HERITAGE IMPACT ASSESSMENT

REVISED 2026

ERF 878 RIEBEEK KASTEEL WESTERN CAPE

CHURCH AND FONTEIN STREETS

PROPOSED RESIDENTIAL DEVELOPMENT

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

HWC CASE No. 26941CSI0105

HWC SUBMISSION REPORT 31 AUGUST 2026



Figure 1: SDP of the proposed development located on the south west of the historic town Riebeek Kasteel

PREPARED FOR

HUGUEMONT TRUST

HERITAGE PRACTITIONER

Bridget O'Donoghue
Architect • Heritage Specialist • Environment

HERITAGE PRACTITIONERS

Bridget O'Donoghue
Architect • Heritage Specialist • Environment

Bridget O'Donoghue
10 Firs Avenue
Claremont Cape Town
Mobile: 071 1090 900
Email: bridget@heritagearch.co.za

New World Associates

Bruce Eitzen PrLArch BSc
ML MEMBER: ILASA APHP
Landscape Architecture & Management
Environmental, Visual & Heritage Planning
T: 021-782-8890
M: 082-222-2113
neworld@telkomsa.net
new-world-associates-la.com

ACRM

Jonathan Kaplan
5 Stuart Road, Rondebosch, 7700
M: 082 321 0172
jonathan@acrm.co.za

REPORT DETAILS
HWC SUBMISSION REPORT
31 August 2026

Citation: O'Donoghue, B. 31 August 2026. Heritage Impact Assessment HWC Submission Report Erf 787 Riebeek Kasteel Client: Huguemont Trust

1 EXECUTIVE SUMMARY

A. SUMMARY

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

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

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

The HWC Final Comment dated 19 August 2025, which stated that the HIA did not meet the requirements of Section 38 (3) in that the heritage significance of Erf 878 and heritage impacts of the proposed development have not been adequately addressed, and, HWC did not support the proposed development in its current form as it will have a major negative impact on the townscape and landscape qualities of Riebeek Kasteel and proposed heritage area. The applicant decided to revise the application according to HWC 2025 Final Comments, and start a new application in terms of NHRA Section 38(8).

The new application was submitted to HWC and was assessed on the IACOM meeting on 22 July 2026. The HWC assessment was for further revisions as stated in the HWC Further Requirements letter dated 6 August 2026 stated:

The report does not comply with Section 38(3) of the NHRA.

The Committee awaits an updated HIA or supplementary report that addresses the following concerns:

1. *The concern regarding the location of all the upper most units on visually exposed slopes including units 36 to 46 as numbered on the subdivision and rezoning plan.*
2. *The need to retain the visual cone from Church Street looking towards town and the church steeple.*
3. *No further public participation is required. However, the heritage related public comments received must be incorporated into the supplementary HIA.*
4. *In addition, revised drawings that are consistent in terms of layout and information provided. In particular, the following 3 diagrams are to form part of the heritage HIA*
   a. *Subdivision and rezoning plan*
   b. *Landscape plan; and*
   c. *Site development plan*

The application was revised and submitted to HWC in September 2026. Once HWC Final comment is received, the application will be submitted to the Western Cape Government (WCG) Department of Environmental Affairs and Development Planning (DEA&DP).

B. SITE

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

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



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

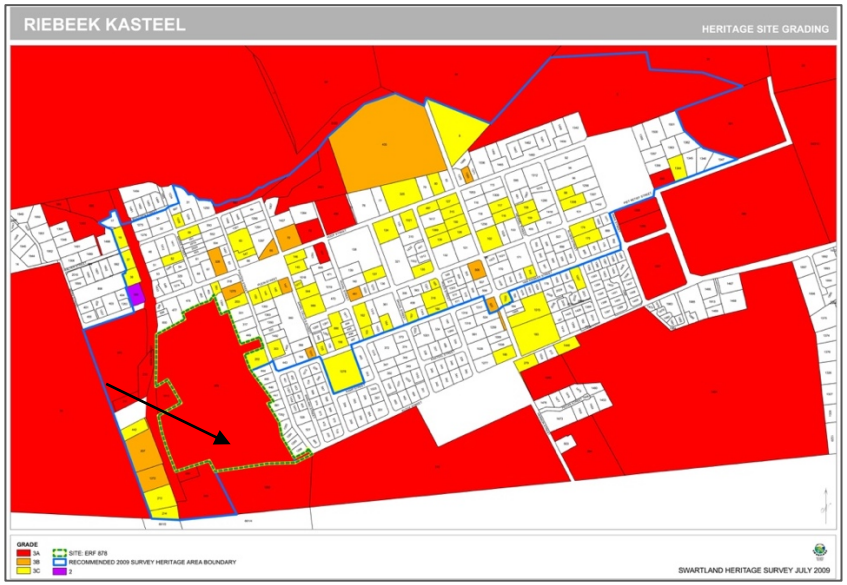


Figure 3: Recommended Grade IIIA of the site, as indicated

C. SITE & CONTEXT HERITAGE RESOURCES

The site is located within the proposed Riebeeck Kasteel heritage area. This heritage area is recommended for Grade IIIA cultural significance for the historic, aesthetic, associational, contextual values. The town is a good example of a 19th century 'church town' (kerk dorpie). As the entire proposed heritage area is recommended for Grade IIIA significance, the site is recommended for a Grade IIIA significance. The town is located at the base of Kasteelberg, and surrounded by agricultural and natural landscape. The townscape consisting of a regular street grid, orthogonal blocks, primary route (Main Road) with its important buildings and sites, and the surrounding residential use precincts.

D. OVERARCHING HERITAGE INDICATORS

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

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

E. PROPOSED DEVELOPMENT

Huguemont Trust is proposing the development of Erf 878 Riebeek Kasteel. The Concept Masterplan by Urban Designer Etienne Britz is shown in Figure 5, consisting of the following: Retirement village, , Mixed-use residential (Artist workshops, galleries, small craft retail, with residential units above), Detached and attached residences, Apartment use buildings, an Events venue, Roadside retail, parks, pedestrian walkways and public vehicular parking. A subdivision and rezoning with departures and consent use for the proposed development will be required to facilitate the proposed development.

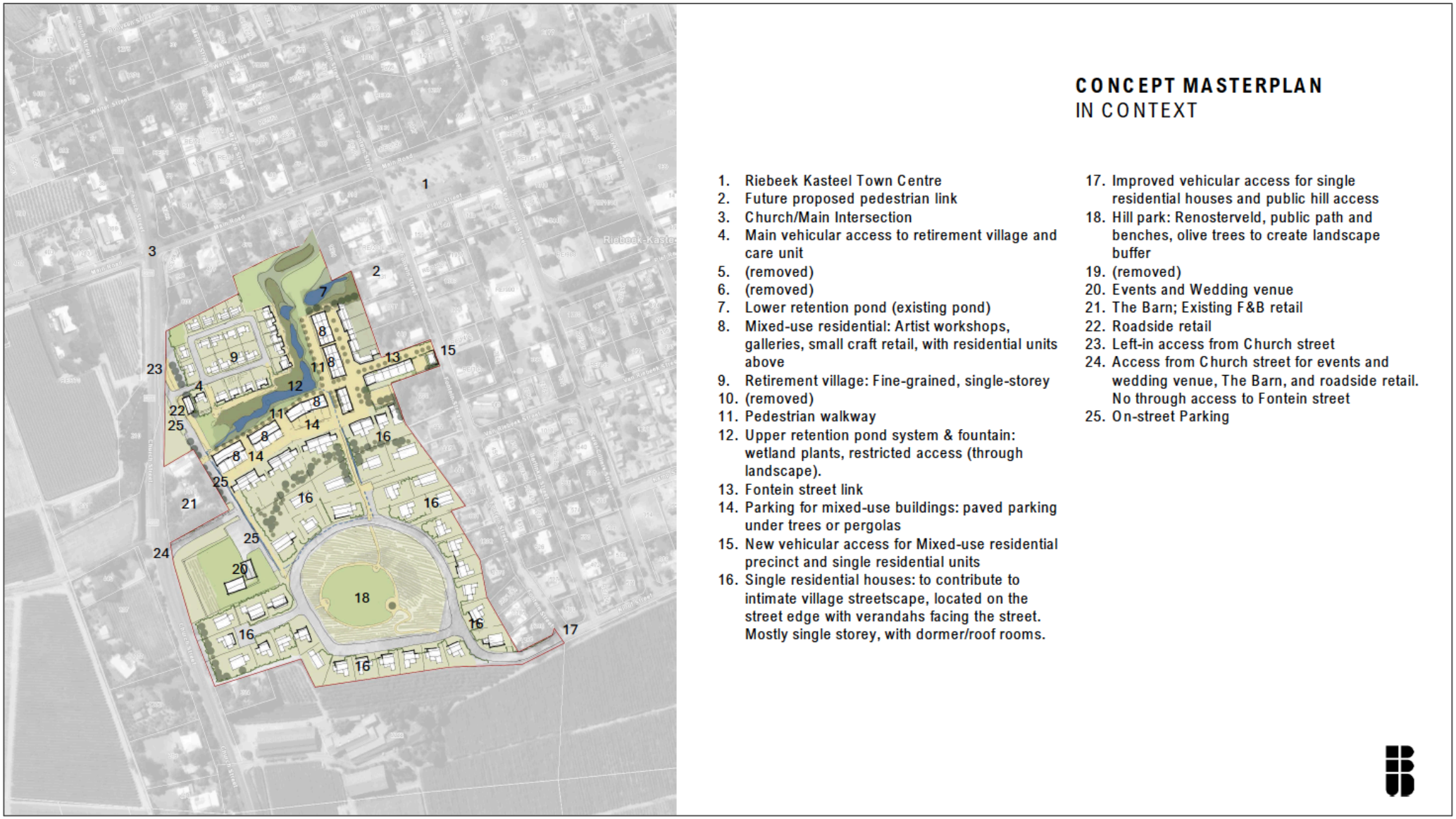
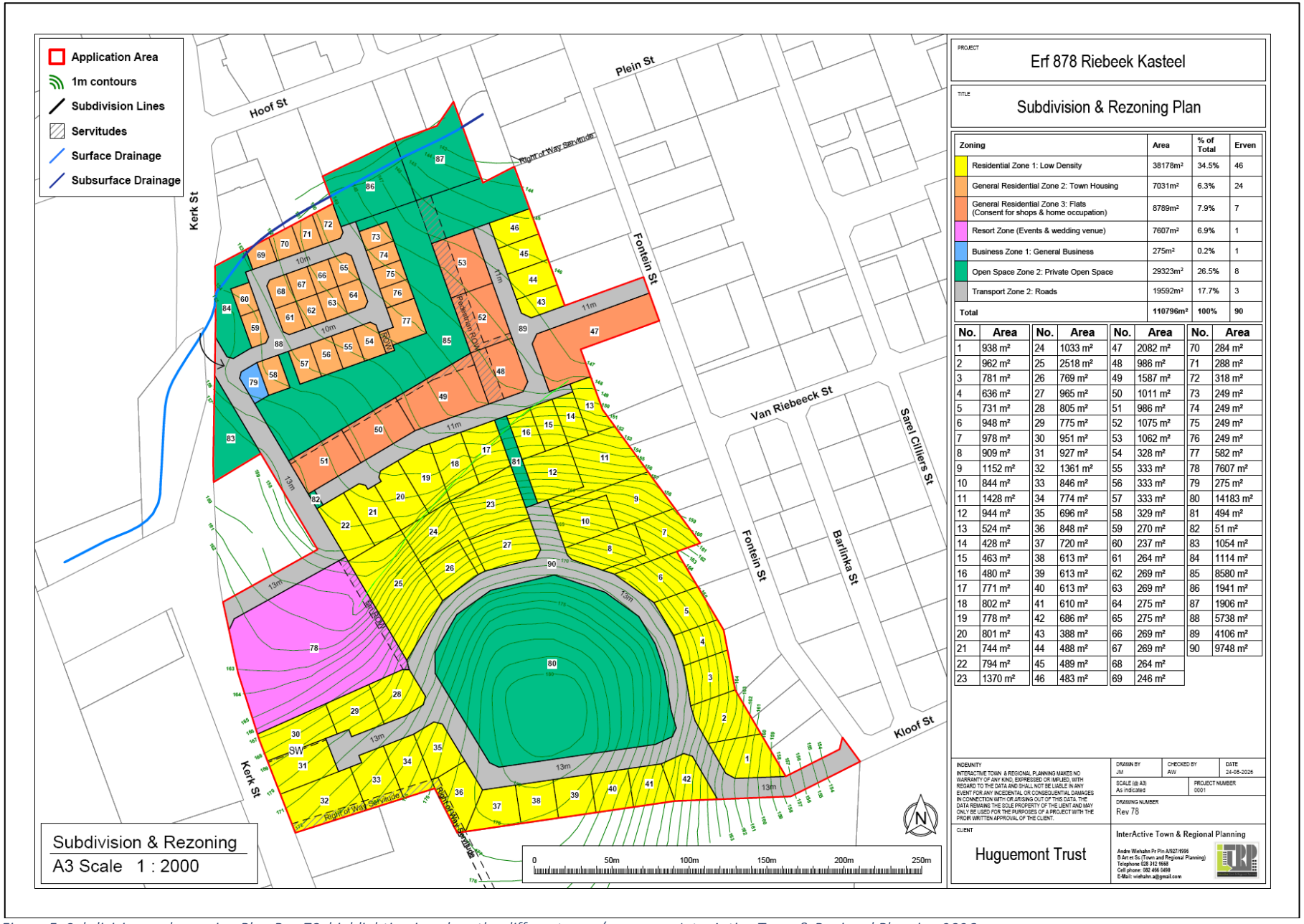


Figure 4: Concept Masterplan, Etienne Britz 2026



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		

Figure 5: Subdivision and rezoning Plan Rev 78, highlighting in colour the different zone/use erven, InterActive Town & Regional Planning 2026



Figure 6: Site Development Plan, Grow Architecture 2026

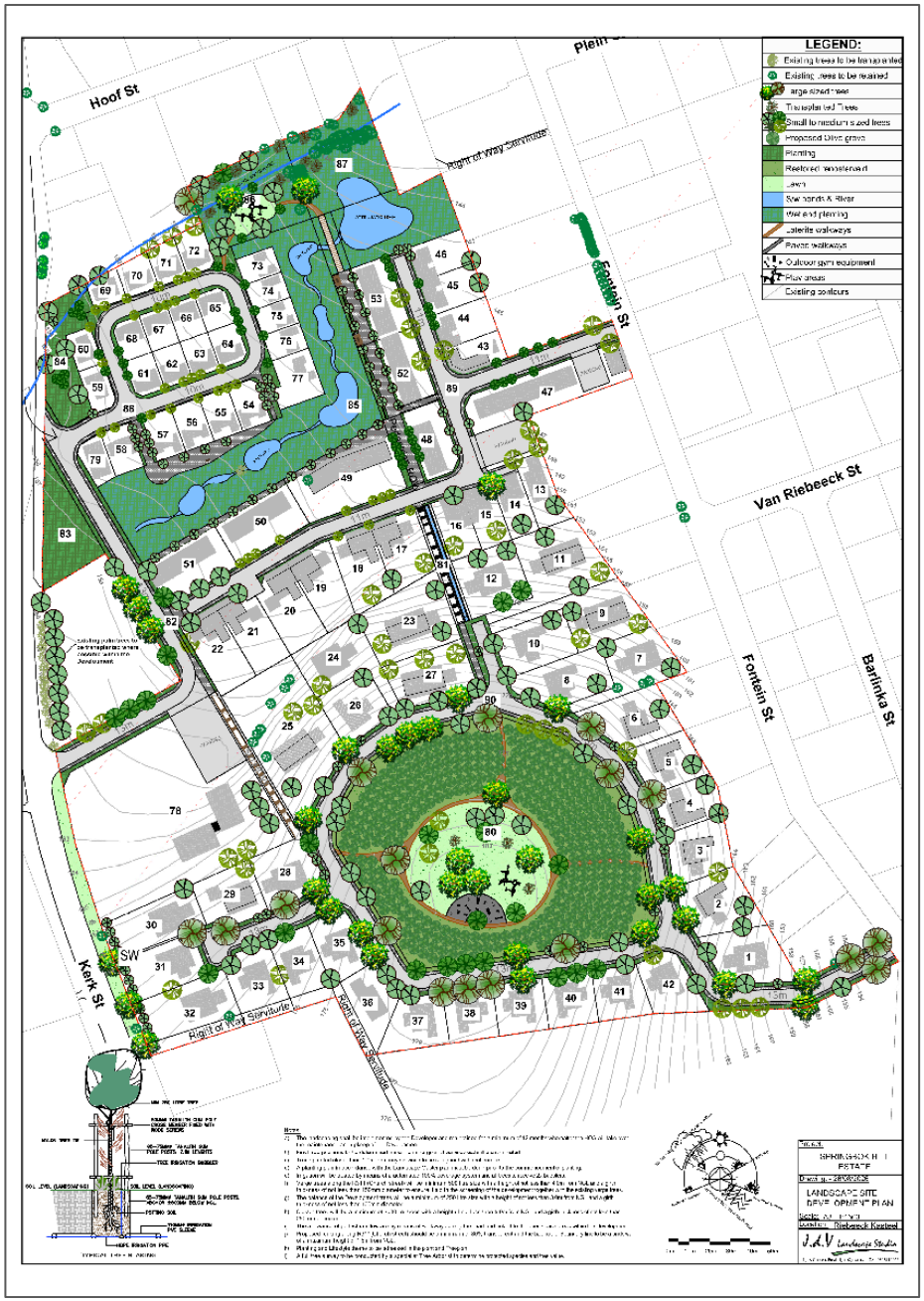


Figure 7: Landscape Masterplan, JdV Landscape Studio 2026

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

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

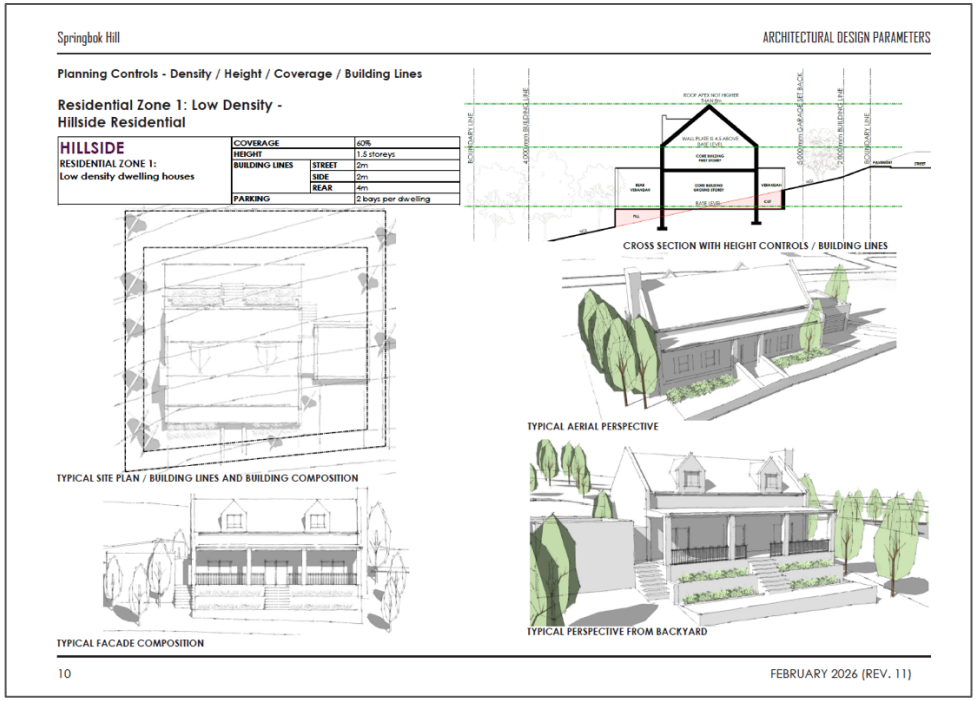


Figure 8: Planning controls for Residential Zone 1: Low density Hill side residential, Architectural guidelines Rev 17 2026

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

F. ARCHAELOGY

Context

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

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

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

G. VISUAL ASSESSMENT

Key Issues

1. The site lies on the R311 and is best seen from this major route.
2. The site is not easily seen from the town of 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.

Visual Impact Assessment

1. Visual Impact: The proposed development will have a moderate-high impact on the landscape causing noticeable change to the visual environment.

2. Visibility: The development has mixed high to low visual exposure; moderate-high visual absorption capacity; medium compatibility; and moderate to high visibility from different locations.

3. Nature of Impact: The development's visual impact has district extent, long-term duration, medium intensity, definite probability, and medium significance on the landscape.

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

Visual Management and Monitoring Plan

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

Visual Assessment

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.

Visual Mitigation Recommendations

1. Construction and Operational Phase mitigations to be included in the EAP EMPr .
2. Landscape Maintenance of the public spaces to be included in the EAP EMPr .

H. URBAN DESIGN

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

Key informants

- Connect to the heart of town and position the future retail offering to form part of the existing town centre;
- Negotiate access in order to strengthen pedestrian connection to town centre and establish a pedestrian walking network to The Barn;
- Align the stormwater retention system with current site conditions and landscaping opportunities;
- Establish a 'wetland' park following the current flow and ponding of the system, to also act as privacy and security threshold for retirement village;
- Reimagine the western edge as a transitional zone between agriculture and village: Traveling north on Church Street toward the Main Street intersection, one moves from an agricultural to a village setting. Informed by the context of farm buildings sitting in vineyards or olive groves, lined by werf walls, this precinct contributes to creating an experience of transition from agriculture to village. It also layers the views toward town from Church street by providing and agricultural typology as foreground for the new village behind;
- Integrate the hill into the existing public open space system of the town: Connect the top of the hill to the network of pedestrian paths. This also provides access to the top of the hill for the new events and wedding venue next to The Barn and to all residence and visitors of the town;
- Complete the fragmented town blocks: Align new plots to the existing town grid. Adjust grid to accommodate transition to western edge. Situate houses on the street boundary with verandahs to contribute to intimate village streetscapes. Use a combination of hard (built-form) and soft (landscape) edges and extended thresholds.
- Limit vehicular movement crossing the site: The Church-Main street connection serve as the primary entry point into town when entering from the west (Malmesbury, Cape Town) and north (Riebeek West). Any through-access over the site detracts from that arrival experience. Vehicular access from Church street could be limited to users of The Barn, the new, small roadside retail, and the events and wedding venue. No vehicles other than emergency and services to cross line 6.

I. HERITAGE ASSESSMENT

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

- Low density of development on the elevated precinct;
- Requirement to set aside land within the development for clusters and avenues of trees so that this denser development would in future have a well treed landscape, similar to the historic town;
- Retention of the hilltop as undeveloped; the southern edge of the hilltop and site boundary can be developed with one row of single residential low density residences;
- Retention of the view corridor between Church Street and the DR Church;
- Architectural language, scale and roofscapes to be informed by the historic buildings in the town;
- Interfaces between the site and its boundaries, e.g. vegetation along Church Street, and on the southern boundaries.

- Provision of parklands, and pedestrian routes that allows vistas towards the town's two landmark Churches.

Assessment Summary

The following summarise the heritage assessment:

- The principle of development on the site is acceptable;
- The SDP is supported as meeting the heritage criteria
- The Subdivision and Zoning diagram rev 78 is supported;
- The Architectural guidelines are supported;
- The Landscape Masterplan is supported.

J. HIA RECOMMENDATIONS

This HIA recommendations are as follows:

- This HIA be endorsed by HWC as meeting the requirements contained in the Response to the NID dated 20 January 2026, and the HWC Further Requirements dated 6 August 2026;
- The statement of significance and the heritage design indicators proposed in the report be accepted;
- Approve the Concept Masterplan, dated 2026 08 20;
- Approve the Urban Design report Rev 3.5 dated 2026 08 20;
- Approve the Architectural Guidelines Rev 17 2026;
- Approve the Landscape Site Development Plan dated 26 08 2026 and plant list dated August 2026;
- Approve the Archeological Impact Assessment that recommends:
  - No further archaeological mitigation is required and no archaeological monitoring is required during construction phase excavations
  - If any buried human remains are uncovered during construction excavations, these must be immediately reported to the archaeologist (J Kaplan 082 3210172. Burials must not be disturbed until inspected by the archaeologist.
- Approve the Visual Impact Assessment and the following recommended mitigation measures:
  - VIA Construction and Operational Phase mitigations to be included in the EAP EMPr .
  - Landscape Maintenance of the public spaces to be included in the EAP EMPr .

GLOSSARY AND DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ACRONYMS

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

CONTENTS

EXECUTIVE SUMMARY 1

1. INTRODUCTION 14

1.1 INTRODUCTION 14
1.2 SITE LOCATION 14
1.3 DEVELOPMENT PROPOSAL 14
1.4 STATUTORY HERITAGE REQUIREMENT 15
1.5 SCOPE OF WORK AND METHODOLOGY 20
1.6 ASSUMPTIONS AND LIMITATIONS 20
1.7 PREVIOUS DEVELOPMENT APPLICATIONS 20
1.8 HERITAGE SPECIALISTS 20
1.9 DECLARATIONS OF INDEPENDENCE 21

2 APPLICABLE HERITAGE RELATED REGULATIONS, GUIDELINES & REPORTS 22

2.1 ADMINISTRATIVE CONTEXT AND STATUTORY FRAMEWORK 22
2.2 NATIONAL LEGISLATION 22
2.3 WESTERN CAPE GOVERNMENT 23
2.4 MUNICIPAL LEGISLATION & GUIDELINES 24
2.5 HERITAGE SIGNIFICANCE 25

3 PROJECT SITE 27

3.1 RIEBEEK KASTEEL 27
3.2 PROJECT SITE 28
3.3 SITE CONTEXT 29
3.4 SITE AND CONTEXT IMAGES 30
3.5 TOWNSCAPE 32
3.6 SOCIO - HISTORICAL OVERVIEW 40

4. STATEMENT OF CULTURAL SIGNIFICANCES 45

4.1 INTRODUCTION 45
4.2 STATEMENT OF SIGNIFICANCE 45

5. HERITAGE AND URBAN DESIGN INDICATORS 48

5.1 INTRODUCTION 48
5.2 HERITAGE DESIGN INDICATORS 48
5.3 URBAN DESIGN INDICATORS 52

6.PROPOSED DEVELOPMENT 53

6.1 INTRODUCTION 53
6.2 PRECEDENT STUDIES 55
6.3 PROPOSED DEVELOPMENT 60
6.4 LANDSCAPE PLAN 80
6.5 ARCHITECTURAL GUIDELINES 81
6.6 TRAFFIC ASSESSMENT 84
6.7 BULK INFRASTRUCTURE 84
6.8 PLANNING APPLICATION 84
6.9 VIEW CONE ANALYSIS 88
6.10 PREVIOUS LAYOUT ALTERNATIVES 92

7. VISUAL IMPACT ASSESSMENT 96

7.1 INTRODUCTION 96
7.2 VIA KEY ISSUES 96
7.3 VISIBILITY OF THE SITE 96
7.4 VISUAL IMPACT ASSESSMENT 97
7.5 RECOMMENDATIONS 98

8. ARCHAEOLOGICAL IMPACT ASSESSMENT 100

8.1 INTRODUCTION 100
8.2 STUDY APPROACH 100
8.3 ARCHAEOLOGICAL CONTEXT 100
8.4 RESULTS 101

9. HERITAGE ASSESSMENT 102

9.1 HERITAGE ASSESSMENT 102
9.2 ASSESSMENT SUMMARY 111

6. PUBLIC PARTICIPATION 92

10.1 INTRODUCTION 92
10.2 HERITAGE RELATED COMMENTS 92

7. CONCLUSIONS & RECOMMENDATIONS 95

7.1 CONCLUSION 95
7.2 RECOMMENDATIONS 95

8. REFERENCES 96

9. ANNEXURES 97

ANNEXURE 1: HWC NID RESPONSE 2026 98
ANNEXURE 2: PLANNING REPORT, 8 SEPTEMBER 2026 99
ANNEXURE 3:CONCEPT DEVELOPMENT PLAN, 20 AUGUST 2026 100
ANNEXURE 4: SDP REV 79B, 21 AUGUST 2026 101
ANNEXURE 5 ARCHITECTURAL GUIDELINES REV 17, SEPTEMBER 2026 102
ANNEXURE 6: LANDSCAPE SITE DEVELOPMENT PLAN REV 2, 26 AUGUST 2026 103
ANNEXURE 7: URBAN DESIGN REPORT REV 3.5, 20 AUGUST 2026 104
ANNEXURE 8: AIA 105
ANNEXURE 9: VIA 106
ANNEXURE 10: PUBLIC PARTICIPATION PROCESS: COMMENTS & RESPONSES REPORT 107
ANNEXURE 11: HWC 2025 FINAL COMMENT 108
ANNEXURE 12: HWC IACOM JULY 2026 MINUTES 109
ANNEXURE 13: HWC FURTHER REQUIREMENTS 6 AUGUST 2026 110

1. INTRODUCTION

1.1 INTRODUCTION

The Huguemont Trust appointed Bridget O'Donoghue Architect Heritage Specialist Environment, to conduct a Heritage Impact Assessment (HIA) for the development proposal on Erf 878 Riebeek Kasteel Western Cape. The site is located within the Swartland Municipality (refer Figure 9).

Jonathan Kaplan of ACRM is responsible for the Archaeological Impact Assessment (AIA), Bridget O'Donoghue Architect Heritage Specialist Environment for the built environment and townscape assessment and HIA report integration, and Bruce Eitzen of New World Associates for the Visual Impact Assessment (VIA). The preparation of the report is informed by statuary requirements for a HIA, AIA and VIA, site and project meetings. A draft baseline HIA was compiled by Heritage Practitioner Cindy Postlethwayt in 2021. Relevant information from this report is included in this HIA.

1.2 SITE LOCATION

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

1.3 DEVELOPMENT PROPOSAL

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



Figure 9: Location of the site on the western edge of the town, site identified, https://gis.elsenburg.com/apps/cfm/

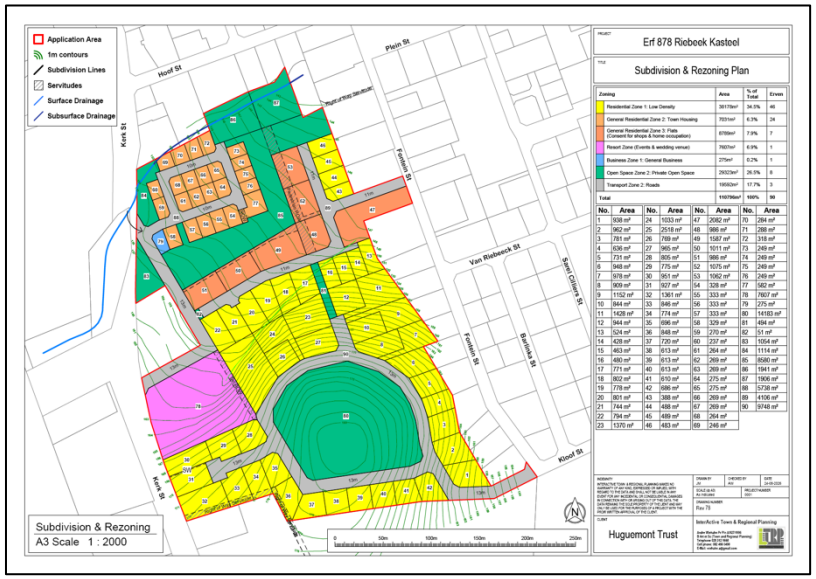


Figure 10: Subdivision and Layout Plan Rev 78, highlighting in colour the different use erven, InterActive Town & Regional Planning 2026

1.4 STATUTORY HERITAGE REQUIREMENT

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

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

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

"2. Summary of the Committee's comments on the HIA report and proposal

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

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

The town is located on the foot slopes of the Kasteelberg overlooking the broad expanse of the Berg River Valley with a strong sense of place in relation to topography, the Krom River and historical patterns of movement between outer lying settlements. Contributing to the town's heritage significance are its unique historical spatial linkages with Riebeek West with both settlements contributing to the Kasteelberg Cultural Landscape which has heritage value that is worthy of formal protection as a Grade IIIA heritage resource.
Cradled between two spurs, the town's distinctive rectangular grid and varied orthogonal street block pattern is laid out in response to topographical conditions, being positioned at right angles and below the R311 with its Main Road providing the only access point off the R311 and serving as the primary structuring route or high street. Mid-way along this route is the church with an elevated position contributing to its visual prominence and landmark qualities.

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

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

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

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

Key heritage management considerations include the following:

- *The strategic location of Erf 878 within a Grade IIIA heritage context, adjacent to a scenic route and close to the historic entry point to the town.*
- *The topographical conditions of the site contributing to townscape and landscape qualities, a sense of topographical containment, shown in a clearly defined cross-section.*
- *The nature of the green interface with the R311 contributing to its scenic qualities with views across the site towards the town and its landmark church.*
- *The character of the historic core of the town with its open grid system, street block pattern, street character and a clearly defined public structure centred along a high street and around a fine- grained commercial core and village square.*
- *The significance of the green 'koppie' positioned inside the town*
- *The nature of the composition of the historical town in relation to high order civic functions, the church, public amenities, and commercial activities.*

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

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

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

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

However, the proposed development is at variance with the historic street pattern with the creation of a series of introverted gated residential neighbourhoods which are detached from the historic core with limited points of connectivity. Furthermore, the proposed business/retail centre is at variance with the fine-grained nature of the town and detracts from the existing high street and commercial centre with its role as the centre of gravity of the town. It is clearly not the correct position to introduce large scaled commercial activity to the Town. Furthermore, it is noted that the is better positioned zoned land outside the historical core to accommodate a use of this order.

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

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

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

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

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

Summary Statement:

For the reasons outlined above:

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

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

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

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

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

The Committee endorses the identification of heritage resources.

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

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

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

Instead, the proposal is entirely foreign to the townscape of the historical town and the applicant's argument that this is merely a response to the topography, is not convincing. The VIA finds that "the development will have a moderate – high visual impact, causing a noticeable change to the visual environment". However, it then continues to focus on mitigation by a continuation of the densely planted landscape / tree canopies, and

states that the proposed development will only have a high visual impact to the local environment". Due to the visual prominence of the site, this statement is disputed.

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

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

(d) Evaluation of the Impact of the development on heritage resources relative to the sustainable social and economic benefits to be derived from the development.
Whilst it is acknowledged that there may be a potential economic benefit to developing the site, the social and economic benefits are outweighed by the detrimental heritage impacts to the town.

The proposal is not aligned for the greater public good - it is inward looking. This is particularly the case with the "Hill Village", which is a security complex that wraps over the hill. The visual impact is exacerbated by closely spaced houses along the crescent and the sameness that a security complex brings.

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

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

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

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

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

(g) Plans for mitigation of any adverse effects during and after the completion of the proposed development.
There is an emphasis on mitigation in the HIA, e.g. landscaping, as opposed to fixing the underlying flaws. One of the most obvious flaws is that in a historic town, development should be against the hill, not on top of the hill. There should be a cut-off line for development. The 170m contour line would be reasonable to avoid breaking the ridgeline of 180m MSL.
The contextually alien layout and visually intrusive development on top of the hill are however not aspects that can be mitigated or landscaped away. It wholly ignores the broader issues pertaining to the cultural landscape of the historic town, specifically its townscape.

This requirement has therefore not been complied with'.

2026 application

As HWC issued a Final Comment on the 2025 application submitted, the revised application has to be a new application i.e. a new NID and HIA. The 2026 application was started in January 2026 with the submission of the NID and the HIA in //2026. HWC NID Response dated 20 January 2026 stated the requirements of the HIA with the following specialist studies:

- Townscape Assessment
- Visual impact Assessment.

The HIA was submitted to HWC in 2026, and assessed by the IACOM in July 2026[1].

DISCUSSION:

Amongst other things, the following was discussed:

1. The Committee noted that the Riebeek Valley Ratepayers Association (RVRA) supported the revised proposal.
2. Concern was expressed regarding the location of the uppermost units on visually exposed slopes, including units 36 to 46, as numbered on the subdivision and rezoning plan Rev 77.
3. The need to retain the visual cone from Church Street looking towards town and the church steeple.
4. The Committee identified inconsistencies between the landscape, urban design, subdivision and rezoning plans, particularly regarding building footprints, open space, land uses, unit numbers and property ownership.
5. The applicant clarified that certain master plan drawings illustrated a broader long-term vision extending beyond the current application and included land not yet owned by the applicant. The Committee confirmed that its consideration was confined to the current application and ownership.
6. Following comparison of the various drawings, the Committee identified an updated landscape plan that was more consistent with the subdivision and zoning plans, but it omitted building footprints. The Committee agreed that any approval should be tied to clearly identified revision drawings to avoid uncertainty regarding the approved development.
7. The Committee then turned to the substantive heritage merits of the revised proposal. The Committee acknowledged that significant revisions and improvements had been made since the previous submission, including the removal of the large commercial node, a reduction in development intensity, improvements to the overall layout and reduction in the extent of the 'hill village', with the summit undeveloped. The principal remaining concern related to the placement of several residential units along the southern slope of the koppie and whether they would remain visually prominent within the historic landscape.
8. The applicant's visual impact consultant referred the Committee to the Visual Impact Assessment (VIA), cross-sections and contour information, explaining that the revised layout positioned the buildings below the ridgeline. Also, that the hill had limited visibility from the town. The Committee strongly disagreed regarding the limited visibility of the hill, based on their site inspection undertaken in May 2025.
9. The Committee continued its detailed review of the revised proposal, concentrating on the remaining heritage issues requiring refinement before support could be considered. Members generally agreed that the proposal had evolved significantly in response to previous comments and acknowledged the substantial improvements made by the applicant team.
10. The principal outstanding design concern related to the positioning of a group of residential units on the southern slope of the koppie. The Committee suggested that relocating these units lower down the slope, with a corresponding adjustment to the access road, could further reduce their visual prominence, while preserving the character of the hill as an important topographical feature.
11. Additional discussion focused on the important view corridor from Church Street towards the landmark church and whether the current layout adequately protected this iconic view. The Committee requested further consideration of this aspect as part of the revised design.
12. It was agreed that any future submission must include a consistent set of drawings and a concise supplementary report, explaining the requested design amendments, rather than a complete revision of the Heritage Impact Assessment (HIA). No further public participation is required, however, the heritage related public comments received to date must be incorporated into the supplementary HIA report.
13. The applicant raised concern regarding timelines for the NEMA process but accepted the Committee's feedback. The Committee advised that the revised information would need to be formally resubmitted for consideration at a future Committee meeting.

[1] Approved IACOM Minutes 22 July 2026

FURTHER REQUIREMENTS:

The report does not comply with 38(3) of the NHRA.

The Committee awaits an updated HIA or supplementary report that addresses the following concerns:

1. The concern regarding the location of all the upper most units on visually exposed slopes including units 36 to 46 as numbered on the subdivision and rezoning plan.
2. The need to retain the visual cone from Church Street looking towards town and the church steeple.
3. No further public participation is required. However, the heritage related public comments received must be incorporated into the supplementary HIA.
4. In addition, revised drawings that are consistent in terms of layout and information provided. In particular, the following 3 diagrams are to form part of the heritage HIA
    a. Subdivision and rezoning plan
    b. Landscape plan; and
    c. Site development plan.

1.5 SCOPE OF WORK AND METHODOLOGY

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

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

1.6 ASSUMPTIONS AND LIMITATIONS

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

1.7 PREVIOUS DEVELOPMENT APPLICATIONS

In 1985 a subdivision application was submitted for the project site which was approved by the previous Cape Provincial Administration but lapsed as the rights were never established. In 1995 the application to subdivide the project site into 5 portions and a Remainder, with access from Fontein street was approved. The 5 single residential erven were sold, while the portion on the southern side was consolidated with the last lying portion to create the application area. A HIA was submitted to HWC in 2025 in terms of NHRA Section 38(8). HWC provided a Final comment which resulted in the application being withdrawn, and a new application to be submitted to HWC and DEA&DP in 2026.

1.8 HERITAGE SPECIALISTS

<u>Heritage Practitioner</u>

Bridget O'Donoghue Architect Heritage Specialist Environment

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

Visual Practitioner

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

Archaeologist

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

1.9 DECLARATIONS OF INDEPENDENCE

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

2 APPLICABLE HERITAGE RELATED REGULATIONS, GUIDELINES & REPORTS

2.1 ADMINISTRATIVE CONTEXT AND STATUTORY FRAMEWORK

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

2.2 NATIONAL LEGISLATION

2.2.1 Constitution of the Republic of South Africa, 1996

The relevant sections of the Constitution are as follows:

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

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

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

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

The NHRA relevant sections for this report are as follows:

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

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

Graded heritage resources are divided into the following categories:

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

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

Section 35:

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

Section 38:

A site that triggers Section 38 is required to submit a NID to the provincial heritage authority, who will decide if further heritage studies are required. The S38(1) triggers are as follows[2]:

a. Construction of a road, wall, powerline, pipeline, canal or other similar form of linear development or barrier exceeding 300m in length;
b. Construction of a bridge or similar structure exceeding 50 m in length;
c. Any development or other activity which will change the character of a site:
   i. Exceeding 5 000 m2 in extent; or
   ii. Involving three or more existing erven or subdivisions thereof; or
   iii. Involving three or more erven or divisions thereof which have been consolidated within the past five years; or
   iv. The costs of which will exceed a sum set in terms of regulations by SAHRA or a provincial heritage resources authority;
d. Re-zoning of a site exceeding 10 000 m2 in extent; or
e. Any other category of development provided for in regulations by SAHRA or a provincial heritage resources authority, must at the very earliest stages of initiating such a development, notify the responsible heritage resources authority and furnish it with details regarding the location, nature and extent of the proposed development.

2.3 WESTERN CAPE GOVERNMENT

2.3.1 Heritage Western Cape (HWC)

Grading

Grading: Purpose and Management Implications (16 March 2016)

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

Heritage Impact Assessments (HIA)

Guidelines for HIA (15 June 2016)

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

Public Participation Process

Draft Process Government Gazette 16 March 2018

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

Public Consultation Guidelines June 2019

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

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

[2] Relevant NHRA trigger for the project is underlined

2.4 MUNICIPAL LEGISLATION & GUIDELINES

2.4.1 Swartland Municipality

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

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

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

West Coast District Municipality IDP 2022 - 2027

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

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

Swartland Municipality IDP 2023 – 2027 (updated and approved in May 2026)

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

Swartland Spatial Development Framework, 2023 – 2027

The purpose of the Swartland Spatial Development Framework (SDF) is to guide growth and development in the Swartland's municipal area in a sustainable manner. Hence, future growth, development and land use planning will embrace the spatial vision and principles to protect and develop integrated, sustainable settlements and livable environments and enable economic and social prosperity.

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

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

The opportunities of the application area are as follows:

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

Zoning

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

Scenic Route

The R311 (Church Street as it passes through Riebeek Kasteel) is designated a Secondary Scenic Route in terms of the 2013 Provincial Spatial Development Framework (PSDF), and the Kasteelberg and foothills are designated a natural, rural and agricultural cultural landscape of significance.

2.5 HERITAGE SIGNIFICANCE

Riebeek Kasteel was surveyed for its cultural significance in 2009[3]. The survey forms part of a series of inventories done as part of an Urban Heritage Survey, for the towns of the Swartland Municipality. The survey only graded the town and not the surrounding agricultural landscape and farm settlements, nor heritage resources pertaining to archaeology, paleontology, burials and cemeteries.

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



Figure 11: Zoning of the site as Agricultural Zone 1, site identified in red outline, InterActive Town & Regional Planning 2026

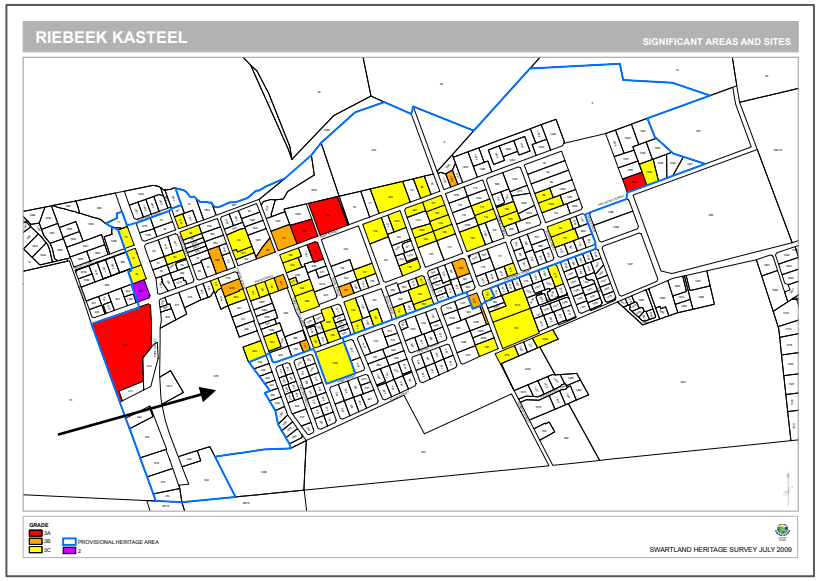


Figure 12: 2009 heritage survey of Riebeek Kasteel, the project site is identified within the proposed heritage area, project site indicated, Rumboll CK 2009

[3] Rumboll, CK, Urban Heritage Resources Inventory: Riebeek Kasteel

Swartland Rural Heritage Survey 2014

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

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

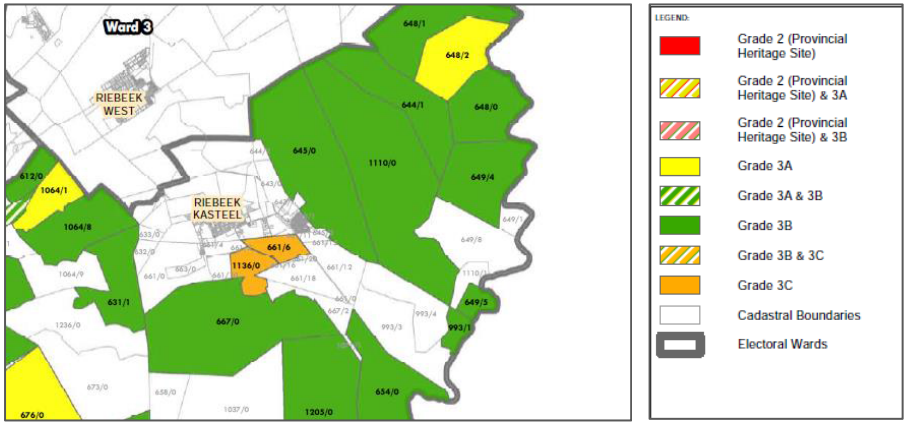


Figure 13: BESP Swartland Rural Heritage Survey Grading Maps Wards 3 & 12 (2014)

3 PROJECT SITE

3.1 RIEBEEK KASTEEL

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

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

A summary description of the town is as follows:

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



Figure 14: Aerial photomontage from north (September 2024), Etienne Britz Urban Designer 2024



Figure 15: Urban Design Report: Aerial photomontage from west (September 2024), Etienne Britz Urban Designer 2024



Figure 16: Location of the site in relations to the town and the immediate agricultural landscape surrounding the town, 2026



Figure 17: Site identified with a hill on the southern precinct, 2026

3.2 PROJECT SITE

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

Table 1: Site information

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

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

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

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

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

3.3 SITE CONTEXT

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

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



Figure 18: View towards the site, as depicted in red, from Church Street on the south bound approach to Riebeek Kasteel, Postlewhyte 2021

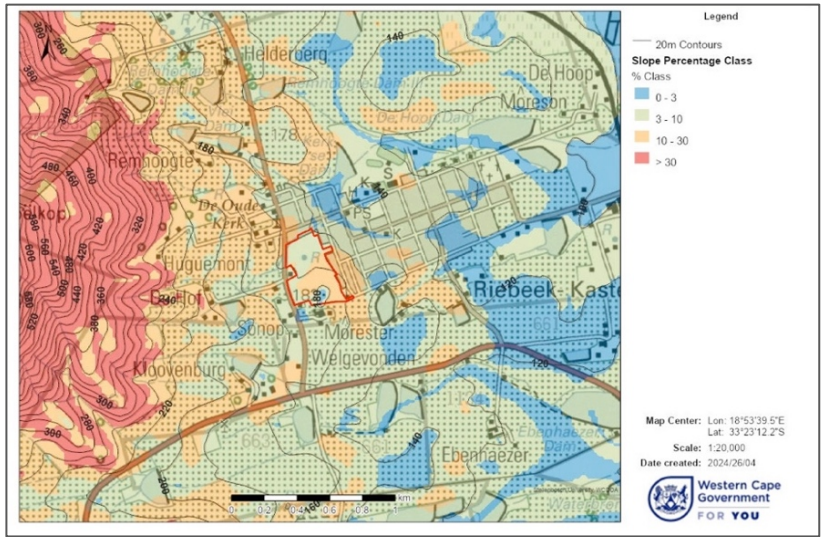


Figure 19: Slope Classes Map of the Area, site identified, NMA 2026

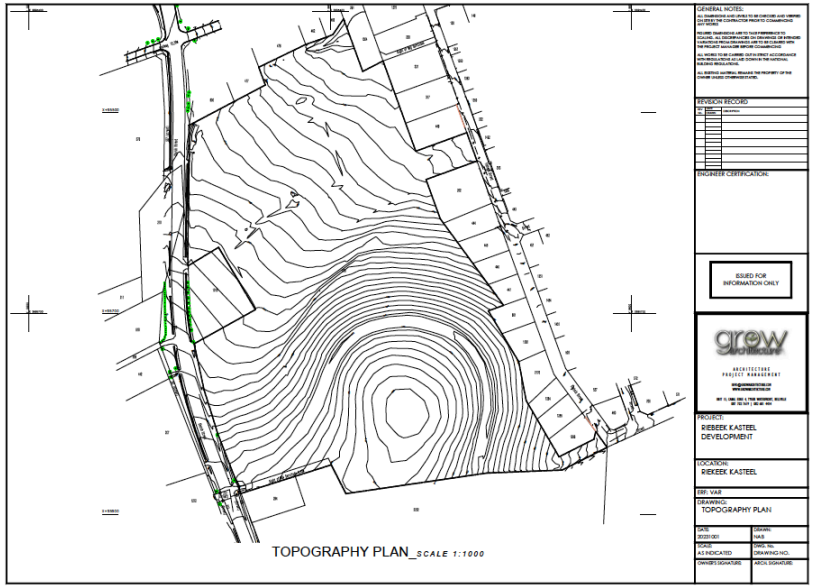


Figure 20: Contours of the site depicting the steep southern precinct and the slope in the northern precinct towards the north east corner, Architectural Design Parameters Rev 9 February 2025

3.4 SITE AND CONTEXT IMAGES[4]



Figure 21: View of the development site facing south. Note the dense Kweek and Kikuyu grass. The prominent hill can be seen in the distance.



Figure 22: View of the proposed development site facing northwest, with the imposing Kasteelberg in the background.



Figure 23: View of the proposed development site facing north. Note the dense grasses on the contoured hill slopes, with the flatter northern portion in the background of the photograph.



Figure 24: View of the proposed development site facing north, with the Kasteelberg to the left of the photograph., and the village of Riebeek Kasteel to the right

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



Figure 25: View of the proposed development site facing northeast. Church Street is to the left of the photograph. The Barn Restaurant is located behind the trees alongside the road, which falls outside the proposed site.



Figure 26: View of the proposed development site facing north. Note the Kweek grass that covers a large portion of the upper slopes alongside Church Street



Figure 27: R311 Eastbound approaching Riebeek-Kasteel and site hill visible.



Figure 28: R311 Eastbound through Riebeek-Kasteel's many street trees



Figure 29: R311 Eastbound passing the lower/northern site (left)



Figure 30: R311 Eastbound passing the upper/southern site (left

3.5 TOWNSCAPE

3.5.1 Riebeeck Kasteel Townscape

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

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

3.5.2 Townscape Setting

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

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

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



Figure 31: The distinctive clump of Stone Pines and long werf wall of Kloovenberg, beyond which is the start of the R311/Church Street providing access to Riebeek Kasteel and beyond.



Figure 32: View of the neighbouring vineyards to the south that edge the town.

3.5.3 Contextual Analysis

Landscape Setting

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

The historic Kloovenburg farm, south of the village, at the turn off from the Malmesbury Road, has prominent landmark status with its long white werf wall and the distinctive clump of stone pines set within the vineyard setting. It functions as a gateway or threshold into the adjacent village of Riebeek Kasteel. "Impressively situated overlooking the kloof to which its name refers and with a long werf wall in front, this H-shaped homestead standing by the Riebeek turn off from the Malmesbury-Hermon road serves as a gateway to the two Riebeek villages. Cloovenburg is a farm given out as a loan-place to Jan Bothma in 1704, and by the 1750s was already a flourishing wine farm. It was extensively altered in the1860s: door, windows, pilasters and end-gables, but it retains much older and very fine woodwork inside.

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

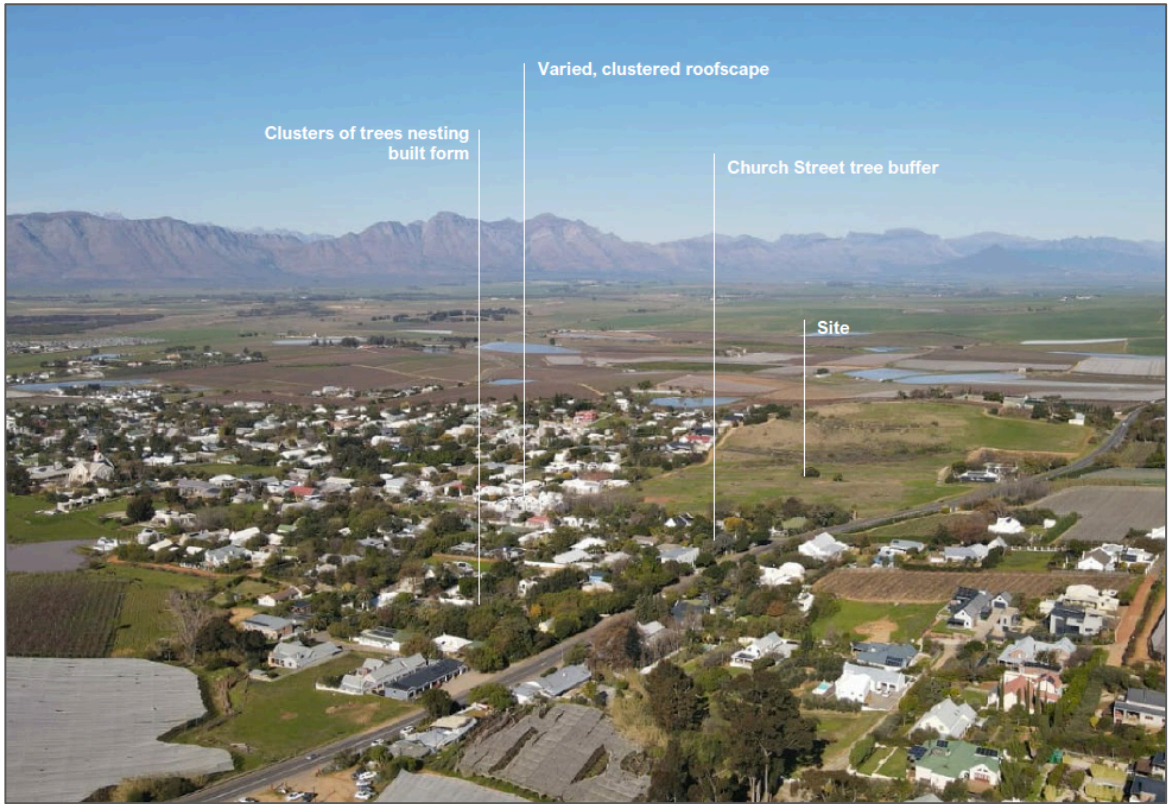


Figure 33: Aerail view of the town, with the character of how buildings and treescapes exist in the town, Etienne Britz 2024



Figure 34: The distinctive Kasteelberg rising from the plains of the Swartberg landscape to the east (from the R46 Hermon to Riebeek Kasteel at the foot of Kasteelberg).

3.5.4 Town's edge conditions

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

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

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

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

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

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



Figure 35: The distinctive patterning of the vineyards around the Kasteelberg and associated towns in the wider plain of wheat fields

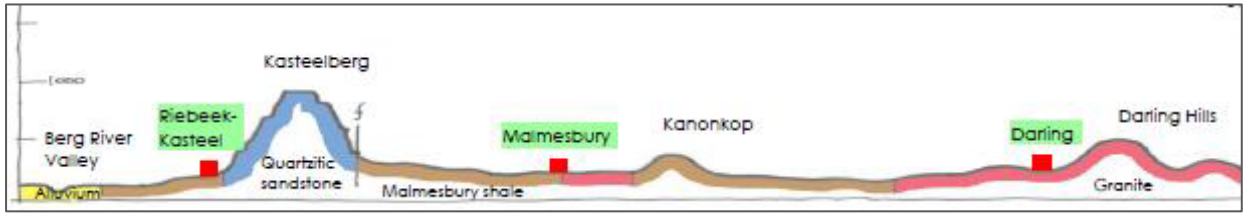


Figure 36: Typical section through the West Coast District, Kasteelberg and Riebeek Kasteel identified as significant elements in this landscape (Winter & Oberholzer 2013)

3.5.5 Town Structure

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

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

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

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

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

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

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

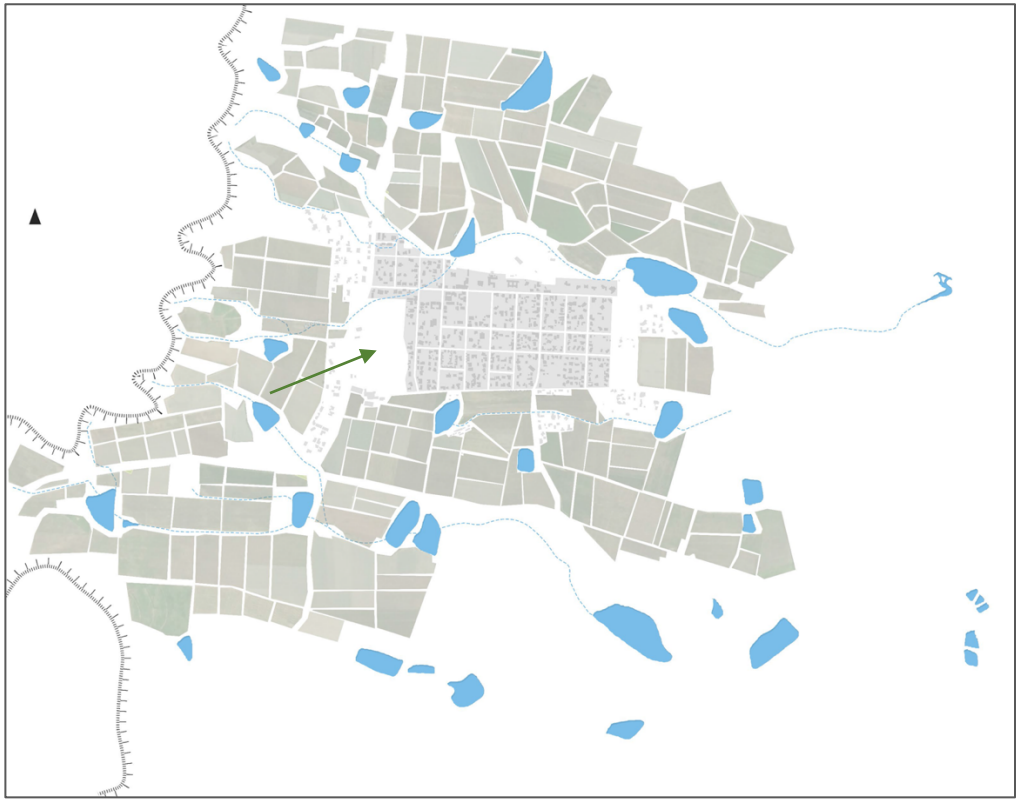


Figure 37: Town structure of Riebeek Kasteel set within agricuyotural landscape, site identified on the western edge of the town, Etienne Britz 2026



Figure 38: Aerial view of Riebeek Kasteel, Etienne Britz 2024

3.5.6 Built form

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

The …streets are lined with modest rectangular cottages, many of the loft window variety also found in Malmesbury and Paarl…..not many of its buildings are of great individual merit'.[5]

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

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

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

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

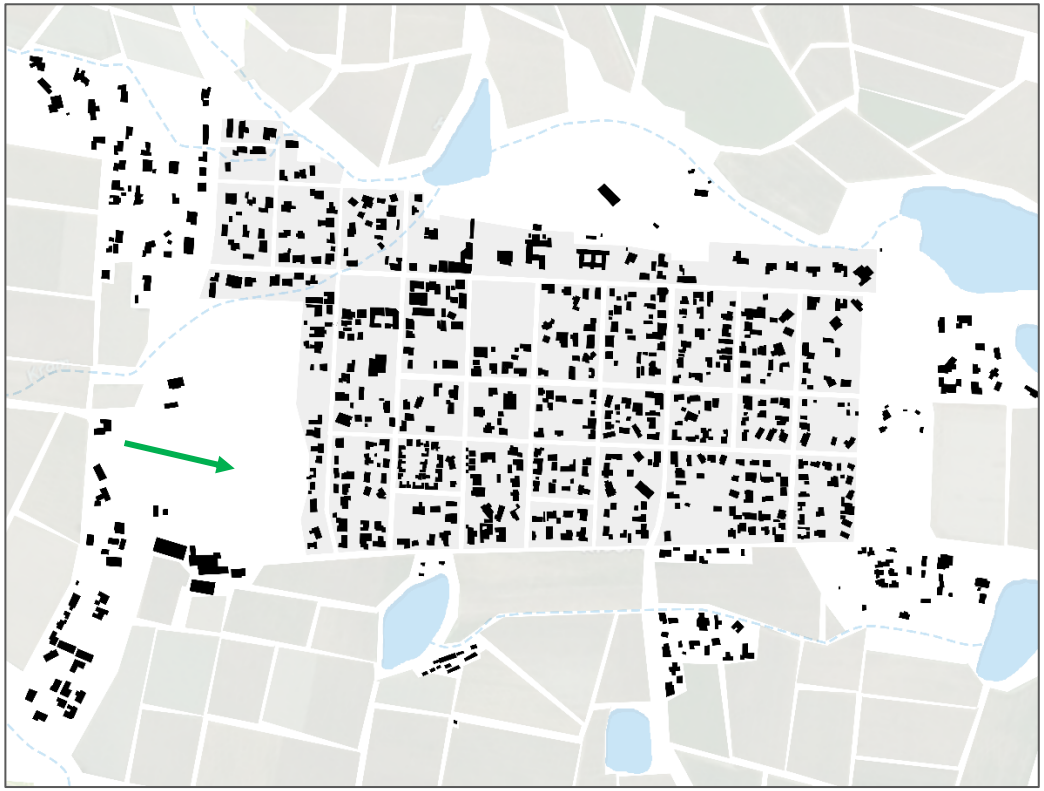


Figure 39: Buildings within the town, as indicated in black, are located mostly on the street boundaries, and with exceptions, creating a mixture of hard and soft (built-up and green) street interface conditions, site identified as the large undeveloped site, Etienne Britz 2026



Figure 40: Variety of building sizes and erven, Etienne Britz 2026

[5] Fransen 2006 p 212

3.5.7 Town Grid

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

As Fransen describes the town:

'here the near rectangular street grid of 1.3 by 0.7km is placed entirely below .. (Church Street) .., perhaps because this would provide flatter ground for the erven. Hard up against the long approach road (Main Street) to the pre-existing farm werf of De Hoop, just below the village, the grid consists of a row of square blocks flanked by two rows of elongated blocks…A corner block nearest the Main Road was kept was kept open as a pleasant market square.. only one block is placed above .. (Church Street) of the former Dutch Reformed Church (Die Oude Kerk)[6].

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



Figure 41: Rectangular town grid with the Main Street and Church Street the primary routes, site identified, Etienne Britz 2026



Figure 42: Typical scale, roofscape and development patterns

[6] Fransen 2006

3.5.8 Town Grain

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

3.5.9 Landscape elements

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

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

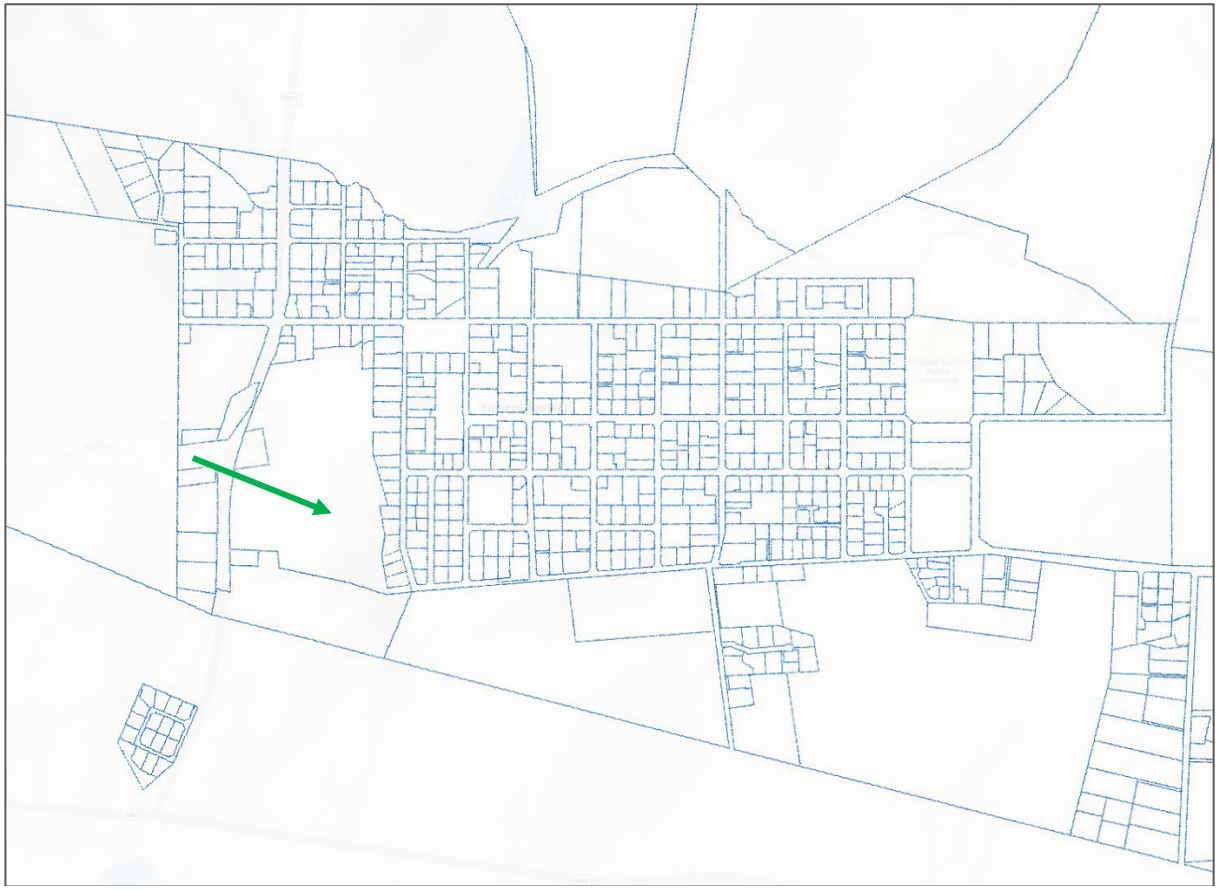


Figure 43: The variety sized square and rectangular shaped erven within the grid, site indicated, Etienne Britz 2026

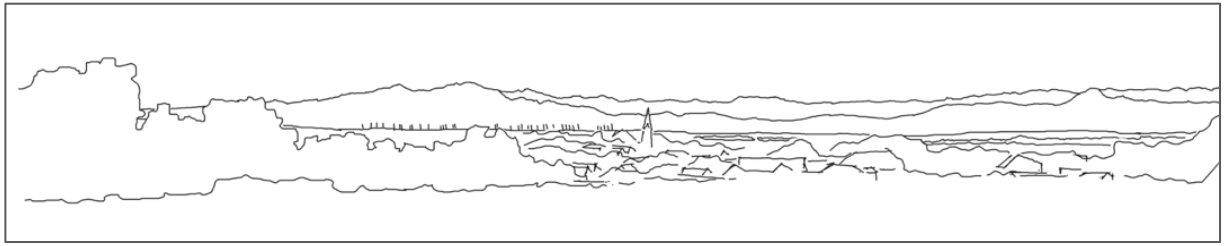


Figure 44: Layered landscape, Etienne Britz 2026

3.5.10 Streets & Public Realm

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

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

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

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

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



Figure 45: One of the few 'gated village/ retirement village' developments in the town



Figure 46: Typical business development on the Main Street, with buildings abutting the street edge



Figure 47: Retail use buildings located and accessed from the street

3.5.11 Residential Typology Overview

The residences within the town consist of a variety of sizes and accommodation on erven ranging between 480 square meters to 1880 square meters[7]

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



Figure 48: Typical scale, roofscape and development patterns



Figure 49: Typical scale, roofscape and development patterns. A mix of low-density urban development and surviving open space within the historic town blocks of Riebeek Kasteel. Note also the integration of landscaping with urban development: all framed by landmark mountain backdrops.

[7] Refer Britz, E 2024 Urban Design report 2024 page 18 -21

3.6 SOCIO - HISTORICAL OVERVIEW

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

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

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

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



Figure 50: Kolbe & Bellin Map "Land de Hottentoten om streeks de Kaap de Goede Hoop" 1747, Riebeek's Kasteel already identified.

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

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

3.6.1 Site Evolution

The site evolution is relatively complex and a detailed accounting of the transactions is unlikely to add to an understanding of historical significance. Erf 878 is a 1985 consolidation of 7 erven, expanding a core of what was Erf 872, originally a portion of Erf 292. In 1995 the current cadastral extent of the project site was created after the subdivision of Erf 878 into 5 portions and a Remainder, all gaining access from the 13m wide Fontein Street. The 5 single residential erven along Fontein Street were sold, while the portion on the southern side was consolidated with the last remaining portion to create Erf 878.

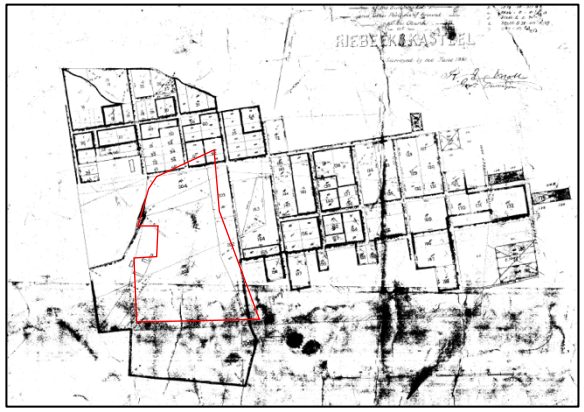


Figure 51: General Plan of Riebeek Kasteel SG3009/1881 and approximate position of the site, Postlethwayte 2021

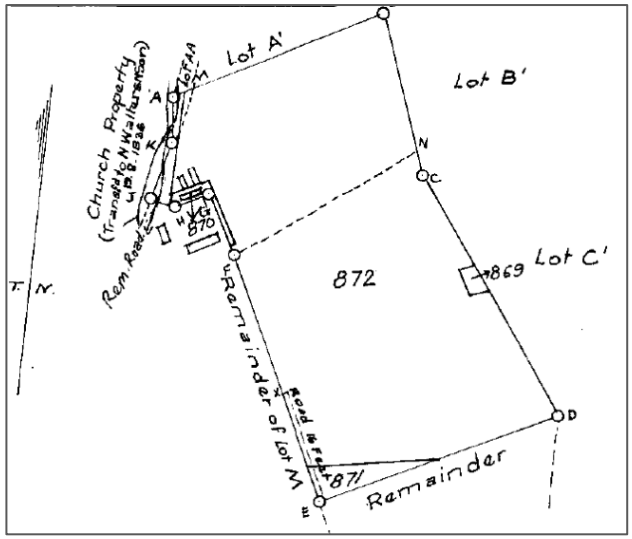


Figure 52: 2635/1906 Erf 292 'Huguomont' originally owned in two portions (erven 872 and 871) transferred to AJ Roux in 1898 and 1902, transferred to Maria M Smuts in 1906. The current owner being Huguomont Trust, it is assumed the land has remained in the same family since 1906, Postlethwayte 2021

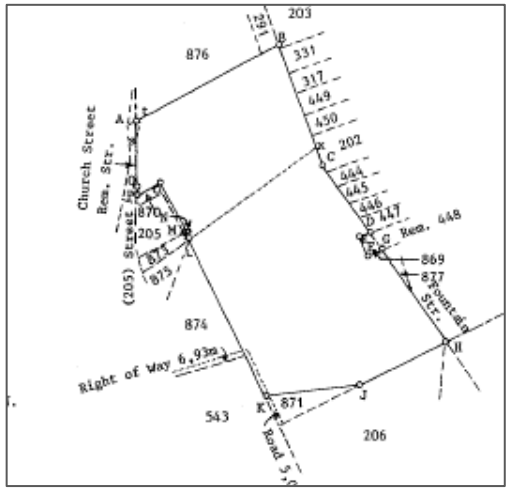


Figure 53: Erf 872 (SG8916/1985), Postlethwaye 2021

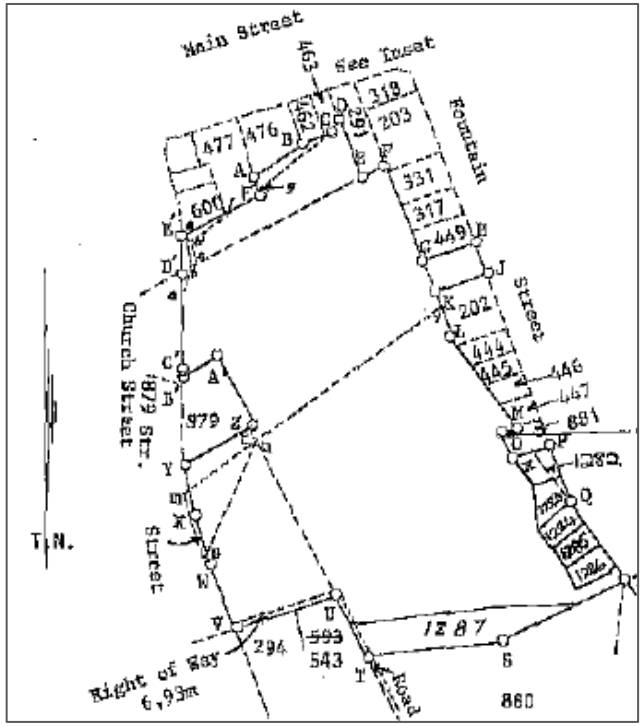


Figure 54: Erf 878 (SG8922.1985), Postlethwaye 2021

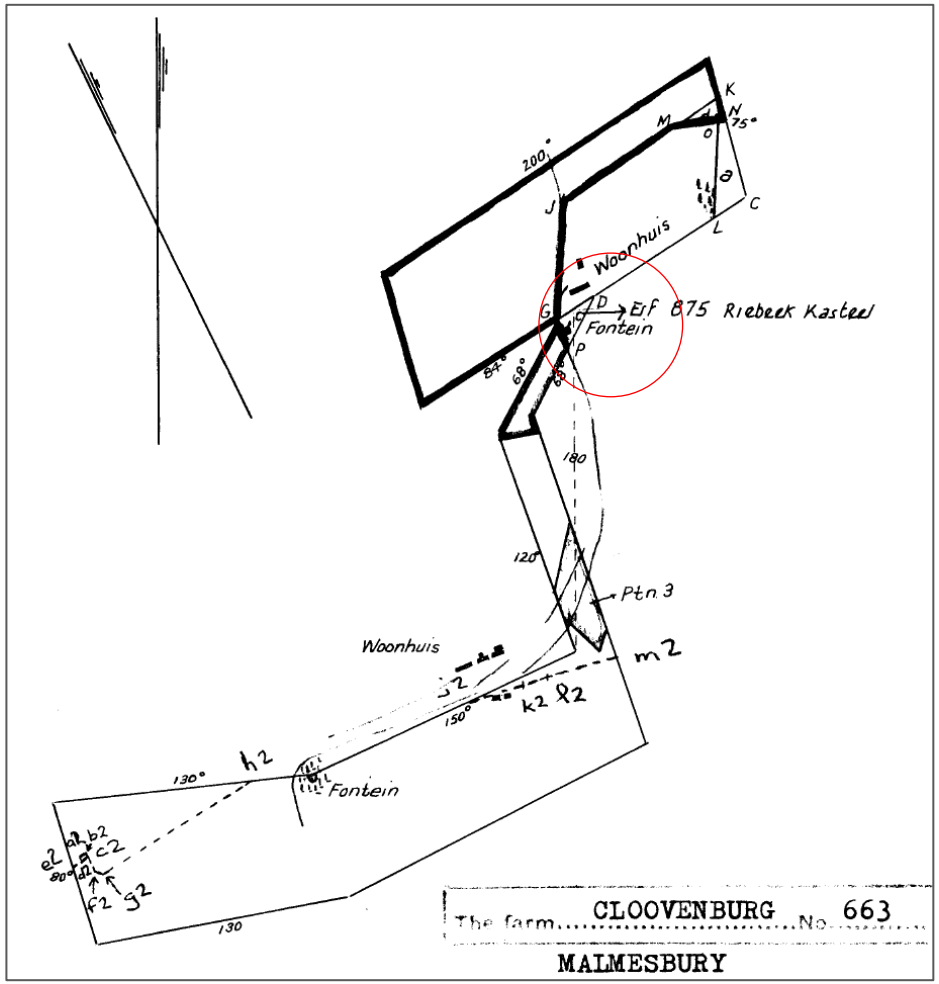


Figure 55: The only transfer of potential significance to identifying heritage issues SG25/1795 Cloovenberg which provides some significance to the adjoining erf 879, upon which is illustrated a 'woonhuis and a fountain' on Erf 875, now incorporated into the property concerned, Postlethwaye 2021

3.6.2 Historic Aerials

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

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

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



Figure 57: Aerial 1960, site identified



Figure 56: Aerial 1938, site identified



Figure 58: Aerial 1989, site identified



Figure 59: Riebeek Kasteel c1905 indicating the village in its earliest stages of development, the prominent hill on the project site is a distinctive feature (Ravenscroft series NA 2), Postlethwyte 2021



Figure 60: 1948 aerial photograph of Riebeek Kasteel, presumably from the Dutch Reformed Church steeple, approximate location of the site identified (Photograph: courtesy of Chris Murphy in Arcon 2018), Postlethwyte 2021

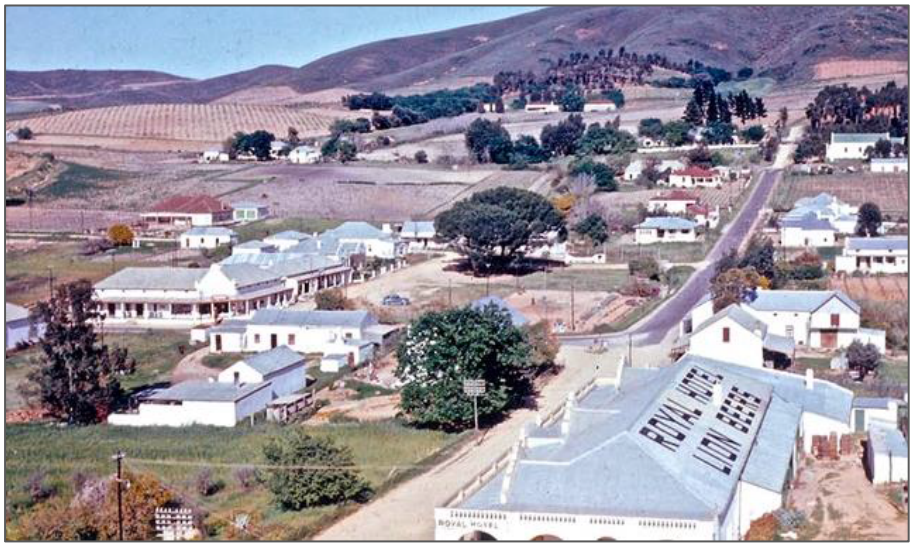


Figure 61: 1961 aerial photograph of Riebeek Kasteel, presumably also from the Dutch Reformed church steeple, approximate location of the site identified (Photograph: courtesy of Chris Murphy in Arcon 2018), Postlethwyte 2021

4. STATEMENT OF CULTURAL SIGNIFICANCES

4.1 INTRODUCTION

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

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

4.2 STATEMENT OF SIGNIFICANCE

4.2.1 Broader Landscape Context

Topographical setting

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

Scenic Route

The scenic route is recommended for a Grade IIIA significance.

4.2.2 Archaeological

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

4.2.3 Town

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

4.2.4 Immediate Site Context

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

4.2.5 Site

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

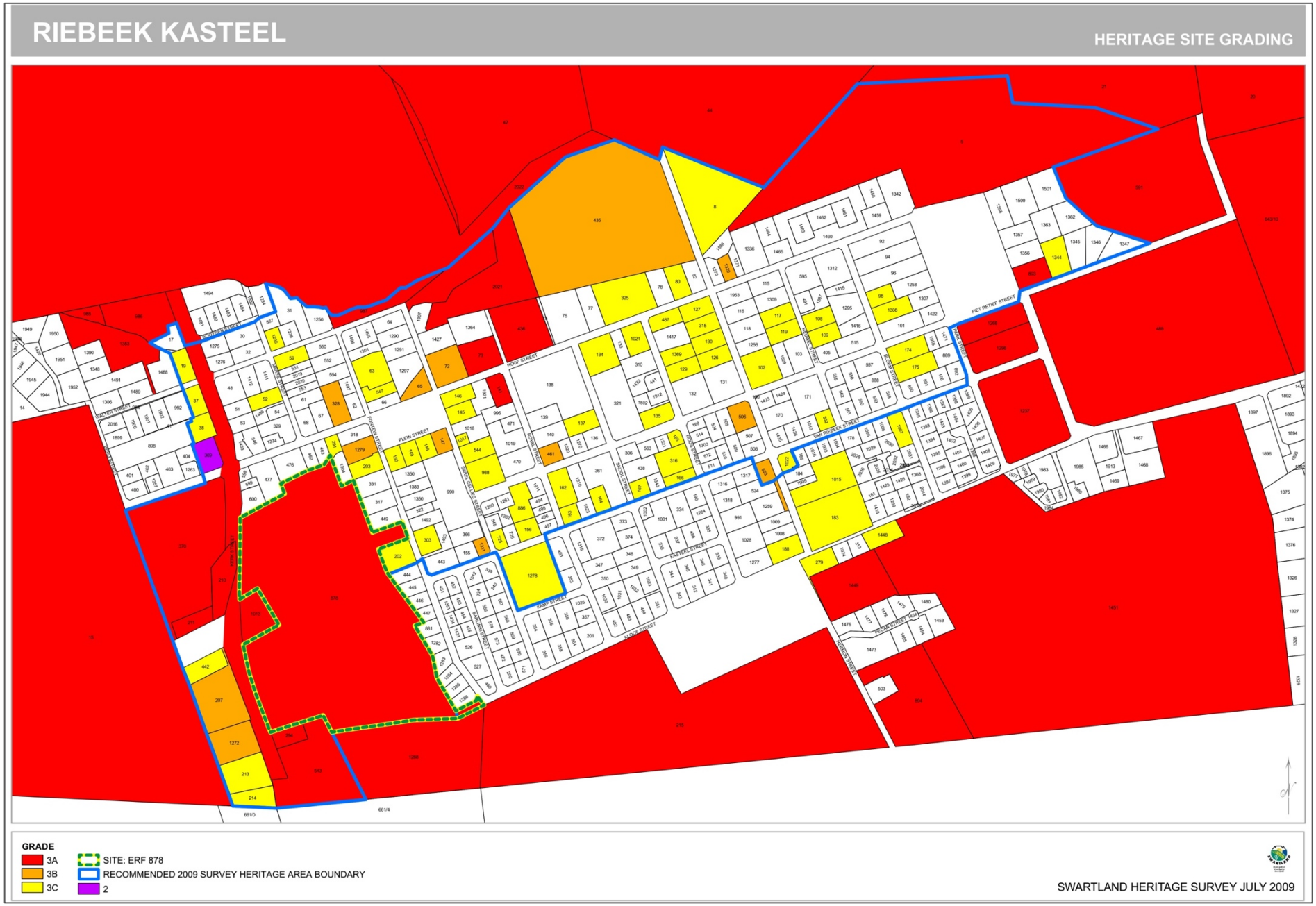


Figure 62: Recommended grading of the site and Scenic route as IIIA, as indicated, and the site context that consists of sites that are surveyed at NCW in the 2009 survey

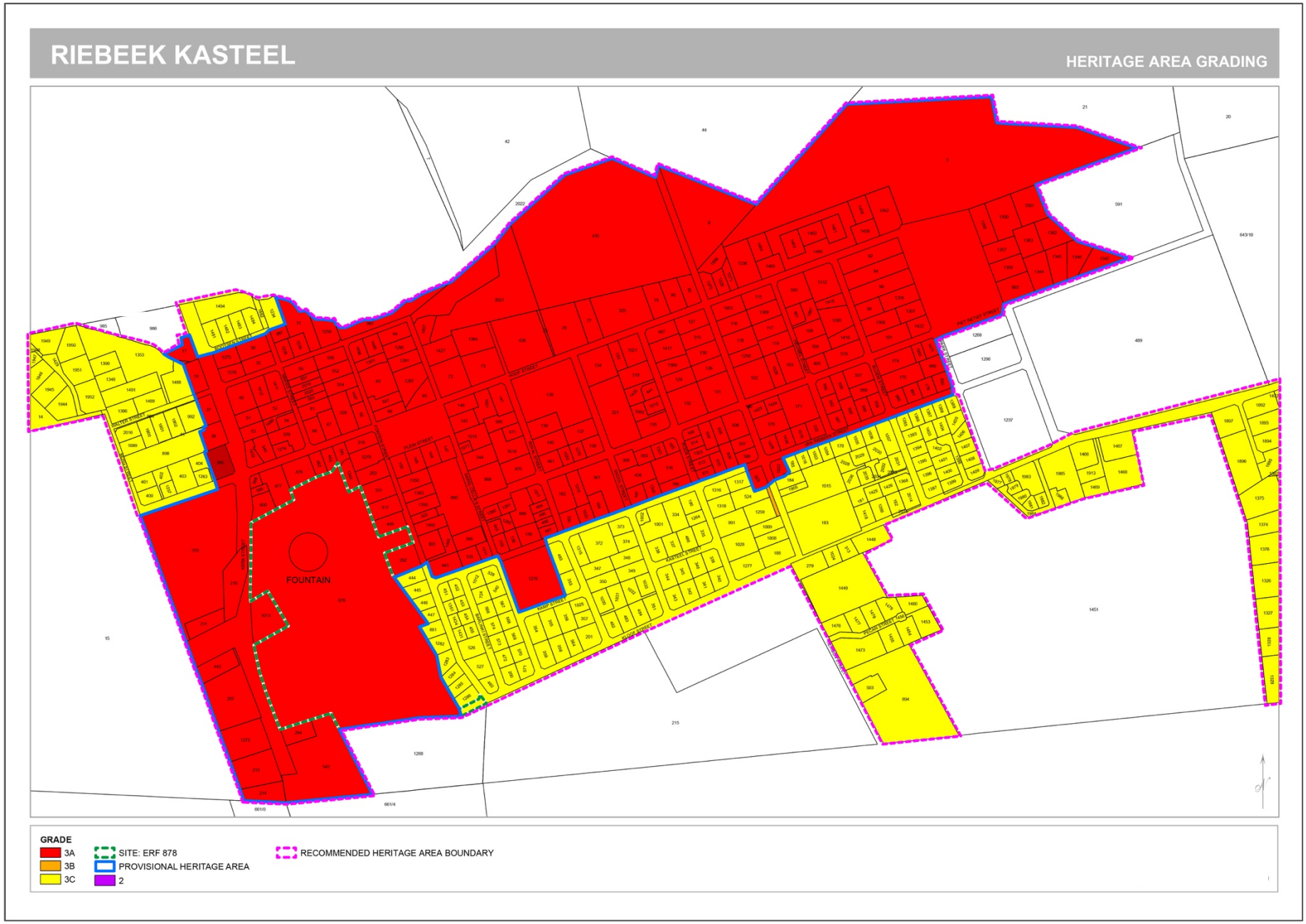


Figure 63: Recommended extent and grading of the proposed Heritage Area and the grading of the 'buffer area' to the core historic area

5. HERITAGE AND URBAN DESIGN INDICATORS

5.1 INTRODUCTION

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

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

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

5.2 HERITAGE DESIGN INDICATORS

5.2.1 Townscape Indicators

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

- Retain the sense of topographical containment created by the elevated site to the town. In order to achieve this, the elevated section above the 170m contour line must be carefully considered for any development;
- Retain a vegetated interface been the site and the R311 Scenic route;
- Consider the site's proposed buildings and structures that can be viewed from the Scenic route i.e. their location, density, scale, massing, in order to not negatively impact the aesthetic value of the Scenic route, including views across the town towards the Church steeple;
- Retain the townscape's primary characteristics:
- Open grid system (i.e. connect proposed routes to the existing grid so that the historic grid flows into the proposed development grid);
- Retain the street block pattern and character by the location of the buildings closer to the edge of the block i.e. the street boundary line with a spatially positive interface between the streetscape and the private erven;
- Additionally, define the block layout and grid by vegetation on the road reserves and interface of the privately-owned erven and the road reserve;
- Support and enhance the Main Road and the commercial use core and village square with visual and physical connections and the appropriate fine grain proposed development.

5.2.2 Development overview

Location of the new development

Indicator:

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

Spatial connection between the existing town and the proposed neighbourhood.

Indicators:

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

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

Uses within the new development

Indicators:

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

Layout of the new development

Indicators:

- The layout is to respect the sloped typology of the site, especially the crest of the hill with no or as little development above the 170m contour line. If any development is above the 170m contour line, it must be carefully considered in regards to location, low scale, low density and visual permeability to the crest of the hill from the town;
- All development on the sites to have guidelines to prevent large levels of cut and fill, inappropriately designed buildings and erven boundary definitions;
- The town's historic grid pattern provides a clear ordering device for the layout of the proposed development;
- Place routes along contours as far as possible;
- The layout should include:
  - Publicly accessible parks;
  - Vegetated routes that accommodate pedestrians, cyclists (Non-motorized transport) and vehicles;
  - Routes, parking areas and public parks should be well vegetated;
  - A vegetated buffer should be planted on the edge of the site onto Church Road, considered to no screen the important views from Church Street towards the DR Church;
  - The commercial use sites should be a mixed-use zone;
  - The typology of buildings to be in the contemporary Cape Vernacular style i.e. simple rectangular forms, narrow width buildings, primary and secondary roofs, with double pitched primary roofscape;
  - Design lower density and scaled buildings on the elevated site levels;
  - Defined precincts relating to typology, use, location and informed by context and site;
  - Views towards the town's and context heritage resources and geographic landmarks should remain clear of 'clutter' (signage, lighting, service infrastructures, etc.) to retain a legibility and to preserve the quality of the sense of place and / or the Scenic route;
  - Defined view corridors should be sufficiently wide to facilitate visual continuity of important sightlines, especially between Church Street and the DR Church.

5.2.3 Architectural Guidelines

Provide Architectural and Landscaping Guidelines for the development.

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

5.2.4 Proposed Buildings

Site Position

Indicator:

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

Architectural language

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

Scale

Indicators:

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

Roofscapes

- A variety of double pitched roofscapes will respond positively to the townscape, and be visually recessive on the elevated precinct;
- Pitched roofscapes should consists of primary and secondary roofs: Primary roofscape is double pitched between approx. 30 – 40 degrees, and the secondary roofscapes are verandah roofs (approx. 12-15 degrees slope) and lean to rear / connection roofs (approximately 7 degrees slopes, and as specified by manufacturer).
- Gables should be simple and not elaborate, and the proportions vertical and determined by the allowable width and scale of buildings;
- Roof materials should be sheet metal and dark in colour.

Streetscape Interface (including the pedestrian routes)

Indicators:

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

5.2.5 Lighting

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

5.2.6 Routes

- Design routes as spaces that are defined by buildings, boundary walls/ fences, materials, and buildings;
- Design a variety of routes within the development, such as primary and secondary routes;

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

5.2.7 Hard and Soft Landscaping

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

Indicators:

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

5.3 URBAN DESIGN INDICATORS

5.3.1 Concept Key Indicators

(refer Figure 64 with the corresponding numbers)

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

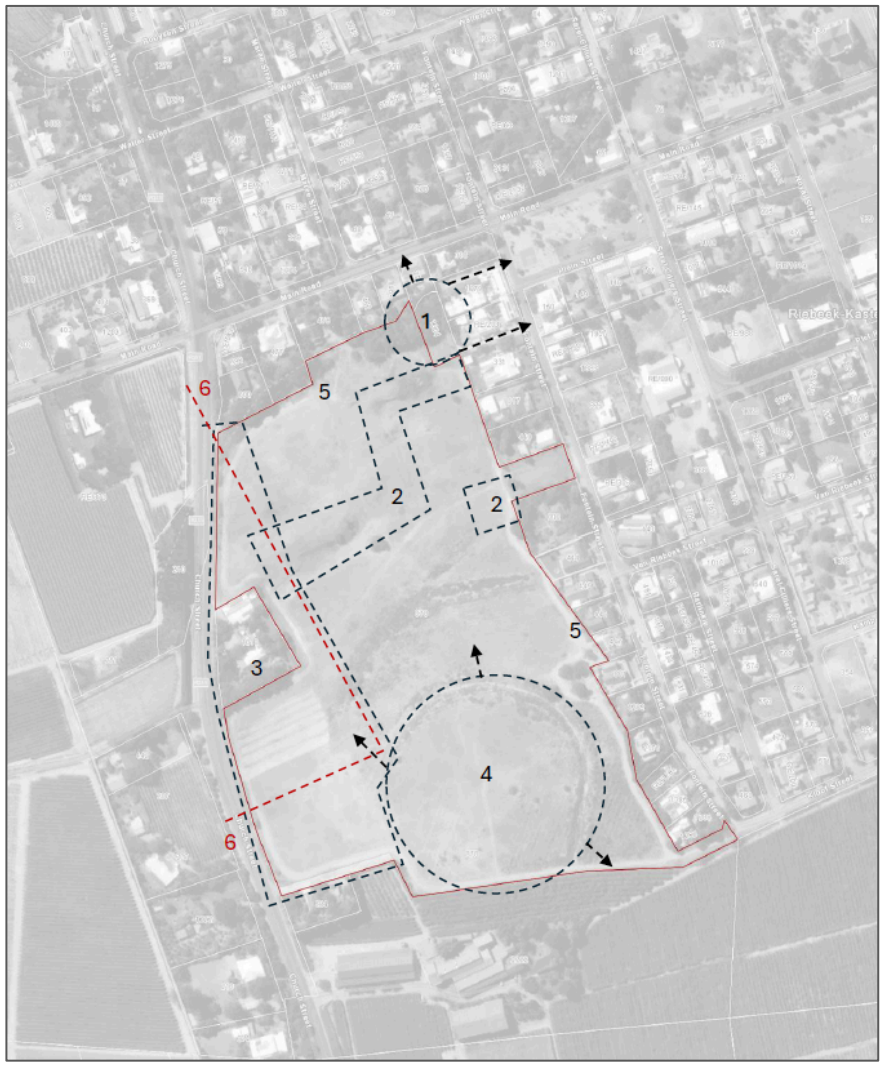


Figure 64: Concept key urban indicators, Etienne Britz 2026

6.PROPOSED DEVELOPMENT

6.1 INTRODUCTION

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

6.1.1 Outline of the proposed development

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

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

6.1.2 Application process to date

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

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

The following revisions have been designed into the current application (September 2026):

- The removal of the erven on the northern edge of the hill and therefore the enlargements of the publicly accessible and vegetated hilltop;
- The relocation of the erven on the southern edge of the hill to abit the site's southern cadastral;
- The relocation of the rear (southern) hilltop road to be between the southern erven and the hilltop;
- Removal of the care cenbtre, and all buildings in the site's northern corner;
- The reduction of the Events use building size to allow for unrestricted views from Church Street to the DR Church;
- Repositioning of the Events precinct vehicular parking (on lower slope area);
- Certain erven boundaries moved in the mixed use and low density residential precincts;
- All proposed buildings are to be designed in the Cape Vernacular architectural style (the removal of the flat roofed architectural style);
- Expanded servitude for the wetland precinct.

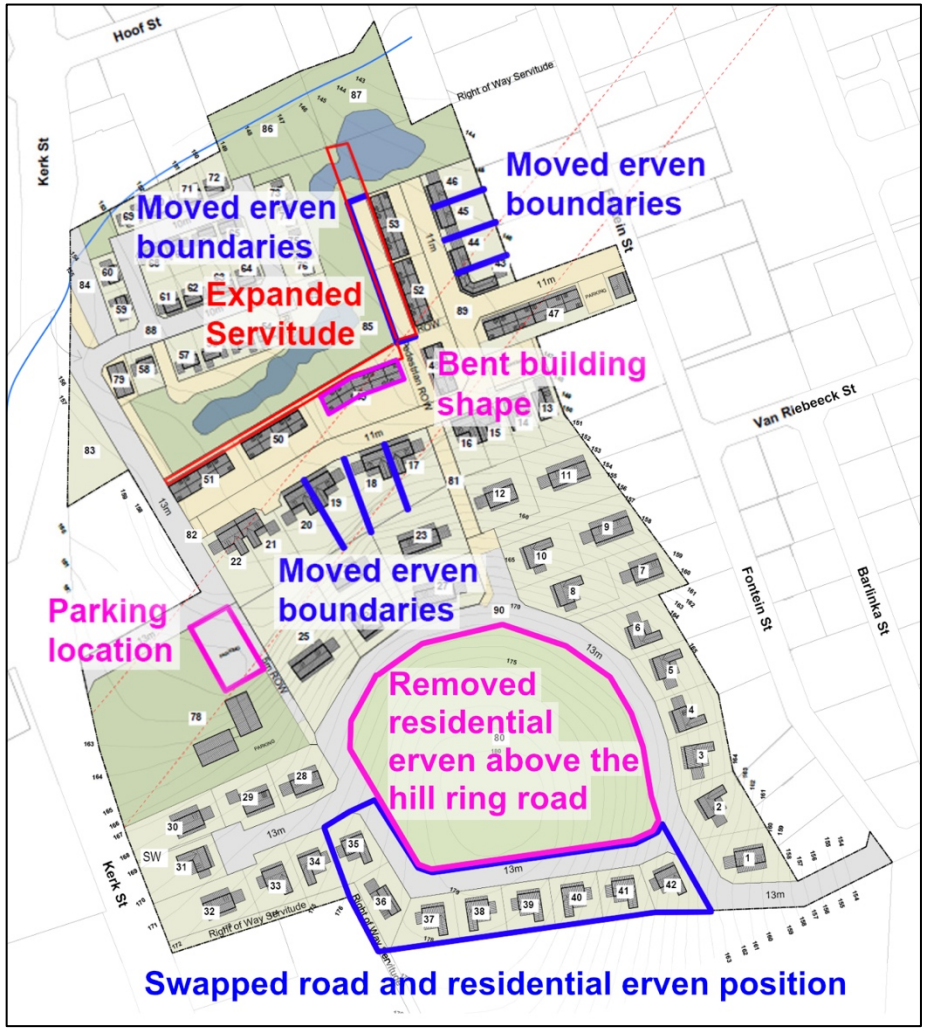


Figure 65: Revision of the proposal for HWC submission September 2026, InterActive Town & Regional Planning 2026

6.2 PRECEDENT STUDIES

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

6.2.1 Retirement Village

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

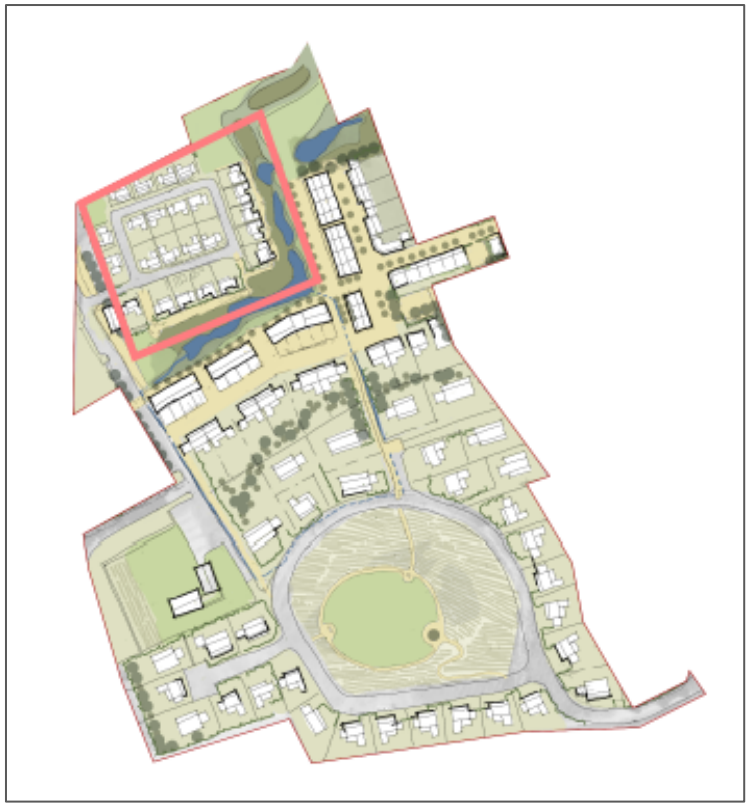


Figure 66: Location of the proposed retirement village within the development is identified within the red line, Etienne Britz 2026





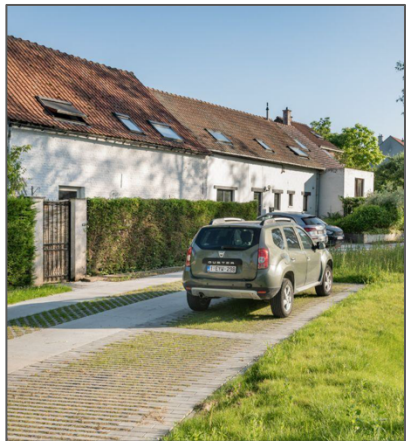


Figure 67: Examples of typology of retirement village buildings, Britz 2026

6.2.2 Mixed-Use Residential precinct

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



Figure 68: Location of the proposed mixed use residential precinct within the development is identified within the red line, Etienne Britz 2026







Figure 69: Examples of the typology of mixed use buildings (commercial and residential), Britz 2026

6.2.3 Single Residential precinct

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

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



Figure 70: Location of the proposed single residential precincts within the development is identified within the red line, Etienne Britz 2026







Figure 71: Examples of the typologies of single residential buildings, Britz 2026

6.2.4 Events use site

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

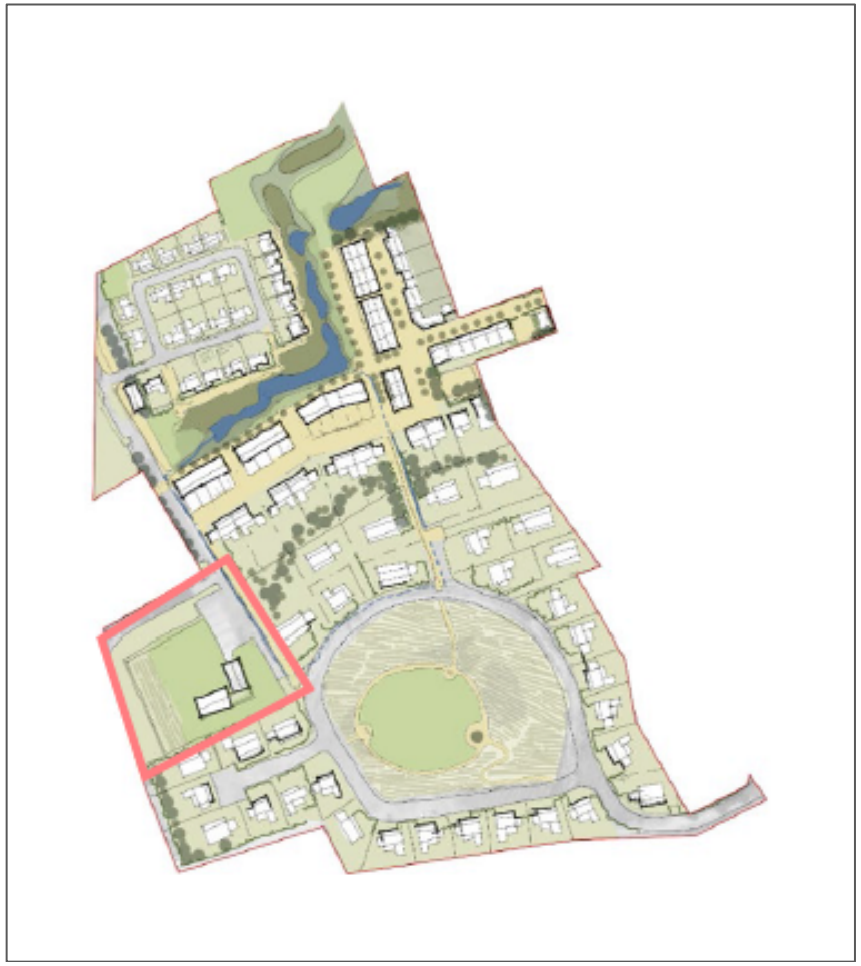


Figure 72: Location of the proposed events use building within the development is identified within the red line abutting the R311, Etienne Britz 2026







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

6.2.5 Retail use building

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



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



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

6.3 PROPOSED DEVELOPMENT

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

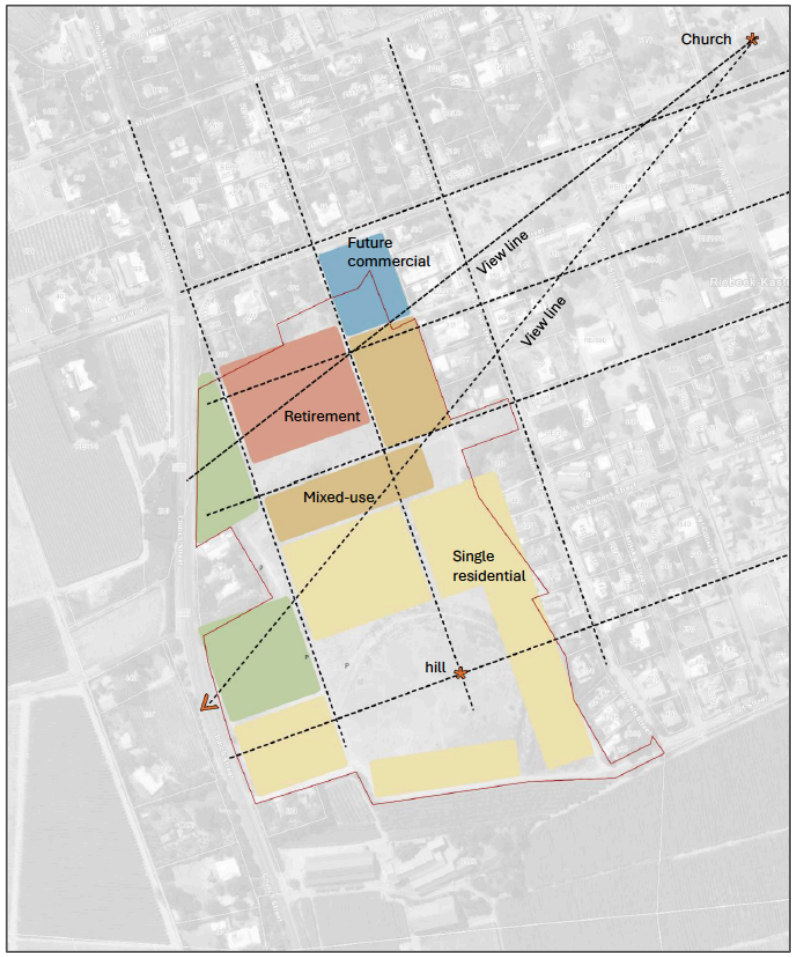


Figure 76: This diagram illustrates how the site's layout responds to the existing town grid, with stronger alignment and higher-intensity uses on the northern portion adjacent to the town center, and lower-intensity, predominantly residential uses on the southern portion. The western edge is layered with landscape elements to enhance the experience of arrival and transition from agricultural to village character. The diagram represents a future scenario where additional commercial uses are integrated into the scheme, to connect to town centre, Etienne Britz 2026

6.3.1 Informants & Use Scheme

The following principles were used as informants to the design:

- **Alignment to the existing town grid:**
  The existing town grid informs the general ordering of elements on the northern portion of the site, while alignment is less rigorous on the southern portion. This 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.

6.3.2 Concept Masterplan: Precinct Approach

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

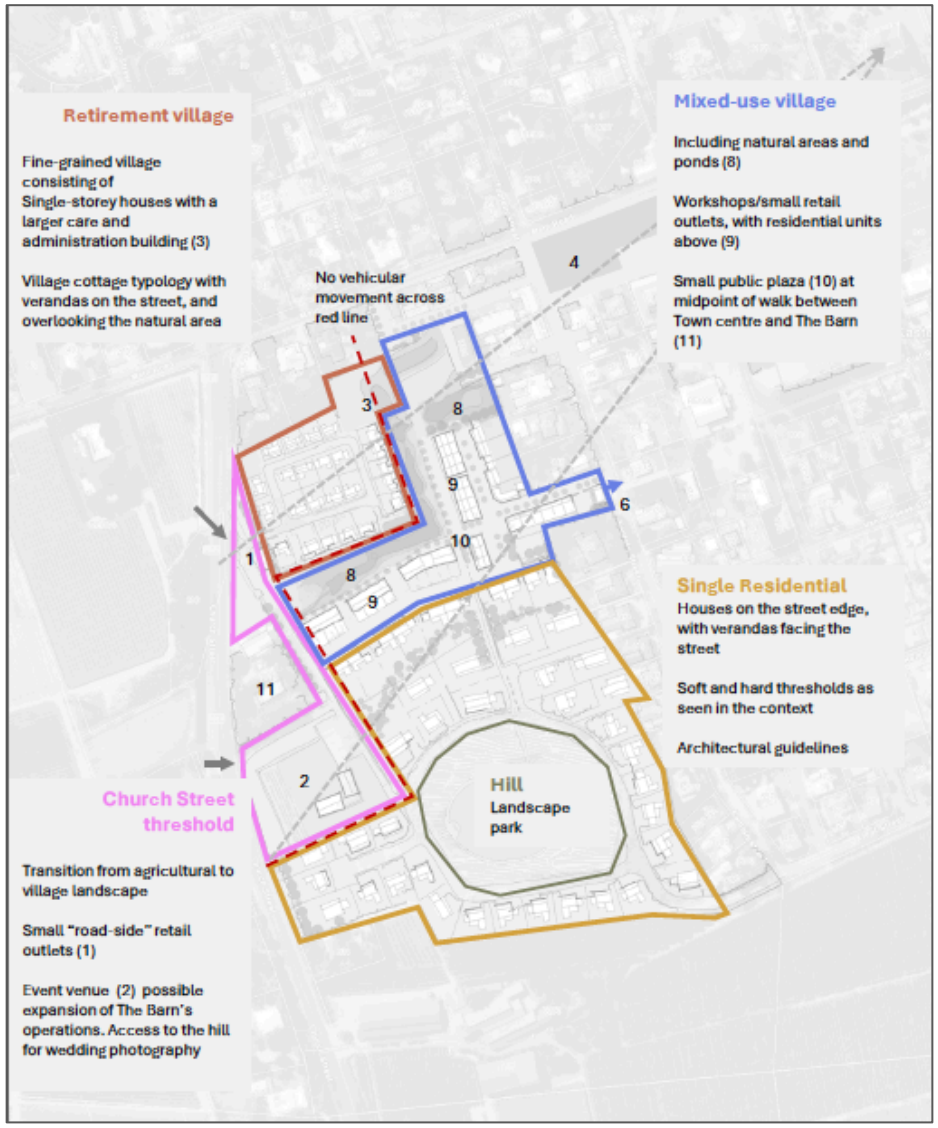


Figure 77: Precinct Approach with the various precincts identified, Etienne Britz 2026

Proposed Precincts

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.

Precinct Integration:

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

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

Rethink the vehicular movement scheme:
The Church-Main street connection 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.

6.3.3 Concept Masterplan: In Context



Figure 78: Proposed development with corresponding list (right), Etienne Britz 2026

Legend

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. Parking

6.3.4 Pedestrian Movement: Integration with Town

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

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

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

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



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

6.3.5 Development Footprint

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



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

6.3.6 Site Sections

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

Site Section AA

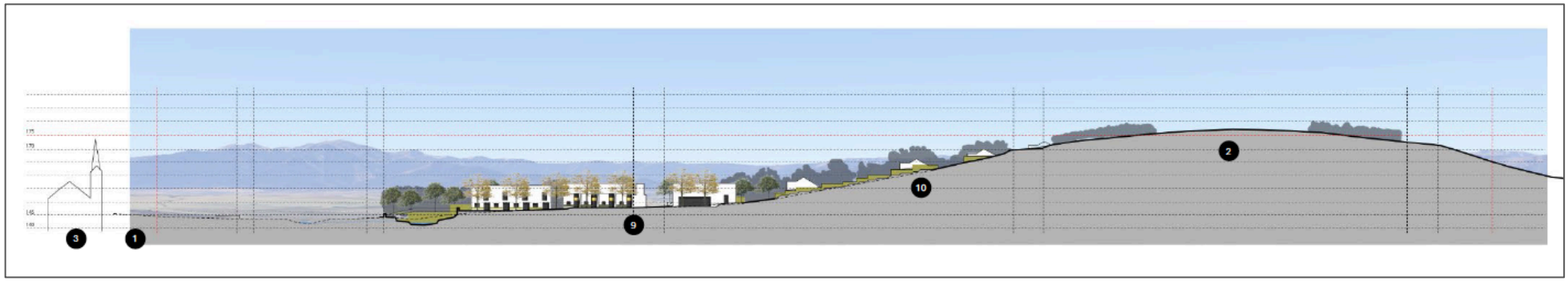


Figure 81: Site Section AA from Main Street (1) to the hill (2), Etienne Britz 2026

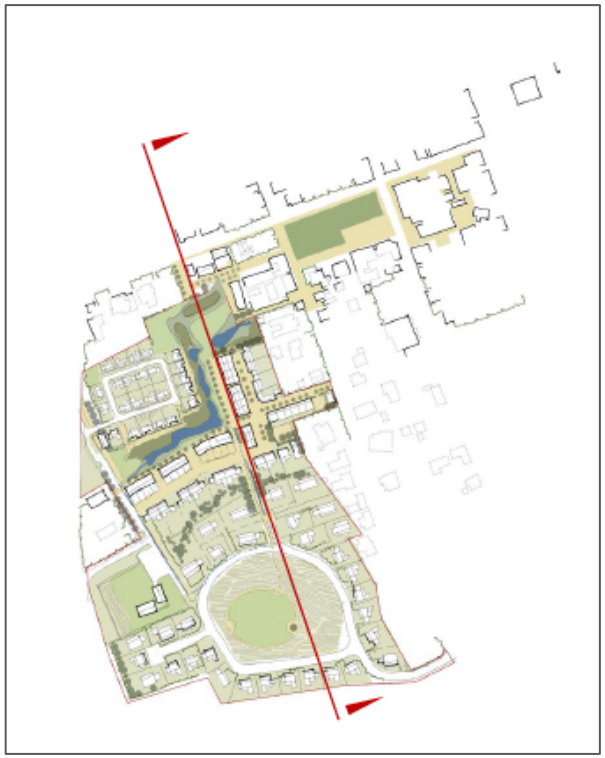


Figure 82: Site Section AA from Main Street (1) to the hill (2), Etienne Britz 2026

Site Section AA

This section from Main Street (1) to the hill (2) illustrates the spatial relationship between key elements of the proposed development. Visible on the left is the outline of the church (3). 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

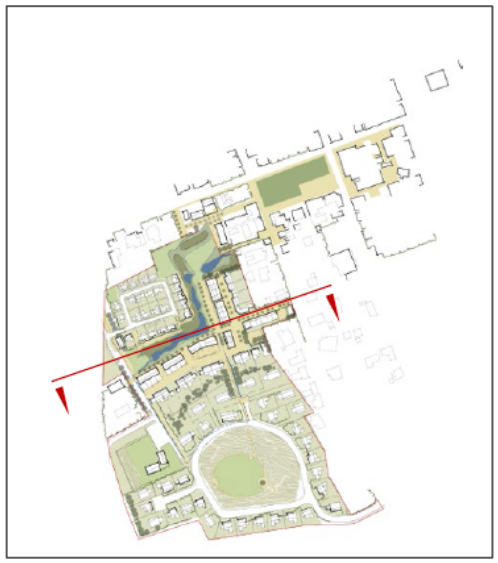


Figure 83: Site Section BB from Church Street [R311] (1) to Fontein Street (2), Etienne Britz 2026

Site Section BB

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



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

Site Section CC



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

Site Section CC

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

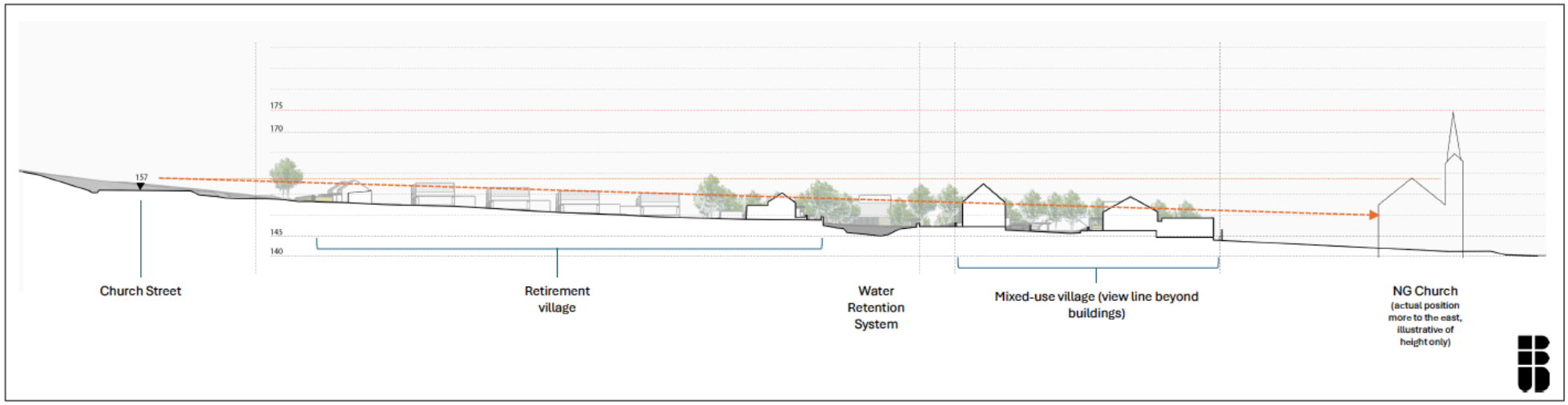


Figure 86: Site Section CC from Church Street [R311] to the church on Main Road, Etienne Britz 2026

Site Section DD

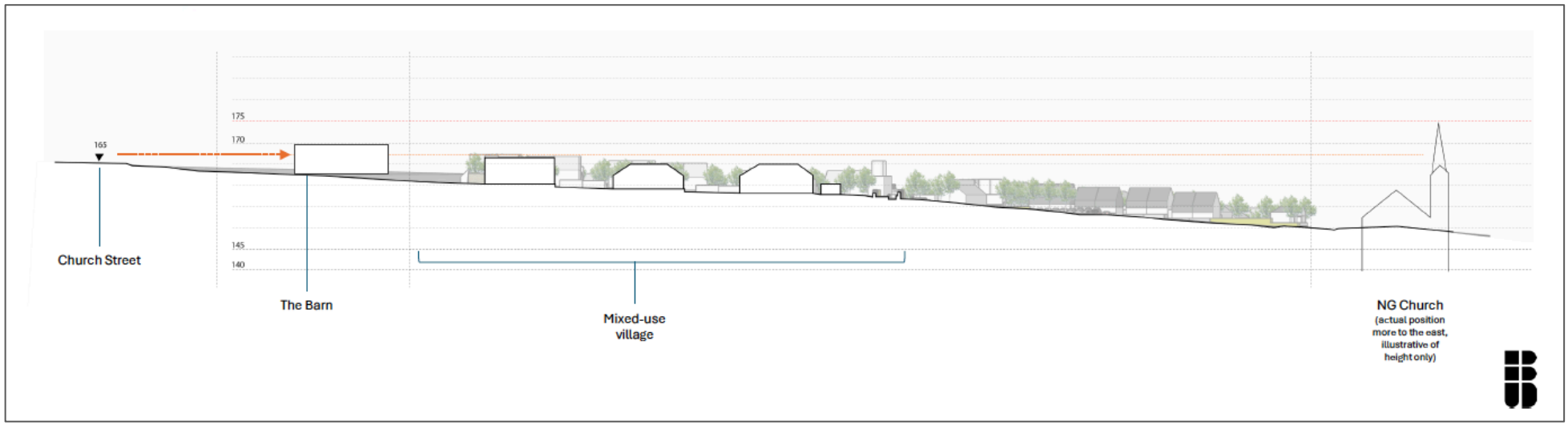


Figure 87: Section DD from the indicated position on Church Street (R311) over the proposed development towards the Church in Main Road, Etienne Britz 2026

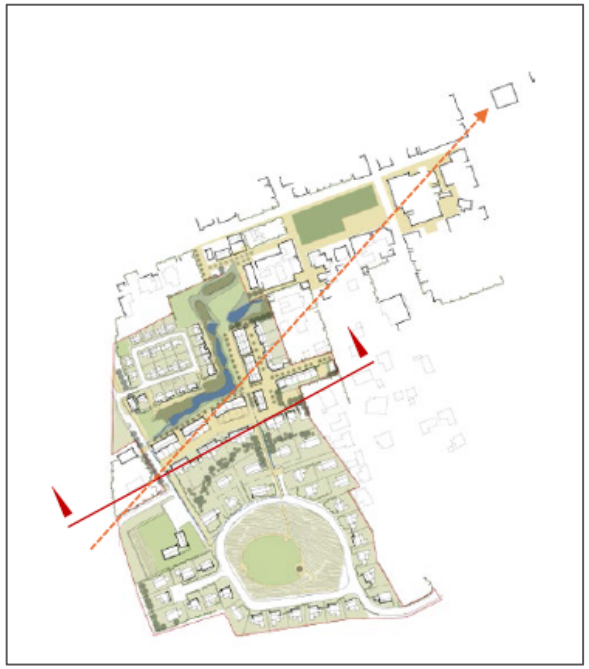


Figure 88: Section DD from Church Street [R311] to the church on Main Road, Etienne Britz 2026

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.

Section EE

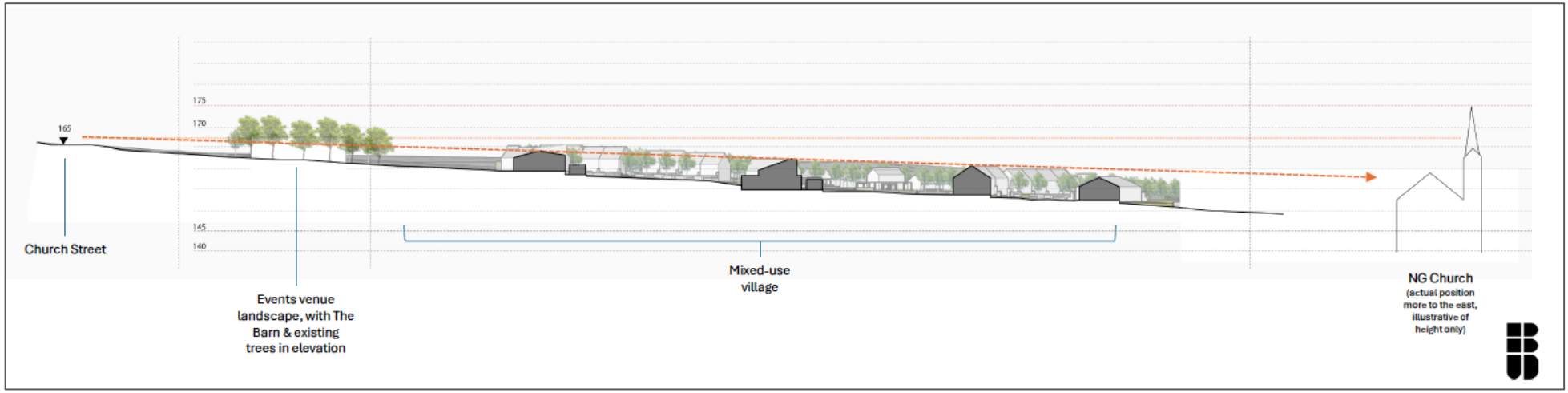
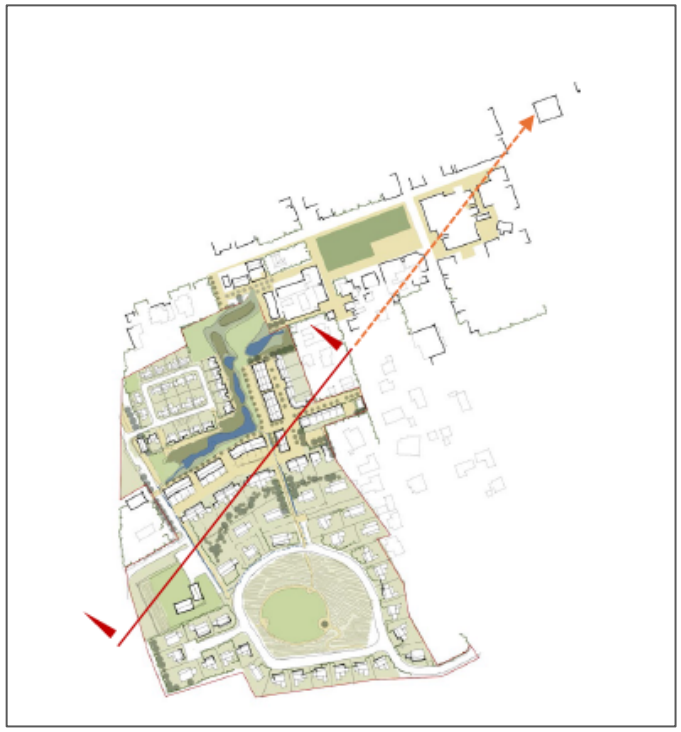


Figure 89: Section EE from the indicated position on Church street, over the proposed development, toward the church, Etienne Britz 2026



Section EE
Aligned to view-line

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

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

Section FF

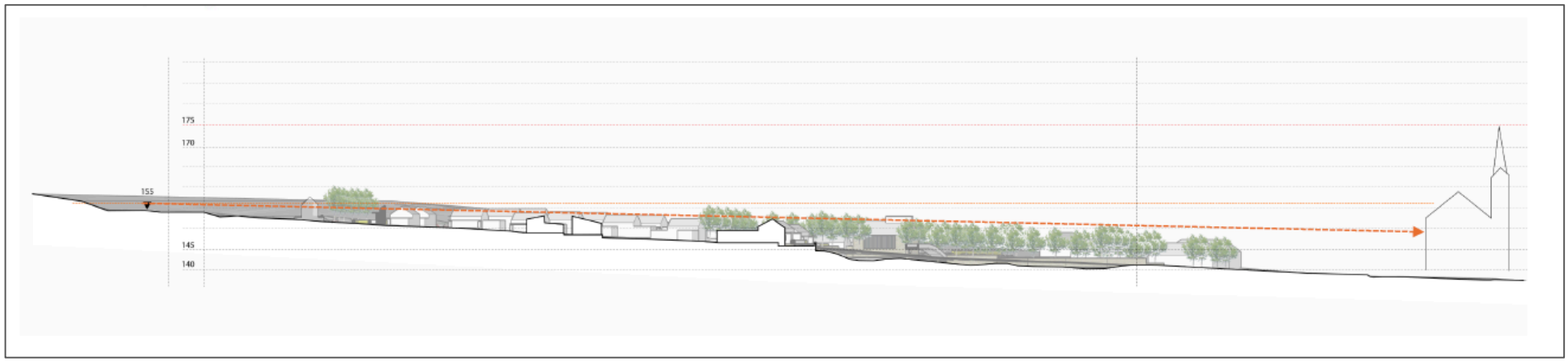


Figure 91: Section FF from the indicated position on Church street, over the proposed development, toward the church, Etienne Britz 2026

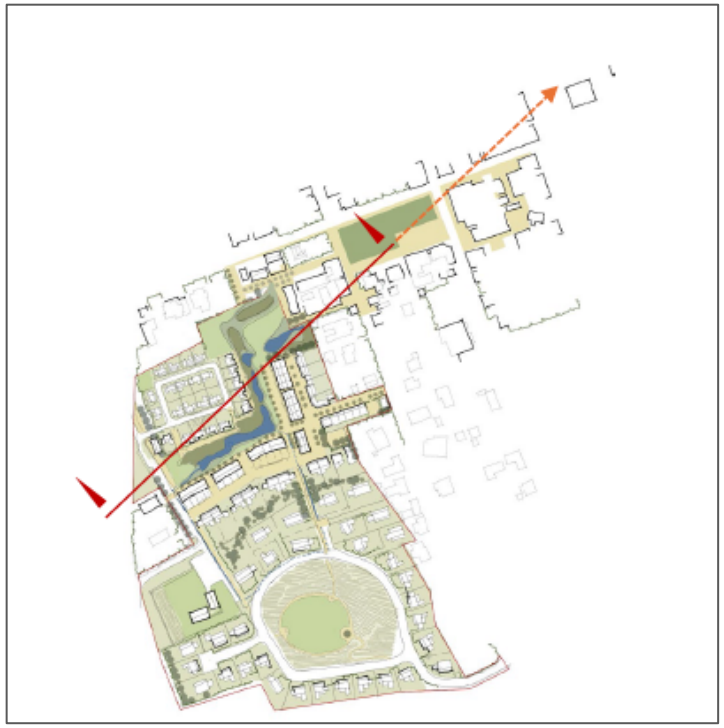


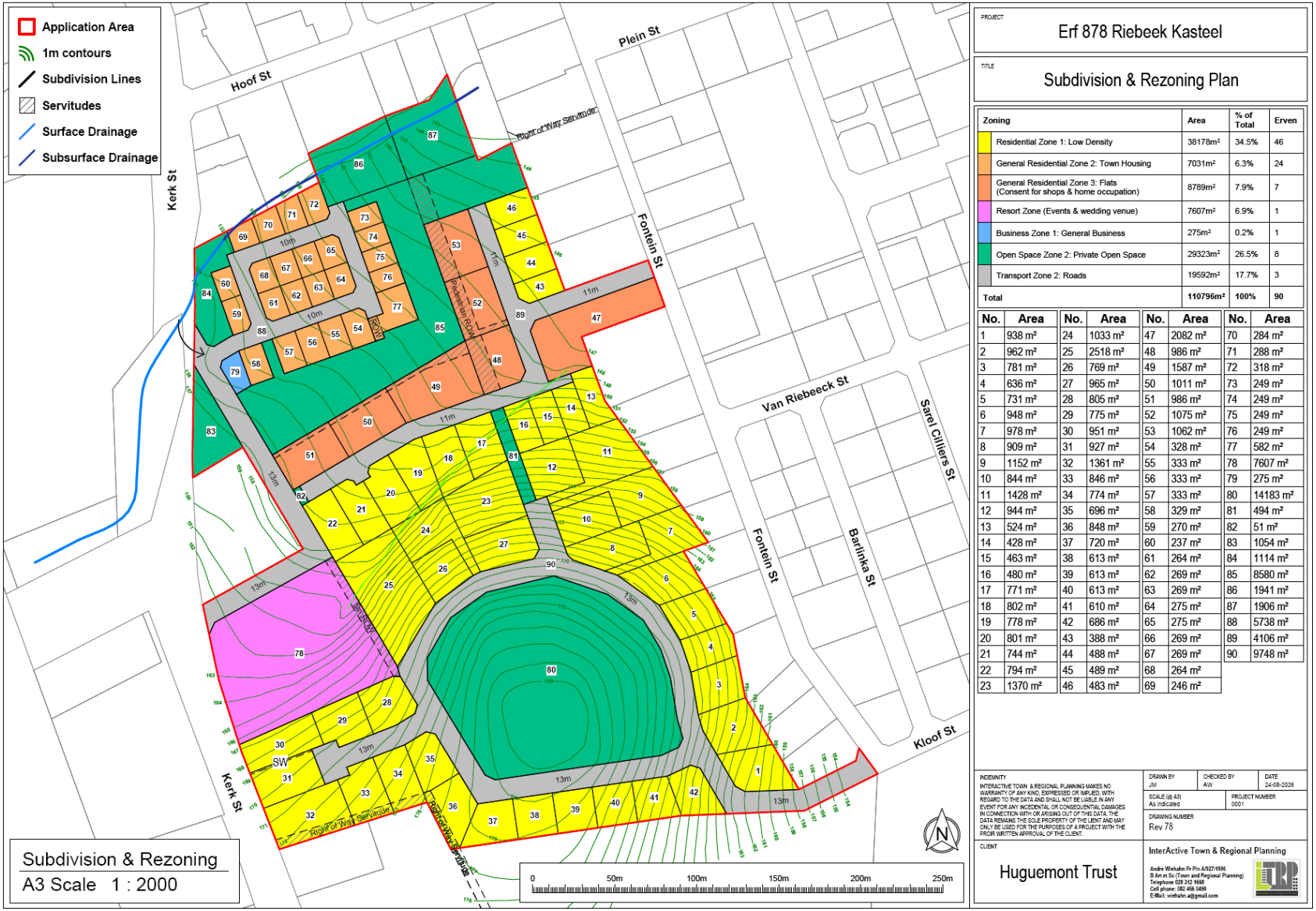
Figure 92: Section FF from the indicated position on Church street, over the proposed development, toward the church, Etienne Britz 2026

Section FF
Aligned to view-line

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



Figure 93: Site Development Plan, Grow Architecture 2026



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		

Figure 94: Subdivision and Zoning plan Rev 78, InterActive Town and Regional Planning 2026

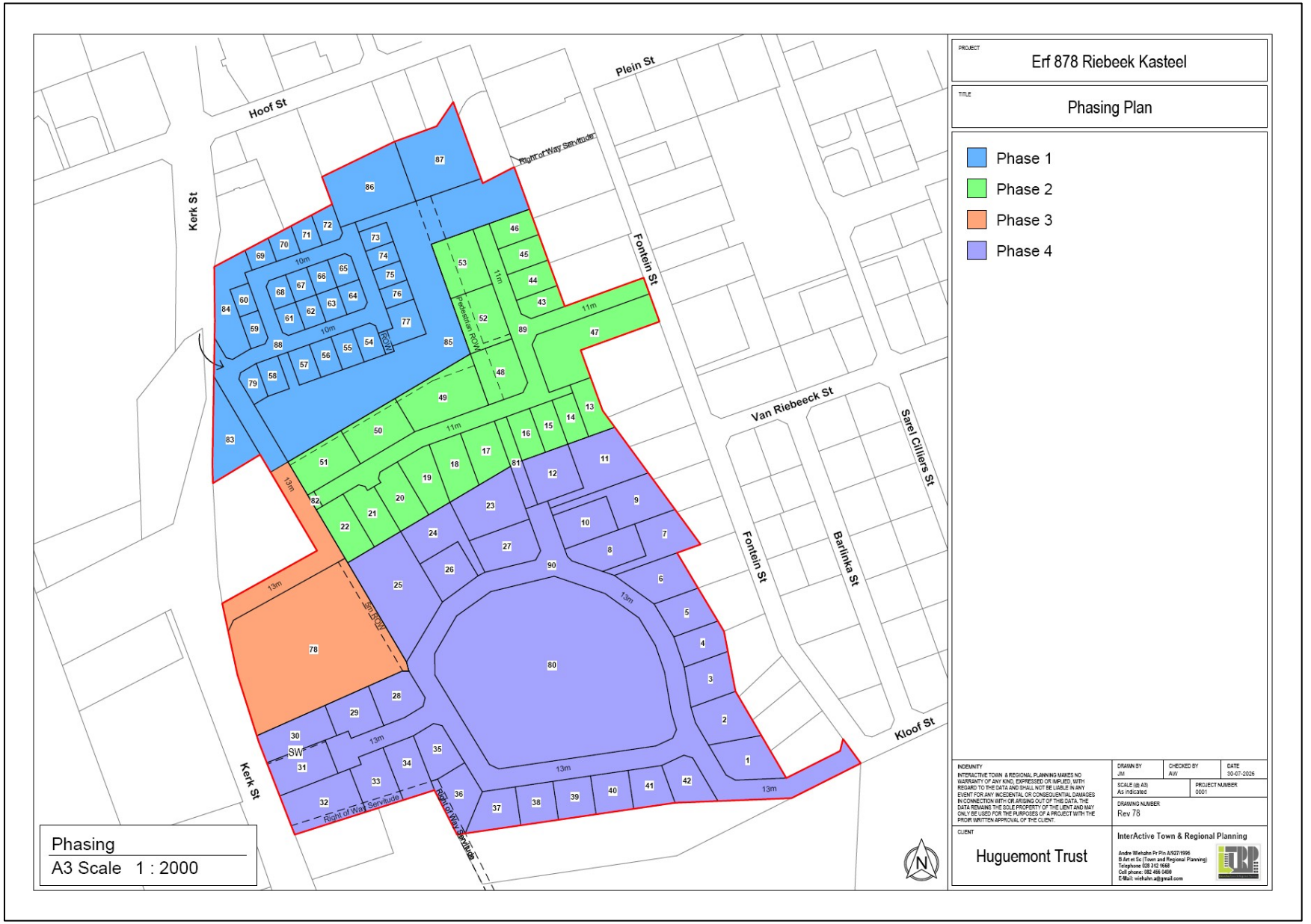


Figure 95: Phase implementation Development Plan, Interactive Town and Regional Planning 2026



Figure 96: Residential erven sized, in relations to the broader town context, site boundaries indicated, Interactive Town and Regional Planning 2026

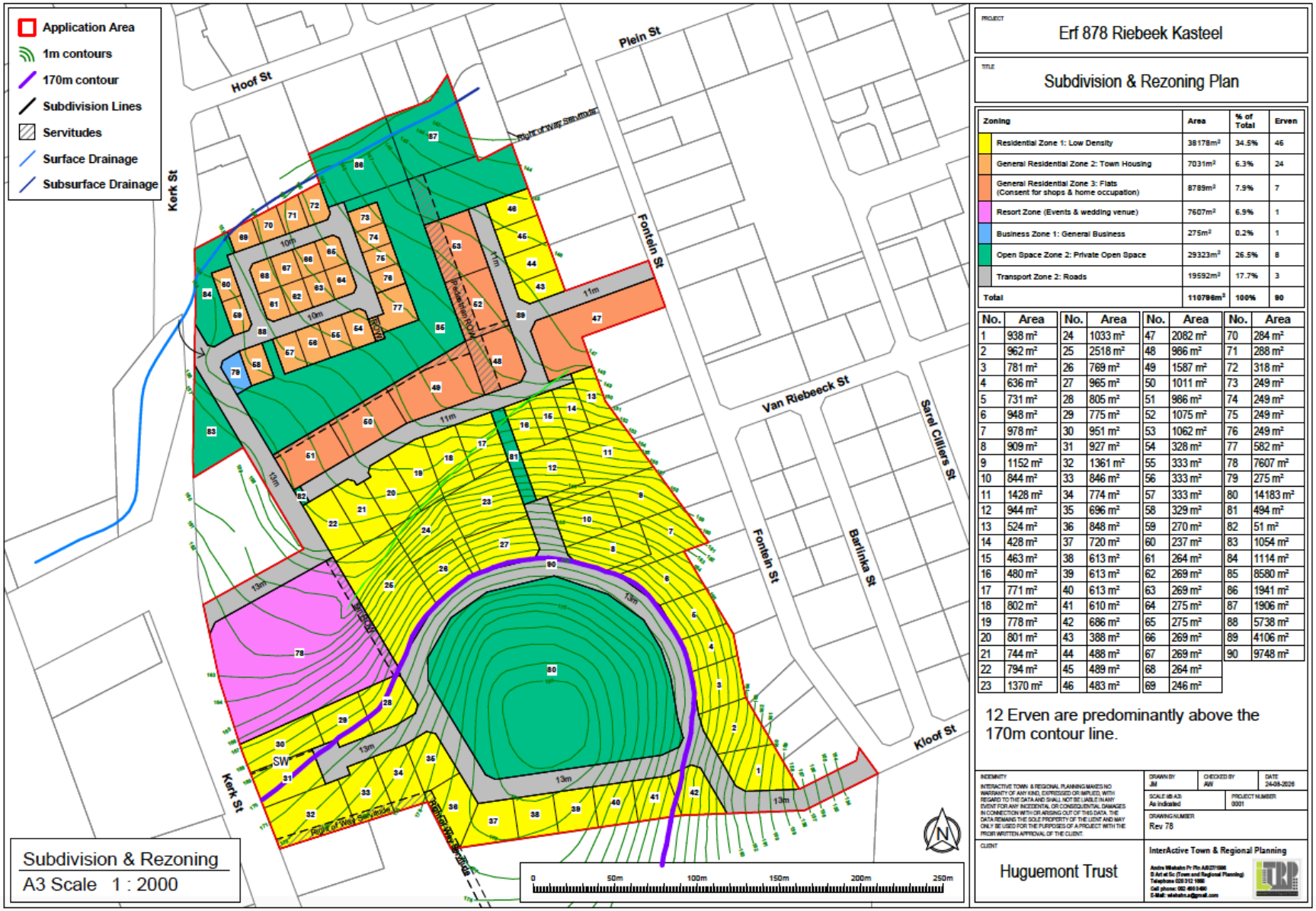


Figure 97: Residential erven sized, in relations to the broader town context, site boundaries indicated, Interactive Town and Regional Planning 2026



Figure 98: Aerial photomontage of the proposed development with Church Street in the foreground, InterActive Town & Regional Planning 2026



Figure 99: Aerial photomontage of the proposed development with Church Street in the foreground, and the town in the rear ground, InterActive Town & Regional Planning 2026



Figure 100: Aerial photomontage of the proposed development with Fontein Street in the foreground, and the adjacent farms to the south and the west of the project, InterActive Town & Regional Planning 2026



Figure 101: Aerial photomontage of the proposed development with Church Street between the project site and the farmlands, InterActive Town & Regional Planning 2026

6.4 LANDSCAPE PLAN

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



Figure 102: Proposed Landscape Plan, JDV Landscape Studio, 2026

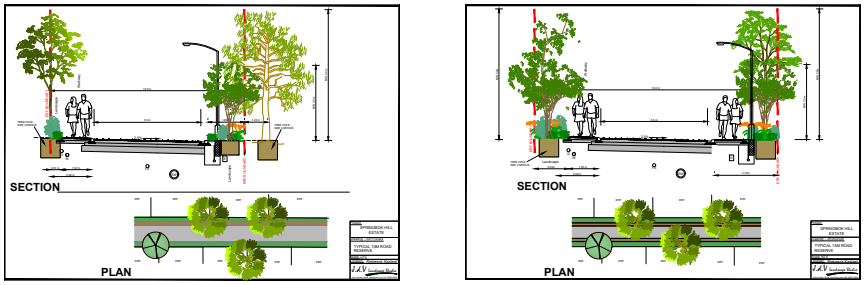


Figure 103: Proposed landscaping on the typical 10m wide road, JdV Landscape Studio, 2026

Table 2: Plantlist, JdV Landscape Studio, 2026

Riebeek Kasteel Development – Springbok Hill
Plantlist: August 2026

PROPOSED PLANTLIST:

STREET TREES:
2000L or 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 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 africana
Populus simonii*
Salix mucronata
Searsia Pendulina
Sideroxylon inerme
Syzygium guineense
Quercus nigra*
Quercus palustris*
Quercus robur*
Vachellia xanthophloea*

SHRUBS & GROUNDCOVERS:
Shrubs 1.5plants/m2 & groundcovers 5plants/m2
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
Carex clavata
Chasmanthe sp.
Cliffortia odorata
Coleonema album
Crassula multicava
Cycad spp.
Cyperus spp
Dietes bicolor
Dietes grandiflora
Dodonea viscosa
Elegia cuspidate
Elegia nudum
Elegia tectorum 'Fish Hoek'
Erica mammosa
Erica sessiflora
Erigeron karvinskianus
Eriocephalus africana
Euryops pectinatus
Euryops virgineus
Felicia amelloides
Ficinia indica
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
Leucadendron spp
Leucospermum spp
Lobelia
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 white
Salvia lanceolata
Salvia rosmarinus
Scabiosa Africana
Senecio spp
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

6.5 ARCHITECTURAL GUIDELINES

6.5.1 Architectural Guidelines

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

The guidelines are binding upon all residents, tenants and property owners in Springbok Hill Estate.

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

The decision of the Springbok Hill Homeowners Association (SHHOA), and the appointed Architect for the architectural control will be final and binding, subject to the approval of the Swartland Municipal Council.

The Home Owner's Association, in collaboration with the controlling Architect, reserves the right to make additions or alterations to these guidelines, as it deems necessary, with Heritage Western Cape approval.

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

Refer Architectural Guidelines report Rev 17 September 2026 in Annexure //.

6.5.2 Guidelines Planning and Design controls

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

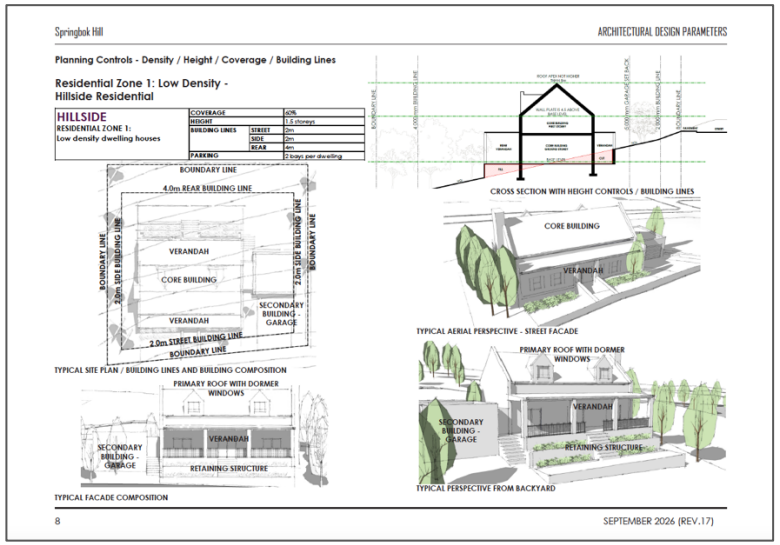


Figure 104: Planning controls for Residential Zone 1: Low density Hill side residential, Architectural guidelines Rev 17 2026

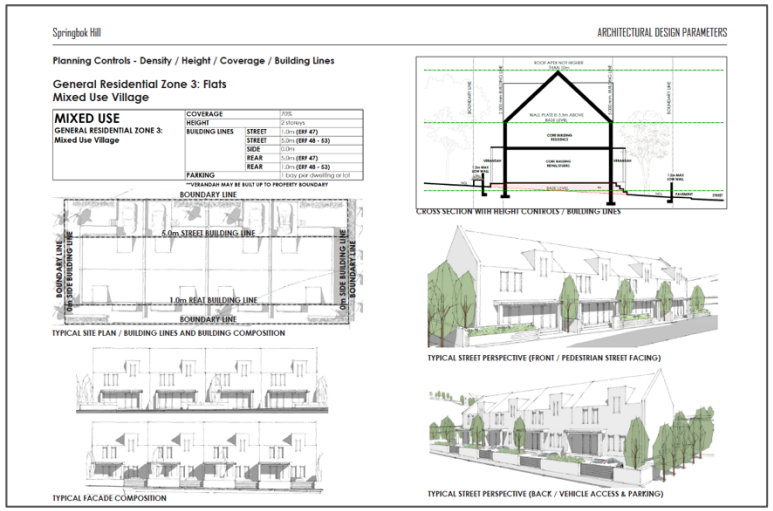


Figure 105: Planning controls for Residential Zone 3: Town Housing Retirement Village, Architectural guidelines Rev 17 2026

6.5.3 Guidelines Building Composition and forms

Plan Form

Simple Barn Forms are required, and building forms are required to be arranged orthogonal (at right angles) to one another (primary and secondary forms). All buildings should be parallel to the erf's street boundary - any deviation to be motivated for approval. Dwellings must be expressed as a single-, or series of Core buildings each not exceeding 150m2 per volume. Core buildings shall be primary shapes (square or rectangular forms), which are separately roofed, and joined by linking elements / secondary structures.

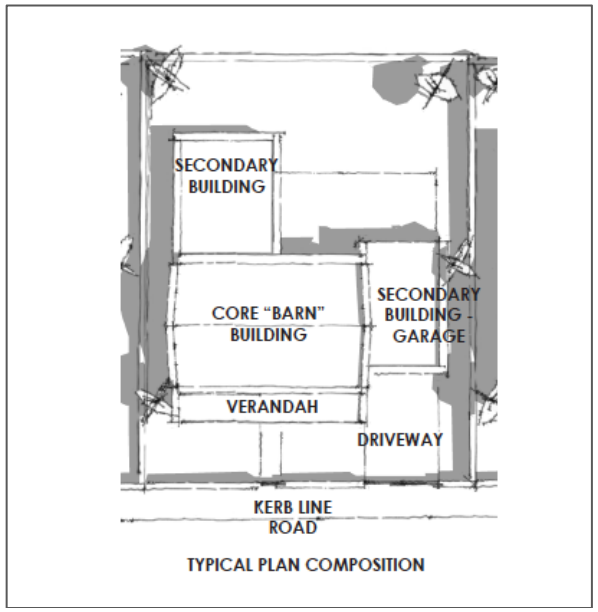


Figure 106: Plan Form/s arranged orthogonal (at right angles) to one another (primary and secondary forms), Architectural guidelines Rev 17 2026

Core Buildings

Core buildings shall be a minimum of 5.0m wide, up to a maximum of 7.5m (unless additional controls apply per precinct). Core buildings are encouraged to end in gables and/or hips - gables can be either traditional parapet type or to underside of roof over-hang.

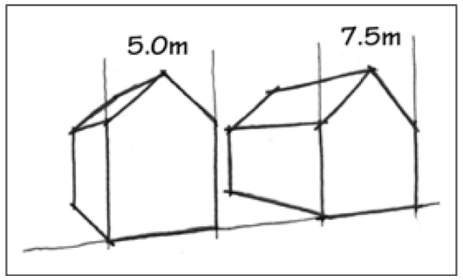


Figure 107: Core Building Width/S from 5.0m To 7.5m, Architectural guidelines Rev 17 2026

Secondary Buildings / Verandahs

Secondary Structures shall not exceed 50% of the overall architectural scheme when measured from roof plan. The primary dominant form must remain the basic rectangular barn type building. Secondary structures can either be expressed as a pitched roof to match the core building, or low mono pitched structures. Secondary Structures shall not exceed 4.5m in width. Verandahs are strongly encouraged and shall be a minimum of 1.2m in depth up to a maximum of 3.0m, unless otherwise stated. Garages are to be either single or double and limited to a width of 6.5m. Garages are to be set back from the primary building a minimum of 1.0m.

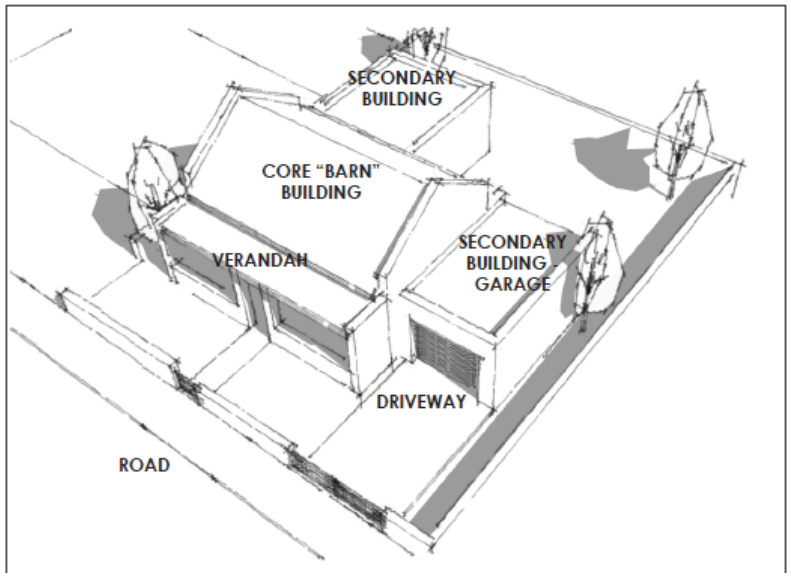


Figure 108: relationship between core building and secondary structures / verandah, Architectural guidelines Rev 17 2026

6.5.4 Guidelines on structures, material and fittings

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

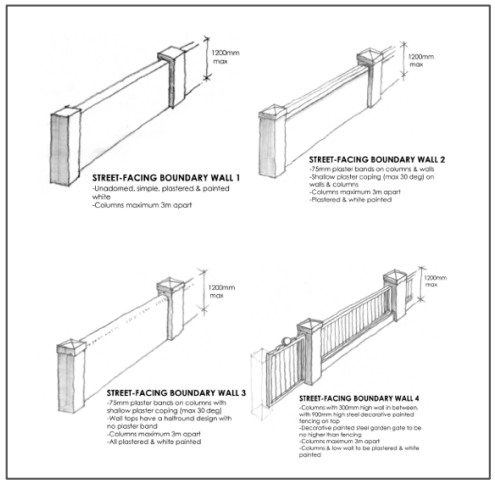


Figure 109: Types and sizes of typical street facing boundary walls, Architectural Guidelines Rev 17 2026



Figure 110: Visual examples of indirect illumination and external lighting, Architectural guidelines Rev 17 2026

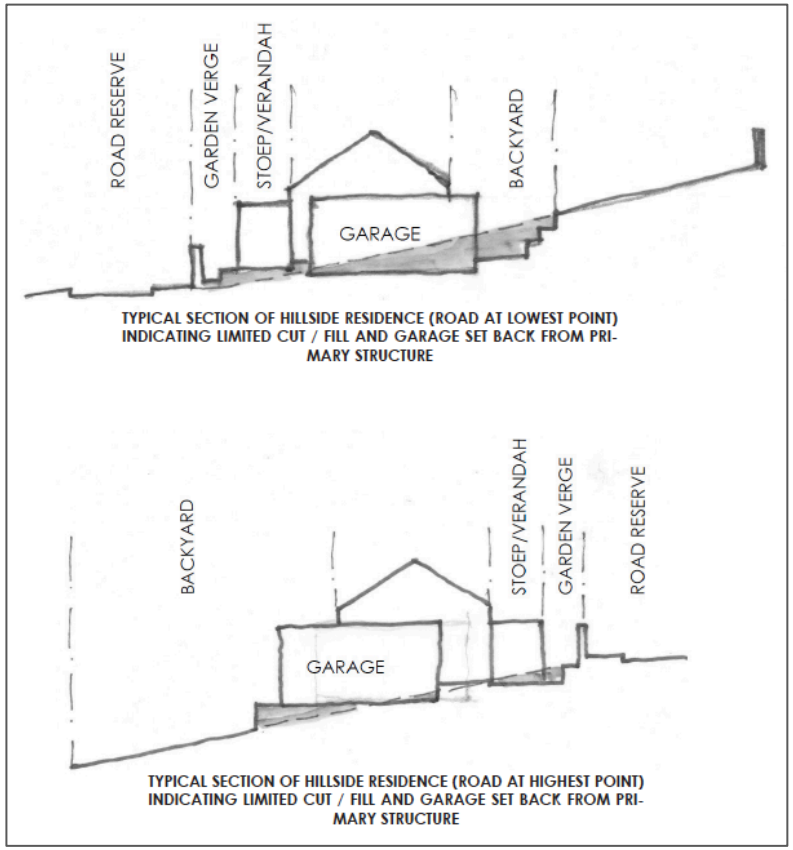


Figure 111: Example of the guidelines typical sections of Hillside residences, Architectural guidelines Rev 17 2026

6.6 TRAFFIC ASSESSMENT

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

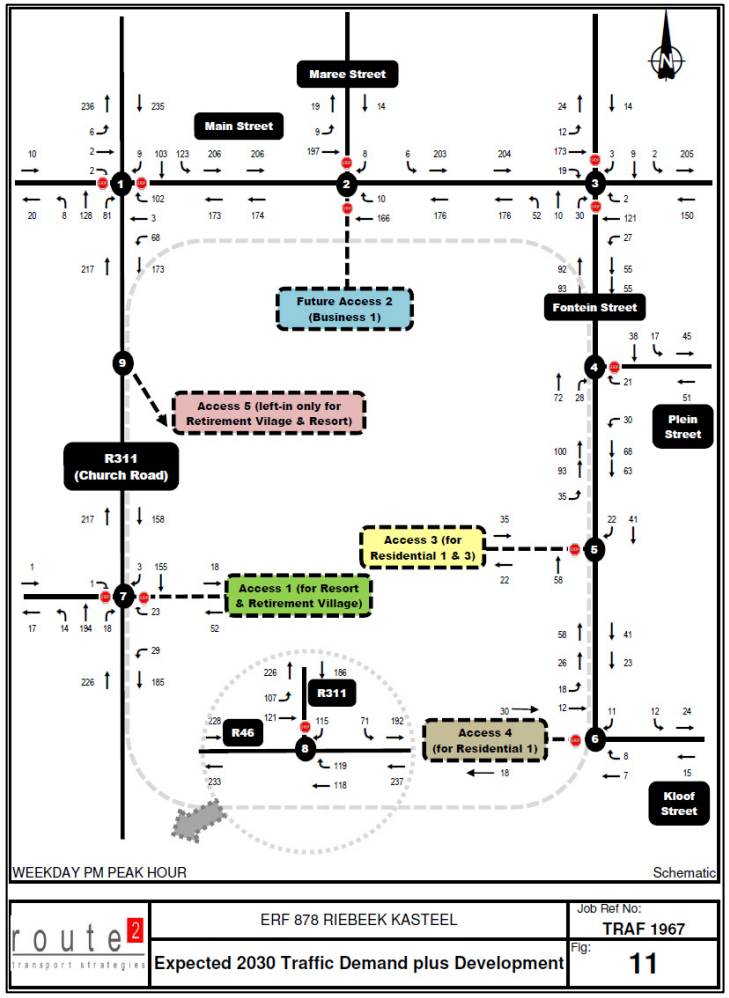


Figure 112: Expended traffic demand, Jac Botha

6.7 BULK INFRASTRUCTURE

6.7.1 Civil Engineering bulk Services

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

6.7.2 Internal Roads and Parking Areas

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

6.8 PLANNING APPLICATION

6.8.1 Planning application

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

- Rezoning in terms of Chapter IV, Section 25.2(a) of the Swartland Municipal Land Use Planning By-Law, 2020 from Agricultural Zone 1 to Sub divisional Area for residential use, a retirement village, parks, private open space, retail as well as roads;
- Subdivision in terms of Chapter IV, Section 25.2(d) of the Swartland Municipal

Land Use Planning By-Law, 2020 of the sub divisional area and simultaneous rezoning and consent use for the subdivided portions in terms of Chapter IV, Section 25.2(a) & (o) of the Swartland Municipal Land Use Planning By-Law, 2020, from Agricultural Zone 1 to the following zonings and consent uses as outlined in Table 3;

- Departures in terms of Chapter IV, Section 25.2(b) of the Swartland Municipal Land Use Planning By-Law, 2020 to accommodate the specific coverage, building lines and parking requirements of the architectural guidelines.

- The phasing of the development in 4 phases in terms of Chapter VI, Section 75(g)(vi) of the Swartland Municipal Land Use Planning By-Law, 2020;

- The establishment of a Master Home Owners' Association for the application area in terms of Chapter IV, Section 39(1) of the Swartland Municipal Land Use Planning By-Law, 2020. The constitution will be submitted at a later stage for approval;

- The Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970), for the subdivision of the agricultural zoned land for township purposes.

6.8.2 Title Deeds

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

Table 3: Proposed planning application, InterActive Town & Regional Planning 2026

2. The Application

a. Analysis: Title Deed Refer to **Annexure D** for the Conveyancer Certificates.	The Conveyancer Monica Korf issued a certificate confirming that there are no title deed conditions restricting the development proposal.
b. Analysis: Development Criteria:	The development parameters for the Erf 878, Riebeek Kasteel as per the Zoning Scheme Regulation, are summarised as follows:

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

Parameters		Existing Zoning	Comments
Zoning		Agricultural Zone 1: Agriculture	The property is currently vacant and the consistent with the zoning.
Primary Uses		Agriculture, Farm stall	
Consent Uses		Additional dwelling unit, Guest house, Tourist facility, Farm shop, Aquaculture, Intensive stock farming, Horticulture, Nursery, Riding school, Service trade, Mining, 4x4 route Commercial pet kennel, Bed & breakfast establishment, Conservation usage, Agri- village, Composting, Racing track, Boat launching facility, Conference facility, Exhibition centre, Transmission tower, Rooftop base station, Renewable energy structure.	
Coverage		N/A	
Floor Space		500m² for farm shop	
Height		2 storeys & 8m 12m for agricultural buildings	
Building lines	Street	30m	
	Side	30m	
	Rear	30m	
Parking		Not applicable	

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

Portions 1-46

The Proposal	Relevant Municipal Zoning Parameters		Proposed Architectural Guideline Development Parameters summary
Residential Zone 1: Low density dwelling houses 	Zoning	Residential Zone 1: Low Density	Residential Zone 1: Low Density
	Primary Uses	Dwelling	Dwelling
	Consent Uses	Second dwelling or double dwelling, bed-and breakfast establishment, guest house, day care centre, place of education, place of worship, home occupation, house shop, house tavern.	N/A
	Coverage	Erven up to 1000m² = 50%, and larger than 1000m² = 500m² floor area and 40% coverage.	60%
	Height	2 storeys	1.5 storeys, 4.5m for wallplate & 8m for roof

	Parking	Flats: 1.25 bays per unit plus 0.25 bays per unit for visitors	Flats: 1 bay per dwelling unit or lot
Portion 78			
The Proposal	**Relevant Municipal Zoning Parameters**		**Proposed Architectural Guideline Development Parameters summary**
A Resort Zone erf to accommodate events and wedding venue 	**Zoning**	Resort Zone: Resort	Resort Zone: Resort
	Primary Uses	Holiday Accommodation, Lodge, Guest House, Conservation Usage, Private Open Space.	Holiday Accommodation, Lodge, Guest House, Conservation Usage, Private Open Space.
	Consent Uses	Tourist Facility, Resort Shop, Conference Facility, Transmission Tower, Rooftop Base Station, Boat Launching Facility, Filming.	N/A
	Coverage	As determined by the municipality	25%
	Floor Space	As determined by the municipality	N/A
	Floor Factor	As determined by the municipality	N/A
	Height	As determined by the municipality	Single storey 5m for wallplate & 8m for roof
	Building lines – **Street**	As determined by the municipality	10m
	Building lines – **Side**	As determined by the municipality	10m
	Building lines – **Rear**	As determined by the municipality	10m
	Parking	Places of Assembly & entertainment: 1 bay per 4 seats	1 bay per 4 seats
Portion 79			
The Proposal	**Relevant Municipal Zoning Parameters**		**Proposed Architectural Guideline Development Parameters summary**
To establish a Business Zone 1: General Business erf 	**Zoning**	Business Zone 1: General Business	Business Zone 1: General Business
	Primary Uses	Business premises, Flats, Offices, Office park, Restaurant, Service trade, Public parking, Animal hospital, Nursery, Transmission tower, Rooftop base station, Wine shop.	Business premises, Flats, Offices, Office park, Restaurant, Service trade, Public parking, Animal hospital, Nursery, Transmission tower, Rooftop base station, Wine shop.
	Consent Uses	Service station, Hotel, Funeral parlour, Car wash, Residential building, Place of assembly, Place of entertainment, Adult entertainment enterprise, Institution, Bottle store.	N/A
	Coverage	100%	25%
	Floor Factor	3	N/A
	Height	6 storeys	Single storey, 3.5m for wallplate & 6m for roof
	Building lines – **Street**	0m	0m
	Building lines – **Side**	0m 3m where abutting residential	0m
	Building lines – **Rear**	0m 3m where abutting residential	1m
	Parking	Shop: 1 bay per 25m² GLA	1 bay per 25m² GLA

			Exception: 1 storey & 2.7m for wallplate of Portions 35-40
	Building lines – **Street**	4m 3m (for depth less than 20m)	2m Exception: 0m for Portions 13-22 & 43-46
	Building lines – **Side**	1.5m	2m Exception: 0m for one side boundary and 1m for the opposing boundary of Portions 13-22 & 43-46
	Building lines – **Rear**	2m	4m
	Parking	Dwelling: 2 bays	2 bays per dwelling
Portions 54-77			
Proposal	**Relevant Municipal Zoning Parameters**		**Proposed Architectural Guideline Development Parameters summary**
General Residential Zone 2: Town housing to accommodate a retirement town house development with a clubhouse on Erf 77. 	**Zoning**	General Residential Zone 2: Town Housing	General Residential Zone 2: Town Housing
	Primary Uses	Town housing, Dwelling	Town housing, Dwelling
	Consent Uses	Flats, Home occupation	N/A
	Density	50 units per hectare gross	N/A
	Coverage	50%	50%
	Height	8m to the wall-plate 10.5m to the top of the roof	Single storey, 3.5m for wallplate & 6m for roof
	Building lines – **Street**	2m	2m
	Building lines – **Side**	0m internal 2m external	1m
	Building lines – **Rear**	0m internal 2m external	3m Exception: 0m for Portions 54-58 & 73-77
	Parking	Group dwelling: 1.75 bays unit plus 0.25 per unit for visitors	1 bay per dwelling
Portions 47-53			
The Proposal	**Relevant Municipal Zoning Parameters**		**Proposed Architectural Guideline Development Parameters summary**
General Residential Zone 3 to accommodate flats 	**Zoning**	General Residential Zone 3: Flats	General Residential Zone 3: Flats
	Primary Uses	Flats, guest house, boarding house, dwelling, residential building, lodge, group housing, town housing.	Flats, guest house, boarding house, dwelling, residential building, lodge, group housing, town housing.
	Consent Uses	Shop, institution, place of education, place of assembly, home occupation, transmission tower, rooftop base station.	Shop, home occupation
	Coverage	40%	70%
	Floor Factor	2	N/A
	Height	21m	2 storeys, 5.5m for wallplate & 10m for roof
	Building lines – **Street**	5m	5m Exception: 1m for Portion 47
	Building lines – **Side**	5m	0m
	Building lines – **Rear**	5m	5m Exception: 1m for Portions 48-53

d. The Application Refer to **Annexure I** for Subdivision & Rezoning Plan	**Application is hereby made for the following:** **1. Rezoning** from Agricultural Zone 1 to Subdivisional Area. **2. Subdivision** of the subdivisional area into 90 portions and simultaneous **rezoning** of the subdivided portions from Agricultural Zone 1 to the following zonings: • 46 portions: Residential Zone 1: Low Density • 24 portions: General Residential Zone 2: Town-housing • 7 portions: General Residential Zone 3: Flats • 1 portion: Resort Zone: Resort • 1 portion: Business Zone 1: General Business • 8 portions: Open Space Zone 2: Private Open Space • 3 portions: Transport Zone 2: Roads: 3 **3. Departures as follows:** • Coverage departure on Residential Zone 1: Low Density erven. • Street and side building line departures on Residential Zone 1: Low Density erven. • External building line departures on General Residential Zone 2: Town Housing erven. • Parking departure on General Residential Zone 2: Town Housing erven. • Departure to allow for the land use of a clubhouse on a General Residential Zone 2: Town Housing erf. • Coverage departure on General Residential Zone 3: Flats erven. • Street, side and rear building line departures on General Residential Zone 3: Flats erven. • Parking departure on General Residential Zone 3: Flats erven. • Departure to relax the common building line where a Business Zone 1: General Business erf abuts a residential property. **4. Consent Uses as follows:** • Tourist Facility on Portion 78. • Shop and home occupation on Portions 47-53. **5. The phasing** of the development in 4 phases. **6.** The establishment of a **Master Home Owners' Association.**

6.9 VIEW CONE ANALYSIS

As a response to the HWC Further requirements dated 6 August 2026, the revised design concentrated on maintaining the view between Church street and the Durch reformed Church, that is located on Main Street, approximately 815m from Church Street (south western section of the view cone) and 400m from the project site's closest northern cadastral.



Figure 113: Location of the view cone between Church Street and The DR Church, with reference numbers to the views over the proposed development, InterActive Town & Regional Planning 2026



Figure 114: View cone no. 1 from Church street viewing towards the DR Church, with the events use building (right) and overlooking the mixed use residential precinct in the middle distance, and the DR Church visible in the town, InterActive Town & Regional Planning 2026



Figure 115: View cone no. 2 from Church street viewing towards the DR Church , with the events use building (right) and overlooking the mixed use residential precinct (left) and single residence precinct (right) and the DR Church visible, InterActive Town & Regional Planning 2026



Figure 116: View cone no. 3 from Church street viewing towards the DR Church, with the events use building (right) and overlooking the mixed use residential precinct (left) and single residence precinct (right) and the DR Church visible, InterActive Town & Regional Planning 2026

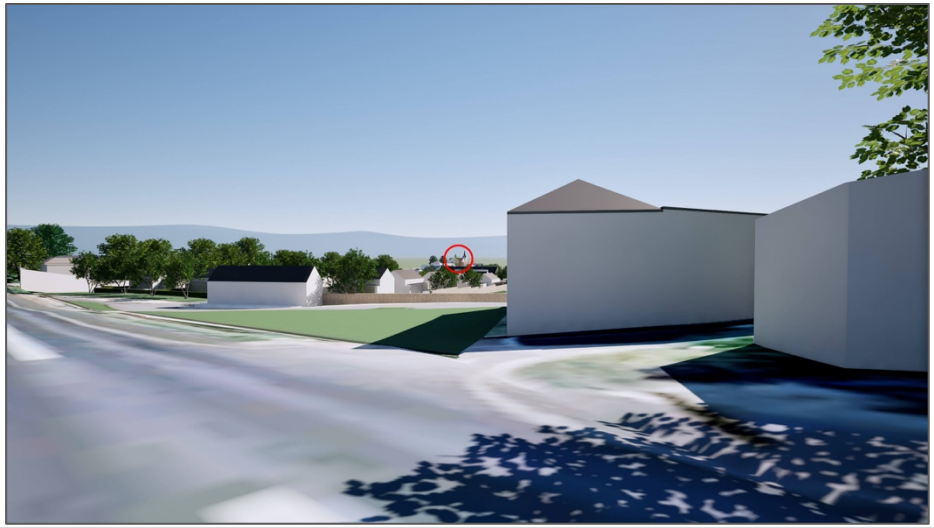


Figure 117: View cone no. 4 from Church street viewing towards the DR Church, with The Barn (left), and overlooking the retirement Village and Mixed Use residential precinct, with view of the DR Church beyond, InterActive Town & Regional Planning 2026

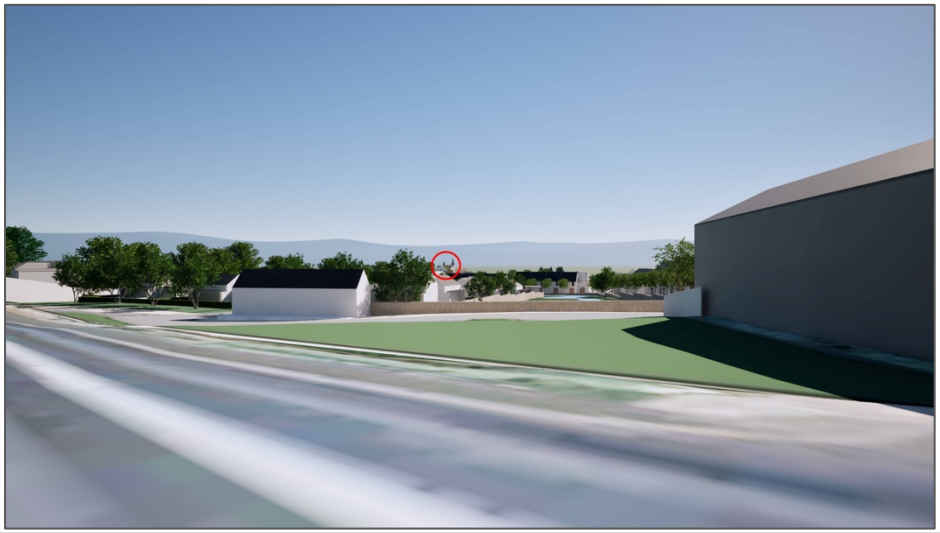


Figure 118: View cone no. 5 from Church street viewing towards the DR Church, with The Barn (left), and overlooking the retirement Village and Mixed Use residential precinct, with view of the DR Church beyond, InterActive Town & Regional Planning 2026



Figure 119: View cone no. 6 from Church street viewing towards the DR Church, with the farmstall in the foreground, and the Retirement Village behind it, and Mixed Use residential precinct (right); no view of the DR Church from this view point, InterActive Town & Regional Planning 2026



Figure 120: View cone no. 7 from Church street viewing towards the DR Church, with the farmstall in the foreground, and the Retirement Village behind it, and Mixed Use residential precinct (right); DR Church from this view point is visible, InterActive Town & Regional Planning 2026

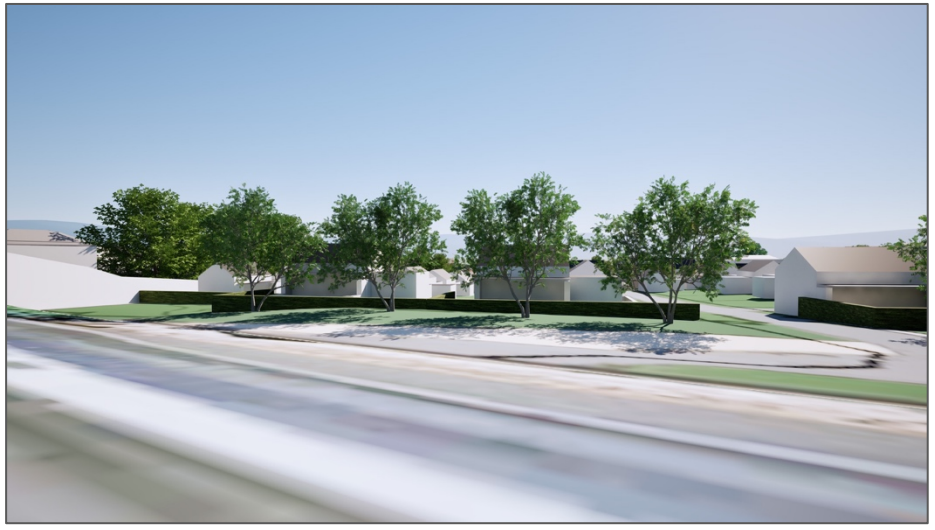


Figure 121: View cone no. 8 from Church street viewing towards the DR Church, Retirement Village behind the row of trees that screen views to these proposed buildings and the DR Church, InterActive Town & Regional Planning 2026.



Figure 122: View cone no. 9 from Church Street viewing towards the DR Church, with Retirement Village (centre and right) and adjacent erf property (left), view of the DR Church screened by vegetation, InterActive Town & Regional Planning 2026



Figure 123: Measurement of the distances from Church Street towards the DR Church (approximately 815meters) and from the northern site bounbdary (400m), Google Earth 2026

Summary of view cone analysis

The HWC requirements that views remain to the DR Church from Church Street has resulted in the revision of the application in the following ways:

All vegetation and buildings that could screen the views towards the DR Church has been removed or relocated, such as the Events use building (moved southwards), Events site vehicular parking (located on lower terrain), and the perimeter trees along the western edge of Church Street (removed).

6.10 PREVIOUS LAYOUT ALTERNATIVES

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

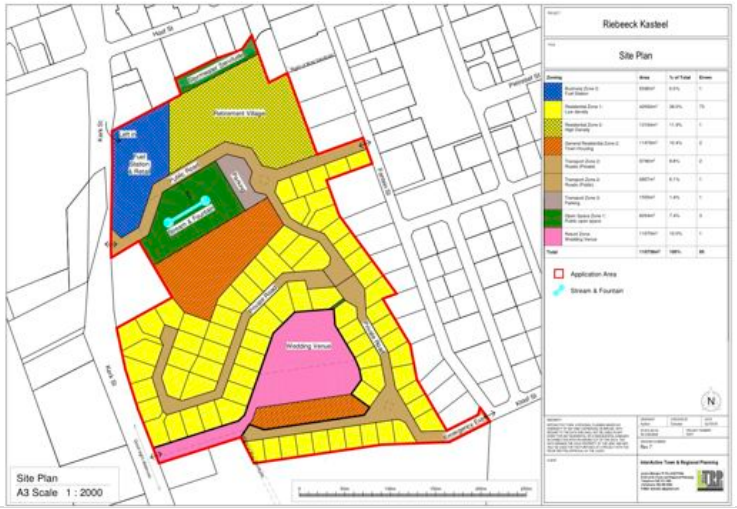


Figure 124: Initial layout with a venue facility located on the crest of the hill, October 2023

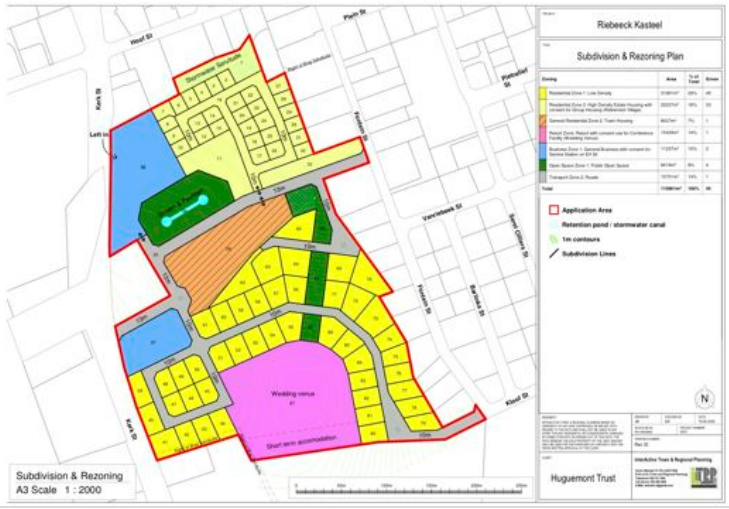


Figure 125: Layout similar to the option (left) with less residential erven, October 2023



Figure 126: Removal of the venue facility on the hill,

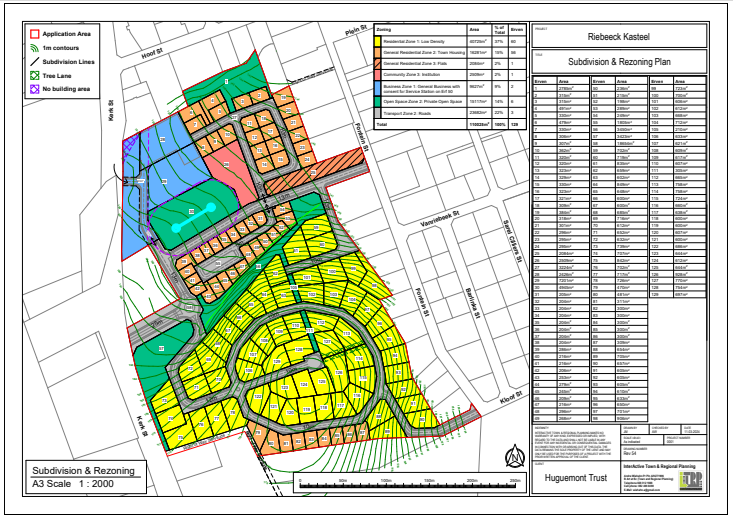


Figure 127: Layout prior to the preferred proposed with the same sized erven on the hill' crest, November 2024

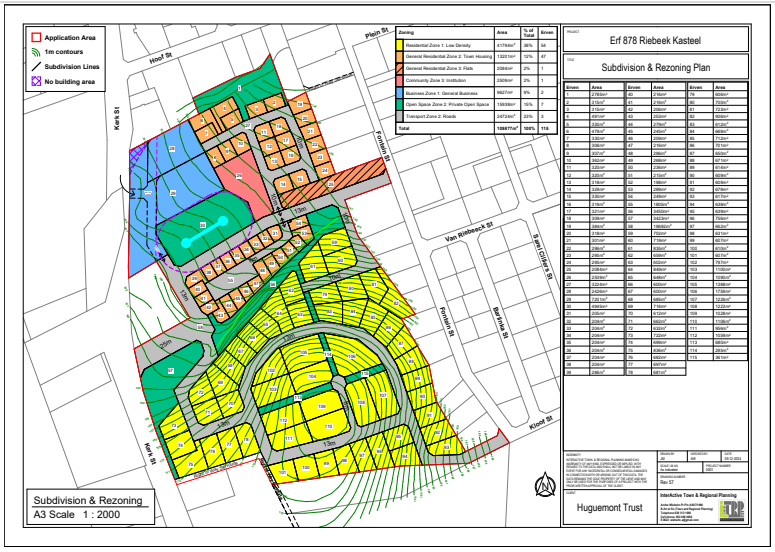








Figure 128: 2025 layout (above) and photomontage (below)

Figure 129: 2025 Photomontages of the 2025 application

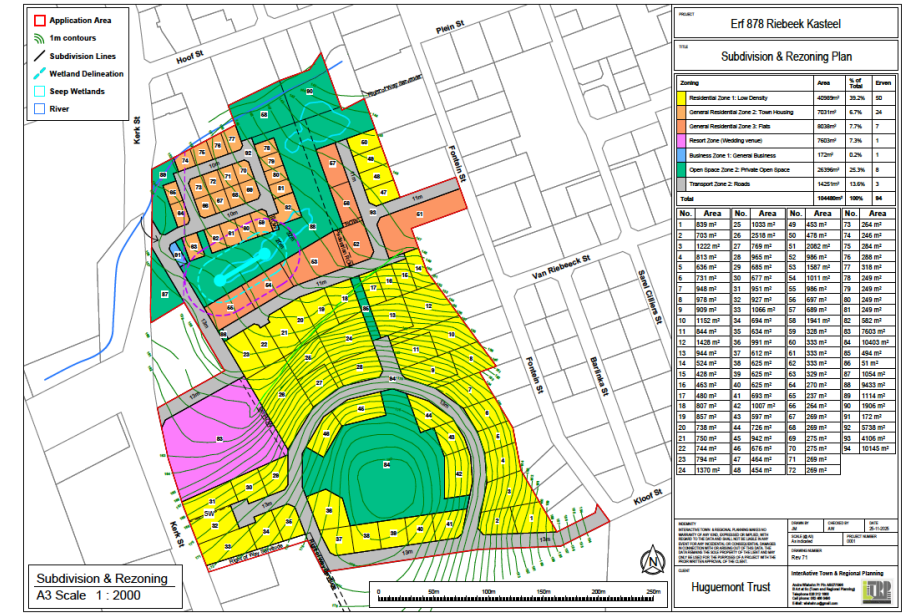




Figure 130: 2026 rev 71 layout (above) and photomontage (below)



Figure 131: 2025 Photomontages of the 2026 application



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

*Figure 132: **April 2026** application layout, in comparison to the current September 2026 layout*



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

*Figure 133: **September 2026** application layout, in comparison to the previous April 2026 layout*

- *Revisions include:*
- *Removal of erven on the northern edge of the hill*
- *enlargement of the vegetated hilltop;*
- *Relocation of erven on the southern edge of the hill;*
- *Relocation of the rear hilltop road to between southern erven and the hilltop;*
- *Removal of the care centre, and all buildings in the site's northern corner;*
- *Reduction of the Events use building size;*
- *Repositioning of the Events precinct vehicular parking;*
- *Erven boundaries moved in the mixed use and low density residential precincts;*
- *Removal of the flat roofed architectural style;*
- *Expanded servitude for the wetland precinct.*

7. VISUAL IMPACT ASSESSMENT

7.1 INTRODUCTION

New World Associates was commissioned by Silver Solutions 3371 CC to prepare the VIA for this project. Developments of this scale and nature in scenic and historic environments, within or without the Urban Edge, require Visual Assessments in accordance with the PGWC *Guideline for Specialist Visual Studies* (refer Annexure 9 for the full VIA report. The summary of information from the VIA is included below in italic text).

7.2 VIA KEY ISSUES

The following key issues

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

7.3 VISIBILITY OF THE SITE

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

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



Figure 134: Site and general area photographic locations on satellite image.

7.4 VISUAL IMPACT ASSESSMENT

7.4.1 Key Issues

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

7.4.2 Visual Assessment

The visual environment can be structured into the following components:

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

7.4.3 Triggers for Visual Assessment

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

The nature of the receiving environment:

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

The nature of the project:

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

The factors triggering potential impact suggest that impact will be moderate-high. Regarding "the nature of the receiving environment," categories apply to both the site and the area generally.

7.4.4 Distribution of Impacts

"Beneficiaries and losers"[8] (PGWC, p 21) of the project's visual impacts are mainly local as the development will only have high visual impact to the local environment.
The people most affected by the development will be the immediate neighbours at New Orleans.

7.4.5 Visual Impact Assessment

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

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

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

- ASSESSMENT:

- **Site Development Plan:** the new SDP is now well integrated to the site and town requiring no further changes.
- **Architecture:** The design and layout of buildings is now well integrated with the historic townscape requiring no further changes.

- **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.
- **Open Space:** has been carefully integrated into the core of the design.

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

7.4.6 Visual Management and Monitoring Plan

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

7.5 RECOMMENDATIONS

7.5.1 Mitigation Recommendations

1. Construction and Operations Mitigations measures (outlined below) , in addition to the Landscape maintenance to be included into the EMPr.

7.5.2 Construction Phase Impacts

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

Construction

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

Mitigation Recommendation: Construction

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

Pollution: Chemical damage by cement mixing directly on the ground and by diesel, etc spills must also be prevented at all costs, as should vandalism of the plants and accidental damage to limbs by workers and machinery. Fires must be prevented also at all costs in all areas. Penalties and incentives should be implemented as can fencing off areas.

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

7.5.3 Operation Phase Impacts

Lighting, landscape maintenance and conservation management are discussed.

Lighting

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

Mitigation Recommendation: Lighting

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

7.5.4 Conservation Management and Landscape Maintenance

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

Mitigation Recommendation: Conservation Management and Landscape Maintenance

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

7.5.5 Decommissioning Phase Impacts

On-going landscape maintenance and conservation management remains necessary.

7.5.6 Refurbishment and Resale

This is a continuing aspect of the property ownership cycle.

Mitigation Recommendation: Refurbishment and Resale

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

8. ARCHAEOLOGICAL IMPACT ASSESSMENT

8.1 INTRODUCTION

ACRM was, instructed by EnviroAfrica (Overberg), on behalf of Huguemont Trust to conduct an Archaeological Impact Assessment (AIA) for a proposed housing development on Erf 878, Church Road, Riebeek Kasteel in the Swartland region of the Western Cape. The AIA forms part of a wider HIA, which includes a Townscape Analysis and a Visual Impact Assessment (refer Annexure 8 for the full AIA report).

8.2 STUDY APPROACH

8.2.1 Method

The overall purpose of the study is to assess the sensitivity of archaeological resources on Erf 878, to determine the potential impacts of the development on such resources, and to avoid and/or minimise such impacts by means of management and/or mitigation measures. Heritage resources identified during the study were recorded on a handheld Garmin Oregon 500 GPS units set on the map datums WGS 84. A trackpath of the survey was created (refer Figure 135). A desktop study was carried out to assess the heritage context surrounding the proposed development site.

8.2.2 Constraints and limitations

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

8.2.3 Identification of potential risks

There are no archaeological risks associated with the proposed development.

8.3 ARCHAEOLOGICAL CONTEXT

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

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

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



Figure 135: Track path (in blue) & waypoints of archaeological finds

8.4 RESULTS

8.4.1 Site Inspection

A small number of Early Stone Age and Middle Stone Age flakes and chunks were recorded during the field study which was conducted on the 7th of June (Figure 11 & Table 4). No formally retouched tools, such as bifaces, points, or modified pieces were recorded. The remains were all found in a severely degraded and disturbed context, embedded in the gravel, or lying on the surface of the gravel road that circles the site. A few isolated pieces of stone were found in the strips of land that have been bushcut alongside the small stream/wetland (Figure 136). No evidence of any early human occupation or settlement was encountered.

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

Table 4: Waypoints and descriptions of finds

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



Figure 136: Collection of Stone Age remains, and floor tile, recorded during The field study. Scale is in cm.

8.4.2 Grading

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

8.4.3 Graves

No graves were, encountered during the field assessment.

8.4.4 Anticipated Impact

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

9. HERITAGE ASSESSMENT

9.1 HERITAGE ASSESSMENT

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

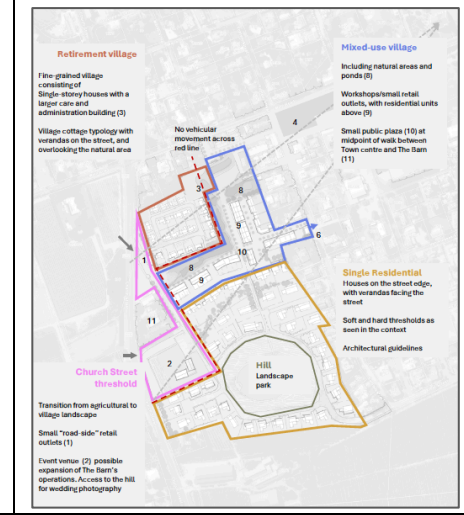
- The degree of significance of the site;
- The site's contextual significance;
- Reversibility versus irreversibility of a negative impact;
- Renewability versus non-renewability of a heritage resource;
- Degree of resilience of a heritage resource, i.e. its ability to accommodate change.

Table 5: Heritage Impact assessment

No	Indicator	Indicator detail	Proposal [9]	Assessment	Comment
A	**Overall Development**				
1	Position of proposed development in relation to the town	The location of the proposed development should complement the townscape and be permissible in the forward planning of the town.	The site is located within the urban edge line and identified for future development in the municipality's Planning reports.	Positive	
2		The development should be an extension of the town that is connected through the historic grid of streets, layout of orthogonal blocks, pattern of buildings location in relations to the streets, buildings scale and massing and architectural language, and street interfaces. It should not be a development that is distinct in building pattern, block layout and form, architecture and townscape character from Riebeek Kasteel. The development	The proposed development will be open and accessible to the public, except the Retirement facility which will be access controlled. The layout has been determined by the informants of the historic townscape and the site's topography. The Architectural Guidelines promote a contemporary Cape Vernacular with specifications on buildings,	Positive	Public access to the majority of the development is positive. The retirement facility is acceptable as access controlled.

[9] Refer Architectural Design Parameters Rev. 9, February 2025

No	Indicator	Indicator detail	Proposal [9]	Assessment	Comment
		and should read as a continuation of the town.	boundary walls, and acceptable materials. The Landscape master plan supports the Concept masterplan with soft and hard landscaping proposals		
3	Accesses to the development	Ensure the development's public routes connect to the townscape's street grid in various locations. The proposed development is not an exclusive precinct (gated).	Connection and integration with the existing town is done through a pedestrian focused environment and route from the existing short street and town centre 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.	Positive	*Pedestrian access points*  1. *Short street* 2. *Town centre* 3. *Square overlooking wetland* 4. *The barn* 5. *Top of the Hill* 6. *Removed* 7. *Removed* 8. *Fontein street access* 9. *Public walkway*

No	Indicator	Indicator detail	Proposal [9]	Assessment	Comment
4	**Uses within the new development**	Mixed uses with predominate residential use with a variety of residential accommodation types, and predominately single residential.	Proposed uses are: - Small retail component, with associated parking area; - Residential: Townhouses, detached residences, retirement complex and apartments. - Parks and roads	Positive	Concept Masterplan identifies the precincts of the proposed mixed use development. 
5	**Layout of the new development**	Variety of precincts, that responds to each other, and interconnected with landscaped and publicly accessible routes and parks. The layout is to respect the sloped typology of the site, especially the crest of the hill. The development on the hill to be a lower density and scale that the remaining development, especially above the 170m contour. To realise a treescape of enough abundance amongst the buildings, specific spaces are required for tree clusters and along roads and routes.	The layout has been informed by the HWC 2025 Final comment and previous design alternatives. The layout is informed by the spatial connection to the historic town, site's topography and natural systems, retention of views to the town's landmark church, retention of the R311 Scenic route and the requirement for a mixed use development.	Positive	The layout achieves the following: Connect to the heart of town and position the future retail offering to form part of the existing town centre. Access in order to strengthen pedestrian connection to town centre and establish a pedestrian walking network to connect to the town. Align the stormwater retention system with current site conditions and landscaping opportunities Establish a 'wetland' park following the current flow and ponding of the system, to

No	Indicator	Indicator detail	Proposal [9]	Assessment	Comment
			The proposed development above the 170m contour line has been designed in a different typology – low scale, flat roofs, low site coverage and the layout informed by the contours		also act as privacy and security threshold for retirement village. Reimagine the western edge as a transitional zone between agriculture and village. Integrate the hill into the existing public open space system of the town. Complete the fragmented town blocks. Limit vehicular movement crossing the site. The few erven development above the 170m line is assessed as acceptable in the resolution of the design of the layout, architectural guidelines and the design of the crest of the hill as a public park. These erven are located on the rear (southern edge) of the hill.
6	**Extension of the town grid** into the proposed neighbourhood	Extend the town's grid into the new development in the form of routes, buildings positions and landscape elements	The grid pattern has been incorporated into the proposed development's layout.	Positive	The urban design report recommends using tree avenues to visually connect the existing town's grid to the hill. The retention of the hill's crest as an undeveloped area assists this recommendation.
7	**Respond positively to the topography**	Respond to the crest of the hill with a public park (no buildings). The buildings should be positioned on the natural ground level (NGL). Do not allow cascading single storey buildings i.e. limit	The crest of the hill is proposed as a public park 'Hill park' that is landscaped with Renosterveld species and olive trees to create a buffer to the surrounding residences. The park has	Positive	

No	Indicator	Indicator detail	Proposal [9]	Assessment	Comment
		footprint on the sites. Specify a limited scale for 'cut and fill' into the sloping erven (and within the buildings and the gardens). Place buildings and routes along contours as far as possible. Include the option of single storey residences with limited accommodation in the roofs. Ensure buildings lines on the lateral erven are wide enough to accommodate future trees and shrubbery.	various public pedestrian paths that provide access. The design guidelines specify footprint, building lines to respond to the topography. Roads are predominately aligned to contours.		
8		Design streetscapes to immediate gardens to be at roughly the same level or not more than 1m level difference in level	Guidelines specify response to the development on sloped ground adjacent to the street.	Positive	Included in the Architectural Guidelines.
9	Fountain	The Fountain must become a publicly accessible structure and be provided with a suitable vegetated setting	The Fountain is enhanced and celebrated through the articulation of a multi – purpose, vegetated public area.	Positive	
10	Interface of the higher density residential, and commercial zones precincts to not negatively impact the adjoining landscapes/ single residential erven / CBD	Interfaces to be designed to prevent negative impacts to the properties adjacent and outside of the development e.g. - Lower density to interface to the agricultural landscape. - Parking area onto Church Street requires abundant landscaping and possibly a low wall defining the parking area. Appropriate measures should prevent future commercial use buildings to be developed on the proposed parking area,	Higher density residential accommodation within the mid site precinct. Parking area onto Church Street with vegetation on boundary. Low density buildings, wetland area and vegetated boundary area on the R311 edge.	Positive	Interfaces have been carefully considered and advised by the HIA process and HWC Final Comment 2025 (e.g. building scale, massing form and facades, landscaping, building lines).

No	Indicator	Indicator detail	Proposal [9]	Assessment	Comment
		unless there is a detailed heritage assessment.			
12	Respect the view towards the dominant building, DRC Church	Consider the views from Church Street and the proposed development towards the landmark Church building	A parkland area is proposed to respect this view cone. Buildings are set back and no trees are located in this view cone.	Positive	The layout has been revised for the September 2025 HWC submission to ensure the view cone between Church Street and the DR Church is retained.
13	Lighting	All lighting is required to be low in luminance to avoid negative effects of light pollution on the rest of the town, agricultural landscape, proposed development's streets and adjacent future and existing neighbouring properties. To be clearly specified in the guidelines and adhered to in the development.	The Architectural Design Parameters specify low level, non-intrusive lighting.	Positive	Architectural Design Parameters specify boundary wall lighting (no. of lights), movement sensors, type of low level illumination and all lighting fixed to facades.
B	**Future buildings**				
1	Design Architectural Design Parameters to guide and assess future buildings	Design Architectural Design Parameters are to ensure the pattern of buildings within the town is replicated (e.g. variety of appropriate buildings, architectural language, scale, placement on erven), and that enough design controls are defined to prevent a development that is not within the character of Riebeek Kasteel and will result in a negative impact to the town.	Architectural Design Parameters are amended to the application. The Single Residential properties are intended to be sold to the public, and designed / developed by individual owners. It is not the intention to develop these properties on a plot and plan basis.	Positive	Architectural Design Parameters will ensure the future buildings will respond to the architectural language and pattern of development to the historic town, while incorporating contemporary design where appropriate.
2	Commercial use buildings design	To be designed in the same pattern of commercial buildings in the townscape i.e. fronting the public routes and spaces, and	Retail use buildings are in the mixed use section, designed in a fine grained manner and	Positive	

No	Indicator	Indicator detail	Proposal [9]	Assessment	Comment
		not large massed buildings, but fragmented and connected traditional barn shaped forms.	incorporated into the built fabric of the development.		
3	Scale of buildings	Low density and scaled buildings are specified in the architectural design parameters, and are informed by the historic built environment which are low - scaled buildings. On the elevated sections of the site the residences have a low site coverage to permit vegetation, are flat roofed and with natural materials (e.g. stone walls).	Scale of buildings are specified for all precincts as detailed in the Architectural Design Parameters. The majority of structures will be limited to single storey.	Positive	Architectural Design Parameters are clearly illustrated with permitted scales of buildings and structures scales.
4	Street interface between buildings and the streets	A positive spatial relationship is to be designed between the buildings and the streets, pedestrian paths and parks, from appropriately scaled boundary definitions, ground level relationships between the street and the private owned erven and vegetation on the street pavement and the front garden.	Architectural Design Parameters specify the scale and materiality of boundary structures, concentrating on the street boundary definition, and responding to the individual precincts.	Positive	Architectural Design Parameters specify street building lines, street, scale of the boundary structures and pavement materials. Landscape Plan illustrates trees on the road reserves.
5	Roofscapes	A variety of pitched roofscapes will respond positively to the townscape roofscape patterns. Pitched roofscapes should consists of primary and secondary roofs: Primary roofscape is double pitched between approx. 30 – 40 degrees, and the secondary roofscapes are verandah roofs (approx. 12-15 degrees slope) and lean to rear / connection roofs (approximately 7 degrees slopes, and as specified by manufacturer).	The roof landscape is proposed with variations depending on the specific precinct specifications and the roofscape design (e.g. gables/hip roof ending).	Positive for the variety of roofscapes in Architectural Design Parameters, and the allowable roof coverings and colours.	Roofscapes proposed have a variety in a limited design pattern, that include gables, hipped roofs as the primary roof and verandah and lean-to roofs and secondary roofs.

No	Indicator	Indicator detail	Proposal [9]	Assessment	Comment
		Certain buildings can be a flat/parapet wall roofscapes, if in a minority to the development. Gables should be simple and not elaborate, and the proportions vertical and determined by the allowable width and scale of buildings. Roof materials should be dark in colour.			
6	Architectural language	The architectural language to be informed by the historic buildings in Riebeek Kasteel i.e. a walled with punched window and door openings and a defined roofscape.	Architectural Design Parameters are informed by the Cape Vernacular without the mimicking of historic styles, but the informing of the language and the contemporary interpretation.	Positive	
C	Landscaping				
1	Incorporate landscaping into the proposals, especially the public areas	Use clusters of trees, landscape elements and building placements to create a layered townscape consisting the buildings, structures and vegetation, reflective of the historic townscape. Define precincts, sites and routes with landscaping	Registered Landscape Architect provided a Landscaping Master plan indicating treescape and vegetated areas	Positive for the design and selection of plan species.	Landscape Master plan to be developed from the Landscape Master plan into a detail design phase to be approved at the later approval stage.
2		Retain enough side spaces on the residential erven to allow for vegetation between the buildings	Building lines specified in Architectural Design Parameters to be able to vegetate between and around the buildings	Positive	

No	Indicator	Indicator detail	Proposal [9]	Assessment	Comment
3		Plant vegetation on the public areas such as road reserves, abutting pedestrian paths, interfaces to Church Street, within Parks, and within designated vegetated strips along certain site boundaries.	Landscaping Master plan indicates planting along roads, and parks.	Positive	Landscape Master plan to be developed into a detail design phase to be approved at the later approval stage.
4		Heavily vegetate the parking area abutting Church Street	Indicated on Landscape Master plan	Recommend additional and bigger trees to be planted in the parking area	Detail Landscape plan required for approval at the future municipal application stages
5		Create a strong vegetated boundary between the site and Church Street	Vegetation is indicated on Landscape Master plan	Positive	Detail Landscape plan required at the following application stages
D	Routes				
1		Design routes as spaces that are defined by buildings, structures, boundary walls / fences, materials, and buildings. Design a variety of routes within the development, such as primary and secondary routes. Design pedestrian linkages within the development, and that all streets to safely accommodate both vehicles and pedestrians. Consider a variety of materials to define spaces within the routes and pedestrian realms etc. Place vehicular routes as much as possible along contours	Routes indicated on the Concept Masterplan, with a variety of widths. Photomontages indicate a different material on pavement	Positive	

9.2 ASSESSMENT SUMMARY

9.2.1 Introduction

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

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

9.2.2 Assessment Summary

The following summarise the heritage assessment:

- The principle of development on the site is acceptable;
- Approval of the Concept Masterplan, designed by the urban designer and informed by HWC 2025 Final Comment and 2026 Further Requirements. The Architectural Guidelines and the Landscape Plan support the Masterplan design;
- Approval of the Architectural Guidelines;
- Approval of the Landscaping Plan concept.

6. PUBLIC PARTICIPATION

10.1 INTRODUCTION

As the application is a NHRA Section 38(8), the PPP is conducted by Lornay Environmental Consulting. Prior to Lornay Environmental Consulting appointment as the Environmental Practitioner, the previous PPP was conducted by the previous EAP, Enviro Africa. Lornay Environmental Consulting have conducted the following PPP:

- Draft BAR / pre-application public participation 4, 12 March 2025 to 11 April 2025
- In process Basic Assessment Report public participation 5, 24 APRIL 2026 to 26 MAY 2026.09.01

A full comments and response report for the PPPs conducted in 2024 and 2026 that included all comments received and the responses to the comments in contained in Annexure 10.

In the PPP, Individuals and the Swartland Municipality requested for registration as Interested and Affected Parties (I&APs). Comments were received from the State (e.g. DEA&DP, Cape Nature), and individuals such as neighbouring property owners, Riebeek Kasteel residents and civics such as the Riebeek Valley Ratepayers Association and Breede Olifants Catchment Management Agency (BOCMA).
Submitted comments included the following issues:

- Development on the lower or upper site sections;
- Potential future pollution of the site's wetland;
- Current infrastructure to support the development such as water, stormswater and sewer upgrades;
- Potential traffic impacts associated with the events/wedding venue;
- Security and privacy to neighbouring properties.

10.2 HERITAGE RELATED COMMENTS

The heritage related comments were received from the Riebeek Valley Ratepayers Association (RVRA), registered with Heritage Western Cape (HWC).

The 2026 application for the mixed-use development is the result of fairly extensive discussions between the developer and his team of specialists on the one hand and the Riebeek Valley Ratepayers Association (RVRA), together with its team of specialists on the other hand. These communications commenced in late August 2025 and the final joint meeting was held on 14 May 2026.

The joint discussions were preceded by a letter directed from the RVRA to Mr A Geldenhuys (representative of the Developer) on 8 September 2025, which set out the RVRA's principle position regarding the original development that was the subject of the March 2025 BAR and what needed to be achieved in order to reach a position of joint agreement (refer to the Comment and Response report in Annexure 10 for this letter A). Extensive productive discussions took place between the two groups of specialists, leading to the RVRA being able to address a second letter to Mr Geldenhuys on 17 November 2025, (refer to the Comment and Response report in Annexure 10 for this letter B).

After the final meeting that took place on 14 May 2026, the RVRA remain in a position to give their support to the proposed mixed-used development, subject to concerns primarily relating to engineering and infrastructure issues as set out in detail in a separate report compiled by one of the specialists on our team, Mr Barry Coetzee (refer to the Comment and Response report in Annexure 10 for this letter C). The RVRA emphasises their support of the proposed development, subject to the issues raised in their comments, does not preclude individual residents from registering individual objections in their own private capacity.

The application has been updated in response to the RVRA comments received. These comments included on the following reports: HIA, Urban Design report,

Architectural Guidelines, TIA, and Civil Engineering Services. Detail of the comments are:

Architectural Guidelines:
Section 1.1, bullet point 6 – _where revisions to the architectural guidelines are proposed, the approving body should be the RVRA and not HWC. The RVRA is the registered Conservation Body with HWC and the RVRA is also in the process of finalising Architectural and Development Guidelines for the Riebeek Valley. For the remainder of the document, we agree with the principles and processes set out in this guideline and our support is conditional on these guidelines not being altered between now and the establishment of the envisaged SSHOA.

General – we would request that the height restrictions for each of the different zones be defined in meters and not only in storeys (this is open to varied interpretation), in order to be specific. We also would request the insertion of the principle that no building may be constructed to a height where the apex of its roof obstructs the sight lines from the R311 towards the church steeple. We also request the developer and his planners to propose a mechanism to lock these restrictions, such as for example including these limits in the individual title deeds. This is in keeping with the recommendations of the VIA. Subject to incorporation of the recommendations made in points 1 and 2 here, we support the Architectural Guidelines.

Heritage Impact Assessment
Section 1.7 Public Participation Process – _we request that this section be updated to incorporate the process set out and described in Section 1 above. We also request that the Riebeek Valley Ratepayers Association (RVRA) be specifically named rather than using the generic term 'civic' It should also be noted that Section 2.5 incorrectly refers to the Riebeek Kasteel Ratepayers Association instead of the Riebeek Valley Ratepayers Association – _this needs to be corrected.

Table 2- This table which summarizes the proposed planning application with proposed building restrictions for each individual zoning type, should incorporate metres (not just storeys) for height restrictions, with specific limits on not interfering with sight lines as set out in our point 2 above. Subject to these corrections, and incorporation of corrections that relate to the other specialist reports that are referenced / summarised in the HIA, we support the HIA.

General – We agree with the decision in the HIA that the whole site be considered as being of Grade IIIA significance. This is the exact position that we adopted in our response (dated 13 March 2025) to the earlier 2024/2025 HIA and is also consistent with the recorded decision of the HWC IACOM Minutes of 13 August 2025. We also record our full support for all comments and recommendations made in these minutes of the 13 August 2025 HWC IACOM meeting.

Urban Design Report:
General – _We request that a particular concept and principle be highlighted in this report to unambiguously confirm that there will specifically be no traffic connection between Church Street (R311) entrances and the Fontein/Kloof Street entrances. Subject to these corrections, we support the Urban Design Report

Visual Impact Assessment: General – we agree with the VIA, its conclusions and recommendations.

Traffic Impact Study
General – Our concerns with this report are also briefly mentioned in Annexure 10 Annexure C to this letter. We request that this report also very specifically mention and take into consideration, the fact that there should be no ability for vehicles to travel from the R311 through the development and then access either Kloof or Fontein Street access points. This is critical for two reasons. Firstly, it is particularly critical to limit the traffic volume to/from the development into Fontein Street, which is under severe constraints already. Secondly, in support of the key principle to retain the visability of RK's unique CBD, it is important that all tourist traffic enter the village through Main Street and not through the new development.

Traffic Impact Study:

General – _We have a strong concern about potential traffic problems that will arise in Fontein Street and believe that the TIS does not adequately address this issue. While we are unable to propose a definite alternative to the access point in Fontein Street, we consider it critical that hard design interventions are designed and built into the development to obtain an equitable split between traffic volume entering through Fontein Street and through Kloof Street. We also believe that traffic flow interventions need to be made along Fontein Street, such as, for example, restricting all parking in Fontein Street itself and/or consideration of making Fontein Street a one-way Street (from south to north) in order to prevent bottlenecks and congestion in Fontein Street. These specific recommendations have not been tested with the residents in the affected portion of Fontein Street (between van Riebeek Street and Plein Street) and these parties should also be specifically and individually consulted before any interventions are finalised.

Civil Engineering Services Report:

Stormwater – See Annexure 10 Annexure C for more detail. In addition to the detailed review set out in Annexure C, we must agree that the groundwater component needs to be properly considered in this context. During the wet winter months when storm events are most likely to occur, the lower NE portion of the site will contribute groundwater seepage into the attenuation facilities and will not be capable of serving as a sink for groundwater as appears to be assumed in the report. We also specifically highlight the recommendation made in Annexure C that a geo-drain be constructed to intercept seepage that could otherwise affect the Fontein Street properties and to then direct this intercepted seepage to the attenuation facilities in the NE corner of the site.

Potable Water – See Annexure C for more detail. We specifically address this issue in substantial detail in Annexure C. The letter from the municipality (dated 7 December 2023) where the municipality confirms its ability to accommodate the water demand of the development is rejected as being misdirected. The issue at hand is not the bulk water allocation but the ability of the potable water infrastructure to supply the water to the development without negatively impacting the existing village. The infrastructure as of 7 December 2023 and even as of today 26 May 2026 is NOT CAPABLE of supplying this demand and the letter is therefore rejected. The detailed discussion presented in Annexure C adequately addresses the problem and the solution and we require this to be incorporated into the Engineering Services Report.

Sewage – See Annexure C for more detail. We specifically address this issue in substantial detail in Annexure C. The letter from the municipality (dated 7 December 2023) where the municipality confirms its ability to accommodate the sewage of the development is rejected as being misdirected. The issue at hand is neither the hydraulic nor the organic capacity of the WWTW, but the ability of the existing sewer infrastructure to convey sewage from the development to the WWTW without negatively impacting the existing village. The infrastructure as of 7 December 2023 and even as of today 26 May 2026 is NOT CAPABLE of satisfying this demand, particularly during storm events when there are known and acknowledged interactions between stormwater and the sewers leading to regular overflow of the sewers into private property. Swartland Municipality is 100% aware of this problem and the letter is therefore rejected. The detailed discussion presented in Annexure C adequately addresses the problem and the solution and we require this to be incorporated into the Engineering Services Report.

7. CONCLUSIONS & RECOMMENDATIONS

7.1 CONCLUSION

The proposal to develop a mixed use neighbourhood with a variety of residential use accommodation and a small retail component on the edge of Riebeek Kasteel on a site that has been included into the Urban Edge, is assessed positively. The HWC 2025 Final Comments and 2026 Further Requirements have informed the design of the proposed development.

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

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

The Archaeologist has determined that there is no significant impact to local Stone Age and historical archaeological resources that will need to be mitigated prior to construction activities commencing. No archaeological monitoring is required during construction phase excavations. Therefore, there are no objections, on archaeological grounds, to the development proceeding. The visual assessment is positive for the development and the landscape plan, with recommendation of the construction and operations phase impacts, and the landscape maintenance of the public realm be included in the Environmental Consultant's Environmental Management Plan report (EMPr).

7.2 RECOMMENDATIONS

This HIA recommendations to HWC are as follows:

- This HIA be endorsed by HWC as meeting the requirements contained in the Response to the NID dated 20 January 2026, and the HWC Further Requirements dated 6 August 2026;
- The statement of significance and the heritage design indicators proposed in the report be accepted;
- Approve the Concept Masterplan, dated 2026 08 20;
- Approve the Urban Design report Rev 3.5 dated 2026 08 20;
- Approve the Architectural Guidelines Rev 17 2026;
- Approve the Landscape Site Development Plan dated 26 08 2026 and plant list dated August 2026;
- Approve the Archeological Impact Assessment that recommends:
  - No further archaeological mitigation is required and no archaeological monitoring is required during construction phase excavations
  - If any buried human remains are uncovered during construction excavations, these must be immediately reported to the archaeologist (J Kaplan 082 3210172. Burials must not be disturbed until inspected by the archaeologist.
- Approve the Visual Impact Assessment and the following recommended mitigation measures:
  - VIA Construction and Operational Phase mitigations to be included in the EAP EMPr .
  - Landscape Maintenance of the public spaces to be included in the EAP EMPr .

8. REFERENCES

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

Online data

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

Surveys

Project Client and Team Information

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

9. ANNEXURES

ANNEXURE 1: HWC NID RESPONSE, 20 JANUARY 2026

ANNEXURE 2: PLANNING REPORT, 8 SEPTEMBER 2026

ANNEXURE 3: CONCEPT DEVELOPMENT PLAN, 20 AUGUST 2026

ANENXURE 4: SDP REV 79B, 21 AUGUST 2026

ANNEXURE 5: ARCHITECTURAL GUIDELINES REV 17, SEPTEMBER 2026

ANNEXURE 6: LANDSCAPE SITE DEVELOPMENT PLAN REV 2, 26 AUGUST 2026

ANNEXURE 7: URBAN DESIGN REPORT REV 3.5, 20 AUGUST 2026

ANNEXURE 8: AIA

ANNEXURE 9: VIA

ANNEXURE 10: PUBLIC PARTICIPATION REPORT

ANNEXURE 11: HWC 2025 FINAL COMMENT

Annexure 12: HWC IACOM MINUTES, JULY 2026

ANNEXURE 13: HWC FURTHER REQUIREMENTS, AUGUST 2026

ANNEXURE 1: HWC NID RESPONSE 2026

PAGE 1 OF 2
Our Ref: HM / WEST COAST/ SWARTLAND/ RIEBEECK KASTEEL/ ERF 878
Case No.: 26941CSI0105
Enquiries: Chiara Singh
E-mail: Chiara.Singh@westerncape.gov.za
Tel: 021 829 3325

ILifa leMveli leNtshona Koloni
Erfenis Wes-Kaap
Heritage Western Cape

Bridget O'Donoghue | Allan Geldenhuys o.b.o Huguemont Trust
Applicant | Owner
bodonoghue@telkomsa.net | allan@boomsticks.co.za

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

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

The matter above has reference.

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

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

*(3) The responsible heritage resources authority must specify the information to be provided in a report required in terms of subsection (2)(a)**: Provided that the following must be included:***
(a) The identification and mapping of all heritage resources in the area affected;
(b) an assessment of the significance of such resources in terms of the heritage assessment criteria set out in section 6(2) or prescribed under section 7;
(c) an assessment of the impact of the development on such heritage resources;
(d) an evaluation of the impact of the development on heritage resources relative to the sustainable social and economic benefits to be derived from the development;
(e) the results of consultation with communities affected by the proposed development and other interested parties regarding the impact of the development on heritage resources;
(f) if heritage resources will be adversely affected by the proposed development, The consideration of alternatives; and
(g) plans for mitigation of any adverse effects during and after the completion of the proposed development.

This HIA **must** in addition have specific reference to the following:
1. Townscape Assessment
2. Visual Impact Assessment

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

The required HIA must have an integrated set of recommendations.

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

www.westerncape.gov.za/cas
Street Address: Protea Assurance Building, Green Market Square, Cape Town, 8000 • **Postal Address:** P.O. Box 1665, Cape Town, 8000 • **Tel:** +27 (0)21 483 5959 • **E-mail:** ceoheritage@westerncape.gov.za
Straatadres: Protea Assuransie-gebou, Groentemarkplein, Kaapstad, 8000 • **Posadres:** Posbus 1665, Kaapstad, 8000 • **Tel:** +27 (0)21 483 5959 • **E-pos:** ceoheritage@westerncape.gov.za
Idilesi yendawo: kumgangatho 3, kwisakhiwo iprotea Assurance, Greenmarket Square, ekapa, 8000 • **Idilesi yeposi:** inombolo yebhokisi yeposi 1665, eKapa, 8000 • **Iinombolo zomnxeba:** +27 (0)21 483 5959 • **Idilesi ye-imeyile:** ceoheritage@westerncape.gov.za

PAGE 2 OF 2
Our Ref: HM / WEST COAST/ SWARTLAND/ RIEBEECK KASTEEL/ ERF 878
Case No.: 26941CSI0105
Enquiries: Chiara Singh
E-mail: Chiara.Singh@westerncape.gov.za
Tel: 021 829 3325

ILifa leMveli leNtshona Koloni
Erfenis Wes-Kaap
Heritage Western Cape

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

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

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

Waseefa Dhansay
Assistant Director: Professional Services

Heritage Western Cape
Erfenis Wes-Kaap
ILifa leMveli leNtshona Koloni

20 January 2026

www.westerncape.gov.za/cas
Street Address: Protea Assurance Building, Green Market Square, Cape Town, 8000 • **Postal Address:** P.O. Box 1665, Cape Town, 8000 • **Tel:** +27 (0)21 483 5959 • **E-mail:** ceoheritage@westerncape.gov.za
Straatadres: Protea Assuransie-gebou, Groentemarkplein, Kaapstad, 8000 • **Posadres:** Posbus 1665, Kaapstad, 8000 • **Tel:** +27 (0)21 483 5959 • **E-pos:** ceoheritage@westerncape.gov.za
Idilesi yendawo: kumgangatho 3, kwisakhiwo iprotea Assurance, Greenmarket Square, ekapa, 8000 • **Idilesi yeposi:** inombolo yebhokisi yeposi 1665, eKapa, 8000 • **Iinombolo zomnxeba:** +27 (0)21 483 5959 • **Idilesi ye-imeyile:** ceoheritage@westerncape.gov.za

ANNEXURE 2: PLANNING REPORT, 8 SEPTEMBER 2026

Added as a separate document to the electronic report

ANNEXURE 3: CONCEPT DEVELOPMENT PLAN, 20 AUGUST 2026

Added as a separate document to the electronic report

ANNEXURE 4: SDP REV 79B, 21 AUGUST 2026

Added as a separate document to the electronic report

ANNEXURE 5: ARCHITECTURAL GUIDELINES REV 17, SEPTEMBER 2026

Added as a separate diagram to the electronic report

ANNEXURE 6: LANDSCAPE SITE DEVELOPMENT PLAN REV 2, 26 AUGUST 2026

Added as a separate diagram to the electronic report

ANNEXURE 7: URBAN DESIGN REPORT REV 3.5, 20 AUGUST 2026

Added as a separate document to the electronic report

ANNEXURE 8: AIA

Added as a separate document to the electronic report

ANNEXURE 9: VIA

Added as a separate document to the electronic report

ANNEXURE 10: PUBLIC PARTICIPATION PROCESS: COMMENTS & RESPONSES REPORT

Added as a separate document to the electronic report

ANNEXURE 11: HWC 2025 FINAL COMMENT

Added as a separate document to the electronic report

ANNEXURE 12: HWC IACOM JULY 2026 MINUTES

structures, indigenous ceramics, bones, stone artefacts, ostrich eggshell fragments, charcoal and ash concentrations), fossils, burials or other categories of heritage resources are found during the proposed development activities, work must cease in the vicinity of the find and HWC must be alerted immediately to determine an appropriate way forward

The endorsement contained in this comment is valid for 5 years from the date of this comment. This period may be extended on good reason being shown and at the discretion of HWC, provided that application for extension must be made prior to the effluxion of the 5-year period.

EJV

16.2 Erf 878, Fontein Street, Riebeek-Kasteel: NM
HM / SWARTLAND / RIEBEEK KASTEEL / ERF 878

Case No: 26941CSI0105

Ms Chiara Singh introduced the case.

Mr Neil Basson, Mr André Wiehahn, Mr Bruce Eitzen and Ms Bridget O'Donoghue were present and took part in the discussion.

DISCUSSION:
Amongst other things, the following was discussed:

1. The Committee noted that the Riebeek Valley Ratepayers Association (RVRA) supported the revised proposal.
2. Concern was expressed regarding the location of the uppermost units on visually exposed slopes, including units 36 to 46, as numbered on the subdivision and rezoning plan.
3. The need to retain the visual cone from Church Street looking towards town and the church steeple.
4. The Committee identified inconsistencies between the landscape, urban design, subdivision and rezoning plans, particularly regarding building footprints, open space, land uses, unit numbers and property ownership.
5. The applicant clarified that certain master plan drawings illustrated a broader long-term vision extending beyond the current application and included land not yet owned by the applicant. The Committee confirmed that its consideration was confined to the current application and ownership.
6. Following comparison of the various drawings, the Committee identified an updated landscape plan that was more consistent with the subdivision and zoning plans, but it omitted building footprints. The Committee agreed that any approval should be tied to clearly identified revision drawings to avoid uncertainty regarding the approved development.
7. The Committee then turned to the substantive heritage merits of the revised proposal. The Committee acknowledged that significant revisions and improvements had been made since the previous submission, including the removal of the large commercial node, a reduction in development intensity, improvements to the overall layout and reduction in the extent of the 'hill village', with the summit undeveloped. The principal remaining concern related to the placement of several residential units along the southern slope of the koppie and whether they would remain visually prominent within the historic landscape.
8. The applicant's visual impact consultant referred the Committee to the Visual Impact Assessment (VIA), cross-sections and contour information, explaining that the revised layout positioned the buildings below the ridgeline. Also, that the hill had limited visibility from the town. The Committee

strongly disagreed regarding the limited visibility of the hill, based on their site inspection undertaken in May 2025.

9. The Committee continued its detailed review of the revised proposal, concentrating on the remaining heritage issues requiring refinement before support could be considered. Members generally agreed that the proposal had evolved significantly in response to previous comments and acknowledged the substantial improvements made by the applicant team.
10. The principal outstanding design concern related to the positioning of a group of residential units on the southern slope of the koppie. The Committee suggested that relocating these units lower down the slope, with a corresponding adjustment to the access road, could further reduce their visual prominence, while preserving the character of the hill as an important topographical feature.
11. Additional discussion focused on the important view corridor from Church Street towards the landmark church and whether the current layout adequately protected this iconic view. The Committee requested further consideration of this aspect as part of the revised design.
12. It was agreed that any future submission must include a consistent set of drawings and a concise supplementary report, explaining the requested design amendments, rather than a complete revision of the Heritage Impact Assessment (HIA). No further public participation is required, however, the heritage related public comments received to date must be incorporated into the supplementary HIA report.
13. The applicant raised concern regarding timelines for the NEMA process but accepted the Committee's feedback. The Committee advised that the revised information would need to be formally resubmitted for consideration at a future Committee meeting.

FURTHER REQUIREMENTS:
The report does not comply with 38(3) of the NHRA.

The Committee awaits an updated HIA or supplementary report that addresses the following concerns:

1. The concern regarding the location of all the upper most units on visually exposed slopes including units 36 to 46 as numbered on the subdivision and rezoning plan.
2. The need to retain the visual cone from Church Street looking towards town and the church steeple.
3. No further public participation is required. However, the heritage related public comments received must be incorporated into the supplementary HIA.
4. In addition, revised drawings that are consistent in terms of layout and information provided. In particular, the following 3 diagrams are to form part of the heritage HIA
   a. Subdivision and rezoning plan
   b. Landscape plan; and
   c. Site development plan

CS

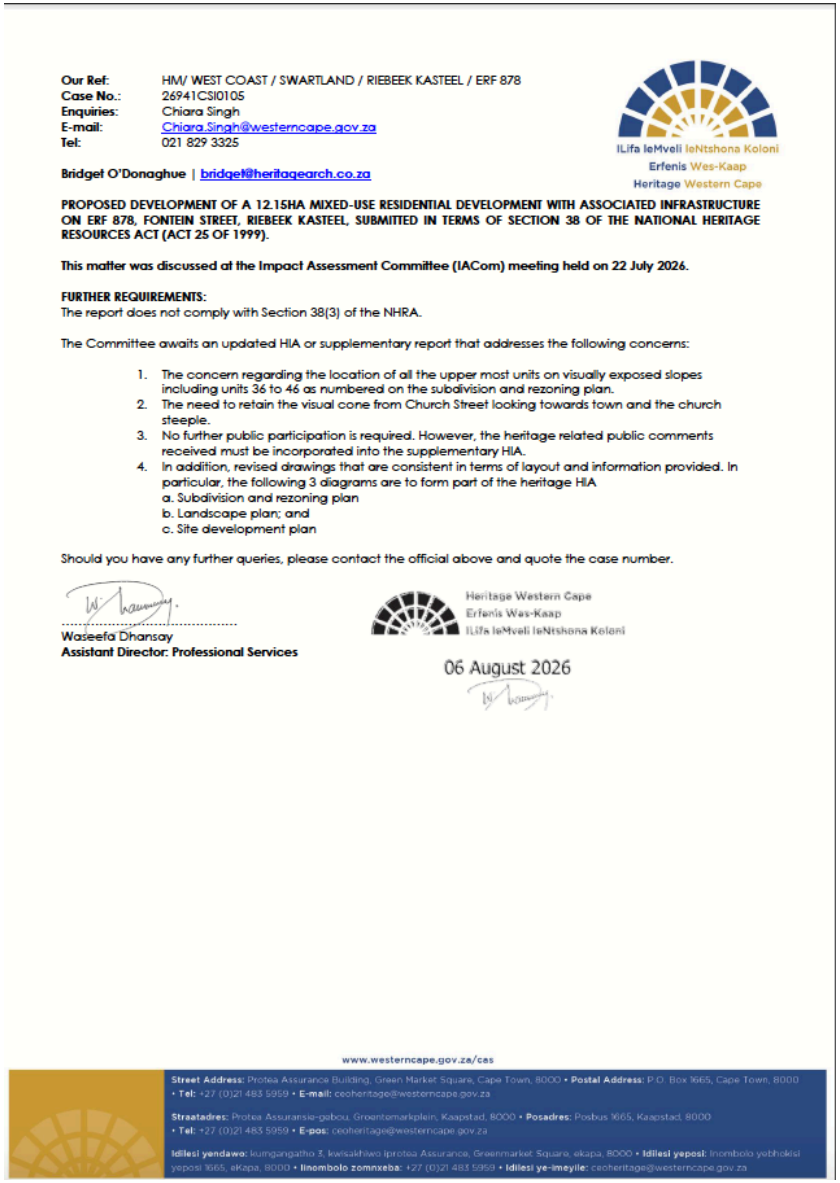
17 SECTION 38(8) MPA ENVIRONMENTAL MANAGEMENT PLAN RESPONSES TO NOTIFICATION OF INTENT TO DEVELOP
17.1 None

18 SECTION 38(8) MPA ENVIRONMENTAL MANAGEMENT PLAN INTERIM COMMENT
18.1 None

19 SECTION 38(8) MPA ENVIRONMENTAL MANAGEMENT PLAN FINAL COMMENT
19.1 None

APPROVED

ANNEXURE 13: HWC FURTHER REQUIREMENTS 6 AUGUST 2026



Our Ref: HM/ WEST COAST / SWARTLAND / RIEBEEK KASTEEL / ERF 878
Case No.: 26941CSI0105
Enquiries: Chiara Singh
E-mail: Chiara.Singh@westerncape.gov.za
Tel: 021 829 3325

ILifa leMveli leNtshona Koloni
Erfenis Wes-Kaap
Heritage Western Cape

Bridget O'Donaghue | bridget@heritagearch.co.za

PROPOSED DEVELOPMENT OF A 12.15HA MIXED-USE RESIDENTIAL DEVELOPMENT WITH ASSOCIATED INFRASTRUCTURE ON ERF 878, FONTEIN STREET, RIEBEEK KASTEEL, SUBMITTED IN TERMS OF SECTION 38 OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999).

This matter was discussed at the Impact Assessment Committee (IACom) meeting held on 22 July 2026.

FURTHER REQUIREMENTS:
The report does not comply with Section 38(3) of the NHRA.

The Committee awaits an updated HIA or supplementary report that addresses the following concerns:

1. The concern regarding the location of all the upper most units on visually exposed slopes including units 36 to 46 as numbered on the subdivision and rezoning plan.
2. The need to retain the visual cone from Church Street looking towards town and the church steeple.
3. No further public participation is required. However, the heritage related public comments received must be incorporated into the supplementary HIA.
4. In addition, revised drawings that are consistent in terms of layout and information provided. In particular, the following 3 diagrams are to form part of the heritage HIA
   a. Subdivision and rezoning plan
   b. Landscape plan; and
   c. Site development plan

Should you have any further queries, please contact the official above and quote the case number.

Waseefa Dhansay
Assistant Director: Professional Services

Heritage Western Cape
Erfenis Wes-Kaap
ILifa leMveli leNtshona Koloni

06 August 2026

www.westerncape.gov.za/cas

Street Address: Protea Assurance Building, Green Market Square, Cape Town, 8000 • **Postal Address:** P.O. Box 1665, Cape Town, 8000 • **Tel:** +27 (0)21 483 5959 • **E-mail:** ceoheritage@westerncape.gov.za

Straatadres: Protea Assuransie-gebou, Groentemarkplein, Kaapstad, 8000 • **Posadres:** Posbus 1665, Kaapstad, 8000 • **Tel:** +27 (0)21 483 5959 • **E-pos:** ceoheritage@westerncape.gov.za

Idilesi yendawo: Isakhiwo seNkampani yaseProtea Assurance, Greenmarket Square, eKapa, 8000 • **Idilesi yeposi:** Inombolo yebhokisi yeposi 1665, eKapa, 8000 • **Inombolo zomnxeba:** +27 (0)21 483 5959 • **Idilesi ye-imeyile:** ceoheritage@westerncape.gov.za