

## **DEVELOPMENT CRITERIA**

Please refer to the Conservation Management section of the CMP for general guidelines, explanatory text/terms, and the process behind developing the Development Criteria. The Development Criteria sheets are based on Landscape and Townscape typologies found within the Stellenbosch Municipality. The focus is on the current heritage elements and character of the landscapes, and the criteria are discussed under the five value lines (ecologic, aesthetic, historic, social and economic). They should also be read in conjunction with the Heritage Inventory (individual sites) and the Conservation Systems (Appendix 3 of the CMP).

All the information is consolidated and accessed through the Online Map available here: <http://stellenboschheritage.co.za/smhs/map/#13/-33.9690/18.8055>. The Landscape Units can also be found in Appendix 5 of the Phase 3 Report at <http://www.stellenboschheritage.co.za/stellenbosch-municipality-heritage-inventory>.

Please note that the Development Criteria for each of the landscape units will be worked into sheets, and linked to the Online Map after the Public Participation period (15 November to 15 December 2018) for the Heritage Western Cape Submission. Jonkershoek is used as a test site, please refer to the online map to see how it will work once it completed.

## **A KROM RIVER**

### **A01 Urban Fringe (Grade IIIb)**

**The significance of this landscape unit resides in the agricultural fields which maintain the rural character in close vicinity to the Stellenbosch Urban Edge.**

**MAIN AIM:** ENHANCE (MANAGE) the landscape by improving land parcels or places which are in decline, by strengthening or reinforcing characteristic elements and features, or by regenerating landscapes through introducing new elements or features, or adapting them in order to revive lost fabric and bring new life to heritage environments.

**MAIN VALUE:** ECONOMIC: A large portion of this landscape unit presents highly suitable soils for agriculture. Most of this land unit is comprised of the Agricultural Research Council's Nietvoorbij farm and features geometric and regular vineyards. This character and potential should be recognised and supported.

**Conservation systems triggered:**

- 1. Green Transition Conservation System**
- 2. Scenic Route Conservation System**

**CONSERVATION SYSTEM:** It is classified as a moderately important landscape unit in terms of its scenic value within the context of the Stellenbosch Municipality it is seen from four other Grade II scenic routes, and is scenically valuable with more than 70% of this land unit being visible. The green transition conservation system is triggered that advocates for new development to allow for links to the mountains and the larger natural landscape.

**DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER:** Over-scaled private dwellings, suburban development, gated residential estates, mining, forestry related land use, school complex, substation, landfill, sewage plant, market, parking lot, business park, shopping centre, infrastructure development such as wind turbines.

## **A ECOLOGICAL**

**Significance:**

*A single drainage line runs through the unit, and features ecological support areas along the drainage and ridge line. Vineyards and wilderness are important features to maintain.*

**Development Criteria:**

- Maintain ecological support areas to sites of heritage significance (particularly river corridors). Only permit development that responds to the heritage sensitivity of the site, and that will not dominate, or irreparably damage the environments adjacent to these heritage sites. Optimize the scenic and recreational opportunities provided by water courses and larger water bodies, especially where they were enjoyed through historic right of way.
- Limit cultivation and development on upper mountain slopes greater than 1:4 to protect scenic resources and water catchments, and to minimise visual scarring and erosion. Propose 'no-go' development areas above the 200m contour line, unless stated otherwise in the particular landscape unit.
- Avoid development or infrastructure (such as buildings, wind turbines and power lines), on crests or ridgelines because of impact on the visual sensitivity of skylines.
- Retain view-lines and vistas focused on prominent natural features such as mountain peaks, as these are important place-making and orientating elements for experiencing the cultural landscape. They are not only important for landscape character, but also for water security, and biodiversity.

**B AESTHETIC**

**Significance:**

*This landscape unit is located on the south-western slopes of rolling foothills leading from the Simonsberg. A large farm dam is located in the southern segment of the land unit, with a smaller dam in the drainage line in the upper reaches. Remnant plantations/trees characterise the northern segment, with interspersed vineyards and dirt roads. The unit is located on a raised topography, affording views over Tennantville, La Colline and Die Rand, down the R310 all the way to Bottelary Hills.*

**Development Criteria:**

**RURAL CHARACTER**

- Respect the natural landscape as the setting within which settlements (towns, hamlets, farm werfs) are embedded. Avoid insensitive 'dominating' developments that erode the natural-agricultural continuum found on the rolling foothills of the study area. Dominating development include sprawling suburban development, over-scaled private dwellings etc.
- The construction of over-scaled private dwellings and other structures in locations of high visual significance, and on visually-exposed promontories, ridges and ridgelines, should be discouraged. Preferred locations are sites that have already been settled, or 'tucked into' the landscape, using the same criteria for site-location as the adjacent, older farmsteads.
- Avoid the loss of rural character due to suburban development that engulfs rolling foothills and severs the agricultural continuum that encircles settlements. Avoid the decentralisation of retail and office centres, which contribute to urban sprawl.
- Ensure that new development is responsive to the historical rural context, and avoid suburban type layouts, particularly "gated" estates, in rural areas.
- Ensure that new developments within rural contexts are in sympathy with the topography and unique *genus loci* of the place/landscape unit.
- Maintain the balance of Urban, Rural and Wilderness areas. It is the interplay and relationship between these that give the study area its unique character (refer to the Conservation Systems).
- Avoid the visual cluttering of the landscape by intrusive signage, and the intrusion of commercial, corporate development along roads (such as one-stop filling stations).

- Prevent construction of new buildings on visually sensitive, steep, elevated or exposed slopes, ridgelines and hillcrests. Retain the integrity of the distinctive and predominantly agricultural landscape character.
- It is recommended that visual permeability should be maintained towards mountains, valleys and across open, and cultivated fields. (a) Discourage the use of solid walls around vineyards and agricultural areas in public view and along scenic routes. (b) Views should be framed and enhanced by development wherever possible.

## **C HISTORIC**

### **Significance:**

*One of the early freehold farms in the area is aligned along the northern boundary of this unit. The Nietvoorbij homestead has some heritage significance, but its context has been compromised.*

*The Nietvoorbij ARC buildings have a somewhat commercial or industrial appearance, and their scale and density are out of character with the rest of the study area.*

### **Development Criteria:**

- Evidence of the earliest occupation of the landscape is not always visible. Should any be uncovered, the provincial heritage authority (HWC) should be notified and engaged with to determine appropriate action.
- The layout of the first freehold land grants often correlates with surviving features at a landscape level. If such a structure is recognised, it should be maintained.
- Any remaining structures or fabric associated with the first freehold land grants should be protected, and included as part of the heritage inventory.
- Alterations and additions to conservation-worthy structures should be sympathetic to their architectural character and period detailing, but should also align with Burra Charter Article 22 (see introduction of this section).
- Ensure that new buildings within historical precincts or werf contexts are in sympathy with the scale, massing, layout and idiom of surrounding buildings.
- Traditional planting patterns should be protected by ensuring that existing tree alignments and copses are not needlessly destroyed, but reinforced or replaced, thereby enhancing traditional patterns with appropriate species.

## **D SOCIAL**

### **Significance:**

*A small pocket of workers' houses behind the ARC buildings is well absorbed into the surrounding landscape. Although the current state of roads and services are not equipped to facilitate this cluster of houses, with proper planning the landscape might lend itself to further pockets of development on the open fallow land.*

### **Development Criteria:**

- Respect existing patterns, typologies and traditions of settlement-making by promoting the continuity of these heritage features. These include; (a) indigenous; (b) colonial; and (c) current living heritage in the form of tangible and intangible associations to place.
- Gentrification of rural settlements through lifestyle 'rural' estates be discouraged.
- The relocation of farm labour to housing settlements should be discouraged. Where structures are still used for workers housing, the historic use thereof has value, and should be protected as far as possible.
- It is recommended that physical permeability to communal resources such as rivers and mountains is maintained and enhanced, for the enjoyment of all members of the public. This is particularly true when considering any new development proposals. (a) Promote public footpaths across the

cultivated landscape. (d) Allow for sustainable, traditional use of natural places for recreational, spiritual and resource-collection purposes.

## **E ECONOMIC**

### **Significance:**

*A large portion presents highly suitable soils for agriculture along the drainage and ridge lines. Most of this land unit is comprised of the Agricultural Research Council's Nietvoorbij farm and features geometric and regular vineyards.*

### **Development Criteria:**

- Care should be taken that vineyards are not needlessly destroyed, and replaced by non-agricultural development. The potential agricultural use of the land should be retained for the future.
- Developments that promote the continuity of the core function of agriculture (viticulture) within the Stellenbosch winelands should be promoted. (ii) Commercial farming, although it has transformed land use, continues to uphold large areas of uniform agrarian character associated with vineyards.
- Cultural sites associated with 20<sup>th</sup> century settlement and farming practices should be protected, particularly church and farm school sites that occur at the intersection of farm roads. The displacement of farm employees to nearby townships results in the loss of integrity of their former dwellings.
- Land-use and infrastructure that is not one of the core agricultural systems (vineyards and orchards), could have a negative visual effect in the landscape (greenhouses, black plastic ground cover, shade netting, chicken batteries). The placement of these agricultural elements should be carefully considered.
- Care should be taken to avoid locating strawberry fields along scenic routes. These elements should be confined to designated and traditional areas (such as Annandale).

## **A02 Amphitheatre Eastern Edge (Grade IIIb)**

**This land unit is part of a larger amphitheatre-like landscape. Its significance lies in its contribution to a scenic as well as aesthetic quality to the R44 as it meanders from Klapmuts towards the town of Stellenbosch.**

**MAIN AIM:** ENHANCE (MANAGE) the landscape by improving land parcels or places which are in decline, by strengthening or reinforcing characteristic elements and features, or by regenerating landscapes through introducing new elements or features, or adapting them in order to revive lost fabric and bring new life to heritage environments.

**MAIN VALUE:** AESTHETIC, HISTORIC - The unit presents a clear, lush and well-maintained agricultural quality and plays an important role in imbuing this character to the adjacent urban edge. The unit also creates a natural and undeveloped foreground to views toward Simonsberg from the surrounding area. This pastoral and natural character have to be protected, together with the added historic qualities by the various werfs.

### **Conservation systems triggered:**

- 1. Green Transition Conservation System**
- 2. Scenic Route Conservation System**

**CONSERVATION SYSTEM:** The visibility towards this landscape unit is negligible, as it is only visible from 2 Grade II scenic routes in the study area. Foreground criteria applies to the 0-500m buffer around the grade II scenic route that traverse the unit. The green transition conservation system is triggered that advocates for new development to allow for links to the mountains and the larger natural landscape.

**DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER:** Over scaled private dwellings, suburban development, gated residential estates, mining, forestry related land use, school complex, substation, landfill, sewage plant, parking lot, business park, shopping centre, infrastructure development such as wind turbines.

## **A ECOLOGICAL**

### **Significance:**

*A small stream runs along the north-western boundary of the land unit and features ecological support areas along its banks.*

*A low ridge is located towards the centre of the unit, dipping mainly to the west.*

### **Development Criteria:**

- Maintain ecological support areas to sites of heritage significance (particularly river corridors). Only permit development that responds to the heritage sensitivity of the site, and that will not dominate, or irreparably damage the environments adjacent to these heritage sites. Optimize the scenic and recreational opportunities provided by water courses and larger water bodies, especially where they were enjoyed through historic right of way.
- Promote transitions or buffers, and larger connected systems, to nature reserves (see Foothill conservation system). To protect important habitats, provide increased opportunities for recreation and the traditional use of the landscape.
- Respect development setbacks from water resources to provide protection from flooding as well as creating scenic and ecological corridors (see legislation in place for river corridors).
- The high mountains in the study area are landforms vital to its overall landscape character. They enclose the valleys and settlements of heritage significance. Prevent development on visually sensitive mountain slopes and ridgelines in order to preserve the continuity of the mountains as a backdrop.

## **B AESTHETIC**

### **Significance:**

*The dominant structure of this land unit are the large rolling foothills of the Simonsberg that form part of an amphitheatre of wilderness hills, with scattered remnant forestry plantations.*

*It is different to land unit A03 (that completes the amphitheatre) because of the network of vegetated edges, mostly windbreaks between vineyards and orchards.*

*An interesting deviation to the overall pattern is a combination of semi-circular windbreaks with orchards.*

*The gentle western slopes present elevated views over Cloetesville and Welgevonden towards the Bottelary Hills.*

*Stellenbosch mountain is framed, and the entire town of Stellenbosch is hidden, on this stretch of the scenic route. Apart from a few intrusive structures next to the R44, most developments are well hidden within a rural fabric of vegetated edges, many orchards and some wilderness with remnant forestry plantations on the higher slopes.*

*The unit also creates a natural and undeveloped foreground to views toward Simonsberg from the surrounding area.*

### **Development Criteria:**

- Fynbos vegetation in the public realm, especially along scenic route corridors, should be preferred to over-scaled entrance structures and landscaping (see Scenic Routes CS).
- Fruit orchards are associated with windbreak trees (see T10.3 for windbreak species) which form distinctive strong lines on the landscape. In cases where the orchard has lost its function, to retain its heritage values the windbreak trees should be kept and new development could be included within existing blocks.
- Respect the natural landscape as the setting within which settlements (towns, hamlets, farm werfs) are embedded. Avoid insensitive 'dominating' developments that erode the natural-agricultural continuum found on the rolling foothills of the study area. Dominating development include sprawling suburban development, over-scaled private dwellings etc.
- Avoid the loss of rural character due to suburban development that engulfs rolling foothills and severs the agricultural continuum that encircles settlements. (a) Avoid inappropriate suburban extensions to rural villages and hamlets, in order to retain their sense of scale, civic structure and rootedness. (b) Avoid the decentralisation of retail and office centres, which contribute to urban sprawl.
- Maintain the balance of Urban, Rural and Wilderness areas. It is the interplay and relationship between these that give the study area its unique character (refer to the Conservation Systems).
- Avoid the visual cluttering of the landscape by intrusive signage, and the intrusion of commercial, corporate development along roads (such as one-stop filling stations).
- Prevent construction of new buildings on visually sensitive, steep, elevated or exposed slopes, ridgelines and hillcrests. Retain the integrity of the distinctive and predominantly agricultural landscape character.
- The construction of over-scaled private dwellings and other structures in locations of high visual significance, and on visually-exposed promontories, ridges and ridgelines, should be discouraged. Preferred locations are sites that have already been settled (for instance consolidated around farmyards, or near villages and hamlets), or sites 'tucked into' the landscape, using the same criteria for site-location as the adjacent, older farmsteads.
- Land use related to agricultural use but with large visual intrusions / clutter (such as timber yards and nurseries) should be carefully assessed. Mitigation measures should be put in place before any development or rezoning is permitted to allow such uses.
- Limit cultivation and development on upper mountain slopes greater than 1:4 to protect scenic resources and water catchments, and to minimise visual scarring and erosion. Propose 'no-go' development areas above the 240m contour line, unless stated otherwise in the particular landscape unit.
- Avoid development or infrastructure (such as buildings, wind turbines and power lines), on crests or ridgelines because of impact on the visual sensitivity of skylines.
- Retain view-lines and vistas focused on prominent natural features such as mountain peaks, as these are important place-making and orientating elements for experiencing the cultural landscape. They are not only important for landscape character, but also for water security, and biodiversity.
- It is recommended that visual permeability should be maintained towards mountains, valleys and across open, and cultivated fields. (a) Discourage the use of solid walls around vineyards and agricultural areas in public view and along scenic routes. (b) Views should be framed and enhanced by development wherever possible.

### **C HISTORIC**

#### **Significance:**

*The southern boundary features early freehold land grants.*

**Development Criteria:**

- Evidence of the earliest occupation of the landscape is not always visible. Should any be uncovered, the provincial heritage authority (HWC) should be notified and engaged with to determine appropriate action.
- The layout of the first freehold land grants often correlates with surviving features at a landscape level. If such a structure is recognised, it should be maintained.
- Any remaining structures or fabric associated with the first freehold land grants should be protected, and included as part of the heritage inventory.
- Alterations and additions to conservation-worthy structures should be sympathetic to their architectural character and period detailing, but should align with Burra Charter Article 22.

**D SOCIAL****Significance:**

Low.

**Development Criteria:**

- Proposed development should recognise the relationship of communities to their land and communal facilities. Any development proposal should show a clear understanding of the 'intangible' features and values of these sites.

**E ECONOMIC****Significance:**

*The soils in this unit are highly suitable for agricultural use (viticulture). Timberlea Farm, part of the Blue Jay farm network, is a major fruit supplier in the area.*

*The main farm buildings exert an industrial, bulky character, and there is a small residential area with additional homes dotted amongst the mainly rectangular vineyards and orchards. These are sensitively placed along the contours.*

*The unit presents a clear, lush and well-maintained agricultural quality and plays an important role in imbuing this character to the adjacent urban edge.*

**Development Criteria:**

- Commercial farming, although it has transformed land use, continues to uphold large areas of uniform agrarian character associated with vineyards.
- Care should be taken that vineyards are not needlessly destroyed, and replaced by non-agricultural development. The potential agricultural use of the land should be retained for the future.
- Cultural sites associated with 20th century settlement and farming practices should be protected, particularly church and farm school sites that occur at the intersection of farm roads. The displacement of farm employees to nearby townships results in the loss of integrity of their former dwellings.
- Developments that promote the continuity of the core function of agriculture (viticulture and orchards) within the Stellenbosch winelands should be promoted.
- Give preference to the reinforcement of existing settlements and settlement patterns rather than extending development outside the urban edge.

## **A03 Amphitheatre Western Edge**

**This land unit, together with A02, reads as an amphitheatre. The interplay between natural fingers, formed by interspersed drainage lines and vineyards positioned along the contours, strengthens the landscape character of this unit.**

**MAIN AIM:** ENHANCE (MANAGE) the landscape by improving land parcels or places which are in decline, by strengthening or reinforcing characteristic elements and features, or by regenerating landscapes through introducing new elements or features, or adapting them in order to revive lost fabric and bring new life to heritage environments.

**MAIN VALUE:** ECOLOGIC, AESTHETIC, HISTORIC - The overall setting, offering a mix of rolling foothills and incised drainage valleys with vineyards, provide a significant setting for the Morgenhof historic werf. Deviated land uses such as the pole yard in the northern section of the unit detracts from this significance.

### **Conservation systems triggered:**

#### **1. Scenic Route Conservation System**

**CONSERVATION SYSTEM:** Foreground criteria applies to the 0-500m buffer around the grade II scenic route that traverse the western boundary of the unit.

**DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER:** Over scaled private dwellings, suburban development, gated residential estates, mining, forestry related land use, school complex, substation, landfill, sewage plant, market, parking lot, business park, shopping centre, infrastructure development such as wind turbines.

### **A ECOLOGICAL**

#### **Significance:**

*The drainage lines and vegetated areas on the higher slopes of the unit contain important critical biodiversity and ecological support areas.*

*The landscape unit displays the sloping foothills of a ridge leading from Simonsberg, which contains two main drainage lines and associated southwest facing slopes.*

#### **Development Criteria:**

- *Support protected areas and existing nature reserves, with their landforms and areas of critical biodiversity, which strongly contribute to the "wilderness domain" of the winelands cultural landscape (See the Foothills Conservation System).*
- *Maintain ecological support areas to sites of heritage significance (particularly river corridors). Only permit development that responds to the heritage sensitivity of the site, and that will not dominate, or irreparably damage the environments adjacent to these heritage sites. Optimize the scenic and recreational opportunities provided by water courses and larger water bodies, especially where they were enjoyed through historic right of way.*
- *Promote transitions or buffers, and larger connected systems, to nature reserves (see Foothill conservation system). To protect important habitats, provide increased opportunities for recreation and the traditional use of the landscape.*
- *Respect development setbacks from water resources to provide protection from flooding as well as creating scenic and ecological corridors (see legislation in place for river corridors).*
- *Protect areas of critical biodiversity, and irreplaceable habitats, by not allowing development in areas of sensitivity as per the EMF (2017). These also include; wetlands, drainage lines, steep slopes,*

*floodplains, areas with a high water table, areas with high biodiversity, and areas with threatened species*

## **B AESTHETIC**

### **Significance:**

*Remnant forestry plantations follow the historical boundary lines in the northern section and create an interesting visual dynamic along the foothills of the smaller ridge leading from Simonsberg.*

*Morgenhof is in a topographic bowl, creating an intimate character with views mainly focused inwards. As one moves along the R44, the landscape opens up and offers views over the rolling landscape towards the Bottelary Hills.*

*This land unit, together with its neighbouring land unit (A02), reads together as an amphitheatre. Its location within an intimate bowl enhances its particular character, and the interplay between natural fingers and vineyards positioned along the contours strengthens it even more.*

*The pole yard and other activities in the northern section of the Morgenhof estate are intrusive and contrary to the character of the surrounding area.*

### **Development Criteria:**

- The high mountains in the study area are landforms vital to its overall landscape character. They enclose the valleys and settlements of heritage significance. Prevent development on visually sensitive mountain slopes and ridgelines in order to preserve the continuity of the mountains as a backdrop.
- Limit cultivation and development on upper mountain slopes greater than 1:4 to protect scenic resources and water catchments, and to minimise visual scarring and erosion. Propose 'no-go' development areas above the 180m contour line, unless stated otherwise in the particular landscape unit.
- Traditional planting patterns should be protected by ensuring that existing tree alignments and copses are not needlessly destroyed, but reinforced or replaced, thereby enhancing traditional patterns with appropriate species.
- Maintain larger unified land areas to protect larger landscape continuums that display a unified scenic character.
- Respect the natural landscape as the setting within which settlements (towns, hamlets, farm werfs) are embedded. Avoid insensitive 'dominating' developments that erode the natural-agricultural continuum found on the rolling foothills of the study area. Dominating development include sprawling suburban development, over-scaled private dwellings etc.
- Avoid the loss of rural character due to suburban development that engulfs rolling foothills and severs the agricultural continuum that encircles settlements. (a) Avoid inappropriate suburban extensions to rural villages and hamlets, in order to retain their sense of scale, civic structure and rootedness. (b) Avoid the decentralisation of retail and office centres, which contribute to urban sprawl.
- Maintain the balance of Urban, Rural and Wilderness areas. It is the interplay and relationship between these that give the study area its unique character (refer to the Conservation Systems).
- Land use related to agricultural use but with large visual intrusions / clutter (such as timber yards and nurseries) should be carefully assessed. Mitigation measures should be put in place before any development or rezoning is permitted to allow such uses.

## **C HISTORIC**

### **Significance:**

*Morgenhof is one of the older farms in the study area and agricultural activities date back to the early freehold land grants.*

*The southern drainage line features a deeper incised valley with some vineyards and buildings associated with Morgenhof, an 18th century Cape Dutch estate with later layering.*

**Development Criteria:**

- Evidence of the earliest occupation of the landscape is not always visible. Should any be uncovered, the provincial heritage authority (HWC) should be notified and engaged with to determine appropriate action.
- The layout of the first freehold land grants often correlates with surviving features at a landscape level. If such a structure is recognised, it should be maintained.
- Any remaining structures or fabric associated with the first freehold land grants should be protected, and included as part of the heritage inventory.
- Alterations and additions to conservation-worthy structures should be sympathetic to their architectural character and period detailing, but should align with Burra Charter Article 22 (see introduction of this section).
- Historical layering must be respected and protected. Alterations and additions to conservation-worthy structures should be sympathetic to their architectural character and period detailing. Inappropriate 'modernisation' of conservation-worthy structures and traditional werfs should be prevented. Inappropriate maintenance can compromise historic structures. Heritage expertise is required where appropriate.

**WERF**

- Respect traditional werf settlement patterns by considering the entire werf as the component of significance. This includes the backdrop of the natural landscape against which it is sited, as well as its spatial structure. Any development that impacts the inherent character of the werf component should be discouraged.
- Interventions on the werf must respect the layout, scale, massing, hierarchy, alignments, access, landscaping and setting.
- Distinguish old from new but ensure visual harmony between historical fabric and new interventions in terms of appropriate scale, massing, form and architectural treatment, without directly copying these details.
- Encourage development that prolongs the longevity of historic family farms as an increasingly rare typology.
- Any development that threatens the inherent character of family burial grounds should be discouraged.
- Encourage the multifunctional use of existing heritage sites and resources with different but sensitive new uses. Development and adaptive re-use that caters for the integration of different modes of access and a greater diversity of users should be encouraged.
- Encourage intervention to revive heritage features in decline, by engaging with innovative development proposals where appropriate, and considering sensitive adaptive reuse strategies for each, specific heritage resource.
- Adaptive strategies need to take the surroundings as well as the structures into account.
- Where the historic function of a building is still intact, the function has heritage value and should be protected

**D SOCIAL**

**Significance:**

*There is a small farm worker settlement associated with Morgenhof to the north west of the farm.*

**Development Criteria:**

- The relocation of farm labour to housing settlements should be discouraged. Where structures are still used for workers housing, the historic use thereof has value, and should be protected as far as possible

## **E ECONOMIC**

### **Significance:**

*The soils are not particularly suitable for agriculture (viticulture), apart from a small pocket around Morgenhof.*

*Natural organic fingers from the footslopes, and the interspersed placement of vineyards, forms a beautiful pattern leading into the valley.*

*A pole yard and conglomeration of smaller industries and informal settlement is located closer to the northern boundary of the Morgenhof Estate.*

*The north-western boundary of this land unit features Remhoogte Wine Farm with extensive vineyards and two farm dams.*

### **Development Criteria:**

- Developments that promote the continuity of the core function of agriculture (viticulture) within the Stellenbosch winelands should be promoted.
- Care should be taken that vineyards are not needlessly destroyed, and replaced by non-agricultural development. The potential agricultural use of the land should be retained for the future. No development should be permitted on high potential agricultural soil (viticulture)
- Land-Use that is not part of the two core agricultural systems (vineyards and orchards), could have a negative visual effect in the landscape based on the infrastructure associated with it (greenhouses, shade netting, chicken batteries). Therefore, the placement should be carefully considered.
- Cultural sites associated with 20<sup>th</sup> century settlement and farming practices should be protected, particularly church and farm school sites that occur at the intersection of farm roads. The displacement of farm employees to nearby townships results in the loss of integrity of their former dwellings.

## **A04 Small Wedge Vineyards (Grade IIIb)**

**This land unit has aesthetic significance despite relatively recent developments, and enjoys a degree of enclosure within the larger rural landscape.**

**MAIN AIM:** Enhance (Manage) the landscape by improving land parcels or places which are in decline, by strengthening or reinforcing characteristic elements and features, or by regenerating landscapes through introducing new elements or features, or adapting them in order to revive lost fabric and bring new life to heritage environments.

**MAIN VALUE:** ECOLOGIC, ECONOMIC - Even though this unit is visible from a Grade II scenic route, it is still relatively sheltered from the rest of the study area and lends itself to potential sensitive tourism and recreational developments

### **Conservation systems triggered:**

#### **1. Scenic Route Conservation System**

**CONSERVATION SYSTEM:** Foreground criteria applies to the 0-500m buffer around the grade II scenic route that traverse the western boundary of the unit.

**DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER:** Suburban development, gated residential estates, mining, forestry related land use, school complex, substation, landfill, sewage plant, expansive parking lot, business park, shopping centre, infrastructure development such as wind turbines.

## **A ECOLOGICAL**

### **Significance:**

Low

### **Development Criteria:**

- There are only small, isolated critical biodiversity or ecological support areas to take note of.

## **B AESTHETIC**

### **Significance:**

*The eastern edge of the unit terminates along a gentle ridge. The R44 represents the eastern boundary of this landscape unit and provides the main reason for its current character.*

*This land unit has aesthetic significance despite relatively recent developments, and enjoys a degree of enclosure as part of the larger rural landscape.*

### **Development Criteria:**

- Avoid development or infrastructure (such as buildings, wind turbines and power lines), on ridgelines because of impact on the visual sensitivity of skylines.
- Retain the integrity of the distinctive and predominantly agricultural landscape character.
- Maintain larger unified land areas to protect larger landscape continuums that display a unified scenic character.
- New roads (as far as possible) should be placed along existing farm and landscape unit boundaries to avoid unnecessary fragmentation of agricultural land.
- It is recommended that visual permeability should be maintained towards mountains, valleys and across open, and cultivated fields. (a) Discourage the use of solid walls around vineyards and agricultural areas in public view and along scenic routes. (b) Views should be framed and enhanced by development wherever possible.
- Avoid the visual cluttering of the landscape by intrusive signage, and the intrusion of commercial, corporate development along roads (such as one-stop filling stations).
- Avoid the loss of rural character due to suburban development that engulfs rolling foothills and severs the agricultural continuum that encircles settlements. (b) Avoid the decentralisation of retail and office centres, which contribute to urban sprawl.
- Respect the natural landscape as the setting within which settlements (towns, hamlets, farm werfs) are embedded. Avoid insensitive 'dominating' developments that erode the natural-agricultural continuum found on the rolling foothills of the study area. Dominating development include sprawling suburban development, over-scaled private dwellings etc

## **C HISTORIC**

### **Significance:**

There are no significant heritage properties, structures or features on the site.

### **Development Criteria:**

- Handaxes and cleavers, etc. are found throughout the area, and their heritage significance is clear. All archaeological material is protected in terms of the NHRA.

## **D SOCIAL**

### **Significance:**

There are only a few private residences and small businesses present on this land unit.

### **Development Criteria:**

- Some potential for further small-scale enterprises.

## **E ECONOMIC**

### **Significance:**

*Some smaller wine farms, wedding venues, accommodation, restaurants and even a brewery were recently established in the unit.*

*It still features some vineyards and fallow fields with a pocket of high quality soils for viticulture on the higher slopes.*

### **Development Criteria:**

- Developments that promote the continuity and character of the core function of agriculture (viticulture) within the Stellenbosch winelands should be promoted. Commercial farming, although it has transformed land use, continues to uphold large areas of uniform agrarian character associated with vineyards.
- Care should be taken that vineyards are not needlessly destroyed, and replaced by non-agricultural development. The potential agricultural use of the land should be retained for the future.
- Land-Use that is not part of the two core agricultural systems (vineyards and orchards), could have a negative visual effect in the landscape based on the infrastructure associated with it (greenhouses, shade netting, chicken batteries). Therefore, the placement should be carefully considered.
- Shopping centres on edges of highways and main roads should be discouraged. They serve private cars, and are inward-looking, with no attempt to respond to the surrounding landscape or heritage resources.

## **A05 Nooitgedacht (Grade IIIb)**

**This landscape has significance for its pattern of settlement within the Stellenbosch Winelands, with a distinct nestled character in the river floodplain.**

**MAIN AIM:** ENHANCE (MANAGE) the landscape by improving land parcels or places which are in decline, by strengthening or reinforcing characteristic elements and features, or by regenerating landscapes through introducing new elements or features, or adapting them in order to revive lost fabric and bring new life to heritage environments. This particularly applies to the large tract of degraded land along the western edge of the land unit.

**MAIN VALUE:** HISTORIC - This landscape has significance for its pattern of settlement within the Stellenbosch Winelands, being indicative of settlement along rivers, and should be enhanced. A small area of vineyards, located to the north of Nooitgedacht with its western boundary on the railway line, has unusually high quality viticulture soil given its location on a valley bottom, and therefore enjoys a degree of rarity.

### **Conservation systems triggered:**

#### **1. Green Transition Conservation System**

**CONSERVATION SYSTEM:** The green transition conservation system is triggered that advocates for new development to allow for links to the mountains and the larger natural landscape.

**DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER:** Over scaled private dwellings, suburban development, gated residential estates, mining, forestry related land use, school complex, substation, landfill, sewage plant, parking lot, business park, shopping centre, infrastructure development such as wind turbines.

## **A ECOLOGICAL**

### **Significance:**

*The Plankenburg and Klippiers Rivers merge on the historic Nooitgedacht Wine Farm with large areas of ecological support creating a lush river corridor in the southern portion of the landscape unit along the R304.*

### **Development Criteria:**

- Maintain ecological support areas to sites of heritage significance (particularly river corridors). Only permit development that responds to the heritage sensitivity of the site, and that will not dominate, or irreparably damage the environments adjacent to these heritage sites. Optimize the scenic and recreational opportunities provided by water courses and larger water bodies, especially where they were enjoyed through historic right of way.
- Promote transitions or buffers, and larger connected systems, to nature reserves (see Foothill conservation system). To protect important habitats, provide increased opportunities for recreation and the traditional use of the landscape.
- Respect development setbacks from water resources to provide protection from flooding as well as creating scenic and ecological corridors (see legislation in place for river corridors).

## **B AESTHETIC**

### **Significance:**

*The unit is characterised by neat rectangular vineyards, orchards and fallow fields on the rolling hills. A number of smallholdings are located in the southern portion of the unit and development is generally well hidden amongst the trees.*

*The new Weltevreden development is a form of urban sprawl.*

### **Development Criteria:**

- Respect the natural landscape as the setting within which settlements (towns, hamlets, farm werfs) are embedded. Avoid insensitive 'dominating' developments that erode the natural-agricultural continuum found on the rolling foothills of the study area. Dominating development include sprawling suburban development, over-scaled private dwellings etc.
- Avoid the loss of rural character due to suburban development that engulfs rolling foothills and severs the agricultural continuum that encircles settlements. (a) Avoid inappropriate suburban extensions to rural villages and hamlets, in order to retain their sense of scale, civic structure and rootedness. (b) Avoid the decentralisation of retail and office centres, which contribute to urban sprawl.
- Security estates and gated communities are mono-functional entities which exclude rather than foster integrated planning ideals. In many cases, historic farms, vineyards, orchards, and workers cottages located around the edges of towns have been sanitised and incorporated in such urban sprawl. A typology that should be considered is a self-sufficient, sustainable and socially transformed 'villages' with different income levels, incorporating a level of subsidised housing.
- Maintain the balance of Urban, Rural and Wilderness areas. It is the interplay and relationship between these that give the study area its unique character (refer to the Conservation Systems).
- Avoid visual clutter that erodes the settlement pattern.
- Avoid the visual cluttering of the landscape by intrusive signage, and the intrusion of commercial, corporate development along roads (such as one-stop filling stations).

## **C HISTORIC**

### **Significance:**

*The historic Nooitgedacht farm, established as part of the early freehold land grants, has a fine double-walled, Cape Dutch style entrance, on axis with the werf complex nestled between the large trees.*

*Nooitgedacht is the parent farm that extended all the way to Devon Valley and formed part of a pattern of settlement along the Plankenburg River that includes the farms of Cloetesdal and Weltevreden.*

*The Cloetesdal dwelling house is completely engulfed within the suburb of Cloetesdal with very little of the farm werf still visible, and currently functions as a clinic.*

*Weltevreden has a neat werf and poplar avenue that enhances its rather enclosed and hidden character.*

#### **Development Criteria:**

##### **FREEHOLD**

- Evidence of the earliest occupation of the landscape is not always visible. Should any be uncovered, the provincial heritage authority (HWC) should be notified and engaged with to determine appropriate action.
- The layout of the first freehold land grants often correlates with surviving features at a landscape level. If such a structure is recognised, it should be maintained.
- Any remaining structures or fabric associated with the first freehold land grants should be protected, and included as part of the heritage inventory.
- Alterations and additions to conservation-worthy structures should be sympathetic to their architectural character and period detailing, but should align with Burra Charter Article 22 (see introduction of this section).

##### **PATTERN OF SETTLEMENT**

- Respect existing settlement patterns and building typologies along rivers within the rural area. Proposals should be carefully considered in relation to impacts on the heritage significance of these settlements and the historic riverine corridor.
- Give preference to the reinforcement of existing settlements and settlement patterns rather than extending development outside the urban edge.

##### **WERF**

- Respect traditional werf settlement patterns by considering the entire werf as the component of significance. This includes the backdrop of the natural landscape against which it is sited, as well as its spatial structure. Any development that impacts the inherent character of the werf component should be discouraged.
- Interventions on the werf must respect the layout, scale, massing, hierarchy, alignments, access, landscaping and setting.
- Historical layering must be respected and protected. Alterations and additions to conservation-worthy structures should be sympathetic to their architectural character and period detailing. Inappropriate 'modernisation' of conservation-worthy structures and traditional werfs should be prevented. Inappropriate maintenance can compromise historic structures. Heritage expertise is required where appropriate.
- Distinguish old from new but ensure visual harmony between historical fabric and new interventions in terms of appropriate scale, massing, form and architectural treatment, without directly copying these details.
- Encourage development that prolongs the longevity of historic family farms as an increasingly rare typology.

#### **D SOCIAL**

##### **Significance:**

The presence of rivers with their associated floodplains present an opportunity for recreational activities. Nooitgedacht Farm is often used for events.

**Development Criteria:**

- It is recommended that physical permeability to communal resources such as rivers and mountains is maintained and enhanced, for the enjoyment of all members of the public. This is particularly true when considering any new development proposals. (a) Promote public footpaths across the cultivated landscape. (b) Restore areas of recreation, especially where the public has traditionally enjoyed rights of access. Action might include the removal of fences and walls, where it is appropriate. (c) Prevent privatisation of natural places that form part of the historical public open space resource network. (d) Allow for sustainable, traditional use of natural places for recreational, spiritual and resource-collection purposes.

**E ECONOMIC****Significance:**

*A small area of vineyards, located to the north of Nooitgedacht and with its western boundary on the railway line, has unusually high quality viticulture soil given its location on a valley bottom, and therefore enjoys a degree of rarity.*

**Development Criteria:**

- The existing rail networks present an opportunity for a new typology of integrated development around stations, effectively connecting new development sites to the historic core of the towns and villages of Stellenbosch Municipality.
- Historic settlement patterns associated with the development of the rail should be respected.
- The potential of the railway network as an existing but underutilised transport system to and within the Winelands could enhance the cultural significance of the landscape, if harnessed effectively.
- Developments that promote the continuity of the core function of agriculture (viticulture) within the Stellenbosch winelands should be promoted.
- Commercial farming, although it has transformed land use, continues to uphold large areas of uniform agrarian character associated with vineyards.
- Care should be taken that vineyards are not needlessly destroyed, and replaced by non-agricultural development. The potential agricultural use of the land should be retained for the future.

**A06 Rolling hills next to the R44 (Grade IIIb)**

**The Kromme Rhee complex features a restored H-plan Cape Dutch building and other structures of heritage value. Its relationship with other historic properties, such as Elsenburg (A09), Koelenhof (A07) and Groenhof (A14), is noteworthy as a pattern of settlement.**

**MAIN AIM:** ENHANCE (MANAGE) the landscape by improving land parcels or places which are in decline, by strengthening or reinforcing characteristic elements and features, or by regenerating landscapes through introducing new elements or features, or adapting them in order to revive lost fabric and bring new life to heritage environments.

**MAIN VALUE:** ECOLOGIC, AESTHETIC, SOCIAL - The presence of CBA and ESA layers, the Kromme Rhee complex with its relationship to other historic properties such as Elsenburg (A09), Koelenhof (A07) and Groenhof (A14) as a noteworthy pattern of settlement, and the fact that it is used for agricultural training, all contributes to the significance of the unit.

**Conservation systems triggered:****1. Scenic Route Conservation System**

**CONSERVATION SYSTEM:** Foreground criteria applies to the 0-500m buffer around the grade II scenic route that traverse the western boundary of the unit.

**DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER:** Over scaled private dwellings, suburban development, gated residential estates, mining, forestry related land use, school complex, substation, landfill, sewage plant, parking lot, business park, shopping centre, infrastructure development such as wind turbines.

## **A ECOLOGICAL**

### **Significance:**

*The densely vegetated streams represent the northern and southern boundaries of this land unit and feature critical biodiversity and ecological support areas.*

### **Development Criteria:**

- *Support protected areas and existing nature reserves, with their landforms and areas of critical biodiversity, which strongly contribute to the "wilderness domain" of the winelands cultural landscape (See the Foothills Conservation System).*
- *Maintain ecological support areas to sites of heritage significance (particularly river corridors). Only permit development that responds to the heritage sensitivity of the site, and that will not dominate, or irreparably damage the environments adjacent to these heritage sites. Optimize the scenic and recreational opportunities provided by water courses and larger water bodies, especially where they were enjoyed through historic right of way.*
- *Promote transitions or buffers, and larger connected systems, to nature reserves (see Foothill conservation system). To protect important habitats, provide increased opportunities for recreation and the traditional use of the landscape.*
- *Respect development setbacks from water resources to provide protection from flooding as well as creating scenic and ecological corridors (see legislation in place for river corridors).*
- *Protect areas of critical biodiversity, and irreplaceable habitats, by not allowing development in areas of sensitivity as per the EMF (2017). These also include; wetlands, drainage lines, steep slopes, floodplains, areas with a high water table, areas with high biodiversity, and areas with threatened species.*

## **B AESTHETIC**

### **Significance:**

*The topography of this unit is largely rolling hills, draining towards the Klippies River and another drainage line to the south.*

*The unit has a generally derelict character.*

*The R44 cuts through the gently rolling landscape unit, with Slaley Estate and a private residence at the corner of Kromme Rhee Road.*

*The unit does not afford expansive views over the study area, other than from the Kromme Rhee ATI campus buildings and the southern portion of the unit.*

### **Development Criteria:**

- *Respect the natural landscape as the setting within which settlements (towns, hamlets, farm werfs) are embedded. Avoid insensitive 'dominating' developments that erode the natural-agricultural continuum found on the rolling foothills of the study area. Dominating development include sprawling suburban development, over-scaled private dwellings etc.*
- *Avoid the loss of rural character due to suburban development (sprawl), that if continued will engulf the rolling foothills.*
- *Maintain the balance of Urban, Rural and Wilderness areas. It is the interplay and relationship between these that give the study area its unique character (refer to the Conservation Systems).*

- Avoid the visual cluttering of the landscape by intrusive signage, and the intrusion of commercial, corporate development along roads (such as one-stop filling stations).
- Prevent construction of new buildings on visually sensitive, steep, elevated or exposed slopes, ridgelines and hillcrests in order to retain the integrity of this distinctive landscape as largely undeveloped.
- The backdrop of rolling hills and mountain peaks form an important component of the whole, and development in these areas that is destructive to the whole should be discouraged.
- Avoid visual clutter that erodes the settlement pattern.

## **C HISTORIC**

### **Significance:**

*Several early freehold farms were located along the Klippies River.*

*The Kromme Rhee complex features a restored H-plan Cape Dutch building and other structures of heritage value. Its relationship with other historic properties such as Elsenburg (A09), Koelenhof (A07) and Groenhof (A14) is noteworthy as a pattern of settlement.*

### **Development Criteria:**

#### **FREEHOLD**

- Evidence of the earliest occupation of the landscape is not always visible. Should any be uncovered, the provincial heritage authority (HWC) should be notified and engaged with to determine appropriate action.
- The layout of the first freehold land grants often correlates with surviving features at a landscape level. If such a structure is recognised, it should be maintained.
- Any remaining structures or fabric associated with the first freehold land grants should be protected, and included as part of the heritage inventory.
- Alterations and additions to conservation-worthy structures should be sympathetic to their architectural character and period detailing, but should align with Burra Charter Article 22 (see introduction of this section).
- Respect existing settlement patterns and building typologies along rivers within the rural area. Proposals should be carefully considered in relation to impacts on the heritage significance of these settlements and the historic riverine corridor.

#### **WERF**

- Respect traditional werf settlement patterns by considering the entire werf as the component of significance. This includes the backdrop of the natural landscape against which it is sited, as well as its spatial structure. Any development that impacts the inherent character of the werf component should be discouraged.
- Interventions on the werf must respect the layout, scale, massing, hierarchy, alignments, access, landscaping and setting.
- Historical layering must be respected and protected. Alterations and additions to conservation-worthy structures should be sympathetic to their architectural character and period detailing. Inappropriate 'modernisation' of conservation-worthy structures and traditional werfs should be prevented. Inappropriate maintenance can compromise historic structures. Heritage expertise is required where appropriate.
- Distinguish old from new but ensure visual harmony between historical fabric and new interventions in terms of appropriate scale, massing, form and architectural treatment, without directly coping these details.
- Encourage development that prolongs the longevity of historic family farms as an increasingly rare typology.

## **D SOCIAL**

### **Significance:**

Kromme Rhee Agricultural Training Institute (ATI) currently acts as a fully functioning and vibrant campus, with links to Elsenburg Agricultural Training Institute.

### **Development Criteria:**

- It is recommended that physical permeability to communal resources such as rivers and mountains is maintained and enhanced, for the enjoyment of all members of the public. This is particularly true when considering any new development proposals. (a) Promote public footpaths across the cultivated landscape. (b) Restore areas of recreation, especially where the public has traditionally enjoyed rights of access. Action might include the removal of fences and walls, where it is appropriate. (c) Prevent privatisation of natural places that form part of the historical public open space resource network. (d) Allow for sustainable, traditional use of natural places for recreational, spiritual and resource-collection purposes.

## **E ECONOMIC**

### **Significance:**

*The soils are predominantly unsuitable for agriculture, specifically viticulture.*

*The Klawervlei Wine Estate and the Kromme Rhee Agricultural Training Institute (ATI) are located along the banks of the Klippies River and extend to the south, with neglected vineyards, farm dams and fallow agricultural fields.*

*Circular or concentric irrigation patterns are predominant on the landscape and contrast visually to the patterns on the adjacent land units.*

### **Development Criteria:**

- Land-Use that is not part of the two core agricultural systems (vineyards and orchards), could have a negative visual effect in the landscape based on the infrastructure associated with it (greenhouses, shade netting, chicken batteries). Therefore, the placement should be carefully considered.
- Maintain larger unified land areas to maintain the viability of ecosystems and to protect large areas that display a unified scenic character.

## **A07 Kromme Rhee (Grade IIIb)**

**This landscape unit has special significance for its agricultural qualities, mostly made up of vineyards. It is a simple rural landscape with a degree of enclosure between the rolling hills. Further development of the Nooitgedacht Estate is a major threat and any more such interventions in this landscape unit would indeed be a tragedy.**

**MAIN AIM:** ENHANCE (MANAGE) the landscape by improving land parcels or places which are in decline, by strengthening or reinforcing characteristic elements and features, or by regenerating landscapes through introducing new elements or features, or adapting them in order to revive lost fabric and bring new life to heritage environments.

**MAIN VALUE:** AESTHETIC - The pastoral, open and rural qualities are valued and carries increased significance due to the fact that there are 'foreground' views from two Grade II scenic routes over the unit. This agrarian character should be enhanced.

**Conservation systems triggered:**

1. **Scenic Route Conservation System**
2. **Green Transitions Conservation System**

**CONSERVATION SYSTEM:** The visibility towards this landscape unit is negligible, with only being visible from 2 Grade II scenic routes in the study area. Foreground criteria applies to the 0-500m buffer around the grade II scenic routes that traverse the unit. The green transition conservation system is triggered that advocates for new development to allow for links to the mountains and the larger natural landscape.

**DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER:** Limited development should apply to this unit, provided it is not infrastructure related to agriculture, suburban development, gated residential estates, mining, forestry related land use, substation, landfill, sewage plant, parking lot, business park, shopping centre, infrastructure development such as wind turbines.

**A ECOLOGICAL**

**Significance:**

*The Klippies River runs parallel to the Kromme Rhee Road with some ecological support areas.*

**Development Criteria:**

- Maintain ecological support areas to sites of heritage significance (particularly river corridors). Only permit development that responds to the heritage sensitivity of the site, and that will not dominate, or irreparably damage the environments adjacent to these heritage sites. Optimize the scenic and recreational opportunities provided by water courses and larger water bodies, especially where they were enjoyed through historic right of way.
- Promote transitions or buffers, and larger connected systems, to nature reserves (see Foothill conservation system). To protect important habitats, provide increased opportunities for recreation and the traditional use of the landscape.
- Respect development setbacks from water resources to provide protection from flooding as well as creating scenic and ecological corridors (see legislation in place for river corridors).

**B AESTHETIC**

**Significance:**

*The R304 flanks the landscape unit to the west and the R44 to the east. The Kromme Rhee Road traverses the entire length of the landscape unit. Expansive views towards Simonsberg are enjoyed from Simonsig.*

*The Slayey Winery and restaurant is located at the intersection of Kromme Rhee Road and the R44, and introduces uncharacteristic elements such as tent-like structures and large-scale infrastructure.*

*Nooitgedacht Village is a major intrusion in the agricultural landscape, with its clustered fake medieval-style dwellings.*

**Development Criteria:**

- Developments that promote the continuity of the core function of agriculture (viticulture) within the Stellenbosch winelands should be promoted.
- Respect the natural landscape as the setting within which settlements (towns, hamlets, farm werfs) are embedded. Avoid insensitive 'dominating' developments that erode the natural-agricultural continuum found on the rolling foothills of the study area. Dominating development include sprawling suburban development, over-scaled private dwellings, with the Nooitgedacht residential development being a prime example.
- Security estates and gated communities are mono-functional entities which exclude rather than foster integrated planning ideals. In many cases, historic farms, vineyards, orchards, and workers

cottages located around the edges of towns have been sanitised and incorporated in such urban sprawl. A typology that should be considered is a self-sufficient, sustainable and socially transformed 'villages' with different income levels, incorporating a level of subsidised housing.

- Avoid the loss of rural character due to suburban development that engulfs rolling foothills and severs the agricultural continuum that encircles settlements. (a) Avoid inappropriate suburban extensions to rural villages and hamlets, in order to retain their sense of scale, civic structure and rootedness. (b) Avoid the decentralisation of retail and office centres, which contribute to urban sprawl.
- It is recommended that visual permeability should be maintained towards mountains, valleys and across open, and cultivated fields. (a) Discourage the use of solid walls around vineyards and agricultural areas in public view and along scenic routes. (b) Views should be framed and enhanced by development wherever possible.
- Maintain the balance of Urban, Rural and Wilderness areas. It is the interplay and relationship between these that give the study area its unique character (refer to the Conservation Systems).
- Avoid the visual cluttering of the landscape by intrusive signage, and the intrusion of commercial, corporate development along roads (such as one-stop filling stations).
- Prevent construction of new buildings on visually sensitive, steep, elevated or exposed slopes, ridgelines and hillcrests. Retain the integrity of the distinctive and predominantly agricultural landscape character.

## **C HISTORIC**

### **Significance:**

*Historic Nooitgedacht was the Cloete family farm. A water trough marks its significant role as a horse station for British remounts during the South African War, c.1900.*

*The Kromme Rhee Road features Simonsig Winery to the north, with mature trees, a house and associated vineyards, and it establishes a mainly agricultural character on the gently rolling hills.*

*South of the Kromme Rhee Road, the privately owned historic Koelenhof Winery is nestled within the gently rolling landscape.*

*The Klippiess River runs parallel to the Kromme Rhee Road with some early land grant farms located next to it.*

### **Development Criteria:**

#### **EARLY OCCUPATION AND FREEHOLD GRANTS**

- Evidence of the earliest occupation of the landscape is not always visible. Should any be uncovered, the provincial heritage authority (HWC) should be notified and engaged with to determine appropriate action.
- The layout of the first freehold land grants often correlates with surviving features at a landscape level. If such a structure is recognised, it should be maintained.
- Any remaining structures or fabric associated with the first freehold land grants should be protected, and included as part of the heritage inventory.

#### **WERF**

- Respect traditional werf settlement patterns by considering the entire werf as the component of significance. This includes the backdrop of the natural landscape against which it is sited, as well as its spatial structure. Any development that impacts the inherent character of the werf component should be discouraged.
- Interventions on the werf must respect the layout, scale, massing, hierarchy, alignments, access, landscaping and setting.
- Historical layering must be respected and protected. Alterations and additions to conservation-worthy structures should be sympathetic to their architectural character and period detailing. Inappropriate 'modernisation' of conservation-worthy structures and traditional werfs should be

prevented. Inappropriate maintenance can compromise historic structures. Heritage expertise is required where appropriate.

- Ensure visual harmony between historical fabric and new interventions in terms of appropriate scale, massing, form and architectural treatment, without directly copying these details. Distinguish old from new.
- Encourage development that prolongs the longevity of historic family farms as an increasingly rare typology.
- Burial grounds, and places of worship are automatically regarded as Grade IIIa or higher. Any development that threatens the inherent character of family burial grounds must be assessed, and should be discouraged.

#### **ADAPTIVE RE-USE**

- Alterations and additions to conservation-worthy structures should be sympathetic to their architectural character and period detailing, but should align with Burra Charter Article 22 (see introduction of this section).
- Encourage intervention to revive heritage features in decline, by engaging with innovative development proposals where appropriate, and considering sensitive adaptive reuse strategies for each, specific heritage resource.
- Adaptive strategies need to take the surroundings as well as the structures into account.
- Where the historic function of a building is still intact, the function has heritage value and should be protected.
- Distinguish old from new but ensure visual harmony between historical fabric and new interventions in terms of appropriate scale, massing, form and architectural treatment, without directly copying these details.
- Encourage development that prolongs the longevity of historic family farms as an increasingly rare typology.

#### **RAILWAY LINE**

- The existing rail networks present an opportunity for a new typology of integrated development around stations, effectively connecting new development sites to the historic core of the towns and villages of Stellenbosch Municipality.
- Historic settlement patterns associated with the development of the railways should be respected.
- The potential of the railway network as an existing but underutilised transport system to and within the Winelands could enhance the cultural significance of the landscape, if harnessed effectively.

### **D SOCIAL**

#### **Significance:**

The Slayey New Apostolic Church and cottage complex is a social focal point for the local community.

#### **Development Criteria:**

- Cultural sites associated with 20<sup>th</sup> century settlement and farming practices should be protected, particularly church and farm school sites that occur at the intersection of farm roads. The displacement of farm employees to nearby townships results in the loss of integrity of their former dwellings.

### **E ECONOMIC**

#### **Significance:**

*High quality soils for viticulture are found on the north western corner of Simonsig.*

#### **Development Criteria:**

- Developments that promote the continuity of the core function of agriculture (viticulture) within the Stellenbosch winelands should be promoted.

- Commercial farming, although it has transformed land use, continues to uphold large areas of uniform agrarian character associated with vineyards.
- Care should be taken that vineyards are not needlessly destroyed, and replaced by non-agricultural development. The potential agricultural use of the land should be retained for the future.

### **A08 Koelenhof (Grade IIIc)**

**This landscape unit is part of a node extending from the Bottelary Road and has low significance. Its unstable character could be redeemed by sensitive integrated rural development, and it is served by an existing railway station.**

**MAIN AIM:** INTERVENE (CHANGE) in a deliberate, planned way to improve a land parcel. This approach may be appropriate where the landscape or townscape has declined beyond the point where enhancement is possible. Actions include: (a) To rehabilitate the site to its previous, or natural character, or (b) to accelerate change towards a new or strengthened character and resilient landscape. The resilient heritage landscapes in Stellenbosch, in which development and intervention are most desirable, are those landscapes or units that historically (and almost sporadically) underwent change, but continued to form a new typology of equal aesthetic within the landscape, strengthening existing spatial patterns.

**MAIN VALUE:** SOCIAL - The most significant value of this unit is the strong association and relationship that local communities have with places such as Koelenhof Catholic Church and the two schools.

#### **Conservation systems triggered:**

1. **Scenic Route Conservation System**

**CONSERVATION SYSTEM:** Foreground criteria apply around the Grade IIIa Scenic route that partly traverse the unit.

**DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER:** Over scaled private dwellings, cluttered properties, agricultural related practices (other than viticulture and orchards), gated residential estates, large scale industrial structures, suburban development, mining, substation, landfill or sewage plant, parking lot (without mitigation), business park, isolated shopping centre.

#### **A ECOLOGICAL**

##### **Significance:**

*The Plankenburg River drains into a large wetland in the centre of the unit that features an ecological support area.*

##### **Development Criteria:**

- *Maintain ecological support areas to sites of heritage significance (particularly river corridors). Only permit development that responds to the heritage sensitivity of the site, and that will not dominate, or irreparably damage the environments adjacent to these heritage sites. Optimize the scenic and recreational opportunities provided by water courses and larger water bodies, especially where they were enjoyed through historic right of way.*
- *Promote transitions or buffers, and larger connected systems, to nature reserves (see Foothill conservation system). To protect important habitats, provide increased opportunities for recreation and the traditional use of the landscape.*
- *Respect development setbacks from water resources to provide protection from flooding as well as creating scenic and ecological corridors (see legislation in place for river corridors).*
- *Protect areas of critical biodiversity, and irreplaceable habitats, by not allowing development in areas of sensitivity as per the EMF (2017). These also include; wetlands, drainage lines, steep slopes,*

*floodplains, areas with a high water table, areas with high biodiversity, and areas with threatened species*

## **B AESTHETIC**

### **Significance:**

*The landscape around Koelenhof is largely fallow fields with a few windbreaks.*

*The landscape unit is presently in transition, as a major and intrusive lifestyle estate, Nooitgedacht Village, has recently been established on the eastern boundary. This entire estate is classified as NCW (non-conservation worthy). Groundworks for its eastwards extension are already underway.*

### **Development Criteria:**

- Avoid the loss of rural character due to suburban development that engulfs rolling foothills and severs the agricultural continuum that encircles settlements. (a) Avoid inappropriate suburban extensions to rural villages and hamlets, in order to retain their sense of scale, civic structure and rootedness. (b) Avoid the decentralisation of retail and office centres, which contribute to urban sprawl.
- Security estates and gated communities are mono-functional entities which exclude rather than foster integrated planning ideals. In many cases, historic farms, vineyards, orchards, and workers cottages located around the edges of towns have been sanitised and incorporated in such urban sprawl. A typology that should be considered is a self-sufficient, sustainable and socially transformed 'villages' with different income levels, incorporating a level of subsidised housing.
- Maintain the balance of Urban, Rural and Wilderness areas. It is the interplay and relationship between these that give the study area its unique character (refer to the Conservation Systems).
- Avoid the visual cluttering of the landscape by intrusive signage, and the intrusion of commercial, corporate development along roads (such as one-stop filling stations).

## **C HISTORIC**

### **Significance:**

*This area was used as a camp to acclimatise British soldiers during the South African War.*

*The Koelenhof Catholic Church complex with its mature treed backdrop is a strong landmark at the intersection of the Kromme Rhee Road and the R304.*

### **Development Criteria:**

- Stone tools such as handaxes and cleavers are found throughout the area. Furthermore, artefacts from the South African War period are present. All archaeological material is protected in terms of the NHRA.
- Traditional planting patterns should be protected by ensuring that existing tree alignments and copses are not needlessly destroyed, but reinforced or replaced, thereby enhancing traditional patterns with appropriate species.
- The felling of mature exotic or indigenous trees within should be avoided. Instead continuous tree canopies should be encouraged, especially within urban environments.
- In some cases, remnant planting patterns (even single trees) uphold the historic character of an area. Interpretation of these landscape features as historic remnants should occur.
- Many of the strongest planting patterns that contribute to the historic character of landscape and townscape units, are within road reserves and on public land. A maintenance and re-planting plan should be developed.

## **D SOCIAL**

### **Significance:**

*The open floodplain across the road from the church is often used as public open space with activities such as helicopter rides over weekends. St Vincent RC Primary is located adjacent to the Koelenhof Catholic Church and the southern border of the unit features the Lindelani Place of Safety special needs school.*

### **Development Criteria:**

- Protect and reinforce communal access to socially significant places such as churches and schools.
- It is recommended that visual permeability should be maintained towards mountains, valleys and across open, and cultivated fields. (a) Discourage the use of solid walls around vineyards and agricultural areas in public view and along scenic routes. (b) Views should be framed and enhanced by development wherever possible.
- It is recommended that physical permeability to communal resources such as rivers and mountains is maintained and enhanced, for the enjoyment of all members of the public. This is particularly true when considering any new development proposals. (a) Promote public footpaths across the cultivated landscape. (b) Restore areas of recreation, especially where the public has traditionally enjoyed rights of access. Action might include the removal of fences and walls, where it is appropriate. (c) Prevent privatisation of natural places that form part of the historical public open space resource network. (d) Allow for sustainable, traditional use of natural places for recreational, spiritual and resource-collection purposes.

## **E ECONOMIC**

### **Significance:**

*A few vineyards are located between the R304 and the Plankenburg River.*

### **Development Criteria:**

- Developments that promote the continuity of the core function of agriculture (viticulture) within the Stellenbosch winelands should be promoted.
- Care should be taken that vineyards are not needlessly destroyed, and replaced by non-agricultural development. The potential agricultural use of the land should be retained for the future.

## **A09 Elsenburg (Grade IIIa)**

**This landscape unit has aesthetic, scenic, associative, age, architectural, rarity, representative and archaeological significance. Despite the established heritage and visual significance of Elsenburg, inappropriate interventions have been allowed within the landscape, and include massive security fences.**

**MAIN AIM:** CONSERVE - The existing character is to be conserved (maintained). This may require both protection and maintenance of the significant elements and features as well as appropriate development thereof. It includes the promotion of these landscapes and places for the appreciation and continuity of their cultural significance.

**MAIN VALUE:** HISTORIC, AESTHETIC, ECOLOGIC, ECONOMIC - This landscape unit as per its statement of significance enjoys a degree of rarity within the winelands. The aesthetic quality, in combination with its historic character, economic potential centred around viticulture, and wilderness area reflect the cultural landscape of the Stellenbosch winelands and should be preserved.

### **Conservation systems triggered:**

- 1. Scenic Route Conservation System**

**CONSERVATION SYSTEM:** This landscape has a Grade IIIa Scenic Routes that runs through it and a Grade II Scenic Route along its eastern boundary, where 'foreground' criteria apply (see conservation systems in Appendix 3).

**DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER:** Over scaled private dwellings, cluttered properties, gated residential estates, large scale industrial structures, suburban development, nursery/mixed use/garden centre, mining, school complex, substation, landfill or sewage plant, parking lot, business park, isolated shopping centres

## **A ECOLOGICAL**

### **Significance:**

*The apex of this landscape unit is Klapmuts Hill, which is also a critical biodiversity and ecological support area.*

### **Development Criteria:**

- *Support protected areas and existing nature reserves, with their landforms and areas of critical biodiversity, which strongly contribute to the "wilderness domain" of the winelands cultural landscape (See the Foothills Conservation System).*
- *Maintain ecological support areas to sites of heritage significance (particularly river corridors). Only permit development that responds to the heritage sensitivity of the site, and that will not dominate, or irreparably damage the environments adjacent to these heritage sites. Optimize the scenic and recreational opportunities provided by water courses and larger water bodies, especially where they were enjoyed through historic right of way.*
- *Promote transitions or buffers, and larger connected systems, to nature reserves (see Foothill conservation system). To protect important habitats, provide increased opportunities for recreation and the traditional use of the landscape.*
- *Respect development setbacks from water resources to provide protection from flooding as well as creating scenic and ecological corridors (see legislation in place for river corridors).*
- *Protect areas of critical biodiversity, and irreplaceable habitats, by not allowing development in areas of sensitivity as per the EMF (2017). These also include; wetlands, drainage lines, steep slopes, floodplains, areas with a high water table, areas with high biodiversity, and areas with threatened species*

## **B AESTHETIC**

### **Significance:**

*Elsenburg and its associated infrastructure is highly visible on the upper slopes of Klapmutskop as a type of "street or linear village" along the Elsenburg Road. The R44 forms the eastern boundary of the unit and De Klapmuts farm is located at its intersection with Elsenburg Road.*

*Three large irrigation dams and three small farm dams are located in this land unit.*

*Invasive Security fences around the campus detract from its significance.*

### **Development Criteria:**

- *Respect the natural landscape as the setting within which settlements (towns, hamlets, farm werfs) are embedded. Avoid additional insensitive 'dominating' developments that erode the natural-agricultural continuum found on the rolling foothills of the study area. The Elsenburg Agricultural Department of the University of Stellenbosch and the Research Centre Head Office is a large-scaled complex with many auxiliary buildings and other infrastructure. It is recommended that future development be localised and the current campus densified rather than allowing further sprawl in this sensitive unit.*

- Maintain the balance of Urban, Rural and Wilderness areas. It is the interplay and relationship between these that give the study area its unique character (refer to the Conservation Systems).
- Avoid the visual cluttering of the landscape by intrusive signage, and the intrusion of commercial, corporate development along roads (such as one-stop filling stations).
- Prevent construction of new buildings on visually sensitive, steep, elevated or exposed slopes, ridgelines and hillcrests. The ARC Building is a good example of this and unfortunately set a poor precedent in the area. Retain the integrity of the distinctive and predominantly agricultural landscape character.

## **C HISTORIC**

### **Significance:**

*It features Stone Age artefacts, historically significant buildings and a distinctive Baroque-walled drainage channel with bridges, as well as landscape features such as the rows of Oak trees.*

*Elsenburg historic core is a layered landscape with various levels of significance, including its contact-period role as one of the select land grants to an elite private individual within a well established natural grazing area that previously served Khoekhoe pastoralists.*

*The site of a 17<sup>th</sup> century VOC buitepost, the layered De Clapmuts werf has undergone extensive additions and alterations.*

### **Development Criteria:**

- Stone tools such as handaxes and cleavers are found throughout the area. All archaeological material is protected in terms of the NHRA.
- Sensitive development that interprets the narrative of historic movement routes. Drover routes, where they are still known and used for a similar use, or as public open space, have value and should be retained.
- All archaeological material (and human remains) are protected in terms of the NHRA.

### **PLANTING PATTERNS**

- Traditional planting patterns should be protected by ensuring that existing tree alignments and copses are not needlessly destroyed, but reinforced or replaced, thereby enhancing traditional patterns with appropriate species.
- The felling of mature exotic or indigenous trees within residential areas should be avoided. Instead continuous tree canopies should be encouraged, especially within urban environments.
- Significant avenues should be protected as a heritage component.
- In some cases, remnant planting patterns (even single trees) uphold the historic character of an area. Interpretation of these landscape features as historic remnants should occur.

### **WERF**

- Respect traditional werf settlement patterns by considering the entire werf as the component of significance. This includes the backdrop of the natural landscape against which it is sited, as well as its spatial structure. Any further development that impacts the inherent character of the werf component should be discouraged.
- Historical layering must be respected and protected. Alterations and additions to conservation-worthy structures should be sympathetic to their architectural character and period detailing. Inappropriate 'modernisation' of conservation-worthy structures and traditional werfs should be prevented. Inappropriate maintenance can compromise historic structures. Heritage expertise is required where appropriate.
- Distinguish old from new but ensure visual harmony between historical fabric and new interventions in terms of appropriate scale, massing, form and architectural treatment, without directly coping these details.

## **FUTURE DEVELOPMENT**

- The university and the Department of Agriculture are stewards of several historic sites, some originally farms. Converting historic structures designed to serve agricultural and residential functions to the new institutional role has sometimes had detrimental impact on heritage significance. Care should be taken to ensure that low-impact uses are found for heritage sites that fall under the ownership of institutions.
- Institutions and government departments should be encouraged to develop site-specific conservation management plans for the heritage sites and resources that fall under their stewardship and property holdings. This is to ensure the pro-active conservation of these heritage sites. Ensure optimal utilisation of existing resources.
- Encourage intervention to revive heritage features in decline, by engaging with innovative development proposals where appropriate, and considering sensitive adaptive reuse strategies for each, specific heritage resource.
- Adaptive strategies need to take the surroundings as well as the structures into account.
- Where the historic function of a building is still intact, the function has heritage value and should be protected.

## **D SOCIAL**

### **Significance:**

The University and Research Centre plays a significant role in Agriculture in South Africa and the name "Elsenburg" is synonymous to viticulture.

In the 18<sup>th</sup> century, the estate was owned by Martin Melck, a prominent Lutheran land-owner, slave-owner, builder and entrepreneur.

### **Development Criteria:**

- It is recommended that physical permeability to communal resources such as rivers and mountains is maintained and enhanced, for the enjoyment of all members of the public. This is particularly true when considering any new development proposals. (a) Promote public footpaths across the cultivated landscape. (b) Restore areas of recreation, especially where the public has traditionally enjoyed rights of access. Action might include the removal of fences and walls, where it is appropriate. (c) Prevent privatisation of natural places that form part of the historical public open space resource network. (d) Allow for sustainable, traditional use of natural places for recreational, spiritual and resource-collection purposes.

## **E ECONOMIC**

### **Significance:**

*The central and major land use comprises the Elsenburg Agricultural Training Institute of the University of Stellenbosch and the Research Centre Head Office.*

*It is now enveloped by extensive agricultural fields on the rolling hills, which visually terminate on the opposite, southern ridge.*

### **Development Criteria:**

- Developments that promote the continuity of the core function of agriculture (viticulture) within the Stellenbosch winelands should be promoted.
- Commercial farming, although it has transformed land use, continues to uphold large areas of uniform agrarian character associated with vineyards.
- Care should be taken that vineyards are not needlessly destroyed, and replaced by non-agricultural development. The potential agricultural use of the land should be retained for the future.

- The proliferation of non-agricultural uses, particularly in visually prominent locations, should be avoided. This is in order to protect the predominantly agricultural character of the landscape.
- Agricultural netting and tunnels should preferably not be permitted within the 500m buffer along scenic route corridors (see Scenic Route CS).

### **A10 Muldersvlei and Klapmuts Footslope (Grade IIIb)**

**The landscape has significance for its rarity, aesthetic and scenic beauty. This pocket should remain rural in character and accessible, and any form of development that compromises the integrity of the cultural landscape should be prohibited.**

**MAIN AIM:** ENHANCE (MANAGE) the landscape by improving land parcels or places which are in decline, by strengthening or reinforcing characteristic elements and features, or by regenerating landscapes through introducing new elements or features, or adapting them in order to revive lost fabric and bring new life to heritage environments.

**MAIN VALUE:** AESTHETIC, HISTORIC - The pastoral, open and rural qualities are valued and carries increased significance due to the fact that there are terracing on the ecologically sensitive upper slopes that need to be enhanced, rather than compromised by any development. This pocket should remain rural in character and accessible.

**Conservation systems triggered:**

1. **Scenic Route Conservation System**
2. **Green Transitions Conservation System**

**CONSERVATION SYSTEM:** Foreground criteria applies to the 0-500m buffer around the section of grade II scenic route that traverse the unit at its southern boundary. The green transition conservation system is triggered that advocates for new development to allow for links to the mountains and the larger natural landscape.

**DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER:** Over scaled private dwellings, cluttered properties, suburban development, gated residential estates, mining, forestry related land use, substation, landfill, sewage plant, parking lot, business park, shopping centre, infrastructure development such as wind turbines, large scale industrial structures, nursery/mixed use/garden centre,

### **A ECOLOGICAL**

**Significance:**

*The area immediately south of Muldersvlei farm (De Meye) is considered an important critical biodiversity and ecological support area, mainly due to the wetland.*

*Vineyards and fallow fields, service roads and remnant plantations with pockets of fynbos and dams characterise the gentle slopes of Klapmutskop.*

**Development Criteria:**

- Remnant planting patterns (even single trees) uphold the historic character of an area. Interpretation of these landscape features as historic remnants should occur.
- Support protected areas and existing nature reserves, with their landforms and areas of critical biodiversity, which strongly contribute to the "wilderness domain" of the winelands cultural landscape (See the Foothills Conservation System).
- Maintain ecological support areas to sites of heritage significance (particularly river corridors). Only permit development that responds to the heritage sensitivity of the site, and that will not dominate,

or irreparably damage the environments adjacent to these heritage sites. Optimize the scenic and recreational opportunities provided by water courses and larger water bodies, especially where they were enjoyed through historic right of way.

- Promote transitions or buffers, and larger connected systems, to nature reserves (see Foothill conservation system). To protect important habitats, provide increased opportunities for recreation and the traditional use of the landscape.
- Respect development setbacks from water resources to provide protection from flooding as well as creating scenic and ecological corridors (see legislation in place for river corridors).
- Protect areas of critical biodiversity, and irreplaceable habitats, by not allowing development in areas of sensitivity as per the EMF (2017). These also include; wetlands, drainage lines, steep slopes, floodplains, areas with a high water table, areas with high biodiversity, and areas with threatened species

## **B AESTHETIC**

### **Significance:**

*This landscape unit reads with land unit A09 and has a rural character. It has largely been spared from development, except for an intrusive housing estate, but is now threatened by an expanding Klapmuts.*

*An intrusive and relatively recent residential development is located to the west of the Elsenburg Road, and visible across a large dam.*

*The exceptional use of terracing on the higher slopes of Klapmutskop forms an important gradation between wilderness and cultivated landscape.*

### **Development Criteria:**

- Respect the natural landscape as the setting within which settlements (towns, hamlets, farm werfs) are embedded. Avoid insensitive 'dominating' developments that erode the natural-agricultural continuum found on the rolling foothills of the study area. Dominating development include sprawling suburban development, over-scaled private dwellings etc.
- Avoid the loss of rural character due to suburban development that engulfs rolling foothills and severs the agricultural continuum that encircles settlements.
- Maintain the balance of Urban, Rural and Wilderness areas. It is the interplay and relationship between these that give the study area its unique character (refer to the Conservation Systems).
- Avoid the visual cluttering of the landscape by intrusive signage, and the intrusion of commercial, corporate development along roads (such as one-stop filling stations).
- Prevent construction of new buildings on visually sensitive, steep, elevated or exposed slopes, ridgelines and hillcrests. Retain the integrity of the distinctive and predominantly agricultural landscape character.
- Limit cultivation and development on upper slopes greater than 1:4 to protect scenic resources and water catchments, and to minimise visual scarring and erosion. Propose 'no-go' development areas above the 220m contour line.
- Retain view-lines and vistas focused on prominent natural features such as Klapmutskop, as it is an important place-making and orientating element for experiencing the cultural landscape. They are not only important for landscape character, but also for water security, and biodiversity.

## **C HISTORIC**

### **Significance:**

*The use of terracing in the landscape makes it an exceptional cultural landscape with a degree of rarity in the Stellenbosch Municipal area. Hoopenburg and Muldersvlei (De Meyer) are both Grade IIIb heritage resources.*

## **Development Criteria:**

### **WERF**

- Respect traditional werf settlement patterns by considering the entire werf as the component of significance. This includes the backdrop of the natural landscape against which it is sited, as well as its spatial structure. Any development that impacts the inherent character of the werf component should be discouraged.
- Interventions on the werf must respect the layout, scale, massing, hierarchy, alignments, access, landscaping and setting.
- Historical layering must be respected and protected. Alterations and additions to conservation-worthy structures should be sympathetic to their architectural character and period detailing. Inappropriate 'modernisation' of conservation-worthy structures and traditional werfs should be prevented. Inappropriate maintenance can compromise historic structures. Heritage expertise is required where appropriate.
- Ensure visual harmony between historical fabric and new interventions in terms of appropriate scale, massing, form and architectural treatment, without directly copying these details. Distinguish old from new.
- Encourage development that prolongs the longevity of historic family farms as an increasingly rare typology.
- Any development that threatens the inherent character of family burial grounds should be discouraged.

### **PLANTING PATTERNS**

- Traditional planting patterns should be protected by ensuring that existing tree alignments and copses are not needlessly destroyed, but reinforced or replaced, thereby enhancing traditional patterns with appropriate species.
- The felling of mature exotic or indigenous trees within residential areas should be avoided. Instead continuous tree canopies should be encouraged, especially within urban environments.
- Significant avenues should be protected as a heritage component.
- In some cases, remnant planting patterns (even single trees) uphold the historic character of an area. Interpretation of these landscape features as historic remnants should occur.

## **D SOCIAL**

### **Significance:**

*The hiking trails on Klapmutskop are as widely used as some of the trails on the mountains, but have tremendous potential to be further developed.*

### **Development Criteria:**

- It is recommended that physical permeability to communal resources such as rivers and mountains is maintained and enhanced, for the enjoyment of all members of the public. This is particularly true when considering any new development proposals. (a) Promote public footpaths across the cultivated landscape. (b) Restore areas of recreation, especially where the public has traditionally enjoyed rights of access. Action might include the removal of fences and walls, where it is appropriate. (c) Prevent privatisation of natural places that form part of the historical public open space resource network. (d) Allow for sustainable, traditional use of natural places for recreational, spiritual and resource-collection purposes.
- Where practical, encourage managed access to wilderness areas on the higher slopes. This will allow residents and visitors to the winelands opportunities to experience the wilderness domain, which is a key component within the cultural landscape as a whole, and to experience the sense of interconnectedness of the wilderness, agricultural and urban domains through views from the upper slopes. (See Green Transitions and Foothills Conservation Systems).
- Always use existing roads and pathways, such as old forestry service roads, before any new routes are established. As much wilderness area as possible must be left intact.

- The principle of 'tread lightly' must be applied for any activity (and associated development requirements e.g. toilets for major events) in this domain should be emphasised.
- Make sure the required provision for the rehabilitation and maintenance of the slopes used for traditional and recreational purposes is in place.

## **E ECONOMIC**

### **Significance:**

*A railway line and the Elsenburg Road traverse the unit.*

*A chicken farm is located to the south, close to Muldersvlei station.*

### **Development Criteria:**

- Land-Use that is not part of the two core agricultural systems (vineyards and orchards), could have a negative visual effect in the landscape based on the infrastructure associated with it (greenhouses, shade netting, chicken batteries). Therefore, the placement should be carefully considered.
- Commercial farming, although it has transformed land use, continues to uphold large areas of uniform agrarian character associated with vineyards
- The existing rail networks present an opportunity for a new typology of integrated development around stations, effectively connecting new development sites to the historic core of the towns and villages of Stellenbosch Municipality.
- Historic settlement patterns associated with the development of the rail should be respected.
- The potential of the railway network as an existing but underutilised transport system to and within the Winelands could enhance the cultural significance of the landscape, if harnessed effectively.

## **A11 Calcutta and wider open fallow land (Grade IIIb)**

**This landscape unit has historic and associative significance in an area with a valued rural quality, and any development will compromise its inherent rural character.**

**MAIN AIM:** ENHANCE (MANAGE) the landscape by improving land parcels or places which are in decline, by strengthening or reinforcing characteristic elements and features, or by regenerating landscapes through introducing new elements or features, or adapting them in order to revive lost fabric and bring new life to heritage environments.

**MAIN VALUE:** ECOLOGIC, AESTHETIC, HISTORIC - The pastoral, open and rural qualities are valued and carries increased significance due to the presence of an historic Outspan that has landmark and associative significance. Further highlights of this land unit are the beautiful remnant Oak trees found on open fallow land and the small stream next to the historic Outspan area. These features need to be enhanced by any development.

### **Conservation systems triggered:**

#### **1. Green Transitions Conservation System**

**CONSERVATION SYSTEM:** The green transition conservation system is triggered that advocates for new development to allow for links to the mountains and the larger natural landscape.

**DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER:** cluttered properties, suburban development, gated residential estates, mining, forestry related land use, substation, landfill, sewage plant, parking lot, business park, shopping centre, infrastructure development such as wind turbines, large scale industrial structures, nursery/mixed use/garden centre.

## **A ECOLOGICAL**

### **Significance:**

*Critical Biodiversity and Ecological Support Areas are scattered throughout the landscape unit, with bigger pockets of biodiversity in the historic outspan area and along the drainage lines.*

### **Development Criteria:**

- Promote transitions or buffers, and larger connected systems, to nature reserves (see Foothill conservation system). To protect important habitats, provide increased opportunities for recreation and the traditional use of the landscape.
- Respect development setbacks from water resources to provide protection from flooding as well as creating scenic and ecological corridors (see legislation in place for river corridors).
- Protect areas of critical biodiversity, and irreplaceable habitats, by not allowing development in areas of sensitivity as per the EMF (2017). These also include; wetlands, drainage lines, steep slopes, floodplains, areas with a high water table, areas with high biodiversity, and areas with threatened species

## **B AESTHETIC**

### **Significance:**

*The R101 represents the northern border. The Giraffe House on the corner of the R101 and R310 features some small camps with wild animals such as giraffe, ostriches and antelope species. It has a negative influence on the visual character of the area.*

### **Development Criteria:**

- The proliferation of non-agricultural uses, particularly in visually prominent locations, should be avoided. This is in order to protect the predominantly agricultural character of the landscape.
- Maintain larger unified land areas to protect larger landscape continuums that display a unified scenic character.
- Respect the natural landscape as the setting within which settlements (towns, hamlets, farm werfs) are embedded. Avoid insensitive 'dominating' developments that erode the natural-agricultural continuum found on the rolling foothills of the study area. Dominating development include sprawling suburban development, over-scaled private dwellings etc.
- Avoid the visual cluttering of the landscape by intrusive signage, and the intrusion of commercial, corporate development along roads (such as one-stop filling stations).
- Retain the integrity of the distinctive and predominantly agricultural landscape character.
- Avoid the loss of rural character due to suburban development that engulfs rolling foothills and severs the agricultural continuum that encircles settlements.
- Land use related to agricultural use but with large visual intrusions / clutter (such as timber yards and nurseries) should be carefully assessed. Mitigation measures should be put in place before any development or rezoning is permitted to allow such uses.

## **C HISTORIC**

### **Significance:**

*The southern corner of the land unit has an historic outspan area that features a remnant plantation on a distinctive triangular-shaped piece of land called Calcutta Bos. This outspan has landmark and associative significance and is highly regarded by people living in the area.*

*Highlights of this land unit are the remnant Oak trees found on open fallow land and the small stream next to the historic Outspan area.*

### **Development Criteria:**

## **OUTSPAN**

- Surviving examples (wagon routes, outspans, and commonage), where they are owned in some public or communal way (or by a body responsible for acting in the public interest) and where they are found to be actively operating in a communal way, will have cultural and heritage value and should be enhanced and retained. The Culcutta outspan still retains its function as a communal woodlot that supports community functions. This should be enhanced by any development proposals.
- Commonages and outspans were located at water points, and these places were likely gathering points before the arrival of colonists and continued to provide communal resources. In the mid-20th century many old Commonages came under the ownership of the Municipality, and have since been rented out to private individuals or organisations.
- Maintain traditional movement patterns across rural landscapes or to places of socio-historical value. (a) Avoid privatization or creation of barriers to traditional access routes. (b) Retain old roadways, which have been replaced by newer roads, for use as recreation trails.
- The Municipality should facilitate the use of common land in a way that promotes the well-being and quality of life of the public. These sites can play a restorative role within the community, for instance who have limited alternative opportunities for recreation.

## **PLANTING PATTERNS**

- Traditional planting patterns should be protected by ensuring that existing tree alignments and copses are not needlessly destroyed, but reinforced or replaced, thereby enhancing traditional patterns with appropriate species.
- In some cases, remnant planting patterns (even single trees) uphold the historic character of an area. Interpretation of these landscape features as historic remnants should occur.
- Many of the strongest planting patterns that contribute to the historic character of landscape and townscape units, are within road reserves and on public land. A maintenance and re-planting plan should be developed.

## **D SOCIAL**

### **Significance:**

*High level of social significance is found in the commonage (see C Historic).*

### **Development Criteria:**

- It is recommended that physical permeability to communal resources such as rivers and mountains is maintained and enhanced, for the enjoyment of all members of the public. This is particularly true when considering any new development proposals. (a) Promote public footpaths across the cultivated landscape. (b) Restore areas of recreation, especially where the public has traditionally enjoyed rights of access. Action might include the removal of fences and walls, where it is appropriate. (c) Prevent privatisation of natural places that form part of the historical public open space resource network. (d) Allow for sustainable, traditional use of natural places for recreational, spiritual and resource-collection purposes.
- Respect existing patterns, typologies and traditions of settlement-making by promoting the continuity of heritage features. These include: (a) indigenous; (b) colonial; and (c) current living heritage in the form of tangible and intangible associations to place.

## **E ECONOMIC**

### **Significance:**

*An active railway line and Muldersvlei station are located in the northern section of this landscape unit, with another railway line forming the eastern border. It does not have an adverse impact on the rolling, fallow agricultural land character of most of the unit.*

*A chicken farm is located adjacent to the Giraffe House.*

**Development Criteria:**

- The existing rail networks present an opportunity for a new typology of integrated development around stations, effectively connecting new development sites to the historic core of the towns and villages of Stellenbosch Municipality.
- Historic settlement patterns associated with the development of the railways should be respected.
- The railway network presents a latent opportunity to create better mobility and accessibility for the diverse individuals who live in settlements within the municipal area. The potential of the railway network as an existing but underutilised transport system to and within the Winelands could enhance the cultural significance of the landscape, if harnessed effectively.
- Land-use and infrastructure that is not one of the core agricultural systems (vineyards and orchards), could have a negative visual effect in the landscape (greenhouses, black plastic ground cover, shade netting, chicken batteries). The placement of these agricultural elements should be carefully considered
- Commercial farming, although it has transformed land use, continues to uphold large areas of uniform agrarian character associated with vineyards

**A12 Maintained Vineyards (Grade IIIb)**

**This landscape unit is valued for its visual, aesthetic and associative significance. It is under threat of changes in land use and intrusive development enterprises. The other side of the R304 is already cluttered with invasive structures that impact the landscape, mostly driven by low-key tourism enterprises.**

**MAIN AIM:** ENHANCE (MANAGE) the landscape by improving land parcels or places which are in decline, by strengthening or reinforcing characteristic elements and features, or by regenerating landscapes through introducing new elements or features, or adapting them in order to revive lost fabric and bring new life to heritage environments.

**MAIN VALUE:** AESTHETIC - The pastoral, open and rural qualities of this landscape unit are valued, and should be enhanced.

**Conservation systems triggered:** None

**CONSERVATION SYSTEM:** None

**DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER:** cluttered properties, suburban development, gated residential estates, mining, forestry related land use, substation, landfill, sewage plant, parking lot, business park, shopping centre, infrastructure development such as wind turbines, large scale industrial structures, nursery/mixed use/garden centre.

**A ECOLOGICAL****Significance:**

*A pocket of Critical Biodiversity Areas are located along the western boundary.*

**Development Criteria:**

- Protect areas of critical biodiversity, and irreplaceable habitats, by not allowing development in areas of sensitivity as per the EMF (2017). These also include; wetlands, drainage lines, steep slopes, floodplains, areas with a high water table, areas with high biodiversity, and areas with threatened species

**B AESTHETIC****Significance:**

*Moving north along the R304, land use changes to open fallow land, and therefore this landscape unit is an important threshold that maintains the character of the Stellenbosch winelands.*

*Vrede farm infrastructure is set in a line on the crest of the gradual slope.*

**Development Criteria:**

- Developments that promote the continuity of the core function of agriculture (viticulture) within the Stellenbosch winelands should be promoted.
- Land-use and infrastructure that is not one of the core agricultural systems (vineyards and orchards), could have a negative visual effect in the landscape (greenhouses, black plastic ground cover, shade netting, chicken batteries). The placement of these agricultural elements should be carefully considered.
- Avoid the loss of rural character due to suburban development that engulfs rolling foothills and severs the agricultural continuum that encircles settlements. (a) Avoid inappropriate suburban extensions to rural villages and hamlets, in order to retain their sense of scale, civic structure and rootedness. (b) Avoid the decentralisation of retail and office centres, which contribute to urban sprawl.
- Avoid the visual cluttering of the landscape by intrusive signage, and the intrusion of commercial, corporate development along roads (such as one-stop filling stations).
- It is recommended that visual permeability should be maintained towards mountains, valleys and across open, and cultivated fields. (a) Discourage the use of solid walls around vineyards and agricultural areas in public view and along scenic routes. (b) Views should be framed and enhanced by development wherever possible.

**C HISTORIC**

**Significance:**

This unit has low heritage significance.

*This land unit is mostly viewed from the R304 that forms the western boundary of the space. The railway line to Muldersvlei station forms the northern boundary of this landscape unit, and Koelenhof Winery is located immediately to the south of the line. The topography affords expansive views back towards the Stellenbosch mountains and over the low undulating plains.*

**Development Criteria:**

- Stone tools such as handaxes and cleavers are found throughout the area. All archaeological material is protected in terms of the NHRA.
- The existing rail networks present an opportunity for a new typology of integrated development around stations, easily connecting new development sites to the historic core of the towns and villages of Stellenbosch Municipality.
- Historic settlement patterns associated with the development of the railways should be respected.
- The railway network presents a latent opportunity to create better mobility and accessibility for the diverse individuals who live in settlements within the municipal area. The potential of the railway network as an existing but underutilised system of access to and within the Winelands could enhance the cultural significance of the landscape, if harnessed effectively.

**D SOCIAL**

**Significance:**

- This landscape unit has low social significance.

**E ECONOMIC**

**Significance:**

*The land is divided into much smaller blocks of well-maintained vineyards in comparison to the landscape units surrounding it.*

**Development Criteria:**

- Developments that promote the continuity of the core function of agriculture (viticulture) within the Stellenbosch winelands should be promoted.
- Commercial farming, although it has transformed land use, continues to uphold large areas of uniform agrarian character associated with vineyards.
- Care should be taken that vineyards are not needlessly destroyed, and replaced by non-agricultural development. The potential agricultural use of the land should be retained for the future.

**A13 Klein Joostenberg Vlaktes (Grade IIIc)**

**Low lying land and wetlands near the N1, in places with expansive views back towards the Stellenbosch mountains.**

**MAIN AIM:** INTERVENE (CHANGE) in a deliberate, planned way to improve a land parcel. This approach may be appropriate where the landscape or townscape has declined beyond the point where enhancement is possible. Actions include: (a) To rehabilitate the site to its previous, or natural character, or (b) to accelerate change towards a new or strengthened character and resilient landscape. The resilient heritage landscapes in Stellenbosch, in which development and intervention are most desirable, are those landscapes or units that historically (and almost sporadically) underwent change, but continued to form a new typology of equal aesthetic within the landscape, strengthening existing spatial patterns.

**MAIN VALUE ECOLOGICAL** - The low gradients and degraded visual character of the NCW (non-conservation worthy) land parcels within this land unit makes it an area suitable for intervention, taking advantage of expansive views back towards the Stellenbosch mountains. The two drainage lines with wetlands represent significant critical biodiversity and ecological support areas that needs to be rehabilitated.

**Conservation systems triggered:** None

**CONSERVATION SYSTEM:** None

**DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER:** Mining, landfill or sewage plant

**A ECOLOGICAL**

**Significance:**

*Two drainage depressions with wetlands traverse the unit from south to north and represent areas of critical biodiversity and ecological support.*

**Development Criteria:**

- Promote transitions or buffers, and larger connected systems, to nature reserves (see Foothill conservation system). To protect important habitats, provide increased opportunities for recreation and the traditional use of the landscape.
- Respect development setbacks from water resources to provide protection from flooding as well as creating scenic and ecological corridors (see legislation in place for river corridors).
- Protect areas of critical biodiversity, and irreplaceable habitats, by not allowing development in areas of sensitivity as per the EMF (2017). These also include; wetlands, drainage lines, steep slopes, floodplains, areas with a high water table, areas with high biodiversity, and areas with threatened species

## **B AESTHETIC**

### **Significance:**

*The N1 highway forms the northern boundary of this landscape unit and largely determines its character.*

*A large electrical substation is located immediately next to the N1 towards the centre of the unit. Several transmission lines emanate from the substation, further degrading the visual quality.*

### **Development Criteria:**

- Maintain the balance of Urban, Rural and Wilderness areas. It is the interplay and relationship between these that give the study area its unique character (refer to the Conservation Systems).
- Avoid the visual cluttering of the landscape by intrusive signage, and the intrusion of commercial, corporate development along roads (such as one-stop filling stations).
- Any new transmission lines should be buried where possible.

## **C HISTORIC**

### **Significance:**

*The Joostenberg Grain Silos (Grade IIIc), Salvation Army Hesketh King Treatment Centre (Grade IIIb) and Weltevreden Farm represent heritage resources within this landscape unit.*

### **Development Criteria:**

- Encourage the multifunctional use of existing heritage sites and resources with different but sensitive new uses. Development and adaptive re-use that caters for the integration of different modes of access and a greater diversity of users should be encouraged.
- Encourage intervention to revive heritage features in decline, by engaging with innovative development proposals where appropriate, and considering sensitive adaptive reuse strategies for each, specific heritage resource.
- Adaptive strategies need to take the surroundings as well as the structures into account.
- Where the historic function of a building is still intact, the function has heritage value and should be protected

## **D SOCIAL**

### **Significance:**

*The Klein Joostenberg complex offers numerous opportunities for recreation.*

### **Development Criteria:**

- It is recommended that physical permeability to communal resources is maintained and enhanced, for the enjoyment of all members of the public. This is particularly true when considering any new development proposals.

## **E ECONOMIC**

### **Significance:**

*Most land uses are either tourism or industry-related and lack a general sense of cohesion.*

*The Klein Joostenberg complex, with some agri-industrial buildings, offers numerous opportunities for recreation and retail and has made the most out of its setting.*

### **Development Criteria:**

- Commercial farming, although it has transformed land use, continues to uphold large areas of uniform agrarian character associated with vineyards.
- Care should be taken that vineyards are not needlessly destroyed, and replaced by non-agricultural development. The potential agricultural use of the land should be retained for the future

- Land use related to agricultural use but with large visual intrusions / clutter (such as timber yards and nurseries) should be carefully assessed. Mitigation measures should be put in place before any development or rezoning is permitted to allow such uses.
- The subdivision of farms into smaller uneconomic 'lifestyle' plots of less than 3 hectares fundamentally erodes the agricultural character of the landscape.
- Maintain larger unified land areas to protect larger landscape continuums that display a unified scenic character.
- Shopping centres on edges of highways and main roads should be discouraged. They serve private cars, and are inward-looking, with no attempt to respond to the surrounding landscape or heritage resources
- Security estates and gated communities are mono-functional entities which exclude rather than foster integrated planning ideals. In many cases, historic farms, vineyards, orchards, and workers cottages located around the edges of towns have been sanitised and incorporated in such urban sprawl. A typology that should be considered is a self-sufficient, sustainable and socially transformed 'villages' with different income levels, incorporating a level of subsidised housing.
- Layouts should have an emphasis on place-making, i.e. urban design and landscape-related heritage considerations, as opposed to standard infrastructure-driven requirements.
- New roads tend to promote speculative urban development, which can have negative impacts on landscape units with heritage significance. Instead, innovative design solutions should seek out new opportunities.
- Infrastructure improvement including new roads, and upgrades to road infrastructure need to be appropriate to their rural context (scale, material etc.). Out of scale flyovers and bridges should be avoided, as they detract from the rural character of the Winelands
- The design of street furniture and street lighting should be carefully considered so that it positively responds to the specific character of the landscape/townscape unit within which they are situated, and avoid light pollution

#### **A14 Groenhof, Muratie and Knorhoek (Grade II)**

**Two main valleys leading down from Simonsberg characterise this significant landscape unit. Highly significant in terms of historic layering and pattern of settlement displayed by the farms Groenhof, Muratie, Delheim and Knorhoek, typifying the Stellenbosch winelands. The upper reaches of the Simonsberg foothills and incised valleys present a visually diverse and unique landscape that is highly valued. It has exemplar scenic and aesthetic as well as associational significance.**

**MAIN AIM:** CONSERVE - The existing character is to be conserved (maintained). This may require both protection and maintenance of the significant elements and features as well as appropriate development thereof. It includes the promotion of these landscapes and places for the appreciation and continuity of their cultural significance.

**MAIN VALUE:** HISTORIC, AESTHETIC, ECOLOGIC, SOCIAL, ECONOMIC - This landscape unit as per its statement of significance enjoys a degree of rarity within the Stellenbosch Municipality. The aesthetic quality of this landscape unit adds to its resilience, and the densely vegetated character absorbs development. Loss of this and the fragmentation of this unit should be prevented.

#### **Conservation systems triggered:**

- 1. Foothills Conservation System**
- 2. Scenic Route Conservation System**

**CONSERVATION SYSTEM:** This Landscape unit is an enclosed, but also highly visible land parcel within the winelands to the end of two Grade II scenic routes. The top of the mountains in this landscape unit is a

protected area already, but the Foothills conservation system is also triggered. Foreground criteria applies to the 0-500m buffer around the grade II scenic routes. It also has a coverage of more than 70%, and medium visibility in view of 8 other grade I scenic routes.

**DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER:** Large scale industrial structures, mining, substation, landfill, parking lot (without mitigation), business park, isolated shopping centres, gated communities, suburban sprawl

## **A ECOLOGICAL**

### **Significance:**

*Critical biodiversity and ecological support areas are located along the drainage lines and at Protea Hill farm.*

*The land unit is held to the south by a small ridge covered by Renosterveld, where Protea Hill farm is an intrusion into the landscape. Rolling hills and flat valley bottoms characterise the western portion of the land unit.*

### **Development Criteria:**

- Support protected areas and existing nature reserves, with their landforms and areas of critical biodiversity, which strongly contribute to the “wilderness domain” of the winelands cultural landscape (See the Foothills Conservation System).
- Maintain ecological support areas to sites of heritage significance (particularly river corridors). Only permit development that responds to the heritage sensitivity of the site, and that will not dominate, or irreparably damage the environments adjacent to these heritage sites. Optimize the scenic and recreational opportunities provided by water courses and larger water bodies, especially where they were enjoyed through historic right of way.
- Promote transitions or buffers, and larger connected systems, to nature reserves (see Foothill conservation system). To protect important habitats, provide increased opportunities for recreation and the traditional use of the landscape.
- Respect development setbacks from water resources to provide protection from flooding as well as creating scenic and ecological corridors (see legislation in place for river corridors).
- Protect areas of critical biodiversity, and irreplaceable habitats, by not allowing development in areas of sensitivity as per the EMF (2017). These also include; wetlands, drainage lines, steep slopes, floodplains, areas with a high water table, areas with high biodiversity, and areas with threatened species
- Prevent construction of new buildings on visually sensitive, steep, elevated or exposed slopes, ridgelines and hillcrests. Retain the integrity of the distinctive and predominantly agricultural landscape character.
- Avoid the loss of rural character due to suburban development that engulfs rolling foothills and severs the agricultural continuum that encircles settlements. (a) Avoid inappropriate suburban extensions to rural villages and hamlets, in order to retain their sense of scale, civic structure and rootedness. (b) Avoid the decentralisation of retail and office centres, which contribute to urban sprawl.

## **B AESTHETIC**

### **Significance:**

*The northernmost corner of this land unit is characterised by some tall windbreaks, creating an interesting geometry.*

*Views from Delheim extend all the way to Table Mountain.*

**Development Criteria:**

- The high mountains in the study area are landforms vital to its overall landscape character. They enclose the valleys and settlements of heritage significance. Prevent development on visually sensitive mountain slopes and ridgelines in order to preserve the continuity of the mountains as a backdrop.
- Limit cultivation and development on upper mountain slopes greater than 1:4 to protect scenic resources and water catchments, and to minimise visual scarring and erosion. Propose 'no-go' development areas above the 320m contour line, unless stated otherwise in the particular landscape unit.
- Avoid development or infrastructure (such as buildings, wind turbines and power lines), on crests or ridgelines because of impact on the visual sensitivity of skylines.
- Retain view-lines and vistas focused on prominent natural features such as mountain peaks, as these are important place-making and orientating elements for experiencing the cultural landscape. They are not only important for landscape character, but also for water security, and biodiversity.
- Respect the natural landscape as the setting within which settlements (towns, hamlets, farm werfs) are embedded. Avoid insensitive 'dominating' developments that erode the natural-agricultural continuum found on the rolling foothills of the study area. Dominating development include sprawling suburban development, over-scaled private dwellings etc.
- Maintain the balance of Urban, Rural and Wilderness areas. It is the interplay and relationship between these that give the study area its unique character (refer to the Conservation Systems).
- Avoid the visual cluttering of the landscape by intrusive signage, and the intrusion of commercial, corporate development along roads (such as one-stop filling stations).
- Prevent construction of new buildings on visually sensitive, steep, elevated or exposed slopes, ridgelines and hillcrests. Retain the integrity of the distinctive and predominantly agricultural landscape character.
- Fruit orchards are associated with windbreak trees (see T10.3 for windbreak species) which form distinctive strong lines on the landscape. In cases where the orchard has lost its function, to retain its heritage values the windbreak trees should be kept and new development could be included within existing blocks.

**C HISTORIC****Significance:**

*The first valley is incised deepest into the landscape and contains the historically significant Muratie and Delheim wineries. The majority of their vineyards are located on the north-western slopes of the ridge leading down from Simonsberg. The second valley, with steeper and lush valley sides, contains Knorhoek, another historic wine farm with extensive vineyards and a guest house.*

*The early land grants were on the southwestern edge of this unit.*

*Delheim contains numerous significant features, such as the ruins of the 'Kanoniers cottage' and a walled burial ground that are situated against a hillside on the side of the Simonsberg. The main house (c.1936) is set in lush gardens that extend into the parking area, sheltered by large Oak trees. Muratie features a farm werf complex with much historic layering, including the remains of a 17th century structure and main dwelling dating c.1830 that could be described as eclectic in style.*

*Muratie and Delheim formed part of the first 'wine route' in the Stellenbosch winelands.*

*Knorhoek presents a large werf with the old house (1827) in the centre (with an unusual full-span replacement roof) and framed with long barns that are now used for accommodation.*

*Groenhof is a historic farm werf situated in the valley closest to the R44. Mature Oak trees mark the original werf which features a Cape Dutch long barn with distinctive Baroque gable dated 1780. A long row of Queen Palms gives the werf an elongated feel. An Edwardian house is an exemplar of the style.*

*Quoin Rock Winery is located at the entrance to the valley and is less contained than the other wineries in this land unit. It features large-scale and imposing infrastructure.*

#### **Development Criteria:**

##### **FREEHOLD**

- Evidence of the earliest occupation of the landscape is not always visible. Should any be uncovered, the provincial heritage authority (HWC) should be notified and engaged with to determine appropriate action.
- The layout of the first freehold land grants often correlates with surviving features at a landscape level. If such a structure is recognised, it should be maintained.
- Any remaining structures or fabric associated with the first freehold land grants should be protected, and included as part of the heritage inventory.
- Alterations and additions to conservation-worthy structures should be sympathetic to their architectural character and period detailing, but should also align with Burra Charter Article 22 (see introduction of this section).

##### **WERF**

- Respect traditional werf settlement patterns by considering the entire werf as the component of significance. This includes the backdrop of the natural landscape against which it is sited, as well as its spatial structure. Any development that impacts the inherent character of the werf component should be discouraged.
- Interventions on the werf must respect the layout, scale, massing, hierarchy, alignments, access, landscaping and setting.
- Historical layering must be respected and protected. Alterations and additions to conservation-worthy structures should be sympathetic to their architectural character and period detailing. Inappropriate 'modernisation' of conservation-worthy structures and traditional werfs should be prevented. Inappropriate maintenance can compromise historic structures. Heritage expertise is required where appropriate.
- Distinguish old from new but ensure visual harmony between historical fabric and new interventions in terms of appropriate scale, massing, form and architectural treatment, without directly copying these details.
- Encourage development that prolongs the longevity of historic family farms as an increasingly rare typology.
- Any development that threatens the inherent character of family burial grounds should be discouraged.

##### **ADAPTIVE REUSE**

- Encourage the multifunctional use of existing heritage sites and resources with different but sensitive new uses. Development and adaptive re-use that caters for the integration of different modes of access and a greater diversity of users should be encouraged.
- Encourage intervention to revive heritage features in decline, by engaging with innovative development proposals where appropriate, and considering sensitive adaptive reuse strategies for each, specific heritage resource.
- Adaptive strategies need to take the surroundings as well as the structures into account.
- Where the historic function of a building is still intact, the function has heritage value and should be protected.

## **PLANTING PATTERNS**

- Traditional planting patterns should be protected by ensuring that existing tree alignments and copses are not needlessly destroyed, but reinforced or replaced, thereby enhancing traditional patterns with appropriate species.
- Significant avenues should be protected as a heritage component.
- In some cases, remnant planting patterns (even single trees) uphold the historic character of an area. Interpretation of these landscape features as historic remnants should occur.
- Many of the strongest planting patterns that contribute to the historic character of landscape and townscape units, are within road reserves and on public land. A maintenance and re-planting plan should be developed.

## **D SOCIAL**

### **Significance:**

Most of the farms still feature workers' cottages and related infrastructure. Muratie, Delheim and Knorhoek are popular recreational venues, with restaurants, hiking trails and gardens.

### **Development Criteria:**

- Respect existing patterns, typologies and traditions of settlement-making by promoting the continuity of heritage features. These include: (a) indigenous; (b) colonial; and (c) current living heritage in the form of tangible and intangible associations to place.
- The relocation of farm employees to housing settlements can result in loss of heritage value (authenticity) for workers houses and associated features.
- Gentrification of rural settlements through lifestyle 'rural' estates should be discouraged.
- It is recommended that physical permeability to communal resources such as rivers and mountains is maintained and enhanced, for the enjoyment of all members of the public. This is particularly true when considering any new development proposals. (a) Promote public footpaths across the cultivated landscape. (b) Restore areas of recreation, especially where the public has traditionally enjoyed rights of access. Action might include the removal of fences and walls, where it is appropriate. (c) Prevent privatisation of natural places that form part of the historical public open space resource network. (d) Allow for sustainable, traditional use of natural places for recreational, spiritual and resource-collection purposes

## **E ECONOMIC**

### **Significance:**

*The soils south of Muratie and around Delheim are considered highly suitable for agriculture (viticulture).*

### **Development Criteria:**

- Developments that promote the continuity of the core function of agriculture (viticulture) within the Stellenbosch winelands should be promoted.
- Commercial farming, although it has transformed land use, continues to uphold large areas of uniform agrarian character associated with vineyards.
- Care should be taken that vineyards are not needlessly destroyed, and replaced by non-agricultural development. The potential agricultural use of the land should be retained for the future.
- Fruit orchards are associated with windbreak trees (see T10.3 for windbreak species) which form distinctive strong lines on the landscape. In cases where the orchard has lost its function, to retain its heritage values the windbreak trees should be kept and new development could be included within existing blocks.

## **A15 Skurweberg Footslopes (Grade IIIa)**

**The landscape unit presents a diverse and visually coherent landscape with uniform land uses and significant ecological features. Historic plantings, such as the Uitkyk Oak avenue and grove, add value to the unit as a cultural landscape.**

**MAIN AIM:** CONSERVE - The existing character is to be conserved (maintained). This may require both protection and maintenance of the significant elements and features as well as appropriate development thereof. It includes the promotion of these landscapes and places for the appreciation and continuity of their cultural significance.

**MAIN VALUE:** HISTORIC, AESTHETIC, ECOLOGIC, ECONOMIC - This landscape unit as per its statement of significance enjoys a degree of rarity within the Stellenbosch Municipality. The aesthetic quality of this landscape unit adds to its resilience, and the densely vegetated character absorbs development. Loss of this and the fragmentation of this unit should be prevented.

**Conservation systems triggered:**

- 3. Foothills Conservation System**
- 4. Scenic Route Conservation System**

**CONSERVATION SYSTEM:** The top of the mountains in this landscape unit is a protected area already, and the Foothills conservation system is also triggered. Foreground criteria applies to the 0-500m buffer around the grade II scenic route traversing the western boundary.

**DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER:** Large scale industrial structures, mining, substation, landfill, parking lot (without mitigation), business park, isolated shopping centres, gated communities, suburban sprawl.

### **A ECOLOGICAL**

#### **Significance:**

*Significant critical biodiversity areas extend to the upper slopes of Skurwekop, together with extensive ecological support areas.*

*The apex of this landscape unit is the notable Kanonkop. Several drainage valleys such as Jakkelskloof and Pampoenkloof emanate from the Skurweberg ridge leading from Kanonkop, and these vegetated valleys characterise most of the unit.*

#### **Development Criteria:**

- *Support protected areas and existing nature reserves, with their landforms and areas of critical biodiversity, which strongly contribute to the "wilderness domain" of the winelands cultural landscape (See the Foothills Conservation System).*
- *Maintain ecological support areas to sites of heritage significance (particularly river corridors). Only permit development that responds to the heritage sensitivity of the site, and that will not dominate, or irreparably damage the environments adjacent to these heritage sites. Optimize the scenic and recreational opportunities provided by water courses and larger water bodies, especially where they were enjoyed through historic right of way.*
- *Promote transitions or buffers, and larger connected systems, to nature reserves (see Foothill conservation system). To protect important habitats, provide increased opportunities for recreation and the traditional use of the landscape.*
- *Respect development setbacks from water resources to provide protection from flooding as well as creating scenic and ecological corridors (see legislation in place for river corridors).*

- *Protect areas of critical biodiversity, and irreplaceable habitats, by not allowing development in areas of sensitivity as per the EMF (2017). These also include; wetlands, drainage lines, steep slopes, floodplains, areas with a high water table, areas with high biodiversity, and areas with threatened species*

## **B AESTHETIC**

### **Significance:**

*The landscape unit features some elevated viewpoints, and Uitkyk Winery and Estate has expansive views of the Bottelary Hills.*

*The valleys contain more intimate areas, somewhat secluded from the rest of the unit.*

### **Development Criteria:**

- The high mountains in the study area are landforms vital to its overall landscape character. They enclose the valleys and settlements of heritage significance. Prevent development on visually sensitive mountain slopes and ridgelines in order to preserve the continuity of the mountains as a backdrop.
- Limit cultivation and development on upper mountain slopes greater than 1:4 to protect scenic resources and water catchments, and to minimise visual scarring and erosion. Propose 'no-go' development areas above the 260m contour line.
- Avoid development or infrastructure (such as buildings, wind turbines and power lines), on crests or ridgelines because of impact on the visual sensitivity of skylines.
- Retain view-lines and vistas focused on prominent natural features such as mountain peaks, as these are important place-making and orientating elements for experiencing the cultural landscape. They are not only important for landscape character, but also for water security, and biodiversity.
- Developments that promote the continuity of the core function of agriculture (viticulture) within the Stellenbosch winelands should be promoted.
- Respect the natural landscape as the setting within which settlements (towns, hamlets, farm werfs) are embedded. Avoid insensitive 'dominating' developments that erode the natural-agricultural continuum found on the rolling foothills of the study area. Dominating development include sprawling suburban development, over-scaled private dwellings etc.
- Maintain the balance of Urban, Rural and Wilderness areas. It is the interplay and relationship between these that give the study area its unique character (refer to the Conservation Systems).
- Avoid the visual cluttering of the landscape by intrusive signage, and the intrusion of commercial, corporate development along roads (such as one-stop filling stations).

## **C HISTORIC**

### **Significance:**

*Uitkyk has a unique double-storey U-plan homestead with neo-Classical facade and excellent joinery. An avenue of large Cork Oaks runs along a contour line to the southern edge of the land unit, and is one of the very few examples of an avenue of this kind in the Stellenbosch municipal area.*

### **Development Criteria:**

#### **WERF**

- Respect traditional werf settlement patterns by considering the entire werf as the component of significance. This includes the backdrop of the natural landscape against which it is sited, as well as its spatial structure. Any development that impacts the inherent character of the werf component should be discouraged.
- Interventions on the werf must respect the layout, scale, massing, hierarchy, alignments, access, landscaping and setting.

- Historical layering must be respected and protected. Alterations and additions to conservation-worthy structures should be sympathetic to their architectural character and period detailing. Inappropriate 'modernisation' of conservation-worthy structures and traditional werfs should be prevented. Inappropriate maintenance can compromise historic structures. Heritage expertise is required where appropriate.
- Distinguish old from new but ensure visual harmony between historical fabric and new interventions in terms of appropriate scale, massing, form and architectural treatment, without directly copying these details.
- Encourage development that prolongs the longevity of historic family farms as an increasingly rare typology.
- Any development that threatens the inherent character of family burial grounds should be discouraged.

#### **ADAPTIVE REUSE**

- Encourage the multifunctional use of existing heritage sites and resources with different but sensitive new uses. Development and adaptive re-use that caters for the integration of different modes of access and a greater diversity of users should be encouraged.
- Encourage intervention to revive heritage features in decline, by engaging with innovative development proposals where appropriate, and considering sensitive adaptive reuse strategies for each, specific heritage resource.
- Adaptive strategies need to take the surroundings as well as the structures into account.
- Where the historic function of a building is still intact, the function has heritage value and should be protected.

#### **PLANTING PATTERNS**

- Traditional planting patterns should be protected by ensuring that existing tree alignments and copses are not needlessly destroyed, but reinforced or replaced, thereby enhancing traditional patterns with appropriate species.
- Significant avenues should be protected as a heritage component.
- In some cases, remnant planting patterns (even single trees) uphold the historic character of an area. Interpretation of these landscape features as historic remnants should occur.
- Many of the strongest planting patterns that contribute to the historic character of landscape and townscape units, are within road reserves and on public land. A maintenance and re-planting plan should be developed.

### **D SOCIAL**

#### **Significance:**

*The Simonsberg Christian Centre Camp lies at the foot of a densely vegetated hill in the northern section.*

#### **Development Criteria:**

- It is recommended that physical permeability to communal resources such as rivers and mountains is maintained and enhanced, for the enjoyment of all members of the public. This is particularly true when considering any new development proposals. (a) Promote public footpaths across the cultivated landscape. (b) Restore areas of recreation, especially where the public has traditionally enjoyed rights of access. (c) Prevent privatisation of natural places that form part of the historical public open space resource network. (d) Allow for sustainable, traditional use of natural places for recreational, spiritual and resource-collection purposes

### **E ECONOMIC**

#### **Significance:**

*The rolling slopes between the drainage lines feature excellent soils for agriculture (viticulture), as attested by several vineyards.*

*The geometric vineyards, following the contour, are interspersed between the drainage lines and form a harmonious, albeit diverse pattern in the landscape.*

*The western section features Kanonkop and Uitkyk Wineries, each with associated infrastructure.*

**Development Criteria:**

- Developments that promote the continuity of the core function of agriculture (viticulture) within the Stellenbosch winelands should be promoted.
- Commercial farming, although it has transformed land use, continues to uphold large areas of uniform agrarian character associated with vineyards.
- Care should be taken that vineyards are not needlessly destroyed, and replaced by non-agricultural development. The potential agricultural use of the land should be retained for the future.
- The proliferation of non-agricultural uses, particularly in visually prominent locations, should be avoided. This is in order to protect the predominantly agricultural character of the landscape.
- The subdivision of farms into smaller uneconomic 'lifestyle' plots of less than 3 hectares, fundamentally erodes the agricultural character of the landscape.
- Prevent fragmentation and rezoning of wilderness or 'natural' areas within the municipality, to ensure that the important contribution of wilderness areas to the character of a variety of heritage sites is maintained.
- Maintain larger unified land areas to protect larger landscape continuums that display a unified scenic character.

**A16 Gateway to Krom River (Grade II)**

**The unit displays some of the more diverse and visually significant landscapes in the area, with the R44 being a highly valued scenic route. Several historic wine farms are dotted along the broad valley bottom and footslopes of the two ridges flanking the unit.**

**MAIN AIM:** CONSERVE - The existing character is to be conserved (maintained). This may require both protection and maintenance of the significant elements and features as well as appropriate development thereof. It includes the promotion of these landscapes and places for the appreciation and continuity of their cultural significance.

**MAIN VALUE:** HISTORIC, AESTHETIC, ECOLOGIC, ECONOMIC - This landscape unit as per its statement of significance enjoys a degree of rarity within the winelands. The large collection of historic resources clustered around the R44 and the aesthetic quality of this landscape unit adds to its resilience, and the densely vegetated character and varied topography absorbs development. Loss of this and the fragmentation of this unit should be prevented.

**Conservation systems triggered:**

1. **Foothills Conservation System**
2. **Scenic Route Conservation System**

**CONSERVATION SYSTEM:** Foreground criteria applies to the 0-500m buffer around the grade II scenic routes. It also has a coverage of more than 70%, and negligible visibility in view of 2 other grade II scenic routes.

**DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER:** Large scale industrial structures, mining, substation, landfill, parking lot (without mitigation), business park, isolated shopping centres, gated communities, suburban sprawl

## **A ECOLOGICAL**

### **Significance:**

*A large part of the landscape unit, especially on the upper slopes of the two hills, features critical biodiversity and ecological support areas.*

### **Development Criteria:**

- Support protected areas and existing nature reserves, with their landforms and areas of critical biodiversity, which strongly contribute to the "wilderness domain" of the winelands cultural landscape (See the Foothills Conservation System).
- Maintain ecological support areas to sites of heritage significance (particularly river corridors). Only permit development that responds to the heritage sensitivity of the site, and that will not dominate, or irreparably damage the environments adjacent to these heritage sites. Optimize the scenic and recreational opportunities provided by water courses and larger water bodies, especially where they were enjoyed through historic right of way.
- Promote transitions or buffers, and larger connected systems, to nature reserves (see Foothill conservation system). To protect important habitats, provide increased opportunities for recreation and the traditional use of the landscape.
- Respect development setbacks from water resources to provide protection from flooding as well as creating scenic and ecological corridors (see legislation in place for river corridors).
- Protect areas of critical biodiversity, and irreplaceable habitats, by not allowing development in areas of sensitivity as per the EMF (2017). These also include; wetlands, drainage lines, steep slopes, floodplains, areas with a high water table, areas with high biodiversity, and areas with threatened species

## **B AESTHETIC**

### **Significance:**

*Two hills flank the unit, Klappmutskop to the west and Skurweberg to the east. A broad valley lies between the hills, where the R44 is aligned roughly down the middle and traverses the unit, dividing it in half. The road is considered one of the most beautiful scenic routes in the study area, elegantly displaying natural and cultural features together with dams, plantations and vineyards.*

*On the northern side of the R44, Mitre's Edge, Le Bonheur and Warwick Wine Estates are located amidst rolling vineyards and vegetated drainage valleys. The vineyards do not have a distinguishable pattern.*

*The footslopes of the Simonsberg display circular surface features, created by specific plant species associated with ancient Terminalia, or termite mounds. These, together with the undeveloped foothills and natural vegetation, give the unit a distinct character when entering the scenic route from Klappmuts.*

### **Development Criteria:**

- The mountains and hills in the study area are landforms vital to its overall landscape character. They enclose the valleys and settlements of heritage significance. Prevent development on visually sensitive mountain slopes and ridgelines in order to preserve the continuity of the mountains as a backdrop.
- Limit cultivation and development on upper mountain slopes greater than 1:4 to protect scenic resources and water catchments, and to minimise visual scarring and erosion. Propose 'no-go' development areas above the 280m contour line.
- Avoid development or infrastructure (such as buildings, wind turbines and power lines), on crests or ridgelines because of impact on the visual sensitivity of skylines.
- It is recommended that visual permeability should be maintained towards mountains, valleys and across open, and cultivated fields. (a) Discourage the use of solid walls around vineyards and

agricultural areas in public view and along scenic routes. (b) Views should be framed and enhanced by development wherever possible.

- Respect the natural landscape as the setting within which settlements (towns, hamlets, farm werfs) are embedded. Avoid insensitive 'dominating' developments that erode the natural-agricultural continuum found on the rolling foothills of the study area. Dominating development include sprawling suburban development, over-scaled private dwellings etc.
- Retain view-lines and vistas focused on prominent natural features such as mountain peaks, as these are important place-making and orientating elements for experiencing the cultural landscape. They are not only important for landscape character, but also for water security, and biodiversity.
- The backdrop of rolling hills and mountain peaks form an important component of the whole, and development in these areas that is destructive to the whole should be discouraged.

## **C HISTORIC**

### **Significance:**

*One of the oldest farms in the area is Natte Valleij. It has an extensive and well-preserved elongated werf, dovecote, and four brandy sills in a mature and interesting garden with walling reminiscent of Elsenberg.*

*Lievland Wine Farm (Beyerskloof), Marklew (Goede Sukses) and Le Bonheur (Weltevreden) contain Cape Dutch and Cape Georgian homesteads of varying degrees of heritage significance.*

### **Development Criteria:**

#### **WERF**

- Respect traditional werf settlement patterns by considering the entire werf as the component of significance. This includes the backdrop of the natural landscape against which it is sited, as well as its spatial structure. Any development that impacts the inherent character of the werf component should be discouraged.
- Interventions on the werf must respect the layout, scale, massing, hierarchy, alignments, access, landscaping and setting.
- Historical layering must be respected and protected. Alterations and additions to conservation-worthy structures should be sympathetic to their architectural character and period detailing. Inappropriate 'modernisation' of conservation-worthy structures and traditional werfs should be prevented. Inappropriate maintenance can compromise historic structures. Heritage expertise is required where appropriate.
- Distinguish old from new but ensure visual harmony between historical fabric and new interventions in terms of appropriate scale, massing, form and architectural treatment, without directly copying these details.
- Encourage development that prolongs the longevity of historic family farms as an increasingly rare typology.
- Any development that threatens the inherent character of family burial grounds should be discouraged.
- Respect existing patterns, typologies and traditions of settlement-making by promoting the continuity of these heritage features. These include; (a) indigenous; (b) colonial; and (c) current living heritage in the form of tangible and intangible associations to place.

#### **PLANTING PATTERNS**

- Traditional planting patterns should be protected by ensuring that existing tree alignments and copses are not needlessly destroyed, but reinforced or replaced, thereby enhancing traditional patterns with appropriate species.
- Significant avenues should be protected as a heritage component.
- In some cases, remnant planting patterns (even single trees) uphold the historic character of an area. Interpretation of these landscape features as historic remnants should occur.

- Many of the strongest planting patterns that contribute to the historic character of landscape and townscape units, are within road reserves and on public land. A maintenance and re-planting plan should be developed.

## **D SOCIAL**

### **Significance:**

*Close to the R44, an intrusive recreational park is being constructed immediately below Wiesenhof.*

### **Development Criteria:**

- Avoid the visual cluttering of the landscape by intrusive signage, and the intrusion of commercial, corporate development along roads (such as one-stop filling stations).
- Land use related to agricultural use but with large visual intrusions / clutter (such as timber yards and nurseries) should be carefully assessed. Mitigation measures should be put in place before any development or rezoning is permitted to allow such uses.

## **E ECONOMIC**

### **Significance:**

*Highly suitable soils for agriculture cover most of the unit, except for the valley associated with Wiesenhof.*

### **Development Criteria:**

- Developments that promote the continuity of the core function of agriculture (viticulture) within the Stellenbosch winelands should be promoted.
- Commercial farming, although it has transformed land use, continues to uphold large areas of uniform agrarian character associated with vineyards.
- Care should be taken that vineyards are not needlessly destroyed, and replaced by non-agricultural development. The potential agricultural use of the land should be retained for the future.