InterActive Town & Regional Planning
PO Box 980
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Reference: Erf 878, Riebeek Kasteel

Date: 8 September 2026

ERF 878, RIEBEEK KASTEEL: REZONING, SUBDIVISION, CONSENT USES, DEPARTURES & PHASING

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

In support of the application please find the following attached:

- Motivational Report
- Annexures

Kind Regards



Andre Wiehahn Pr Pln A/927/1996
B Art et Sc (Town and Regional Planning)

ERF 878, CHURCH ROAD, RIEBEEK KASTEEL

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



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September 2026

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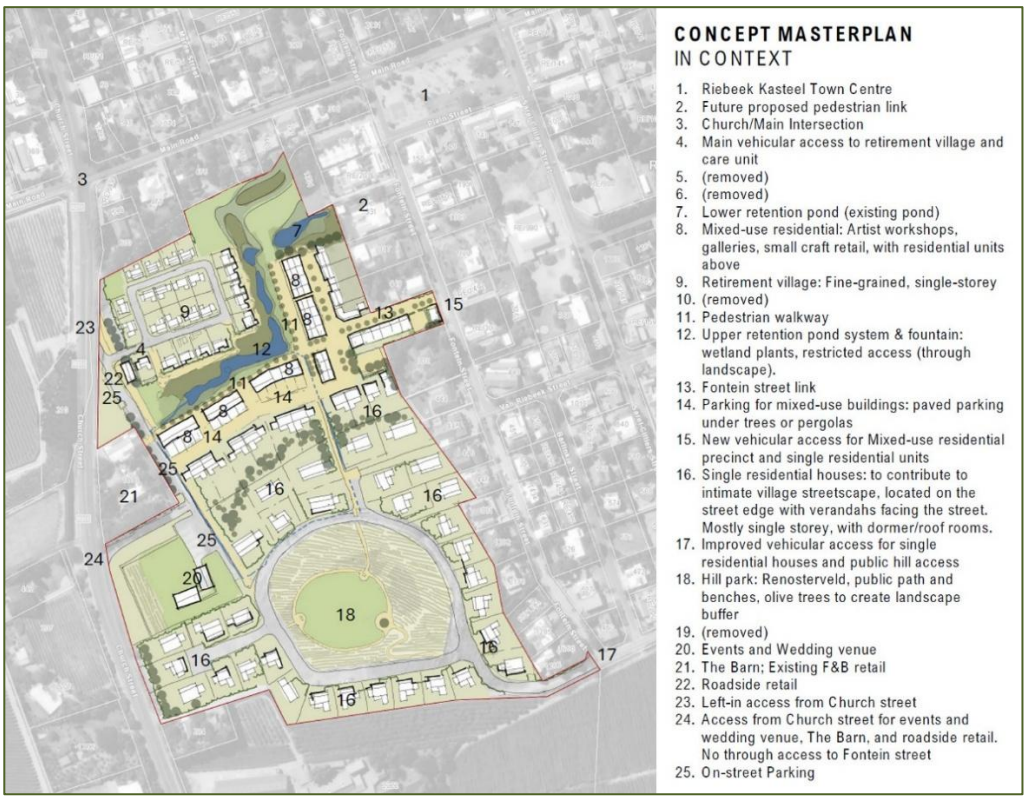
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Notes:

1. Introduction

a. Brief Refer to **Annexure B** for the Power of Attorney.	Interactive Town and Regional Planning was appointed by the owner of the application area, Huguemont Trust, to prepare and submit an application for a rezoning and subdivision , consent uses and departures as well as phasing of the development of Erf 878, Riebeek Kasteel in terms of Chapter IV, Sections 25.2(a),(d) & (o) & 75(g)(vi) of the Swartland Municipal Land Use Planning By-Law, 2020.
b. Introduction & Background	An application is hereby submitted for a mixed-use development on Erf 878, Riebeek Kasteel, situated approximately 80 km from Cape Town and 5 km south of the neighbouring town of Riebeek West, on the south-western edge of Riebeek Kasteel. The development site has been designed by Urban Designer Etienne Britz in collaboration with the Riebeek Valley Ratepayers Association and is supported by a multidisciplinary professional project team comprising a civil engineer, traffic engineer, architect, landscape architect, town planner, visual impact specialist, and heritage consultant. The multidisciplinary approach has ensured that the development proposal is informed by the relevant planning, urban design, engineering, environmental, visual and heritage considerations. The following plan illustrated the subject master plan for Erf 878 Riebeek Kasteel:  **Figure 1: Urban Design Masterplan extract** The layout design forms part of a masterplan with the vision to: • Integrate the proposed development with the existing town • Align the stormwater retention system with current conditions and landscaping opportunities • Reimaging the western edge as a transitional zone between agriculture and village • Integrate the hill into the existing public open space system of the town • Complete the fragmented town blocks • Rethink the vehicular movement scheme of the village

The implementation of the proposal is anticipated to reinforce and enhance the unique historical spatial linkages that contribute to the town's cultural landscape and, in turn, to the distinctive "dorpie" character and identity of Riebeek Kasteel. The application of the proposed architectural guidelines will further ensure that the development is appropriately integrated into the existing built environment while retaining the visual prominence and significance of the church as viewed from the R311 scenic route.

The landscape design provides an appropriate transition between the surrounding agricultural landscape and the established rural-urban character of Riebeek Kasteel.

The urban design responds sensitively to the varied visual qualities experienced along the provincial R311 route, particularly the juxtaposition of green open spaces and the built fabric along the edges of the property. The proposed landscape and urban design interventions will assist in integrating the development into this setting and in softening its visual presence when viewed from the scenic route.

The existing urban landscape heritage has informed the overall spatial framework and layout of the development, guiding the role and character of each precinct to ensure that the proposal is appropriately integrated with the existing village fabric and surrounding agricultural landscape.

The following extract from the Urban Design Document provides an indicative overview of the proposed development:

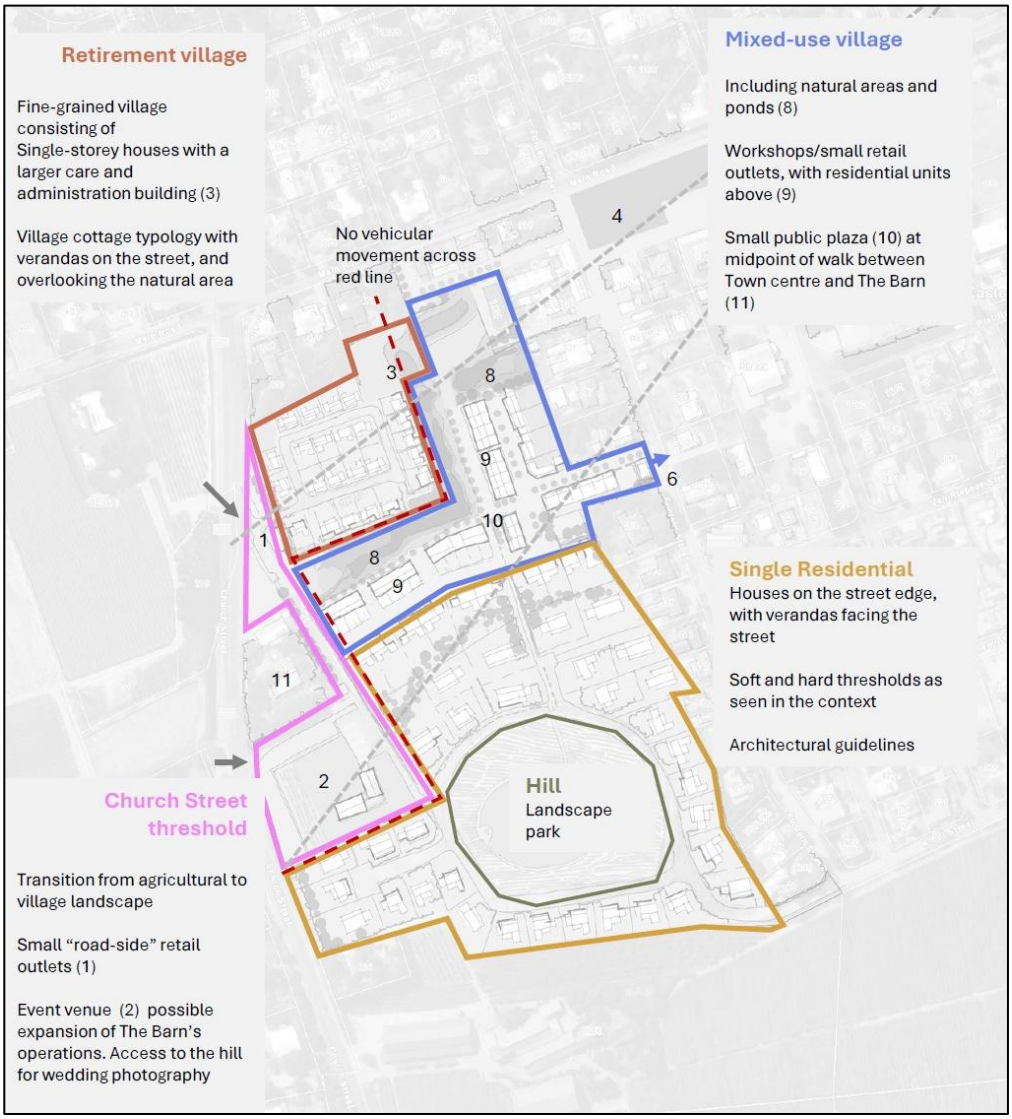
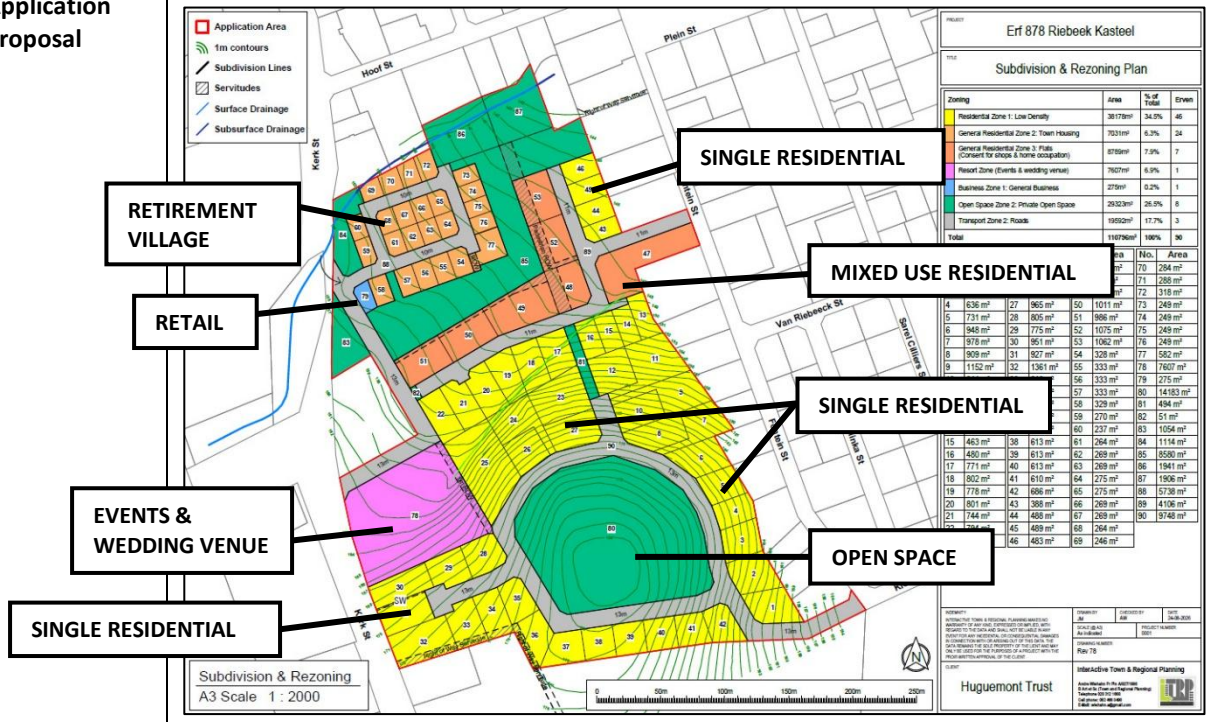


Figure 2: Urban Design precincts extract

c. Development objective & Application Proposal

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



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**

Figure 3: Subdivision & Rezoning Plan extract

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		500m^2 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 1000m^2 = 50%, and larger than 1000m^2 = 500m^2 floor area and 40% coverage.	60%
	Height	2 storeys	1.5 storeys, 4.5m for wallplate & 8m for roof

				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
		Side	1.5m	2m Exception: 0m for one side boundary and 1m for the opposing boundary of Portions 13-22 & 43-46
		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
		Side	0m internal 2m external	1m
		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
		Side	5m	0m
		Rear	5m	5m Exception: 1m for Portions 48-53

	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 25m^2 GLA	1 bay per 25m^2 GLA

Portions 80-87			
The Proposal	**Relevant Municipal Zoning Parameters**		**Proposed Architectural Guideline Development Parameters summary**
Open Space Zone 2: Private Open Space erf to accommodate open space erven 	**Zoning**	Open Space Zone 2: Private Open Space	Open Space Zone 2: Private Open Space
	Primary Uses	Private open space, conservation usage, transmission tower, rooftop base station, filming.	Private open space, conservation usage, transmission tower, rooftop base station, filming.
	Consent Uses	Cemetery, wall of remembrance, camping site, 4x4 route, boat launching facility, racing track.	N/A

Portions 88-90			
The Proposal	**Relevant Municipal Zoning Parameters**		**Proposed Architectural Guideline Development Parameters summary**
Transport Zone 2: Roads to accommodate the public roads within the development	**Zoning**	Transport Zone 2: Roads	Transport Zone 2: Roads
	Primary Uses	Public street, Private road, Public parking, Private parking.	Public street, Private road, Public parking, Private parking.
	Consent Uses	Any use determined by the municipality.	N/A
c. Definitions	**Home occupation,** means the practicing of an occupation or trade, or the conducting of an enterprise from a dwelling unit by one or more occupants of the dwelling unit and his or their assistants, provided that the dominant use of the dwelling unit concerned shall remain for the living accommodation of a single family, and the provisions pertaining to home occupation in this Development Management Scheme are adhered to; **Shop,** means premises used for the retail sale of goods and services individually or in relatively small quantities to the public, and includes a retail concern where goods which are sold in such a concern are manufactured or repaired, provided that the floor space relating to such manufacturing or repairs shall not comprise more than one third of the floor space of the shop, and provided further that ''shop'' does not include an industry, a service trade, a motor repair garage, a service station, a restaurant, an adult entertainment enterprise, a bottle store or an industrial hive, and if such uses occur on the same land unit as a shop, they shall be regarded as separate uses subject to the relevant separate land use provisions; **Tourist facilities,** means amenities for tourists or visitors such as lecture rooms, restaurants, gift shops, restrooms or recreational facilities, conference facilities, reception facilities and market, but does not include a hotel or overnight accommodation;		

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.**

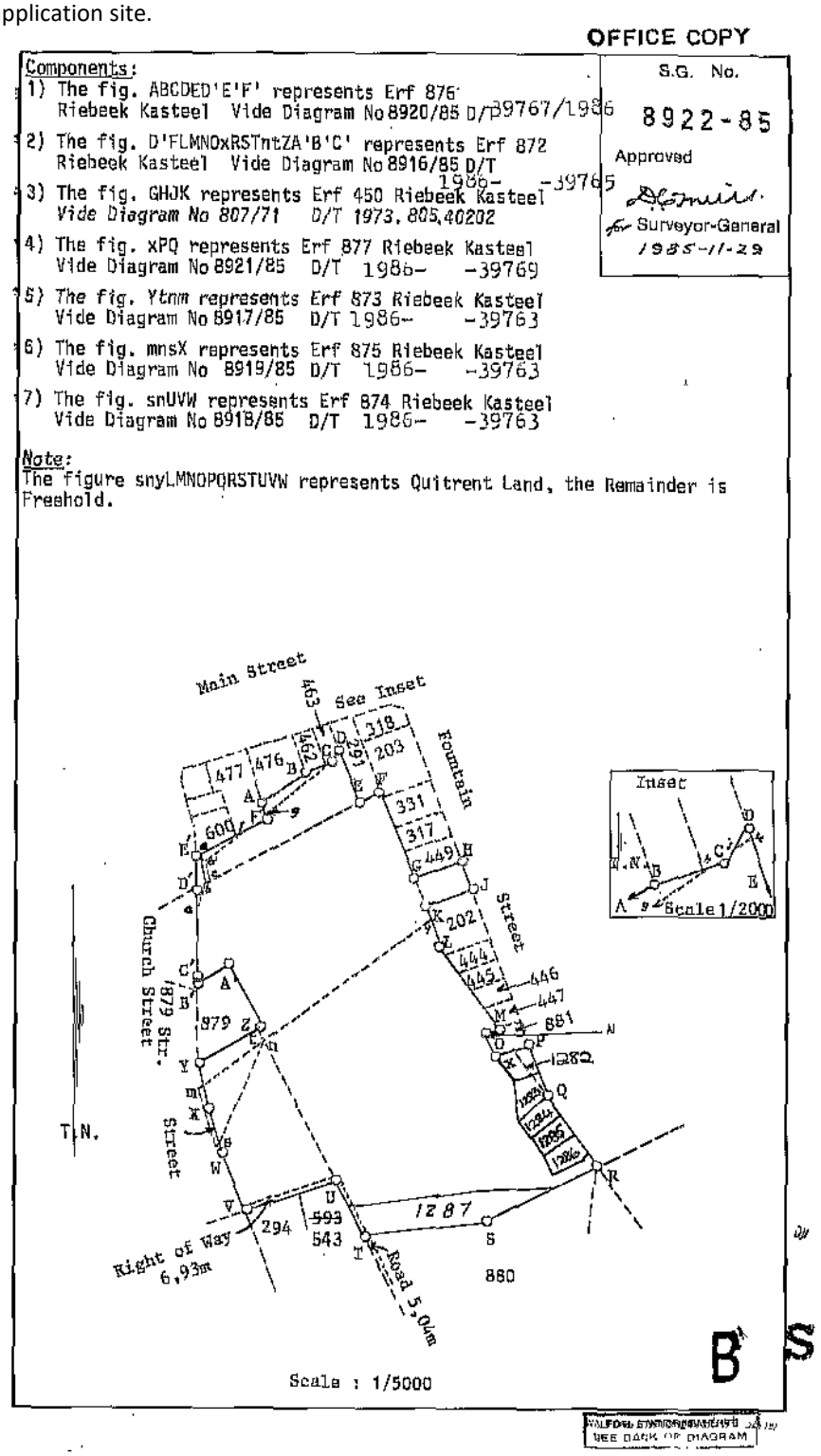
3. Site Information

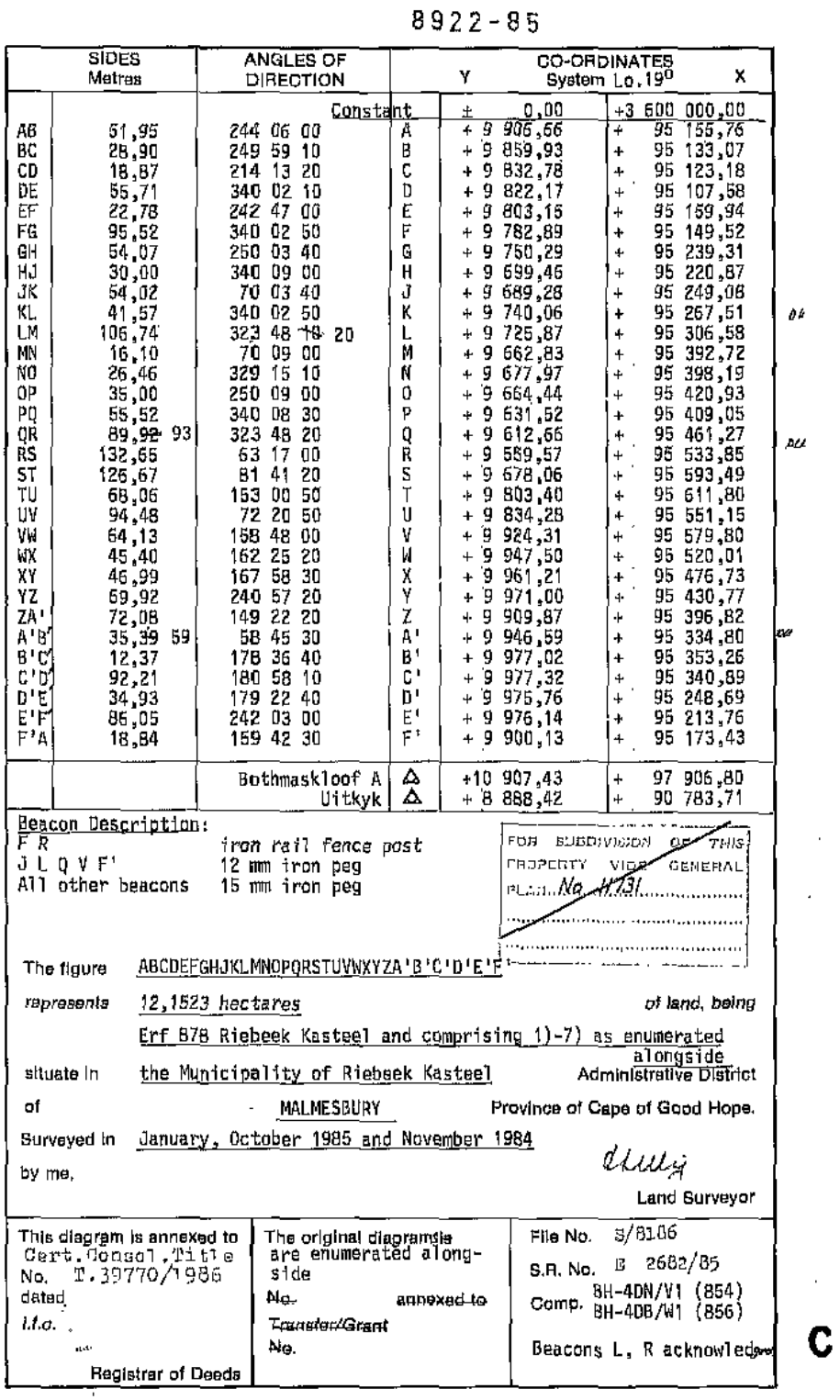
a. Property Description

Refer to **Annexure E** for the SG Diagram and **Annexure C** for the Title Deed

Property	Extent	Title Deed	Registered Owner
Erf 878, Riebeek Kasteel	SG: 121523m² Title Deed: 104948m² Cadastral Plans: 111272m² / 110847m² Our plans: 110795m² based on surveyed topography plan.	T7584/2010	Huguemont Trust

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





8922-85

	SIDES Metres	ANGLES OF DIRECTION		Y	CO-ORDINATES System Lo.19^0 X
			Constant	± 0,00	+3 600 000,00
AB	51,95	244 06 00	A	+ 9 906,66	+ 95 155,76
BC	28,90	249 59 10	B	+ 9 859,93	+ 95 133,07
CD	18,87	214 13 20	C	+ 9 832,78	+ 95 123,18
DE	55,71	340 02 10	D	+ 9 822,17	+ 95 107,58
EF	22,78	242 47 00	E	+ 9 803,15	+ 95 159,94
FG	95,52	340 02 50	F	+ 9 782,89	+ 95 149,52
GH	54,07	250 03 40	G	+ 9 750,29	+ 95 239,31
HJ	30,00	340 09 00	H	+ 9 699,46	+ 95 220,87
JK	54,02	70 03 40	J	+ 9 689,28	+ 95 249,08
KL	41,57	340 02 50	K	+ 9 740,06	+ 95 267,51
LM	106,74	323 48 ~~18~~ 20	L	+ 9 725,87	+ 95 306,58
MN	16,10	70 09 00	M	+ 9 662,83	+ 95 392,72
NO	26,46	329 15 10	N	+ 9 677,97	+ 95 398,19
OP	35,00	250 09 00	O	+ 9 664,44	+ 95 420,93
PQ	55,52	340 08 30	P	+ 9 631,52	+ 95 409,05
QR	89,~~92~~ 93	323 48 20	Q	+ 9 612,66	+ 95 461,27
RS	132,65	63 17 00	R	+ 9 589,57	+ 95 533,85
ST	126,67	81 41 20	S	+ 9 678,06	+ 95 593,49
TU	68,06	153 00 50	T	+ 9 803,40	+ 95 611,80
UV	94,48	72 20 50	U	+ 9 834,28	+ 95 551,15
VW	64,13	158 48 00	V	+ 9 924,31	+ 95 579,80
WX	45,40	162 25 20	W	+ 9 947,50	+ 95 520,01
XY	46,99	167 58 30	X	+ 9 961,21	+ 95 476,73
YZ	69,92	240 57 20	Y	+ 9 971,00	+ 95 430,77
ZA'	72,08	149 22 20	Z	+ 9 909,87	+ 95 396,82
A'B'	35,~~39~~ 59	58 45 30	A'	+ 9 946,59	+ 95 334,80
B'C'	12,37	178 36 40	B'	+ 9 977,02	+ 95 353,26
C'D'	92,21	180 58 10	C'	+ 9 977,32	+ 95 340,89
D'E'	34,93	179 22 40	D'	+ 9 975,76	+ 95 248,69
E'F'	86,05	242 03 00	E'	+ 9 976,14	+ 95 213,76
F'A	18,84	159 42 30	F'	+ 9 900,13	+ 95 173,43
		Bothmaskloof A	△	+10 907,43	+ 97 906,80
		Uitkyk	△	+ 8 888,42	+ 90 783,71

Beacon Description:

F R — iron rail fence post
J L Q V F' — 12 mm iron peg
All other beacons — 15 mm iron peg

FOR SUBDIVISION OF THIS PROPERTY VIDE GENERAL PLAN No. 4731

The figure ABCDEFGHJKLMNOPQRSTUVWXYZA'B'C'D'E'F'

represents 12,1523 hectares of land, being

Erf 878 Riebeek Kasteel and comprising 1)-7) as enumerated alongside

situate in the Municipality of Riebeek Kasteel Administrative District

of MALMESBURY Province of Cape of Good Hope.

Surveyed in January, October 1985 and November 1984

by me,

Land Surveyor

This diagram is annexed to Cert. Consol. Title No. T.39770/1986 dated

I.f.o.

Registrar of Deeds

The original diagram is enumerated alongside

~~No.~~ annexed to ~~Transfer/Grant~~ ~~No.~~

File No. S/8106

S.R. No. B 2682/85

Comp. BH-4DN/W1 (854) BH-4DB/W1 (856)

Beacons L, R acknowledged

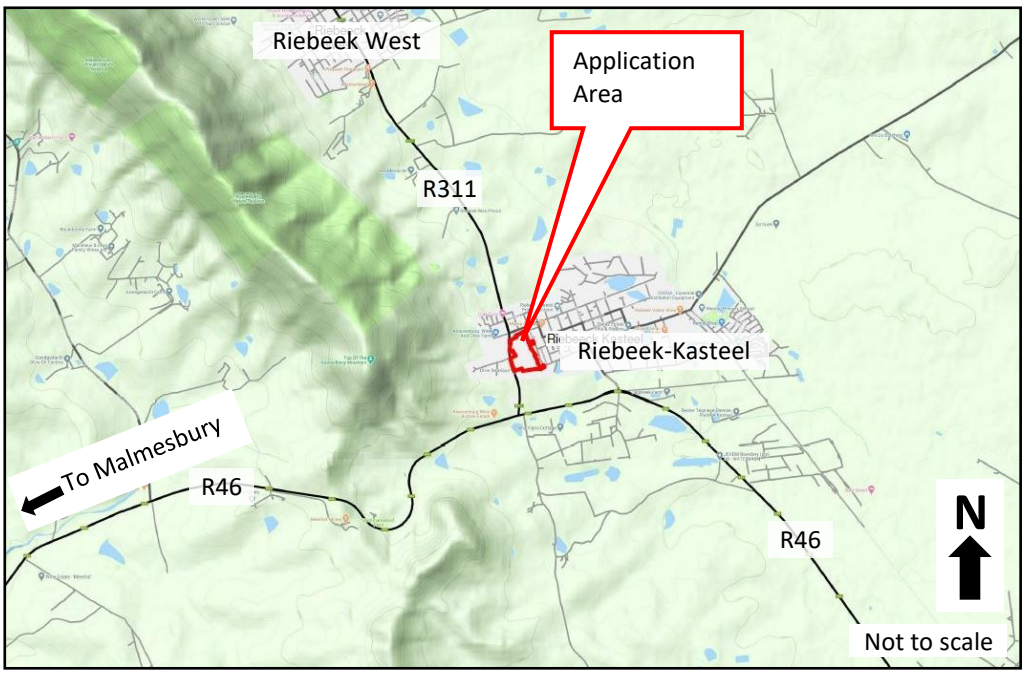
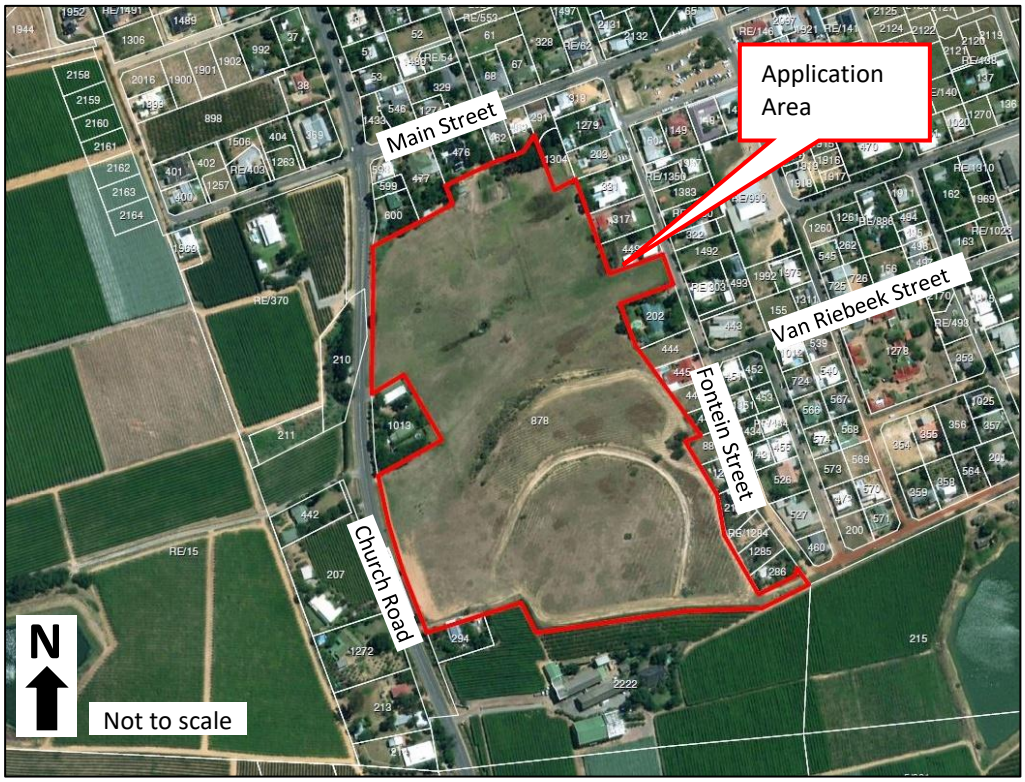
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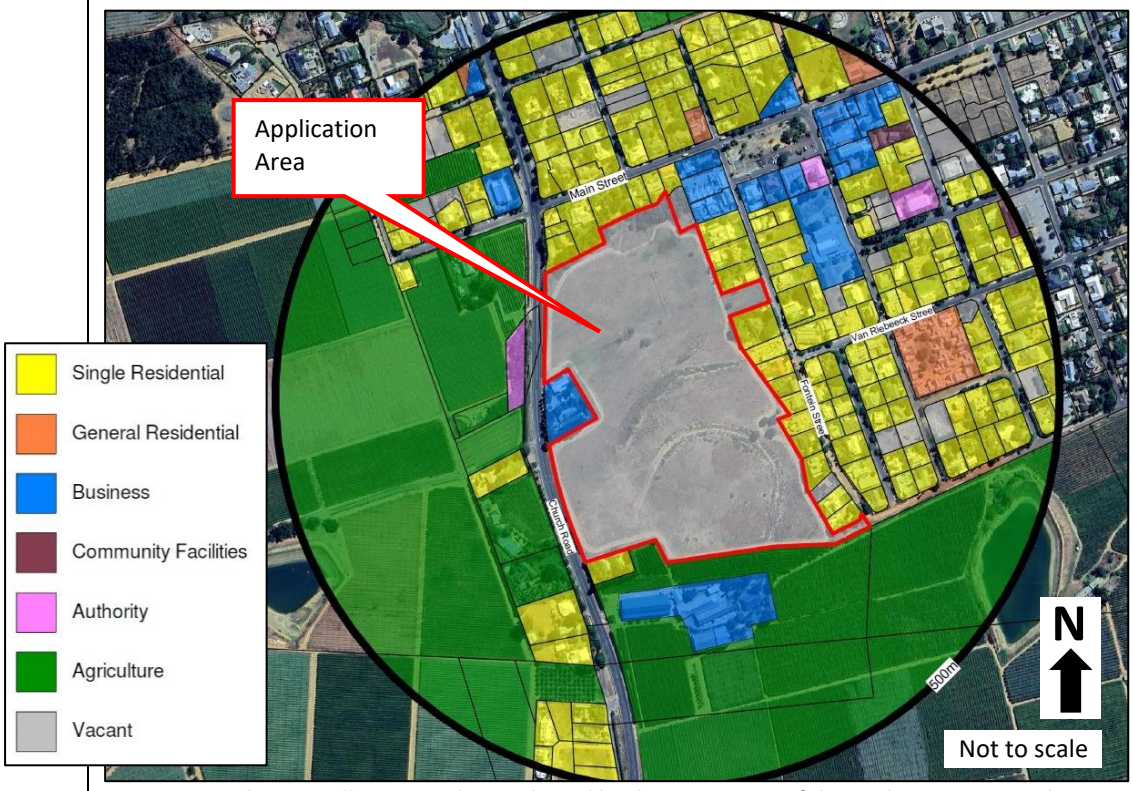
Figure 4: Extracts of the Surveyor General Plan for the application site

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

SG: 121523m²
Title Deed: 104948m²
Cadastral Plans: 111272m² / 110847m²
Our plans: 110977m² based on topography plan DWG.

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

b. Location: Refer to **Annexure F** for the locality plans.	**Regional Context:** Within the regional context, the application area is located within the town of Riebeek Kasteel, and approximately 22.5km northwest of Malmesbury and 5km south of Riebeek West.  **Figure 5: Locality Plan – Regional Context**
	Local Context: Within the local context, the application area is located on the south-western side of Riebeek Kasteel town and between Church Road (R311) and the existing single residential erven along Fontein Street and southwest of the the CBD. The application area currently obtains access from Fontein Street to the east of the application area.  **Figure 6: Locality Plan – Local Context**

c. Land Use: Refer to **Annexure H** for the Land Use Plan.	The land-use of the application area is vacant. The surrounding properties include single residential dwellings, business, general residential dwellings, agriculture and authority uses. The proposal for a mixed-use development is considered consistent with the land use of the area and also complementing to the existing Riebeek Kasteel town.  **Figure 7: Google Image illustrating the residential land-use activities of the application area and surrounding properties**
d. Zoning: Refer to the Extract of the zoning map attached as **Annexure G**	The application area is zoned Agricultural Zone 1. The surrounding properties are zoned Residential Zone 1, General Residential Zone 2 and 3, Agricultural Zone 1, Authority Zone and Business Zone 1. The proposal for subdivision and rezoning is consistent with the zoning of the area.  **Figure 8: Zoning map**

e. Laws and policies relevant to the consideration of the application and forward planning and land use documents

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 (amended May 2026)
- Swartland Spatial Development Framework, 2023 – 2027

Integrated Urban Development Framework, 2016 - 2019

The Integrated Urban Development Framework (IUDF) sets out the policy framework for transforming and restructuring South Africa's urban spaces, guided by the vision of creating 'liveable, safe, resource-efficient cities and towns that are socially integrated, economically inclusive and globally competitive, where residents actively participate in urban life'.

The predominant aims are as follows:

Integrated sustainable human settlements: Cities and towns that are liveable, integrated and multifunctional, in which all settlements are well connected to essential and social services, as well as to areas of work opportunities.

- Efficient land governance and management: Cities and towns that grow through investments in land and property, providing income for municipalities, which allows further investments in infrastructure and services, resulting in inclusive, multi-functional urban spaces.
- Inclusive economic development: Cities and towns that are dynamic and efficient, foster entrepreneurialism and innovation, sustain livelihoods, enable inclusive economic growth, and generate the tax base needed to sustain and expand public services and amenities.

West Coast District Municipality IDP 2022 - 2027

The vision of the West Coast District Municipality IDP is to guide development towards the "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 2022-2027 (amended May 2026)

The purpose of the Swartland Municipality IDP 2026 informs the municipality's budget and prioritises projects as per the needs of the communities. It is considered one of the important planning and management tools modern-day municipalities have. From this document the following extracts are valued to contribute towards this application:

LAND REQUIREMENTS

Land requirements for future settlement development are tabulated below:

WARDS	**12**
Land Required for:	**Riebeek Kasteel**
Subsidized housing	41ha
Affordable housing	30.6ha
Private housing	100ha
Total land required: 5 years	23.1ha
Total land required: 20 years	171.6ha
Land as per SDF	59.5ha
Shortfall	112.1ha

LAND SUPPLY AND SETTLEMENT FORM

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

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

DEVELOPMENT PROPOSALS PER SWARTLAND SETTLEMENT:

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

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

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

Swartland Spatial Development Framework, 2023 – 2027

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

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

4.1.2 Land Demand

Additional land required in Swartland urban areas

WARDS	**12**
Land Required for:	**Riebeek Kasteel**
Private housing	100ha

4.2 Land Supply

4.2.1 Settlement Form and Function

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

Proposed densification targets for Swartland settlements

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

Settlement From: Restructuring and Integration

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

5.8.1 Riebeek Kasteel

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

SPACE, BUILT			
	Elements	**No.**	**Proposals**
Change	Residential	55	Increase density by 2027 from the current 8.2 units per hectare to 8.5 units per hectare in Riebeek Kasteel.
		56	The low-density rate preserves the unique identity and character of Riebeek Kasteel. Higher residential developments and mixed uses should be encouraged along activity streets in the town.
	Commercial	63	Support development of CBD and secondary nodes and neighbourhood commercial facilities.
Develop	Residential	72	Provide 171.7ha in Riebeek Kasteel for future growth over next 20 years, of which 67.3ha is vacant land as identified per Vacant Land Audit.
		75	Provide adequate land for different housing topologies.
		76	Provide and support development of housing for retirees.
		82	Allow for minimum subdivision size of single residential erven of 500m² and rural living erven in identified zones of 1000m² and 2000m² respectively.

LAND USE ZONE PROPOSALS FOR RIEBEEK KASTEEL

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

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

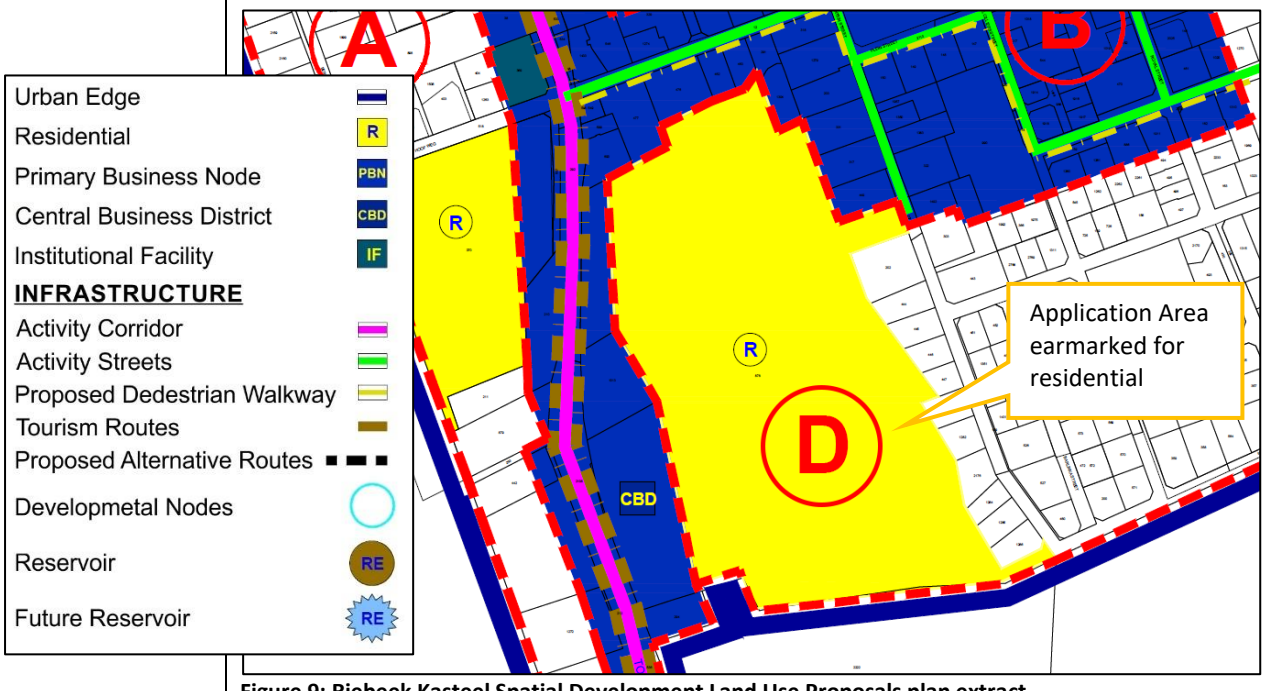


Figure 9: Riebeek Kasteel Spatial Development Land Use Proposals plan extract

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

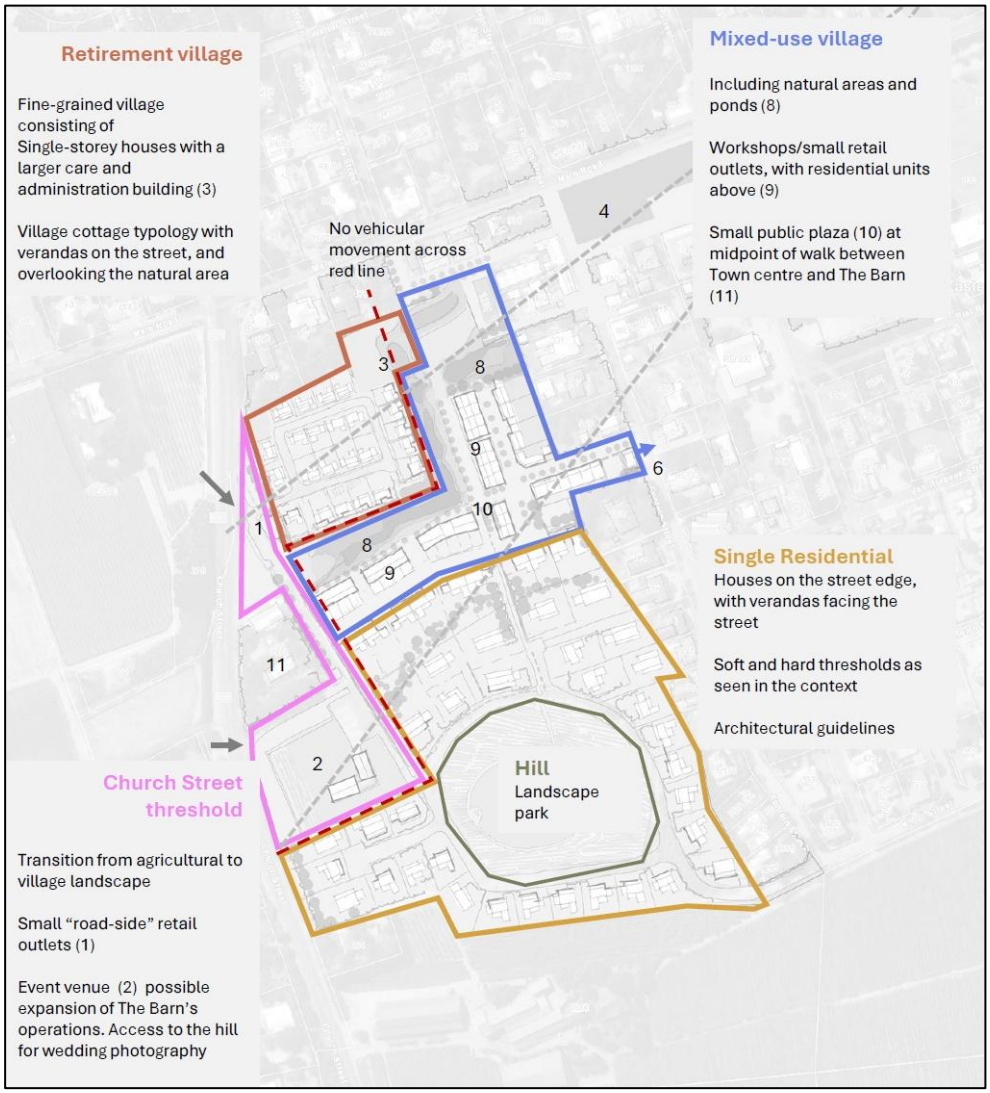
f. Urban Design **Refer to** Annexure P	A revised Urban Design Masterplan for Erf 878 Riebeek Kasteel was prepared by the Urban Designer, Etienne Britz in response to the comments from Heritage Western Cape and working with the Riebeek Valley Ratepayers Association. The above Masterplan was informed by the following: • Alignment of the existing town grid pattern • Alignment with the character of the town and existing land-uses • Enhancing the approach appearance by creating transitional uses from Church Road toward the existing town and from the hill to towards Main Street The Urban Design Masterplan also reflects pedestrian movement linking the existing Barn restaurant with the historic town and the creating pedestrian route via the hill towards the Barn / town link. Implementing the informants and concepts resulted to a product of a rural to village transitional threshold area, a retirement village, mixed uses, single residential and an open space system, all on a low density scale as reflected in the following extract from the urban design masterplan:  **Figure 10: Urban Design precincts extract** The masterplan for the precinct is reflected here-below:



Figure 11: Urban Design Masterplan extract

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, small craft retail, with residential units above
9. Retirement village: Fine-grained, single-storey
10. Care unit and admin: double storey, landmark position on wetland & public open space
11. Pedestrian walkway
12. Upper retention pond system & fountain: wetland plants
13. Fontein street link
14. Parking for mixed-use buildings: paved parking under trees or pergolas
15. New vehicular access for Mixed-use residential precinct and single residential units
16. Single residential houses
17. Improved vehicular access for single residential houses and public hill access
18. Hill park: Renosterveld, public path and benches, olive trees to create landscape buffer
19. Hill houses
20. Events and Wedding venue
21. The Barn; Existing F&B retail
22. Roadside retail
23. Left-in access from Church street
24. Access from Church street for events and wedding venue, The Barn, and roadside retail. No through access to Fontein street
25. Parking

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



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

RETIREMENT VILLAGE

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



MIXED-USE RESIDENTIAL

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



SINGLE RESIDENTIAL

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

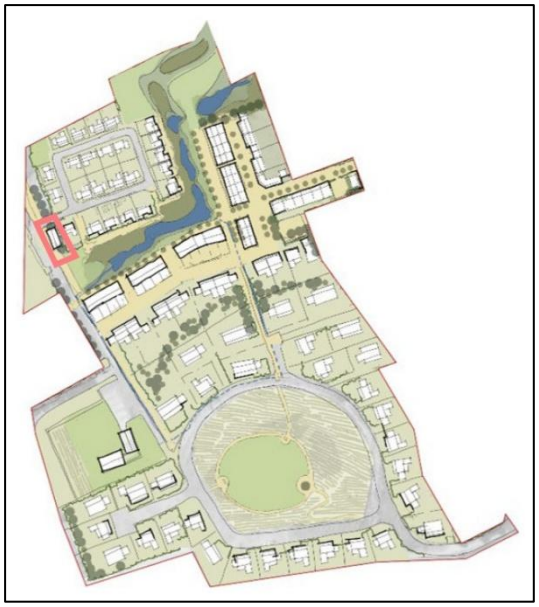
The architectural approach draws inspiration from local traditions yet allows for contemporary interpretation within the vernacular, ensuring new homes contribute to both the evolving character and the enduring identity of Riebeek Kasteel. Area and visual sensitive height restrictions are specifically proposed due to the hillside topography.



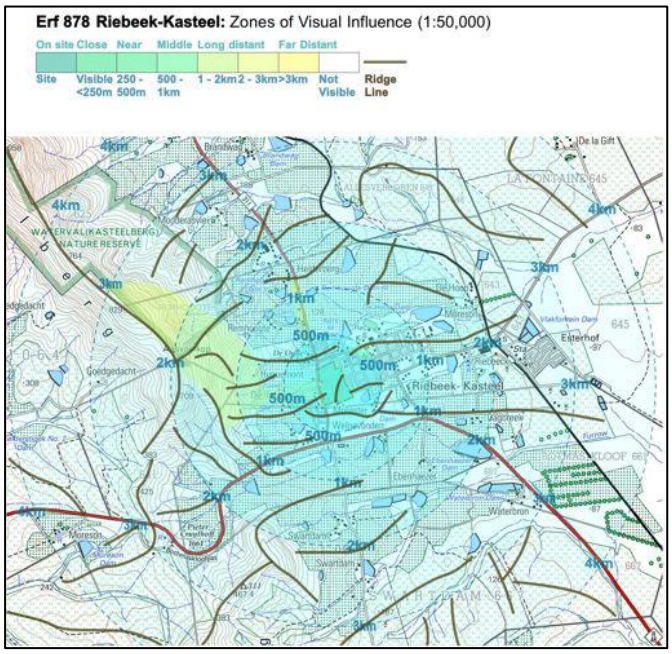
EVENTS & WEDDING VENUE

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



	RETAIL Limited retail is proposed along Church Street in the form of a farmstall typology. These small-scale outlet is designed to reflect the rural character of the area.   In conclusion, this proposal will ensure integration with the existing village and not only fit in with the existing character but will enhance the character of the village.
g. Architectural Guidelines Refer to **Annexure L**	Architectural Guidelines have been compiled for the proposed development by Grow Architecture, dated September 2026 as summarised below: ***"2.1 The Design Philosophy*** *The quaint and culturally rich town of Riebeek Kasteel is a canvas of historical architecture, picturesque landscapes, and rural charm. As new developments emerge, it's imperative to ensure that these structures seamlessly integrate into the fabric of this unique setting, honouring the town's heritage and the hinterland's cultural richness. The following broad principles are offered in respect of the developer's vision for place-making, architectural character, boundary considerations, surface aesthetics, and landscaping for a harmonious evolution within Riebeek Kasteel.* ***Place-Making Principles and Siting of Structures:*** *The ethos guiding the development aligns with an appreciation for the existing farmsteads, rural precincts and historic town / town centre. Encouraging smaller footprint development clusters over spread-out and linear arrangements sets the tone for cohesive integration into the landscape. The sensitivity to scenic route interfaces is pivotal, demanding a careful placement and setback of new structures to maintain the visual integrity of these routes.* *Sloping sites require a delicate balance between development and landscape integration. Respectful adherence to ground contours and constraints on structures above specific contour levels are vital to prevent visual disruptions. Moreover, strict controls on the extent of cut and fill ensure that building platforms maintain the site's natural topography.* *The guidelines emphasize adherence to established development parameters regarding zoning, building lines, coverage, and floor factor. Any deviation from these norms must be justified through thoughtful motivation, ensuring a balanced approach to new construction. Careful consideration of orientation, proximity to scenic routes, neighboring properties, and the site's topography serves as the guiding principle in the placement of proposed structures.*

	The concept of "genius loci" underlines the guidelines, emphasizing design homogeneity that respects the rich cultural heritage of the hinterland. Striking this balance is key to ensuring that the new developments blend seamlessly into the existing landscape, maintaining the unique character of Riebeek Kasteel. It should be noted that it is not the intention of this development to be implemented as a plot and plan type approach. Each component of the development should be carefully designed and considered, based on the merits of the site specific opportunities. **Architectural Design Parameters summary** • **Boundary Walls:** Street-facing walls and side walls up to the facade line are limited to 1.2m in height, using plastered, white-painted masonry or simple steel infill panels. Lateral boundary walls between properties may be solid masonry up to 1.8m, while service yard walls may reach 2.1m with standard masonry columns. • **Retaining Wall Limitations:** Retaining walls are capped at 1.2m vertical height per tier from natural ground level, set back 0.8m minimum, and require mandatory planting between consecutive tiers. • **Topography and Cut/Fill Limits:** Buildings must align with natural contours, restricting ground cut or fill to 1.2m from natural ground level and prohibiting earthworks within 1.0m of property boundaries. • **Building Plan Form:** Core structures must feature simple orthogonal barn forms arranged parallel to the street boundary, with individual primary core volumes restricted to a maximum size of 150m² per volume. • **Core Building Dimensions:** Primary core buildings must have a width between 5m and 7.5m, terminating in symmetrical gables or hipped ends to align with local vernacular styles. • **Secondary Structures and Garages:** Secondary structures cannot exceed 50% of the roof plan or 4.5m in width, while single or double garages are capped at 6.5m width with a 1.0m setback. • **Driveway Specifications:** Driveways are restricted to a maximum width of 6.0m and must use natural aggregate pavers or charcoal cobbles, incorporating two 110mm PVC service sleeves underneath. • **Roof Form and Materials:** Core roofs require double-pitched symmetrical shapes (25°–40°) or flat roofs (<10°), utilizing dark charcoal steel sheeting or dark grey flat concrete tiles. • **Wall Finishes and Aesthetics:** Wall construction must be plastered and painted masonry in natural or earthy tones, permitting dry-pack stone or timber cladding accents while strictly prohibiting facebrick or artificial stone. • **Windows, Doors, and Dormers:** Windows must be vertically proportioned in dark/light grey or white aluminium frames, with subordinate dormer windows permitted up to 1.2m–1.5m maximum width. • **Balconies, Verandahs, and Balustrades:** Verandahs between 1.2m and 3.0m deep are encouraged, while balustrades are limited to timber, plastered masonry, or vertical steel, prohibiting glass, stainless steel, or wrought iron. • **Gates, Awnings, and Pergolas:** Gates must match or be lower than adjacent walls, while awnings must be fully concealed behind fascias with uniform recessive matt finishes and no prefabricated styles. • **Chimneys and Fireplaces:** Fireplaces are encouraged on gable ends, with chimneys designed as symmetrical plastered masonry or charcoal steel flues, explicitly prohibiting round or rotating cowl designs. • **Swimming Pools:** Swimming pools must be fully screened from public view, forbidding above-ground pools, "porta" pools, or street-facing infinity pools. • **Lighting Guidelines:** Private lighting must focus on indirect mood lighting, with motion-sensored security floodlights permitted, while public bollard lighting is capped at 3m height and 3000 Kelvin. • **Services and Signage:** All conduits, air conditioning units, and heat pumps must be concealed from street view, with wind turbines prohibited and building signage limited exclusively to shop facades.

h. Visual Impact Assessment Refer to **Annexure O**	A Visual Impact Assessment was compiled by New World Associates LA and the following recommendations were made: ***"1.1 Summary*** *The proposed development has had a complete overall of its urban design analysis producing a new Site Development Plan (SDP) based on critical heritage design indicators. The scheme now fully integrates its grid and residential areas openly into the town being built around open space. A creative residential village set along a wetland allows live-in artistic commerce while the old shopping area was removed. Much of the site is generally not visible from the town itself but is mostly visible from the R311, an important local heritage route. The visual and aesthetic sensitivity of the area is moderate—high while the anticipated impact on the landscape is high. A series of view cone model views from Church Street shows that the scheme retains intermittent open views/vistas across the field towards the town and church building. Recommendations are made covering the SDP, architecture, scheme name, landscape plan, open space, tree plan, planting, fencing, colouration and maintenance.* ***5 Visual Impact Assessment*** ***5.1 Summary*** *VISUAL IMPACT: The proposed development will have a moderate-high impact on the landscape causing noticeable change to the visual environment. VISIBILITY: The development has mixed high to low visual exposure; moderate-high visual absorption capacity; medium compatibility; and moderate to high visibility from different locations. NATURE OF IMPACT: The development's visual impact has district extent, long-term duration, medium intensity, definite probability, and medium significance on the landscape. RECOMMENDATIONS: are made covering the SDP, architecture, scheme name, landscape plan, open space, tree plan, planting, fencing, colouration and maintenance.* ***5.2.1 Key Issues*** 1. *The site lies on the R311 and is best seen from this major route.* 2. *The site is not easily seen from the town of Riebeek-Kasteel.* 3. *The site is split between a lower/northern portion and an upper/southern portion.* 4. *The historical grid of Riebeek-Kasteel remains intact.* 5. *Ridgelines constrain views of the site from the south and north.* 6. *Land use constrains views of the site from the east/town as does the grid.* ***5.4.1. Visual mapping*** 

5.4.7 VIA Criteria and Assessment

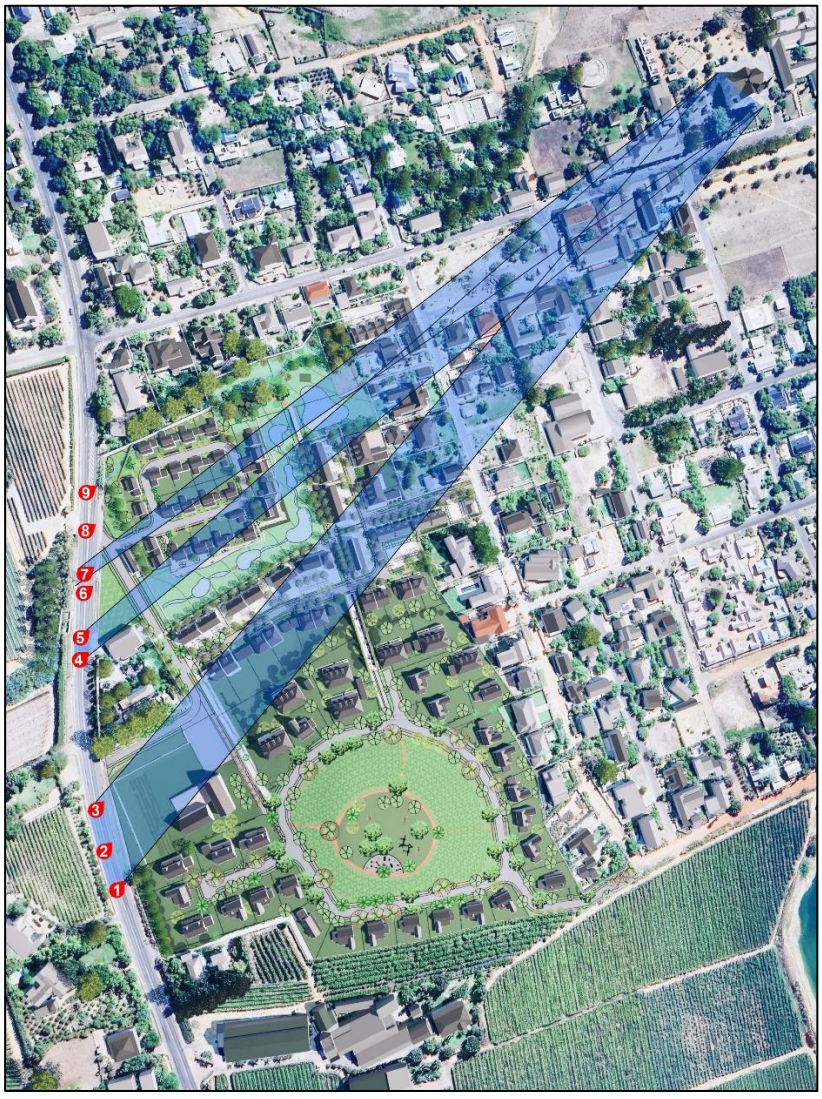
SUMMARY ASSESSMENT—VISIBILITY: The development has mixed moderate to low visual exposure; moderate to high visual absorption capacity; medium compatibility; and moderate to high visibility from different locations.

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

View Cone Series from Church Street

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

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

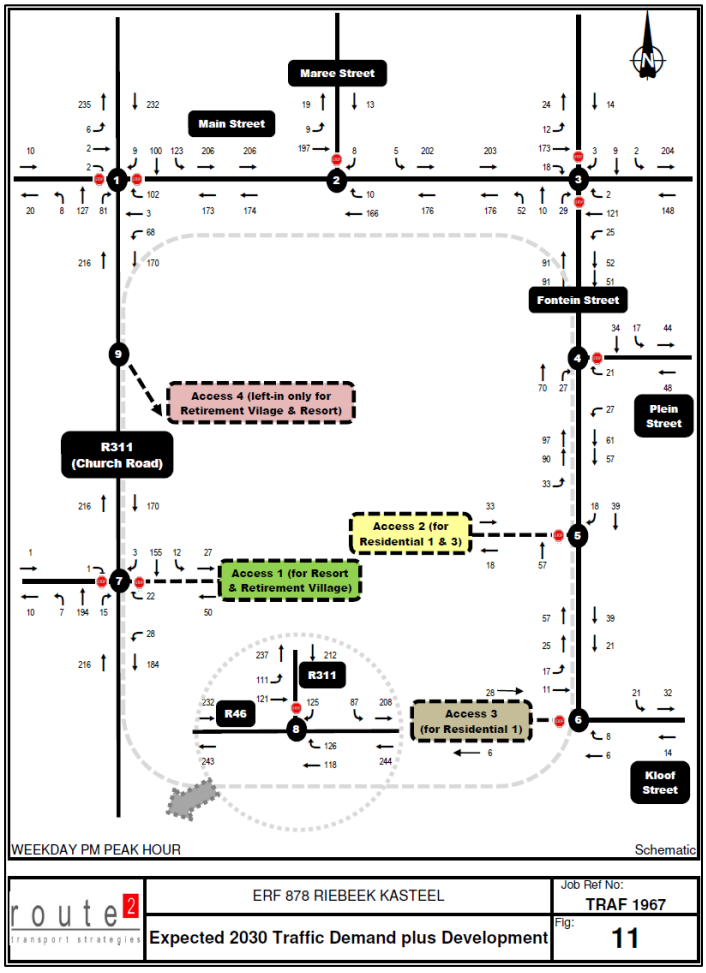


5.6 Planning Phase Impacts

Mitigation Recommendations

1. *Site Development Plan: the new SDP is well integrated to site and town requiring no specific changes except possibly the uppermost ring of houses around the hilltop, which are more contemporary low-slung structures that may be better treated with the more traditional idiom used elsewhere on the site.*
2. *Architecture: The design and layout of buildings is better incorporated with the historic town, however, there are contemporary low-slung buildings on the hilltop that may seem out of place compared with the more traditional idiom used elsewhere.*
3. *Landscape Plan: A Landscape Plan with reference to traditional tree and shrub species is desirable e.g. Oak and Gum trees, popular horticultural species and cultivars.*
4. *Open Space: has been carefully integrated into the core of the design, however:*
    - 4.1. *Guidelines to control the hillside vegetation in private backyards are needed, as these slopes are partly natural renosterveld and should be enhanced.*
5. *Tree Plan: Trees both on-site and adjacent need to be mapped to ensure their conservation and incorporation into the development, including both traditional heritage tree species like oaks, gums and poplars, and indigenous/endemic species like Wild Olive.*
    - 5.1. *Items 5 Tree Plan, 6 Planting, 7 Fencing and 8 Colouration require incorporation into the Landscape Guidelines.*
6. *Planting: There is no need to rigidly adhere to any "indigenous-only" kind of botanical extremism in an urban setting, especially one with strong historic connections. The planting of popular horticultural species and cultivars is acceptable.*
7. *Fencing: Is always a key feature of Architectural/ Landscape detailing as it strongly affects the edge condition. Subtle, well-detailed, traditional fencing options and colours are preferred.*
8. *Colouration: Colouration is a key tool to fitting any development into the landscape. Sage and/or sandy colourations in subtle tones are usually preferable in fynbos/renosterveld locations. As this is a semi-rural/small town context a less strictly natural approach is acceptable.*
    - 8.1. *Natural colouring with sage, light grey and/or sandy hues in subtle tones should be used, with highlights of darker shades of the above around doors, windows, etc.*
    - 8.2. *Unnatural colouring such as brilliant whites, intense blacks, vivid and unnatural reds, greens, browns and blues should be avoided.*
    - 8.3. *A subtle combination of scheme colours needs to be developed that will avoid a mass approach to colouration with a high visual impact.*
9. *Maintenance: Landscape Maintenance, both private and public, including streetscapes, needs to be integrated into the scheme."*

i. Municipal civil engineering services Refer to **Annexure J**	A Civil Services Engineering report was compiled by KLS Consulting Engineers which includes a GLS report and the following conclusions were made. **GLS CONCLUSION** *"The developer of Erf 878 in Riebeek Kasteel may be liable for the payment of a Development Contribution (as calculated by the Swartland Municipality) for bulk water and sewer infrastructure as per Council Policy.* *The water master plan indicated that the proposed development should be accommodated in the existing Riebeek Kasteel reservoir zone. The proposed connection to the existing reticulation system should be made to the existing 200 mm Ø pipe in Fontein Street.* *There is sufficient capacity in the existing Riebeek Kasteel water system to supply the proposed development on Erf 878 with sufficient water pressure and fire flow.* *Riebeek Kasteel has insufficient reservoir storage capacity to accommodate the proposed development and the implementation of master plan items SRkW.B1, SRkW.B2, SRkW.B3, SRkW1.2, SRkW1.3 & SRkW2.1 are proposed in order to augment reservoir storage capacity for Riebeek Kasteel.* *The sewer master plan indicated that the proposed development should be accommodated in the existing Riebeek Valley PS sewer drainage area. The proposed connections to the existing sewer system are to the existing 150 mm Ø outfall sewer in Fontein Street.* *A servitude through Erven 203 and 1304 in favour of Swartland Municipality will have to be registered to allow the northern part of the proposed development to be connected to the existing outfall sewer in Fontein Street.* *The existing sewer reticulation system from Erf 878 to the main outfall sewer in Pieter Cruythoff Avenue has sufficient capacity to accommodate the proposed development. Bulk sewers in Pieter Cruythoff Avenue (from the bottom of Kloof Street towards the railway line) are however at capacity and should be upgraded through the implementation of master plan items SRkS1.2 & SRkS1.3 in order to accommodate the proposed development in Riebeek Kasteel."* **KLS CONCLUSION** *8. CONCLUSION* *This report confirms that Civil Engineering bulk Services are available or could be made available for this development, and that the Subdivision & Rezoning Plan Appendix C, is supported from a Civil Engineering perspective, on the following conditions:* *i) that agreement between developer & the Swartland Municipality is reached in accordance policy, on the value of Development Contribution (bulk water infrastructure) which could be used towards "reservoir infrastructure" (by others)* *ii) that agreement between developer & the Swartland Municipality is reached in accordance policy, on the value of Development Contribution (bulk foul sewer infrastructure) which value could be used towards upgrading of existing bulk infrastructure (in accordance GLS Fig. 3, or portion therefore), by developer* *iii) that the proposed road intersection onto Kerkstraat (at RD2) is approved by the Provincial Roads Authority*
j. Electrical engineering services Refer to **Annexure J**	An electrical services report was compiled by DSV Consulting Engineers and the following extracts summarises the report. ***"3. ELECTRICITY SUPPLY AUTHORITY*** *The area of the proposed development falls within the Eskom Electricity area of supply.* ***4. ELECTRICAL LOAD DESIGN PARAMETERS*** *Energy efficient measures are required to be applied, when creating the permitted buildings to reduce the ADMD (After Diversity Maximum Demand), which will include the installation of energy efficient lighting and water heating systems.*

	Taking the above energy efficient measures into account, the ADMD for the New Development is estimated at 642kVA. *The electricity distribution system will be designed for the anticipated maximum load to avoid the need for future upgrading of the electricity network.* ***5. EXISTING ELECTRICITY SUPPLY INFRASTRUCTURE CAPACITY*** *No existing electricity supply is available on site* • *Eskom has confirmed that the required 642kVA can be made available on the Dagbreek Farmers 2 feeder.* • *The Developer must make provision for 3 off 4 x 5m sites to accommodate the miniature substations.* ***8. CONCLUSION*** *DSV Consulting Engineers has investigated the (needs requirements) of the proposed development.* • *The site is suitable for the intended development from an electricity supply point of view, as the required 642kVA electricity supply can be made available.* • *There currently is fibre infrastructure available in the area, which could be extended to the development."*
k. Traffic Impact Assessment **Refer to** Annexure K	A traffic impact assessment was conducted by Mr. Jac Botha from Route 2 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. The following conclusions and recommendations were made in response to the report:  **Figure 12: Traffic Demand**

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

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

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

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

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

With regards to sight distances the following can be concluded:

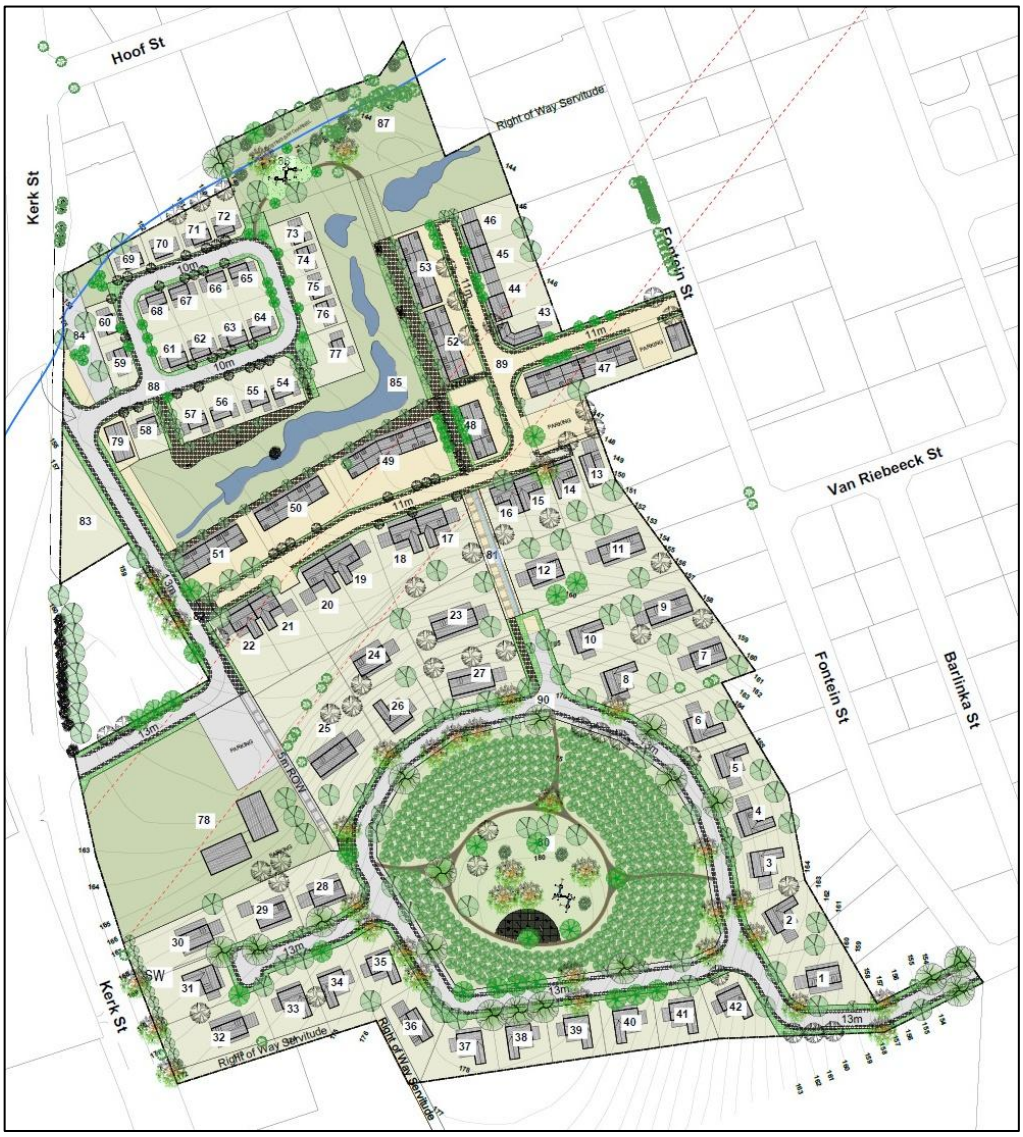
- ***Intersection 2:** >100m westbound & eastbound = sufficient.*
- ***Intersection 5:** >100m northbound & southbound = sufficient.*
- ***Intersection 6:** >100m northbound & eastbound = sufficient.*
- ***Intersection 7:** +/- 75m northbound & >150m southbound = proposed 4-way stop controlled intersection.*

***Table 4** below summarises and concludes the outcomes of this assessment:*

Table 4: Conclusions & Recommendations

Description	***Description***
To be Zoned	*Residential 1-3 & Resort*
Trip Generation (In & Out)	*171 AM & 171 PM (worst-case)*
Latent Rights	*N/A*
Access Roads x3	*1 lane in and 1 lane out*
Emergency Entry & Exit	*Acceptable throughout development.*
Stacking required	*N/A*
Parking to be provided	*In accordance to the Town Planning Scheme*
Refuse removal	*On Site*
Public Transport	*Sufficient*
External Road and /or Intersection Impact	*Minimal although some deterrent for excessive speeds along Church Road (R311) proposed by way of proposed 4-way stop controlled Intersection 7.*
Non-motorised Transport	*Provision of sidewalks throughout the development linking with the Riebeek Casteel Town (CBD).*
Required	*Site Traffic Assessment (STA) with final SDP"*

l. Environmental	An environmental impact assessment is currently being conducted by Messrs Lornay Environmental Consulting in parallel with this land-use planning process whereby interested and affected parties (I&APs) are given the opportunity to raise environmental issues, concerns and impacts identified in terms of NEMA 2014 (as amended).
m. Heritage Assessment	A Heritage Impact Assessment is compiled by the Heritage Practitioners, Bridget O'Donoghue Architect Heritage Specialist Environmental Consultant, whereby this application report and also previous responses from the Provincial Department: Heritage Western Cape are taken into consideration. The Heritage Impact Assessment forms part of the Environmental Assessment. The recommendations of this report will form part of a separate report.

n. Site Development Plan Refer to **Annexure R** for the Site Development Plan	The Site Development Plan was drawn by Grow Architecture with the extract thereof shown here below.  **Figure 13: Site Development Plan extract**

o. Landscape Plan Refer to **Annexure R** for the Landscaping Plan	A landscaping plan was drawn up by JDV Landscape Architects as shown here below.  **Figure 14: Landscaping Plan**

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

Motivation for the application:

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

a. Introduction and background

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

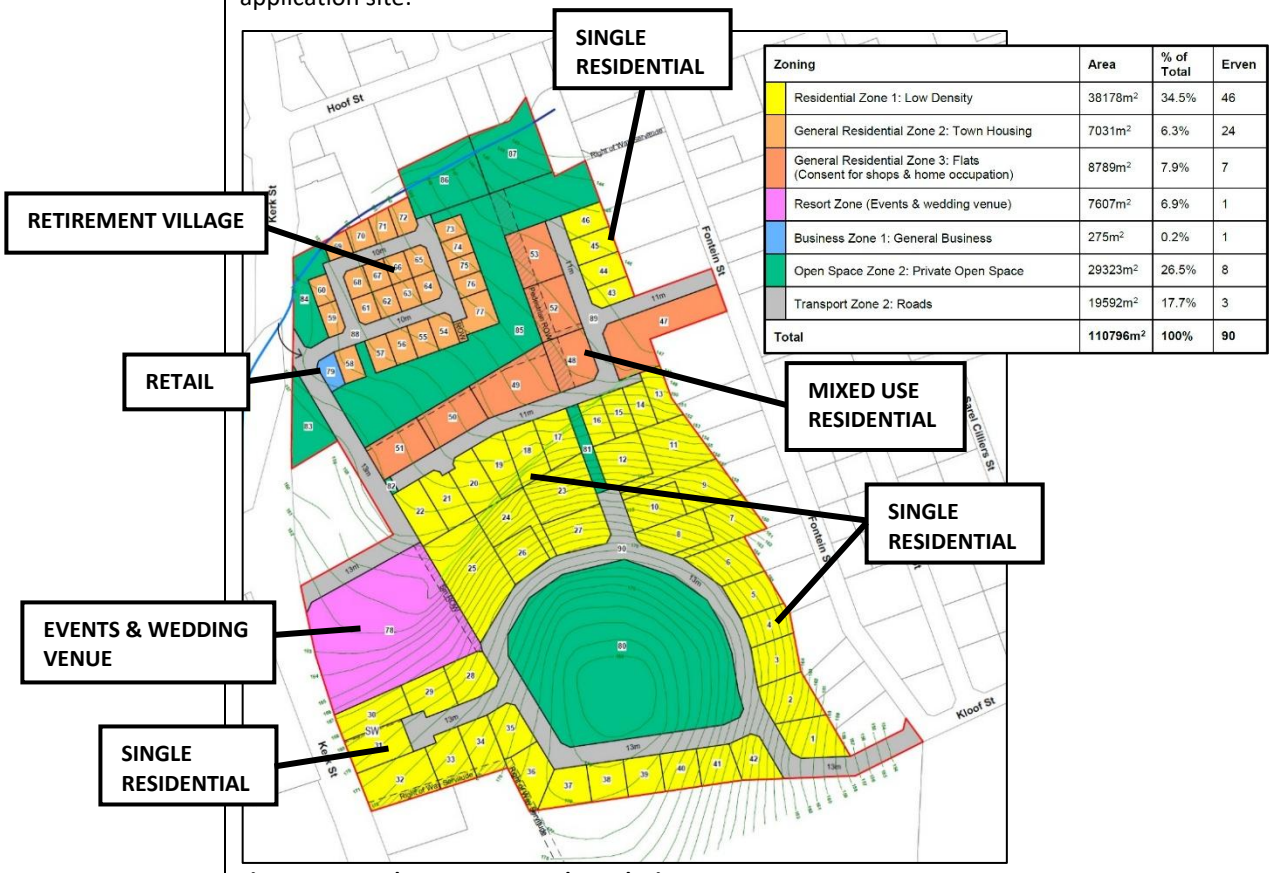
The proposed development for the prominently located Erf 878 Riebeek Kasteel has been informed by a range of professional inputs and design considerations. It incorporates a mix of housing typologies, supported by complementary uses such as limited retail opportunities, a retirement village, and an events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

The design encourages integration and pedestrian linkages between the existing town, the hilltop and the Barn restaurant located on Church Street as can be derived from the Architectural Site Development Plan in Figure 13.The development is envisaged to be implemented incrementally over time, in alignment with the masterplan prepared for the application area.

b. The Proposal

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

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



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**

Figure 15: Development Proposal Typologies

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

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

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

The proposed Development Components

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

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

Internal Road Network

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

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

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

The road layout is designed in such a way to restrict through traffic from the existing town through the development to Church Street.

Erven 54-77 Retirement village



Figure 16: Retirement Village Component

A retirement village is proposed in the north-west section of the application area on subdivided Erven 54-77.

The retirement village consists of an internal 10m road on Erf 88. The erven ranging between 237m^2 and 582m^2 with a total extent of 7031m^2. Erf 77 has an extent of 582m^2 intended to be for a community erf. A right-of-way is proposed over Erf 77 to provide pedestrian access to the private open space.

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

Erf 79: Retail



Retail use is proposed on Erf 79 and is located at the entrance to the retirement village on a 275m^2 erf.

Figure 17: Business Component

Erven 80-87: Communal parks and integrated open space system



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

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

On Erf 85 the existing fountain is located

Erven 84, 86 and 87 contains existing stormwater systems.

Figure 18 Park & Square Component

Proposed Erven 1-46: Single residential dwellings



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

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

This component consists 46 Single Residential erven with extents of between 388m^2 and 2518m^2 with an average single residential erf size of 830m^2 and covering a total extent of 38177m^2.

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

Figure 19 Single Residential Component and proposed architectural style typologies

Erven 47-53: Mixed-use residential



General Residential with small business uses are proposed on the ground floors of Erven 47-53 such as artist workshops, galleries, small craft retail, coffee shops or offices with residential units above. These erven range from 986m^2 to 2082m^2 in size.

This small business mixed use corridor is proposed to inter alia provide a walkable link from the existing business node around Plein Street to Church Road along a landscaped wetland.

Figure 20: Mixed-Use General Residential Component

This application therefore includes consent uses for shops and home occupation. Consent uses are proposed on the general residential zoned erven..

Erf 78: Events and wedding venue



An events and wedding venue is proposed on Erf 78. Erf 78 is on Church Street.

The venue will be designed to resemble a rural traditional farmstead creating a transition from the agricultural surroundings into the village.

All parking is proposed to be accommodated on Erf 78.

Figure 21: Events & wedding venue

c. The Motivation:

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

The Strategic Context and Alignment with Local Planning Policy

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

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

The proposal supports the SDF directives to:

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

ii. **Contribution to Settlement Structure**

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

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

d. Motivation for Proposed Land Uses

i. **Large Residential Erven**

- Responds to a sustained demand for **low-density, village-style living** in Riebeek Kasteel.
- Reflects the **historic cadastral grid pattern** of larger plots accommodating traditional Cape vernacular architecture, gardens, and vineyards.
- Attracts residents seeking lifestyle living while contributing to long-term local economic sustainability.

ii. **Group Housing Component**

- Provides **diverse and more affordable housing typologies** suitable for young families, working professionals, weekend visitors, and downsizing residents.
- Supports the principle of **mixed-income and socially inclusive** neighbourhood development.

	• Creates a walkable connection between the residential neighbourhoods and the historic CBD. iii. **Small Retail Area** • Enhances local economic vibrancy by offering rural, tourist-type retail along Church Road and enhancing the village type character in conjunctions with the existing Barn. • Supports **local entrepreneurs**. iv. **Mixed-Use General Residential and Retail** • A proposed mixed-use corridor will connect the Plein Street business node to Church Road via a pedestrianized, landscaped wetland. This vibrant development will augment the town's character by combining housing, employment, and local arts with boutique retail and coffee shops. • Supports **local entrepreneurs**. v. **Retirement Village** • Addresses the general regional demand for **age-appropriate, secure retirement accommodation** within established rural towns. • Integrates, walkability, social facilities, and connection to open space. • Strengthens the multi-generational character of the town. vi. **Events and Wedding Venue** • Riebeek Kasteel is a **well-established wedding and agri-tourism destination** in the Swartland. • The venue supports tourism, local job creation, and year-round economic activity. **e. Environmental and Spatial Integration** i. **Preservation of Hilltop Open Space** • The highest portions of the site are retained as **private (with controlled public access) and ecological open space**, ensuring: o Protection of significant **viewsheds** and the landmark qualities of the hill; o Provision of recreational walking trails and lookout points. ii. **Wetland and Biodiversity Integration** • The wetland running through the property is planned to be landscaped, managed, conserved and enhanced as a **green-blue ecological corridor**. • The open space system provides: o Stormwater attenuation and sustainable drainage; o Habitat protection for flora and fauna; o Opportunities for environmental education and passive recreation. iii. **Sustainable Design Response** • Landscaping makes use of **waterwise indigenous planting** to enhance biodiversity and reduce water demand. • Built form guidelines will promote: o Low building heights, o Traditional development character, o Colour palettes harmonious with Riebeek Kasteel's heritage character. iv. **Integration with the Historic CBD** The development strengthens Riebeek Kasteel's urban fabric by: • Providing direct pedestrian and limited vehicular links into the **historic CBD**; • Reinforcing existing economic activity through additional foot traffic and new local residents;

- Ensuring the architectural language of new buildings respects the **vernacular Cape Winelands character**;

v. **Heritage and Cultural Sensitivity**

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

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

f. Socio-Economic Benefits

Job Creation

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

Economic Stimulation

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

Housing Diversity

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

Opportunities of the Application Area

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

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

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

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

g. The density compatibility of the development proposal

The density compatibility is illustrated in **Figure 22** below, showing that the existing residential erven surrounding the application area are aligned with the erf ranges proposed of between approximately 400m^2 and 2500m^2 erven.

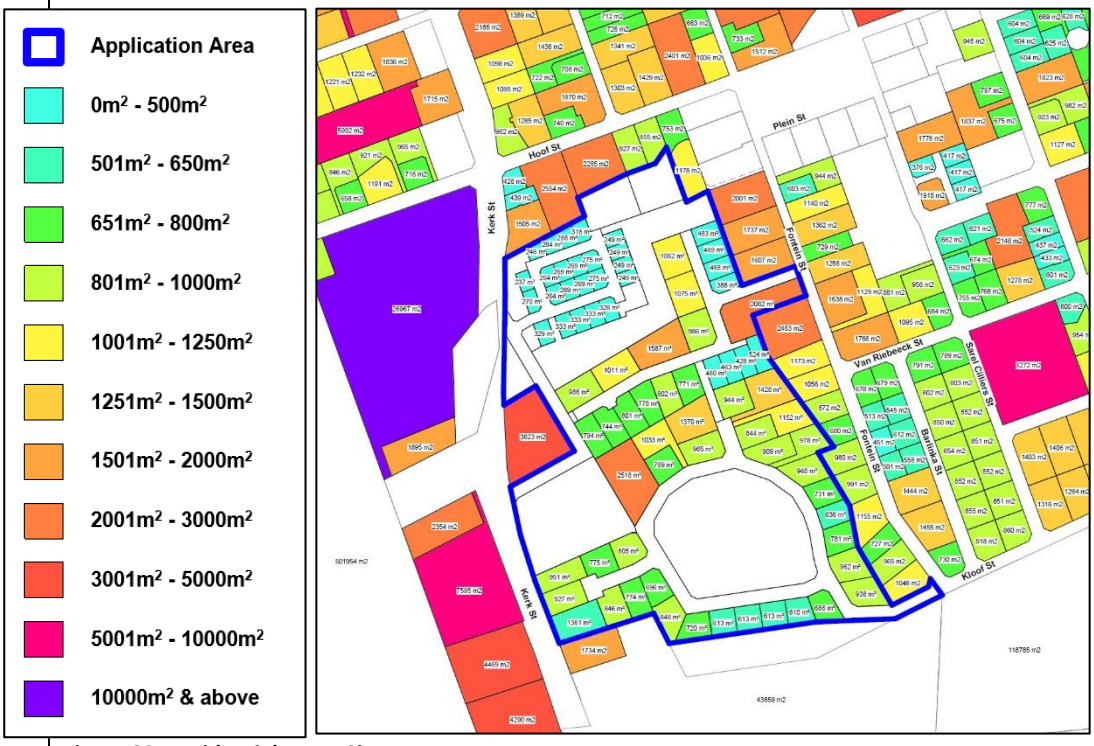


Figure 22: Residential Erven Sizes

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

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

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

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

<u>Town Planning Parameters</u>

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

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

The following departures are proposed:

- Departure to relax the coverage of Residential Zone 1: Low Density erven, Portions 1-46, from 50% to 60%.
- Departure to relax the street building line of Residential Zone 1: Low Density erven, Portions 1-12 & 23-42 from 4m to 2m as illustrated in the following sketch:

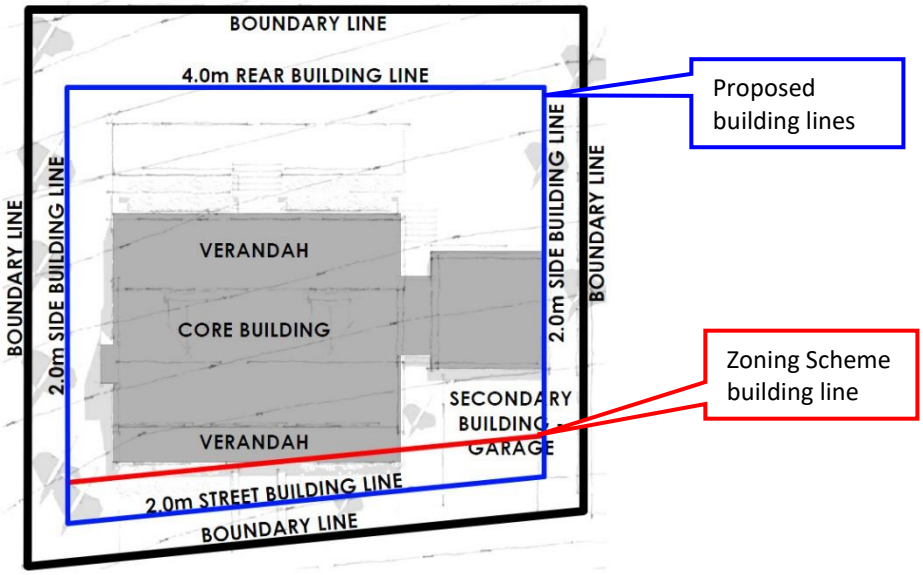


Figure 23: Residential Zone 1 building line departures on Portions 1-12 & 23-42 illustration

- Departure to relax the street building line of Residential Zone 1: Low Density erven, Portions 13-22 & 43-46 from 4m to 0m as illustrated in the sketch below:
- Departure to relax the side building lines of Residential Zone 1: Low Density erven, Portions 13-22 & 43-46 from 1.5m to 0m for one side boundary and 1m for the opposing boundary as illustrated in the following sketch:

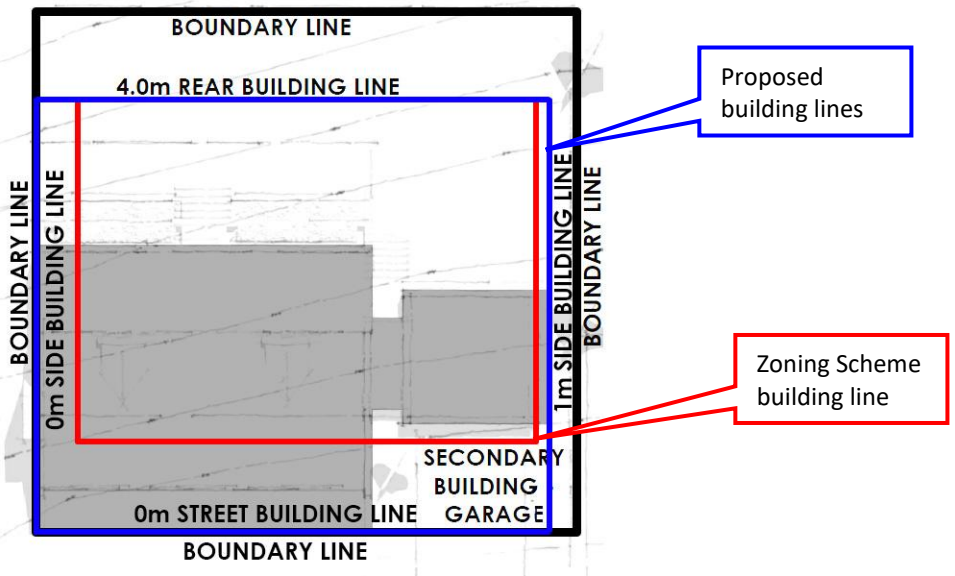


Figure 24: Residential Zone 1 building line departures on Portions 13-22 & 43-46 illustration

- Departure to relax the external building lines of General Residential Zone 2: Town Housing erven, Portions 54-58 & 73-77 from 2m to 0m.

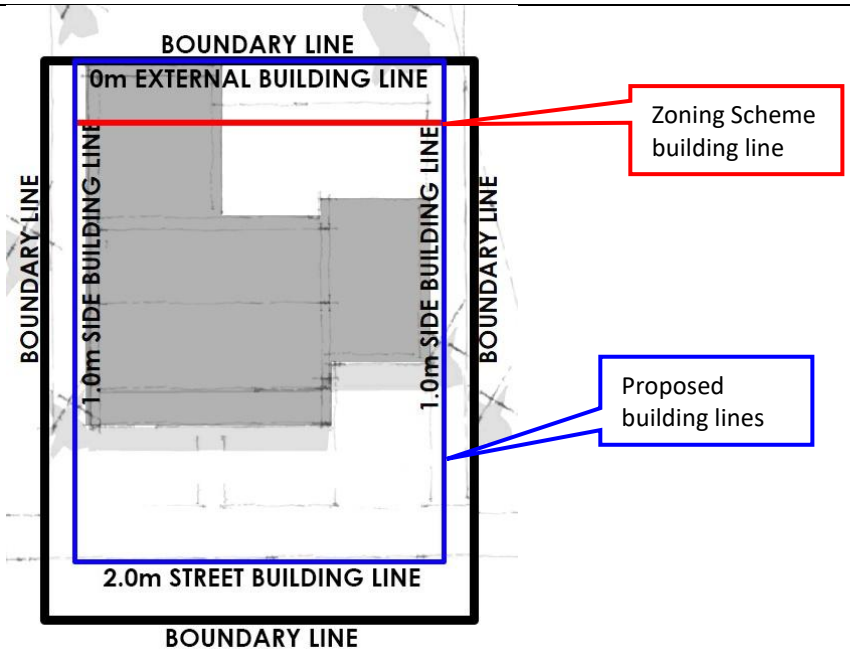


Figure 25: General Residential Zone 2 on Portions 54-58 & 73-77 illustration

- Departure to relax the parking requirement of the General Residential Zone 2: Town Housing erven, Portions 54-77, from 2 bays per dwelling unit to 1 bay per dwelling unit.
- Departure to allow for a clubhouse on General Residential Zone 2: Town Housing erf, Portion 77.
- Departure to relax the coverage on General Residential Zone 3: Flats erven, Portions 47-53 from 40% to 70%.
- Departure to relax the side building lines on General Residential Zone 3: Flats erven, Portions 47-53 from 5m to 0m as illustrated in Figures 26 & 27 below:
- Departure to relax the street building line on General Residential Zone 3: Flats erf, Portion 47 from 5m to 1m as illustrated in the following sketch:

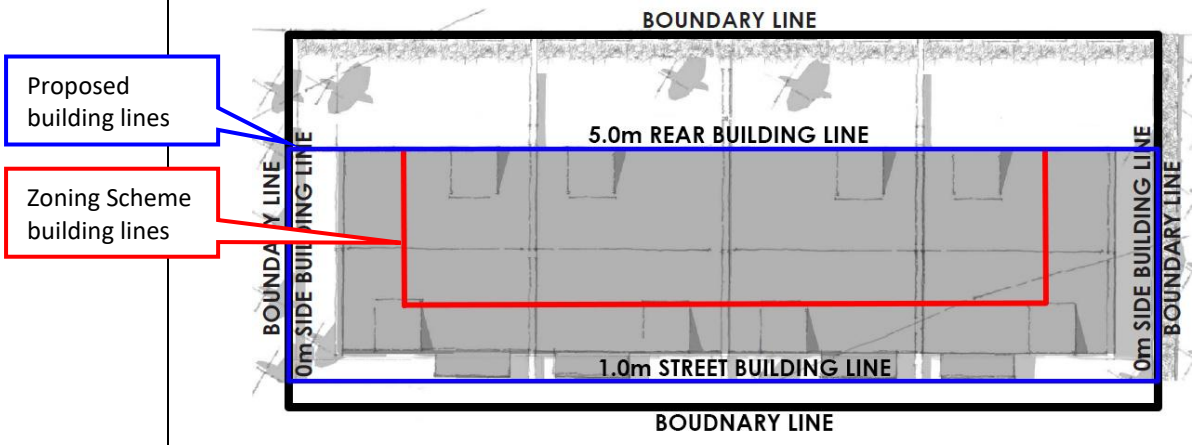


Figure 26: General Residential Zone 3 building line departures illustration on Portion 47

Departure to relax the rear building line on General Residential Zone 3: Flats erven, Portions 48-53 from 5m to 1m as illustrated in the following sketch:

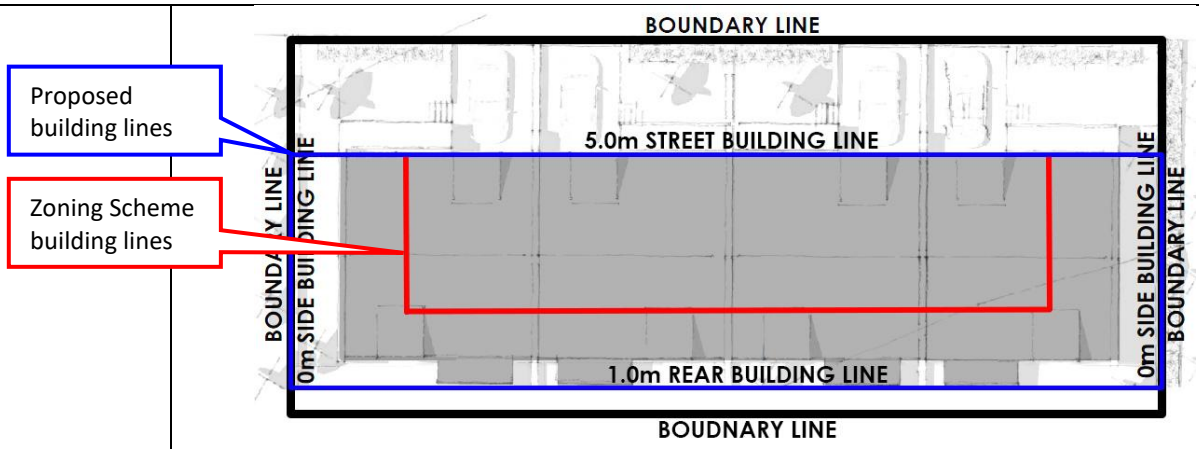


Figure 27: General Residential Zone 3 building line departures illustration on Portions 49-53

- Departure to relax the parking requirement of the General Residential Zone 3: Flats erven, Portions 47-53, from 1.5 bays per dwelling unit to 1 bay per dwelling unit or lot.
- Departure to relax the common building line where abutting a residential property of Business Zone 1: General Business erf, Portion 79 from 3m to 1m as illustrated in the following sketch:

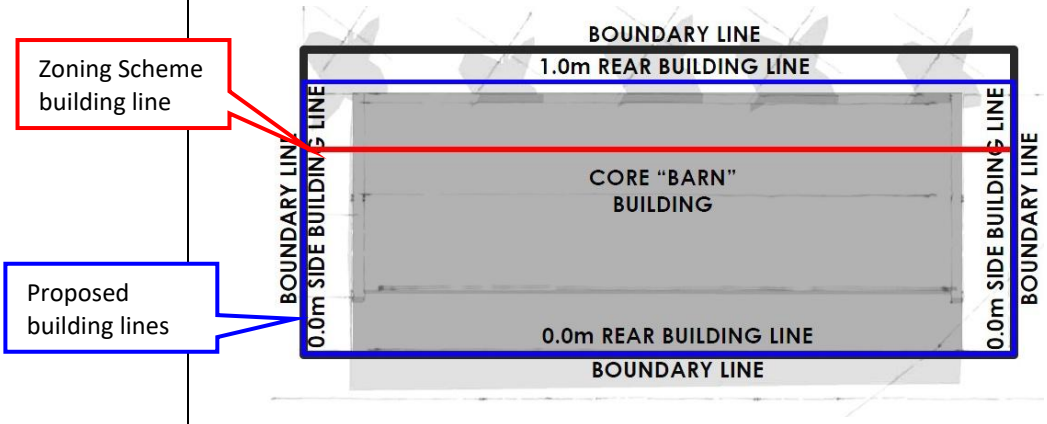


Figure 28: Business Zone 1: General Business on Portion 79 illustration

<u>Refuse areas</u>

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

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

<u>Consent Uses</u>

The following consent uses are proposed:

- Consent use for a Tourist Facility on Erf 78.

  Erf 78 is proposed to be used as an events and wedding venue.

  Riebeek Kasteel is a tourism destination within the Swartland region, renowned for its scenic beauty, viticulture, and weekend tourism economy. A high-quality events and wedding venue directly supports this ecosystem. It generates significant economic multipliers by driving weekend accommodation bookings, benefiting local restaurants, and creating direct and indirect employment opportunities (catering, event planning, hospitality staff).

The events and wedding venue will provide the required parking on site, be styled to resemble a rural traditional farmstead and comply with the Western Cape Noise Control Regulations to ensure compatibility with the surrounding area.

- Consent use for shops and home occupation on Erven 47-53.

  Small business uses are proposed on the ground floors of Erven 47-53 such as artist workshops, galleries, small craft retail, coffee shops or offices with residential units above.

  A small business mixed use corridor is proposed to inter alia provide a walkable link from the existing business node around Plein Street to Church Road along a landscaped wetland. The proposed mixed-use corridor is intended to showcase local talent and support the local arts economy, alongside boutique craft retail and small coffee shops that serve as social gathering points for residents and visitors alike, improving the vibrancy of the area, improve the character of the town, provide employment and provide housing (place-making elements).

Home-Owners' Association

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

Phasing of the development

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

- Phase 1 (Blue): The retirement village including the town houses on Erven 54-77, business on Erf 79, private open space on Erven 83-87 and road on part of Erf 88.
- Phase 2 (Green): Single residential dwelling houses on Erven 13-22 and 43-46, mixed use flats on Erven 47-53, private open space on a part of Erf 81 and Erf 82 and a road on Erf 89.
- Phase 3 (Orange): Events and wedding venue on Erf 78 and a road on a part of Erf 88.
- Phase 4 (Purple): Single residential dwelling houses on Erven 1-42, private open space on Erf 80 and a part of Erf 81 as well as a road on Erf 90.

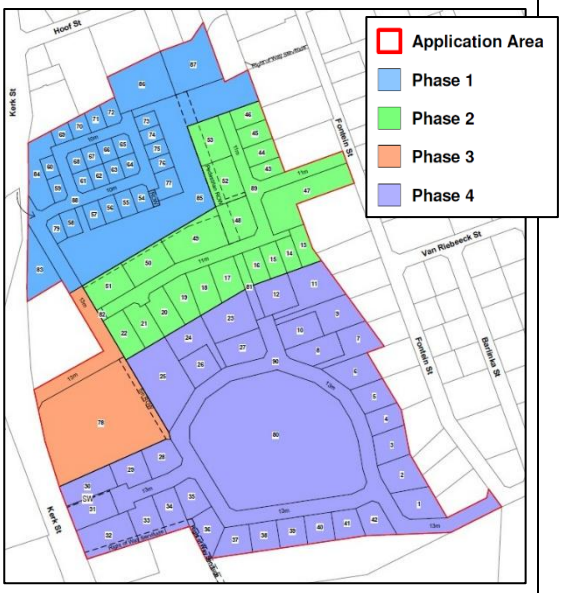


Figure 29 Phasing Plan

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

	In terms of Engineering Services the Swartland Municipality has confirmed the following: • The design philosophy for the proposed internal road network will be similar to that of a typical urban road network and all internal roads within development clusters will be designed for low heavy vehicle traffic (construction vehicles, furniture removal and refuse trucks). Therefore, the design of the roads in terms of structure, material and layout will adhere to all relevant municipal regulations and criteria. • There is no additional capacity within the existing external stormwater system and allowance should thus be made for on-site attenuation of the post development run-off which will be done. • Sufficient water, sewer and solid waste service capacity is available for the proposed development. • Moderate traffic impact **h. Desirability of the proposal** As previously mentioned in the report Riebeek Kasteel is a popular town for retirement, artists and holiday / weekend homes and also lately for the work-from-home community. Apart from natural growth, provision should also be made for the rising demand of the current reverse trend of rural depopulation. In addition to the above an article from A 2oceansvibe/BusinessTech on foreign buyers flocking to small Western Cape towns like Riebeek Kasteel as towns attracting buyers seeking homes, cottages, smallholdings and lifestyle properties, with international buyers making up a notable share of sales in these areas. It also notes that more than 40% of South Africa's high-value property transactions involving non-resident buyers happen in the Western Cape, with interest increasingly spilling beyond the usual Cape Town suburbs into smaller townsRetaining the character of the existing core areas of historic towns will imply that provision for growth be made on the periphery of the towns abiding the guidance of urban professionals and also the relevant municipal spatial policies. The existing character of the town is respected, however the replication of the existing character is not possible due to several reasons including the typography, general accepted engineering standards, building methods, lifestyle, technology etc. In the light of the above the development of Erf 878 Riebeek Kasteel in the present location is considered most desirable. The development has furthermore been phased to accommodate the growth of the town in an orderly managed manner in conjunction with the Swartland Municipality. To confirm and emphasize the above, the proposal is also **consistent** with the following land-use management policies and legislation: • Integrated Urban Development Framework, 2016-2019 of which the purpose is to achieve: o Integrated sustainable human settlements o Efficient land governance and management o Inclusive economic development • West Coast District Municipality IDP, 2022-2027 of which the purpose is inter alia to promote the social well–being of residents, communities and targeted social groups in the district, namely the elderly. • Swartland Municipality IDP 2023 – 2027 of which the purpose is to ensure healthy lives and promote well-being for all at all ages. • Swartland Municipality SDF 2023-2027 of which the aim is to enhance sustainable, liveable urban environments.

	The proposal is foreseen to create exciting new opportunities and to add vibrancy to the town by offering a wider variety of residential uses and providing access to housing opportunities for different segments of the market in terms of age, needs and financial capacity. Furthermore, the proposal is foreseen to increase thresholds of existing businesses and tourist facilities to expand the town and surrounds further and to ensure its long-term sustainability. From a Safety, Health and Well-being point of view the proposal aims to offer a safe residential neighbourhood which is foreseen to enhance the health and well-being of residents and visitors by providing inter alia a development within easy reach and within walking distance of social, community and retail facilities thus augmenting physical health and well-being. Relevant to Heritage & Character as discussed here-above the location of Erf 878 is already located within the urban edge and earmarked for residential development provides the opportunity to preserve the historic heritage and cultural integrity and character of the historic areas of the town to allow urban growth trends by incorporating higher densities, smaller erven, mixed land-use and a variety of residential forms, to ensure the long-term sustainability of the town and surrounds aligned with the Swartland SDF 2023-2027. The application proposal is thus considered desirable in terms of all the above-mentioned relevant aspects. **i. Planning Principles** The application has also been analyzed for consistency with the planning principles prescribed by the Spatial Planning and Land Use Management Act, 2013 (SPLUMA) and also the Western Cape Land Use Planning Act, 2014 (LUPA) and the following conclusions were made: (i) **Spatial Justice** which refers to the need for redressing the past apartheid spatial development imbalances and aim for equity in the provision of access opportunities, facilities, services and land. **Possible results of the development** The proposal will provide a variety of residential accommodation choices, thus allowing a wider section of the market in terms of age, needs and financial capability to access housing opportunities in Riebeek Kasteel. The proposal is thus **consistent** with spatial justice. (ii) **Spatial Sustainability** which refers to the fact that a spatially sustainable settlement will be one which has an equitable land market, while ensuring the protection of valuable agricultural land, environmentally sensitive and biodiversity rich areas, as well as scenic and cultural landscapes and ultimately limits urban sprawl. **Possible results of the development** The proposal will be located on vacant land within the urban edge, which is earmarked for residential and business development by the Municipal SDF, 2023-2027. All required legislative procedures are being followed to ensure the minimizing of any negative impacts and the maximizing of positive impacts on the environment. The proposed development has been designed to be sensitive to the existing character and heritage of the environment. The proposal is **consistent** with spatial sustainability (iii) **Efficiency** which refers to the manner in which settlements themselves are designed to function in such a way that there will be a minimum need to travel long distances to access services, facilities and opportunities.

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

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

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

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

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

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

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

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

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

Conclusion:

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

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

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

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

5. Conclusion

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

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

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

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

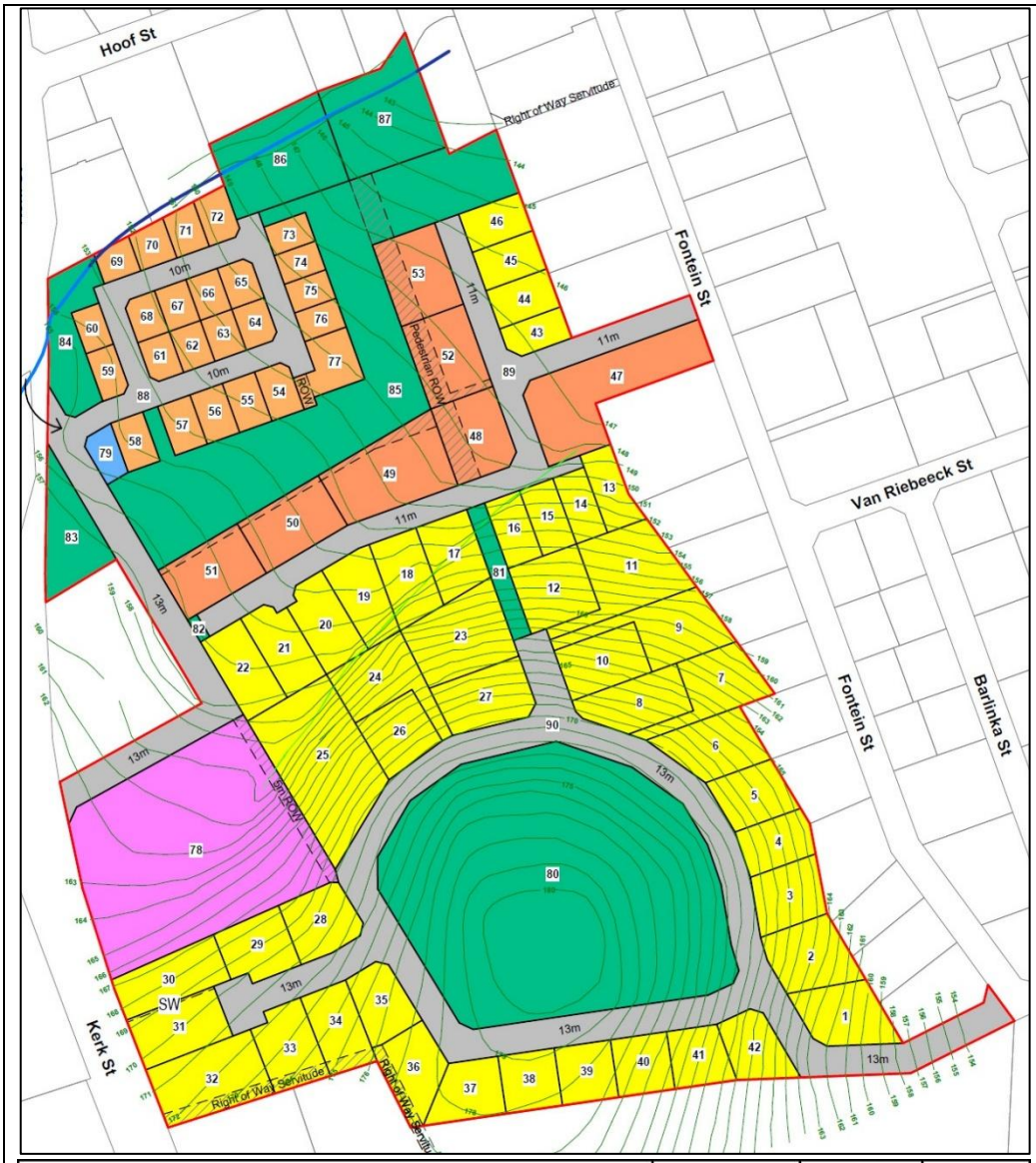
1. **Rezoning** in terms of Chapter IV, Section 25.2(a) of the Swartland Municipal Land Use Planning By-Law, 2020 from Agricultural Zone 1 to Subdivisional Area for residential use, a retirement village, events and wedding venue, parks, private open space, retail as well as roads.

2. **Subdivision** in terms of Chapter IV, Section 25.2(d) of the Swartland Municipal Land Use Planning By-Law, 2020 of the subdivisional area which is approximately 110796m² into 90 portions and simultaneous **rezoning** of the subdivided portions in terms of Chapter IV, Section 25.2(a) & (o) of the Swartland Municipal Land Use Planning By-Law, 2020, from Agricultural Zone 1 to the following zonings as illustrated in the plans below:

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

Erven	Area	Erven	Area	Erven	Area	Erven	Area	Erven	Area
1	938m²	19	778m²	37	720m²	55	333m²	73	249m²
2	962m²	20	801m²	38	613m²	56	333m²	74	249m²
3	781m²	21	744m²	39	613m²	57	333m²	75	249m²
4	636m²	22	794m²	40	613m²	58	329m²	76	249m²
5	731m²	23	1370m²	41	610m²	59	270m²	77	582m²
6	948m²	24	1033m²	42	686m²	60	237m²	78	7607m²
7	978m²	25	2518m²	43	388m²	61	264m²	79	275m²
8	909m²	26	769m²	44	488m²	62	269m²	80	14183m²
9	1152m²	27	965m²	45	489m²	63	269m²	81	494m²
10	844m²	28	805m²	46	483m²	64	275m²	82	51m²
11	1428m²	29	775m²	47	2082m²	65	275m²	83	1054m²
12	944m²	30	951m²	48	986m²	66	269m²	84	1114m²
13	524m²	31	927m²	49	1587m²	67	269m²	85	8580m²
14	428m²	32	1361m²	50	1011m²	68	264m²	86	1941m²
15	463m²	33	846m²	51	986m²	69	246m²	87	1906m²
16	480m²	34	774m²	52	1075m²	70	284m²	88	5738m²
17	771m²	35	696m²	53	1062m²	71	288m²	89	4106m²
18	802m²	36	848m²	54	328m²	72	318m²	90	9748m²

Figure 30: Erf sizes



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**

Figure 31: Subdivision & Rezoning Plan extract

- **Residential Zone 1: Low Density** for Portions 1-46 with a total extent of 38178m².
- **General Residential Zone 2: Town-housing** for Portions 54-77 with a total extent of 7031m².
- **General Residential Zone 3: Flats** on Portions 47-53 with a total extent of 8789m².
- **Resort Zone: Resort** on Portion 78 with a total extent of 7607m².
- **Business Zone 1: General Business**: for Retail on Portion 79 with a total extent of 275m².
- **Open Space Zone 2: Private Open Space:** for parks, stormwater and a spring on Portions 80-87 with an extent of 29323m².
- **Transport Zone 2: Roads**: on Portions 88-90 with a total extent of 19592m².

3. **Departures** in terms of Chapter IV, Section 25.2(b) of the Swartland Municipal Land Use Planning By-Law, 2020 for the following:

    - Departure to relax the coverage of Residential Zone 1: Low Density erven, Portions 1-46, from 50% to 60%.
    - Departure to relax the street building line of Residential Zone 1: Low Density erven, Portions 1-12 & 23-42 from 4m to 2m.
    - Departure to relax the street building line of Residential Zone 1: Low Density erven, Portions 13-22 & 43-46 from 4m to 0m.
    - Departure to relax the side building lines of Residential Zone 1: Low Density erven, Portions 13-22 & 43-46 from 1.5m to 0m for one side boundary and 1m for the opposing boundary.
    - Departure to relax the external building lines of General Residential Zone 2: Town Housing erven, Portions 54-58 & 73-77 from 2m to 0m.
    - Departure to relax the parking requirement of the General Residential Zone 2: Town Housing erven, Portions 54-77, from 2 bays per dwelling unit to 1 bay per dwelling unit.
    - Departure to allow for a clubhouse on General Residential Zone 2: Town Housing erf, Portion 77.
    - Departure to relax the coverage on General Residential Zone 3: Flats erven, Portions 47-53 from 40% to 70%.
    - Departure to relax the side building lines on General Residential Zone 3: Flats erven, Portions 47-53 from 5m to 0m
    - Departure to relax the street building line on General Residential Zone 3: Flats erf, Portion 47 from 5m to 1m
    - Departure to relax the rear building line on General Residential Zone 3: Flats erven, Portions 48-53 from 5m to 1m.
    - Departure to relax the parking requirement of the General Residential Zone 3: Flats erven, Portions 47-53, from 1.5 bays per dwelling unit to 1 bay per dwelling unit or lot.
    - Departure to relax the common building line where abutting a residential property of Business Zone 1: General Business erf, Portion 79 from 3m to 1m.

4. **Consent Uses** in terms of Chapter VI, Section 75(o)(vi) of the Swartland Municipal Land Use Planning By-Law, 2020.

    - Consent use for a Tourist Facility on Portion 78.
    - Consent use for shops and home occupation on Portions 47-53.

6. The **phasing** of the development in 4 phases in terms of Chapter VI, Section 75(g)(vi) of the Swartland Municipal Land Use Planning By-Law, 2020, as illustrated in the plan below.

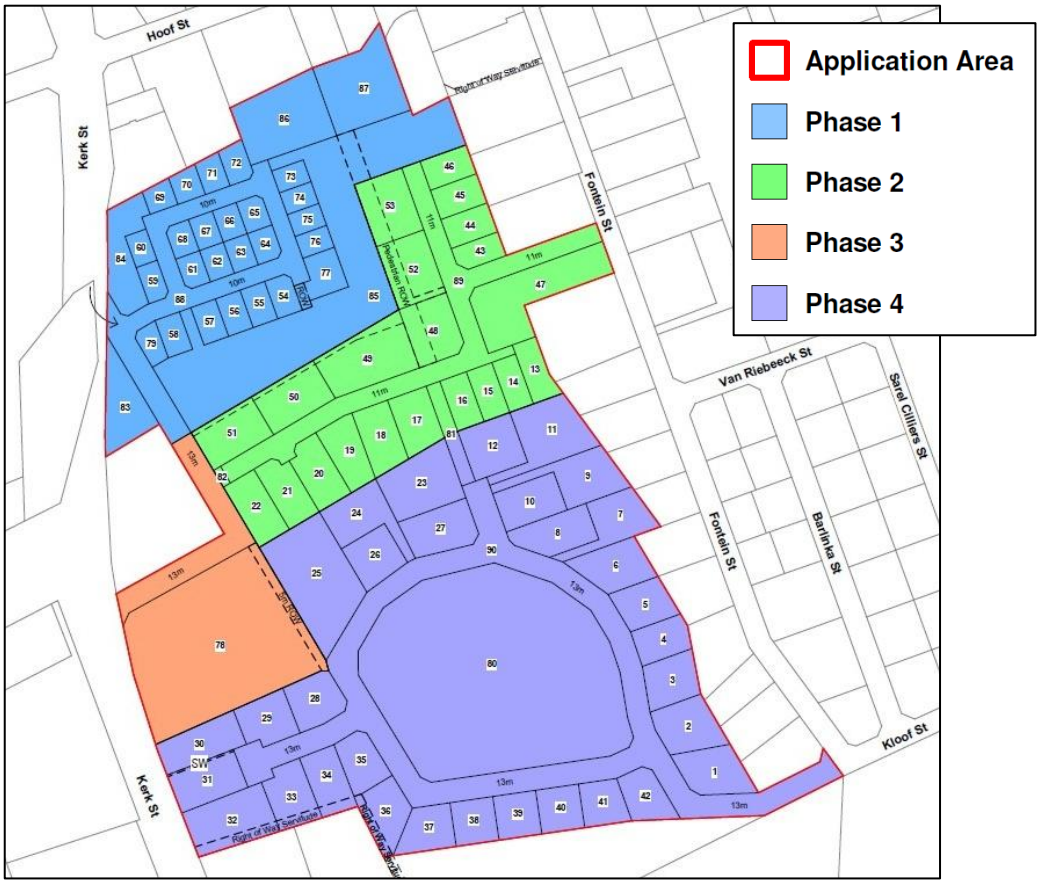


Figure 32: Phasing Plan extract

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