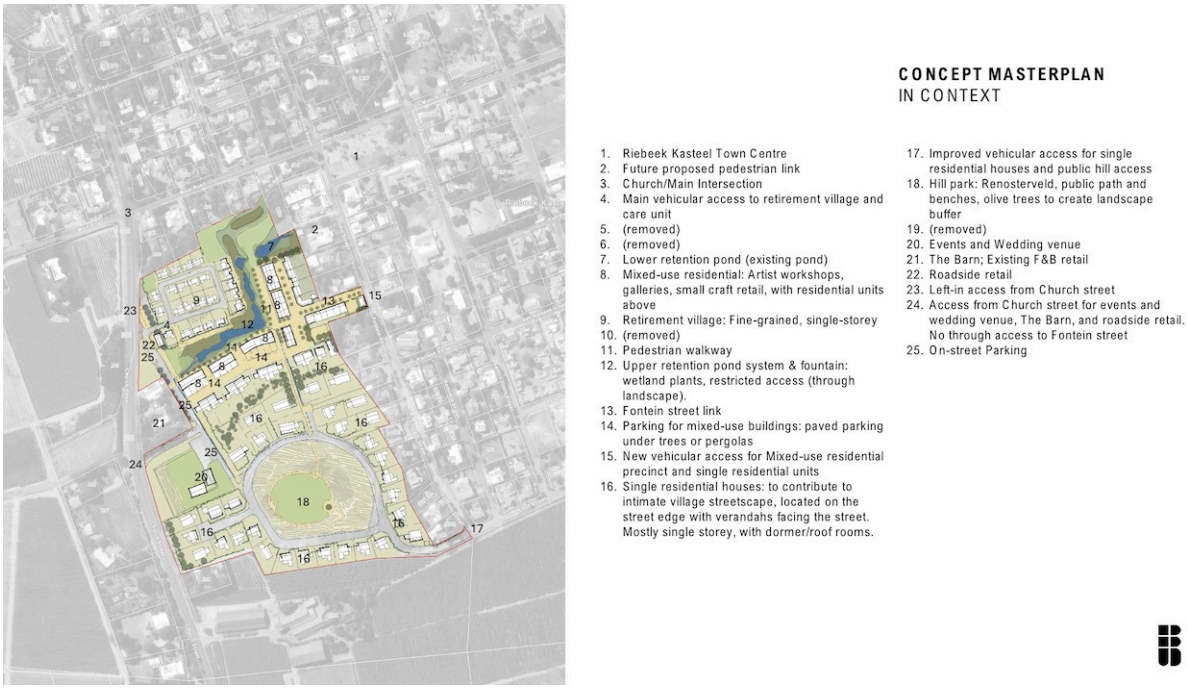
What is so successful about this scheme is its integration into the town. To this end, the developer has proposed to acquire certain properties to the north to allow a controlled integration of this significant piece of land into the old town structure. This is essential to creating a cohesive whole that speaks to the need to have a bigger vision of the town's development beyond a single site, which is necessary because this site is so large.




Source: Etienne Britz Urban Designer.

**Figure 2-10: Urban Design Report: Concept Masterplan – In Context Plan (August 2026).**

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

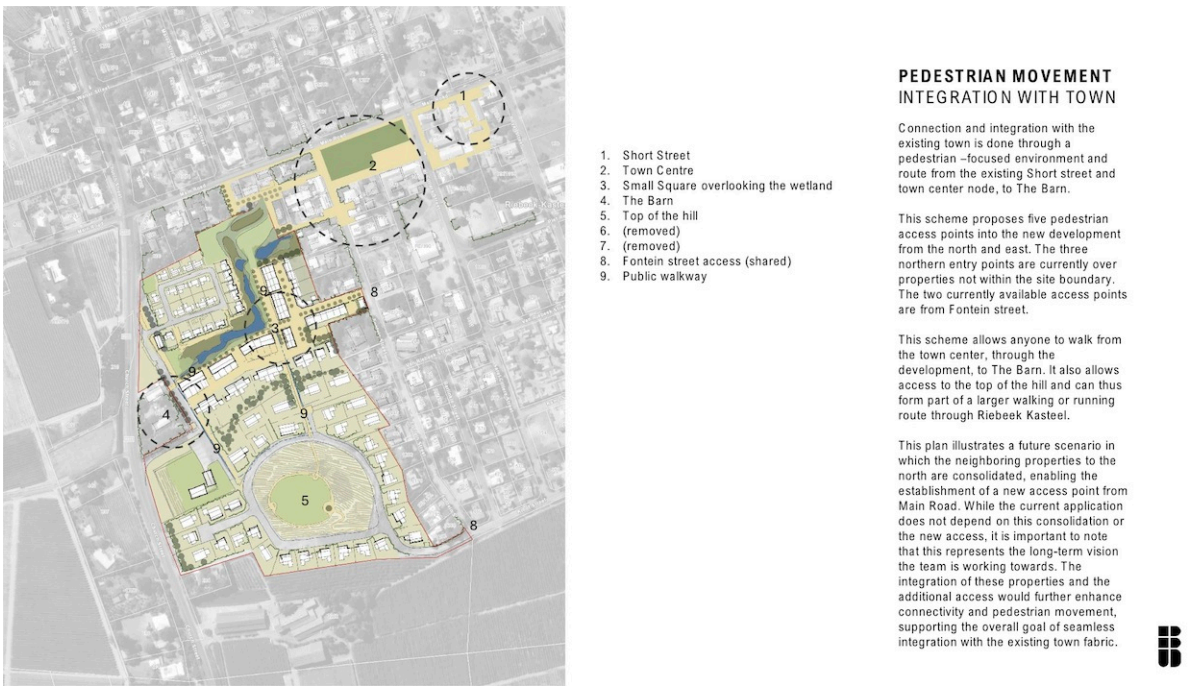



Source: Etienne Britz Urban Designer.

**Figure 2-11: Urban Design Report: Concept Masterplan – In Context (August 2026).**

## 2.4.4 Pedestrian Movement

Figure 2-12 shows how the flow of pedestrian movement is integrated into the scheme and with the town. A grand axis mounts the hill on the Public Walkway (9), while generous waterside plazas (3) form the focal zone of a new mixed use area. The scheme aims to expand beyond the site to the northeast to successfully integrate the disconnected property into the town fabric. The top of Riebeeck Hill (5) is left as an open space outlook point surrounded by houses.




Source: Etienne Britz Urban Designer.

**Figure 2-12: Urban Design Report: Pedestrian Movement (August 2026).**

### 2.4.5 Site Sections

Figure 2-13 reveals how the scheme has been fully modelled onto the contours with the largest, tallest buildings situated appropriately at the bottom of the hill, while building heights are curtailed on the hill preventing any silhouettes of rooflines on the skyline from principal angles.




Source: Etienne Britz Urban Designer.

**Figure 2-13: Urban Design Report: Site Section AA (August 2026).**




Source: Etienne Britz Urban Designer.

**Figure 2-14: Urban Design Report: Site Section BB (August 2026).**

Figure 2-14 shows the biggest change in the final revision with the removal of the uppermost housing off the brow of the hill as seen from the north. This leaves the hilltop open.

### 2.4.6 Typologies – Retirement Village

Figure 2-15 outlines the traditional character and idioms of this section in a contemporary way that is still Cape.




Source: Etienne Britz Urban Designer.

**Figure 2-15: Urban Design Report: Typologies – Retirement Village (August 2026).**

### 2.4.7 Typologies – Mixed-Use Residential

Figure 2-16 outlines the character and idioms of this section that forms the active core of the scheme with what will hopefully be a lively arts and crafts village.




Source: Etienne Britz Urban Designer.

**Figure 2-16: Urban Design Report: Typologies – Mixed-Use Residential (August 2026).**

### 2.4.8 Typologies – Single Residential

Figure 2-17 outlines the character and idioms of this section with its traditional design idioms and contemporary interpretations of the vernacular. The flat roofed, more modernist houses near the brow of the hill have been removed.






Source: Etienne Britz Urban Designer.

**Figure 2-17: Urban Design Report: Typologies – Single Residential (August 2026).**

### 2.4.9 Typologies – Events & Wedding Venue

Figure 2-18 outlines the character and idioms of this section, which is based on a Cape farm barn and idealised lavender landscape.






Source: Etienne Britz Urban Designer.

**Figure 2-18: Urban Design Report: Typologies – Events & Wedding Venue (August 2026).**





**TYPOLOGIES**
RETAIL

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

Source: Etienne Britz Urban Designer.

**Figure 2-19: Urban Design Report: Typologies – Retail (August 2026).**

### Typologies – Retail

Figure 2-19 outlines the character and idioms of this small linking retail section that needs to integrate into the town. This includes some modernist takes on traditional pergolas.

## 2.5 Landscape and Environment

### 2.5.1 Landscape Allocation

The latest scheme extensively incorporates landscape with a very sensitive use of the site, from its lowland wetland area as the focal point of a core area of plazas and whole large erven along the wetland and Church Street dedicated as Private Open Space. This generous allocation of open space also applies to the hilltop with a total area of Private Open Space of 26.4 hectares (25.3% of site). Furthermore, the design of the scheme shows that there is much more of the site that will remain as open space and/or planting and landscaping in public areas and private residential and wedding venue. About 50% of the site is indicated as green/blue areas of landscape.

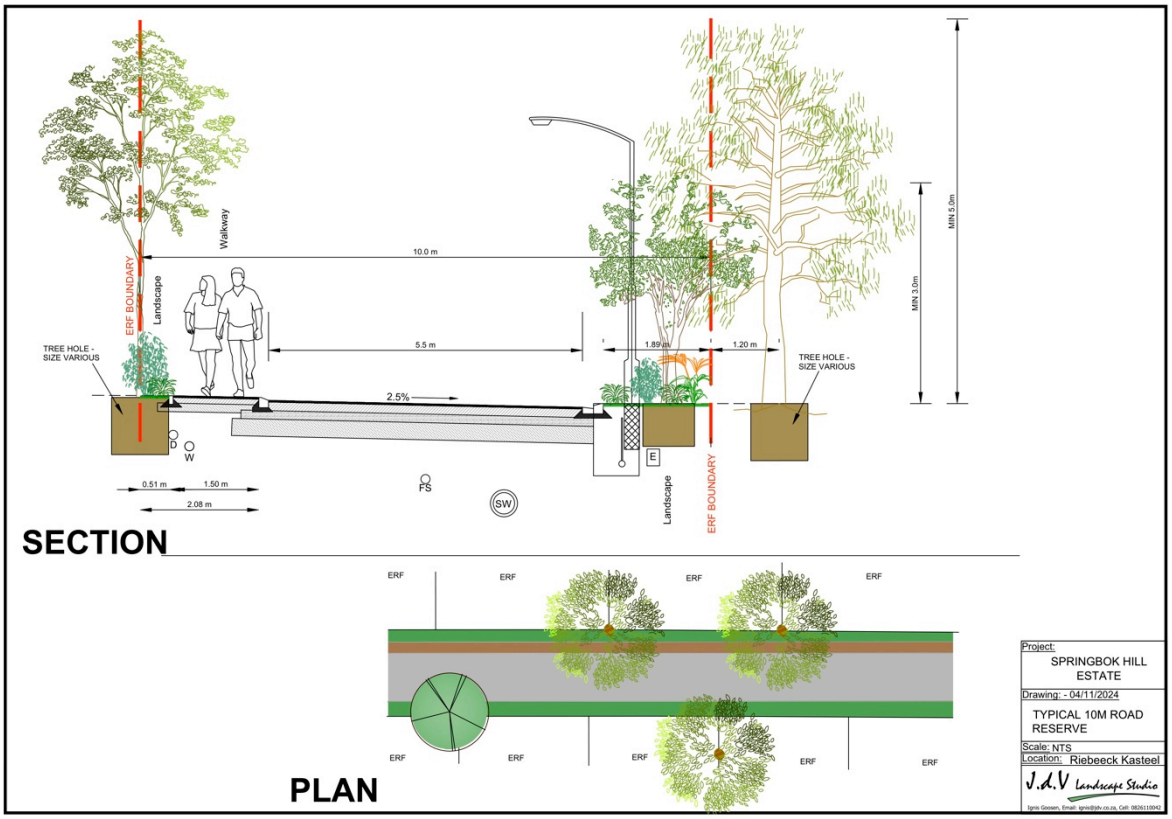
### 2.5.2 Landscape Plan

The current Landscape Plan (Figure 2-20) now includes traditional cultural landscape species as well as locally occurring native species that will aid its connection into the existing cultural urban landscape. This applies to both trees and shrubs although there is a predominance of local native species in the shrub and groundcover list (see the *Planting List* in the Appendices).



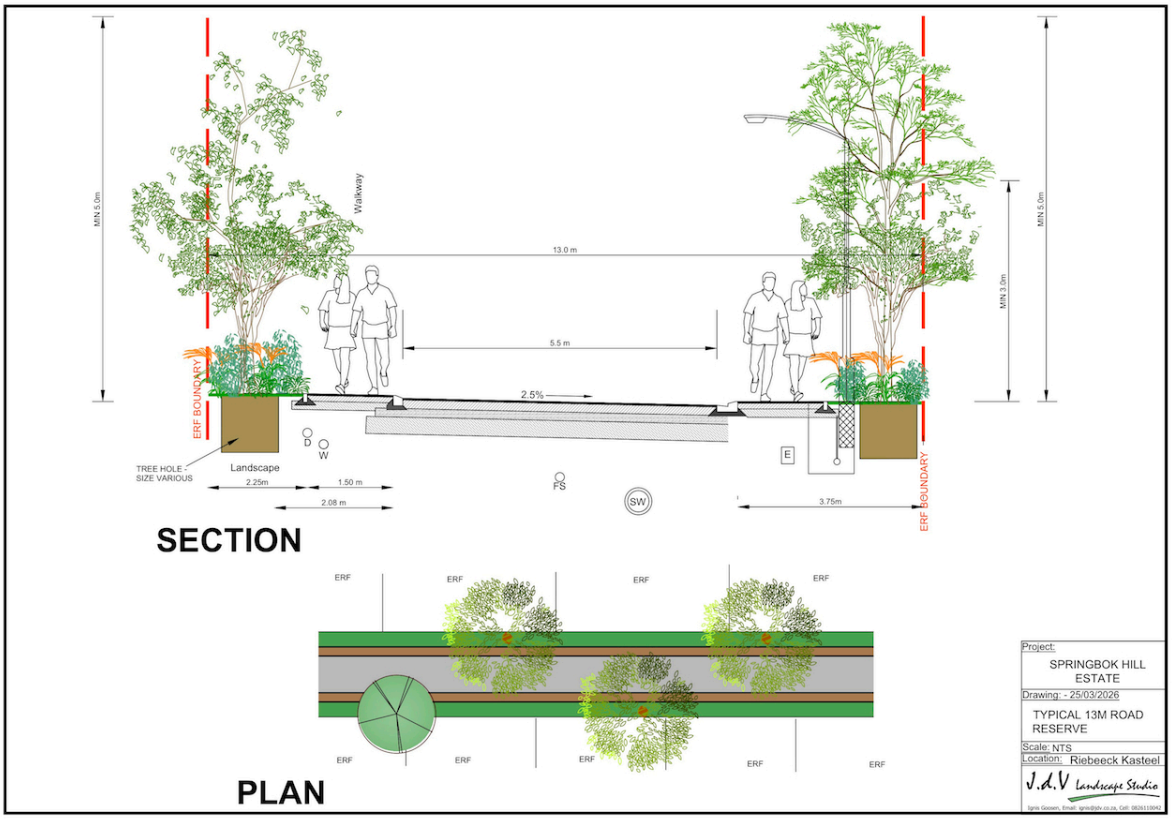

Source: JdV Landscape Studio.

**Figure 2-20: Landscape Site Development Plan (August 2026).**




Source: JdV Landscape Studio.

**Figure 2-21: Typical 10m Road Reserve (November 2024).**




Source: JdV Landscape Studio.

**Figure 2-22: Typical 13m Road Reserve (March 2026).**

#### Indigenous and Exotic

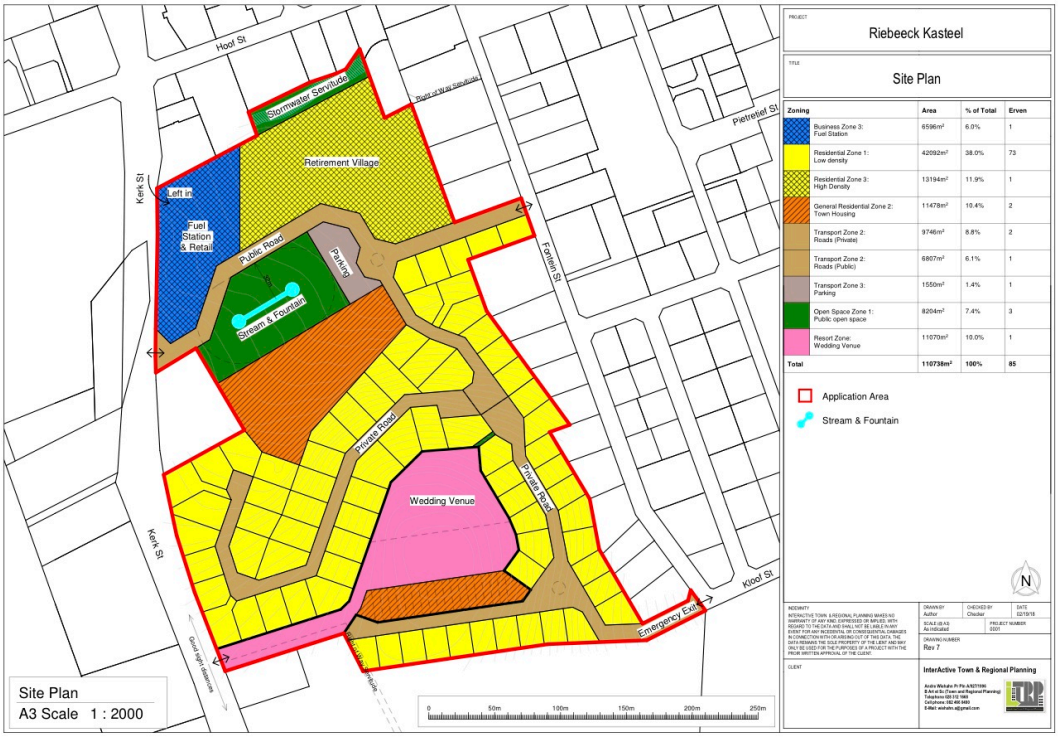
There is no need to stick to a rigid "indigenous" only plant list in an urban setting or a heritage landscape. Exotic plants are the basis of our traditional horticultural and landscape heritage, and form the basis of historic urban and suburban cultural landscapes. They have in the last forty years been added to rather intensively with "indigenous" or native plant species, although these are often taken from other biomes and even distant regions of South Africa from the Cape and are, effectively, exotic to the Fynbos Biome. So-called "indigenous" trees are usually taken from the Forest Biome but trees like Fever Trees come from far north in the Indian Ocean Coastal Biome. The same could be said of many shrubs and groundcovers.

### 2.5.3 Landscape Sections

Sections through the road reserves (Figure 2-21 and Figure 2-22) show the use of a variety of trees, shrubs and groundcovers in the design of sidewalks. This ensures that planting has been integrated into the streetscapes of the scheme and considered from the outset of the design development process.

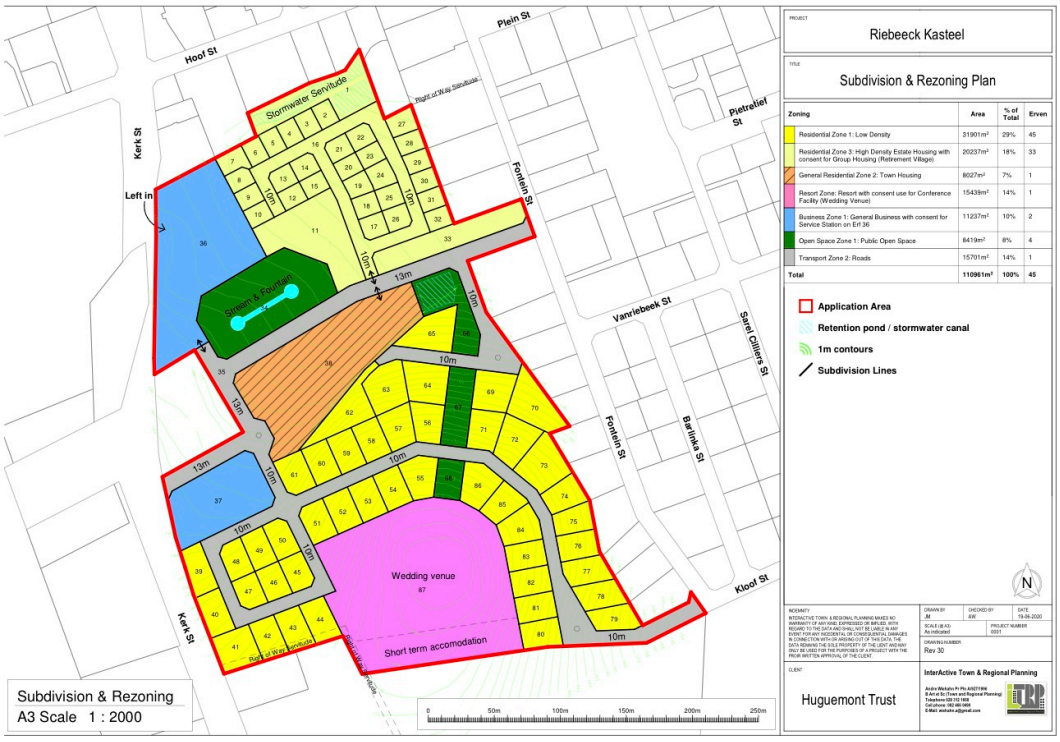
## 2.6 Alternatives

Various alternative plans have been considered in the course of this project's history and are included below to show how the scheme has developed to the one it is today. The scheme has been wholly revised to the preferred alternative as submitted, a sophisticated urban design concept dealing with previously raised heritage concerns and a fully revised set of site informants including landscape heritage.



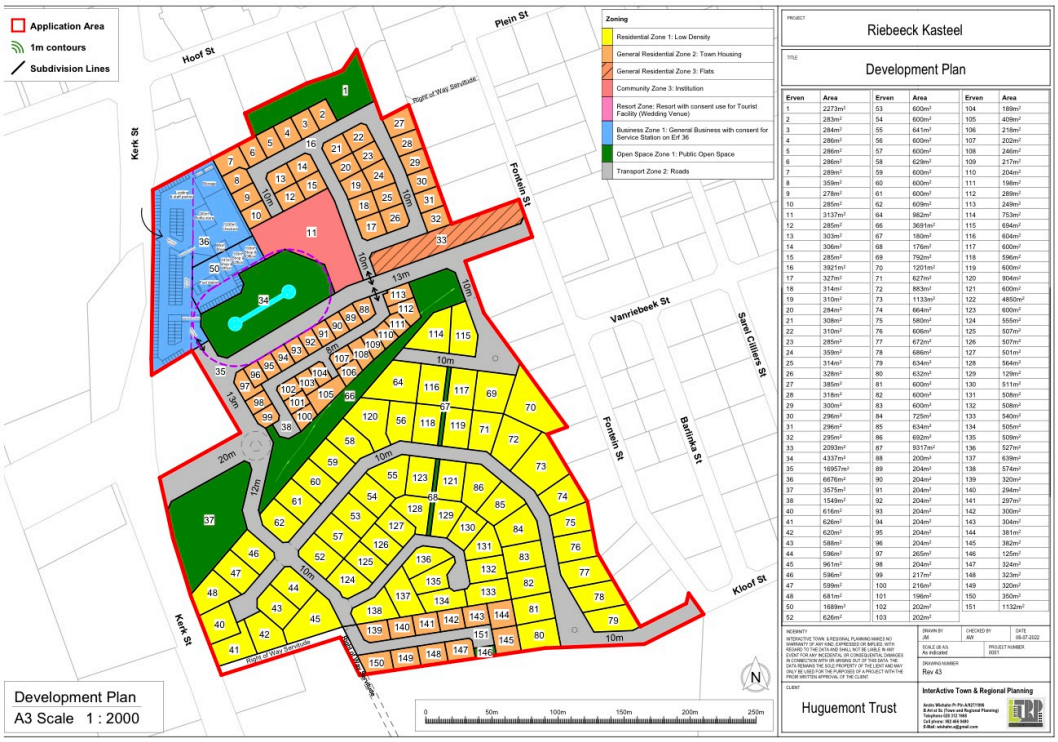

Source: InterActive Town & Regional Planning.

**Figure 2-23: Alternative Plan 1 (October 2023).**



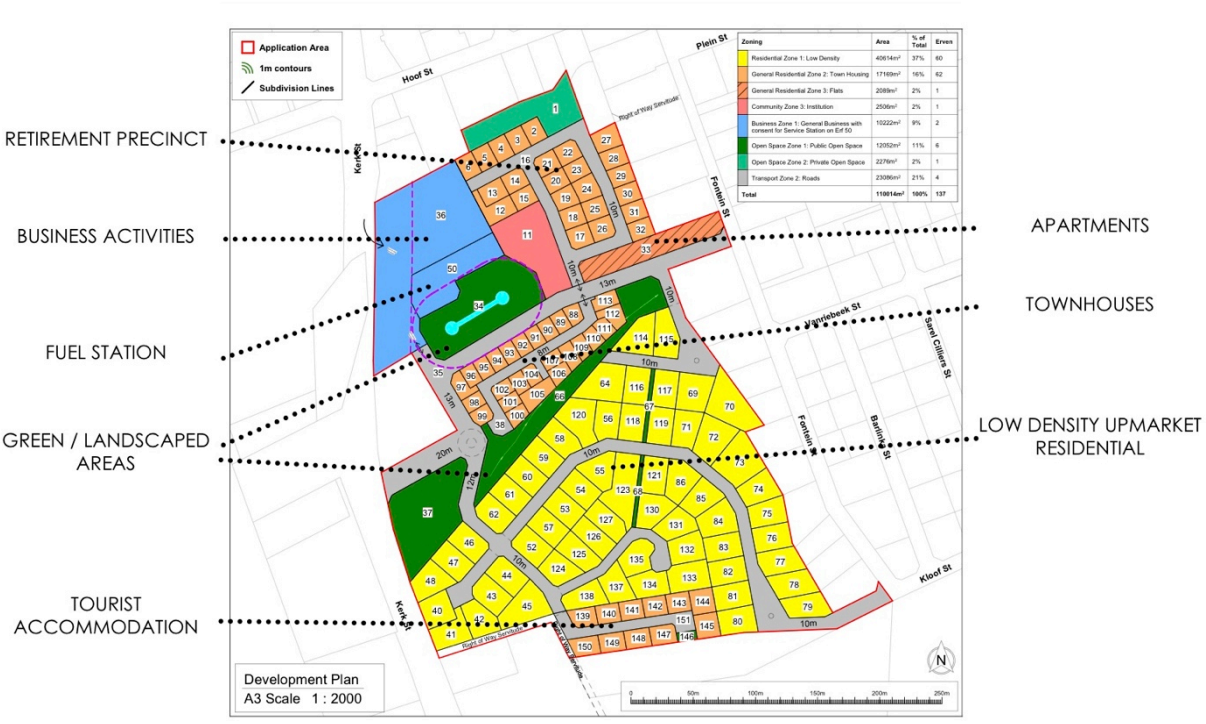

Source: InterActive Town & Regional Planning.

**Figure 2-24: Alternative Plan 2 (October 2023).**



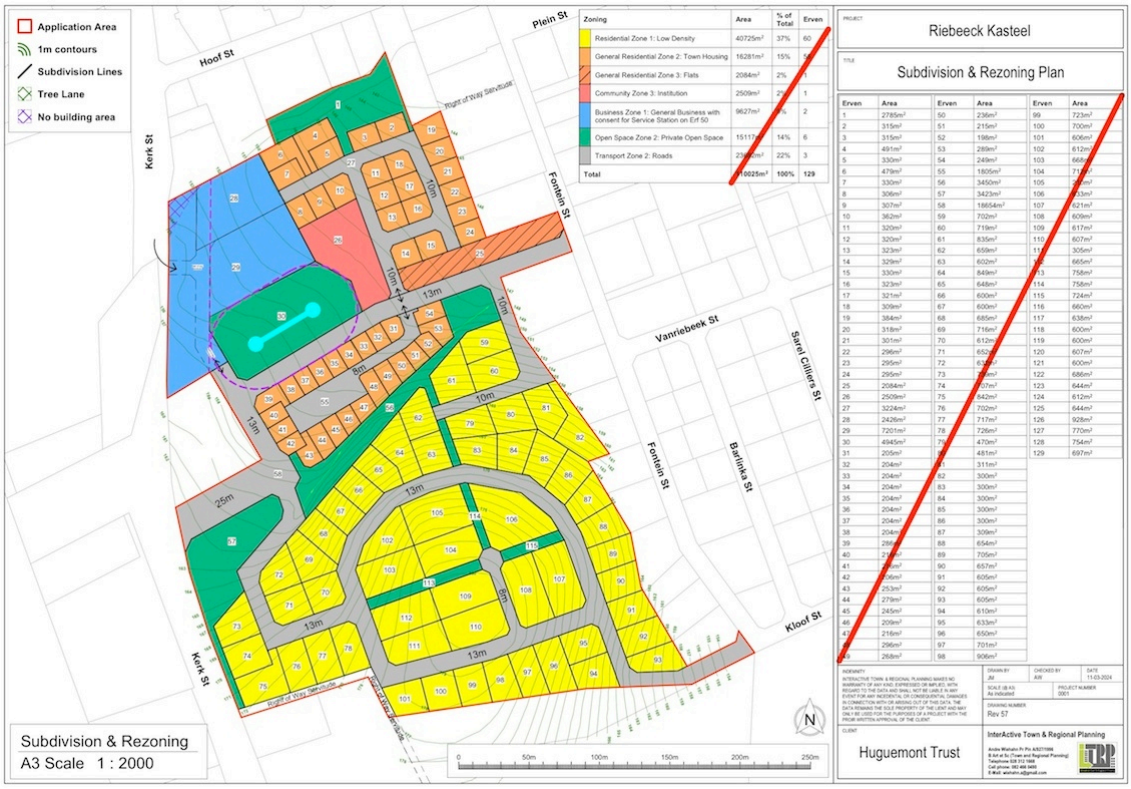

Source: InterActive Town & Regional Planning.

**Figure 2-25: Alternative Plan 3 (October 2023).**



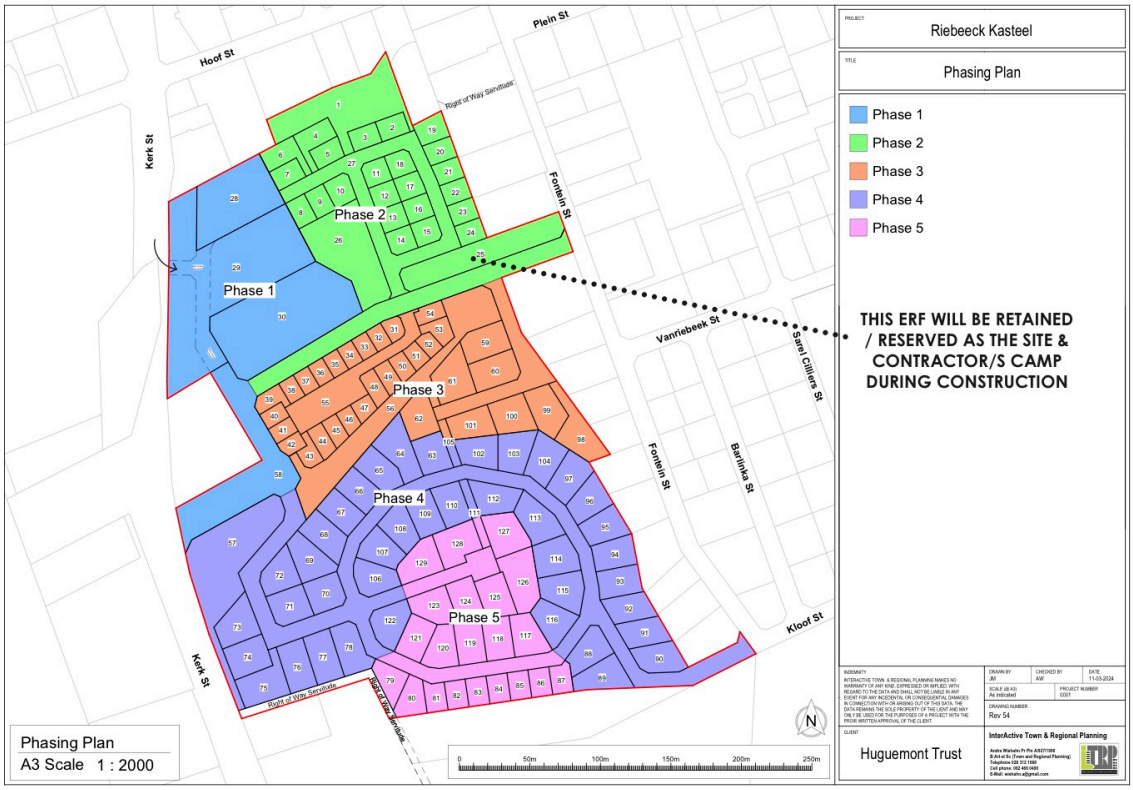

Source: InterActive Town & Regional Planning.

**Figure 2-26: Development Plan (October 2023).**




Source: InterActive Town & Regional Planning.

**Figure 2-27: Subdivision and Rezoning Plan Rev 57 (April 2025).**




Source: InterActive Town & Regional Planning.

**Figure 2-28: Phasing Plan (February 2025).**

# 3 Legal and Administrative Requirements

## 3.1 Summary

**Provision is made for scenic, visual and aesthetic protection in the NHRA (1999), WC Provincial Urban Edge Guideline (2005), WC Provincial SDF (2014) and the Swartland SDF (2017-2022) inter alia. The Provincial Government of the Western Cape Guideline for Visual and Aesthetic Specialists in EIA processes defines the scope and preparation of VIAs. VIA is integral to assessing environmental and heritage impact in scenic heritage areas like the Winelands and historic towns. The site lies within the Urban Edge and on the edge of the vineyards surrounding the town. The Swartland SDF aims to conserve the heritage, rural and scenic character of the town and area that has important tourism benefits. It also allows for Residential infill on the site with a variety of housing typologies and for retirement.**

## 3.2 Introduction

This chapter provides the important and necessary policy, legal and administrative background for the visual impact study. A general overview of the relevant documents with specific reference to those applicable to visual planning is included. Particular mention is made of local planning guidelines that have the most direct bearing on the project such as the Spatial Development Framework (SDF) for the given area.

### 3.2.1 Background

The policy, legal and administrative framework for conservation, EIA and development in South Africa has long roots. Visual Impact Assessment (VIA) is mentioned in the national requirements for EIA under the National Environmental Management Act (NEMA) and the Environmental Conservation Act. Furthermore, the provincial government now endorsed its own guidelines for various EIA processes including VIA (PGWC, November 2005). Specific require-

ments for VIA may also included in local Spatial Development Frameworks (SDF) and Integrated development Plans (IDP).

## 3.3 Legal Framework

This review of current documentation is made with specific reference to requirements for VIA in the Law and by National Guidelines.

### 3.3.1 National Environmental Management Act No. 107 of 1998 (NEMA)

This Act is "To provide for co-operative environmental governance by establishing principles for decision-making on matters affecting the environment, institutions that will promote co-operative governance and procedures for co-ordinating environmental functions exercised by organs of state; and to provide for matters connected therewith."

*Chapter 5: Integrated Environmental Management* has among its general objectives: **(b) "identify, predict and evaluate the actual and potential impact on the environment, socio-economic conditions and cultural heritage, the risks and consequences and alternatives and options for mitigation of activities, with a view to minimising negative impacts, maximising benefits, and promoting compliance with the principles of environmental management set out in section 2" (p 34).**

### 3.3.2 South African National Heritage Resources Act, 1999 (NHRA)

NHRA regulations cover the protection of **historic sites, objects, buildings and landscapes.** It covers (ii) "archaeological items," namely, "material remains resulting from human activity… older than 100 years;" rock art, wrecks and "features, structures and artefacts associated with military history which are older than 75 years and the sites on which they are found (2 Definitions). **The Definitions also include the term "(vi) 'cultural significance' [which] means aesthetic, architectural, historical, scientific, social, spiritual, linguistic or technological value or significance."**

The NHRA makes provision for two forms of protection, formal and informal, and sets up a three tier system of formal protection as:

1. Grade 1 or National Heritage Sites managed by SAHRA.
2. Grade 2 or Provincial Heritage Sites managed by HWC.
3. Grade 3 or Local Heritage Sites managed by the Local Authority.

### 3.3.3 PGWC Guideline for Involving Visual and Aesthetic Specialists in EIA Processes (Edition 1, June 2005)

This long since endorsed guideline (November 2005) is the most relevant document that now guides VIA in the Western Cape.[1] It is a highly useful document and has been used to guide this report. While lacking a definition of VIA, it states in the Introduction: "This visual guideline document is therefore an attempt to develop a 'best practice' approach for visual specialists, EIA practitioners and authorities involved in the EIA process.

The term **'visual and aesthetic'** is intended to cover the broad range of visual, scenic, cultural, and spiritual aspects of the landscape; however, for the purpose of brevity, the term **'visual'** is used in the text' (p 1).

**Thus it includes aspects of "the area's sense of place, ... natural and cultural landscapes, ... the identification of all scenic resources, protected areas and sites of special interest, together with their relative importance in the region, ... the need to include both *quantitative* criteria, such as 'visibility', and *qualitative* criteria, such as landscape or townscape 'character'** (pp 1-2).

### 3.3.4 PGWC Guideline for Involving Heritage Specialists in EIA Processes (Edition 1, June 2005)

Continuing on from the NHRA (1999), this now legally adopted Provincial Guideline further records (p 3): "Types of heritage resources as defined in the relevant legislation may include the following:

- Places, buildings, structures and equipment of cultural significance
- Places to which oral traditions are attached or are associated with living heritage
- Historical settlements or townscapes
- Landscape and natural features of cultural significance
- Geological sites of scientific or cultural importance
- Archaeological and palaeontological sites
- Graves and burial grounds
- Sites related to the history of slavery (NHRA)."

These are the so-called "tangibles" of the heritage concept (p 5). Thus the "cultural landscape" is seen as having a range from Archaeology to Palaeontology to Historical Architecture to Social History to Public Memory and Natural Landscape (p 6). Two categories of heritage significance/sensitivity are used: **Category 1:** Formally protected heritage sites and **Category 2:**

[1] Oberholzer, B (2005) by CSIR Environmentek. *Guideline for Involving Visual and Aesthetic Specialists in EIA Processes: Edition 1.* CSIR Report No. ENV-S-C 2005 053 F. Republic of South Africa, Provincial Government of the Western Cape, Department of Environmental

Landscapes of recognised or potential significance or sensitivity (not yet formally protected) (p 18).

This extensive list of sites include Grade I-III, National and Provincial Heritage Sites and Protected Areas, as well as Provisionally Protected Sites, Urban Conservation Areas, Nature Reserves, proclaimed Scenic Routes, etc as well as World Heritage Sites e.g. Robben Island and Cradle of Humankind (Sterkfontein). A very large list of landscapes is also included starting with **Scenic/Historical Routes or Landscapes, Pristine Natural Areas e.g. Cedarberg and many other types of landscapes including Historic Farm *Werf*s e.g. *Boschendal, Morgenster, Alphen,* and historical farmlands e.g. Winelands, Swartland, Karoolands, and many more.**

This long list has been ordered into twelve types of Heritage Context in Table 1 (pp 21-27), namely:

1. Palaeontological Landscape
2. Archaeological Landscape
3. Historical Built Urban Landscape
4. Historical Farmland
5. Historical Rural Town
6. Pristine/Natural Landscape
7. Relic Landscape
8. Burial Ground and Grave Site
9. Associated Landscape
10. Historical Farm Werf
11. Historical Institutional Landscape
12. Scenic/Visual Amenity Landscape.

Many of these could be grouped under the broad term Regional Cultural Landscapes (p 31). Thus various types of landscape form a vital part or domain of Heritage Resources. As a visual resource, landscape is very much seen and perceived in every human sense.

## 3.4 Administrative Framework

### 3.4.1 Western Cape Provincial Urban Edge Guideline (DEA&DP December 2005)

This document notes the following on visual impact that has special reference to this and all similar types of development, bold added (p 30):

> **"Visual impact. The value of the environment is often under-estimated from a visual perspective. It is the visual quality of the environment that, to a large degree, generates the attraction for the tourism industry and draws people to certain areas as desired locations for living a lifestyle outside of the large cities and densely developed urban areas. The visual resources of rural areas, such as scenic landscapes and the cultural streetscapes and farmsteads, and environments such as the Garden Route, constitute major tourist attractions.** Visual qualities of the environment also forms the backdrop to most other tourist activities, such as 4 x 4 routes, hiking trails, camping and recreational activities and even sporting facilities that sustain local economic activity. The growth of golf resorts in the Garden Route serve as examples of the attraction of the environment and more particularly the visual environment for interest in sport-

ing facilities. Added thereto, the experience of reserves and resorts in the Cedarberg and Karoo are as much in the visual quality of the environment as it is in the attraction of the facilities.

**Each area has its own unique visual character and atmosphere,** which plays an important role in the quality of any tourist experience. The diversity of the landscapes makes it essential to consider all development **and more particularly the expansion of urban areas, an issue that requires special consideration.** The intention is to manage urban development in such a way that no development would detract from the visual quality of the environment **and that all development conforms to a characteristic style and urban form that suits the character of the area."**

This implies that edge development should not only be limited to certain areas through inclusion or exclusion, **but that edge development should also be subject to urban design guidelines, architectural consideration and general aesthetic treatment.** The visual quality of the environment is not limited to the natural environment. **The built environment has as much of an effect on the aesthetic appeal of an area as has the natural environment."**

### 3.4.2 Swartland SDF (2017-2022)

The following is derived from the *Swartland SDF (2017)*, particularly section 5.8 *Ward 12: Riebeek-Kasteel and Rural Areas* (page 261). The site lies in a large site zoned **Residential** in the southeast corner of town (see Figure 3-3) adjacent to the R311. It falls completely within the Urban Edge with its southern boundary along it. Relevant extracts from the report note the following:

| **SPACE, NATURAL (Objective 5*: Protect Ecological and agricultural integrity)*** | | |
|---|---|---|
| **Protect** | **Change** | **Develop** |
| Nature and Conservation<br>Riebeek Kasteel is surrounded by high potential agricultural land that is cultivated growing grapes, olives and deciduous fruit.<br>Kasteelberg is a prominent landscape feature of Riebeek Valley. | Develop a Conservation management plan for the area.<br>Formalise conservation status of nature areas earmarked for conservation.<br>Conserve Kasteelberg as part of the Open Space corridor.<br>Allow limited development opportunities related to tourism and recreational uses to improve the Kasteelberg's accessibility and management.<br>Support effective use of natural/open space areas by communities<br>Create an Open Space network in Riebeek Kasteel and the Valley.<br>Design interactive development interfaces along open space network (developments face open space networks). | Determine development (including agriculture) line along Kasteelberg slopes.<br>Identify conservation areas within urban areas<br>Identify a heritage route.<br>Enter into a stewardship programme with Cape Nature to manage conservation areas.<br>Develop hiking trails, mountain bike trails, events facilities and venues.<br>Plant trees to link to open spaces and to provide shade.<br>Plant trees to improve visual attractiveness of Esterhof (higher density neighbourhoods) |
| Public and Private Open Spaces<br>Central square in Riebeek Kasteel CBD.<br>Parking lot in front of the Dutch Reform Church. | Upgrade market square between Plein and Main Streets.<br>Develop guidelines regarding applicable architectural style, scale, height of built structures;<br>Create an open space network through town. | |

Source: Swartland SDF (2017), p 263.

**Figure 3-1: Swartland SDF: Riebeek-Kasteel Planning Objectives – Space, Natural.**

**Thus the Swartland SDF seeks to protect and conserve the local heritage, rural and scenic character that is important for sustaining heritage, tourism and scenic integrity. The SDF allows for Residential infill within the Urban Edge.**

**SPACE, BUILT (Objective 1: Grow economic prosperity and facilitate economic sector growth & (Objective 4: *Protect and grow place identity and cultural integrity*)**

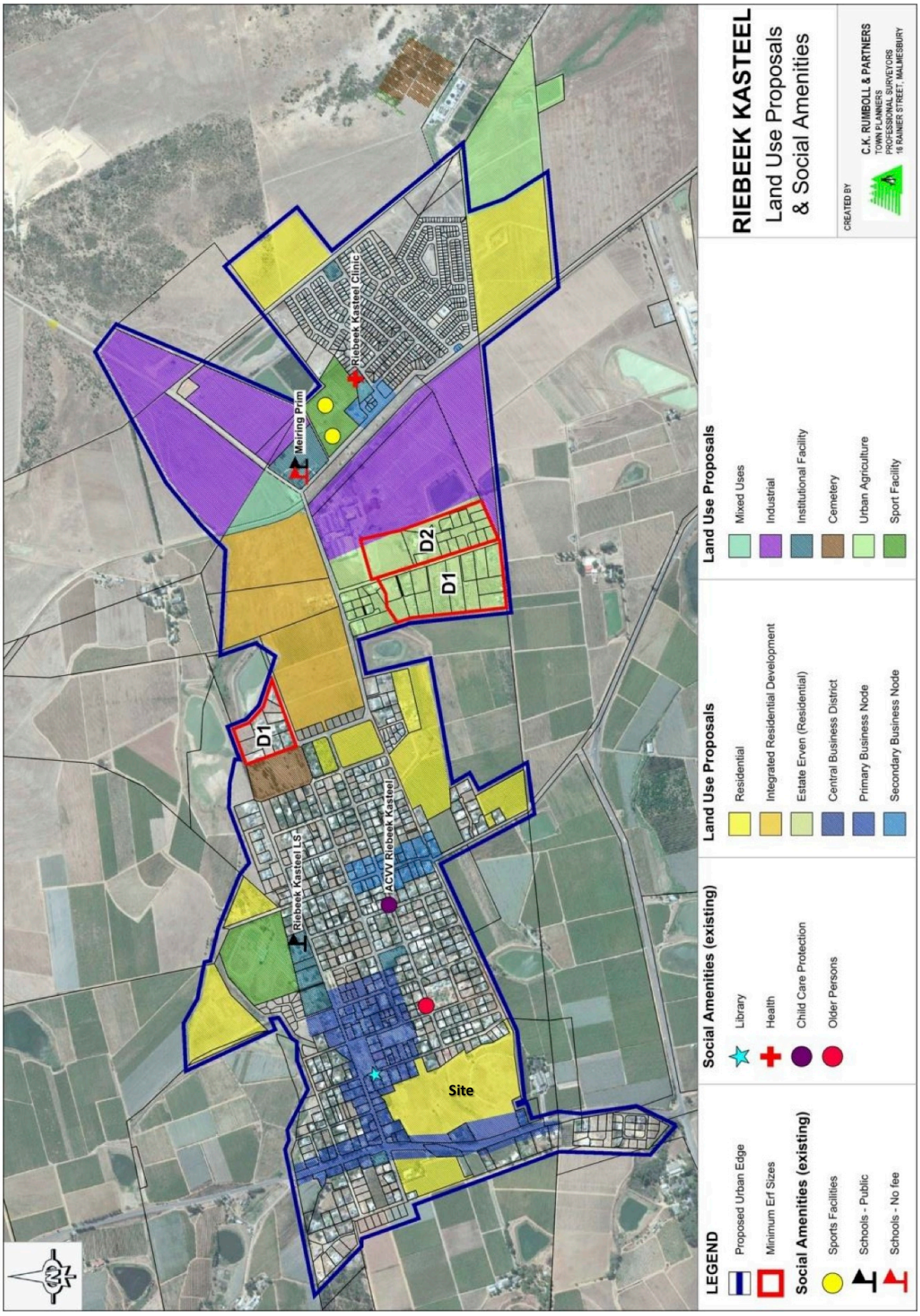
| Protect | Change | Develop |
|---|---|---|
| Heritage and Tourism<br>Historical farms include Kloovenburg, Allesverloren, Sonquasdrift and Vlysbank (today known as Du Vlei). The Hugenote farmers began the cultivation of vineyards. In 1855 De Oude Church was the first church built in Riebeek Kasteel.<br>Riebeek Valley was discovered in 1661 during a European expedition in search of gold.<br>The CBD has several heritage buildings and has huge tourism potential. | Ensure new developments are sympathetic to heritage buildings and the local character is protected.<br>Identify Heritage Streets and apply heritage overlay zone.<br>Compile guidelines for future development.<br><br>Develop a tourism strategy for Riebeek Valley to identify focus areas.<br>Support Agri-tourism based development<br>Provide skills development in agri- tourism.<br>Market Riebeek Kasteel as part of the Riebeek Valley tourism region and one of the main tourism towns in the Swartland. | Support and improve tourism infrastructure e.g. local tourism information office, tourism signs, and improve the standard of tourism facilities.<br>Support accommodation facilities for tourist in rural and urban areas.<br>Develop educational hiking trails in natural surrounds that include Kasteelberg. Market these features.<br>Beautify town, entry point etc. to support tourism industry.<br>Support the development of a Cycle route along the R311 between the towns in the Riebeek Valley.<br>Support effective control of the extensions to or demolition of heritage buildings |
| Residential<br>Riebeek Kasteel's follows a compact grid pattern around the market square and can be divided into four main urban areas:<br>A. low and medium density residential uses along the foothills of Kasteelberg and east of Church Street;<br>B. town centre, a combination of residential and commercial uses;<br>C. A lower density residential area between Esterhof and the urban centre (and home to the wine cellar)<br>D. a high density residential development, Esterhof, east of the urban centre. | Increase density for next 20 years is 8.5 units per hectare to 8.2 units per hectare in Riebeek Kasteel.<br>The low density rate preserves the unique identity and character of Riebeek Kasteel. Higher residential developments and mixed uses should be encouraged along activity streets in the town.<br>Include farmworker on housing waiting list.<br>Identify land for GAP housing, including farmer owners that would like to create agri villages.<br>Keep waiting list up to date. | Provide 171.6ha for future growth over next 20 years, of which 59.5ha is vacant land.<br>Provide for future subsidised housing demand in Malmesbury.<br>Develop vacant land between Esterhof and central Riebeek Kasteel<br>Provide adequate land for different housing topologies (residential types).<br>Provide for and support development of housing for retirees<br>Encourage urban expansion for GAP housing on eastern periphery of Esterhof. |
| | Develop areas in accordance with availability and capacity of infrastructure and services.<br>Enhance integration of CBD with Esterhof. | Plan for expansion of bulk infrastructure to support future residential growth. |
| | Support densification through Subdivision, Infill development and Renewal and restructuring. | Allow for minimum subdivision size of single residential erven of 500m² and rural living erven in identified zones of 1000m² and 2000m² respectively. |
| Commercial | Support development of CBD and secondary nodes and neighbourhood commercial facilities.<br>Support integrated development and mixed uses in neighbourhoods. | Support secondary node in Esterhof at intersection between Lelie Street and Angelier Street.<br>Support a smaller node along Kloof Street. |

Source: Swartland SDF (2017), p 261.

**Figure 3-2: Swartland SDF: Riebeek-Kasteel Planning Objectives – Space, Built.**

Section 5.8.1 Riebeek-Kasteel notes the following on the grid layout of the town and the surrounding vineyards (page 257):

The town is located along the slopes of Kasteelberg and is surrounded by some of the oldest vineyards in the history of South Africa. **The town's characteristic grid layout is encouraged by the surrounding vineyards along with intensive agricultural uses adjacent to the urban edge.**




Source: Swartland SDF (2017).

**Figure 3-3: Swartland SDF: Riebeek-Kasteel – Land Use Proposals & Social Amenities.**

## 3.5 Strategic Issues

### 3.5.1 Strategic Assessment

One of the difficulties of assessing visual impact at present is the lack of strategic Provincial or Municipal EIA, VIA or HIA studies which provide guidance on how the individual project fits into the overall context of development in any region. While an individual project seems to have an acceptable level of mitigatable impact, when viewed collectively, their sum total can well exceed the sum of the parts. That is, the impact of a single scheme such as this development may seem to be minimal when considered in isolation; however, when seen collectively with other developments also proposed in the area or region but as unknown to the assessor, or as not considered over the long term, the overall impact can become unsustainable. These are cumulative impacts.

There are no strategic visual studies done of the area that we are aware of. Therefore, it is not possible to consider strategic issues in detail at the project level as the information is generally not available and it is outside the scope of project assessments to do so.

## 3.6 Conclusion

The proposed development is in line with the spatial planning of the area that is earmarked for Residential usage, providing a variety of housing typologies including a retirement component.

# 4 Visual Environment Description

## 4.1 Summary

**The general setting of Riebeek-Kasteel is both dramatic and scenic lying at the foot of the imposing Kasteelberg and nestled into its undulating vineyard clad foothills that stretch out to the Tulbagh Mountains. The town is quite unique in retaining its simple but historic east–west gridiron footprint. Lying in the southeast corner of the town the site largely inaccessible to the main part of the town. Church Street/R311 runs to the west of Riebeek-Kasteel but along the western boundary of the property. The site itself is a wheat field remnant with some of the newer houses in the town bordering it to the north and east. It splits into the southern/upper Riebeek Hill portion and the lower/northern vlei and pasture area.**

## 4.2 Introduction

Combined with Section 2, this chapter presents the relevant visual data required to develop a Visual Impact Assessment. This is a strongly visual chapter well illustrated with site and regional photographs. Visual impact is all about what can we see and how this affects us. This chapter shows us what we can see.

### 4.2.1 Background

The description of the environment is undertaken with a view to presenting basic data for the VIA. A full presentation is made of the visual information collected and analysed as required for a Level 3 VIA.

### 4.2.2 Key Issues

1. The site lies on the southeast corner of the town in an area currently undeveloped except for neighbouring wine properties.
2. The western edge of the site runs along the R311 for much of its length and is well visible in two main portions.

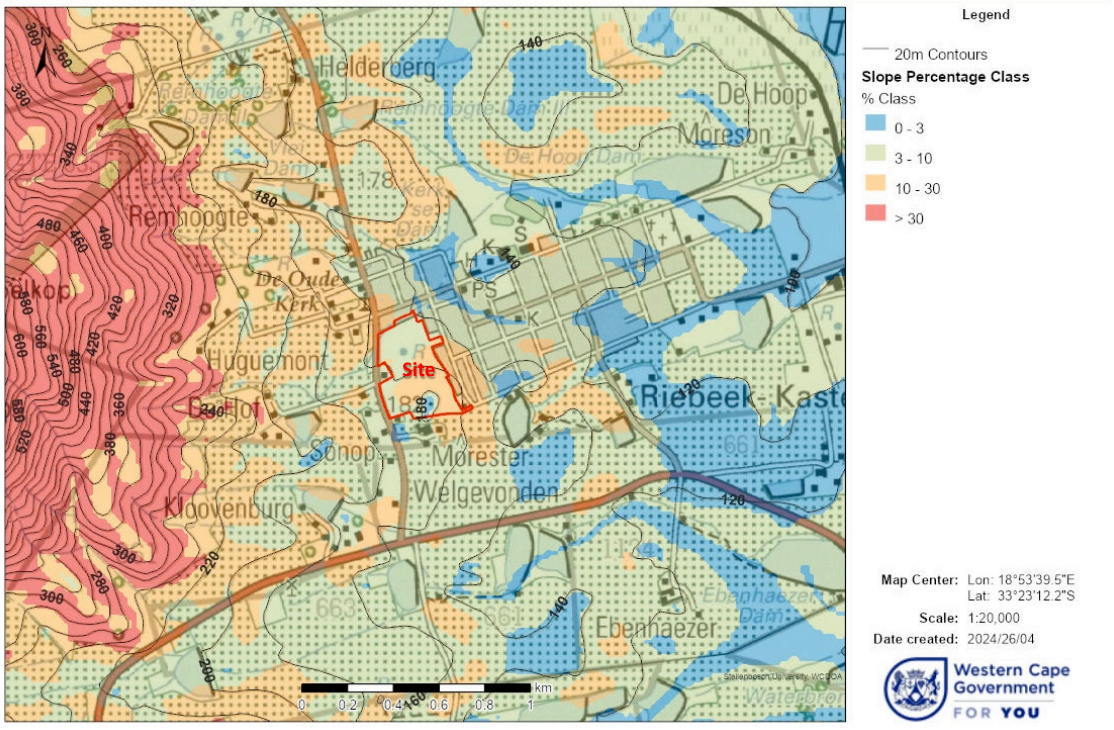
3. The site is currently undeveloped old farmland, either vineyards or wheat field, probably the former but this has been allowed to go to grass with some renosterveld.
4. The eastern and northern edges of the site connect onto the back/side of the town.
5. The area is highly scenic generally with great scenes of vineyards coming off the pass with the connection to the town being weak from the R311.

## 4.3 Natural Environment

### 4.3.1 Landform

The topography of the general area is mixed **gently sloping 3-10%** to **hilly slopes of 10-30%** around rising to the Kasteelberg, which is **steeply sloping >30%.** Areas that are **relatively flat at <3%** occur around wetlands and also a tiny area at the top of the hill of the site itself (see Figure 4-1). The site itself is a hill, hence, the project name Springbok Hill comprising **hilly slopes of 10-30%** at the top/south and west and **gently sloping 3-10%** to the north.

**This has affected the extent of the town's grid with modifications on the hilly slopes to the southeast where contracted street blocks have been employed while the town's main old blocks are on slopes possibly around 3–7%.**



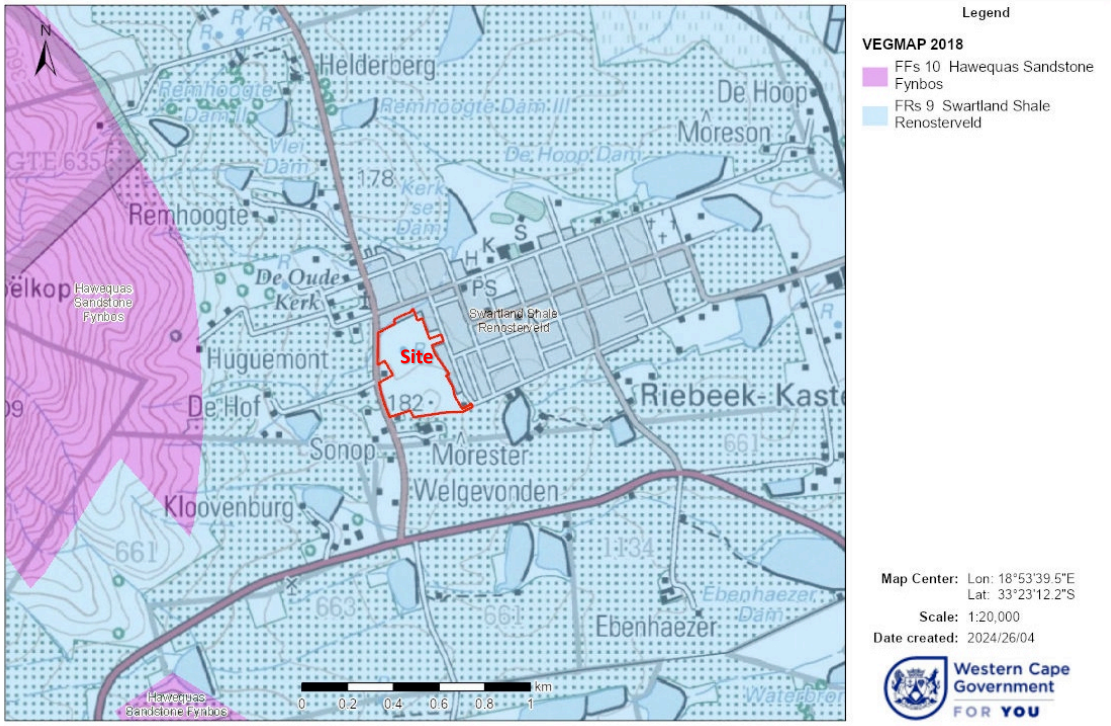

Source: Cape Farm Mapper | New World Associates.

**Figure 4-1: Slope Classes Map of the Area.**

### 4.3.2 Vegetation

The vegetation of the area was originally **Swartland Shale Renosterveld** but this has been largely replaced by agriculture, notably vineyards and wheat fields (see Figure 4-2). There

was no obvious infestation of aliens with the site showing remains of pasturage, if not still used for wheat farming. There is some remnant renosterbos in the contour bands of the hill while there are scattered traditional heritage trees like European Oak and Poplars on the edges.




Source: VegMap 2018 on Cape Farm Mapper (CFM/SANBI, 2006–) | New World Associates.

**Figure 4-2: Vegetation Map of the Area.**

The conservation status of the natural vegetation is provided below in order to inform the site's landscape value with respect to the significance of the vegetation. Sometimes a site is covered with exotic aliens and these too have a significant impact on the visual and aesthetic value of a site. It also informs the landscaping and planting mitigation recommendations.

### Conservation and Management[2]

Most of the Site's area's vegetation type would have been **Swartland Shale Renosterveld**, which is now ranked as **Critically Endangered.**[3]

## 4.4 Cultural Environment

### 4.4.1 History

Riebeek Kasteel lies in the Riebeek Valley, explored as early as 1661 in the Dutch VOC period in a search for gold. The railway line to Porterville was extended from Wellington in 1929

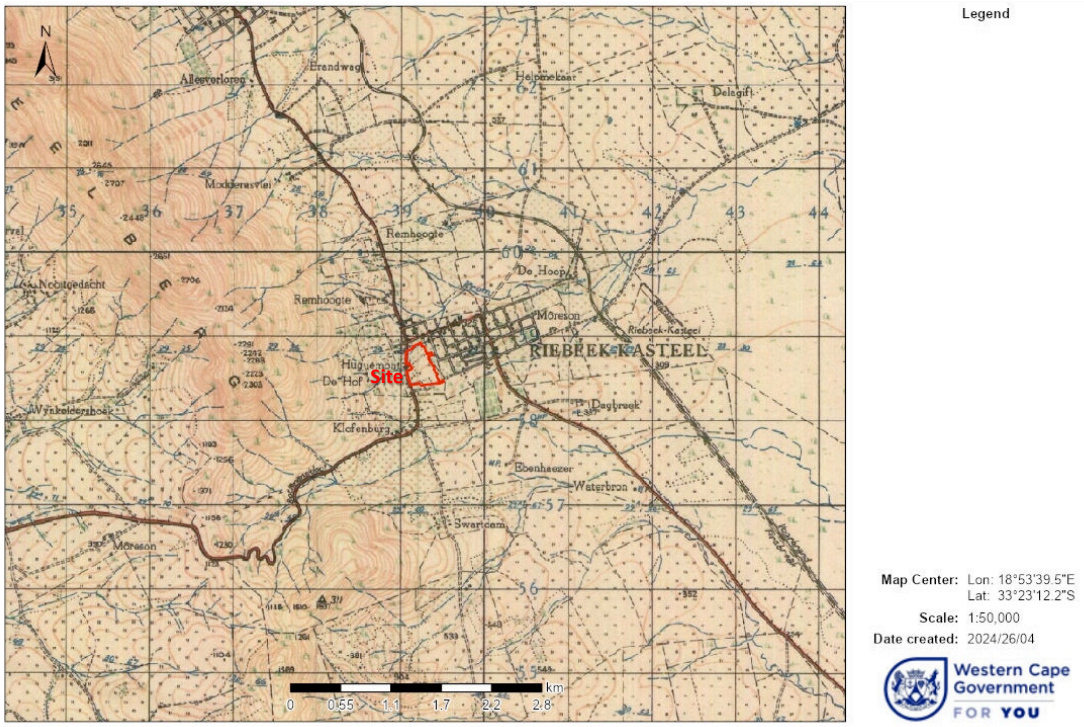
[2] South African National Biodiversity Institute (2006–). *The Vegetation Map of South Africa, Lesotho and Swaziland*, Mucina, L., Rutherford, M.C. and Powrie, L.W. (Editors), online http://bgis.sanbi.org/SpatialDataset/Detail/18, Version 2012.

[3] **Conservation:** This is a ***critically endangered*** vegetation unit. Target 26%, but since 90% of the area has been totally transformed (mainly for cropland), the target remains unattainable. The remnants are found in isolated pockets, usually on steeper ground. So far only a few patches have been included in conservation schemes (e.g. Elandsberg, Paardenberg). Aliens include *Acacia saligna* (very scattered over 65%), *A. mearnsii* (very scattered over 62%) as well as several species of *Prosopis* and *Eucalyptus*. Alien annual grasses of the genera *Avena*, *Briza*, *Bromus*, *Lolium*, *Phalaris* and *Vulpia* are a primary problem in remnant patches. Other serious aliens include herbs such as *Erodium cicutarium*, *E. moschatum*, *Echium plantagineum* and *Petrorhagia prolifera*. Erosion very low and low.

with stations at Riebeek Kasteel and Riebeek West making the valley more accessible for agricultural exports to Cape Town (Swartland SDF, p 114).

The twin towns of Riebeek-Kasteel and Riebeek West were both founded in the nineteenth century as new Dutch Reformed parishes and are home to the well known political rivals General Jan C Smuts and DF Malan, today associated with British and Afrikaner Apartheid in the twentieth century.[4] Smuts' birthplace is at *Bovenplaas*, part of *Ongegund* farm, while Malan was born at *Allesverloren*.

**The site has remained undeveloped and either agricultural or viticultural, being on land possibly considered unsuitable to conform with the town's linear East–West grid or not available for town expansion at the time.**




Source: Cape Farm Mapper | New World Associates.

**Figure 4-3: First Edition 50K Series of the area.**

### 4.4.2 Heritage

In recent years, the valley has become a centre of high quality olive production centred at *Kloovenberg* below and north of the descending Bothmaskloof Pass where a monument to the European explorer Pieter Cruythoff can be found. The largest Oak Tree in South Africa is reputed to stand at *Spes Bona* (Good Hope) farm on the southern slopes of the Kasteelberg (ibid).

In terms of the visual and aesthetic landscape, the scenic value and condition of the extensive vineyards stretching out for miles over the landscape to the distant mountains, contrasted with the dramatic heights of the Kasteelberg and the location of the historic town at its foot

[4] Erasmus, page 43.

amidst these fields, creates a very particular setting that has remained largely unchanged for many years.

Parent farms in the district surrounding the Riebeek-Kasteel Township are named as *Allesverloren* 641/642 to the north, *La Fontaine* 645 to the east, *Botmaskloof* 661, *Jonkershoek* 1282 and *Swartdam* 667 to the south (Figure 4-4). At the local level they include the smaller farms *Cloovenburg* 663 and *Welgevonden* 1281, also to the south (Figure 4-8).




Source: Cape Farm Mapper | New World Associates.

**Figure 4-4: Parent Farms, Erwen and Urban Edge – District.**

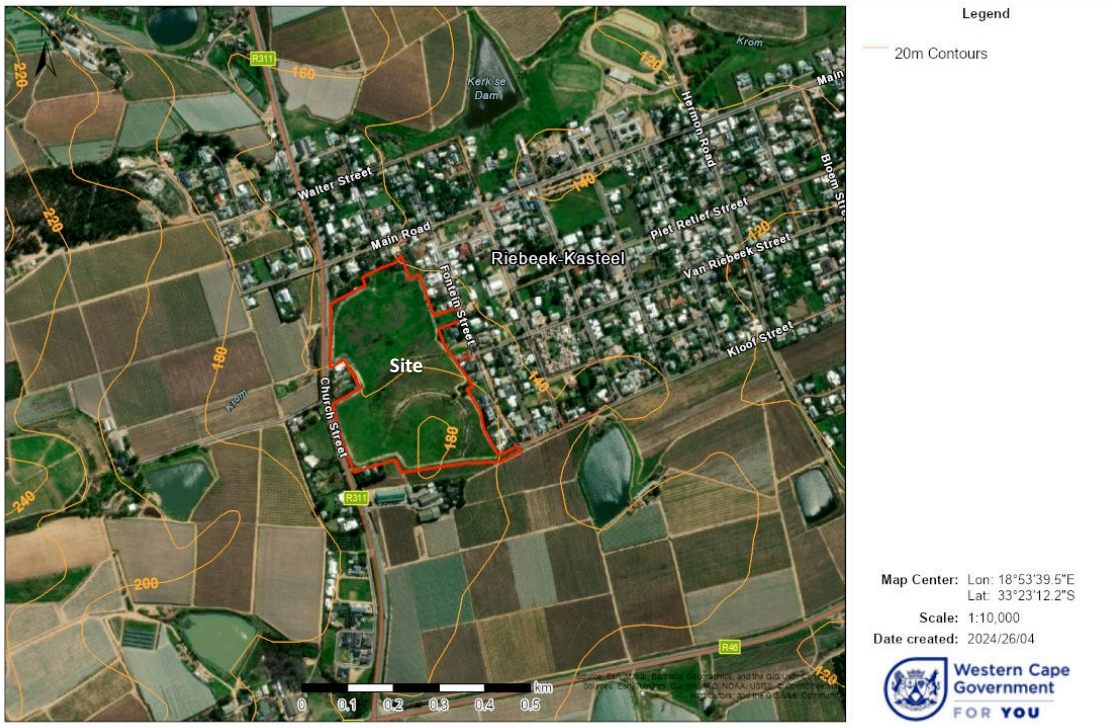
**Changes to the town's discreet linear grid footprint will have a big change on this stable image that today is quite rare amongst the province's old towns and villages, which are often lost in arbitrary residential extensions that give little thought to historical image and continuity.**

### 4.4.3 Land/scape Use

While the site is zoned as **Residential**, which aligns well with the nearby town, the current land use is **Commercial Annual Crops Rainfed/Dryland** (Figure 4-6).

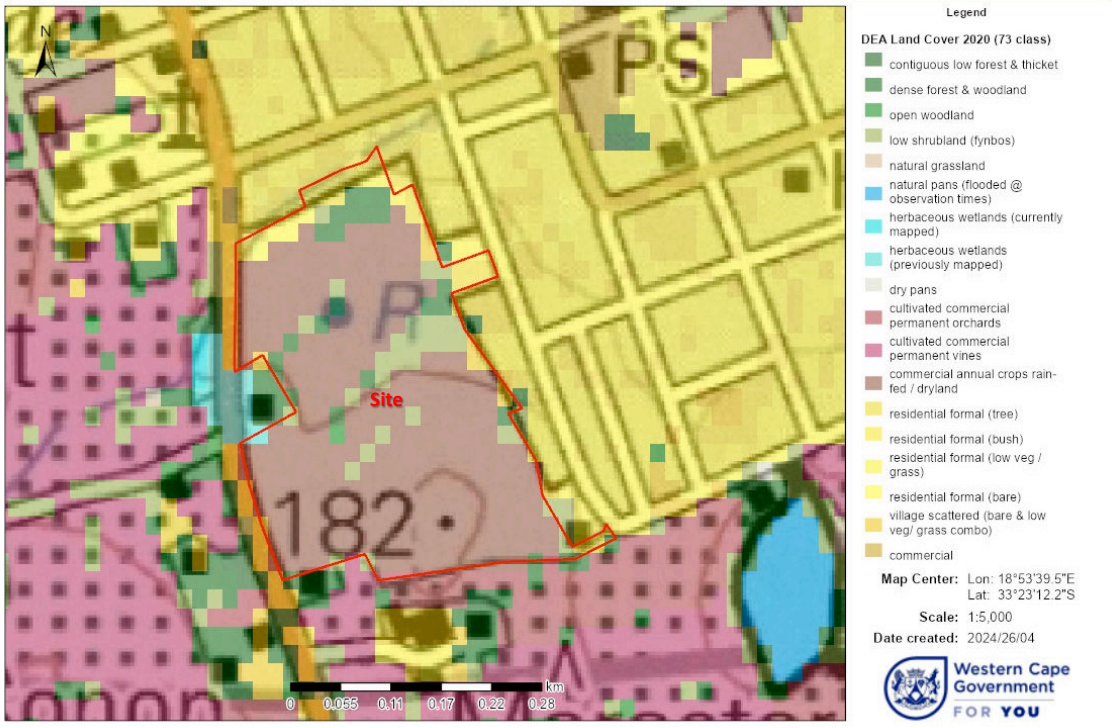
Trying to understand the availability of this erf that was not incorporated into the town grid originally probably lies in its historic use as agricultural land as with most of the field patterns in the area, if not its hilly topography and wetland area.

**This hill effectively prevented a regular grid to be extended over it. However, this large erf is a sizeable addition to the historic town footprint that currently connects into Church Street (R311) as a narrow grid extension to the north**




Source: Cape Farm Mapper | New World Associates.

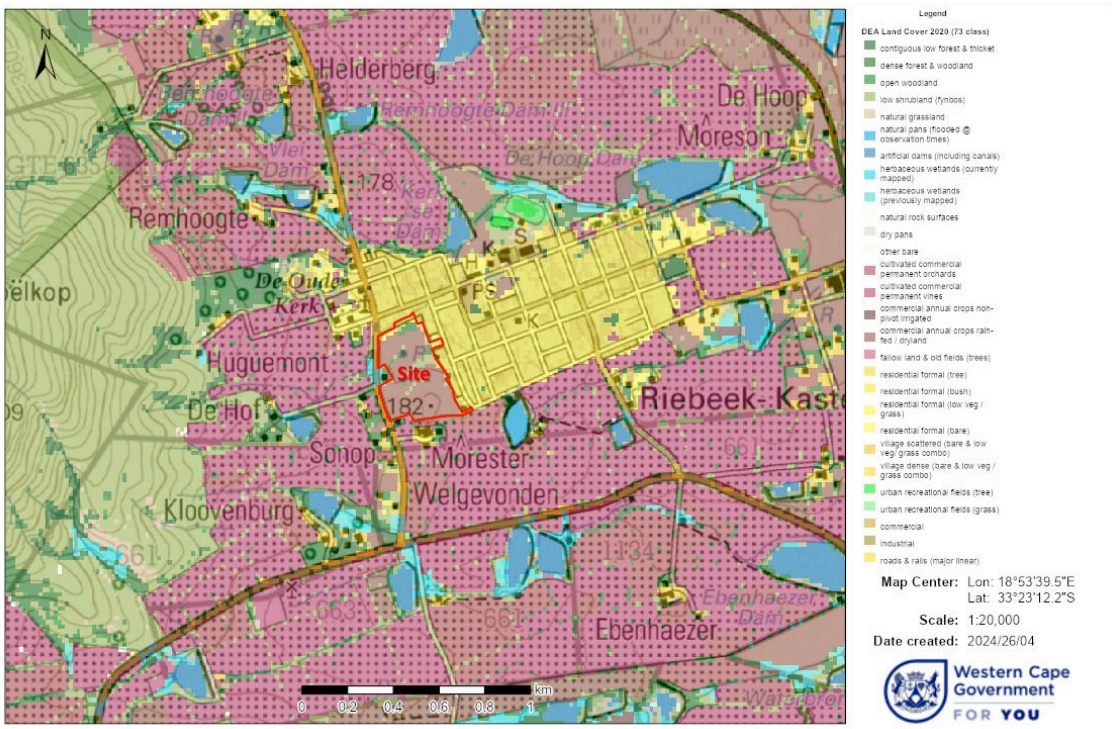
**Figure 4-5: Satellite Image of the site and surrounds with 20m contours.**




Source: Cape Farm Mapper | New World Associates.

**Figure 4-6: Land Cover (Level 3) – Site.**

The site is split, however, between a flatter northern portion that is similar to slopes in the town, and a hilly southern portion that still retains agricultural land use patterns that go with the contour. This effectively splits the site in two with the lower/northern portion being better suited to grid expansion than the upper/southern hill portion that also serves to screen the town from the road. Land above the 150m-contour probably loosely defines this transition (Figure 4-5).




Source: Cape Farm Mapper | New World Associates.

**Figure 4-7: Land Cover (Level 3) – Local.**

The wider picture of land use in the *Level 3 Land Cover Classification* (73 Classes) shows that the general setting outside the town is the extensive vineyards and the steep naturally vegetated Kasteelberg:

- **Commercial Permanent Vines** to the west, south and east of the site (vineyards).
- **Commercial Annual Crops (Dryland)** on much of the site (wheat) and scattered.
- **Residential** in the town to the north and east.
- **Low Shrubland (Fynbos)** to the east on Kasteelberg.
- **Artificial Dams** and **Herbaceous Wetlands** are scattered widely.

### 4.4.4 Urban Edge and Form

The site occurs within the Urban Edge in the southeast corner of the town (Figure 4-8). The town of Riebeek-Kasteel still has a strong gridiron layout with the site being the largest area

not developed falling within the grid. The strong impact of rectangular vineyards is evident in the satellite image.

**The image of this significant historic town can be seen in the heritage of erf sizes and strict orthogonal orientations aligned with the town grid that angle out to the south along Kloof Street in alignment with the field patterns visible today.**




Source: Cape Farm Mapper | New World Associates.

**Figure 4-8: Parent Farms, Erwen and Urban Edge – Local.**

### 4.4.5 Aesthetics

The general area around the Riebeek Valley is home to several historic farms as noted above amongst others and is a highly scenic landscape with the high Kasteelberg standing out on the plain. Extensive wheat fields, vineyards and orchards cover the landscape of rolling hills and a wide plain that extends out to the mountains near Tulbagh (see Figure 4-5). The site lies on the southeastern edge of town in a transitional viticultural area that borders the tourist route R311 with its wine route stops. It is currently a rural site and provides a natural open space for the town.

**As noted above, the simple grid form of the town and its relatively stable image has remained unchanged for generations. Additions to this almost unique town form conservation will have a big impact on the townscape and adjacent viticultural landscape.**

## 4.5 Visual Environment

### 4.5.1 Visual

The site has been the subject of a photographic survey that looks at the site itself, the local area and views from local roads (Figure 4-9). The bulk of the visual description is to be found in the photographs that are self explanatory and accompanied by descriptions.

**According to the PGWC Guidelines "the term 'visual and aesthetic' is intended to cover the broad range of visual, scenic, cultural and spiritual aspects of the landscape; however, for the purpose of brevity, the term 'visual' is used in the text" (p 1).** Thus it is within the technical gambit of VIA to comment on all the varied aspects that make up the visual environment which is the aim of this study.




Source: Google Photos | New World Associates.

**Figure 4-9: Wider area of photograph locations on satellite image (April 2024).**

The photographic survey is presented as if one were to visit the site for the first time, covering views from the approach road, scenic routes, local roads, views of and from the site then views from the neighbourhood.




Source: Google Photos | New World Associates.

**Figure 4-10: Closer area of photograph locations (April 2024).**



Source: Google Photos | New World Associates.

**Figure 4-11: General area photograph locations with some photographs (April 2024).**

The following photographs were taken on 28 April 2024 in early autumn. The site is first approached along the R311 to the east just outside Riebeek Kasteel. This is the main public view of the property as it is backed onto by houses to the north and east and private vineyards to the south.

**The main views of the site are from the R311 and these are divided into two stretches, one of the upper/southern hill portion and the other of the lower/northern flatter portion separated by The Barn restaurant site, which also look out onto it.**

### 4.5.2 Views from the Road

The site is best seen from the R311 when travelling past Riebeek-Kasteel or from *The Barn* restaurant on the R311 midway on the site.




Source: All photographs in this report by Bruce Eitzen © 2024

**Photograph 4-1: Panorama of the site from *The Barn*.**

The following views were from the R311. The site can be seen to the east of the road and viewed over two sections, upper/south and lower/north with *The Barn* restaurant in between.

#### Views from the R311: Westbound

The following photographs show views from the drive westbound towards Riebeek-Kasteel then Riebeek West as one turns onto the R311.




**Photograph 4-2: R311 Westbound approaching the site after *Het Vlock* (right).**




**Photograph 4-3: R311 Westbound at the site's southwest corner ridge (right).**




**Photograph 4-4: R311 Westbound passing the site before *The Barn* (right).**




**Photograph 4-5: R311 180˚ panorama of the upper/southern site on Riebeeck Hill.**




**Photograph 4-6: R311 150˚ panorama of the upper/southern site on Riebeeck Hill.**



**Photograph 4-7: R311 Westbound approaching *The Barn* (right).**




**Photograph 4-8: R311 Westbound passing *The Barn* (right), lower site beyond.**

The following photographs show the lower/northern portion of the site with the town of Riebeek-Kasteel in the background and Tulbagh Mountains on the horizon.



**Photograph 4-9: View of the lower site (central) from the R311.**




**Photograph 4-10: View of the lower site (south) and upper site behind from the R311.**



**Photograph 4-11: View of the lower site (north) from the R311.**




**Photograph 4-12: Panorama of the lower site from the R311.**



**Photograph 4-13: R311 Westbound past the site and entering western Riebeek-Kasteel.**



**Photograph 4-14: R311 Westbound passing through western Riebeek-Kasteel.**



**Photograph 4-15: R311 Westbound exiting western Riebeek-Kasteel.**

### Views from the R311: Eastbound

The following photographs show views from the drive eastbound towards Riebeek-Kasteel from Riebeek West on the R311. There is a ridge to the west of the town that blocks views of the site and town from the west.



**Photograph 4-16: R311 Eastbound approaching western Riebeek-Kasteel.**




**Photograph 4-17: R311 Eastbound approaching Riebeek-Kasteel, first site glimpse.**




**Photograph 4-18: R311 Eastbound approaching Riebeek-Kasteel and site hill visible.**




**Photograph 4-19: R311 Eastbound approaching Riebeek-Kasteel viewing site hill.**




**Photograph 4-20: R311 Eastbound panorama approaching Riebeek-Kasteel.**




**Photograph 4-21: R311 Eastbound view of Riebeek-Kasteel town to site hill.**




**Photograph 4-22: R311 Eastbound approaching Riebeek-Kasteel and site.**

**The site can be clearly seen rising above Riebeek-Kasteel west and the R311 as approaches the town but once you enter the dip just north of the site and Main Road into the town, the streets are heavily tree-line from Walter Street onward to the site edge.**




**Photograph 4-23: R311 Eastbound entering well-treed Riebeek-Kasteel and site.**



**Photograph 4-24: R311 Eastbound through Riebeek-Kasteel's many street trees.**



**Photograph 4-25: R311 Eastbound through Riebeek-Kasteel's many street trees.**



**Photograph 4-26: R311 Eastbound through Riebeek-Kasteel's many street trees.**



**Photograph 4-27: R311 Eastbound through Riebeek-Kasteel's many street trees near the site.**

**Having passed through the edge of town on the R311, the site's corner neighbours and *The Barn* come into view again round the bend.**



**Photograph 4-28: R311 Eastbound passing the site one sees vineyards and mountain (right).**

There are heavy riverine reeds to the north of the site effectively blocking views into it with the fields nearby *The Barn* just beyond before the R311 curves once more round *The Barn*.




**Photograph 4-29: R311 Eastbound passing the lower/northern site (left).**



**Photograph 4-30: R311 Eastbound passing the upper/southern site (left).**



**Photograph 4-31: R311 Eastbound passing the upper/southern site (left).**



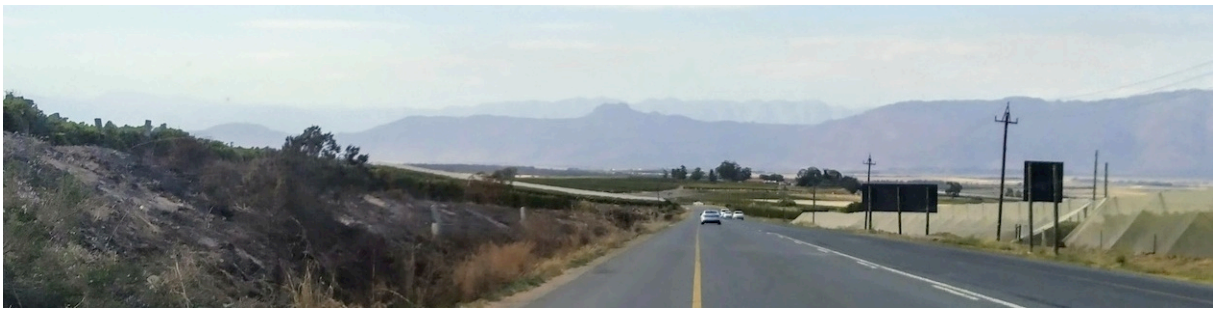

**Photograph 4-32: R311 Eastbound approaching *Het Vlock Casteel* and the R46 intersection.**



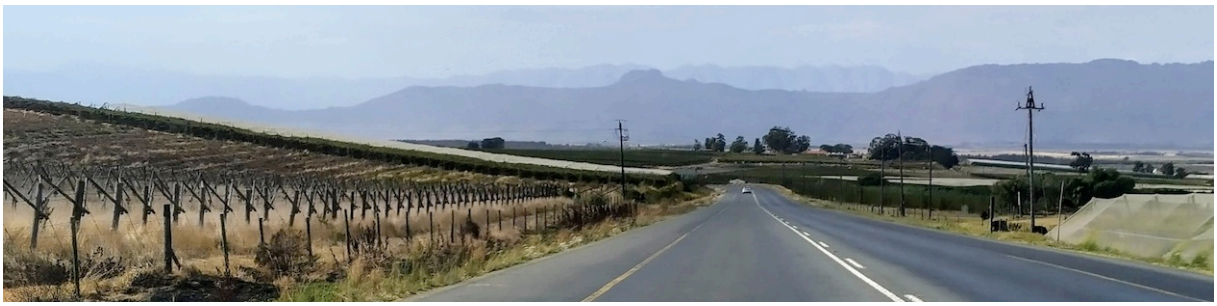

**Photograph 4-33: R311 Eastbound past *Het Vlock Casteel* and the R46 intersection.**

## Views from the R46

**The R46 bypasses the town and site to the south but the site cannot be seen from it due to an intervening ridge.**



**Photograph 4-34: R46 eastbound with site not visible to left.**



**Photograph 4-35: R46 eastbound with site not visible to left.**



**Photograph 4-36: R46 eastbound looking left/north through old vineyard.**



**Photograph 4-37: R46 eastbound with site not visible to left.**

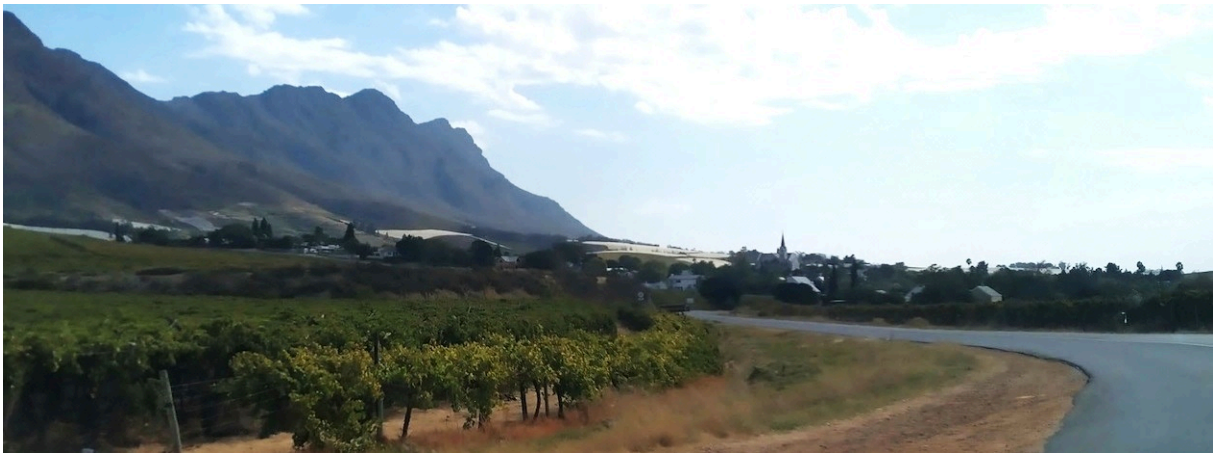



**Photograph 4-38: R46 eastbound with site not visible to left.**

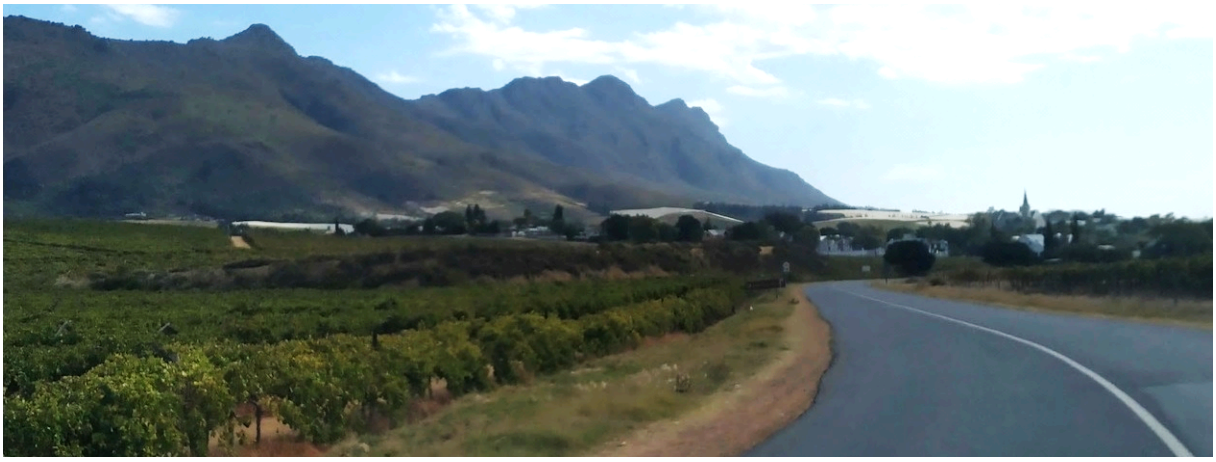



**Photograph 4-39: R46 eastbound with site not visible to left.**

## Views from Hermon Street



**Photograph 4-40: Hermon Street northbound view approaching Riebeek-Kasteel.**



**Photograph 4-41: Hermon Street northbound view approaching Riebeek-Kasteel.**




**Photograph 4-42: Hermon Street northbound view approaching Riebeek-Kasteel.**




**Photograph 4-43: Hermon Street northbound view approaching Riebeek-Kasteel.**

As one enters the town private garden vegetation and trees rapidly build up from the surrounding open vineyards and rolling countryside. The high mountains of the Kasteelberg tower over the southern horizon. The tall trees and bushy gardens tend to obscure views anywhere beyond them.

**Hermon Street is the eastern entrance to the town off the R46 to Hermon, Gouda and Tulbagh. The site cannot be seen easily from this road, if at all, especially as you near the town due to garden/town gardens and trees.**



**Photograph 4-44: Hermon Street northbound view approaching Riebeek-Kasteel.**



**Photograph 4-45: Hermon Street northbound view entering Riebeek-Kasteel.**




**Photograph 4-46: Hermon Street northbound view entering Riebeek-Kasteel.**

Turning around, the heavily planted gardens soon give way to the rolling countryside of sun-baked vineyards that fringe the town, however, views to the site are not possible.



**Photograph 4-47: Hermon Street southbound view exiting Riebeek-Kasteel.**

### Views from Kloof Street




**Photograph 4-48: Kloof Street westbound view entering Riebeek-Kasteel.**

Kloof Street runs along the south side of Riebeek-Kasteel forming its southern boundary. The road leads up to the southeast corner of the site but it is not possible to look into the site from here.




**Photograph 4-49: Kloof Street westbound view entering Riebeek-Kasteel.**

**Kloof Street seems to be a natural and open connection into the site although the road is steep and only a gravel road at this time. It is possible to look into the southeast corner of the site from some stretches of this road.**



**Photograph 4-50: Kloof Street northbound view entering Riebeek-Kasteel.**

### Views from Fontein Street

Fontein Street runs just to the east of the site and serves the properties on the site's eastern boundary.

The name Fontein Street describes the original condition of this well-watered street as seen in the site's dense, tall trees and vegetation, the clay soils retaining moisture well and being highly suited to both agriculture and horticulture.




**Photograph 4-51: Fontein Street northbound view and the start of dense vegetation.**



**Photograph 4-52: Fontein Street northbound view travelling east to west.**



**Photograph 4-53: Fontein Street northbound view travelling east to west.**



**Photograph 4-54: Fontein Street northbound view travelling south to north.**

**The delineation between the older tar roads and street blocks versus the newer erwen and dirt roads show how the town has grown eastward towards Kloof Street, another dirt road in part as it ascends the hill, the top of which is Riebeek Hill.**



**Photograph 4-55: Fontein Street northbound view travelling south to north.**



**Photograph 4-56: Fontein Street northbound view travelling south to north.**



**Photograph 4-57: Fontein Street northbound view travelling south to north.**

**There is sometimes a stark variety of contemporary architecture, which shows the character of newer housing on the edge of town as Riebeek-Kasteel has grown in popularity.**

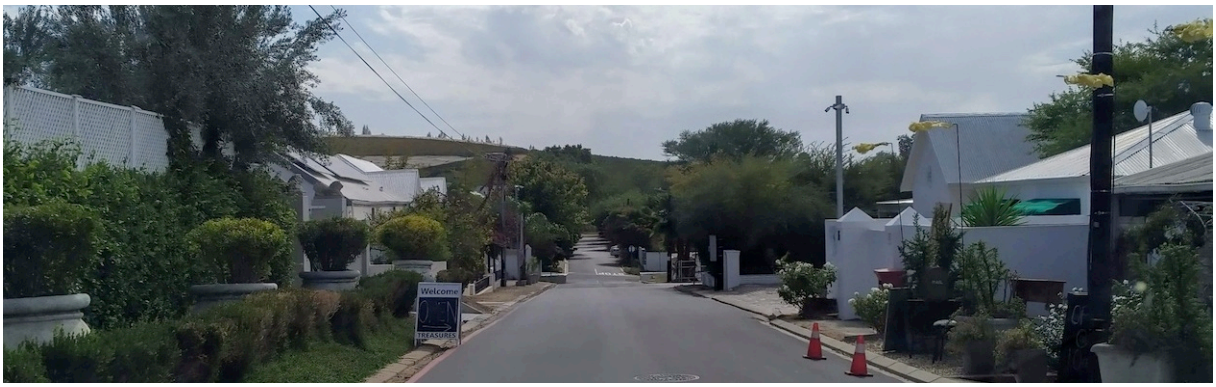


**Photograph 4-58: Fontein Street northbound view where the site connects into Fontein Street.**



**Photograph 4-59: Fontein Street northbound view where the site connects into Fontein Street.**

**There is only one obvious connection into the lower/northern site off Fontein Street. Otherwise, views into the site from the street are not possible, only from residents' back-yards.**




**Photograph 4-60: Fontein Street northbound view towards the north with contemporary hous-ing evident.**

## Views from Peter Cruythoff Avenue




**Photograph 4-61: Peter Cruythoff Avenue westbound view.**

**The site is only distantly and very partially visible from Peter Cruythoff Avenue, the eastern entrance to the town.**




**Photograph 4-62: Peter Cruythoff Avenue westbound view.**

## Views from Van Riebeek Street




**Photograph 4-63: Van Riebeek Street westbound view.**




**Photograph 4-64: Van Riebeek Street westbound view.**



**Photograph 4-65: Van Riebeek Street westbound view.**



**Photograph 4-66: Van Riebeek Street westbound view.**



Photograph 4-67: Van Riebeek Street westbound view.

**Van Riebeek Street and Piet Retief Street align east–west towards the site but as neither connect into the site the end of the street view is blocked by houses and trees.**

### Views from Piet Retief Street



Photograph 4-68: Piet Retief Street westbound view.

### Views from/off Main Road

Main Road is the main road entering Riebeek-Kasteel from the R311/Church Street.

**Travelling east one moves away from the site/R311 leaving the site behind you but not visible anyway over most of the street due to garden and street trees and houses. Views south up the side streets sometimes glimpse Kloof Street and the town edge but not the site.**



**Photograph 4-69: Royal Road view eastwards.**




**Photograph 4-70: School Street view eastwards.**




**Photograph 4-71: School Street view eastwards with view over open space to site.**




**Photograph 4-72: School Street view eastwards at car park on Piet Retief.**




**Photograph 4-73: School Street view westwards up Piet Retief.**

**The town provides very few opportunities to see the site, which is hidden at the top of closed streets to the west. Occasionally one might glimpse Riebeek Hill but nothing at ground level.**




**Photograph 4-74: School Street view westwards up Van Riebeek Street.**



**Photograph 4-75: School Street view westwards onto vineyards to the south.**

**The southern vineyards come into view at the end of the north–south streets but the street orientations prevent views towards the site as do houses and gardens.**



**Photograph 4-76: View of the neighbouring vineyards to the south that edge the town.**

### 4.5.3 Views of and from the Site

The following views were taken on/near site on 29 August 2025.

Photograph locations are shown in Figure 4-12 and Figure 4-13 below. They were taken from the top of the hill; some towards the back/southwest side, others from the centre and front/north-northeast side of the hilltop.




Source: Google Photos | New World Associates.

**Figure 4-12: Site photograph locations with some photographs (August 2025).**

The old field patterns can be clearly seen on the satellite image, particularly in the enlargement on Figure 4-13 below. They appear to be old vineyards, which would tie in well with the adjacent vineyards to the south and west. These field patterns only cover the top and sides of the hill and do not extend past the bushy remains of the old renosterveld vegetation that sweeps around the base of the hill like a sickle. The hillside and hilltop would be dry and suitable for vines, unlike the wet pastures of the wetland.




Source: Google Photos | New World Associates.

**Figure 4-13: Closer view of upper site photograph locations (August 2025).**

The wet pastures of the lower site can be clearly seen in the following photograph taken from The Barn, which overlooks the central/lower site with the hillside off photograph to the right/south. At the lower level all that can be seen is the high upper portions of the church building roofs and steeple. At the ground level the immediate southern line of houses, walls and trees of the southern edge of town obscure views. Few, if any, windows can see through to *The Barn* and lower/central site with only a few roofscapes visible.



**Photograph 4-77: View from *The Barn* over the lower site towards the town.**

### Site Views to the South

The following views were taken from the southwest corner of the hilltop area and look down over the deep vale that lies to the south side of the hill. You only perceive the great depth of this side valley from this part of the site. It is not obvious from the road that sees it side on after passing *The Barn*. This area in itself is a large portion of the site with views to the south and west over the neighbouring vineyards on the eastern foothills of the Kasteelberg.



**Photograph 4-78: Hilltop view from southwest corner towards *The Barn* and surrounds.**



**Photograph 4-79: Hilltop view towards *The Barn* and prominent shade cloth areas behind.**



**Photograph 4-80: Hilltop panorama to the south and west over the Kasteelberg and southern hilltop.**



**Photograph 4-81: Hilltop panorama to the west over the Kasteelberg and southern hilltop.**

The western side of the hill is open to the west and adjacent Kasteelberg, and the northwest across Church Road and the northwestern leg of the town.



**Photograph 4-82: Hilltop view from northern edge of the hill over the town.**

The perspective of the town as above shows the town view visible from the south/rear of the hilltop. Only a portion of the town can be seen as you come round the side of the hill to the north. Views are largely of roofscapes and trees to the distant countryside beyond. The streetscapes are generally out of sight but the open space in front of the church building can be seen.

### Site Views from the Northern Hilltop Edge



**Photograph 4-83: Hilltop view to the west with Church Road/R311 and adjacent vineyards.**



**Photograph 4-84: Hilltop view towards *The Barn*, Church Road and the vineyards behind.**



**Photograph 4-85: Hilltop view to the north over Church Road and the northwestern leg of the town.**

The above views were taken to the north of the previous views and cover various views from the top of the hill towards its northern edge. They were taken in a clockwise series.

### Site Views from the Hilltop Centre

The following photographs and panoramas were taken more towards the centre of the hilltop. The hilltop is covered with grass while the steep edges are covered with renosterbos. The pattern of old vineyards visible in the satellite image is not visible at the ground level. The top of the site has superb views of the nearby Kasteelberg and the vineyards on its eastern flank.



**Photograph 4-86: Hilltop view to the north and the brow of the hill.**



**Photograph 4-87: Hilltop panorama to the south of the northern side of the hill.**



**Photograph 4-88: Hilltop panorama to the west and the Kasteelberg.**

The adjacent property of *Het Vlock Casteel* is very prominent along the southern edge of the hill. There is a prominent pudding bowl hill that lies to the southeast of the Kasteelberg.



**Photograph 4-89: Hilltop view to the southwest, *Het Vlock Casteel* and hills beyond.**



**Photograph 4-90: Hilltop view to the industrial buildings and orchards of *Het Vlock Casteel*.**



**Photograph 4-91: Hilltop view to the south's open vineyards and beyond.**



**Photograph 4-92: Hilltop panorama to the Kasteelberg and the southwest.**



**Photograph 4-93: Hilltop panorama to the south over the centre of the hill.**



**Photograph 4-94: Hilltop panorama to the south over the top centre of the hill.**



**Photograph 4-95: Hilltop panorama to the Kasteelberg and the southwest.**



**Photograph 4-96: Hilltop panorama to the south over the top centre of the hill.**



**Photograph 4-97: Hilltop view to the neighbouring pair of houses to the southwest.**

### Site Views from the Hilltop's Southern Boundary

Various sequences along the hilltop's southern boundary with *Het Vlock Casteel*, where the adjacent pear orchards are very prominent and effective in ground level screening of low slung sheds while providing a horticultural edge and character to the grassy hilltop.



**Photograph 4-98: Hilltop view east down the southern boundary and adjacent orchards.**



**Photograph 4-99: Hilltop panorama east down the southern boundary and adjacent orchards.**



**Photograph 4-100: Hilltop panorama east down the southern boundary and adjacent orchards.**



**Photograph 4-101: Hilltop view west down the southern boundary and adjacent orchards.**



**Photograph 4-102: Hilltop panorama west down the southern boundary to the Kasteelberg.**



**Photograph 4-103: Hilltop panorama west down the southern boundary and adjacent orchards.**



**Photograph 4-104: Hilltop panorama west down the southern boundary and adjacent orchards.**

The horticultural orchard edge of the hill and the adjacent relatively flat ground provides a soft edge to the site with no walls, no steep slopes and soft planted screens that will be filled with seasonal beauty from spring blossom to summer fruit, providing a rich horticultural character to the rather barren old hilltop with its former vineyards and bands of renosterveld.



**Photograph 4-105: Hilltop view of the adjacent orchards at *Het Vlock Casteel*.**



**Photograph 4-106: Hilltop view of the southeast side of the hill and the town beyond.**



**Photograph 4-107: Hilltop view down the southern boundary driveway, neighbours and dam.**



**Photograph 4-108: Hilltop view of the southeastern boundary against neighbouring houses.**

The steeper parts of the site tend to have remnant renosterbos on them and are some of the remaining areas of natural renosterveld vegetation that once covered the area. The south-eastern entrance to the site is off the back corner of the town and the southeast corner of the site connects onto those boundary properties. There are a variety of fences along this boundary and often trees and other bush vegetation obscuring low level views. As you come down from the site you can look over the countryside and dam to the south of the town. White coloured roofs are very prominent especially against dark backgrounds as can be seen in the last photograph.

### 4.5.4 Conclusion

**Overall there are very limited opportunities to see the site from most of the old town and newer areas except those on Fontein Street that are neighbour to it. This is due to the street orientations and the closed east–west streets that are blocked onto the site. The best views and largely views of the site are the two stretches on the R311/Church Street.**

NWA

# 5 Visual Impact Assessment

## 5.1 Summary

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

## 5.2 Introduction

This chapter uses the information collected in the previous chapters in an analysis that identifies and then describes the preliminary visual and aesthetic impacts of the project on the environment presented in tabular form due to the extent of the project.

**DEFINITION: "Visual impact is defined as a change in the appearance of the landscape as a result of development which can be positive (improvement) or negative (detraction)"** (IEA and the Landscape Institute, 1995).

### 5.2.1 Key Issues

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

## 5.3 Methodology

A table is being used to scope the issues relating to visual and aesthetic impact of the development on the landscape.

### 5.3.1 The Visual Assessment

The visual environment can be structured into the following components:

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

### 5.3.2 Triggers for Visual Assessment

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

**The nature of the receiving environment:**

1. Areas with protection status, such as national parks or nature reserves;
2. **Areas with proclaimed heritage sites or scenic routes;**
3. Areas with intact wilderness qualities, or pristine ecosystems;
4. **Areas with intact or outstanding rural or townscape qualities;**
5. **Areas with a recognized special character or sense of place;**
6. Areas lying outside a defined urban edge line;
7. **Areas with sites of cultural or religious significance;**
8. **Areas of important tourism or recreation value;**
9. **Areas with important vistas or scenic corridors;**
10. Areas with visually prominent ridgelines or skylines.

**The nature of the project:**

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

As can be seen, the various sites could be described as falling within at least 6 of the 10 listed receiving environments (60%), and 3 out of 7 project types (29%) that may cause visual impact giving a combined total of 42.9%; the receiving environment has *moderate-high* sensitivity while the project character has *moderate* impact. **Thus the factors triggering potential impact suggest that impact will be moderate-high.** Regarding "the nature of the receiving environment," categories apply to both the site and the area generally.

### 5.3.3 Key Issues Requiring Specialist Input

The following table helps identify the likely level of impact:

| TYPE OF ENVIRONMENT: High to Low Sensitivity | TYPE OF DEVELOPMENT: Low to High Intensity | | | | |
|---|---|---|---|---|---|
| | **Category 1 development** | **Category 2 development** | **Category 3 development** | **Category 4 development** | **Category 5 development** |
| **Protected/wild areas of international, national, or regional significance** | Moderate visual impact expected | **High visual impact expected** | **High visual impact expected** | **Very high visual impact expected** | **Very high visual impact expected** |
| **Areas or routes of high scenic, cultural, historical significance** | Minimal visual impact expected | Moderate visual impact expected | **High visual impact expected** | **High visual impact expected** | **Very high visual impact expected** |
| **Areas or routes of medium scenic, cultural or historical significance** | Little or no visual impact expected | Minimal visual impact expected | Moderate visual impact expected | **High visual impact expected** | **High visual impact expected** |
| **Areas or routes of low scenic, cultural, historical significance / disturbed** | Little or no visual impact expected. Possible benefits | Little or no visual impact expected | Minimal visual impact expected | Moderate visual impact expected | **High visual impact expected** |
| **Disturbed or degraded sites / run-down urban areas / wasteland** | Little or no visual impact expected. Possible benefits | Little or no visual impact expected. Possible benefits | Little or no visual impact expected | Minimal visual impact expected | Moderate visual impact expected |

**Figure 5-1: Table of Visual Impacts ex DEA&DP Guidelines.**

Furthermore, the PGWC "Categorisation of issues to be addressed by the visual assessment" (Table 1, p 6) identifies the project as **Category 3 development:** low density resort / residential type development.

Terms are defined as follows (p 7):[5] *Medium density development* – generally 1 to 3-storey structures, including cluster development, usually with more than 25% of the area retained as green open space.[6] In the list of "Type of environment" this would be defined as **"areas or**

[5] **Category 1 development:** e.g. nature reserves, nature-related recreation, camping, picnicking, trails and minimal visitor facilities.
**Category 2 development:** e.g. low-key recreation / resort / residential type development, small-scale agriculture / nurseries, narrow roads and small-scale infrastructure.
**Category 3 development:** e.g. low density resort / residential type development, golf or polo estates, low to medium-scale infrastructure.
**Category 4 development:** e.g. medium density residential development, sports facilities, small-scale commercial facilities / office parks, one-stop petrol stations, light industry, medium-scale infrastructure.
**Category 5 development** e.g. high density township / residential development, retail and office complexes, industrial facilities, refineries, treatment plants, power stations, wind energy farms, power lines, freeways, toll roads, large-scale infrastructure generally. Large-scale development of agricultural land and commercial tree plantations. Quarrying and mining activities with related processing plants.

[6] *Low-key development* – generally small-scale, single-storey domestic structures, usually with more than 75% of the area retained as natural (undisturbed) open space.
*Low density development* – generally single or double-storey domestic structures, usually with more than 50% of the area retained as natural (undisturbed) open space.

**routes of *high* scenic, cultural, historical significance."** This would result in a theoretical possible outcome: ***high* visual impact** expected. When considering the following descriptions, we find that the visual impact is described as **Moderate-High**:

**"High visual impact expected:**

1. Potential intrusion on protected landscapes or scenic resources;
2. **Noticeable change in visual character of the area;**
3. Establishes a new precedent for development in the area.

**"Moderate visual impact expected:**

1. **Potentially some affect on protected landscapes or scenic resources;**
2. Some change in the visual character of the area;
3. **Introduces new development or adds to existing development in the area.**

**"Minimal visual impact expected:**

1. Potentially low level of intrusion on landscapes or scenic resources;
2. Limited change in the visual character of the area;
3. Low-key development, similar in nature to existing development."

**"Little or no visual impact expected:**

1. Potentially little influence on scenic resources or visual character of the area;
2. Generally compatible with existing development in the area;
3. Possible scope for enhancement of the area."

The following terms are used in the above assessments (p 8):

1. *Fundamental change* – dominates the view frame and experience of the receptor;
2. ***Noticeable change* – clearly visible within the view frame and experience of the receptor;**
3. *Some change* – recognisable feature within the view frame and experience of the receptor;
4. *Limited change* – not particularly noticeable within the view frame and experience of the receptor;
5. *Generally compatible* – Practically not visible, or blends in with the surroundings."

**SUMMARY ASSESSMENT—VISUAL IMPACT: The proposed development will have a moderate-high impact on the landscape causing noticeable change to the visual environment.**

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*Medium density development* – generally 1 to 3-storey structures, including cluster development, usually with more than 25% of the area retained as green open space.

*High density development* – generally multi-storey structures, or low-rise high density residential development.

This assessment of the impact is confirmed by the following descriptions of the categories of issues:

### 5.3.4 Level of Assessment

PGWC (November 2005) defines the selection of the appropriate approach to VIA for a moderate visual impact expected as a **Level 3** Visual Assessment (p 13). This is defined as follows:

*Approach Type A* Assessment*: which are relatively large in extent, and involve natural or rural landscapes.*

**Visual impact assessment report by visual specialist qualified in landscape architecture or environmental planning; preferably affiliated to SACLAP.**

*Method:*

1. Identification of issues raised in scoping phase, and site visit;
2. Description of the receiving environment and the proposed project;
3. Establishment of view catchment area, view corridors, viewpoints and receptors;
4. Indication of potential visual impacts using established criteria;
5. Inclusion of potential lighting impacts at night;
6. Description of alternatives, mitigation measures and monitoring programmes;
7. Review by independent, experienced visual specialist (if required);

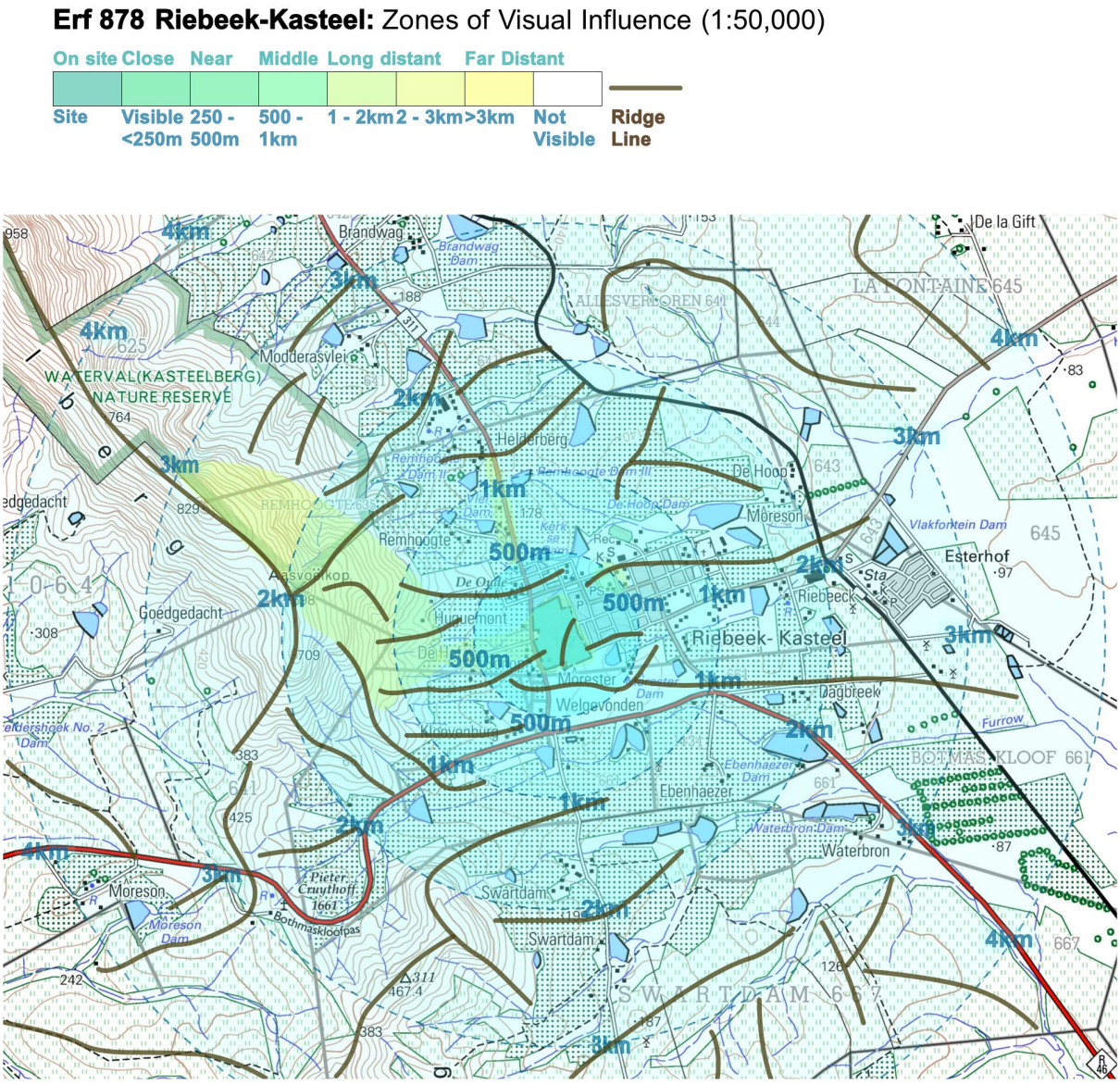
**A Level 4 VIA for High Impact** requires "Complete 3D modelling and simulations, with and without mitigation" in addition to the above.[7]

## 5.4 Visual Analysis

### 5.4.1 Visual Mapping

This has been mapped in Figure 5-2 and shows the site's visibility as defined by its Viewshed, Zones of Visual Influence and Viewpoint Analysis. Visual Absorption Capacity (or Visual Sensitivity) is not mapped but discussed below. The mapping technique is a traditional, *reflective* mapping or viewshed mapping, which shows where, and to what extent, the site is visible from its surroundings. *Projective* mapping, that is, from viewpoints within the site (inside out) is not required but site views can be seen in the photographs.

[7] This is not always possible depending on the planning information available or necessary where development types are known.




Source: New World Associates.

**Figure 5-2: Zone of Visual Influence.**
Portion of a 1:50,000 map of Riebeeck Kasteel (3318 BD 2000 Ed5 GEO Riebeek Wes) showing the approximate Zone of Visual Influence (ZVI).

### 5.4.2 Key to the Visual Analysis Map

**The Visual Catchment is shown as thick brown lines** and approximately follows the ridgelines of the mountains and hills (see Figure 5-2). Areas *theoretically* visible to the site (Zone of Visual Influence or ZVI) are indicated in **yellow** overlain on a radiating circle centred on the site graded from **solid blue** on the site being most visible to no shading beyond 5km visibility. Combined with the yellow ZVI this produces a **green** to **yellow** colour where the site is visible. Areas with no yellow colouring are those where the site is not visible (the view shadow).

**It should be noted that the term *theoretically* is significant as it is neither possible nor necessary to physically check all these locations. However, strategic views have been checked according to site inspection and analysis.** Some views that would theoretically be

possible are not possible due to ground level screening and the hilly terrain. Urban and suburban buildings and orientation are also important factors in visibility. Radiating circles of concentric rings encompass the site at 1km intervals but including a 250m and 500m circle.

### 5.4.3 Viewshed

The **viewshed** is indicated by the edge of the yellow zones on the map and either is terminated by **ridgelines** shown in brown or diminishes with distance (see Figure 5-2). The viewshed of the site is contained mostly by local structures and vegetation as well as topography.

### 5.4.4 Zone of Visual Influence

The **Zone of Visual Influence (ZVI)** is shown in various shades of **green** and has a particularly small ZVI relative to the site (see Figure 5-2). The ZVI is relatively wide small at ground level being locally constrained by land use but is more highly visible at a long distance from the Kasteelberg.

### 5.4.5 Visual Absorption Capacity

The Visual Absorption Capacity (VAC) of the landscape is typically defined by landform, land use and vegetation. In this case, landuse applies primarily while local vegetation and structures are also a factor.

#### VAC of the Land Form

Landform is a highly significant factor in constraining much of the ZVI of the site, due to the several minor local ridgelines in the undulating landscape. Kasteelberg itself provides the primary ridgeline at a distance of 2km and over.

#### VAC of the Land Use

Land Use VAC is always a factor in urban areas with ground level structures usually blocking off views near buildings and walls. In this case, it specifically applies to neighbouring houses and other buildings.

#### VAC of the Vegetation

The site also has very high vegetation VAC due to the heavily planted gardens and street trees of the town and surrounding erwen.

### 5.4.6 Visual Sensitivity

The area has moderate-high sensitivity as it occurs in an historic town in a picturesque agricultural area known for its vineyards and mountain views. Riebeeck Hill stands out from the surrounding land of the town, which is slightly lower lying making it mostly visible from the R311. Surrounding properties tend to screen off views of the site from the historic town in the main with only occasional glimpses from a few open spaces of the top of Riebeeck Hill.

### 5.4.7 VIA Criteria and Assessment

The PGWC Guideline (June 2005, pp 18-19) defines Visual Impact Assessment Criteria as outlined following. We have included our assessment of the visual impact here along with the assessment criteria for ease of relating to the complex of terminology:

#### Specific Criteria for VIAs[8]—Visibility

The following analysis presents the specific criteria findings in bold for the project.

**Visual exposure of the area:** the geographic area from which the project will be visible, or view catchment area.

1. *High visual exposure* – covers a large area (e.g. several square kilometres).
2. ***Moderate visual exposure* – covers an intermediate area (e.g. several hectares).**
3. ***Low visual exposure* – covers a small area around the project site.**

**Visual absorption capacity (VAC):** the potential of the landscape to conceal the proposed project, i.e.

1. ***High VAC* – e.g. effective screening by topography and vegetation;**
2. ***Moderate VAC* – e.g. partial screening by topography (and vegetation);**
3. *Low VAC* – e.g. little screening by topography (or vegetation).

**Landscape integrity:** the compatibility or congruence of the project with the qualities of the existing landscape or townscape, or the 'sense of place.'

1. *Low compatibility* – visually intrudes, or is discordant with the surroundings;
2. ***Medium compatibility* – partially fits into the surroundings, but clearly noticeable;**
3. *High compatibility* – blends in well with the surroundings.

**Visibility of the project:** based on distance from the project to selected viewpoints i.e.:

1. ***Highly visible* – dominant or clearly noticeable (e.g. 0 to 1km);**
2. ***Moderately visible* – recognisable to the viewer (e.g. 1 to 2km);**
3. *Marginally visible* – not particularly noticeable to the viewer (e.g. 2km+).

**SUMMARY ASSESSMENT—VISIBILITY: The development has mixed moderate to low visual exposure; moderate to high visual absorption capacity; medium compatibility; and moderate to high visibility from different locations.**

[8] *Note 1:* These, as well as any additional criteria, need to be customised for different project assessments. *Note 2:* Various components of the project, such as the structures, lighting or power lines, may have to be rated separately, as one component may have fewer visual impacts than another. This could have implications when formulating alternatives and mitigations.

The PGWC Guideline further notes: "To aid decision-making, the assessment and reporting of possible impacts requires consistency in the interpretation of impact assessment criteria. Various criteria are defined in the EIA Regulations, such as 'nature', 'extent', 'duration', etc. The interpretation of these criteria for visual assessments is given in Box 11" repeated below:

### Criteria Used for the Assessment of Visual Impacts—Visual Impact Assessment

The following analysis presents the specific criteria findings in bold for the project.

**Nature of the impact:** an appraisal of the visual effect the activity would have on the receiving environment. This description should include visual and scenic resources that are affected, and the manner in which they are affected, (both positive and negative effects).

**Extent:** the spatial or geographic area of influence of the visual impact, i.e.:

1. *site-related:* extending only as far as the activity;
2. *local:* limited to the immediate surroundings;
3. ***district:* affecting a smaller urban/rural area;**[9]
4. *regional:* affecting a larger metropolitan or regional area;
5. *national:* affecting large parts of the country;
6. *international:* affecting areas across international boundaries.

**Duration:** the predicted life-span of the visual impact:

1. *short term,* (e.g. duration of the construction phase);
2. *medium term,* (e.g. duration for screening vegetation to mature);
3. ***long term,* (e.g. lifespan of the project);**
4. *permanent,* where time will not mitigate the visual impact.

**Intensity:** the magnitude of the impact on views, scenic or cultural resources.

1. *low,* where visual and scenic resources are not affected;
2. ***medium,* where visual and scenic resources are affected to a limited extent;**
3. *high,* where scenic and cultural resources are significantly affected.

[9] IACOM noted the following in their *Final Comment* of 19 August 2025 §3(b) Assessment of the significance of such resources dated (page 5/7): "The VIA finds that "*the development will have a moderate-high visual impact, causing a noticeable change to the visual environment*". However, it then continues to focus on mitigation by a continuation of the densely planted landscape / tree canopies, and states that the proposed development will only have a high visual impact to the local environment". Due to the visual prominence of the site, this statement is disputed." This is completely incorrect. The VIA found no such thing nor did it make recommendations in this highly skewed manner. The first assessment occurs at the end of §5.3.3 on pages 76–77. The *Planning Phase Recommendations* §5.6.1 (pages 90–91) contain **8 Recommendations,** the first 2 being: 1. Site Development Plan and 2. Architecture. Thereafter it looks at aspects of landscape planning, tree planting, planting, fencing, colouration and maintenance. It does not "focus on mitigation by a continuation of the densely planted landscape / tree canopies, and states that the proposed development will only have a high visual impact to the local environment." Finally, the assessment of *Nature of Impact* and *Extent* is noted as **District** (not Local) (page 81), repeated twice in the summaries as District (page 82) and carried forward to §5.1 and §1.5. We dispute how these observations about the VIAs assessment and recommendations could be made by IACOM as they are incorrect and not taken from the VIA. Where these ideas came from we do not know, possibly the HIA or simply in error.

**Probability:** the degree of possibility of the visual impact occurring:

1. *improbable*, where the possibility of the impact occurring is very low;
2. *probable*, where there is a distinct possibility that the impact will occur;
3. *highly probable*, where it is most likely that the impact will occur; or
4. ***definite*, where the impact will occur regardless of any prevention measures.**

**Significance:** The significance of impacts can be determined through a synthesis of the aspects produced in terms of their nature, extent, duration, intensity and probability, and be described as:

1. *low*, where it will not have an influence on the decision;
2. ***medium*, where it should have an influence on the decision unless it is mitigated; or**
3. *high*, where it would influence the decision regardless of any possible mitigation.

**SUMMARY ASSESSMENT—NATURE OF IMPACT: The development's visual impact has district extent, long-term duration, medium intensity, definite probability, and medium significance on the landscape.**

### Plomp Methodology

Visual impact assessment using the Plomp (2004) methodology (see Appendix D for key):

| VISUAL IMPACT | SITE | VISIBILITY | SITE | NATURE OF IMPACT | SITE |
|---|---|---|---|---|---|
| **Impact** | Med-High | **Visual Exposure** | Mixed | **Extent** | District |
| **Change** | Med-High | **Visual Absorption Capacity** | Medium | **Duration** | Long term |
| | | **Compatibility** | Medium | **Intensity** | Medium |
| | | **Visibility** | Med-High | **Probability** | Definite |
| | | | | **Significance** | Medium |

**Figure 5-3: Table of Site Assessment.**

| Activity | Impact | Phase | Probability | | Duration | | Scale | | Magnitude / Severity | | Significance[10] | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Score | Magni-tude | Score | Magni-tude | Score | Magni-tude | Score | Magni-tude | Score | WOM | WM |
| **Visual Significance Score Calculation = Probability x (Duration + Scale + Magnitude) = 5 x (4 + 2.5 + 6) = 5 x 12.5 = 62.5 WOM**<br>**Visual Significance Score Calculation = Probability x (Duration + Scale + Magnitude) = 5 x (4 + 2.5 + 4) = 5 x 10.5 = 52.5 WM** | | | | | | | | | | | | | |
| Construction activities, operational infrastructure and lighting, decommis-sioning of infrastructure | Visual impact of develop-ment on surrounding landscape | Construc-tion, opera-tions and closure | 5 | Definite | 4 | Long-term | 2.5 | District | 6<br>4 | Medium<br>Med-Low | 62.5<br>52.5 | (Low)<br>High | Mod-erate |

**Figure 5-4: Plomp Methodology Assessment.**[11]

[10] **Significance:** Visual Significance Score; WOM Without Mitigation; WM With Mitigation.

[11] **Aspect, Description, Weight: Probability:** Improbable, 1; Probable, 2; Highly Probable; 4; Definite, 5; **Duration:** Short term, 1; Medium term, 3; Long term, 4; Permanent, 5; **Scale:** Local, 1; Site, 2; [District, 2.5]; Regional, 3; **Magnitude/Severity:** Low, 2; Medium, 6; High, 8; **Significance:** Sum (Duration, Scale, Magnitude) x Probability, Negligible, <20; Low, <40; Moderate, <60; High, >60.

**The Plomp Methodology really only deals with visibility or visual impact and does not cover aesthetic impact very well, if at all. The new scheme is a substantial aesthetic improvement on the previous scheme having a better fit to the character and layout of the landscape, urban and rural.**

### 5.4.8 Distribution of Impacts

"Beneficiaries and losers"[12] (PGWC, p 21) of the project's visual impacts are mainly local as the development will only have high visual impact to the local environment.

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

### 5.4.9 Photomontages

The following photomontages of the most prominent views of the site were prepared with the current view (above) and montage view (below) shown together for comparison.

**Unfortunately, these have not yet been updated to Rev 78 where relevant, particularly along Church Street, so these montages have been removed for now and will be appended when available. However, the View Cone series of views/vistas shows the latest model views from Church Street and are just as good to determine visibility issues accurately (see page 106ff).**

See **§ View Cone Series** (Figure 5-5ff, page 107)

#### Additional Montages

**Additional montages were prepared subsequent to the original 2024 selection. These were added to show the minimal nature of middle to long distance glimpses of the site from the town and further afield with the single exception of the isolated entrance to the site off Fontein Street. Many views selected have no actual view of the site as indicated by the lack of a montage but the point has to be made that the site's hill has low general visibility from the town and can only occasionally be seen if you are particularly looking out for it.**

[12] Possible better designations are "winners and losers" or "beneficiaries and adversaries" as, so often objectors become opponents in environmental and visual impact.



**Photomontage 5-12 (Photograph 4–59): Fontein Street northbound view where the site connects into Fontein Street.**

Photomontage 5-12 above shows the connection of the town via an open erf/access misaligned with Van Riebeek Street off Fontein Street. This connecting streetscape will be tree planted and landscaped. Housing colours are sympathetically blended into the natural backdrop of the Kasteelberg.

**Fontein Street is partially cut off from the town's general circulation due to the interrupted grid pattern on Piet Retief Street and Van Riebeek Street (see Figure 4-10). This small connecting street space that is misaligned with Van Riebeek Street consequently requires a dogleg connection from the site into Van Riebeek Street. This shows that there was no planned intention historically to directly connect the grid onto this agricultural site. If the built-on erf at the end of Van Riebeek Street were swapped with this open erf, it would make a better and more convincing connection with the town grid.**




**Photomontage 5-13: (Photograph 4–61): Peter Cruythoff Avenue westbound view.**

Photomontage 5-13 above shows the middle-long distance view of the site as you travel along Peter Cruythoff Avenue. The side of the hilltop can barely be seen at this distance and although it has been modelled and montaged onto the photograph, you cannot discern it, even on a full-size original image. Glimpses of the site from here are insignificant, if discernible at all.




**Photomontage 5-14 (Photograph 4–62): Peter Cruythoff Avenue westbound view.**

Photomontage 5-14 above shows a slightly closer view of the site as you travel around the corner on Peter Cruythoff Avenue. The side of the hilltop can just be seen at this distance and although it has been modelled and montaged onto the photograph, you cannot discern it, even on a full-size original image. Glimpses of the site from here are barely discernible.




**Photograph 5-15 (Photograph 4–64): Van Riebeek Street westbound view.**

The site cannot be seen from this long view up Van Riebeek Street as no street connects through to the site, its nearest connection being by a vacant erf that does not align with Piet Retief Street.



**Photograph 5-16: (Photograph 4–67) Van Riebeek Street westbound view.**

The site cannot be seen from this shorter view up Van Riebeek Street as no street connects through to the site, its nearest connection being by a vacant erf that does not align with Piet Retief Street.



**Photograph 5-17 (Photograph 4–68): Piet Retief Street westbound view.**

The site cannot be seen from this view up Piet Retief Street as no street connects through to the site, its nearest connection being by a vacant erf that does not align with Piet Retief Street.




**Photomontage 5-18 (Photograph 4-71): School Street view eastwards with view over open space to site.**

Photomontage 5-18 above shows that the site can just be seen over the trees from the open space opposite the church building. Views of the hill are partially obscured by trees, which will only grow bigger in time fully obscuring any views from here. A small portion of the hillside housing can be glimpsed above and through the trees of the intervening properties.




**Photograph 5-19 (Photograph 4–73): School Street view westwards up Piet Retief.**

The site cannot be seen from this view up School Street as no street connects through to the site, its nearest connection being by a vacant erf that does not align with Piet Retief Street.




**Photograph 5-20 (Photograph 4–74): School Street view westwards up Van Riebeek Street.**

The site cannot be seen from this view up School Street as no street connects through to the site, its nearest connection being by a vacant erf that does not align with Piet Retief Street.



**Photograph 5-21: Showing the view up Main Street.**

The site cannot be seen from this view up Main Street as no street connects through to the site, its nearest connection being by a vacant erf that does not align with Piet Retief Street.

### View Cone Series from Church Street

Accurate model views of the town and project show that the critical view cones/vistas from Church Street towards the distant towering church building are retained for the most part as the land falls away from Church Street towards the town centre, with the church building rising off a small promontory above the surrounding town.

The better views over Riebeeck Field towards the town's houses and town centre with church building are seen from higher up or the southern section on approaching Riebeek-Kasteel from the south from the *Kloovenberg/Het Vlock* side. The lower view is to the north of *The Barn* and being lower tends to have a more obstructed view towards the town centre due to the town's houses. Nevertheless, views/vistas are possible on both sides of *The Barn*, particularly when travelling from south to north, as the direction of travel is the same as that of the views. Travelling south ex Riebeek West, views towards the church building tend to be behind one to the left.

A series of views were taken from the model and are shown following with numbered view points on a plan to indicate the location of the views (Figure 5-5). The viewpoints are numbered 1–9 as travelling from south to north as towards Riebeek West.




Source: InterActive Town & Regional Planning.

**Figure 5-5: Model Plan showing View Cone/Vista Locations (August 2026).**



Source: InterActive Town & Regional Planning.

**Figure 5-6: Model View Cone/Vista 1 (July 2026).**

View 1 shows the first glimpse over the town as you travel west with the church building protruding above the townscape to the right of the vista. The town falls away below the field which itself is falling towards the town, with the result that the first building roofs in the middle distance still lies below the church building.



Source: InterActive Town & Regional Planning.

**Figure 5-7: Model View Cone/Vista 2 (July 2026).**

View 2 shows the church building at the centre of the vista still rising above the town's rooftops and those of the new houses in the middle distance.



Source: InterActive Town & Regional Planning.

**Figure 5-8: Model View Cone/Vista 3 (July 2026).**

View 3 shows the church building slipping to the left of the view as you approach the trees around *The Barn*, which then blocks views towards the town till you have passed it.



Source: InterActive Town & Regional Planning.

**Figure 5-9: Model View Cone/Vista 4 (July 2026).**

View 4 passing to the west of *The Barn* the church building once again rises above the town and views of it remain open as you look through this section of the retirement village.



Source: InterActive Town & Regional Planning.

**Figure 5-10: Model View Cone/Vista 5 (July 2026).**

View 5 shows the church building slipping behind the buildings and smaller trees of the retirement village from this point travelling west. Trees in these smaller erwen are smaller than trees on larger erwen.



Source: InterActive Town & Regional Planning.

**Figure 5-11: Model View Cone/Vista 6 (July 2026).**

View 6 shows the town is briefly obscured by the retirement village at this point.



Source: InterActive Town & Regional Planning.

**Figure 5-12: Model View Cone/Vista 7 (July 2026).**

View 7 shows the vista briefly opening up across the streetscape with the church building just topping out above the rooftops.



Source: InterActive Town & Regional Planning.

**Figure 5-13: Model View Cone/Vista 8 (July 2026).**

View 8 shows once again the view being obstructed by the retirement village even as it is by existing housing nearby and elsewhere.



Source: InterActive Town & Regional Planning.

**Figure 5-14: Model View Cone/Vista 9 (July 2026).**

View 9 likewise shows that views towards the church building have been lost as the retirement village connects onto existing housing.

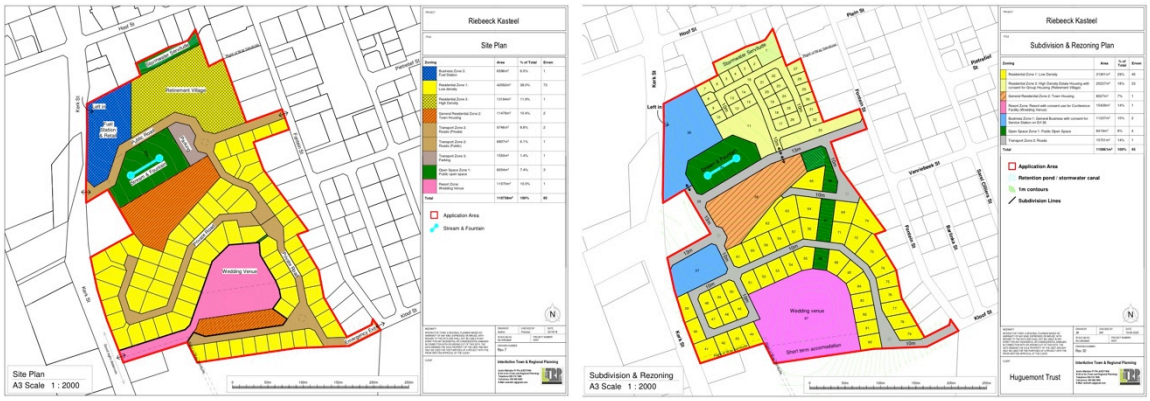
### Conclusion

The carefully considered, revised layout and landscaping has created a scheme that blends well into the old village as it connects onto the prominent R311 cultural route. Sometimes the white/light coloured traditional walls seem a bit bright and could be toned down to a more natural colour that will blend in better with the lush vegetation and general leafiness of the landscape. The model view/vista series east/west along Church Street demonstrates that significant views on both sides of *The Barn* are retained with the better views to the east of *The Barn* are retained.

## 5.5 Analysis of Alternatives

### 5.5.1 Alternatives 1 and 2

Various alternatives were shown in §2.6. **Alternative 1** (Figure 2-23) and **Alternative 2** (Figure 2-24) both retained the top of Riebeeck Hill as a Wedding Venue site (Figure 5-16. Alternative 2 followed a more regular layout that tied in better with the existing grid and contours.

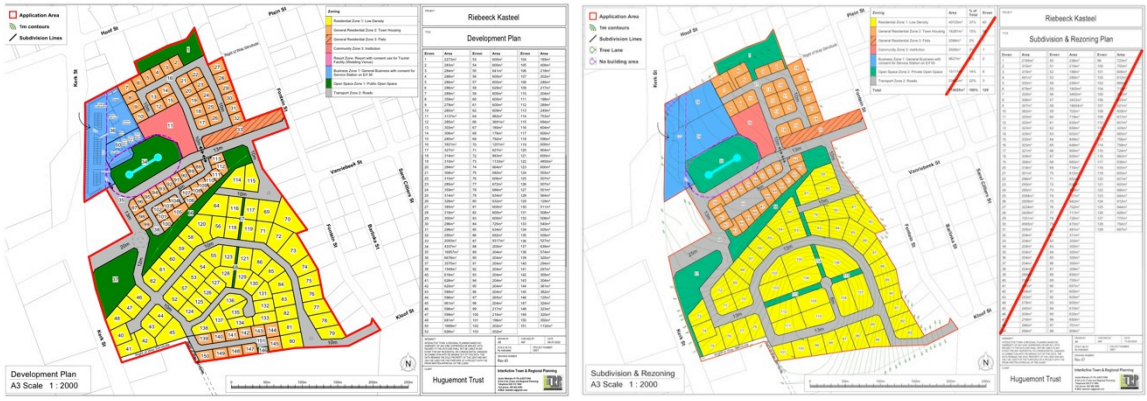



Source: InterActive Town & Regional Planning.

**Figure 5-15: Alternative 1 (October 2023) and Alternative 2 (October 2023).**

### 5.5.2 Alternatives 3 and 4

**Alternative 3** (Figure 5-16 left) densified the site doing away with the Wedding Venue site on the hill but leaving the west side of the hill erwen less aligned with the overall grid. This appeared to be the chosen alternative. **Alternative 4** (Figure 5-16 right) was the first option with an urban design analysis prepared but using the same site informants as Alternative 3.



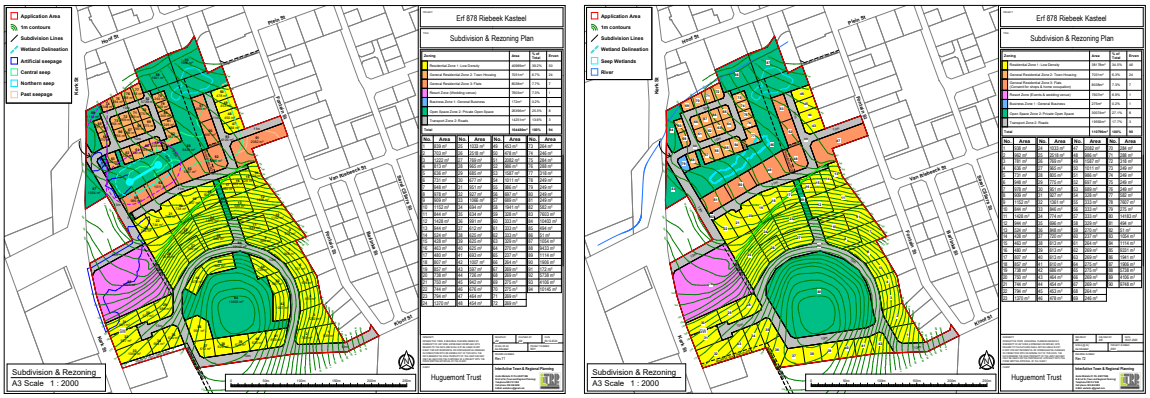

Source: InterActive Town & Regional Planning.

**Figure 5-16: Alternative 3 (October 2023) and Alternative 4 (April 2025).**

### 5.5.3 Alternatives 5 and 5a

**Alternative 5 (Rev 71)** (Figure 5-17 left) is the penultimate alternative based on a fully revised set of site informants both urban and rural landscape. It shows a more strongly grid-sensitive layout linking very strongly into the town's urbanscape, allowing for large private open space areas above and below. The crown of Riebeeck Hill has been left open and a more creative

village precinct created along the wetland. The corner Business component is gone and the Wedding/Event Venue has returned in the southeast corner.




Source: InterActive Town & Regional Planning.

**Figure 5-17: Alternative 5 (November 2025) and Alternative 5a (July 2026).**

Alternative 5/Rev 71 has now been replaced with the **Preferred Alternative 5a/Rev 72** (Figure 5-17 right). It has a modified hilltop layout that is more open and less cluttered with erwen than its predecessor Alternative 5. Alternative 5 was largely approved by HWC except for the hilltop layout, which Alternative 5a now addresses as recommended by HWC's IACOM.

## Conclusion

This is a difficult site to develop due to its split character between hill and field, agricultural and residential. Furthermore, to integrate the scheme successfully into a historic town that it was largely disconnected from. The scheme has achieved this by more rigorously working with the town's strong but disconnected grid pattern, removed the commercial component from the scenic R311, limited hilltop development while retaining natural slopes as unbuilt on, opening up the closed gated village components and creating an open space focussed development working with the wetland component and the hillside. This final preferred alternative revision is a highly evolved SDP successfully integrating numerous heritage design informants.

The latest view cone investigations also show that the critical view series along Church Street towards the prominent DRC church building is retained on both sides of *The Barn*, and remains particularly clear in the key upper southern views.

The design thus works more fundamentally with critical heritage design informants producing a better fit to context, particularly better alignment with the grid; the use of culturally sensitive tree and planting species used in traditional horticultural and landscape practice; the conservation of the hilltop and its olive grove connection with the adjacent pear orchards; the retention of views from Church Street; and the retention of wetland open space as an ordering element on the lower site. The use of axes to define the landscape in places has also added to the geometry of the scheme while controlling architectural idiom and style to fit the context.

## 5.6 Planning Phase Impacts

This is potentially the most significant phase of a Project as it is here that crucial planning and design decisions are taken. **Critical Mitigation Recommendations are noted in bold.**

### 5.6.1 Planning and Design

While there is a conflict between the need to densify urban areas within the urban edge at the same time as maintaining rural character along the urban edge, there is a similar conflict in rural areas in the need to locate industrial type activities that are often unsightly. This has to be managed and mitigated.

As the WC Provincial Urban Edge Guideline has referred to the need **"to manage urban development in such a way that no development would detract from the visual quality of the environment and that all development conform to a characteristic style and urban form that suits the character of the area,"** further stating that **"this implies that edge development should not only be limited to certain areas through inclusion or exclusion, but that edge development should also be subject to urban design guidelines, architectural consideration and general aesthetic treatment" for both natural and built environment** (see section 3.4.1).

Furthermore, the WC Provincial SDF noted *inter alia* the following:

- It also proposes "to ensure effective management of all municipal functions and facets to ensure equitable and affordable services and amenities and a safe **and aesthetically pleasing urban environment…."**.
- **Cultural resources acknowledged and protected as the fundamental link with the historical past and a basis for planning and shaping of future urban and rural environments.**
- **A safe, healthy and aesthetically pleasing urban environment, with the architectural and spatial character depicting the historical and cultural background of the habitat community.**

**Many of these components such as the mountains, farms and historical structures are irreplaceable national assets and accentuate the region's unique character.** For this reason, policy guidelines and actions must be formulated to emphasize, protect and promote these components. **The character, the detail of the towns and any planned changes should thus be carefully considered."**

It is the guidelines resulting from the visual-aesthetic-landscape analysis that will achieve the balance as best as possible along with their implementation.

### Site Development Plan (SDP) Assessment

Alternatives 3 and 4 were rejected by Heritage Western Cape (HWC) as being too similar to each other and for numerous reasons including being unsympathetic to the town's grid, commercial centre, the scenic route R311, the site grading, the hilltop development, the primacy of the church steeple, agricultural character and open space condition, an inadequate urban design study, failure to comply with important heritage indicators, etc. Therefore an entirely new analysis was undertaken incorporating HWC's extensive commentary and observations, and the teams' own cultural landscape analysis. The penultimate Alternative 5 addressed many of these issues in an entirely new layout built on critical heritage design indicators, with Alternative 5a addressing issues relating to the hilltop.

### Mitigation Recommendations

1. **Site Development Plan:** the new SDP is now well integrated to the site and town requiring no further changes.
2. **Architecture:** The design and layout of buildings is now well integrated with the historic townscape requiring no further changes.
3. **Landscape Plan:** A Landscape Plan with reference to traditional tree and shrub species has been prepared e.g. Oak and Gum trees, popular horticultural species and cultivars.
4. **Open Space:** has been carefully integrated into the core of the design, however:
   4.1. **Guidelines to control the hillside vegetation** in private backyards are needed, as these slopes are partly natural renosterveld and should be enhanced.
5. **Tree Plan:** Trees both on-site and adjacent need to be mapped to ensure their conservation and incorporation into the development, including both traditional heritage tree species like oaks, gums and poplars, and indigenous/endemic species like Wild Olive.
   5.1. Items **5 Tree Plan, 6 Planting, 7 Fencing** and **8 Colouration** require incorporation into the *Landscape Guidelines.*
6. **Planting:** There is no need to rigidly adhere to any "indigenous-only" kind of botanical extremism in an urban setting, especially one with strong historic connections. The planting of popular horticultural species and cultivars is acceptable.
7. **Fencing:** Is always a key feature of Architectural/Landscape detailing as it strongly affects the edge condition. Subtle, well-detailed, traditional fencing options and colours are preferred.
8. **Colouration:** Colouration is a key tool to fitting any development into the landscape. Sage and/or sandy colourations in subtle tones are usually preferable in fynbos/renosterveld locations. As this is a semi-rural/small town context a less strictly natural approach is acceptable.

8.1. **Natural colouring** with sage, light grey and/or sandy hues in subtle tones should be used, with highlights of darker shades of the above around doors, windows, etc.

8.2. **Unnatural colouring** such as brilliant whites, intense blacks, vivid and unnatural reds, greens, browns and blues should be avoided.

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

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

## 5.7 Construction Phase Impacts

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

### 5.7.1 Construction

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

#### Mitigation Recommendation: Construction

1. **Damage Control:** All parties must make every effort to control the destruction of soils and vegetation on site, especially any remnants of natural vegetation. These must not be damaged under any circumstances.
2. **Pollution:** Chemical damage by cement mixing directly on the ground and by diesel, etc spills must also be prevented at all costs, as should vandalism of the plants and accidental damage to limbs by workers and machinery. Fires must be prevented also at all costs in all areas. Penalties and incentives should be implemented as can fencing off areas.
3. **Monitoring:** Monitoring of the landscape, soils and vegetation during construction is very important and must be attended to regularly. Damage to some is all too inevitable and often irreversible. Adequate indigenous (preferably endemic) vegetation must be planted.

## 5.8 Operation Phase Impacts

Lighting, landscape maintenance and conservation management are discussed.

### 5.8.1 Lighting

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

#### Mitigation Recommendation: Lighting

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

### 5.8.2 Conservation Management and Landscape Maintenance

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

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

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

## 5.9 Decommissioning Phase Impacts

On-going landscape maintenance and conservation management remains necessary.

### 5.9.1 Refurbishment and Resale

This is a continuing aspect of the property ownership cycle.

#### Mitigation Recommendation: Refurbishment and Resale

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

This concludes the analysis of impacts and detailed recommendations for their mitigation. The chapter, Visual Management and Monitoring Plan follows. It gives recommendations for the management and monitoring of the environment and the given VIA recommendations.

# 6 Visual Management and Monitoring Plan

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

## 6.1 Introduction

This chapter uses the information developed in the previous section. It sets out a basic plan for the implementation of both site management and the VIA recommendations.

### 6.1.1 Background

Site management in this case refers to that aspect of project management needed to control visual impact. The tools for visual management developed in the VIA Report are the *Mitigation Recommendations.* Their implementation also needs to be managed as part of the on-going site and impact management. A particular aspect of site management is monitoring. Monitoring is the routine inspection, recording and reporting of visual issues pertaining to visual impact aimed at mitigating impact by timely correction of problems as they arise.

### 6.1.2 Key Issues

1. Monitoring is typically routine inspection with physical analysis and recommendation, or routine reporting by various combinations of parties as outlined. The on-going monitoring of various aspects of the project are critical to its success. Long term management of visual issues is a more challenging issue that comes down to what individuals do over time as allowed to by their local authority.

2. With the identification of monitoring method, analysis and reporting, is the identification of the responsible party as indicated in Figure 6-1: Visual Monitoring Plan. This figure is crucial in the successful implementation of the Mitigation Recommendations and consequently, a visually-friendly (or visually responsible) project. The key parties referred to in the Monitoring Plan are largely the Developers/Owners, the Designers, and the Planning Authorities.
3. **Once the VIA Report has been approved, the Developer/s must seek the implementation of the recommendations as soon as possible. The Developer/s and Designers need to take this document and embody it in their day-to-day operations and long-term plans. Mitigation Recommendations are all written specifically around the subject of project and site management for impact mitigation; it is their incorporation into overall project management policy and practice that is required.**

## 6.2 Visual Management

### 6.2.1 Project and Site Management

The management of the project and site with particular reference to visual concerns is the subject of the Mitigation Recommendations and, indeed, the whole VIA study. As the Mitigation Recommendations are all written specifically around the subject of project and site management for impact mitigation; it is their incorporation into overall project management policy and practice that is required. The information contained in the VIA Report effectively provides the necessary information for the project management to implement their project in a visually responsible manner.

### 6.2.2 Implementing the VIA Recommendations

The Mitigation Recommendations have been written as broad guidelines to identify principles for minimising visual impact. The recommendations are by no means specifications. **There is a tendency in the construction industry to damage and repair later, which, while possible in construction, is not always possible in the environment. A need for care towards the environment should be developed by the Contractors.** The Development Team needs to take this document and embody it in their planning and design, day-to-day operations and long-term plans.

## 6.3 Environmental Monitoring

### 6.3.1 Monitoring Methodology

The framework for administering the implementation of mitigation guidelines is presented in the monitoring plan on the following page (see Figure 6-1: Visual Monitoring Plan). The table comprises the list of project activities numbered in the same sequence as those in the Miti-

gation Plan. For each project activity, recommendations are made from the following standardised monitoring activities:

### 6.3.2 Monitoring

The following types and timing of monitoring are recommended:

1. **Inspection:** site inspection (random, at completion), routine inspection (possibly annually), clean-up inspection (after completion of clean up of the accident incident).
2. **Monitoring:** observation (and photography).
3. **Review:** review of reports, plans and design.

### 6.3.3 Monitoring Plan

The Monitoring Plan has been tabulated for easy reference in the figure below.

| Item | Project Component and Activity | Monitoring | Investigation | Reporting | Responsible Party |
|---|---|---|---|---|---|
| **5.6** | **PLANNING PHASE** | | | | |
| 5.6.0 | VIA Report | Review | Physical and Recommendation | Recommendation | Planning Authorities |
| 5.6.1 | Planning and Design | Review | Physical and Recommendation | Recommendation | Authorities, Developers and Designers |
| **5.7** | **CONSTRUCTION PHASE** | | | | |
| 5.7.1 | Construction | Site and Routine Inspection | Physical and Recommendation | Recommendation | ALL |
| **5.8** | **OPERATION PHASE** | | | | |
| 5.8.1 | Lighting | Routine Inspection | Physical and Recommendation | Routine, *Ad hoc* Meeting | Owners, Authorities |
| 5.8.2 | Conservation Management and Landscape Maintenance | Routine Inspection | Physical and Recommendation | Routine, *Ad hoc* Meeting | Owners, Authorities |
| **5.9** | **DECOMMISSIONING** | | | | |
| 5.9.1 | Refurbishment | Site Inspection | Physical and Recommendation | Routine, *Ad hoc* | Owner, Authorities |

**Figure 6-1: Visual Monitoring Plan.**

### 6.3.4 Analysis

The following types of analyses are recommended:

1. **Physical:** on site and by photography.
2. **Recommendation:** check against VIA recommendation.

### 6.3.5 Reporting

The following methods of recording and reporting are recommended:

1. **Recommendation:** report or design recommendation.
2. **Routine:** log (daily, monthly, activity), report (quarterly), certificate, minutes.
3. ***Ad hoc:*** report (incident, closing).
4. **Meetings:** routine meeting (weekly), follow-up (incident), pro-active meeting (*ad hoc*).

### 6.3.6 Responsible Party

The following principal responsible parties have been identified as key during the monitoring process:

1. The Planning Authorities
2. The Developers and Owners
3. The Designers: Architects and Landscape Architects
4. The Contractors.

The above monitoring plan identifies who is conducting the prescribed monitoring activities. In cases where certification for compliance or approval are indicated the responsible certifying or approving authority is noted. Many building activities are strictly controlled by local by-laws.

### 6.3.7 Recommendations

See §5.6.1, §5.7.1, §5.8.1, §5.8.2 and §5.9.1 above for the full listing of recommendations.

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# Appendix A VIA Author's CV

NWA

# Bruce Eitzen
# Landscape Architect
## *Curriculum vitae*

| | |
|---|---|
| **Principal** | |
| *Landscape Architect* | Bruce Eitzen. |
| *ML* | Landscape Architecture & Urban Design (University of Pretoria) (1994).<br>• Thesis Title (Africana Collection): *Incorporating Shona Culture in Township Design.* |
| *BL Programme* | Landscape Architecture & Environmental Planning (University of Pretoria) (1988). |
| *BSc* | Botany (University of Cape Town) (1984). |
| **Practice** | |
| *New World Associates* | • Bruce Eitzen has been practising landscape architecture and environmental planning since 1989. He has run his own professional landscape architectural practice from Cape Town since 2003 and in Harare, Zimbabwe from 1992. His practice has extensive experience in a wide range of landscape architecture and environmental planning specialising in visual and heritage planning. He is currently focussing on landscape heritage and landscape character assessment in the region. All work is computerised and digitally available. |
| **Company** | |
| *SA Registration* | Bruce Eitzen Landscape Architect cc trading as New World Associates, Landscape Architects. |
| *Closed Corporation* | 2005/059513/23. |
| **History** | |
| *2003 to date* | New World Associates (Cape Town). |
| *1996 to 2003* | New World Associates PBC (Harare). |
| *1992 to 1996* | Environmental Design and Planning (Pvt) Ltd (Harare). |
| *1989 to 1991* | Environmental Design Partnership (SA). |
| **Registrations** | |
| *ILASA* | Professional Member of the Institute of Landscape Architects of South Africa. |
| | • NEC Member, Cape Treasurer, Chair Professional Practice & Development, ILASA Cape Chair (2008-2011); National Treasurer (2013); Vice Chair National (2008-2009).<br>• IFLA 2012 World Congress LOC Chair (2009-2012). |
| *APHP* | Accredited Member of the Association of Professional Heritage Practitioners (Cape). |
| *SACLAP* | Professional Landscape Architect (SA) (SACLAP No. 20127). |
| *NALA* | Full Member and Founder of Nursery and Landscape Association (Zimbabwe) to 2003. |
| **Awards** | |
| *ILASA 2013* | • *Special Award* for services to the landscape profession. |
| *ILASA 2007* | • *Merit Awards:* Special Commendation for Koringberg VIA. |
| *TUKS Prizes* | • Best Environmental Planning Student (1987); Best Designer (1988) – University of Pretoria. |
| **Skills** | |
| *Practice Management* | 30+ years experience in office management, staff management, office administration, contract administration, client liaison, work securement. Experienced in all areas and levels of project management in landscape architecture, environmental, visual, and heritage assessment. |
| *Landscape Architecture* | Experienced in all areas of practice, especially on commercial and prestige projects. Botanically trained, fynbos planting specialists with rehabilitation experience. Planting, large tree transplantation, paving, furniture, water feature and roof garden design; master planning, landscape analysis and site design; plan preparation, documentation, certification and report writing are all areas of considerable practise. |
| *Landscape Management* | Maintenance monitoring and direction of landscape development. Advisory to BC.<br>Review and approval of Landscape Plans for individual units on estates. Advisory to HOA. |
| *Green Star* | Design and As-Built consulting for landscape, irrigation and ecology credits. |
| *Environmental Planning* | Diverse EIA experience obtained in Southern and East Africa. |
| *Heritage Planning* | Heritage Impact Assessment (HIA), Landscape Character Assessment (LCA) and Landscape Heritage Conservation and Planning. |
| *Visual Planning* | Visual Impact Assessment (VIA), Visual Planning, Photomontages. |
| *Tourism & Recreation* | Urban Parks, Sports Grounds, Public Open Space. |
| *Urban Landscape* | Urban Landscape master planning and design. |
| **Publications** | |
| *Journal* | • The Orangerie (2012) and Bloemhof EHQ (2015) have both featured in *Landscape SA*.<br>• *Surviving the Drought* (Landscape SA May 2017) features the success of the Bloemhof EHQ landscape's endemic planting and waterwise soil solutions in beating the great drought of 2015-2017, Cape Town's worst drought in over a century. |
| *Conference* | • The paper *Designing with Fynbos* was presented at the ILASA 2014 Conference. |

## Public Service

Bruce Eitzen worked for years in various professional institutes including ILASA and APHP serving on their executive committees in various capacities over the years. Besides his work on South African institutes and associations, he was also one of the Founders of the Nursery and Landscape Association of Zimbabwe in the 1990s. His primary focus now is in developing the field of Landscape Heritage in the region.

### Landscape Heritage Southern Africa (LHSA)

In 2020, Bruce Eitzen founded Landscape Heritage Southern Africa (LHSA) which is a heritage organisation devoted to conservation, appreciation and promotion of the vast Landscape Heritage of the region. LHSA is developing a massive landscape inventory, map and encyclopaedia of the region's landscape heritage. It is also networking with all role players in this vast domain in both the public and private sectors. See the LHSA website for more information:
**https://landscape-heritage-sa.yolasite.com/**

### Africa Landscape Network (ALN)

He also participated in the establishment of the African Landscape Network (ALN) in 2021.

## Project Experience

Bruce Eitzen has wide experience in over 60 development types.

### Landscape Architecture

1. Roof Gardens
2. Malls
3. Hotels
4. Airports
5. Suburban Parks
6. Office Parks and HQs
7. Interior Landscapes and Atriums
8. Residences
9. Residential Estates
10. Apartment Complexes
11. Master Plans
12. University Campuses
13. Regional Cemetery
14. Green Star: Design & As-Built
15. Cemetery

### Landscape Management

16. Maintenance Monitoring
17. Landscape Plan Control

### Environmental Planning & EIA

18. High Rise Buildings
19. Quarry Planning and Rehabilitation
20. Tourism and Visual Surveys
21. Domestic Airports
22. Safari Lodges in National Parks
23. Underground Fuel Storage
24. Rural Roads in Remote Regions

### Heritage Planning & HIA

25. Heritage Conservation Plan
26. Heritage Impact Assessment
27. Notification of Intent to Develop
28. Landscape Character Assessment
29. Wine Estates
30. Sewer Line
31. Water Line
32. Golf Course Estates
33. Historic Sites
34. Industrial Estates
35. Manor House
36. Cemeteries
37. Fish Farm
38. New Town
39. Historic Farms

### Visual Planning & VIA

40. Residential Estates
41. Wine Estates
42. Resorts
43. Coastal Developments
44. Industrial Estates
45. Hotel
46. Regional Shopping Mall
47. Sewage Treatment Plant
48. New Towns
49. Quarry
50. Solar Farm
51. Wind Farm
52. Cemeteries
53. Ridgeline Housing
54. Fish Farm
55. Space Satellites

### Tourism & Recreation Planning

56. Sports Fields
57. Safari Lodges
58. Hotels
59. Parks

### Urban Landscape Design

60. Urban Landscapes
61. Master Plans
62. Urban Landscape Master Plans
63. CBD Landscape Planning

# Select Project Profile

## Landscape Architecture

### KCC Sunnydale Church Campus
Site planning of 1.1-hectare hillside site, site analysis and master plan review in preparation of campus plan report and landscape design.

### Karl Bremer Hospital Offices, Bellville
Green Star, waterwise landscape for the Provincial Government of the Western Cape for Earthworks LA. The project features an endemic planting scheme, car park retention pond planting and landscape enhancements for the great drought of 2015-17.

### Bible Institute of South Africa, Kalk Bay
Campus master planning for this historic institution to enhance the natural, spiritual and heritage components of the site while maximising site usage for the college's 2023 Centenary Plan.

### Baronetcy Estate, Plattekloof
Estate Landscape Architect managing implementation of Landscape Guidelines and Landscape Plan Approval.

### Karwyderskraal Cemetery, Whale Coast
Preparation of Landscape Sketch Design for extensive, new regional cemetery serving the Hermanus Municipality.

### Bloemhof Electricity Headquarters, Bellville
Green Star landscape for City of Cape Town's electricity supply depot HQ including roof gardens. Planting carefully selected using mostly endemics, low water regimes and permeable paving. Maintenance monitoring is ongoing.

### Capricorn Beach, Muizenberg
Preparation of Landscape Site Development Plans (SDP) for an extensive mixed housing scheme in a windy, coastal fynbos site for MALA.

### Khayelitsha Public Interchange, Cape Town
Preparation of public realm tree planting scheme for this large urban design project associated with the upgraded railway facilities to this underdeveloped township for MALA.

### The Orangerie, Gardens
Landscape design for twin apartment complexes next to the Mount Nelson Hotel featuring a central gracht, pergola and waterfall; special consideration given to historic tree conservation. Management of maintenance is ongoing.

### Airport City, Cape Town
Preparation of 3D modelled landscape featuring an exciting lake-sculpture design and Cape Flats landscape for this industrial park site for MALA.

### Lourens River Estate, Somerset West
Sketch design for 2-hectare riverine landscape in small, upmarket housing complex for Langverwacht Landscaping.

### The Promenade, Mitchell's Plain
Sketch design for new mega-shopping centre comprising primarily extensive car park planting and peripheral planting design along boundaries and entrances.

### Harare International Airport, Harare
Directed preparation of sketch and detail designs to Tender stage of extensive courtyards prominently located and integral to the architectural concept. The design theme exploited a natural landscape built on hills representing various Zimbabwean environments. Also prepared the preliminary landscape master plan for the approach road, car parks and feature, grand axis landscape.

### National University of Science and Technology Public Realm Landscape, Bulawayo
Sketch Design for three large landscape projects: Ceremonial Avenue, 1.2 km long with forest avenue planting and large central median; Bus Stop for central campus student access; Central Plaza with a radius of 50m, a central communications tower, colonnade, circular tree planting and lawns; Pedestrian Boulevard also 1.2 km long, links residences and Chapel to central campus through shaded avenues and meeting spaces. All areas are carefully furnished.

### Mutual Gardens, Harare
Landscape Master planning detail design and implementation for a 7-hectare office park site situated in the suburbs. Detail designs cover eight courtyards, two roof gardens, a recreation area including two football fields, a woodland and lake and two hectares of landscaped gardens.

### National University of Science and Technology, Bulawayo
Landscape Master planning of this new 200-hectare campus. Projects now taken through costings of thirty landscape projects including faculty buildings, roads and pedestrian routes, sports centre, residences, woodland planting and ceremonial spaces into the sketch and detail design stage.

### House Sugarloaf, Harare
New private residence on a steep site. The design on four acres includes many terraces, formal landscaping, steep sight landscape treatment and enhancement of natural msasa woodland.

### Mayor's Residence, Harare
Preparation of sketch and detail designs for a prestige 8 Ha residence. Features include indigenous woodlands, formal gardens and a small lake.

### Southampton Life Centre, Harare
Detail design of shopping arcades, street landscaping around high-rise building, entrance fountain and a large roof garden for this central city site.

### Mossgas, Mossel Bay
Master planning and detail design of oil refinery complex including extensive rehabilitation procedures in a rare ecosystem, and planning and construction of berms to utilise over 800,000m³ of spoil.

## Environmental Planning & EIA

### Victoria Falls Strategic EA
Photographic survey and landscape analysis as part of multi-disciplinary team investigating the impacts of development on the Victoria Falls area.

### Domestic Airports Master Plan Project EIA, Zimbabwe
Preparation of ten EIA Reports for the development of new and existing, domestic airports around Zimbabwe. Airports included were: Buffalo Range, Bulawayo, Charles Prince, Gweru Thornhill, Hwange National Park, Kariba, KweKwe, Masvingo, Mutare Grand Reef and Victoria Falls. The EIA studies went up to the *Initial Assessment* stage and gave general recommendations for environmentally responsible project implementation. Full or *Detailed EIAs* were prescribed in two cases.

### Matetsi Safari Lodge EIA, Victoria Falls Region
Preparation of EIA report for a proposed 60 bed safari lodge on the Zambezi River in the heavily gamed Matetsi Safari Area. Mitigation guidelines covered master planning, construction impacts, sensitive riverine habitats, game management, effluent treatment and social impacts.

### NOCZIM FSP & Interlink Project EIA, Harare
Preparation of EIA report for an underground Fuel Storage Plant and connecting pipeline in the catchment of Harare's water supply dams. Mitigation guidelines focused on construction, operation and decommissioning phases and were particularly concerned with fuel spill, risk assessment, aesthetic impact and rehabilitation post construction.

### Mutukula-Bukoba-Lusahunga Road EIA, NW Tanzania
Research, Site Inspection and EIA Report production for a 280 km road in NW Tanzania. Impacts and mitigation recommendations included road cuttings, bridges, purchasing of land from farmers, swamp crossings and urban roads.

### Victoria Falls Safari Lodge, Victoria Falls
Preparation of specifications and inspection of rehabilitation of areas surrounding this time-share development. The site occurs on arid Kalahari Sands in mixed woodland and included a quarried area and elephant damaged vegetation.

### Mossgas, Mossel Bay
Preparation of rehabilitation procedures and contract documentation for extensive, disturbed areas and newly constructed berms in renosterbos, a rare ecotype.

## Heritage Planning & HIA

### *Rozenburg*, Malmesbury HIA
Preparation of HIA for mixed use commercial, industrial and residential estate on historic Swartland farm.

### *Jonkersdrift*, Jonkershoek HIA
Preparation of HIA for 8 new houses and agricultural buildings on Grade IIIa historic estate.

### De Hoop Mixed Use Development Node HIA
Preparation of HIA for 79-hectare mixed-use node linking SW Malmesbury and Abbotsdale.

### Schoonspruit *The Beacon*, Malmesbury
Revision and resubmission of an HIA for an amended industrial estate around a high profile, Grade IIIa Victorian house with significant historical garden.

### La Motte Sites Feasibility Studies, Franschhoek
Preparation of an HIA for the comparative assessment of four alternative residential sites in the sensitive Robertsvlei Valley.

### CNC Aquaculture, Sandveld
Preparation of the NID, Landscape Character Assessment (LCA) and HIA for a new salmon farming facility including 6 wind turbines.

### Louw's Bos HIA, Stellenbosch
Preparation of the NID and HIA for a new regional cemetery for the Stellenbosch Municipality.

### Calcutta Bos HIA, Stellenbosch
Preparation of the NID and HIA for a new regional cemetery for the Stellenbosch Municipality.

### Saldanha Separator Plant, Vredenburg
Preparation of the NID and HIA for a heavy industrial development in a semi-rural area on the West Coast.

### Royal Palms, Paarl
Preparation of HIA for mixed housing estate next to the proposed World Heritage Site of Dal Josaphat Language Origin Centre.

*Glen Lily*, Malmesbury
Preparation of HIA for a large expansion of N Malmesbury on veterinarian horse farm sited on a 17th century church erf.

Schoonspruit *The Beacon*, Malmesbury
Preparation of an HIA for a residential development around a high profile, grand Victorian house complete with turret.

Mariendahl Terraces, Newlands
Visual input into Heritage Statement for a small group of terrace houses near the historic breweries forming part of the staff housing next to the railway.

Langezandt Fishermen's Village, L'Agulhas
Preparation of Heritage/Urban Design VIA for development of controversial housing project in the vernacular fishermen's cottage style.

*Mount Pleasant* Terraces Heritage Conservation Plan, Table Mountain National Park
Research and preparation of detailed heritage study and conservation plan for this highly regarded, landscape national monument dating to the 18th century and associated with Lourens Cloete ex *Groot Constantia.*

## Visual Planning & VIA

Kaap Agri Silos, Riebeek-West VIA
Preparation of VIA for new silos at historic Riebeek-West.

Farm 1259, Paternoster VIA
Preparation of VIA for mixed use residential, hotel and commercial development on the Paternoster Peninsula.

Darling Power PV Plant, Darling VIA
Preparation of VIA for Photovoltaic (PV) Plant nearby historic Darling.

Swartland Power PV Plant, Malmesbury VIA
Preparation of VIA for Photovoltaic (PV) Plant south of Malmesbury adjacent to historic Abbotsdale.

*Rozenburg*, Malmesbury HIA
Preparation of HIA for mixed use commercial, industrial and residential estate on historic Swartland farm.

*Nederberg*, Paarl VIA
Preparation of VIA for residential estate adjacent to historic *Nederberg*.

*Jonkersdrift*, Jonkershoek VIA
Preparation of VIA for 8 new houses and agricultural buildings on Grade IIIa historic estate.

SANSA Space Operations, Matjiesfontein
Preparation of the VIA for new satellite antennas near the historic town of Matjiesfontein, Karoo.

De Hoop Mixed Use Development Node VIA
Preparation of VIA for 79-hectare mixed-use node linking SW Malmesbury and Abbotsdale.

CNC Aquaculture, Sandveld
Preparation of the VIA for a new salmon farming facility including 6 wind turbines.

Schoonspruit *The Beacon*, Malmesbury
Revision and resubmission of a VIA for an amended industrial estate around a high profile, Grade IIIa Victorian house with significant historical garden.

La Motte Sites Feasibility Studies, Franschhoek
Preparation of a VIA for the comparative assessment of four alternative residential sites in the sensitive Robertsvlei Valley.

De Punt Estate, L'Agulhas
Preparation of a VIA and Landscape Character Assessment (LCA) on the cultural landscape for two ridgeline houses overlooking the town.

CNC Aquaculture, Sandveld
Preparation of the VIA for a new salmon farming facility including wind turbines.

Louw's Bos VIA, Stellenbosch
Preparation of the VIA for a new regional cemetery for the Stellenbosch Municipality.

Calcutta Bos VIA, Stellenbosch
Preparation of the VIA for a new regional cemetery for the Stellenbosch Municipality.

*Farm 47 Lange Klip,* St Helena Bay
VIA preparation for transport, scrapyard, composting and sand mining facilities on the Patrysberg near St Helena Bay adjacent a scenic route.

*Harcroft*, Constantia
VIA preparation for a historic 10-hectares estate in Upper Constantia, located on the boundary of the Table Mountain National Park.

Saldanha Separator Plant, Vredenburg
Preparation of the VIA for a heavy industrial development in a semi-rural area on the West Coast.

Novo Power Wind Farm, Vredenburg
Preparation of the VIA for an extensive industrial development in the Vredenburg Peninsula, West Coast.

Vredendal PV Plant, Vredendal
Preparation of the VIA for a PV Plant near Vredendal, West Coast.

### Moerasrivier Mine, George
Preparation of VIA for gravel quarry in the George area.

### Victoria Falls Strategic EA
Photographic survey and landscape analysis as part of multi-disciplinary team investigating the impacts of development on the Victoria Falls area.

## Tourism & Recreation Planning

### Wallacedene Sports Fields, Durbanville
Layout of sports fields and facilities comprising 6 football fields, cricket, stadium, hardball courts and indoors sports hall and entrances in Cape vernacular for MALA.

### Khayelitsha Public Interchange, Cape Town
Preparation of public realm tree planting scheme for this large urban design project associated with the upgraded railway facilities to this underdeveloped township for MALA.

### Emerald Hill Park, Harare
Design of 4.5-hectare suburban park including indigenous woodlands, lawns and gardens.

### Victoria Falls Safari Lodge, Victoria Falls
Landscape design for this prestige time-share resort set in indigenous teak woodland. Landscaping theme was natural landscaping to reinforce the wild bush character of the site.

## Web Site
Further information and full CV available on request; also please see my company web site:
**www.new-world-associates.com**

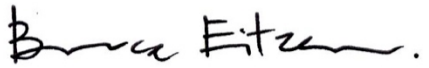
## Appendix B VIA Author's Declaration of Independence

NWA

**DECLARATION OF THE SPECIALIST**

I **Bruce Eitzen**, as the appointed Specialist hereby declare/affirm the correctness of the information provided or to be provided as part of the application, and that:

- In terms of the general requirement to be independent:
  - other than fair remuneration for work performed in terms of this application, have no business, financial, personal or other interest in the development proposal or application and that there are no circumstances that may compromise my objectivity; or
- In terms of the remainder of the general requirements for a specialist, have throughout this EIA process met all of the requirements;
- I have disclosed to the applicant, the EAP, the Review EAP (if applicable), the Department and I&APs all material information that has or may have the potential to influence the decision of the Department or the objectivity of any report, plan or document prepared or to be prepared as part of the application; and
- I am aware that a false declaration is an offence in terms of Regulation 48 of the EIA Regulations.

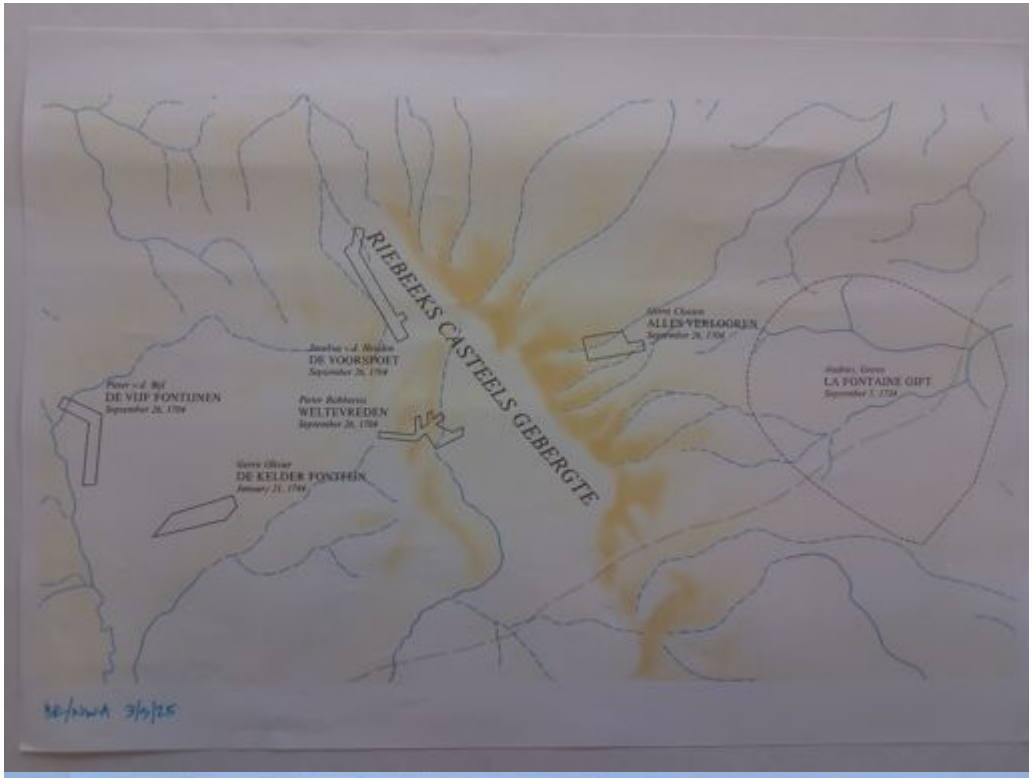
Signature of the Specialist:  Date: 9 September, 2026

**New World Associates, Landscape Architects**

Name of company (if applicable):

# Appendix C Landscape Heritage Design Indicators

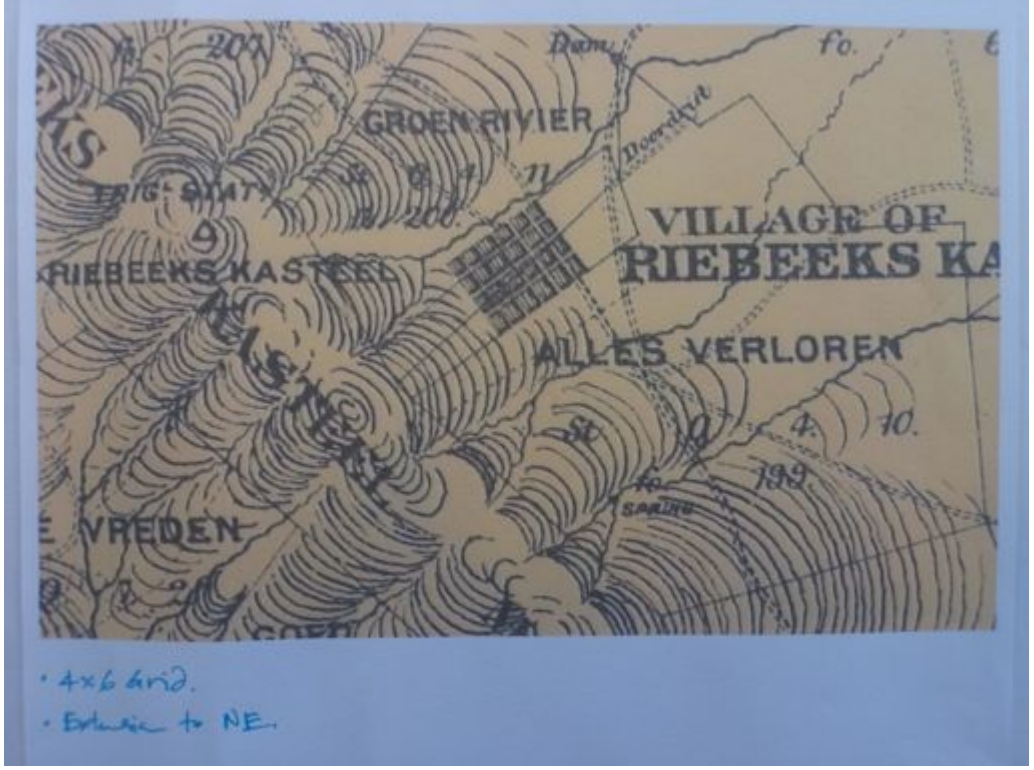
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- 4x6 grid.
- Extends to NE.


09927
425 38



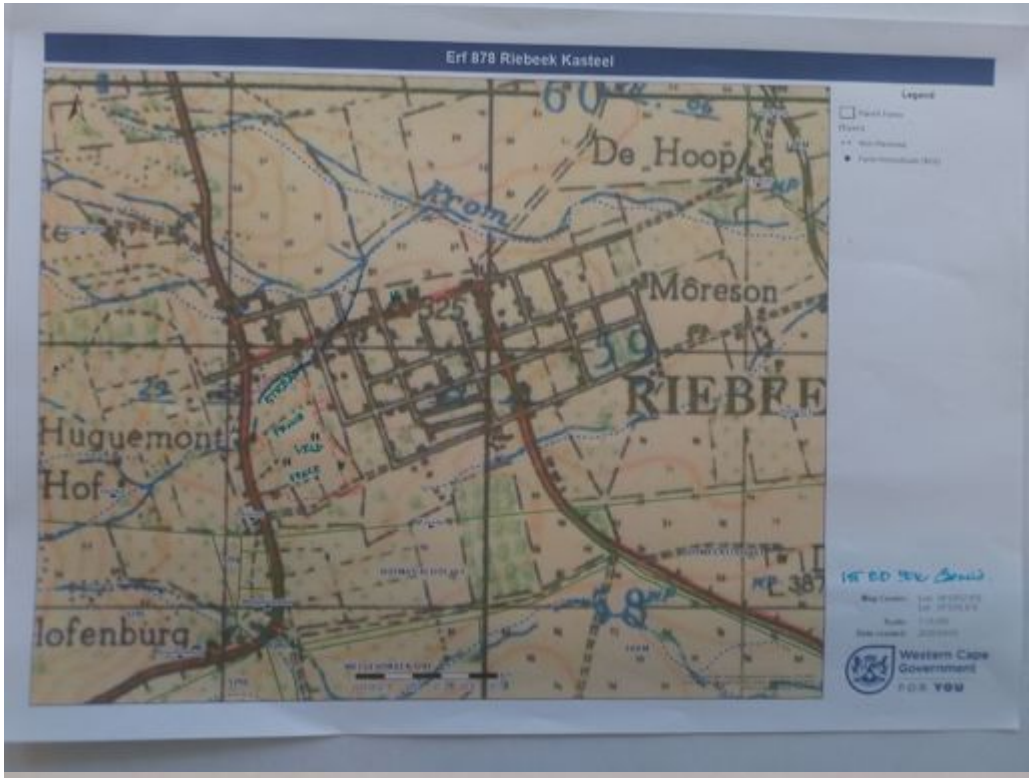

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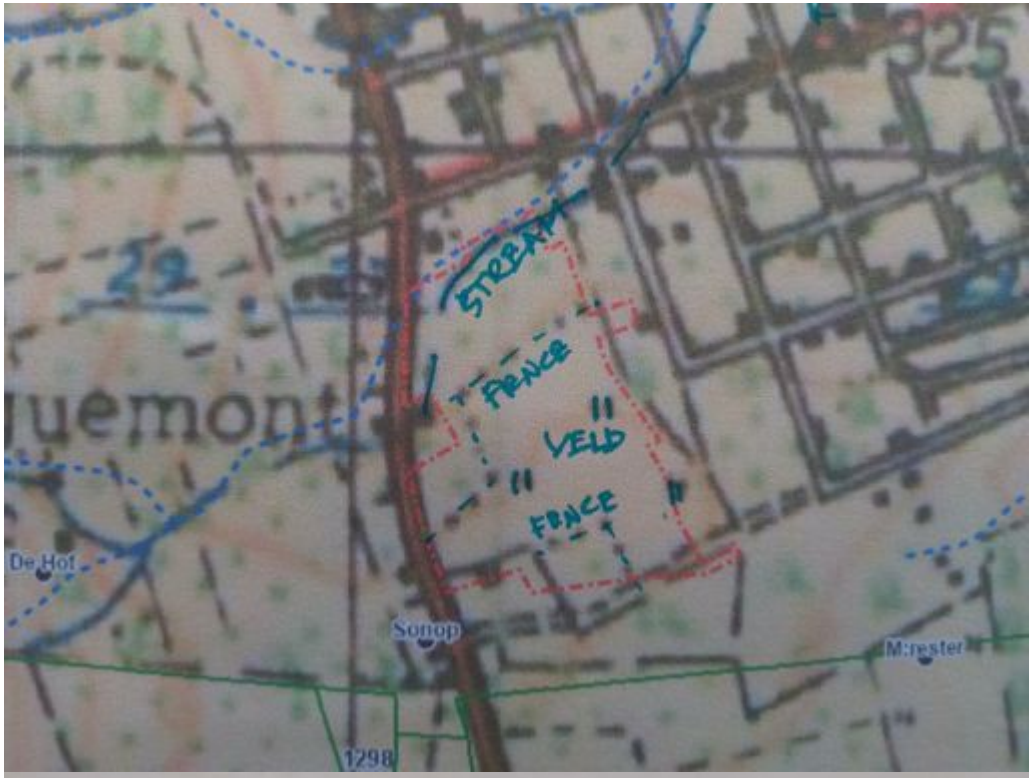









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De Hoop
Môreson
Huguemont
Hof
Western Cape Government


STREAM
FRANCE
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FRANCE
De Hof
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1298


1/1967


1/1967

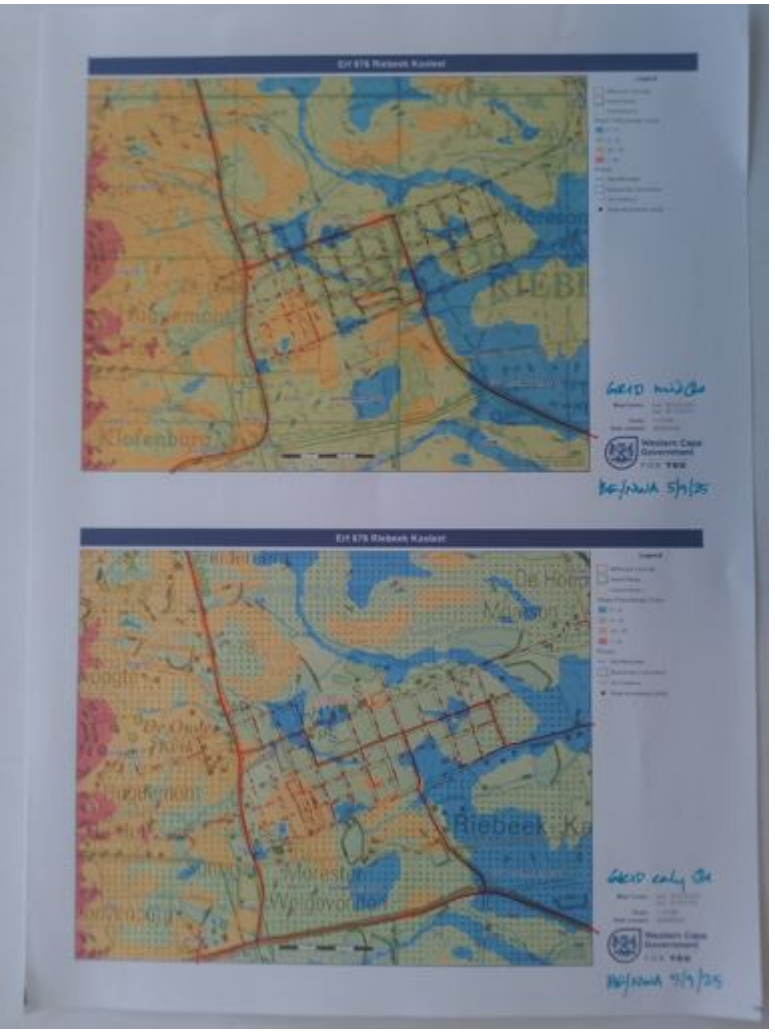

Kaoma R.
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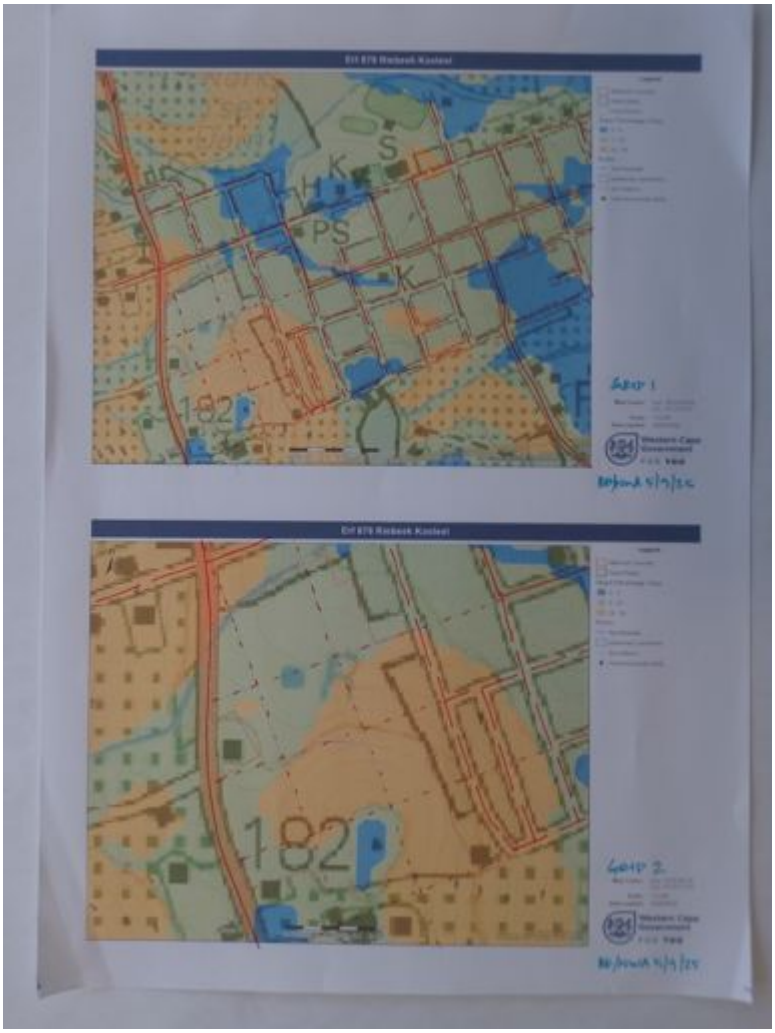

Kaoma R.
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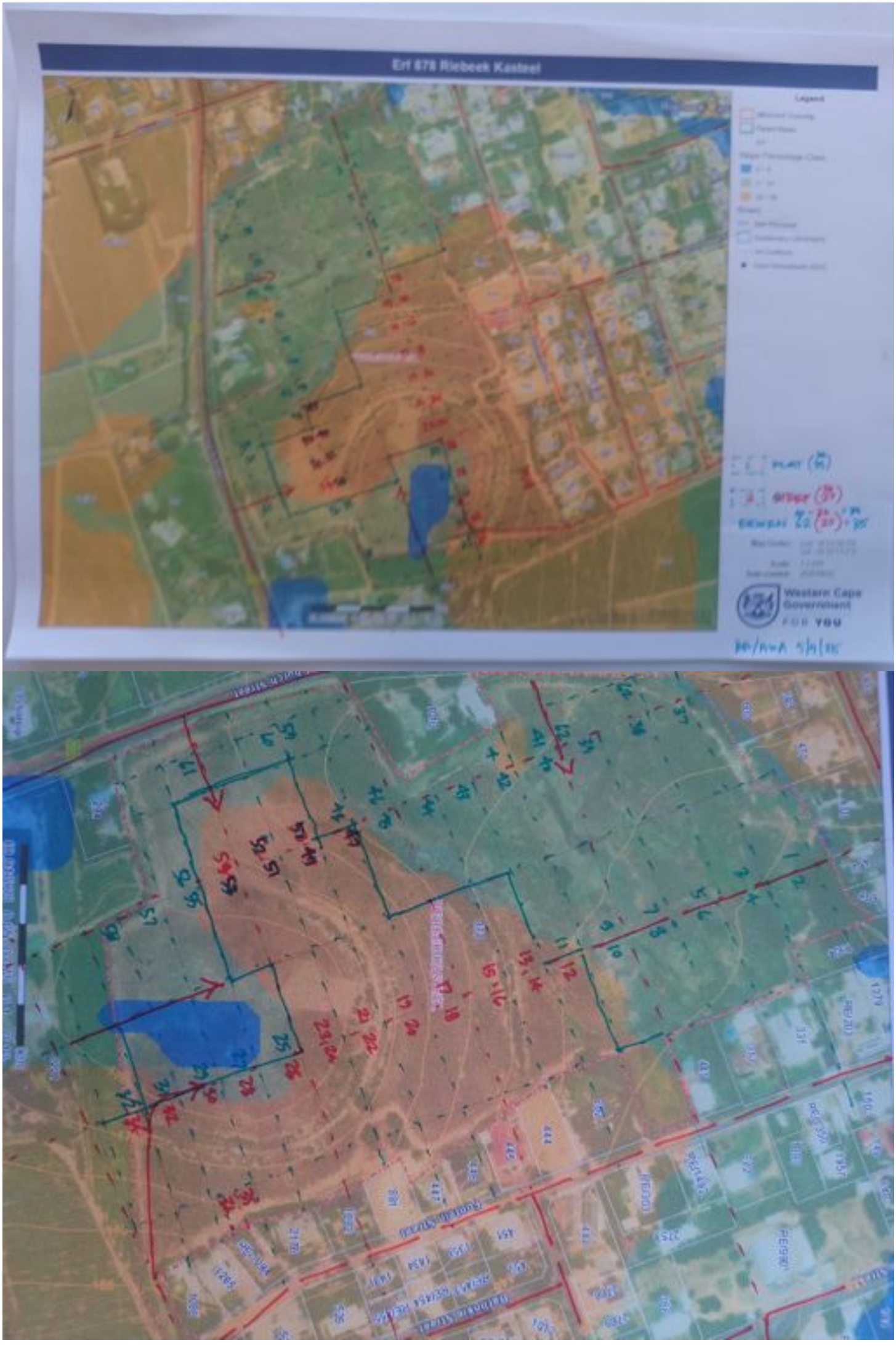

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Erf 878 Riebeek Kasteel
Legend
Western Cape Government
FOR YOU

Erf 878 Riebeek Kasteel



LAND USE 1

Erf 878 Riebeek Kasteel



LAND USE 2

Erf 878 Riebeek Kasteel



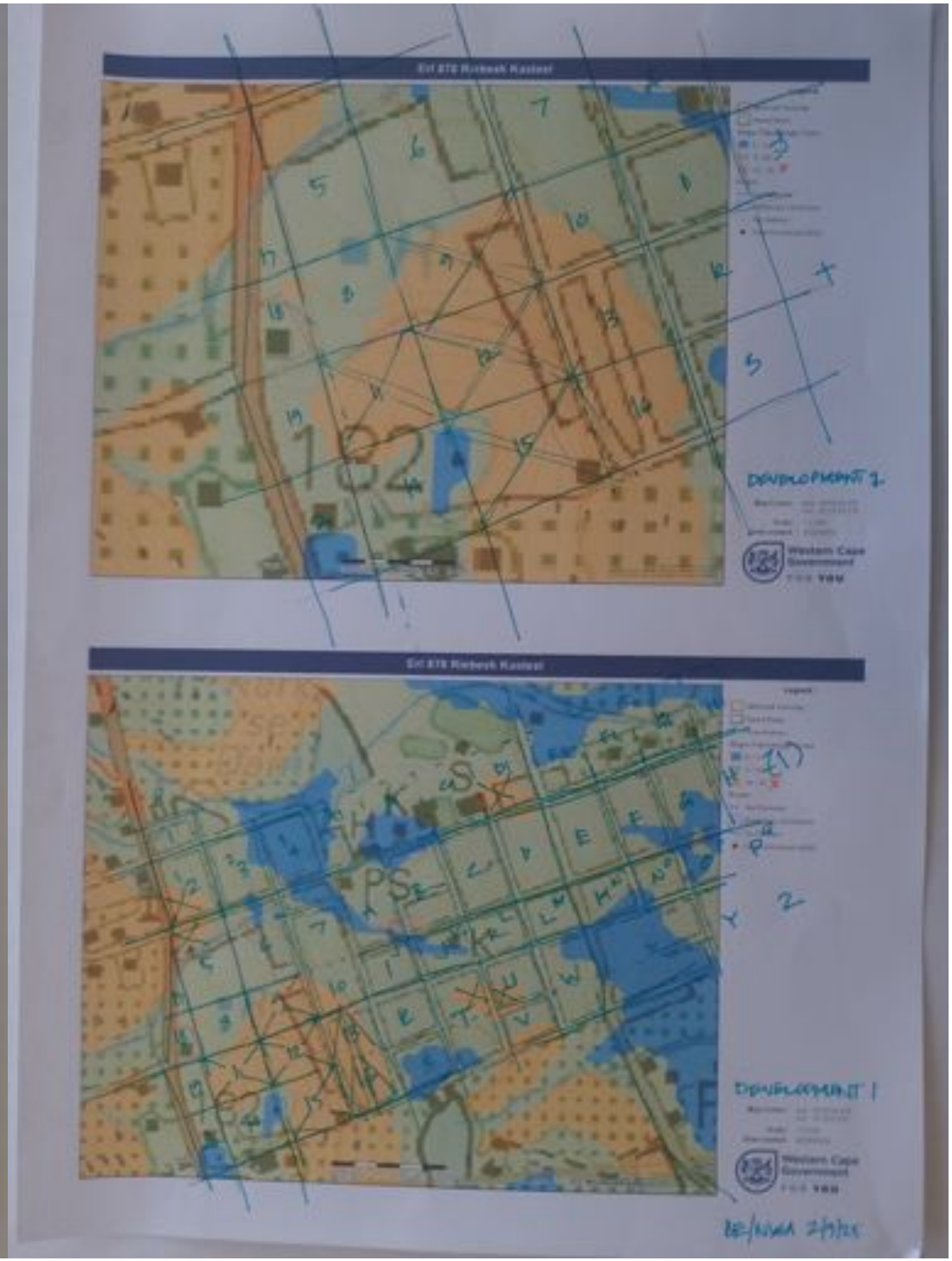
MID Cp BLOCKS

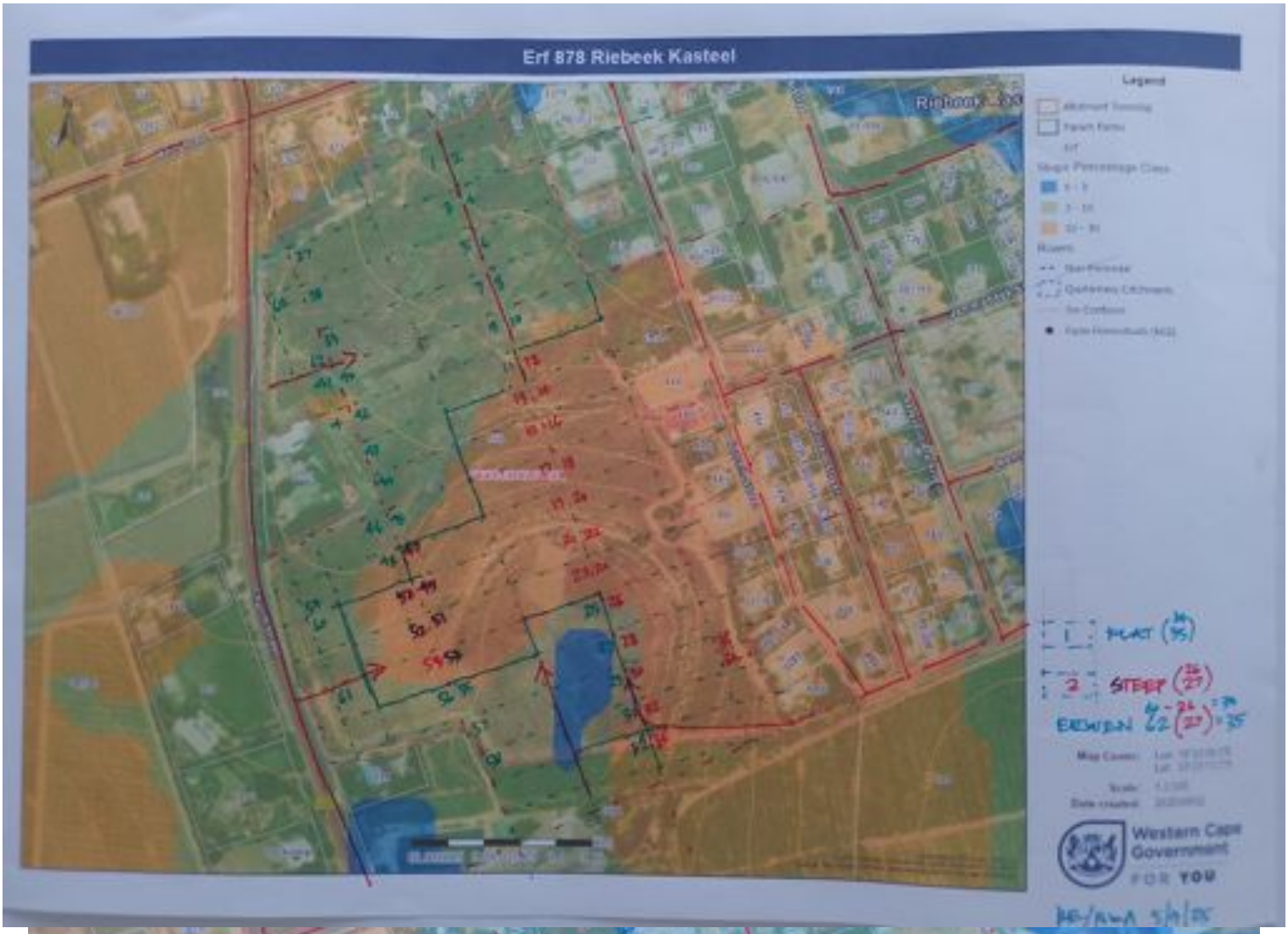
Erf 878 Riebeek Kasteel

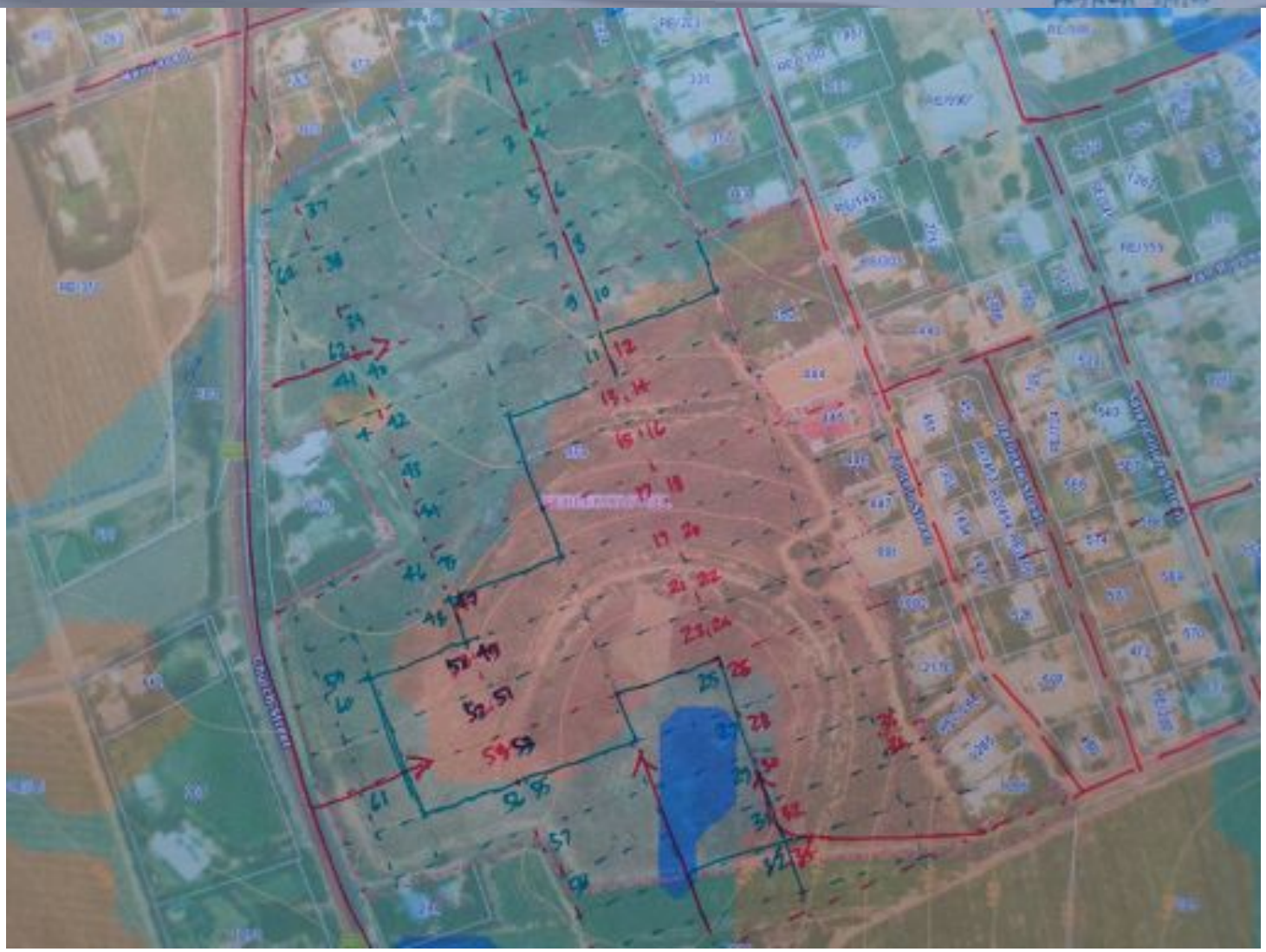


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Legend
Western Cape Government
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Erf 878 Riebeek Kasteel
KROM R.
Legend
STREET
MAIN RD
RIVER/STREAM
WETLAND
Western Cape Government
FOR YOU


Erf 878 Riebeek Kasteel
KROM R.
Legend
CONCEPT PLAN
LANDSCAPE ARCHITECT
Western Cape Government
FOR YOU

## Appendix D Plomp Assessment Methodology

An impact can be defined as any change in the physical-chemical, biological, cultural and/or socio-economic environmental system that can be attributed to human activities related to alternatives under study for meeting a project need.

| **Probability** | **This describes the likelihood of the impact actually occurring.** |
|---|---|
| Improbable | The possibility of the impact occurring is very low, due to the circumstances, design or experience. |
| Probable | There is a probability that the impact will occur to the extent that provision must be made therefore. |
| Highly Probable | It is most likely that the impact will occur at some stage of the development. |
| Definite | The impact will take place regardless of any prevention plans, and there can only be relied on mitigatory actions or contingency plans to contain the effect. |
| **Duration** | **The lifetime of the impact.** |
| Short term | The impact will either disappear with mitigation or will be mitigated through natural processes in a time span shorter than any of the phases. |
| Medium term | The impact will last up to the end of the phases, where after it will be negated. |
| Long term | The impact will last for the entire operational phase of the project but will be mitigated by direct human action or by natural processes thereafter. |
| Permanent | Impact that will be non-transitory. Mitigation either by man or natural processes will not occur in such a way or in such a time span that the impact can be considered transient. |
| **Scale** | **The physical and spatial size of the impact.** |
| Local | The impacted area extends only as far as the activity, e.g. footprint. |
| Site | The impact could affect the whole, or a measurable portion of the above-mentioned properties. |
| Regional | The impact could affect the area including the neighbouring residential areas. |
| Magnitude/ Severity | Does the impact destroy the environment, or alter its function. |
| Low | The impact alters the affected environment in such a way that natural processes are not affected. |
| Medium | The affected environment is altered, but functions and processes continue in a modified way. |
| High | Function or process of the affected environment is disturbed to the extent where it temporarily or permanently ceases. |
| **Significance** | **This is an indication of the importance of the impact in terms of both physical extent and time scale, and therefore indicates the level of mitigation required.** |
| Negligible | The impact is non-existent or unsubstantial and is of no or little importance to any stakeholder and can be ignored. |
| Low | The impact is limited in extent, has low to medium intensity; whatever its probability of occurrence is, the impact will not have a material effect on the decision and is likely to require management intervention with increased costs. |
| Moderate | The impact is of importance to one or more stakeholders, and its intensity will be medium or high; therefore, the impact may materially affect the decision, and management intervention will be required. |
| High | The impact could render development options controversial or the project unacceptable if it cannot be reduced to acceptable levels; and/or the cost of management intervention will be a significant factor in mitigation. |

**Figure A-1: Impact Significance Criteria.**

The significance of the aspects/impacts of the process was rated by using a matrix derived from Plomp (2004) and adapted to some extent to fit this process.[13] These matrices use the consequence and the likelihood of the different aspects and associated impacts to determine the significance of the impacts.

The significances of the impacts were determined through a synthesis of the criteria below in Figure A-1 above.

The following weights were assigned to each attribute:

| Aspect | Description | Weight |
|---|---|---|
| **Probability** | Improbable | 1 |
| | Probable | 2 |
| | Highly Probable | 4 |
| | Definite | 5 |
| **Duration** | Short term | 1 |
| | Medium term | 3 |
| | Long term | 4 |
| | Permanent | 5 |
| **Scale** | Local | 1 |
| | Site | 2 |
| | Regional | 3 |
| **Magnitude/Severity** | Low | 2 |
| | Medium | 6 |
| | High | 8 |
| **Significance** | Sum (Duration, Scale, Magnitude) x Probability | |
| | Negligible | <20 |
| | Low | <40 |
| | Moderate | <60 |
| | High | >60 |

**Figure A-2: Attribute Weighting.**

The significance of each activity is rated without mitigation measures and with mitigation measures for both construction and operational phases of the development.

NWA

[13] Plomp, H. (2004). *A Process for Assessing and Evaluating Environmental Management Risk and Significance in a Gold Mining Company*. Conference Papers – Annual National Conference of the International Association for Impact Assessment: South African Affiliate.

# Appendix E Planting Palette

NWA

# Riebeek Kasteel Development – Springbok Hill
# Proposed Plant List: March 2026

**STREET TREES**

- 2000ℓ / min 250ℓ
- 2000ℓ trees to have a girth of minimum 200mm and a height from NGL of not less than 5.5m
- 250ℓ trees to have a girth of minimum 100mm and a height from NGL of not less than 2.5m

*Celtis africana*
*Liquidambar styraciflua**
*Olea europaea subsp africana*
*Searsia pendulina*
*Syzygium guineense*
*Quercus nigra**

**TREES IN OPEN SPACES & GARDENS**

- min 250ℓ
- Trees to have a girth of minimum 100mm and a height from NGL of not less than 2.5m

*Apodytes dimidiata*
*Brachylaena discolor*
*Celtis sinensis*
*Citrus spp**
*Combretum erythrophyllum*
*Cupressus sempervirens* "Stricta"*
*Cycad spp*
*Dais continifolia*
*Ekebergia capensis*
*Erythrina lysistemon*
*Ficus spp*
*Harpephyllum caffrum*
*Liquidambar styraciflua**
*Olea europaea subsp africana*
*Populus simonii**
*Salix mucronata*
*Searsia pendulina*
*Sideroxylon inerme*
*Syzygium guineense*
*Quercus nigra**
*Quercus palustris**
*Quercus robur**
*Vachellia xanthophloea**

**SHRUBS & GROUNDCOVERS**

- Shrubs 1.5 plants/$m^2$ & groundcovers 5 plants/$m^2$

*Agapanthus praecox*
*Agathosma cilliaris*
*Aloe ferox*
*Aloe perfoliata*
*Aloe succotrina*
*Arctotis sp.* Yellow
*Aristea capitata*
*Azalea spp**
*Barleria obtusa red*
*Bougainvillea spp**
*Buddleja saligna*
*Bulbine frutescens*
*Buxus macowanii*
*Carpobrotus edulis*
*Chasmanthe sp.*
*Coleonema album*
*Crassula multicava*
*Cycad spp*
*Cyperus spp*
*Dietes bicolor*
*Dietes grandiflora*
*Dodonea viscosa*
*Elegia cuspidata*
*Elegia tectorum* "Fish Hoek"
*Erica mammosa*
*Erica sessiflora*
*Erigeron karvinskianus*
*Eriocephalus africana*
*Euryops pectinatus*
*Euryops virgineus*
*Felicia amelloides*
*Freylinia lanceolata*
*Gardenia spp**
*Gaura lindheimeri**
*Gazania uniflora*
*Geranium incanum*
*Halleria lucida*
*Hibiscus spp**
*Helichrusum teretifolium*
*Helichrysum argyrophyllum*
*Helichrysum cymosum*
*Helichrysum petiolare*
*Hydrangea spp**
*Hypoestes spp*
*Jasminus multipartitum*
*Juncus spp*
*Kniphofia praecox*
*Kniphofia uvaria*
*Lampranthus spp*
*Lavandula spp**
*Leonotis leonorus*
*Leucadendron xanthoconus*
*Leucospermum spp*
*Lobelia spp*
*Mackaya bella*
*Metalasia muricata*
*Oleander nerium**
*Osteospermum spp*
*Pelargonium capitatum*
*Pelargonium tomentosum*
*Pentas lanceolata**
*Phylica ericoides*
*Plectranthus spp*
*Plumbago auriculata*
*Portulacaria afra*
*Rhodocoma capensis*
*Rosa* "Iceberg"*
*Rosmarinus officinalis**
*Ruschia macowanii*
*Rumohra/*Fern *spp.*
*Salvia africana-caerulea*
*Salvia africana-lutea*
*Salvia chamelaegnea var Alba*
*Salvia lanceolata*
*Salvia rosmarinus*
*Scabiosa africana*
*Searsia crenata*
*Strelitzia reginea*
*Tarchonanthus camphoratus*
*Tecoma capensis*
*Thymus vulgaris**
*Tulbaghia violacea*
*Viburnum sinensis**
*Wachendorfia thyrsiflora*
*Watsonia pillansii*
*Westringia fruticosa**
*Zantedeschia aethiopica*

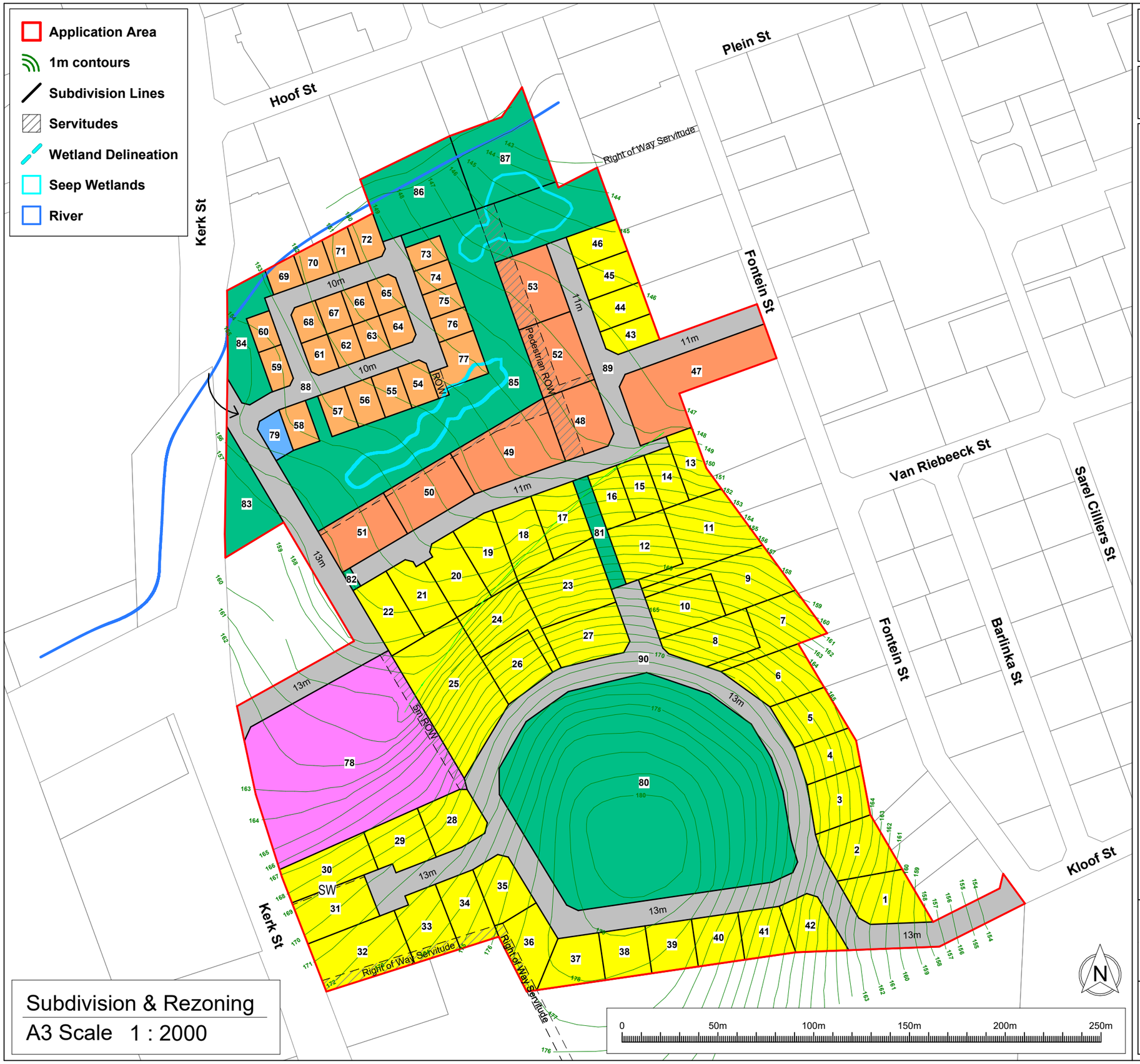
**LAWN**

*Cynodon dactylon*
*Cenchrus clandestinus**

* cultural landscape species

# Appendix F Project Plans

NWA




Subdivision & Rezoning

A3 Scale 1 : 2000

PROJECT

# Erf 878 Riebeek Kasteel

TITLE

## Subdivision & Rezoning Plan

| Zoning | Area | % of Total | Erven |
|---|---|---|---|
| Residential Zone 1: Low Density | 38178m² | 34.5% | 46 |
| General Residential Zone 2: Town Housing | 7031m² | 6.3% | 24 |
| General Residential Zone 3: Flats (Consent for shops & home occupation) | 8789m² | 7.9% | 7 |
| Resort Zone (Events & wedding venue) | 7607m² | 6.9% | 1 |
| Business Zone 1: General Business | 275m² | 0.2% | 1 |
| Open Space Zone 2: Private Open Space | 29323m² | 26.5% | 8 |
| Transport Zone 2: Roads | 19592m² | 17.7% | 3 |
| **Total** | **110796m²** | **100%** | **90** |

| No. | Area | No. | Area | No. | Area | No. | Area |
|---|---|---|---|---|---|---|---|
| 1 | 938 m² | 24 | 1033 m² | 47 | 2082 m² | 70 | 284 m² |
| 2 | 962 m² | 25 | 2518 m² | 48 | 986 m² | 71 | 288 m² |
| 3 | 781 m² | 26 | 769 m² | 49 | 1587 m² | 72 | 318 m² |
| 4 | 636 m² | 27 | 965 m² | 50 | 1011 m² | 73 | 249 m² |
| 5 | 731 m² | 28 | 805 m² | 51 | 986 m² | 74 | 249 m² |
| 6 | 948 m² | 29 | 775 m² | 52 | 1075 m² | 75 | 249 m² |
| 7 | 978 m² | 30 | 951 m² | 53 | 1062 m² | 76 | 249 m² |
| 8 | 909 m² | 31 | 927 m² | 54 | 328 m² | 77 | 582 m² |
| 9 | 1152 m² | 32 | 1361 m² | 55 | 333 m² | 78 | 7607 m² |
| 10 | 844 m² | 33 | 846 m² | 56 | 333 m² | 79 | 275 m² |
| 11 | 1428 m² | 34 | 774 m² | 57 | 333 m² | 80 | 14183 m² |
| 12 | 944 m² | 35 | 696 m² | 58 | 329 m² | 81 | 494 m² |
| 13 | 524 m² | 36 | 848 m² | 59 | 270 m² | 82 | 51 m² |
| 14 | 428 m² | 37 | 720 m² | 60 | 237 m² | 83 | 1054 m² |
| 15 | 463 m² | 38 | 613 m² | 61 | 264 m² | 84 | 1114 m² |
| 16 | 480 m² | 39 | 613 m² | 62 | 269 m² | 85 | 8580 m² |
| 17 | 771 m² | 40 | 613 m² | 63 | 269 m² | 86 | 1941 m² |
| 18 | 802 m² | 41 | 610 m² | 64 | 275 m² | 87 | 1906 m² |
| 19 | 778 m² | 42 | 686 m² | 65 | 275 m² | 88 | 5738 m² |
| 20 | 801 m² | 43 | 388 m² | 66 | 269 m² | 89 | 4106 m² |
| 21 | 744 m² | 44 | 488 m² | 67 | 269 m² | 90 | 9748 m² |
| 22 | 794 m² | 45 | 489 m² | 68 | 264 m² | | |
| 23 | 1370 m² | 46 | 483 m² | 69 | 246 m² | | |

INDEMNITY

INTERACTIVE TOWN & REGIONAL PLANNING MAKES NO WARRANTY OF ANY KIND, EXPRESSED OR IMPLIED, WITH REGARD TO THE DATA AND SHALL NOT BE LIABLE IN ANY EVENT FOR ANY INCEDENTAL OR CONSEQUENTIAL DAMAGES IN CONNECTION WITH OR ARISING OUT OF THIS DATA. THE DATA REMAINS THE SOLE PROPERTY OF THE LIENT AND MAY ONLY BE USED FOR THE PURPOSES OF A PROJECT WITH THE PROIR WRITTEN APPROVAL OF THE CLIENT.

| DRAWN BY | CHECKED BY | DATE |
|---|---|---|
| JM | AW | 24-08-2026 |

| SCALE (@ A3) | PROJECT NUMBER |
|---|---|
| As indicated | 0001 |

DRAWING NUMBER

Rev 78

CLIENT

Huguemont Trust

**InterActive Town & Regional Planning**

Andre Wiehahn Pr Pln A/927/1996
B Art et Sc (Town and Regional Planning)
Telephone 028 312 1668
Cell phone: 082 466 0490
E-Mail: wiehahn.a@gmail.com




SITE DEVELOPMENT PLAN_*SCALE:1000*

## GENERAL NOTES:

ALL DIMENSIONS AND LEVELS TO BE CHECKED AND VERIFIED ON SITE BY THE CONTRACTOR PRIOR TO COMMENCING ANY WORKS

FIGURED DIMENSIONS ARE TO TAKE PREFERENCE TO SCALING. ALL DISCREPANCIES ON DRAWINGS OR INTENDED VARIATIONS FROM DRAWINGS ARE TO BE CLEARED WITH THE PROJECT MANAGER BEFORE COMMENCING

ALL WORKS TO BE CARRIED OUT IN STRICT ACCORDANCE WITH REGULATIONS AS LAID DOWN IN THE NATIONAL BUILDING REGULATIONS.

ALL EXISTING MATERIAL REMAINS THE PROPERTY OF THE OWNER UNLESS OTHERWISE STATED.

## REVISION RECORD

| REV No. | DATE DRAWN | DESCRIPTION |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

## ENGINEER CERTIFICATION:

ISSUED FOR INFORMATION ONLY


grow architecture

ARCHITECTURE
PROJECT MANAGEMENT

INFO@GROWARCHITECTURE.COM
WWW.GROWARCHITECTURE.COM

UNIT 15, CANAL EDGE 4, TYGER WATERFRONT, BELLVILLE
087 702 7619 | 082 681 4454


PROJECT:
RIEBEEK KASTEEL SDP

LOCATION:
RIEBEEK KASTEEL

ERF: 868

DRAWING:
RIEBEEK KASTEEL SDP

| DATE: | DRAWN: | |
|---|---|---|
| 2026 08 12 | NAB | |
| SCALE: AS INDICATED | DWG. No. 101 | REV. 75 |
| OWNER'S SIGNATURE: | ARCH. SIGNATURE: | |







# SITE DEVELOPMENT PLAN_*SCALE NTS*

## GENERAL NOTES:

ALL DIMENSIONS AND LEVELS TO BE CHECKED AND VERIFIED ON SITE BY THE CONTRACTOR PRIOR TO COMMENCING ANY WORKS

FIGURED DIMENSIONS ARE TO TAKE PREFERENCE TO SCALING. ALL DISCREPANCIES ON DRAWINGS OR INTENDED VARIATIONS FROM DRAWINGS ARE TO BE CLEARED WITH THE PROJECT MANAGER BEFORE COMMENCING

ALL WORKS TO BE CARRIED OUT IN STRICT ACCORDANCE WITH REGULATIONS AS LAID DOWN IN THE NATIONAL BUILDING REGULATIONS.

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## REVISION RECORD

| REV No. | DATE DRAWN | DESCRIPTION |
|---|---|---|
| | | |
| | | |
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| | | |
| | | |
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| | | |

## ENGINEER CERTIFICATION:

ISSUED FOR INFORMATION ONLY

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UNIT 15, CANAL EDGE 4, TYGER WATERFRONT, BELLVILLE
087 702 7619 | 082 681 4454

PROJECT:
RIEBEEK KASTEEL SDP

LOCATION:
RIEBEEK KASTEEL

ERF: 868

DRAWING:
RIEBEEK KASTEEL SDP

| DATE: | DRAWN: | |
|---|---|---|
| 2026 08 12 | NAB | |
| SCALE: AS INDICATED | DWG. No. 101 | REV. 75 |
| OWNER'S SIGNATURE: | ARCH. SIGNATURE: | |

Hoof St

Plein St

Right of Way Servitude

Fontein St

Van Riebeeck St

Barlinka St

Kerk St

Right of Way Servitude

Right of Way Servitude

EXISTING S/W CHANNEL

ATTENUATION DAM

WETLAND

WETLAND

WETLAND

PARKING

PARKING

PARKING

Existing palm trees to be transplanted where possible within the Development

10m

10m

11m

11m

11m

11m

13m

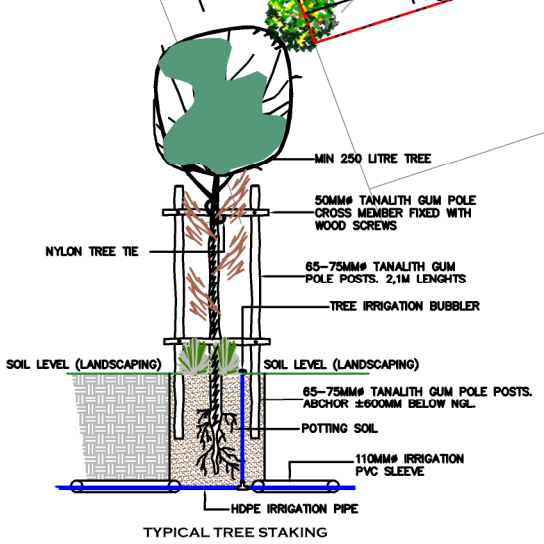
13m

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## LEGEND:

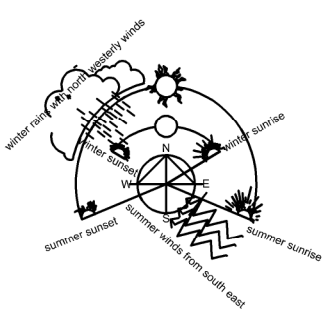
- Existing trees to be transplanted
- Existing trees to be retained
- Large sized trees
- Transplanted Trees
- Small to medium sized trees
- Proposed Olive grove
- Planting
- Restored renosterveld
- Lawn
- S/w ponds & River
- Wetland planting
- Laterite walkways
- Paved walkways
- Outdoor gym equipment
- Play areas
- Existing contours




TYPICAL TREE STAKING

Notes:

a) The landscaping shall be implemented by the Developer and maintained for a minimum of 12 months whereafter the HOA will take over the maintenance and upkeep of the Development..
b) Final tree positions to be determined once the underground services as-built are completed.
c) Trees planted closer than 1,0m from any services to be safeguard with root barriers.
d) A planting plan in accordance with the Landscape Master plan must be done prior to the commencement of planting.
e) Irrigation will be treated by means of a automated 100% coverage system and all trees to receive 2x bubblers.
f) Verge trees along the R311 (Church street) will be minimum 500 litre size with a height of not less than 4.0m from NGL and a girth thickness of not less than 150mm diameter to ensure it aid in the screening of the development together with the existing verge trees.
g) The balance of the Development trees will be a minimum of 250 litre size with a height of not less than 3.0m from NGL and a girth thickness of not less than 100mm diameter.
h) Cluster trees willl be a minimum of 2000litre trees with a height of not less than 5.0m from NGL and a girth thickness of not less than 250mm diameter.
i) The allowance of pedestrian flow are by means of walkways along the road and linked to the open space areas within the Development.
j) Proposed fencing along R311(Church street) should be a minimum of 80% transparent and the balance of Boundary line to be a brick wall of a maximum height of 1.8m from NGL.
k) Planting and Lifestyle theme to be adressed in the plant and Treeplan.
l) A full tree survey to be conducted by a specialist Tree Arborist to determine protected species and tree value.




0m 10m 20m 30m 40m 50m

Project:
SPRINGBOK HILL ESTATE

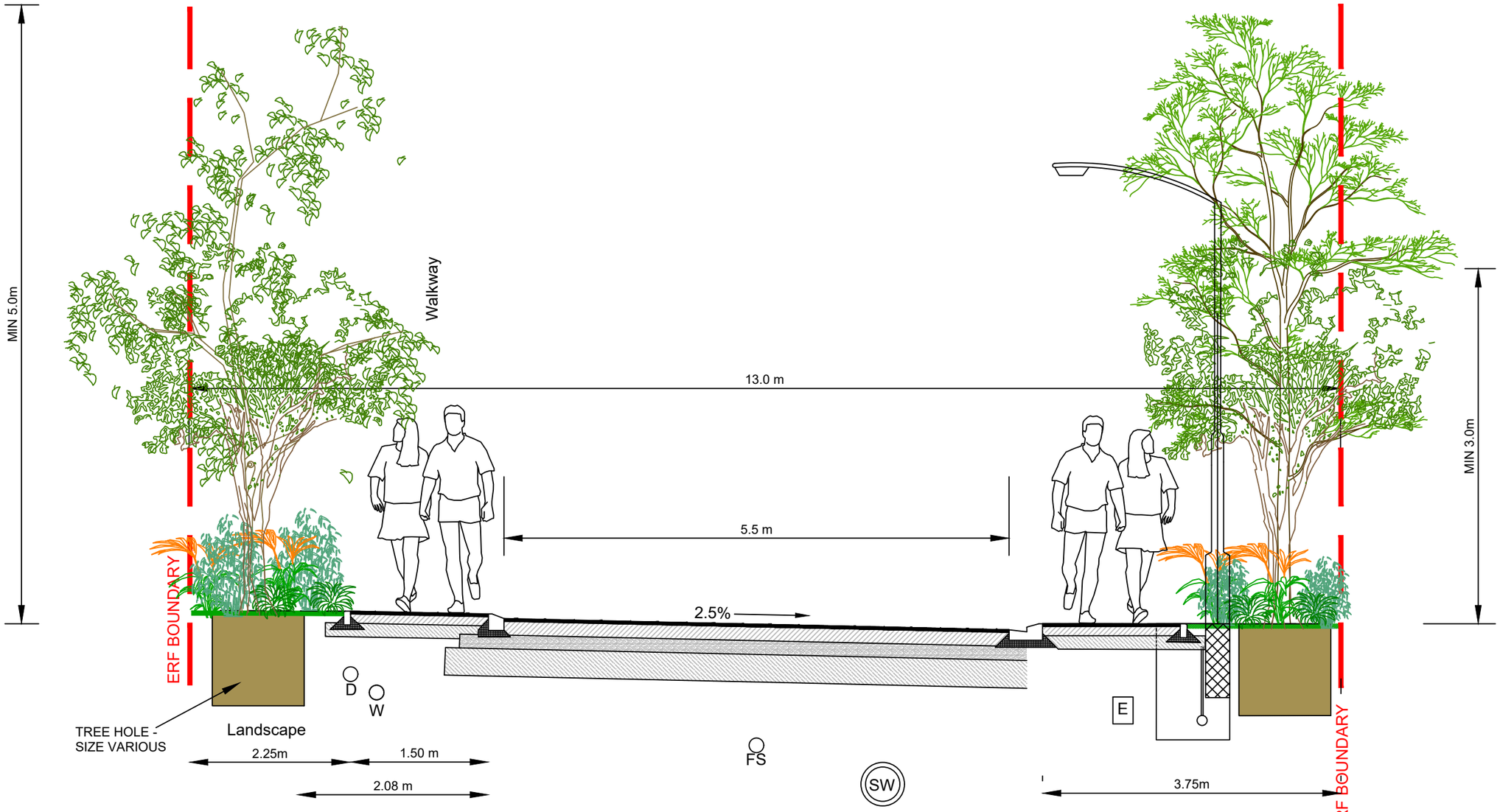
Drawing: - 26/08/2026

LANDSCAPE SITE DEVELOPMENT PLAN

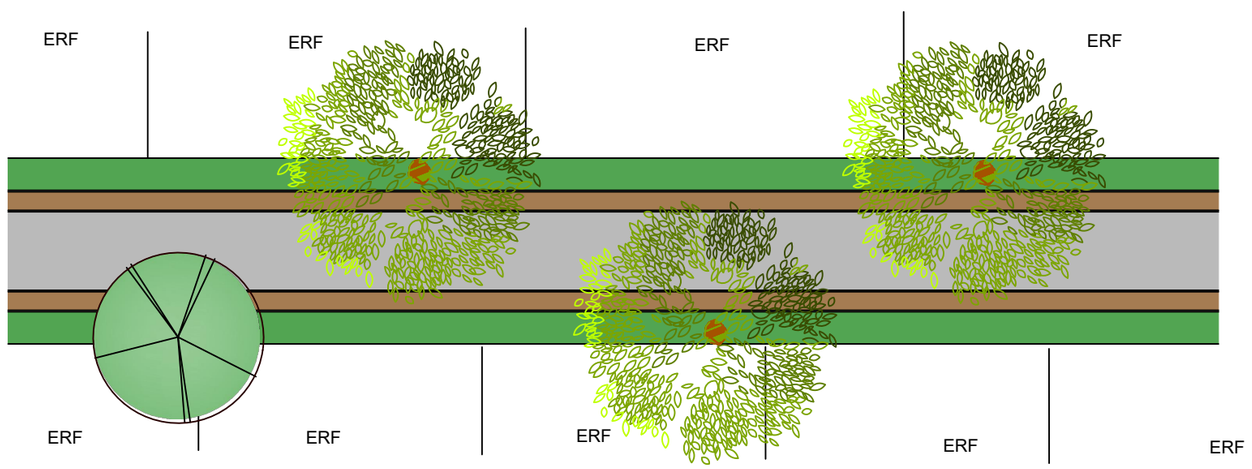
Scale: A3 - 1:1500

Location: Riebeeck Kasteel

J.d.V Landscape Studio
Ignis Goosen, Email: ignis@jdv.co.za, Cell: 0826110042




# SECTION




# PLAN

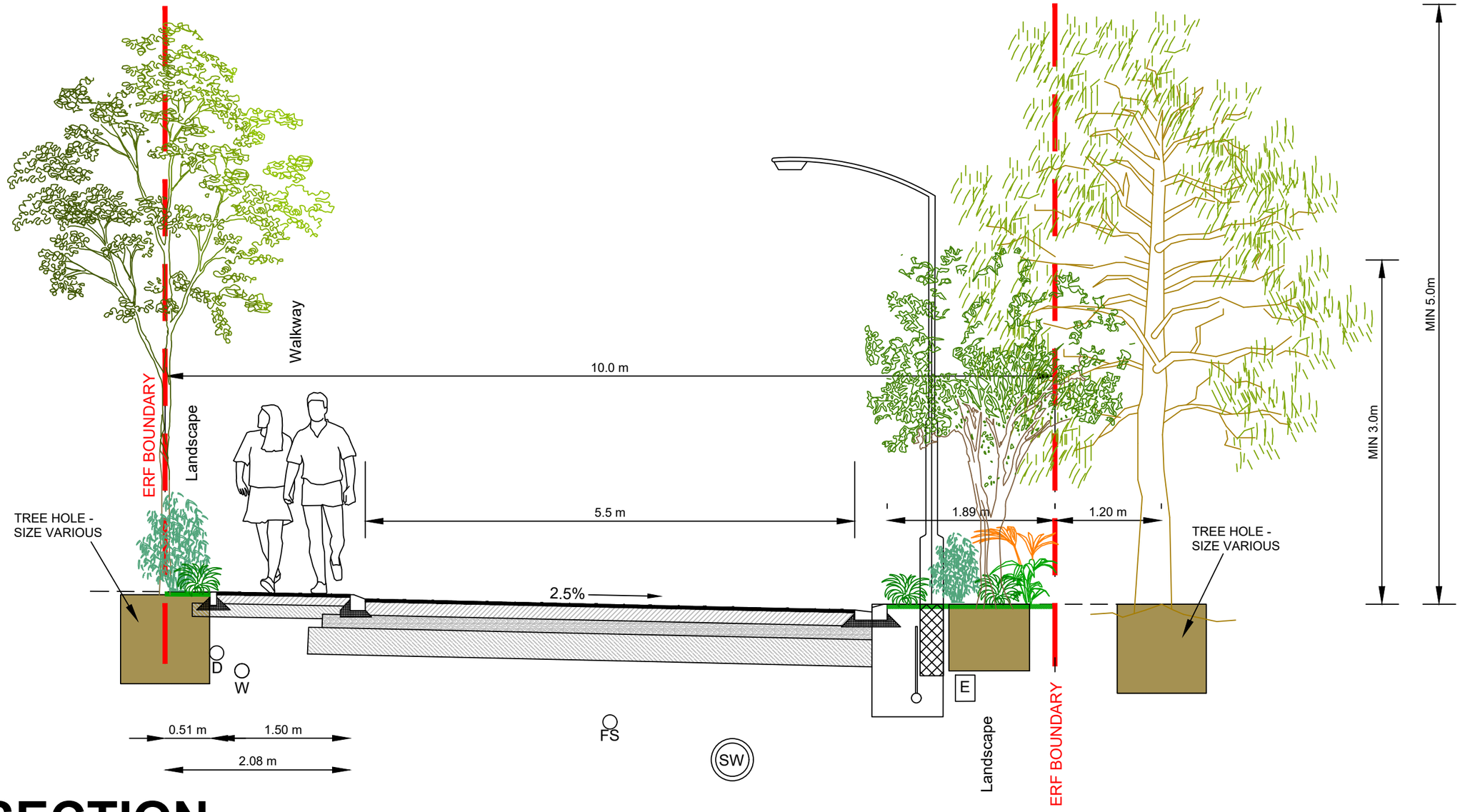
Project:
SPRINGBOK HILL ESTATE

Drawing: - 25/03/2026
TYPICAL 13M ROAD RESERVE

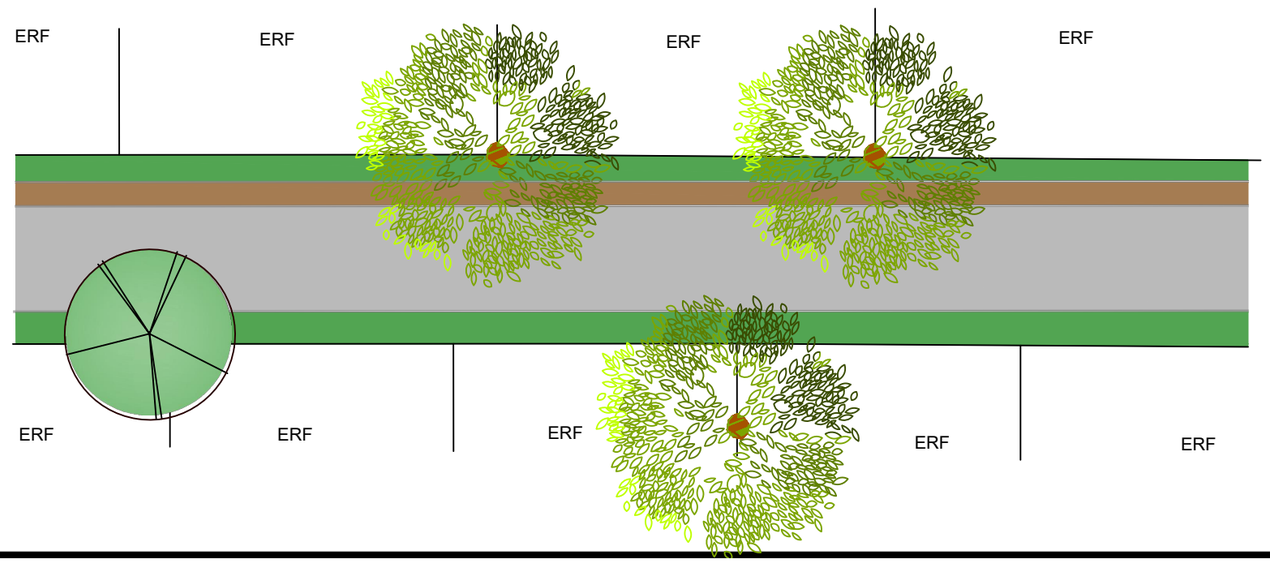
Scale: NTS

Location: Riebeeck Kasteel

J.d.V Landscape Studio
Ignis Goosen, Email: ignis@jdv.co.za, Cell: 0826110042




# SECTION




# PLAN

Project:
SPRINGBOK HILL ESTATE

Drawing: - 04/11/2024
TYPICAL 10M ROAD RESERVE

Scale: NTS

Location: Riebeeck Kasteel

J.d.V Landscape Studio
Ignis Goosen, Email: ignis@jdv.co.za, Cell: 0826110042



SPRINGBOK HILL

# REVISED CONCEPT MASTERPLAN REV3.5

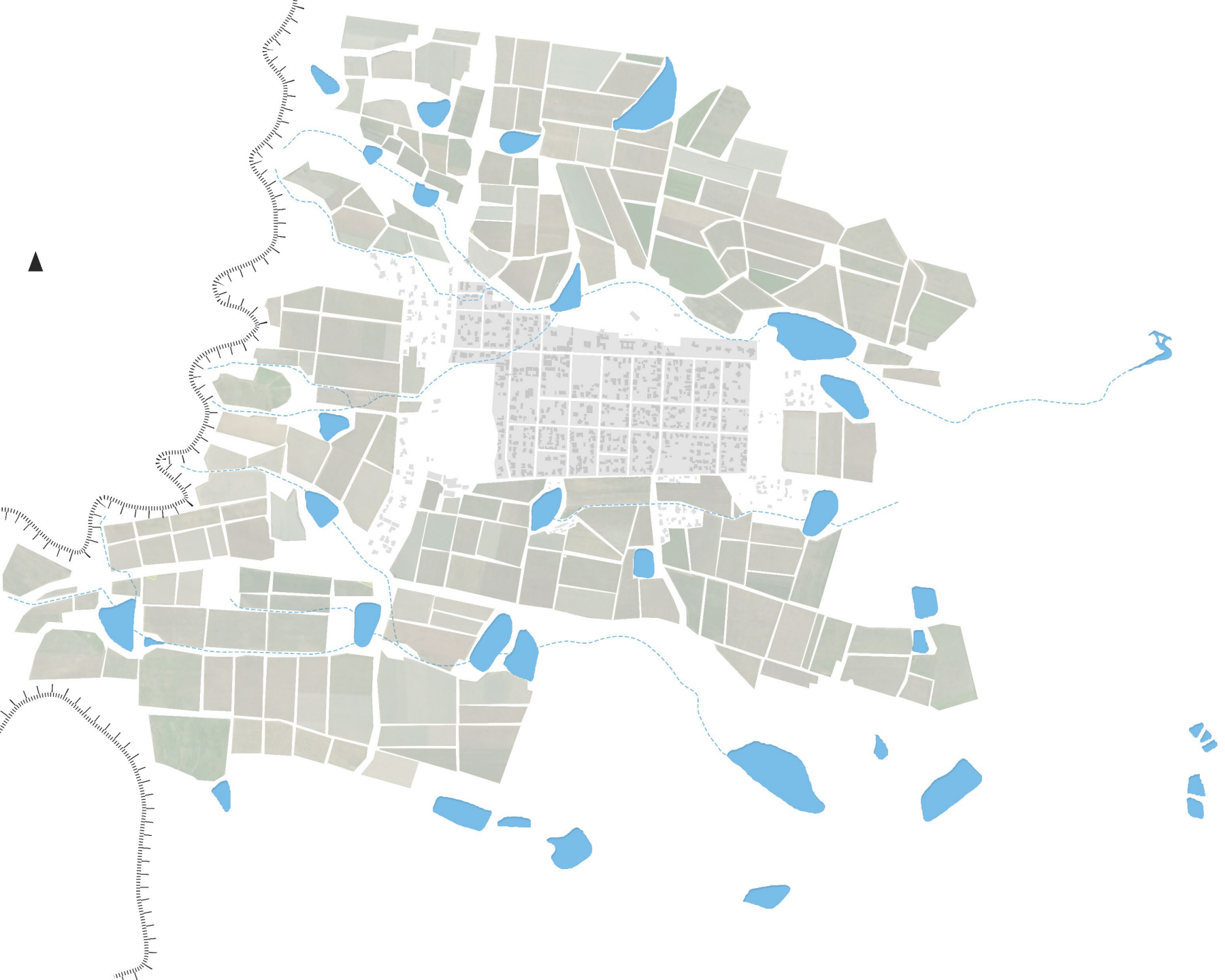
**Prepared for**

HUGUEMONT TRUST

Prepared by

**Etienne Britz**
**Urban Designer**

RIEBEEK KASTEEL
**CONTEXT**



# RIEBEEK KASTEEL
## TOWN STRUCTURE

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

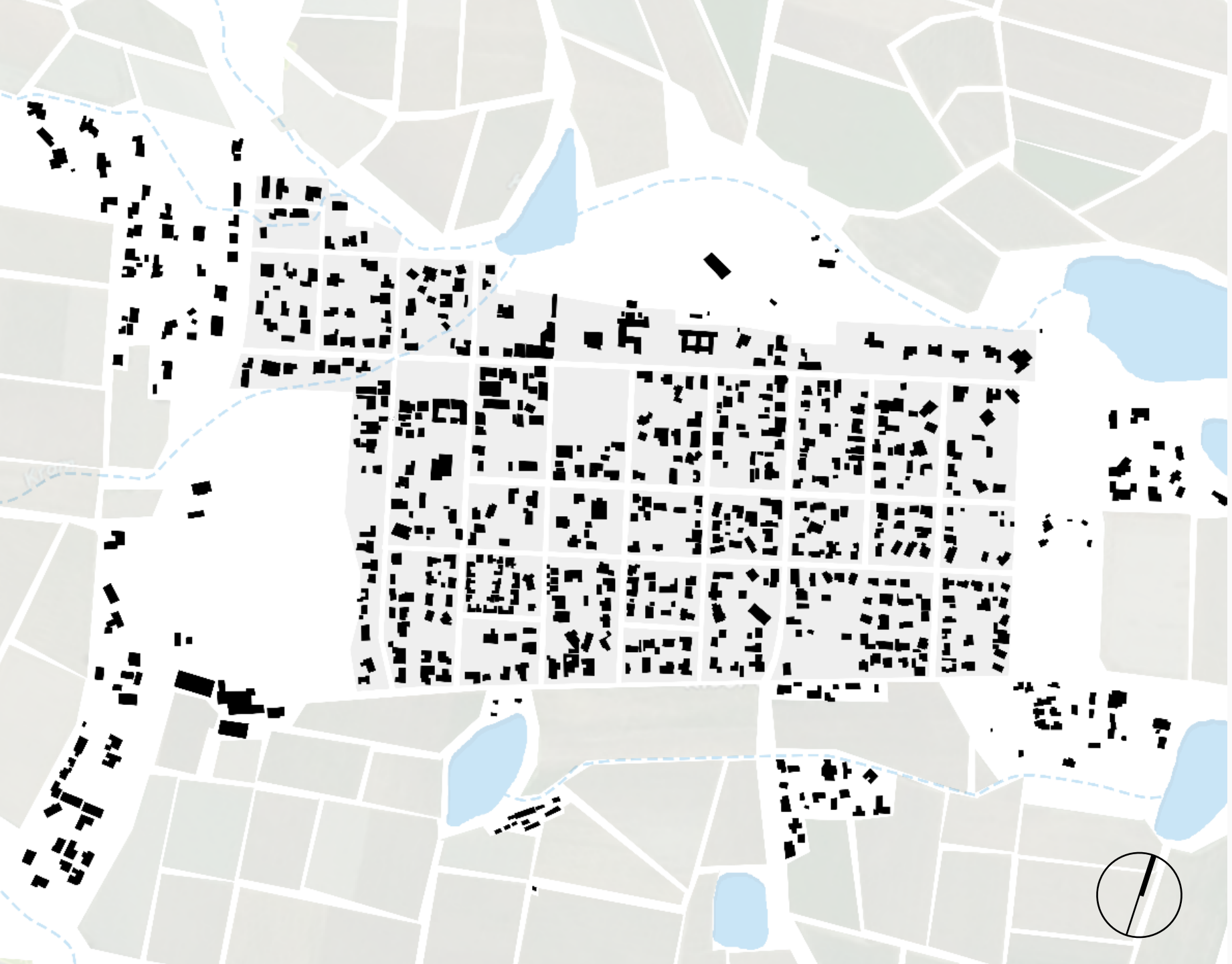
**Scenic and Natural Integration:** Positioned against Kasteelberg Mountain, surrounded by vineyards and olive groves, integrating views and landscape into the town's design.

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

**Residential Appeal:** Functions as a residential satellite for larger nearby areas, blending rural charm with urban accessibility.

**Tourist Destination:** Attracts visitors with its scenic beauty, cultural offerings, and preserved historical buildings, maintaining a quaint yet vibrant environment.

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



RIEBEEK KASTEEL

# TOWN STRUCTURE

**Built Form:** Scattered massing contained within the towns strong grid. Buildings sit mostly on the street boundary with exceptions, creating a mixture of hard and soft (built-up and green) street interface conditions.




# RIEBEEK KASTEEL
## TOWN STRUCTURE

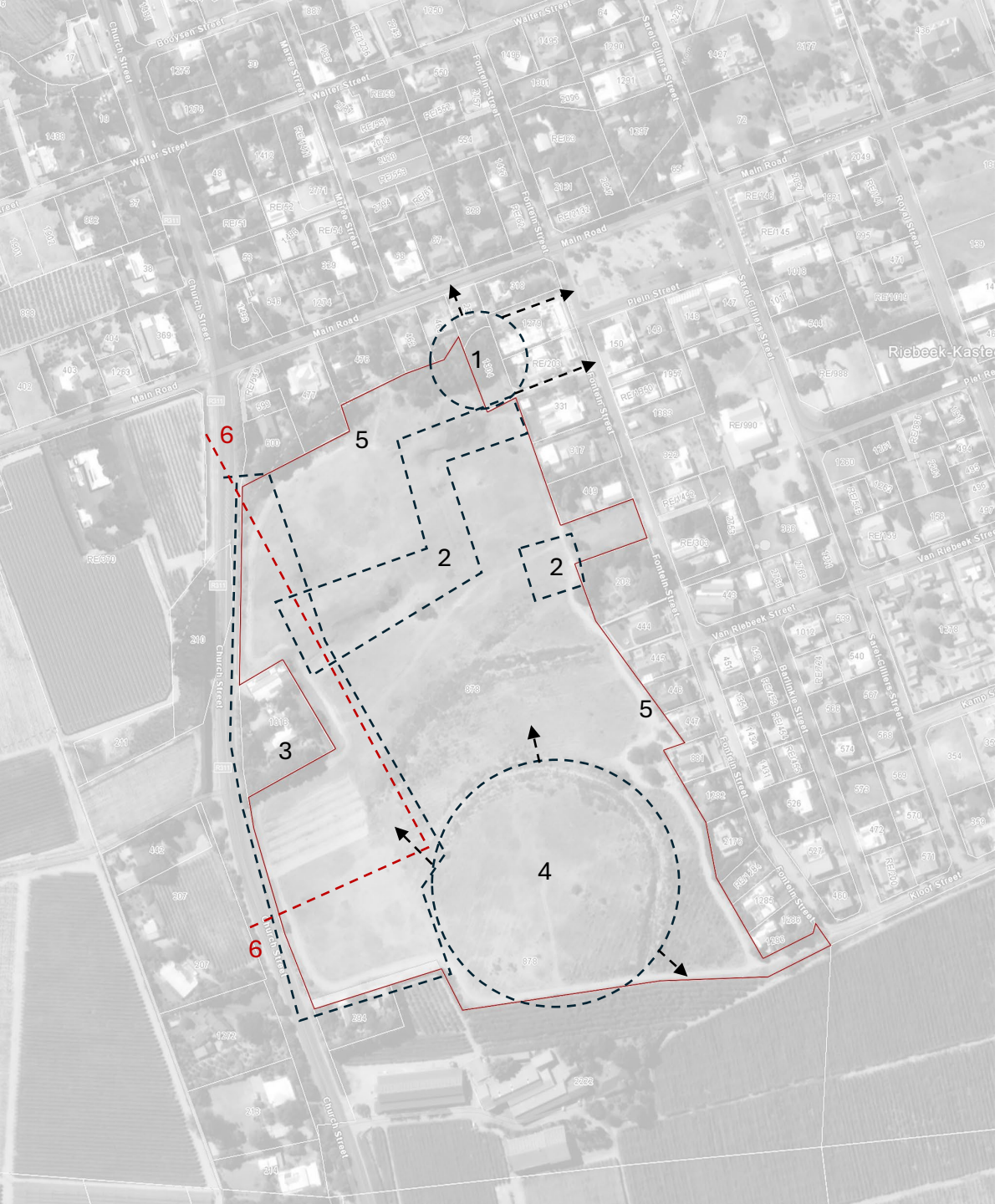
**Town Grid:** The primary ordering elements of the town are the three roads running East to West, intersected by several shorter streets running North-South.

Only Main Street links through to Church Street on the western edge of town. The other two streets, Retief and Van Riebeeck Streets, terminate at Sarel Cilliers and Fontein Streets respectively.



# RIEBEEK KASTEEL
# **TOWN STRUCTURE**

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




# CONCEPT
## KEY MOVES

**1** **Connect to the heart of town and position the future retail offering to form part of the existing town centre (Future application):**
Negotiate access in order to strengthen pedestrian connection to town centre and establish a pedestrian walking network to The Barn.

**2** **Align the stormwater retention system with current conditions and landscaping opportunities:**
Establish a “wetland” park following the current flow and ponding of the system, to also act as privacy and security threshold for retirement village.

**3** **Reimagine the western edge as a transitional zone between agriculture and village:**
Traveling north on Church street toward the Main Street intersection, one moves from an agricultural to a village setting. Informed by the context of farm buildings sitting in vineyards or olive groves, lined by werf walls, this precinct contributes to creating an experience of transition from agriculture to village. It also layers the views toward town from Church street by providing and agricultural typology as foreground for the new village behind.

**4** **Integrate the hill into the existing public open space system of the town:**
Connect the top of the hill to the network of pedestrian paths. This also provides access to the top of the hill for the new events and wedding venue next to The Barn and to all residence and visitors of the town.

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

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




# INFORMANTS & USE SCHEME

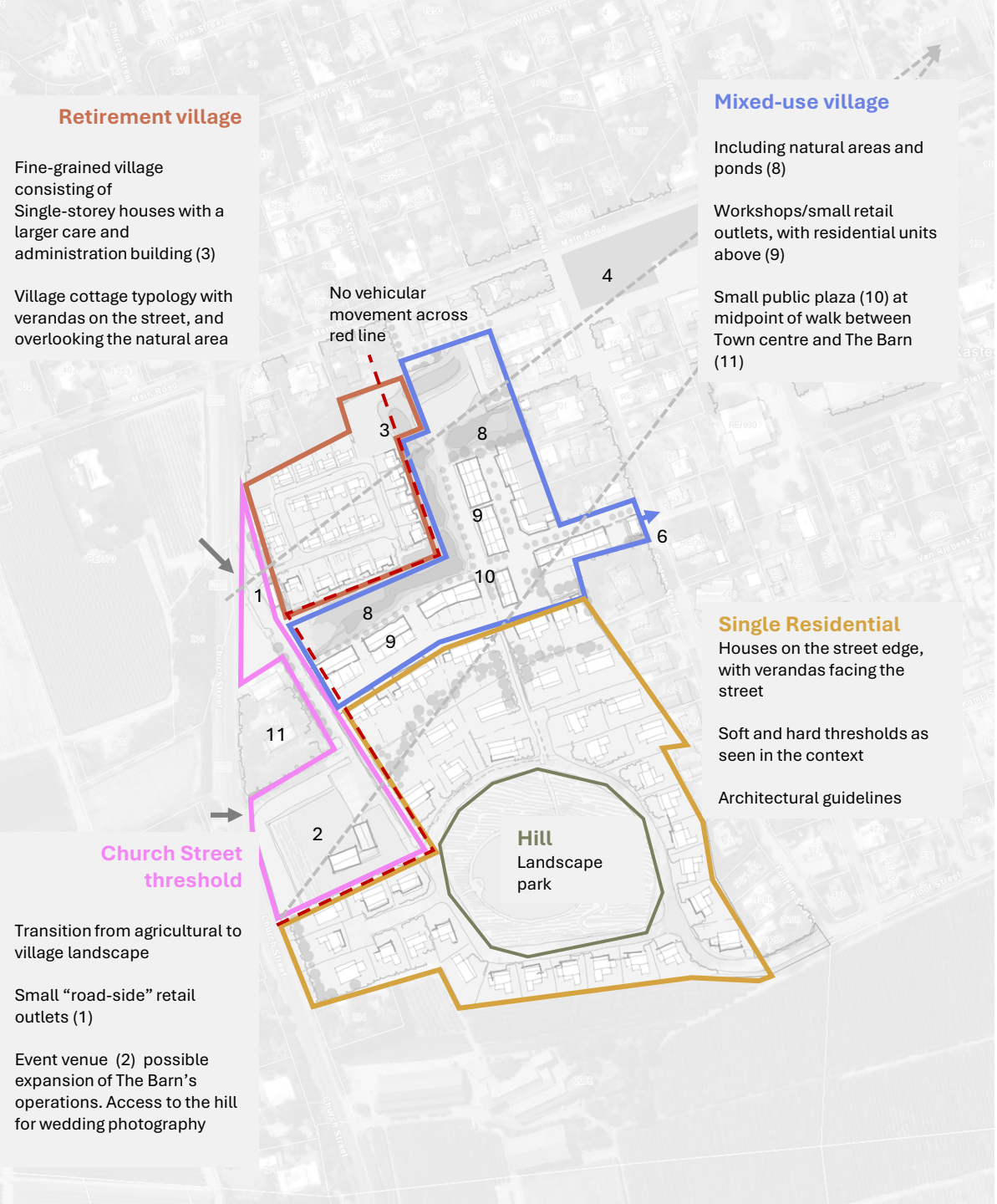
This diagram illustrates how the site's layout responds to the existing town grid, with stronger alignment and higher-intensity uses on the northern portion adjacent to the town center, and lower-intensity, predominantly residential uses on the southern portion. The western edge is layered with landscape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

**Alignment to the existing town grid:**
The existing town grid informs the general ordering of elements on the northern portion of the site, while alignment is less rigorous on the southern portion. This support the transition from agriculture to village and respects the topographical conditions of the southern part of the site.

**Alignment of use to town character and existing land use:**
The intensity of use is much lower on the southern portion, with mostly single residential uses. Intensity of use increases to the north, with the commercial and retail use abutting properties facing the existing town center.

**Alignment to southern portion of site to topography:** The layout on the southern portion of the site is guided by the natural topography, allowing buildings and open spaces to follow the contours of the land.

**Enhance the experience on the approach to town:**
Layering the landscape on the western edge provides an opportunity to enhance the experience of arrival. The landscaping and typology on this edge should be informed by the agricultural properties on Church street.




# CONCEPT MASTERPLAN
## PRECINCT APPROACH

**Integrate the hill into the existing public open space system of the town:** Connect the top of the hill to the network of pedestrian paths. This also provides access to the top of the hill for the new events and wedding venue next to The Barn and to all residence of the town.

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

**Rethink the vehicular movement scheme:**
The Church-Main street connection serve as the primary entry point into town when entering from the west (Malmesbury, Cape Town) and north (Riebeek West). Any through-access over the site detracts from that arrival experience. Vehicular access from Church street could be limited to users of The Barn, the new, small roadside retail, retirement village and the events and wedding venue.

The masterplan is organized into distinct precincts, each designed to integrate seamlessly with the existing town fabric and landscape:

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

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

**Mixed-Use Village:** Small studio spaces with residential units above, and a public plaza that acts as a midpoint between the town center and The Barn.

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




# CONCEPT MASTERPLAN
## IN CONTEXT

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




1. Short Street
2. Town Centre
3. Small Square overlooking the wetland
4. The Barn
5. Top of the hill
6. (removed)
7. (removed)
8. Fontein street access (shared)
9. Public walkway

# **PEDESTRIAN MOVEMENT**
## INTEGRATION WITH TOWN

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

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

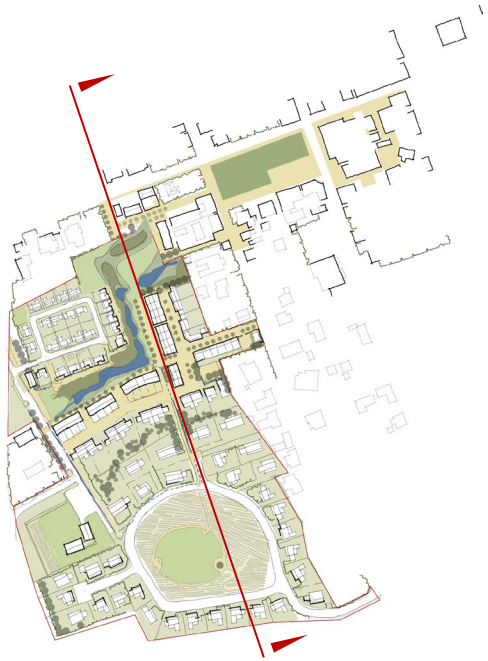
This scheme allows anyone to walk from the town center, through the development, to The Barn. It also allows access to the top of the hill and can thus form part of a larger walking or running route through Riebeek Kasteel.

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



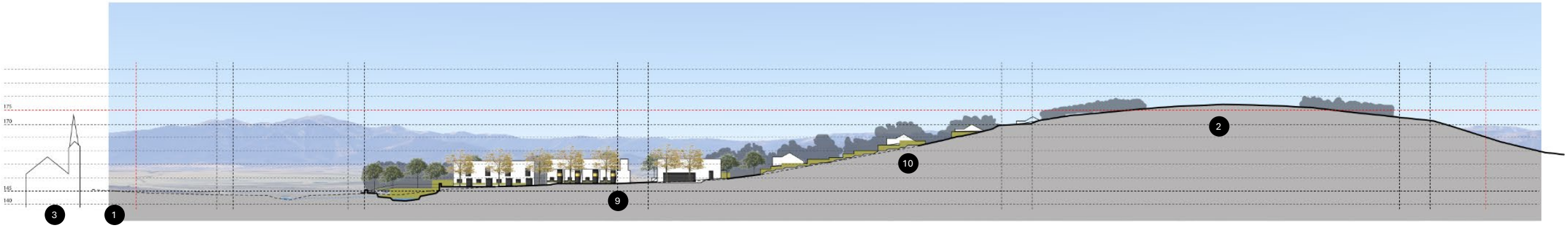
## DEVELOPMENT FOOTPRINT

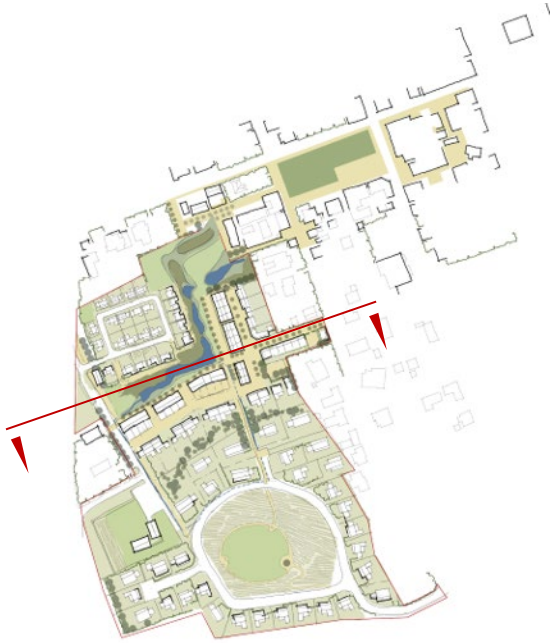
Here the proposed development footprint is viewed in context of the town figure ground. This drawing illustrates the appropriateness of proposed building footprint scales within the wider town context.



# SITE SECTION AA

This section from Main Street (1) to the hill (2) illustrates the spatial relationship between key elements of the proposed development. Visible on the left is the outline of the church (3). The section also shows the mixed-use village (9) and single residential houses (10) on the slope, to the park on top of the hill.

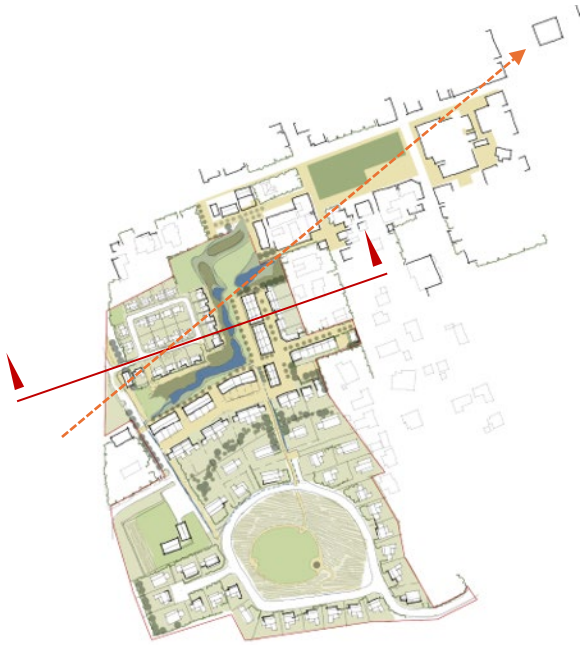




# SITE SECTION BB

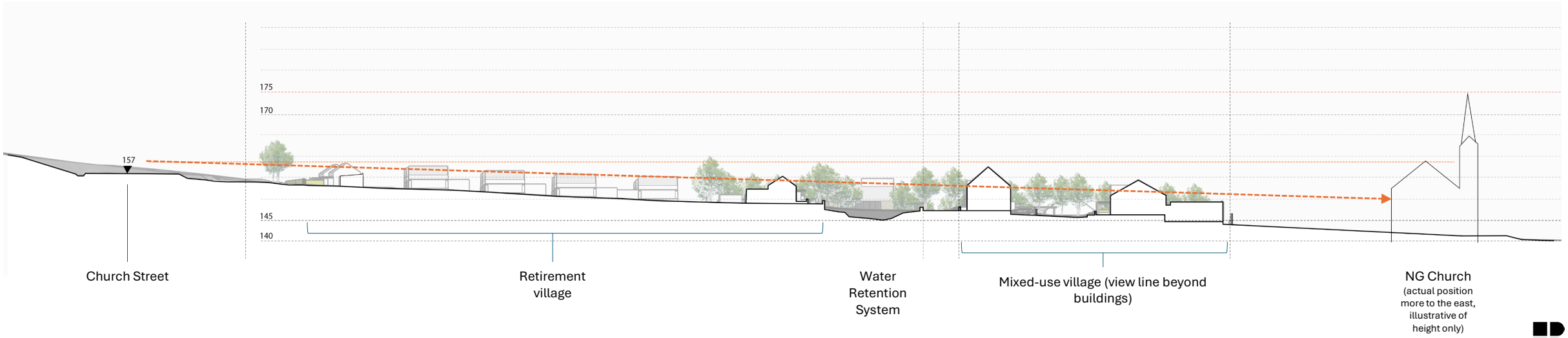
This section cuts through the site from Church Street (1) in the west to Fontein Street (2) in the east, illustrating the spatial arrangement and elevation of key elements. The events venue (3) is visible behind The Barn (4). The section cuts through the proposed retention system (5) and highlights the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

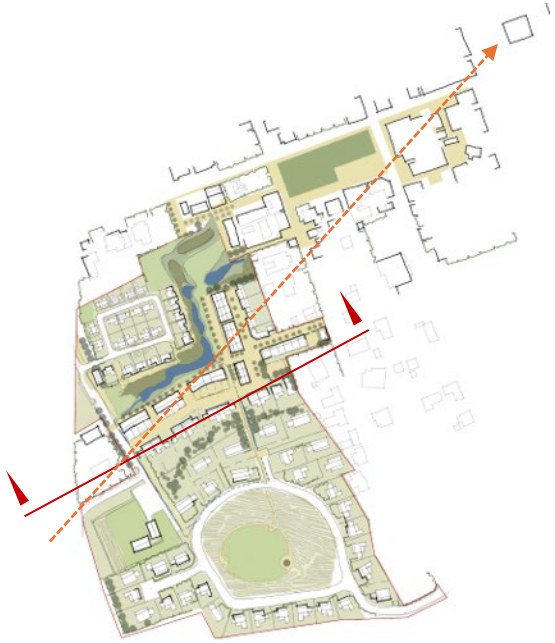




# SITE SECTION CC

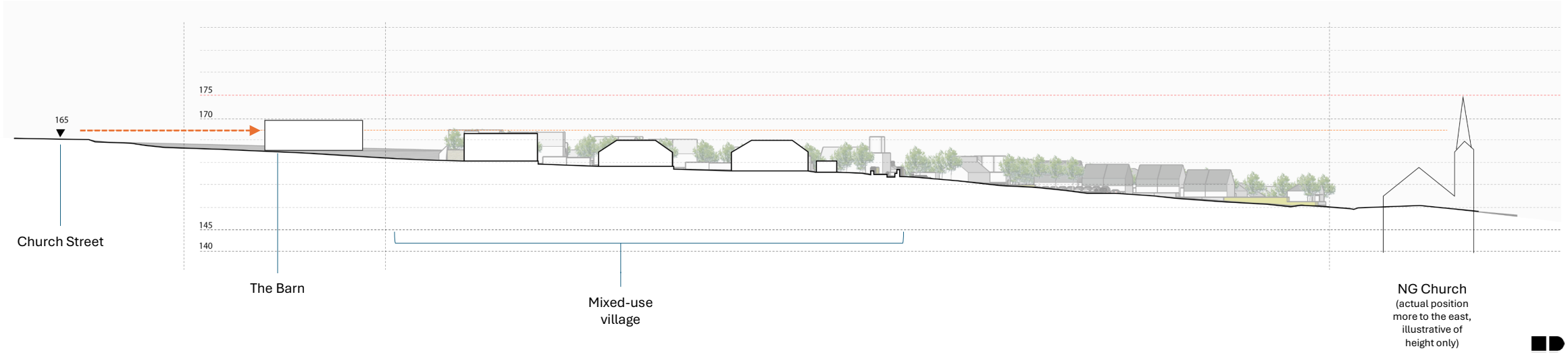
This section illustrates the clear view line from the indicated position in Church Street toward the church. The single-story retirement village mitigates heigh while double-story structures are permitted where the topography drops lower.

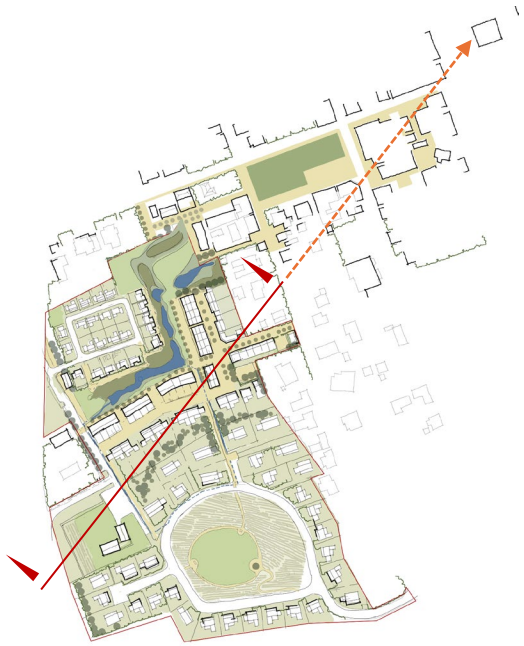




# SITE SECTION DD

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

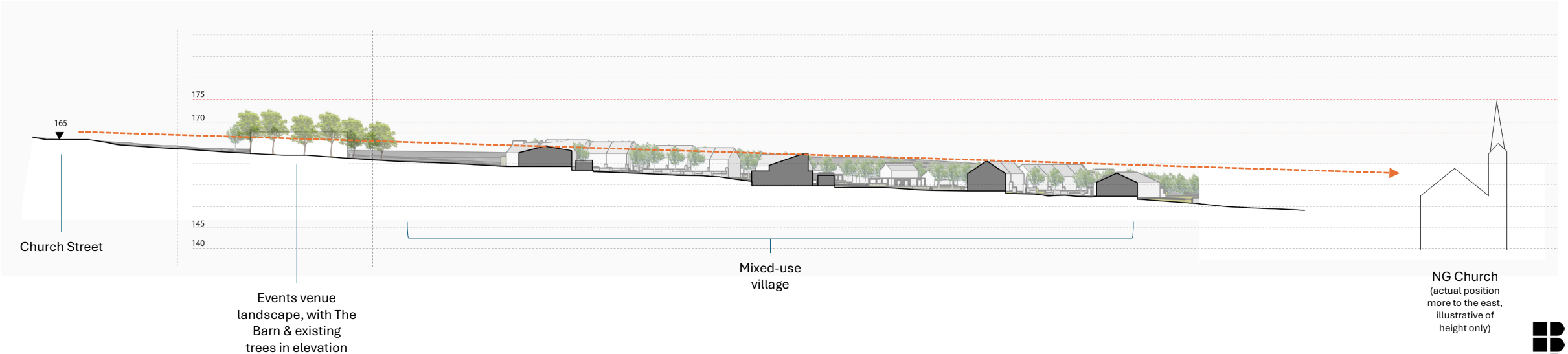




# SITE SECTION EE

Aligned to view-line

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

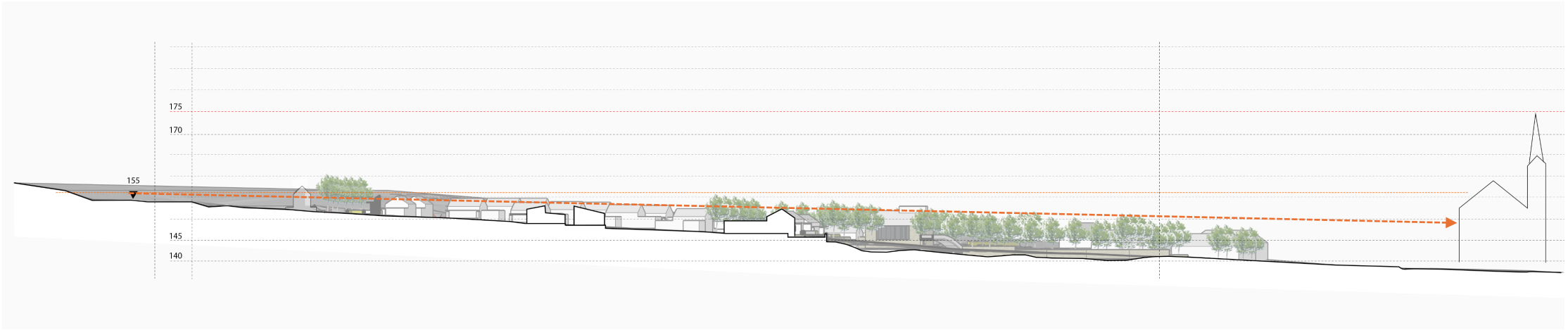




# SITE SECTION FF

Aligned to view-line

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





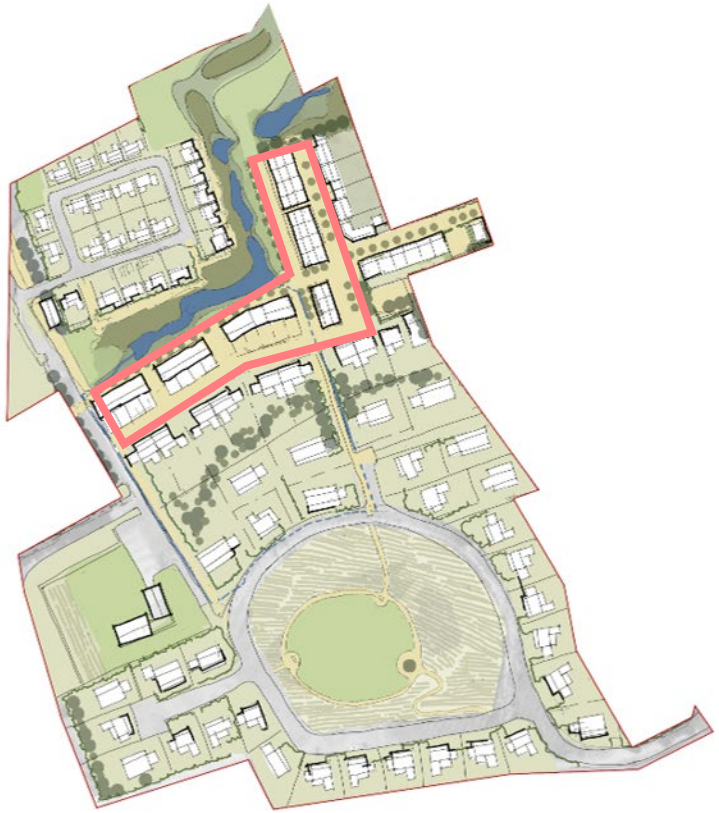
# TYPOLOGIES
## RETIREMENT VILLAGE

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









# TYPOLOGIES
## MIXED-USE RESIDENTIAL



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













# TYPOLOGIES
## SINGLE RESIDENTIAL

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

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






# TYPOLOGIES
## EVENTS & WEDDING VENUE





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





# TYPOLOGIES
RETAIL

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

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