

SPRINGBOK HILL

REVISED CONCEPT MASTERPLAN REV3.5

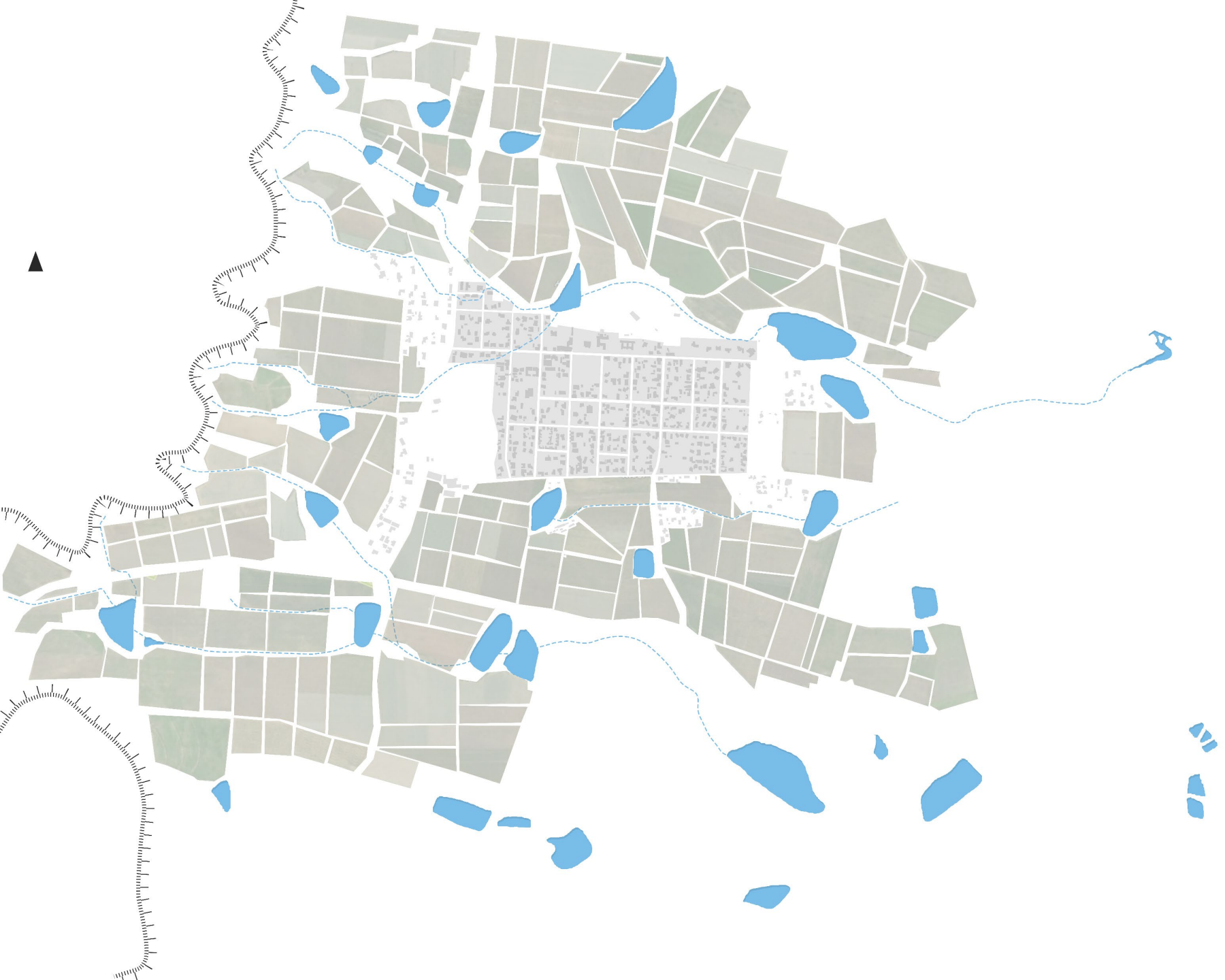
Prepared for

HUGUEMONT TRUST

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RIEBEEK KASTEEL
CONTEXT



RIEBEEK KASTEEL
TOWN STRUCTURE

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

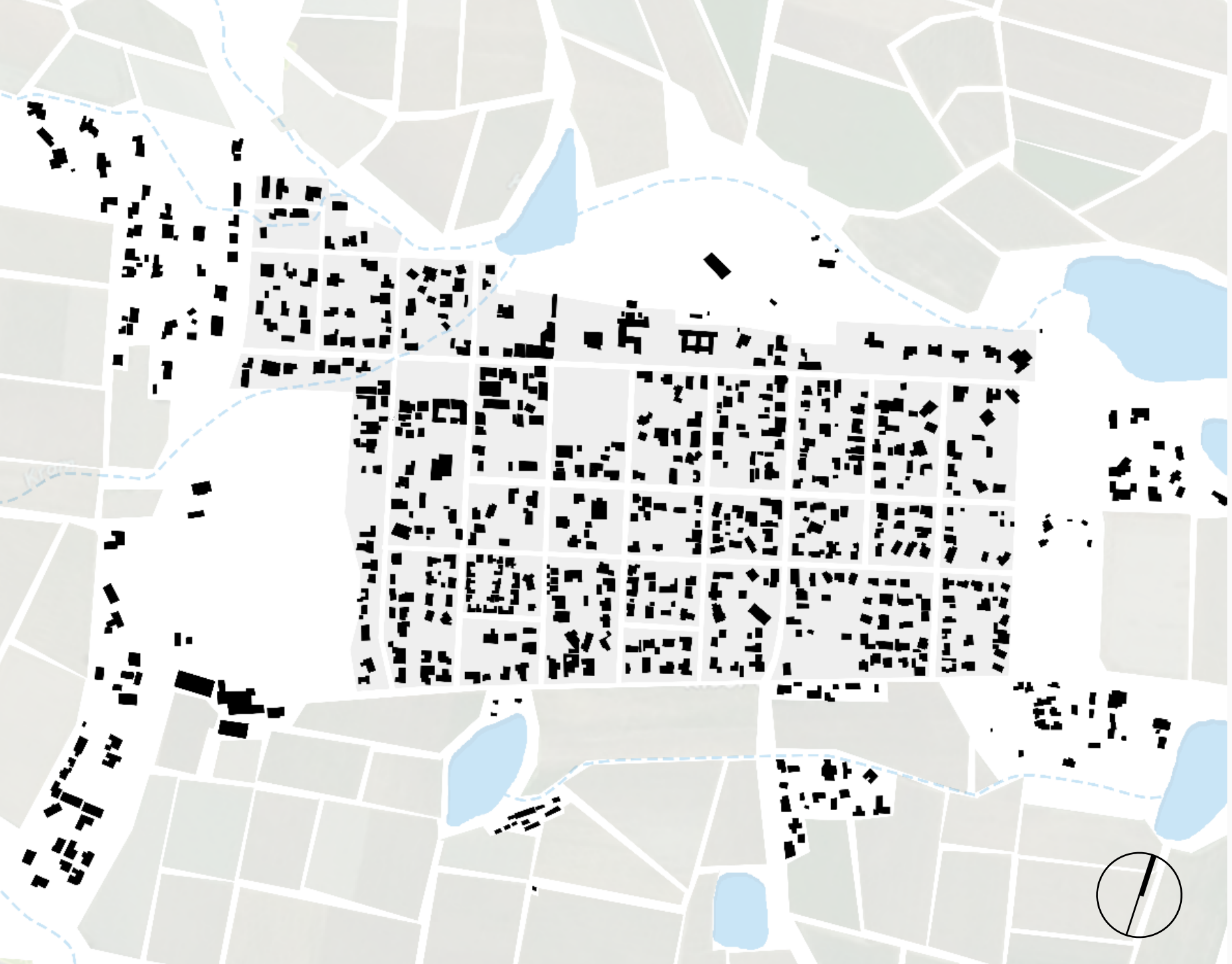
Scenic and Natural Integration: Positioned against Kasteelberg Mountain, surrounded by vineyards and olive groves, integrating views and landscape into the town's design.

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

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

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

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



RIEBEEK KASTEEL

TOWN STRUCTURE

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



RIEBEEK KASTEEL
TOWN STRUCTURE

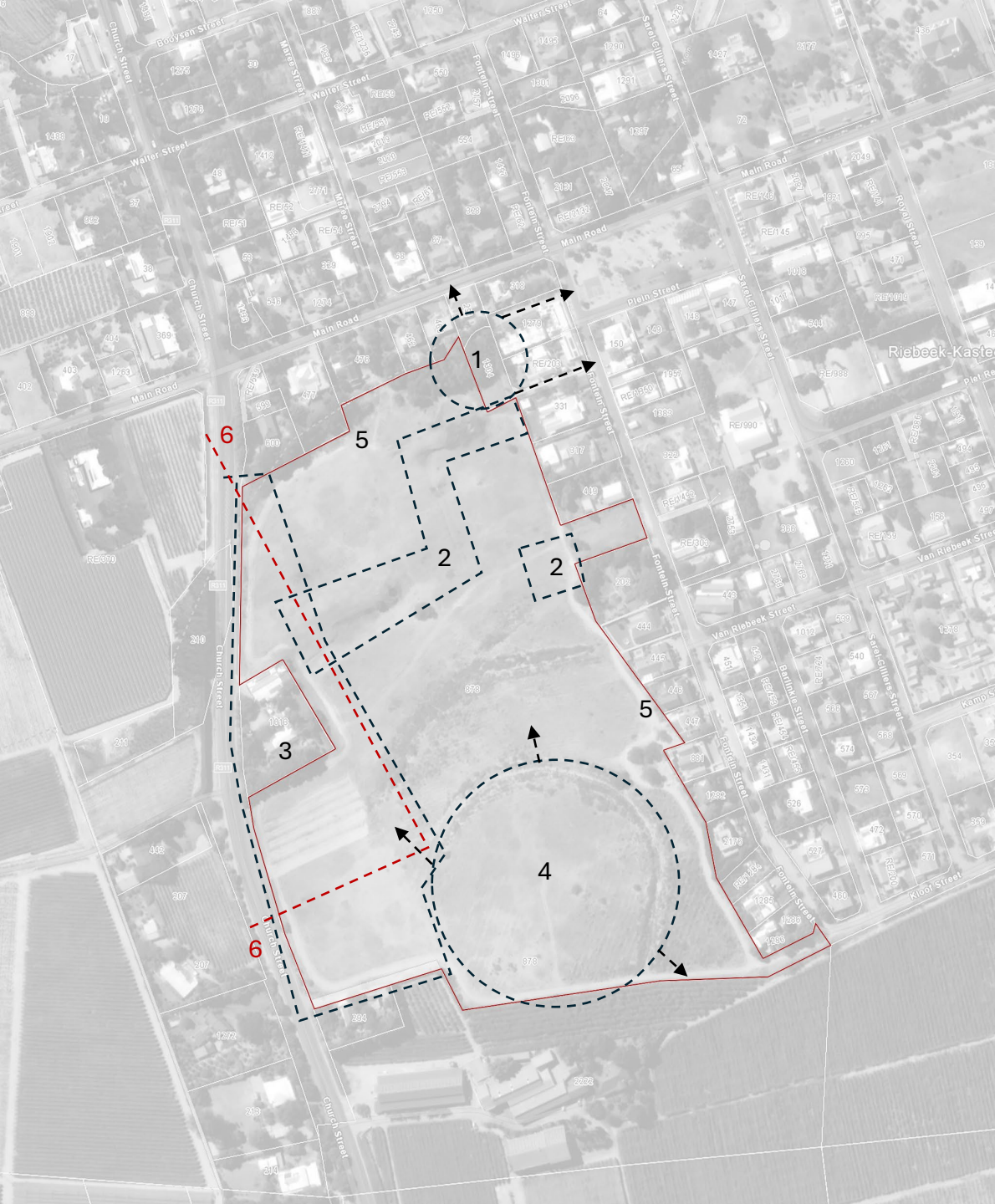
Town Grid: The primary ordering elements of the town are the three roads running East to West, intersected by several shorter streets running North-South.

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



RIEBEEK KASTEEL
TOWN STRUCTURE

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



CONCEPT
KEY MOVES

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

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

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

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

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

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



INFORMANTS & USE SCHEME

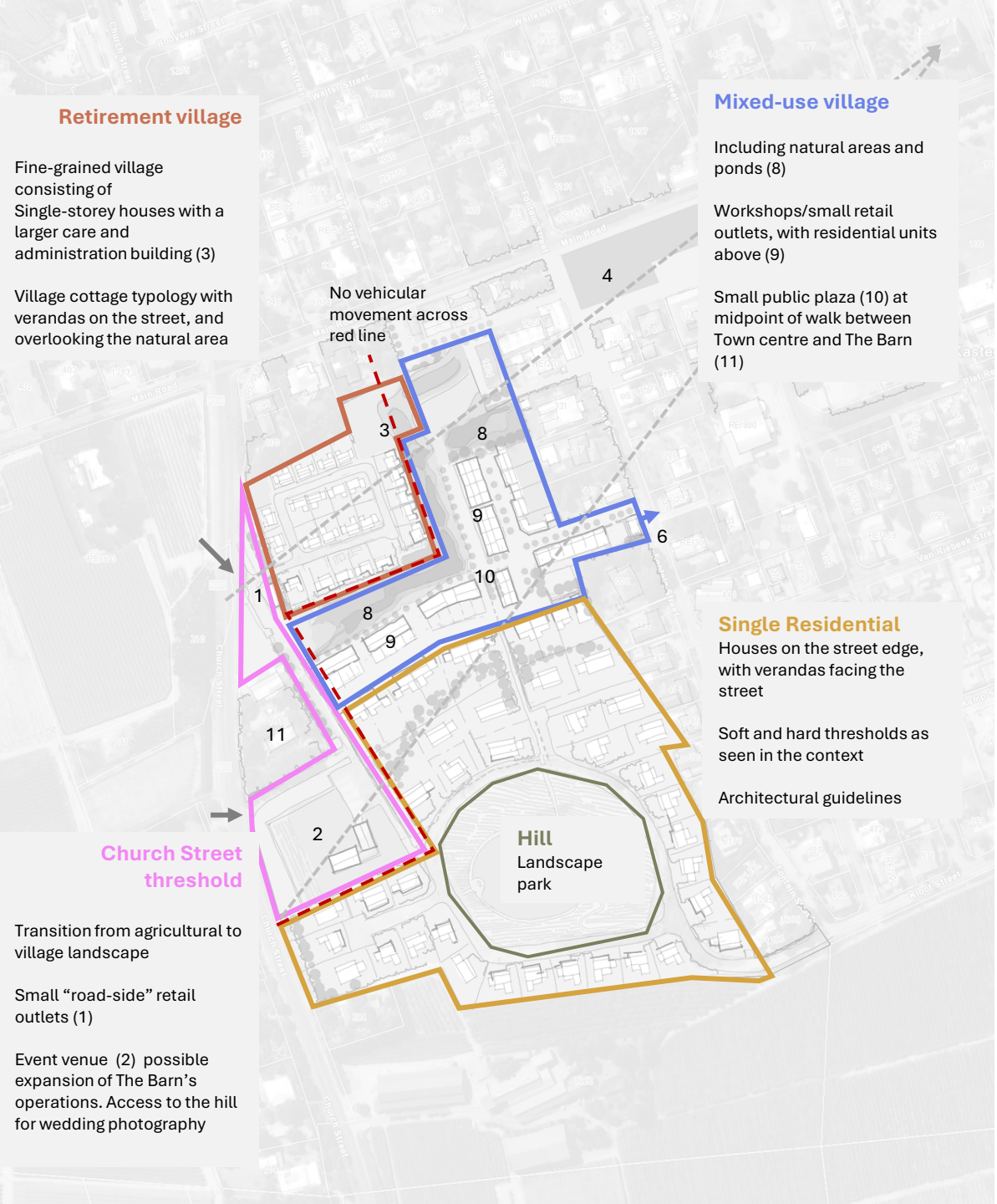
This diagram illustrates how the site's layout responds to the existing town grid, with stronger alignment and higher-intensity uses on the northern portion adjacent to the town center, and lower-intensity, predominantly residential uses on the southern portion. The western edge is layered with landscape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

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

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

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

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



CONCEPT MASTERPLAN
PRECINCT APPROACH

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

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

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

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

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

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

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

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



CONCEPT MASTERPLAN
IN CONTEXT

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



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

PEDESTRIAN MOVEMENT
INTEGRATION WITH TOWN

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

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

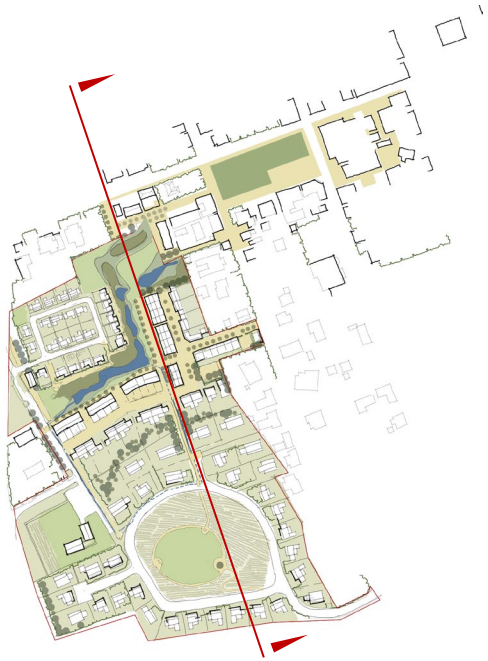
This scheme allows anyone to walk from the town center, through the development, to The Barn. It also allows access to the top of the hill and can thus form part of a larger walking or running route through Riebeek Kasteel.

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



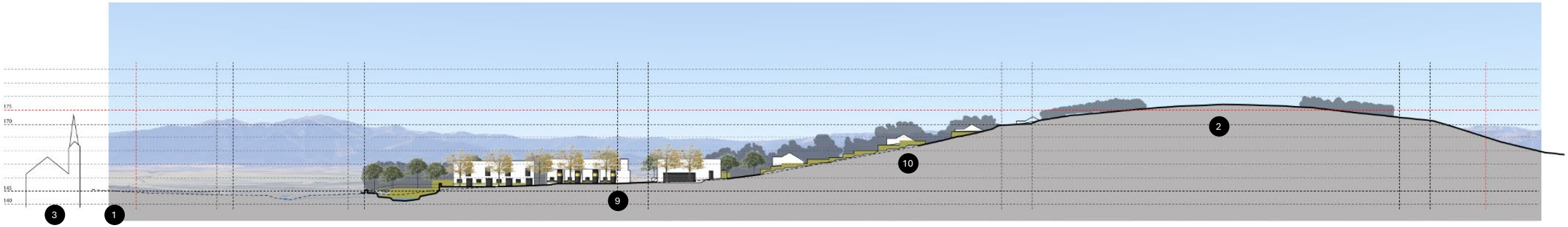
DEVELOPMENT FOOTPRINT

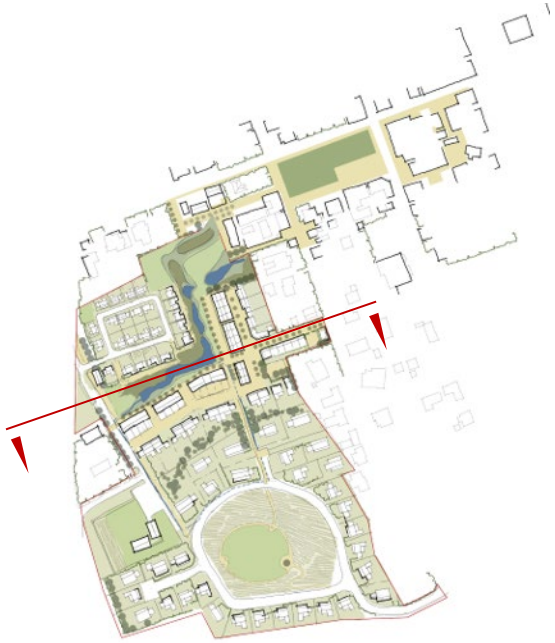
Here the proposed development footprint is viewed in context of the town figure ground. This drawing illustrates the appropriateness of proposed building footprint scales within the wider town context.



SITE SECTION AA

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

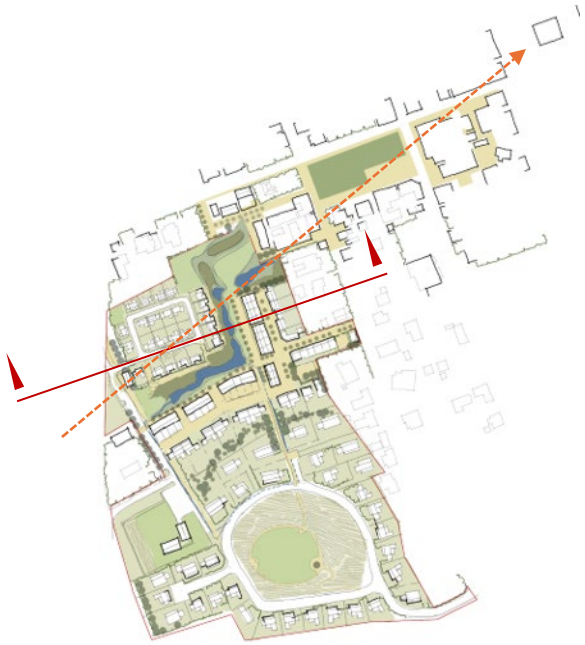




SITE SECTION BB

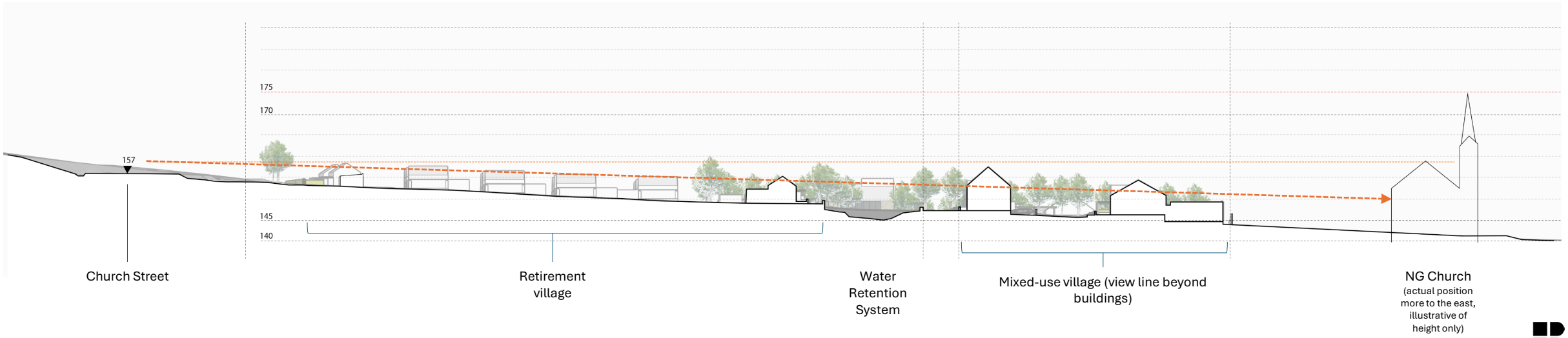
This section cuts through the site from Church Street (1) in the west to Fontein Street (2) in the east, illustrating the spatial arrangement and elevation of key elements. The events venue (3) is visible behind The Barn (4). The section cuts through the proposed retention system (5) and highlights the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

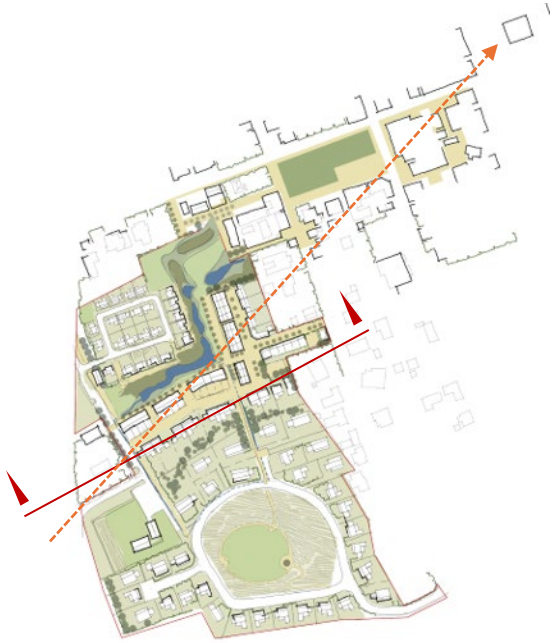




SITE SECTION CC

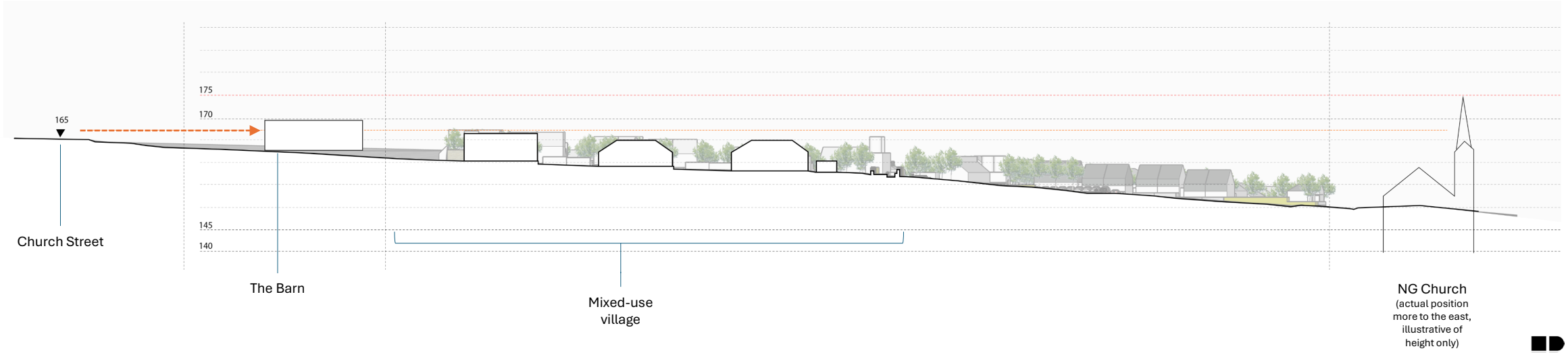
This section illustrates the clear view line from the indicated position in Church Street toward the church. The single-story retirement village mitigates heigh while double-story structures are permitted where the topography drops lower.

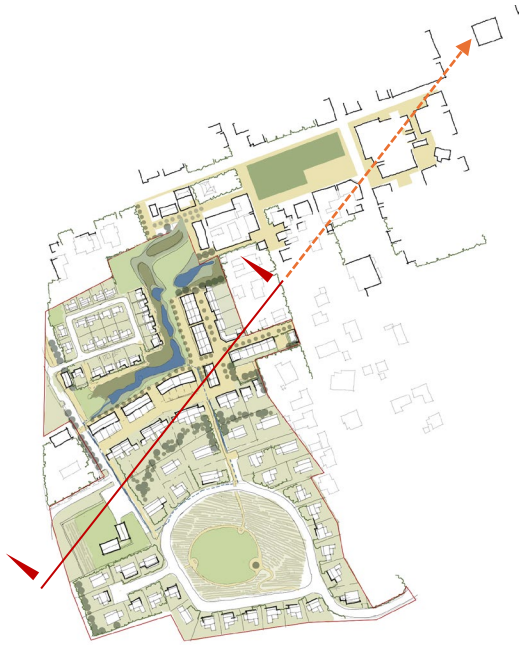




SITE SECTION DD

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

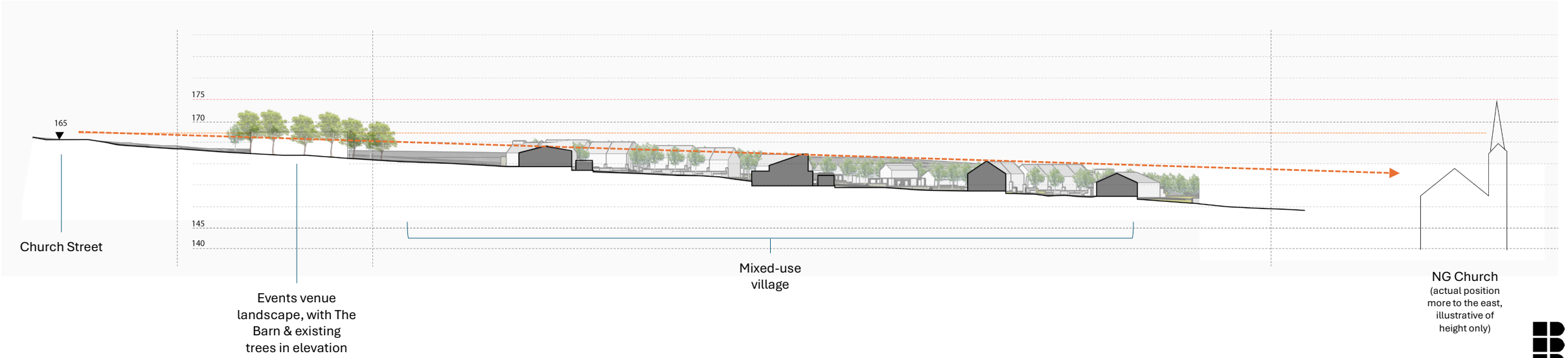




SITE SECTION EE

Aligned to view-line

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

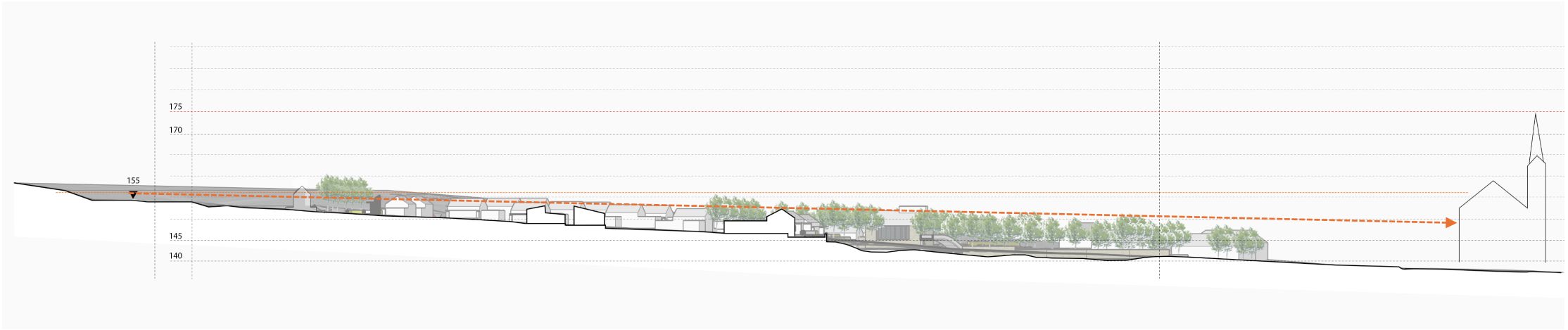




SITE SECTION FF

Aligned to view-line

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





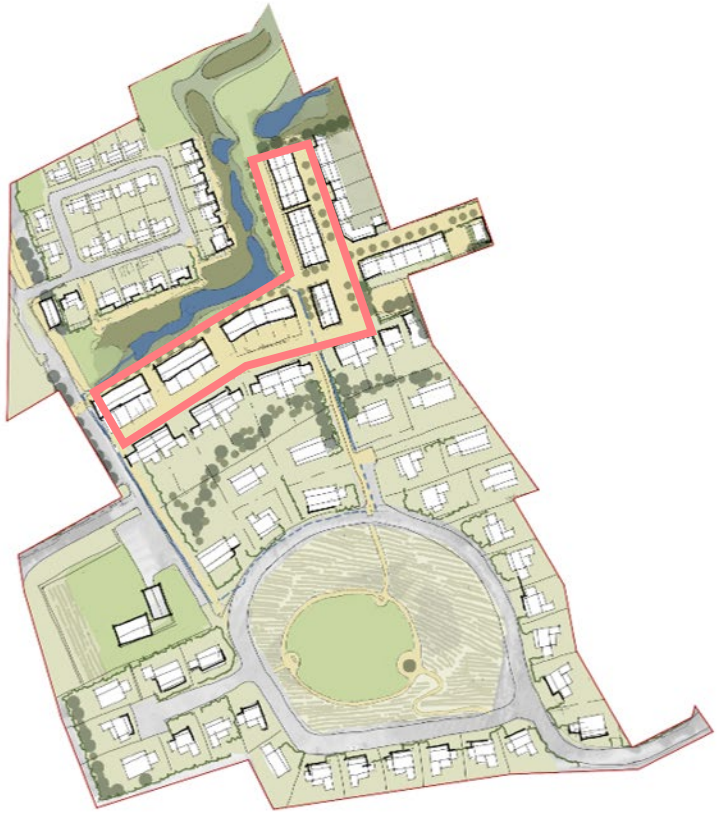
TYPOLOGIES
RETIREMENT VILLAGE

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









TYPOLOGIES
MIXED-USE RESIDENTIAL



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













TYPOLOGIES
SINGLE RESIDENTIAL

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

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





TYPOLOGIES
EVENTS & WEDDING VENUE





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





TYPOLOGIES
RETAIL

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

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