

## STELLENBOSCH MUNICIPAL HERITAGE INVENTORY PHASE 2A REPORT COMMENTS RECEIVED

## COMMENTS AND RESPONSE REPORT: PHASE 2A REPORT

| No.                                | Issue  | Raised by   | Response   |
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| <b>BOTTELARY HILLS CONSERVANCY</b> |  |   |  |
| 1                                  | <p>Dear Shawn, Liana, Fabio and Bernabé,<br/>Herewith our registration form plus appendix for the Stellenbosch Heritage Survey and Management plan. Please feel free to contact me at 084 269 80 53.</p> <p>Kind regards,<br/>Berry Wessels (MPhil Sust. Dev.)<br/>Bottelary Hills Conservancy Coordinator</p>   | <p>Berry Wessels, Bottelary Hills Conservancy Coordinator,<br/>comment by e-mail, 15 December 2016.</p> | <p>Shawn Johnston: Dear Berry, thank you for your e-mail submission and registration. I hereby confirm the registration of the Bottelary Hills Conservancy for this project with the Cape Winelands Professional Practices in Association (CWPPA).</p> <p>FT and LJ: If you would like to be registered with Heritage Western Cape (HWC) as a Conservation Association in terms of the NHRA, then you need to do that directly with HWC.</p> |
| 2                                  | <p>OVERVIEW OF THE BOTTELARY HILLS CONSERVANCY:</p> <p>The Bottelary Hills Conservancy is registered as a NPO in the Department of Social Development in 2008 with PBO number: PBO930022849. The main mandate of the Conservancy is the protection and natural rehabilitation of Renosterveld through the removal of invasive trees.</p> <p>In addition, the Conservancy also launched a sustainable development program that includes the positioning of the Conservancy in line with international (UNESCO Heritage and MaB Programme) and national policy and legislative acts (SPLUMA &amp; LUPA) to contribute to the rural spatial</p> | <p>Berry Wessels, Bottelary Hills Conservancy Coordinator,<br/>comment by e-mail, 15 December 2016.</p> | <p>FT and LJ: noted.</p>   |

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|     | development framework (SDF) of Stellenbosch municipality.  |  |   |
| 3   | The project goals are characterised by the possible linkage of the Bottelary Conservancy to the Koelenhof and Simonsberg areas through the establishment of a bio corridor, the expansion of organic food production as a social development initiative and to build resilience on Conservancy member farms by diversifying agricultural production and ecosystem services. Various organisations and consultants work with the Conservancy to achieve these goals. The Conservancy is also rich in cultural diversity exemplified by the built environment, the production of award winning wines, ecotourism services and a diverse demographic profile. | Berry Wessels, Bottelary Hills Conservancy Coordinator, comment by e-mail, 15 December 2016. | FT & LJ: Noted, thank you for informing us.   |
| 4   | This overview serves as an introduction to collaborate with the Stellenbosch Heritage Foundation and Project to document the natural and cultural landscape and to contribute to the Stellenbosch Rural SDF and overall SDF of the municipal area to develop and manage the area towards sustainability and inclusivity.   | Berry Wessels, Bottelary Hills Conservancy Coordinator, comment by e-mail, 15 December 2016. | FT and LJ: noted.   |
| 5   | COLLABORATION WITH THE STELLENBOSCH HERITAGE PROJECT:<br>The Conservancy wishes to collaborate with the Heritage Project in the following ways:<br>• Demarcating the Conservancy with well-defined boundaries within the   | Berry Wessels, Bottelary Hills Conservancy Coordinator, comment by e-mail, 15 December 2016. | LJ: Thank you Berry, we look forward to working with you. We believe that the initiative will contribute positively to not only the Bottelary area, but also the greater Stellenbosch municipal area. |

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|     | <p>Stellenbosch municipal area maps.</p> <ul style="list-style-type: none"> <li>• Assisting the Heritage Project to document aspects that develop the area’s “Sense of Place” through heritage resource identification.</li> <li>• Including the Conservancy’s sustainable development projects in the inventory.</li> <li>• Receive assistance and guidance to contribute to the Rural SDF and overall SDF of Stellenbosch.</li> </ul> <p>We therefore wish to register with the Stellenbosch Municipality Heritage Survey and Management Plan.</p> |           |          |

| CAPE WINELANDS CULTURAL LANDSCAPE INFORMAL WORKING GROUP |  |   |  |
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| 6  | <p>Dear Mr Johnston,</p> <p>HERITAGE INVENTORY AND MANAGEMENT PLAN FOR THE STELLENBOSCH MUNICIPALITY: COMMENT ON PHASE 2A REPORT</p> <p>Thank you for the opportunity to comment on the Phase 2a Report of the Stellenbosch Heritage Inventory and Management Plan. As an informal group of concerned citizens and professionals with a particular interest in the Cultural Landscapes of the Cape, we welcome this project as a critical step towards the protection and management of a significant portion of the Cape Winelands.</p> | <p>Sarah Winter, Cape Winelands Cultural Landscape Informal Working Group, comment by e-mail, 14 December 2016.</p> | <p>Shawn Johnston: Dear Ms Winter, thank you for your submission on the Phase 2a report.</p> |
| 7  | <p>Development pressures and patterns of suburban sprawl on the edges of major urban areas are resulting in the incremental erosion and fragmentation of rural landscapes of significance with agriculture being reduced to 'islands'. Therefore, it is appropriate that the current phase of the project prioritizes large scale landscape areas in the rural domain and the identification of associated heritage areas.</p>   | <p>Sarah Winter, Cape Winelands Cultral Landscape Informal Working Group, comment by e-mail, 14 December 2016.</p>  | <p>FT and LJ: noted with thanks.</p>   |

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|   | The study area is complex with many components. The analytical approach used to understand and assign heritage significance is very well considered with a strong emphasis on unpacking and spatialising the natural and cultural layers of the landscape and relationships between the various components. | Sarah Winter, Cape Winelands Cultral Landscape Informal Working Group, comment by e-mail, 14 December 2016. | FT and LJ: noted with thanks. |
| 8 | The preliminary identification and grading of proposed heritage areas is supported as well as the Schedule of Heritage Resources included in Appendix 5 of the report.  | Sarah Winter, Cape Winelands Cultral Landscape Informal Working Group, comment by e-mail, 14 December 2016. | FT and LJ: noted with thanks. |
| 9 | We look forward to the further development and refinement of the heritage inventory during Phase 2b of the project.<br><br>Kind regards, Sarah Winter<br>Convenor of the informal group   | Sarah Winter, Cape Winelands Cultral Landscape Informal Working Group, comment by e-mail, 14 December 2016. | FT and LJ: noted.             |

| <b>FRANSCHHOEK TRUST AND RATEPAYERS ASSOCIATION</b> |  |  |   |
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| 10  | <p>Comments by the Franschhoek Trust and Ratepayers Association ("the Trust")</p> <p>1. Thank you for giving the Trust an opportunity to comment on the Report.</p>  | <p>Siegfried Schafer,<br/>Chairperson, Franschhoek Trust and Ratepayers Association, comment by e-mail 11 December 2016.</p> | <p>Shawn Johnston: Dear Barry Phillips and Siegfried Schafer, I hereby acknowledge receiving the submission on the Phase 2a report from the Franschhoek Trust and Ratepayers Association.</p> |
|   | <p>2. The Trust warmly welcomes the long overdue initiation of this project. You and your colleagues must be congratulated on the thoroughness and clarity of the Report. It assembles a wealth of information – social, cultural, historical, topographical, geophysical, biophysical, etc. that will be an important reference work for generations to come.</p> |  | <p>FT and LJ: noted with thanks.</p>  |
|   | <p>3. The Trust's comments are restricted to the Franschhoek River Valley.</p>   |  | <p>FT and LJ: noted.</p>  |

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| <p>11</p> | <p>4. The Trust is pleased to note the proposal that most of Franschhoek River Valley as shown in Figure 6a should be a Grade II Heritage Area and an area at the south western end of the valley should be a Grade I Heritage Area. However, the Trust submits that the area hatched black (“the hatched black area”) on the attached copy of an enlarged part of Figure 6a (Annexure 1) should also be considered for Grade I Heritage Area status.</p>   | <p>Siegfried Schafer,<br/>Chairperson, Franschhoek<br/>Trust and Ratepayers<br/>Association, comment by e-<br/>mail 11 December 2016.</p> | <p>FT and LJ: noted. However: (1) as pointed out to Barry Phillips on the 17<sup>th</sup> January 2017, portions of the “hatched black area” lie within the ‘2008 Urban Edge’. Given that the focus of the Phase 2a report is the Rural Domain, considerations relative to areas within the Urban Edge can not feature in the Phase 2a report. Therefore, our comments on this and other items below referring to the “hatched black area” are confined to those portions of such area/s as are in the Rural Domain (outside of the 2008 Urban Edge); (2) after careful re-consideration, site visit and meeting with Barry Phillips on the matter on the 17<sup>th</sup> January 2017, we are of the view that the “cultivated hatched black area” does meet the criteria for a Heritage Area as demarcated on the revised Figure 6 in this revised Phase 2a report.</p> |
| <p>12</p> | <p>5. The hatched black area lies below the mountain slopes shown as Protected Areas on Figure 6a to the north, northwest and northeast of the village opposite the proposed Grade I Heritage Area. While the classic Franschhoek view is of the vineyards on the lower slopes below the saddle in the mountains to the south east of the village, the opposite side of the valley is, in the opinion of the Trust, equal to it in terms of the criteria for evaluating heritage significance as specified in the NHRA and HWC in Grading: Purpose and Management Implications.</p> | <p>Siegfried Schafer,<br/>Chairperson, Franschhoek<br/>Trust and Ratepayers<br/>Association, comment by e-<br/>mail 11 December 2016.</p> | <p>FT and LJ: noted. See our comment to item 11 above.<br/><br/>Moreover, as a consequence of our re-examination of the matter of Heritage Areas in the Franschhoek Valley, the revised Phase 2a report does propose a further Heritage Area further to the west of the valley, centred on La Motte.</p>  |

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| 13 | 6. In the opinion of the Trust, the cultivated hatched black area seen from the Robertsvlei Road looking north east and from the R45 approaching the village from the Franschoek Pass is as visually important as foreground to the Protected Areas above (See photographs in Annexure 2) as is the proposed Grade I Heritage Area for the Protected Areas above it. Accordingly, the hatched black area should be seen as complementary to the proposed Grade I Heritage Area and, the Trust submits, should also be a Grade I Heritage Area. | Siegfried Schafer, Chairperson, Franschoek Trust and Ratepayers Association, comment by e-mail 11 December 2016. | FT and LJ: noted. See our comment to item 11 above.<br><br>Moreover, as a consequence of our re-examination of the matter of Heritage Areas in the Franschoek Valley, the revised Phase 2a report does propose a further Heritage Area further to the west of the valley, centred on La Motte. |
| 14 | 7. It is noted that significant parts but not all of the proposed Grade I Heritage Area are included in the map of "Visually Sensitive Areas" in Guidelines for Conservation and Development in the Franschoek Valley (Todeschini and Japha 1993) as also are significant parts but not all of the hatched black area.   | Siegfried Schafer, Chairperson, Franschoek Trust and Ratepayers Association, comment by e-mail 11 December 2016. | FT and LJ: noted. That is why revised Heritage Areas appear in the revised Phase 2a report.  |
| 15 | 8. In the context of the Preamble of the Preservation and Development of Agricultural Land Bill quoted on page 22 of the Report it is noted that in Figure 3.3b of the Report the whole of the hatched black area is graded "High" in terms of Suitability for Agriculture and its Agricultural Land Use as shown on Figure 3.5b is exclusively Grapes and Citrus - crops that are an important part of the heritage of the Franschoek Valley.   | Siegfried Schafer, Chairperson, Franschoek Trust and Ratepayers Association, comment by e-mail 11 December 2016. | FT and LJ: noted. That is why revised Heritage Areas appear in the revised Phase 2a report.  |

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| 16 | 9. Development in the hatched black area could have an adverse visual impact on and detract from the scenic beauty of the Protected Areas above it as can be seen from the visual impact of the Fransche Hoek Estate. (See photograph in Annexure 2.)   | Siegfried Schafer,<br>Chairperson, Franschhoek<br>Trust and Ratepayers<br>Association, comment by e-<br>mail 11 December 2016. | FT and LJ: noted. That is why revised Heritage Areas appear in the revised Phase 2a report.   |
| 17 | The significance of La Cotte Farm<br><br>10. La Cotte Farm was one of the original Farm Grants in the Franschhoek Valley shown on Figure 4.1 – Development of the Cultural Landscape: 1657-1750. Erf 548 is the last part of the original La Cotte Farm that still extends into the village as did other farms in the same cluster shown on Figure 4.1. It is, therefore, of considerable heritage value and significance. This was recognised in the Special Provision made for Erf 548 in the 2003 Franschhoek Urban Edge: Land Use Management Policy.    | Siegfried Schafer,<br>Chairperson, Franschhoek<br>Trust and Ratepayers<br>Association, comment by e-<br>mail 11 December 2016. | FT and LJ: noted.<br><br>Revisions to the Phase 2a report include reconfigured Heritage Areas and it is envisaged that La Cotte Farm be proposed as a PHS as part of the Phase 2b work. |
| 18 | 11. Its heritage significance is the subject of an article - La Cotte, Franschhoek - The homestead and its setting - in the VASSA Journal of June 2014 by André van Graan & Antonia Malan (written in anticipation of its imminent development). In one of its introductory paragraphs they approve the conclusion of Baumann and Winter in their 2003 heritage assessment of La Cotte that “. . . in the broader townscape context, La Cotte farm is regarded as a highly significant heritage resource. The farmstead is of great heritage significance.” | Siegfried Schafer,<br>Chairperson, Franschhoek<br>Trust and Ratepayers<br>Association, comment by e-<br>mail 11 December 2016. | FT and LJ: noted.<br><br>Revisions to the Phase 2a report include reconfigured Heritage Areas and it is envisaged that La Cotte Farm be proposed as a PHS as part of the Phase 2b work. |

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| <p>19</p> | <p>12. They later say:-<br/>The farms La Cotte and Cabriere, on the Franschhoek River to the south, had a fundamental influence on the form and development of the town of Franschhoek, which was laid out on part of the original freehold land of La Cotte. As the town developed from the mid-nineteenth century onwards, the southwestern boundary of the farm was steadily eroded by residential erven (Fig. 2). The remains of this cultural landscape today consist of an undeveloped finger of farmland stretching along the La Cotte River.”</p>   | <p>Siegfried Schafer,<br/>Chairperson, Franschhoek Trust and Ratepayers Association, comment by e-mail 11 December 2016.</p> | <p>FT and LJ: noted.<br/><br/>Revisions to the Phase 2a report include reconfigured Heritage Areas and it is envisaged that La Cotte Farm be proposed as a PHS as part of the Phase 2b work.</p> |
| <p>20</p> | <p>They conclude by saying:-<br/>“La Cotte still largely retains the contained historical elements of the eighteenth and early nineteenth century farm with its linkages to the landscape and the town. This makes it highly significant in the area. What is important about La Cotte cannot be reduced to a list of elements, however, for it is the relationship between the built components that make up the farm complex; the relationship of these to the topography of the site; the relationship between farm and town. The physical and visual linkages contextualise the historical and cultural elements and create a matrix of interrelationships critical to the townscape. These should be preserved.”</p> | <p>Siegfried Schafer,<br/>Chairperson, Franschhoek Trust and Ratepayers Association, comment by e-mail 11 December 2016.</p> | <p>FT and LJ: noted.<br/><br/>Revisions to the Phase 2a report include reconfigured Heritage Areas and it is envisaged that La Cotte Farm be proposed as a PHS as part of the Phase 2b work.</p> |

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| <p>21</p> | <p>13. The Trust acknowledges that it may often be difficult to define boundaries for a proposed Heritage Area. While La Cotte Farm comprising some 20 ha could be a Grade I Heritage Area or Site in itself, as it occupies a central position in the hatched black area it should not be seen in isolation from the cultural landscape of which it is part. Accordingly, although it is proposed that the hatched black area should be a Grade I Heritage Area as it has the same heritage values as the currently proposed Grade I Heritage Area, it should also be a Grade I Heritage Area to ensure continuity of context for La Cotte.</p> | <p>Siegfried Schafer,<br/>Chairperson, Franschoek<br/>Trust and Ratepayers<br/>Association, comment by e-<br/>mail 11 December 2016.</p> | <p>FT and LJ: noted.</p> <p>Revisions to the Phase 2a report include reconfigured Heritage Areas and it is envisaged that La Cotte Farm be proposed as a PHS as part of the Phase 2b work.</p> |
| <p>22</p> | <p>Section 3.2 of the Municipal Spatial Development Framework 2013 ("MSDF")</p> <p>14. The Trust is concerned by the proposal in Section 3.2 of the MSDF that 59 ha ("59 ha"), a very significant part of the hatched black area, is included in Franschoek's Urban Edge and designated as a "New Development Area" (see Annexure 3) to promote "mixed use, mixed income development including social and gap housing".</p>  | <p>Siegfried Schafer,<br/>Chairperson, Franschoek<br/>Trust and Ratepayers<br/>Association, comment by e-<br/>mail 11 December 2016.</p> | <p>FT and LJ: noted. However, since the 59 ha of land is within the 2008 Urban Edge, consideration of the matter will be deferred to Phase 2b of the project.</p>                              |

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| 23 | 15. The Trust is not aware of the Municipality having published any draft development guidelines for development in the 59 ha. However, as it will be prime residential land if rezoned it is not clear how land in the 59 ha can be acquired on an economically viable basis for the purpose of the proposed extension of Franschoek's Urban Edge.  | Siegfried Schafer, Chairperson, Franschoek Trust and Ratepayers Association, comment by e-mail 11 December 2016. | FT and LJ: noted. However, since the 59 ha of land is within the 2008 Urban Edge, consideration of the matter will be deferred to Phase 2b of the project. |
| 24 | 16. It is also noted you have suggested an adjustment is necessary to the phasing of work on the project before the municipality finalises amendments to any statutory planning by June 2017. It is hoped that irrespective of whether it is proposed in your final Phase 2a Report that the hatched black area becomes a Grade I or II Heritage Area the MSDF is amended to omit the inclusion of the 59 ha in Franschoek's Urban Edge. | Siegfried Schafer, Chairperson, Franschoek Trust and Ratepayers Association, comment by e-mail 11 December 2016. | FT and LJ: noted. However, since the 59 ha of land is within the 2008 Urban Edge, consideration of the matter will be deferred to Phase 2b of the project. |

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| 25                                      | <p>In conclusion</p> <p>17. The Trust supports the proposal that the parts of the Franschhoek Valley shown in Figure 6 of the Report become Grade 1 or Grade II Heritage Areas and endorses the statement in the last paragraph of Section 4: Cultural Layers that there is:-</p> <p>“ . . . both the need to conserve heritage-worthy features and the need to rethink the form and structure of future settlement growth management. Settlement should be far more compact than is currently the norm and be less damaging to the fundamental agricultural productive and scenic context within which Stellenbosch [and Franschhoek] is situated.”</p> | <p>Siegfried Schafer,<br/>Chairperson, Franschhoek Trust and Ratepayers Association, comment by e-mail 11 December 2016.</p> | <p>FT and LJ: noted with thanks.</p>   |
| 26                                      | <p>The Trust hopes you will find these comments helpful and looks forward to participating in the further development of this project.</p>   | <p>Siegfried Schafer,<br/>Chairperson, Franschhoek Trust and Ratepayers Association, comment by e-mail 11 December 2016.</p> | <p>FT and LJ: noted. The comments have been very helpful in our consideration of revisions to the original Phase 2a report and we will bear them in mind during the course of the project Phase 2b work. Naturally, further opportunities to comment will be made available.</p> |
| <b>FRIENDS OF STELLENBOSCH MOUNTAIN</b> |  |  |  |
| 27                                      | <p>The Friends of Stellenbosch Mountain (FSM) have been active in Stellenbosch since 2008. FSM is part of the WESSA affiliate network and is a SARS-accredited Public Benefit Organisation. and aligned with the Inventory's recommendations.</p>  | <p>Hans Eggers, Secretary, Friends of Stellenbosch Mountain, comment by e-mail, 14 December 2016.</p>                        | <p>Shawn Johnston: Dear Mr Hans Eggers, I hereby acknowledge the comments from Friends of Stellenbosch Mountain on the Phase 2a report.</p>  |

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| <p>28</p> | <p>1 Statutory issues.<br/>                     1.1 Zoning Scheme: Much greater attention should be paid to the specific zonings also in the Inventory maps.<br/>                     1.1.1 The zonings currently applied to rural nature areas are woefully inadequate. Almost all farms and portions in the rural areas are zoned "Agriculture", even areas which are obviously not used or suitable for agriculture.<br/>                     1.1.2 Some nature areas south of Coetzenburg are zoned "Educational" even though this, too, is obviously incorrect.<br/>                     1.1.3 The Heritage Inventory must insist that zonings of rural cadastral units must be updated<br/>                     1.1.4 FSM notes that Mountain Catchment Areas provide little statutory protection: it is the zoning that counts.</p> | <p>Hans Eggers, Secretary,<br/>                     Friends of Stellenbosch Mountain, comment by e-mail, 14 December 2016.</p> | <p>FT &amp; LJ: Noted, with thanks. We will give additional attention to the zoning in the Phase 2b GIS documentation of the Inventory.</p>   |
| <p>29</p> | <p>1.2 Special Management Areas: The Stellenbosch Environmental Management Framework (SEMF) has existed in draft form since at least June 2014; it can be downloaded from the Municipality website. Along with other documents, the draft SEMF will be tabled in Council in 2017 in the course of the updating of the Spatial Development Framework and IDP.</p>   | <p>Hans Eggers, Secretary,<br/>                     Friends of Stellenbosch Mountain, comment by e-mail, 14 December 2016.</p> | <p>FT &amp; LJ: Noted, with thanks. We were not aware of this study and will familiarise ourselves with its content as part of our Phase 2b work. Thank you for forwarding it to us and alerting us to some of its details for consideration.</p> |

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| 30 | <p>The draft SEMF is relevant to the Heritage Inventory insofar as it addresses land issues closely related to those set out in the Inventory. While FSM supports the so-called Bioregional Management Framework set out in the SEMF, it must draw attention to the dubious basis for so-called Special Management Areas (SMAs). These appear to have no clear legal basis or definition, and they appear to be an attempt to redefine concepts and arrangements dealt with in the Protected Areas Act and Zoning Schemes.</p>   | <p>Hans Eggers, Secretary, Friends of Stellenbosch Mountain, comment by e-mail, 14 December 2016.</p> | <p>FT &amp; LJ: Noted, with thanks. We will familiarise ourselves with the SEMF content during the Phase 2b work.</p>   |
| 31 | <p>2. Specific biophysical features.<br/>2.1 Biodiversity and specifically renosterveld form perhaps the single most valuable heritage of the Western Cape: they represent a world-leading heritage and irreplaceable repository of species which are highly threatened. The Heritage Inventory does well to address this and is encouraged to apply Grade II or even Grade I protection to all renosterveld areas, no matter their size. Some specific areas are suggested below, but a more comprehensive list is probably available in the form of Critical Biodiversity Area maps.</p> | <p>Hans Eggers, Secretary, Friends of Stellenbosch Mountain, comment by e-mail, 14 December 2016.</p> | <p>FT &amp; LJ: Noted, with thanks. Our Potential Conservation Areas were informed by the CBA maps and a high significance was placed on Renosterveld. It will however be useful to single out and map specific locations during Phase 2b of the project.</p>   |
| 32 | <p>2.2 River corridors are critical for water supply, water transport, biodiversity and for sense of place. Figure 1 reproduces a figure from the draft Stellenbosch SDF of the river corridors. All river corridors should be declared Grade I out to the usual 50 metre floodlines.</p>  | <p>Hans Eggers, Secretary, Friends of Stellenbosch Mountain, comment by e-mail, 14 December 2016.</p> | <p>FT &amp; LJ: Noted, with thanks. Our Potential Conservation Areas were informed by hydrology a high significance was placed on rivers and wetlands. We are however struggling to find detailed and recent hydrology and flood line shapefiles, we will be in contact with you for assistance during our Phase 2b work.</p> |

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| 33 | 2.3 Climate Change and Fire: FSM points out that climate change and fire will increasingly impact on nature areas but even more so on plantations and forests. Whatever the heritage status of plantations and forests, they may not survive.  | Hans Eggers, Secretary, Friends of Stellenbosch Mountain, comment by e-mail, 14 December 2016. | FT & LJ: Noted  |
| 34 | 3 Grade II designation of farm portions. FSM is impressed by the great level of detail exhibited in the Inventory regarding grading of cadastral units. FSM can comment only on areas within its specific area of activity, which comprise the western and northern slopes of Stellenbosch Mountain and the Blaauwklippen River Valley which forms a part of the Eerste River Valley. Below, FSM tabulates some units which should also be declared Grade II. They are loosely grouped by area as partly illustrated in Figures 2 and 3 below. | Hans Eggers, Secretary, Friends of Stellenbosch Mountain, comment by e-mail, 14 December 2016. | FT & LJ: Noted, with thanks. We will investigate these areas as possible Heritage Areas as part of the Phase 2b work. |
| 35 | 3.1 Farm portions 369/W, 369/6 and 369/F, marked respectively as "F", "W" and "6" in Figure 2 deserve special mention, because they form part of the large valuable renosterveld area of 369/0 and are now under rehabilitation supervised by the provincial Department of Environmental Affairs after parts were illegally ploughed by the lessee.  | Hans Eggers, Secretary, Friends of Stellenbosch Mountain, comment by e-mail, 14 December 2016. | FT & LJ: Noted, with thanks. We will investigate these areas as possible Heritage Areas as part of the Phase 2b work. |
| 36 | 3.2 Farms 1091/0, 1091/1, 1313, 1314 and 1315 together form a set of smallholdings which jut into the municipal nature area of Farm 369/0. The sense of place of those nature areas is strongly influenced by these properties as they are highly visible from all sides.  | Hans Eggers, Secretary, Friends of Stellenbosch Mountain, comment by e-mail, 14 December 2016. | FT & LJ: Noted, with thanks. We will investigate these areas as possible Heritage Areas as part of the Phase 2b work. |

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| 37 | 3.3 Similarly, Portions 369/S, 369/T and 369/U similarly form a unit and part of the Stellenbosch Mountain sense of place.   | Hans Eggers, Secretary, Friends of Stellenbosch Mountain, comment by e-mail, 14 December 2016. | FT & LJ: Noted, with thanks. We will investigate these areas as possible Heritage Areas as part of the Phase 2b work. |
| 38 | 3.4 Areas M, L and R shown in Figure 3 are important repositories of biodiversity. The red and white dashed lines indicate possible biodiversity corridors along which indigenous plant species can migrate, both in response to climate change and to repopulate rehabilitated areas. Exact cadastral numbers are unknown to FSM. | Hans Eggers, Secretary, Friends of Stellenbosch Mountain, comment by e-mail, 14 December 2016. | FT & LJ: Noted, with thanks. We will investigate these areas as possible Heritage Areas as part of the Phase 2b work. |
| 39 | 3.5 Figure 4 is a close-up of the area around the Stellenbosch airfield between Farm 520/10 and Area M of Fig 3, showing how even a few metres of indigenous vegetation along the access road should be recognised and managed as a biodiversity corridor.   | Hans Eggers, Secretary, Friends of Stellenbosch Mountain, comment by e-mail, 14 December 2016. | FT & LJ: Noted, with thanks. We will investigate these areas as possible Heritage Areas as part of the Phase 2b work. |

| <b>PAUL MANN</b> |  |  |
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| 40               | <p>What an amazing piece of work. I'm truly astounded. How do you do something like this?</p> <p>But a suggestion. At the bottom of page 214 there is a subsection which begins "Avoid development..." I think there should be some reference to a road which is in cut breaking the skyline. It comes under the heading of 'best international practice.'</p> | <p>Paul Mann, Interested Party, comment by e-mail, 2 December 2016.</p> <p>Fabio Todeschini: Dear Paul,</p> <p>Thank you for your comments on our Phase 2a Report on the project. We will certainly include same in papers that we will be submitting soon to Heritage Western Cape and to the SA Heritage Resources Agency, as we agree with them.</p> <p>During Phase 2b of the work, which is to commence soon, we will be developing the heritage inventory considerably (inclusive of urban areas), as well as all the related considerations. In due course during the coming months we will liaise with Sarah Winter, so that interested parties from the group [the Cape Winelands Cultural Landscape Informal Working Group] may participate in workshops that we intend to hold.</p> <p>Best regards<br/>Fabio</p> |

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| <p>41</p> | <p>Perhaps it's understandable doing what I do but I'd have liked to have seen 'roads' as a separate category. They are a major 'structuring device' for the location of activities through the accessibility they provide so there's an historic component. Also through their location and design, certainly with the adoption of American design practice since 1947 and then again confirmed in the early 1970s, a great deal of damage has been done. In the UK it's standard practice to use curvilinear road design where there is a phasing of horizontal and vertical alinement. American practice ignores this and just goes for long, straight sections of road.</p> | <p>Paul Mann, Interested Party, comment by e-mail, 2 December 2016.</p> | <p>FT and LJ: noted.</p> <p>We agree that routes (including roads) are indeed a structuring element in the cultural landscape and are so shown in most of the Figures appearing in the report. Phase 2a has been a broad 'brush-stroke' examination of matters in the Rural Domain of the municipality.</p> <p>Some text relating to routes/roads has been amended in the revised Phase 2a report as a consequence. Phase 2b will further engage with these matters.</p> |
| <p>42</p> | <p>Wherever and whenever possible, I'd try and make some reference to the damage which poorly designed roads have.</p>  | <p>Paul Mann, Interested Party, comment by e-mail, 2 December 2016.</p> | <p>Some text relating to routes/roads has been amended in the revised Phase 2a report as a consequence. Phase 2b will further engage with these matters.</p>   |

| <b>STELLENBOSCH HERITAGE FOUNDATION</b> |   |  |  |
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| 43                                      | <p>Dear Shawn,<br/>We believe this is an excellent report and we support it fully. Please let us know if you need any additional input from us regarding the Phase 2a report of the Stellenbosch Municipal Inventory project. Kind regards, Deon Carstens</p> | <p>Deon Carstens, Stellenbosch Heritage Foundation,<br/>comment by e-mail, 13 December 2016.</p> | <p>Shawn Johnston: Dear Deon, I hereby acknowledge receiving the comments from the Stellenbosch Heritage Foundation on the Phase 2a report.<br/><br/>FT and LJ: noted with thanks.</p> |

| STELLENBOSCH INTEREST GROUP |  |  |  |
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| 44                          | <p>The identification of areas which will be protected within the Stellenbosch municipal area is of utmost importance as it will not only impact on the cultural heritage, but also on agriculture, tourism and sustainable economic development. In the SIG's opinion a workshop is required to identify the edges of the existing protected areas and the proposed heritage areas delineated in the study.</p>   | <p>Patricia Botha, Chairperson, Stellenbosch Interest Group, comment by e-mail, 14 December 2016</p> | <p>Shawn Johnston: Dear Mrs Patricia Botha, thank you for the comments submitted by the Stellenbosch Interest Group.</p> <p>FT and LJ: a public meeting/workshop was held on the 14<sup>th</sup> November 2016 and further workshops are planned to take place as part of Phase 2b, towards the beginning of April 2017.</p> |
| 45                          | <p>While the identification of the proposed areas is supported, the SIG requests that consideration be given to the following:</p> <ul style="list-style-type: none"> <li>□ The exceptional natural landscape and vegetation as well as land ownership of freed slaves in Jonkershoek Valley merit a Grade I grading.</li> <li>□ The area south of the R310 east of Vlothenburg should be included as a Grade II Heritage Area due to the character of the historic wine farms along the Eerste River and viewed against the mountain setting. In addition this is an important gateway when approaching Stellenbosch via the M12 and R310.</li> </ul> | <p>Patricia Botha, Chairperson, Stellenbosch Interest Group, comment by e-mail, 14 December 2016</p> | <p>FT and LJ: noted with thanks.</p> <p>Reconfigured Heritage Areas appear in the revised Figure 6 of this revised Phase 2a report.</p>  |



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|  | and readily available for unchecked urban development. I trust that you will find the above comment to your satisfaction. You are welcome to contact undersigned should there be any queries.   |   |   |
| <b>TV3 ARCHITECTS – ANTON PRINSLOO</b> |   |   |   |
| 50                                     | <p>Good afternoon Mr Johnston, Our telephonic discussion of earlier has reference. Please forward me the links to the relevant sets of documentation related to the abovementioned.</p> <ol style="list-style-type: none"> <li>1. What is the goal/ intention of the study at hand, and the legal status thereof.</li> <li>2. By when is it expected to be completed?</li> <li>3. What is the correlation with the recently advertised Draft Zoning Scheme Regulations and Spatial Development Framework for Stellenbosch?</li> <li>4. By when do you require comments, and where can we register as an Interested and Affected Party.</li> <li>5. What is the defined study area – does it relate to the Stellenbosch Hinterland or including the towns.</li> <li>6. What is the correlation with the Stellenbosch Rural Development Plan. Your feedback will greatly be appreciated.</li> </ol> <p>Thank you kindly. Anton Prinsloo</p> | TV3 Architect, Anton Prinsloo, comments by e-mail, 21 November 2016 | <p>Shawn Johnston: Dear Mr. Prinsloo, find attached the requested background information document and link to the website with project information and reports.</p> <p>FT and LJ: all points save 3 are fully answered in our Phase 1 and Phase 2a reports.</p> <p>As of the 19<sup>th</sup> January 2017, we have framed our response to and responded accordingly to the Stellenbosch Municipality on the advertised Draft Zoning Scheme Regulations.</p> |
| 51                                     | <p>Good morning, trust all is well.</p> <p>Attached hereto please find an Interested and Affected Party Registration reply form pertaining to the Stellenbosch Municipality Heritage Survey &amp; Management Plan process.</p>  | TV3 Architect, Anton Prinsloo, comments by e-mail, 22 November 2016 | Shawn Johnston: Dear Mr. Prinsloo, thank you for your e-mail and registration form. Your organisation has been registered as an interested and affected party for this project, not with HWC.   |

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|  | <p>Please confirm the registration as an I&amp;AP of:\n<br/>TV3 Architects and Townplanners\n<br/>1st Floor, La Gratitude Offices\n<br/>97 Dorp Street\n<br/>Stellenbosch\n<br/>7600\n<br/><br/>Tel: 021- 861 3800\n<br/>Fax: 021- 882 8025\n<br/>Cell: 083 309 9063\n<br/>Thank you kindly, Anton Prinsloo</p> |   |  |
| <b>Phase 2a Open House &amp; Public Meeting Comments</b> |   |   |  |
| 52   | <p>Can the Bottelary Hills Conservancy be registered as a heritage conservation body with Heritage Western Cape?</p>  | <p>Tielman Roos, Bottelary Hills Conservancy, comments at open house/public meeting, 14 November 2016</p> | <p>FT: Yes you can register as a heritage conservation body.<br/>Jenna Lavin: If you wish to become a registered conservation body, you can register with Heritage Western Cape by completeing the application forms. All the relevant information is on the Heritage Western Cape website. You can send an e-mail to the CEO of Heritage Western Cape requesting to be registered as a heritage conservation body. Heritage Western Cape will then respond with providing the correct application forms. You would have to provide Heritage Western Cape with all the relevant data as to why you wish to register as a conservation body. Heritage Western Cape will then review your application.</p> |
| 53   | <p>Is the Bottelary Hills Conservancy registered as an interested and affected party on the Stellenbosch Municipal Heritage Inventory project?</p>  | <p>Tielman Roos, Bottelary Hills Conservancy, comments at open house/public meeting, 14 November 2016</p> | <p>Shawn Johnston: Yes, the Bottelary Hills Conservancy has been registered as an interested and affected party on this project. The current interested and affected party database consist of over four hundred persons.</p>  |
| 54   | <p>Will you maintain the remnants of the natural linkages between the Simonsberg and the Bottelary</p>  | <p>Tielman Roos, Bottelary Hills Conservancy, comments at</p>   | <p>Shawn Johnston: Please submit these comments to the team to consider in the project.</p>  |

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|    | Hills in your mapping and conservation areas?  | open house/public meeting, 14 November 2016  | LJ: Yes, we will consider these areas as potential Grade III Heritage Areas for the revised Phase 2a report.   |
| 55 | You cannot conserve the natural aspects of the Cape Winelands without money. The economy of the area has been extremely bad and farmers are battling. About two thirds of the farmers are bankrupt. There is too much pressure on farmers to sell and develop the vineyards into estates.          | Tielman Roos, Bottelary Hills Conservancy, comments at open house/public meeting, 14 November 2016                 | FT: Our team is liaising very closely with CNDVAfrica, Simon Nicks and his team, working on the agricultural economics of the Stellenbosch Municipal Area. Their studies are incomplete, however their work has revealed data relating to income generation and livelihoods. The evidence points to the importance of agriculture to the Stellenbosch Municipality and the importance of tourism. Tourism relies on the state of the current landscape, agriculture, the scenery and the produce being produced. |
| 56 | I would like to recommend that you work with all the other conservancies within the Stellenbosch Municipal Area.   | Tielman Roos, Bottelary Hills Conservancy, comments at open house/public meeting, 14 November 2016                 | FT: We welcome the recommendation and will follow-up.<br><br>Shawn Johnston: We have registered all the conservancies including the Biosphere Reserve on the current interested and affected party database.   |
| 57 | The types of grading is important to us. How will you grade the protected and non-protected areas. What kind of protection is intended?  | Barry Phillips, Franschoek Trust & Ratepayers Association, comments at open house/public meeting, 14 November 2016 | LJ: We have developed the maps with a grading schedule that highlights how we intend to deal with your concerns. The document with the maps will be out for comment over the next month. Please review the phase 2a report and maps and provide us with your comments.   |
| 58 | Will you develop guidelines on how development needs to occur? In Franschoek we are concerned about the observance of the urban edge. Within the Franschoek Trust we are confronted with developments that should not happen in our area. How will this project address this type of developments? | Barry Phillips, Franschoek Trust & Ratepayers Association, comments at open house/public meeting, 14 November 2016 | FT: The core of your question is how to manage the areas in question throughout the Stellenbosch Municipal Area. The capacity of SAHRA and Heritage Western Cape is there, however it will come down to the Stellenbosch Municipality to manage and protect local municipal heritage. Please read and review our recommendations on how to deal with this. We are looking at a process of 'Overlay Zoning'. Guidelines and other instruments will follow.  |

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|    |   |  | <p>LJ: The third phase of the project will deal with the management plan for the Stellenbosch Municipality area. There will be specific guidelines for the specific graded areas.</p> <p>FT: There is a need for more local heritage conservation bodies to guide the local municipality. The more insistent these groups become of what needs to be on the agenda, what is acceptable and not acceptable, should be expressed to the local authority.</p>  |
| 59 | <p>What is the weight and strength of Heritage Western Cape in provincial decision making? We can only find our strength in the law. I'm concerned about the non alignment of provincial, district and local SDFs and the growth and development strategies. That is what is threatening the local heritage. The law needs to be strong enough to protect heritage. Development is taking over and we can cite numerous examples - like what is happening in Bottelary, Klappmuts and the creep from Somerset West to Stellenbosch.</p> | <p>Andre Pelser, comments at open house/public meeting, 14 November 2016</p> | <p>FT: We agree with your statements. We have communicated these concerns to the municipality. It is about becoming compliant with the law. The municipality has to listen to the law and become compliant. We have fast tracked our process to ensure the municipality is compliant with the law.</p>  |
| 60 | <p>To what degree does your work contribute to the establishment of a UNESCO World Heritage Site? Current or future World Heritage Site.</p>  | <p>Johan Murray, comments at open house/public meeting, 14 November 2016</p> | <p>LJ: In terms of the Cape Winelands Cultural Landscape we are much closer to actually meeting the requirements of UNESCO than ever before. By the end of this project and after the management plan and guidelines have been developed we would have the necessary data to nominate a site. All landowners need to be considered and consulted. We have proposed Grade I areas. If they are declared a Grade I Heritage Area (National Heritage resource), then the core of this area could be nominated as a cultural landscape with UNESCO. It would then have the national significance to</p> |

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|    |  |  | become a World Heritage Site with a buffer zone around it.   |
| 61 | The area has an important international tourism interest and this need to be acknowledged. Is your project working towards achieving the World Heritage Site status?   | Johan Murray, comments at open house/public meeting, 14 November 2016                                | LJ: Yes it is.<br><br>FT: The tourism is beyond our brief. We are looking at tourism with the help of CNDV Africa.   |
| 62 | Please include a cultural historian on the next phase of this project. It is a very specialised field. You need to look at the different dimensions of heritage and culture. It is necessary for this project.   | Prof. Matilda Burden, comments at open house/public meeting, 14 November 2016                        | LJ: We note these points and we are aware of your work. I would like to sit with you and integrate the enormous body of work that you have done in management proposals.<br><br>Shawn Johnston: Liana to follow-up with the Department of Geography and Prof. Burden |
| 63 | We need to educate the local authority and its officials in regard to heritage. The officials lack knowledge and they need to have this presentation across all departments of the local authority. The other group that need to be educated is the municipal councillors. All the local decision makers need this presentation. | Patricia Botha, Stellenbosch Interest Group, comments at open house/public meeting, 14 November 2016 | Shawn Johnston: An internal process will be followed with the Stellenbosch Municipality.   |
| 64 | I would like to encourage all present to review and comment on the Phase 2a report that is available for the thirty day comment period. Please forward all comments to me directly. The report can be downloaded from the Stellenbosch Heritage Foundation website.  | Shawn Johnston, comments at open house/public meeting, 14 November 2016                              | Comment noted.   |