

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.

C EERSTE RIVER

C01 Western Edge of the Stellenbosch Municipal Area (Grade IIIb)

The significance of this land unit lies in its agricultural character and aesthetic appeal, with the ability to accommodate variations in rural land use.

MAIN AIM: ENHANCE - Enhance the accessibility of heritage environments to members of the public. Manage and regenerate heritage environments into the future, to become more inclusive.

MAIN VALUE: HISTORIC, ECONOMIC - Proposed actions that could impact the historic elements in this valley, including trees, physical features, as well as soils with agricultural potential and soil "health", must be carefully managed.

Conservation systems triggered:

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

CONSERVATION SYSTEM: This landscape unit forms part of the green transitions conservation system, so maintenance of its green and open agricultural character is important. A grade IIIb and a grade IIIa Scenic Route system run through the landscape unit. Any proposed development must not impact the scenic views achieved when moving along these routes where 'Foreground' criteria apply.

DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER: Over scaled private dwellings (on ridgelines), gated residential estates, large-scale industrial structures, business parks as well as isolated shopping centres and their associated parking lots will likely pose a threat to the character of the landscape unit. Suburban "creep", particularly from the Cape Town Municipal Boundary, must not be permitted.

A ECOLOGICAL

Significance:

The Vlaeberg River corridor constitutes a structural determinant of the landscape, that presents ecological support areas and small pockets of critical biodiversity areas.

Development Criteria:

- Support protected areas and existing nature reserves (the Bottelary Conservancy), with their landforms and areas of critical biodiversity, which strongly contribute to the "wilderness domain" of the winelands cultural landscape.
- 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. To protect important habitats, provide increased opportunities for recreation and the traditional use of the landscape.

B AESTHETIC

Significance:

Located on the southern edge of the Bottelary Hills, views terminate in the apex of Kanonkop, with its tree-rich hilltop. The rolling foothills extend along the western edge of the Stellenbosch Municipal boundary.

The Polkadraai Road presents expansive views over the Eerste River Valley and False Bay. Diversity in the landscape is revealed as one travels along the Vlaeberg Road.

The Zetlers strawberry farm with its associated infrastructure detracts from the landscape character. This land unit acts as an important boundary that maintains the rural character of the Stellenbosch Municipal Area. This area could be degraded through urban creep from the Cape Town Urban Edge if left unchecked or unmanaged.

Development Criteria:

- Avoid development or infrastructure (such as wind turbines, communication towers and power lines) on rocky outcrops, because of their high visibility and the visual sensitivity of the skyline.
- 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). This is particularly important along Polkadraai Road.
- 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.
- 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 use.
- Encourage mitigation measures (for instance use of vegetation) to "embed" existing over-scaled industrial structures and/or gated residential estates within the surrounding agricultural landscape.
- Suburban development of the 1930s eroded the cultural landscape and changed its character as a result of mono-functional planning principles that advocated the separation of working, living, and recreation. Any proposed development that continues in this fashion should be discouraged.
- 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. This is particularly the case for this landscape unit, where the two main roads are also scenic routes.
- Agricultural netting and tunnels should preferably not be permitted within the 500m buffer along scenic route corridors (see Scenic Route conservation system).

C HISTORIC

Significance:

The alignment of the Vlaeberg Road follows the river, where a pattern of settlement and agriculture is found with a number of significant farm werfs such as Reynecke (Uitkijk) (please refer to the online map). Gate-posts with avenues of trees and a few stand-alone landmark trees are among the distinctive features in this land unit.

Development Criteria:

MOVEMENT SYSTEMS

- The scale of roads (especially those that align with historic wagon routes) should be the minimum possible. Insensitive hard elements can compromise the rural character of a landscape as a whole.

- Maintain traditional movement patterns across rural landscapes or to places of socio-historical value, and retain old roadways.
- Respect existing settlement patterns and building typologies along rivers within the rural area. Proposals should be carefully considered in relation to potential impacts on the heritage significance of these settlements and the historic riverine corridor.
- 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.

LEIVOOR SYSTEMS AND TREE-PLANTING PATTERNS

- The role of water as a structuring system within settlements must be respected, particularly in terms of improving the functioning of leivwater systems. These are significant elements in historic agricultural and gardening activities. (a) Water often serves as a place-making and social element within the settlement fabric, and this role should be preserved and strengthened where possible.
- A leivoor often includes large trees (such as oaks) aligned next to a street. Any development that threatens this character should be discouraged. The leivoor/irrigation channel at Reyneke Farm has particular historic significance.
- 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. Historic elements, such as the mature Oak Tree on the bend of the Old Polkadraai Road, should be maintained and protected.
- 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.

HISTORIC WERF SETTLEMENTS (Pre-1900 settlement)

- 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 (i.e. should be true to their own time).
- 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.

EARLY 20TH CENTURY FARMSTEADS

- In the Eerste River, a series of farmsteads dating to the 1930s and 1950s are located on the sloping hills. Most of the houses are set on a podium at a distance from the road with expansive views overlooking the valley. Although this period is often viewed as unimportant, it forms a significant part of the historic layering of the cultural landscape and often has elements of architectural merit, and should be preserved. This is generally important but particularly along Vlaeberg Road, where there is a series of early 20th century farmsteads of heritage significance.
- Respect existing patterns, typologies and traditions of settlement by promoting the continuity of these heritage features, with reference to the period scale and styles.

D SOCIAL

Significance:

A number of workers' cottages are seen along this corridor.

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.
- 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.
- Gentrification of rural settlements through lifestyle 'rural' estates be discouraged.
- 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. These are important social markers for the communities in this area, and should be retained and revived, where feasible. The displacement of farm employees to nearby townships results in the loss of integrity of their former dwellings.

E ECONOMIC

Significance:

The functional elements that make up the pattern within the landscape are geometric vineyards with their associated Irrigation dams, and a variety of tree nurseries. The majority of the vineyards and general agriculture is located on medium soil suitability with a pocket of high soil suitability in the area north of Polkadraai Road.

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 and windbreak trees form distinctive strong lines in the landscape. In cases where an 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.
- 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 Annadale).
- 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 fundamentally erodes the agricultural character of the landscape and should be discouraged. Rather, maintain larger unified land areas to protect larger landscape continuums that display a unified scenic character.

C02 Enclosed bowl with prominent historic pattern (Grade II)

This sub-valley has very high landscape significance, exhibiting the unique interplay between wilderness, the rural landscape and the pattern of settlement that is so characteristic of the Cape Winelands, and it is largely untouched by large-scale modern housing and infrastructural developments. The pattern of settlement still visible from the road has landmark value.

MAIN AIM: CONSERVE - The existing character is to be conserved (maintained). This may require protection and maintenance of significant buildings, trees and other elements, or it may require appropriate re-development of other historic places in the landscape.

MAIN VALUE: HISTORIC - Appropriate use of heritage features is critical for their preservation. Any development that will result in the loss of the large avenues of trees, farmland, compromise historic farm werfs (and views to the werfs from the Stelleboschkloof Road), or deny access to recreational space, will threaten the heritage value of this landscape unit.

Conservation systems triggered:

- 1. Foothills Conservation System**
- 2. Green Transitions Conservation System**
- 3. Scenic Route Conservation System**

CONSERVATION SYSTEM: This landscape unit is an enclosed land parcel within the winelands, at the end of a Grade II scenic route. It has 70% visibility coverage from the scenic route. It forms part of a landscape of exceptional scenic significance. It triggers all three conservation systems.

DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER: This entire landscape unit is a high sensitivity zone, and developments that would change or compromise the character of the landscape unit should not be permitted.

A ECOLOGICAL

Significance:

A small area of critical biodiversity is found in the upper reaches of Ribbokkop and the valley bottom functions as an ecological support area.

Development Criteria:

- Support protected areas and existing nature reserves (the Bottelary Conservancy), with their landforms and areas of critical biodiversity, which strongly contribute to the "wilderness domain" of the winelands cultural landscape.
- 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. To protect important habitats, provide increased opportunities for recreation and the traditional use of the landscape.

B AESTHETIC

Significance:

This enclosed land unit sits in a bowl within the rolling Bottelary Hills. A valley line runs through the middle and forms the backbone to all the natural and cultural layers found within this unit.

The key features are the rolling vineyards set against the tree-rich hilltops of the Bottelary Hills, and views back towards the Stellenbosch mountains add a special quality to the sense of place. Irregular vineyards following the contours and associated irrigation dams in the valley create a balanced yet diverse texture.

Intrusive stand-alone residential mansions are visible on the upper reaches of the Bottelary Hills. These components are intrusive in terms of their size and position in the landscape.

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 development or infrastructure (such as wind turbines, communication towers and power lines) on rocky outcrops, because of their high visibility and the visual sensitivity of the skyline.
- Avoid the visual cluttering of the landscape by intrusive signage, and the intrusion of commercial, corporate development along roads.
- 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.
- 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 use.
- 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.
- Encourage mitigation measures (for instance use of vegetation) to "embed" existing over-scaled industrial structures within the surrounding agricultural landscape.
- 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 Stellenbosch Kloof Road follows the alignment of the old wagon route and now terminates in the last farm, Jordan.

The first freehold land grants lie parallel to the road and river and form the base for the historic settlement pattern. This pattern is typical of Cape Dutch settlement dating from the 1700's, with the oldest being Uiterwijk (De Waal), where the parent farm follows the alignment of this landscape unit.

The pattern of farm werfs along this road include some of the finest in the area, many of them being landmarks directly adjacent to the road.

Development Criteria:**ARCHAEOLOGICAL EVIDENCE**

- Names of mountain passes and water courses that reference a traditional use during the time of the hunter-gatherers and herders of the Cape should be celebrated. Public access to these sites should be encouraged.
- 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 is protected in terms of the NHRA.

MOVEMENT SYSTEMS

- The scale of roads (especially those that align with historic wagon routes) should be the minimum possible. Insensitive hard elements can compromise the rural character of a landscape as a whole. This is particularly the case in this landscape unit, where the road goes through many historic farm werf areas.
- Maintain traditional movement patterns across rural landscapes or to places of socio-historical value, and retain old roadways.
- Respect existing settlement patterns and building typologies along rivers within the rural area. Proposals should be carefully considered in relation to potential impacts on the heritage significance of these settlements and the historic riverine corridor.

- 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.

FIRST FREEHOLD LAND

- 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.

SETTLEMENT PATTERN

- 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.
- 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.

18TH & 19TH CENTURY 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.

EARLY 20TH CENTURY FARMSTEADS

- Some farmsteads dating to the early 1900s are located on the sloping hills. Most of the houses are set on a podium at a distance from the road with expansive views overlooking the valley. Although this period is often viewed as unimportant, it forms a significant part of the historic layering of the cultural landscape and often has elements of architectural merit, and should be preserved.
- Respect existing patterns, typologies and traditions of settlement by promoting the continuity of these heritage features, with reference to the period scale and styles.

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.

ADAPTIVE REUSE OF HISTORIC SITES

- 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.

NEW DEVELOPMENT

- Ensure that new developments within rural contexts are in sympathy with the topography and unique *genus loci* of the place/landscape unit.
- Observe the siting of traditional farmsteads and settlements, usually nestled into north-facing hillslopes, near a source of water, in a copse of trees, and overlooking the surrounding landscape. Similar principles should be followed in the placement of new development, as this will inherently strengthen the character of the landscape units as a whole.
- The placement of historic homesteads and settlement typically avoided visually-exposed, wind-swept hillcrests. New development should follow these patterns.
- Ensure that new buildings within historical precincts or werf contexts are in sympathy with the scale, massing, layout and idiom of surrounding buildings.

D SOCIAL

Significance:

The presence of farm workers is still tangible within the valley, and the valley has socio-recreational importance.

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.
- 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:

High soil suitability (wine production) is found on the east- and south-facing slopes.

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 subdivision of farms into smaller uneconomic 'lifestyle' plots fundamentally erodes the agricultural character of the landscape and should be discouraged. Rather, maintain larger unified land areas to protect larger landscape continuums that display a unified scenic character.

C03 Southern Bottelary, elongated foothills and intimate settlement pattern (Grade II)

The significance of this land unit is its display of an intimate relationship between people and nature, exhibiting the unique interplay between wilderness, the rural landscape and the pattern of settlement that is so characteristic of the Cape Winelands.

MAIN AIM: CONSERVE - The existing character is to be conserved (maintained). This may require protection and maintenance of significant buildings, trees and other elements, or it may require appropriate re-development of other historic places in the landscape.

MAIN VALUE: HISTORIC - Appropriate use of heritage features is critical for their preservation. Any development that will result in the loss of the large avenues of trees, farmland, compromise historic farm werfs or deny access to recreational space, will threaten the heritage value of this landscape unit.

Conservation systems triggered:

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

CONSERVATION SYSTEM: This landscape unit is an enclosed land parcel within the winelands, at the end of a Grade II scenic route. It forms part of the foothills conservation system, and has 70% visibility coverage from the scenic route. It forms part of a landscape of exceptional scenic significance.

DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER: This entire landscape unit is a high sensitivity zone, and developments that would change or compromise the character of the landscape unit should not be permitted.

A ECOLOGICAL

Significance:

A large portion of critical biodiversity area is found in the upper Riverklip valley on the farm Byden-Weg.

Development Criteria:

- Support protected areas and existing nature reserves (the Bottelary Conservancy), with their landforms and areas of critical biodiversity, which strongly contribute to the "wilderness domain" of the winelands cultural landscape.
- 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. To protect important habitats, provide increased opportunities for recreation and the traditional use of the landscape.

B AESTHETIC

Significance:

The southern Bottelary Hills, with elongated foothills and large folds, hold in place the four drainage lines together with their ecological support areas and associated infrastructure. The trees lead down from the hilltops to follow the valley lines in the form of planted avenues, and a close-knit relationship exists between the historic farm structures and their placement within the landscape.

The landscape opens to the Polkadraai Road with expansive views over the Eerste River valley.

Any large-scale development, especially on the crests of these folds, will be against the inherent character of this unique landscape. Some intrusive structures are found at the intersection of Polkadraai and Stellenbosch Kloof Road.

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 development or infrastructure (such as wind turbines, communication towers and power lines) on rocky outcrops, because of their high visibility and the visual sensitivity of the skyline.
- Avoid the visual cluttering of the landscape by intrusive signage, and the intrusion of commercial, corporate development along roads.
- 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 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 use.
- 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.
- Encourage mitigation measures (for instance use of vegetation) to "embed" existing over-scaled industrial structures within the surrounding agricultural landscape.
- 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 Stellenbosch Kloof Road pattern (C02) extends into this land unit.

Distinctive entrances (such as Neethlingshof, the first freehold farm) are visible from the road.

Irregular vineyards and irrigation dams with typical white-washed Cape Dutch werfs are prominent features in this land unit.

Development Criteria:**ARCHAEOLOGICAL EVIDENCE**

- Names of mountain passes and water courses that reference a traditional use during the time of the hunter-gatherers and herders of the Cape should be celebrated. Public access to these sites should be encouraged.
- 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 is protected in terms of the NHRA.

MOVEMENT SYSTEMS

- The scale of roads (especially those that align with historic wagon routes) should be the minimum possible. Insensitive hard elements can compromise the rural character of a landscape as a whole.
- Maintain traditional movement patterns across rural landscapes or to places of socio-historical value, and retain old roadways.
- Respect existing settlement patterns and building typologies along rivers within the rural area. Proposals should be carefully considered in relation to potential impacts on the heritage significance of these settlements and the historic riverine corridor.

- 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.

FIRST FREEHOLD LAND

- 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.

SETTLEMENT PATTERN

- 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.
- 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.

18TH & 19TH CENTURY 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.

EARLY 20TH CENTURY FARMSTEADS

- Some farmsteads dating to the early 1900s are located on the sloping hills. Most of the houses are set on a podium at a distance from the road with expansive views overlooking the valley. Although this period is often viewed as unimportant, it forms a significant part of the historic layering of the cultural landscape and often has elements of architectural merit, and should be preserved.
- Respect existing patterns, typologies and traditions of settlement by promoting the continuity of these heritage features, with reference to the period scale and styles.

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.

ADAPTIVE REUSE OF HISTORIC SITES

- 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.

NEW DEVELOPMENT

- Ensure that new developments within rural contexts are in sympathy with the topography and unique *genus loci* of the place/landscape unit.
- Observe the siting of traditional farmsteads and settlements, usually nestled into north-facing hillslopes, near a source of water, in a copse of trees, and overlooking the surrounding landscape. Similar principles should be followed in the placement of new development, as this will inherently strengthen the character of the landscape units as a whole.
- The placement of historic homesteads and settlement typically avoided visually-exposed, wind-swept hillcrests. New development should follow these patterns.
- Ensure that new buildings within historical precincts or werf contexts are in sympathy with the scale, massing, layout and idiom of surrounding buildings.

D SOCIAL

Significance:

The presence of farm workers is still tangible within the valley, and the valley has socio-recreational importance.

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.
- 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:

High soil suitability is found on the crests of the convex folds.

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 subdivision of farms into smaller uneconomic 'lifestyle' plots fundamentally erodes the agricultural character of the landscape and should be discouraged. Rather, maintain larger unified land areas to protect larger landscape continuums that display a unified scenic character.

C04 12-15ha Smallholdings (Grade IIIb)

A rectangular grid dominates the pattern of smaller 12-15ha plots within this landscape unit, with views towards the crest of the tree-rich Bottelary Hills. This land unit has a smallholding agricultural character with dense planting that mitigates the effect of the suburban-style houses that are alien to the architectural character of the greater Stellenbosch area.

MAIN AIM: ENHANCE (MANAGE) AND INTERVENE (CHANGE): Improve land parcels by strengthening or reinforcing the small-holding, agricultural use and its characteristic elements and features, most importantly the tree-lines and windbreaks between properties. This landscape unit has undergone change, but has strong existing spatial patterns. Development that adheres to and strengthens these patterns would be desirable.

MAIN VALUE: ECONOMIC - Proposed actions that could impact soils with agricultural potential, trees and treelines, and soil "health" must be carefully managed.

Conservation systems triggered:

1. Scenic Route Conservation System

CONSERVATION SYSTEM: This landscape unit is located alongside a scenic route, and the visual impact of proposed developments must be carefully considered, 'Foreground' criteria apply.

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, mining, substation, landfill or sewage plant, parking lot, business park, isolated shopping centre.

A ECOLOGICAL

Significance:

The drainage line acts as an ecological support area.

Development Criteria:

- Maintain ecological support areas to sites of heritage significance, specifically the Stellenboschkloof River. Only permit development that responds to the heritage sensitivity of the river corridor, and that will not dominate, or irreparably damage the environments adjacent to this natural element. Optimize the scenic and recreational opportunities provided by this watercourse.

B AESTHETIC

Significance:

A low-lying ridge separates this land unit from land unit C02, but views extend all the way to the crest of the tree-rich Bottelary Hills. A series of dams are situated along a small drainage line in the eastern corner where a rectangular grid dominates the pattern of smaller 12-15ha plots.

This land unit has a smallholding agricultural character with dense planting that mitigates the effect of the suburban style houses that are alien to the architectural character of the greater Stellenbosch area.

Insensitive development and a loss of vegetation will have a degrading effect on the larger landscape.

Development Criteria:

- 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 with 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.
- Traditional planting patterns should be protected by ensuring that existing tree

alignments and copses are not needlessly destroyed, but reinforced and/or replaced, thereby enhancing traditional planting patterns with appropriate species.

- Optimize the scenic and recreational opportunities provided by water courses and larger water bodies, especially where they were enjoyed through historic right of way.

C HISTORIC

Significance:

A historic outspan is located in this land unit, which carries cultural significance as part of a wider pattern of outspans and commonages in the cultural landscape of Stellenbosch. The outspan was situated against the old wagon route (now Polkadraai), but in its current state is not readily recognisable as such.

Development Criteria:

- Surviving examples of historic outspan areas have cultural and heritage value and should be enhanced and retained, particularly when they are still owned in a public/communal way.
- The Municipality should facilitate the use of historic commonage 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 for those who have limited alternative opportunities for recreation.

D SOCIAL

Significance:

This landscape unit has limited social significance.

E ECONOMIC

Significance:

The western part of this land unit has high soil suitability (wine production), and small farm settlements on land parcels of increasing size. Since the 1950's it was predominantly used for viticulture but by 2000 'lifestyle' farm plots have developed around the drainage line.

Development Criteria:

- Developments that promote the continuity of the core function of agriculture (viticulture and smallholdings, in this case) within the Stellenbosch winelands should be promoted.
- Care should be taken to ensure that these smallholdings are not replaced with non-agricultural development. The agricultural, smallholding use of the land should be retained for the future.

C05 Dense smallholdings on 1.5 to 2ha Plots (Not Conservation Worthy)

This entire unit is classified as non-conservation worthy, but views from these plots and the vegetated edges should be maintained.

MAIN AIM: INTERVENE (CHANGE): Improve land parcels by strengthening or reinforcing the small-holding, agricultural use and characteristic elements and features, most importantly the tree-lines and treed windbreaks between properties. This landscape unit is of limited heritage significance.

MAIN VALUE: ECONOMIC - Proposed actions that could impact soils with agricultural potential, trees and treelines, and soil "health" must be carefully managed.

Conservation systems triggered: None.

DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER: Overscaled private dwellings, cluttered properties, gated residential estates, large scale industrial structures, suburban development, mining, substation, landfill or sewage plant, parking lot, business park, isolated shopping centres.

A ECOLOGICAL

Significance:

This landscape unit has limited ecological significance. It is abutted by the Stellenboschkloof River, which is an important landscape feature for the adjacent, highly significant landscape units C02 and C03.

Development Criteria:

- Maintain ecological support areas to sites of heritage significance, specifically the Stellenboschkloof River. Only permit development that responds to the heritage sensitivity of the river corridor, and that will not dominate, or irreparably damage the environments adjacent to this natural element. Optimize the scenic and recreational opportunities provided by this watercourse.

B AESTHETIC

Significance:

Access to this land unit is gained from a road that runs parallel to the Polkadraai Road, but on a lower level. This secondary road directs the structure of this land unit into a regular linear pattern. The densely vegetated border to the smaller 1.5 to 2ha plots opens up to views towards Ribbokkop.

This dense unit of small holdings developed on a former cultivated landscape. A mix of fences and walls clutters the edge.

The structure of the vegetation along the edge of road screens development, and its loss (or replacement with fences) would have a degrading effect on the larger landscape. However, significant views should be kept open.

Development Criteria:

- Visual permeability should be maintained towards mountains, valleys and across open, and cultivated fields. (a) Discourage the use of solid walls around agricultural areas in public view and along scenic routes. Visually permeable fencing, hedges or tree lines are appropriate alternatives to walling in this environment. (b) Views should be framed and enhanced by development wherever possible.
- Avoid the visual cluttering of the landscape with 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 predominantly agricultural landscape character.
- Traditional planting patterns should be protected by ensuring that existing tree alignments and copses are not needlessly destroyed, but reinforced and/or replaced, thereby enhancing traditional planting patterns with appropriate species.

C HISTORIC

Significance:

This landscape unit has limited historical significance.

D SOCIAL

Significance:

This landscape unit has limited social significance.

E ECONOMIC

Significance:

Various businesses and residential units are located here, with very little historic reference.

Development Criteria:

- Developments that promote the continuity of agriculture (viticulture and smallholdings, in this case) should be promoted.
- Care should be taken to ensure that smallholdings are not replaced with non-agricultural development.

C06 Agri-industrial Vlottenburg node with its larger agricultural landscape (grade IIIb)

MAIN AIM: ENHANCE (MANAGE) AND INTERVENE (CHANGE): Improve land parcels by strengthening or reinforcing agricultural use and its characteristic elements and features, most importantly the tree-lines and windbreaks between properties, as well as cultivated fields and vineyards, and farmstead/werf areas. Non-agricultural development should be located at the Vlottenburg node, where agri-industrial and residential use has historically been located. This landscape unit has undergone change, but has strong existing spatial patterns. Development that understands, adheres to and strengthens these patterns would be desirable.

MAIN VALUE: ECONOMIC - Proposed actions that could impact soils with agricultural potential, trees and treelines, and soil "health" must be carefully managed.

Conservation systems triggered:

1. Scenic Route Conservation System

CONSERVATION SYSTEM: This landscape unit is located alongside two scenic routes (Polkadraai and the R310), and the visual impact of proposed developments must be carefully considered. It forms part of a wider landscape of exceptional scenic significance.

DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER: Overscaled private dwellings, cluttered properties, gated residential estates, suburban development, mining, landfill or sewage plant, parking lot, business park, isolated shopping centre.

A ECOLOGICAL

Significance:

The main structural element in this landscape unit is the gentle convex hill with large Eucalyptus trees on the eastern edge, where Vlottenburg is located. The lowest point in the landscape is on the eastern boundary and is also the location of a drainage line.

Development Criteria:

- Protect biodiversity by not allowing development in areas of ecological sensitivity such as wetlands, drainage lines, steep slopes, floodplains, areas with a high water table, areas with high biodiversity, and areas with threatened species.

B AESTHETIC

Significance:

Transmission lines visually create a boundary between the agri-industrial node and the larger agricultural landscape. Larger vineyards in rectangular blocks dominate the pattern and contrast to a radial pattern of trees found on the edge of the Vlottenburg node.

This land unit is an important gateway and landmark leading towards Stellenbosch. The suburban Longlands development is an intrusion into the agricultural 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 agricultural continuum. In this context, dominating development includes suburban sprawl, gated residential estates and over-scaled private dwellings.
- Discourage the construction of over-scaled private dwellings and other structures in locations of high visual significance, and on visually-exposed promontories, ridges and ridgelines. Preferred locations are sites that have already been settled (for instance consolidated around farmyards, or near villages, nodes and hamlets), or sites 'tucked into' the landscape, using the same criteria for site-location as the adjacent, older farmsteads.
- 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).
- No non-agricultural development should occur beyond the transmission lines, but should rather be located in land unit C07.

C HISTORIC

Significance:

This landscape unit contains an agri-industrial node with landmark quality industrial buildings of the early 20th century along the eastern boundary, such as Van Rhyn's distillery.

A historic freehold farm was allocated just west of the historic werf of Digteby. An interesting mix of historic structure (long Victorian building and layered warehouses and factory buildings) contribute to this industrial node. Van Rhyn's 'tower' has landmark and gateway significance when travelling on the R310.

Development Criteria:

- Promote urban densification within the historic node to protect the rural landscape as the main communal asset. Urban and rural regeneration should include former industrial sites.
- Respect traditional settlement patterns. This includes the backdrop of the natural landscape against which settlement is sited, as well as its spatial structure. Any development that negatively impacts the inherent character of the settlement should be discouraged.
- New interventions within settlements must respect the layout, scale, massing, hierarchy, alignments, access, landscaping and setting of the existing settlement pattern.
- Encourage integrated planning for extensions and densification, allowing new typologies that reinterpret historic settlement patterns. Inappropriate suburban and affordable housing, that does not follow the massing and integrity of the settlement pattern as a whole, should be discouraged.
- 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.
- 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 should be prevented. Inappropriate maintenance can compromise historic structures. Heritage expertise is required where appropriate.
- 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 and windbreaks should be protected as a heritage component.

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:**

Access to railway transport, and the presence of various income groups living within a short distance, adds to the development potential of this node, under strict guidelines.

Development Criteria:

- Proposed development should recognise the relationship of communities to their land and communal facilities.
- Prevent gentrification from threatening the distinctiveness of the unique settlements within the Stellenbosch winelands. In particular, gentrification of rural settlements through lifestyle 'rural' estates be discouraged.
- 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.

E ECONOMIC

Significance:

The railway line is evidence of efficient infrastructure that once serviced the economy of the winelands.

The potential of this agri-industrial unit as an integrated (mixed-use and -income) node along the railway line should be recognised in future planning and development proposals.

Development Criteria:

- Developments that promote the continuity of the core function of agriculture within the Stellenbosch winelands should be promoted.
- Cultural sites associated with 20th century settlement and farming practices should be protected, particularly church and school sites that occur at the intersection of roads. The displacement of farm employees results in the loss of integrity of their former dwellings and civic structures.
- Care should be taken that vineyards and other agricultural uses are not needlessly destroyed, and replaced by non-agricultural development.
- 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 fundamentally erodes the agricultural character of the landscape and should be discouraged. Rather, maintain larger unified land areas to protect larger landscape continuums that display a unified scenic character.
- Agricultural netting and tunnels should preferably not be permitted within the 500m buffer along scenic route corridors (see Scenic Route conservation system).

C07 Open fallow land (Grade IIIb)

The significance of this plain lies in its potential to facilitate a degree of acceptable change without impacting its role as part of a larger rural landscape, especially on the western edge bordering Vloottenburg.

MAIN AIM: ENHANCE (MANAGE) AND INTERVENE (CHANGE): Improve land parcels by strengthening or reinforcing the historic commonage use of the land. Non-agricultural development should be located at the Vloottenburg node, where agri-industrial and residential use has historically been located. This landscape unit has undergone change, but has a strong sense of place related to its visual "openness" and the views towards the surrounding mountain ranges and hills this affords. Development that understands, adheres to and strengthens these patterns would be desirable.

MAIN VALUE: HISTORIC - Appropriate use of heritage features is critical for their preservation. Development that will result in the loss of the sense of "openness" of the space, as well as its historic use as commonage, will threaten the heritage value of this landscape unit.

Conservation systems triggered:

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

CONSERVATION SYSTEM: This landscape unit is located alongside two scenic routes (Polkadraai and the R310), and the visual impact of proposed developments must be carefully considered. 'Foreground' criteria apply in the 0-500m buffer (see Appendix 3). This landscape unit forms part of the green transitions conservation system, so maintenance of its green and open agricultural character is important.

DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER: Overscaled private dwellings, cluttered properties, gated residential estates, suburban development, mining, landfill or sewage plant, parking lot, business park, isolated shopping centre.

A ECOLOGICAL

Significance: This landscape unit does not have significant ecological value, when compared to its surrounds.

Development Criteria:

- Protect biodiversity by not allowing development in areas of ecological sensitivity such as 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 land unit is a flat piece of land between the Polkadraai Road and the railway line with the Baden Powell road cutting through it. The fallow land between Polkadraai and the R310 is currently used as pasture for wild animals.

Open views towards the Bottelary Hills and the Stellenbosch mountains are seen from the road.

Development Criteria:

- It is recommended that visual permeability should be maintained towards mountains, valleys and across open fields. (a) Discourage the use of solid walls around 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 historic outspans and commonage area is maintained and enhanced, for the enjoyment of all members of the public. This is particularly true when considering any new development proposals: 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 HISTORIC

Significance:

Two of the earliest freehold farms are found in this small portion of land and the small wedge between the railway line and Polkadraai road was an outspan situated at the convergence of two historic wagon routes.

This unit still has a commonage character to it, with grazing animals and remnant fence lines.

The outspan area is threatened by the proposed Western Bypass alignment.

Development Criteria:

- Surviving examples of historic wagon routes, outspans, and commonage have cultural and heritage value and should be enhanced and retained.
- The scale of roads (especially those that align with historic wagon routes) should be the minimum possible. Insensitive, hard elements can compromise the rural character of a landscape as a whole.
- Maintain traditional movement patterns across rural landscapes or to places of socio-historical value. Large, new road infrastructure that is at odds with traditional routes, around which the entire spatial structure of the wider valley has developed, should be discouraged.

D SOCIAL

Significance:

It is important that historically open and outspan areas are kept for the communal use of the people of Stellenbosch. This can be in the form of communal facilities such as cemeteries, landfill sites and alignment of highways, but they should also be able to function as they did historically, as nature resources or grazing land and to provide a facility for social interaction.

Development Criteria:

- 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.
- Proposed development should recognise the relationship of communities to their land and communal facilities.

E ECONOMIC

Significance: This landscape unit does not have significant economic value, when compared to its surrounds.

Development Criteria:

- Developments that promote the continuity of the core function of agriculture within the Stellenbosch winelands should be promoted.
- Promote urban densification within the historic node to protect the rural landscape as the main communal asset. Urban and rural regeneration should include former industrial sites. See guidelines for landscape unit C06, which includes the Vloottenburg node.
- Care should be taken that agricultural uses are not needlessly destroyed, and replaced by non-agricultural development.
- The proliferation of non-agricultural uses, particularly in visually prominent locations, should be avoided. This is in order to protect the predominantly agricultural, open character of the landscape.
- The subdivision of farms into smaller uneconomic 'lifestyle' plots fundamentally erodes the agricultural character of the landscape and should be discouraged. Rather, maintain larger unified land areas to protect larger landscape continuums that display a unified scenic character.
- Agricultural netting and tunnels should preferably not be permitted within the 500m buffer along scenic route corridors (see Scenic Route conservation system).

C08 Fine grained scattered, yet ordered landscape (Grade IIIb)

The unit has a degree of architectural, landmark, historical, artistic and contextual significance next to the R310.

MAIN AIM: ENHANCE (MANAGE) AND INTERVENE (CHANGE): Improve land parcels by strengthening or reinforcing agricultural use and its characteristic elements and features, most importantly the tree-lines and windbreaks between properties, as well as vineyards and farmstead/werf areas. Non-agricultural development should be located at the Lynedoch node.

MAIN VALUE: HISTORIC - Appropriate use of heritage features is critical for their preservation. Development that will result in the loss of the sense of "openness" of the space, as well as its historic use as agriculture, will threaten the heritage value of this landscape unit.

Conservation systems triggered:

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

CONSERVATION SYSTEM: This landscape unit is located alongside the R310 scenic route, has over 70% visibility and forms part of a wider landscape of exceptional scenic qualities. The visual impact of proposed developments must be carefully considered. This landscape unit also forms part of the green transitions conservation system, so maintenance of its green and open agricultural character is important.

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, mining, landfill or sewage plant, parking lot, business park, isolated shopping centre.

A ECOLOGICAL

Significance: The landscape unit is not of very high ecological significance, when compared to its surrounds.

Development Criteria:

- Protect biodiversity by not allowing development in areas of ecological sensitivity such as 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 land unit features gradual south-east facing slopes with a single drainage line just off the northern boundary leading into the Eerste River.

The contrast with the flat floodplains of the Eerste River elevates the scenic quality.

It is visible from Baden Powell Drive and Annandale Road with expansive views back towards the Stellenbosch mountain range.

Characteristically rural in character with a textured balance in its coloured patchwork of vineyards interlaced with vegetated edges and small pockets of settlement.

The edge of the rolling hills adds value to the scenic route as one enters the Cape Winelands from the N2. Its typology is of a very fine grain with a scattered, yet ordered feel.

Taking into account the history and associations of this landscape unit, any form of development should challenge the current tendencies (gated exclusion) and to pioneer an integrated society.

Development Criteria:

- Avoid development or infrastructure (such as wind turbines, communication towers and power lines) on rocky outcrops or ridgelines, because of their high visibility and the visual sensitivity of the skyline.
- 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 and at the Lynedoch node), 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 use.
- Encourage mitigation measures (for instance use of vegetation) to "embed" existing over-scaled industrial structures and/or nursery uses within the surrounding agricultural landscape.
- 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 Annadale).

C HISTORIC

Significance:

Early Stone Age tools were found on the slopes of this land unit, and an early freehold farm occupied a large stretch of the south-eastern boundary.

The hamlet of Lynedoch is situated around the former Drie Gewels Hotel, one of the finest examples of Cape Revival buildings within the winelands.

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.
- 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. Inappropriate maintenance can compromise historic fabric.

- Promote urban densification within the historic node to protect the rural landscape as the main communal asset. Urban and rural regeneration should include former industrial sites.
- Respect traditional settlement patterns. This includes the backdrop of the natural landscape against which settlement is sited, as well as its spatial structure. Any development that negatively impacts the inherent character of the settlement should be discouraged.
- New interventions within settlements must respect the layout, scale, massing, hierarchy, alignments, access, landscaping and setting of the existing settlement pattern.

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 Sustainability Institute's Eco Village (with school and wetland) is a good example of integration of mixed income and use. In the 1980's, the Drie Gewels Hotel hosted music concerts associated with the Voelvry movement (a genre of anti-apartheid Afrikaans music).

Development Criteria:

- Proposed development should recognise and consider the relationship of communities to their land and communal facilities.
- Prevent gentrification from threatening the distinctiveness of the unique settlements within the landscape unit. In particular, gentrification of rural settlements through lifestyle 'rural' estates be discouraged.
- Encourage development that follows the pattern of, and builds on the example of, the Lynedoch eco-village. Here, a model for integrated communities with different income levels has been successfully applied and tested.
- 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.

E ECONOMIC

Significance:

Most of this pocket has high soil suitability for vineyards.

The railway line forms the southern boundary to this land unit.

The Eco Village is situated in close proximity to Lynedoch railway station, which has a very invasive and bulky concrete pedestrian bridge over the road, and a giant strawberry is the landmark for a filling station and store.

Development Criteria:

- Developments that promote the continuity of the core function of agriculture within the Stellenbosch winelands should be promoted.
- Care should be taken that vineyards and other agricultural uses are not needlessly destroyed, and replaced by non-agricultural development.
- 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 fundamentally erodes the agricultural character of the landscape and should be discouraged. Rather, maintain larger unified land areas to protect larger landscape continuums that display a unified scenic character.
- Agricultural netting and tunnels should preferably not be permitted within the 500m buffer along scenic route corridors (see Scenic Route conservation system).

C09 Meerlust (Grade IIIa)

This land unit is a gateway to the Cape Winelands, with a strong historic pattern still evident and with expansive views.

MAIN AIM: CONSERVE: The existing character of this landscape unit must be conserved (maintained). This requires protection and maintenance of significant buildings, trees, avenues of trees and other landscape elements such as vineyards. It may also require appropriate re-development of other historic places in the landscape.

MAIN VALUE: HISTORIC - Appropriate use of heritage features is critical for their preservation. Development that will result in the loss of the agricultural character of this landscape unit, which is intricately linked to its "gateway" role within the winelands, will threaten the heritage value of this landscape unit and the "Eerste River System" as a whole.

Conservation systems triggered:

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

CONSERVATION SYSTEM: This landscape unit is located alongside the R310 scenic route, and the visual impact of proposed developments must be carefully considered, particularly given its "gateway" role, and the presence of gated "lifestyle villages" adjacent to the site. This landscape unit forms part of the green transitions conservation system, so maintenance of its green and open agricultural character is important.

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, mining, landfill or sewage plant, parking lot, business park, as well as isolated shopping centres and their associated parking lots will likely pose a threat to the character of the landscape unit. Suburban "creep", particularly from the Cape Town Municipal Boundary, must not be permitted.

A ECOLOGICAL

Significance:

A critical biodiversity area in the form of a valley bottom wetland exists in the north-western corner and around the large quarry.

The eastern edge of the unit is formed by the vegetated Eerste River.

Development Criteria:

- Maintain ecological support areas to sites of heritage significance, specifically the Eerste River. Only permit development that responds to the heritage sensitivity of the river corridor, and that will not dominate, or irreparably damage the environments adjacent to this natural element.
- Protect biodiversity by not allowing development in areas of ecological sensitivity such as wetlands, drainage lines, steep slopes, floodplains, areas with a high water table, areas with high biodiversity, and areas with threatened species.
- 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:

This land unit is situated on both sides of Baden Powell Drive (R310). It is the first land unit that acts as a gateway to the winelands from the N2.

Meerlust has a very distinct avenue of Palm trees, interplanted with Oaks.

An intrusive white warehouse stands next to the road. The western edge features the De Wijnlanden residential estate which is visually intrusive and contrary to the landscape character of the unit.

Threat comes from the encroaching Cape Town Urban Edge and this urban development pattern should be curbed along the western edge of the landscape unit.

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 insensitive 'dominating' developments that erode the agricultural continuum and rural character of the landscape unit. In this context, dominating development would include suburban sprawl, gated residential estates and over-scaled private 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 and limited within this context.
- 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). This is particularly important along the R310.
- Encourage mitigation measures (for instance the use of windbreaks) to "embed" existing over-scaled gated residential estates within the surrounding agricultural landscape.
- Retain the Meerlust dam, which is a key element of this landscape unit in terms of the 'threshold' function it performs in this gateway space, as well as the expansive views that are achieved over the water.
- Traditional planting patterns should be protected by ensuring that existing treed avenues, tree alignments and copses are not needlessly destroyed, but reinforced or replaced, thereby enhancing traditional patterns with appropriate species.

C HISTORIC

Significance:

Meerlust is one of the oldest wine farms in the region. There are various heritage structures, as well as the handsome Cape Dutch house and outbuildings, some with ornate moulded plaster elements, remains of a 17th century three-aisled barn and threshing floor, and a walled family burial ground.

The estate has remained largely unaltered over the centuries, apart from the addition of the dam and quarry in the mid 1900's.

Early freehold farms are found all along the Eerste River.

Development Criteria:

ARCHAEOLOGICAL EVIDENCE

- Names of mountain passes and water courses that reference a traditional use during the time of the hunter-gatherers and herders of the Cape should be celebrated. Public access to these sites should be encouraged.
- All archaeological material is protected in terms of the NHRA.

MOVEMENT SYSTEMS AND SETTLEMENT PATTERNS

- The scale of roads (especially those that align with historic wagon routes) should be the minimum possible. Insensitive hard elements can compromise the rural character of a landscape as a whole. This is particularly the case in this landscape unit, where the road links many historic farm werf areas.
- Maintain traditional movement patterns across rural landscapes or to places of socio-historical value, and retain old roadways.

- Respect the distinctive settlement patterns along the Eerste River. Proposals should be carefully considered in relation to potential impacts on the heritage significance of these settlements and the historic riverine corridor.
- 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.

HISTORIC WERFS

- 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.

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.

ADAPTIVE REUSE OF HISTORIC SITES

- Where the historic function of a building is still intact, the function has heritage value and should be protected.
- 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. Development and adaptive re-use that caters for the integration of different modes of access and a greater diversity of users should be encouraged.
- Adaptive strategies need to take the surroundings as well as the structures into account.

NEW DEVELOPMENT

- Ensure that new developments within rural contexts are in sympathy with the topography and unique *genus loci* of the place/landscape unit.
- Observe the siting of traditional farmsteads and settlements along the river corridor. Similar principles should be followed in the placement of new development, as this will inherently strengthen the character of the landscape units as a whole.
- Ensure that new buildings within historical precincts or werf contexts are in sympathy with the scale, massing, layout and idiom of surrounding buildings.

D SOCIAL

Significance:

The Meerlust dam is located on either side of the road and the wind pump standing in the water has become a distinctive landmark as one enters the winelands.

Cochoqua descendants mentioned graves near the quarry, which needs further investigation.

Development Criteria:

- Proposed development should recognise and take into account the relationship of communities to the land and communal facilities.

- Prevent gentrification from threatening the distinctiveness of this landscape unit. In particular, gentrification of rural settlements through lifestyle 'rural' estates be discouraged.

E ECONOMIC

Significance:

As well as the Meerlust estate, the land unit consists of straight-edged vineyards and open fallow land.

Development Criteria:

- Developments that promote the continuity of the core function of agriculture within the landscape unit should be promoted.
- Care should be taken that vineyards and other agricultural uses are not needlessly destroyed, and replaced by non-agricultural development.
- 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 fundamentally erodes the agricultural character of the landscape and should be discouraged. Rather, maintain larger unified land areas to protect larger landscape continuums that display a unified scenic character.

C10 Klein Welmoed, Usana (Grade IIIb)

The unit makes a significant contribution to the historic pattern of settlement between the R310 and Eerste River, where insensitive development contrary to the scale, density and pattern of the Eerste River floodplain area is an increasing threat.

MAIN AIM: CONSERVE: The existing character of this landscape unit must be conserved (maintained). This requires protection and maintenance of significant buildings, trees, avenues of trees and other landscape elements such as vineyards. It may also require appropriate re-development of other historic places in the landscape.

MAIN VALUE: HISTORIC - Appropriate use of heritage features is critical for their preservation. Development that will result in the loss of the agricultural character of this landscape unit, will threaten the heritage value of the "Eerste River System" as a whole.

Conservation systems triggered:

1. Scenic Route Conservation System

CONSERVATION SYSTEM: This landscape unit is located alongside the R310 scenic route, and the visual impact of proposed developments must be carefully considered.

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, mining, landfill or sewage plant, parking lot, business park, isolated shopping centre.

A ECOLOGICAL

Significance:

The Vlaeberg River drains into the Eerste River in the northern section of the unit, with this area displays ecological support areas and critical biodiversity pockets.

Development Criteria:

- Maintain ecological support areas to sites of heritage significance, specifically the Eerste River. Only permit development that responds to the heritage sensitivity of the river corridor, and that will not dominate, or irreparably damage the environments adjacent to this natural element.
- Protect biodiversity by not allowing development in areas of ecological sensitivity such as wetlands, drainage lines, steep slopes, floodplains, areas with a high water table, areas with high biodiversity, and areas with threatened species.

- 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:

This land unit is situated between the Eerste River and Baden Powell Drive, on the floodplains with gradients less than 1:10.

Expansive views are found across the area, all the way to the Stellenbosch mountains and Bottelary Hills, with enclosed views next to the densely vegetated Eerste River corridor.

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.
- Avoid insensitive 'dominating' developments that erode the agricultural continuum and rural character of the landscape unit. In this context, dominating development would include gated residential estates and over-scaled private dwellings.
- Land-use and infrastructure that is not one of the core agricultural systems (vineyards and orchards) could have a negative visual effect within the landscape (greenhouses, black plastic ground cover, shade netting, chicken batteries). The placement of these agricultural elements should be carefully considered and limited within this context.
- 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). This is particularly important along the R310.
- Traditional planting patterns should be protected by ensuring that existing treed avenues, tree alignments and copses are not needlessly destroyed, but reinforced or replaced, thereby enhancing traditional patterns with appropriate species.

C HISTORIC

Significance:

The entire length of the Eerste River formed part of the early freehold land grants allocated to 'free burghers' between 1657 and 1750.

Klein Welmoed has an intact and authentic werf with werf wall,s avenues of trees and pasture land.

Development Criteria:

ARCHAEOLOGICAL EVIDENCE

- Names of mountain passes and water courses that reference a traditional use during the time of the hunter-gatherers and herders of the Cape should be celebrated. Public access to these sites should be encouraged.
- All archaeological material is protected in terms of the NHRA.

MOVEMENT SYSTEMS AND SETTLEMENT PATTERNS

- The scale of roads (especially those that align with historic wagon routes) should be the minimum possible. Insensitive hard elements can compromise the rural character of a landscape as a whole. This is particularly the case in this landscape unit, where the road links many historic farm werf areas.
- Maintain traditional movement patterns across rural landscapes or to places of socio-historical value, and retain old roadways.
- Respect the distinctive settlement patterns along the Eerste River. Proposals should be carefully considered in relation to potential impacts on the heritage significance of these settlements and the historic riverine corridor.
- 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.

HISTORIC WERFS

- 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.

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.

ADAPTIVE REUSE OF HISTORIC SITES

- Where the historic function of a building is still intact, the function has heritage value and should be protected.
- 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. Development and adaptive re-use that caters for the integration of different modes of access and a greater diversity of users should be encouraged.
- Adaptive strategies need to take the surroundings as well as the structures into account.

NEW DEVELOPMENT

- Ensure that new developments within rural contexts are in sympathy with the topography and unique *genus loci* of the place/landscape unit.
- Observe the siting of traditional farmsteads and settlements along the river corridor. Similar principles should be followed in the placement of new development, as this will inherently strengthen the character of the landscape units as a whole.
- Ensure that new buildings within historical precincts or werf contexts are in sympathy with the scale, massing, layout and idiom of surrounding buildings.

D SOCIAL

Significance:

This landscape unit has limited social significance when compared to the surrounding units.

Development Criteria:

- Proposed development should recognise and take into account the relationship of communities to the land and communal facilities.
- Prevent gentrification from threatening the distinctiveness of this landscape unit. In particular, gentrification of rural settlements through lifestyle 'rural' estates be discouraged.

E ECONOMIC

Significance:

Soils are not significantly suitable for vineyards, but acceptable for grazing.

The property on this land unit (Usana, previously Klein Welmoed) focuses on chicken and livestock farming which results in the overall character of a distinct green unit of predominantly pasture land.

Development Criteria:

- Developments that promote the continuity of the core function of agriculture within the landscape unit should be promoted.
- Care should be taken that agricultural uses are not needlessly destroyed, and replaced by non-agricultural development.

- 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 fundamentally erodes the agricultural character of the landscape and should be discouraged. Rather, maintain larger unified land areas to protect larger landscape continuums that display a unified scenic character.

C11 Spier and Welmoed (Grade IIIb)

This unit forms part of a pattern of settlement of early freehold land grants along the Eerste River. It typifies the balance of Urban, Rural and Wilderness areas that give the wider area its unique character. Many of the farmsteads located in this landscape unit have extremely high historic significance, even where they have undergone substantial change.

MAIN AIM: CONSERVE AND ENHANCE: The existing character of this landscape unit must be conserved (maintained). This requires protection and maintenance of significant buildings, trees, avenues of trees and other landscape elements such as vineyards. It may also require appropriate re-development of other historic places in the landscape. Where sites have been degraded, manage and regenerate these heritage environments into the future, to become more inclusive.

MAIN VALUE: HISTORIC - Appropriate use of heritage features is critical for their preservation. Development that will result in the loss of the agricultural character of this landscape unit, will threaten the heritage value of the "Eerste River System" as a whole.

Conservation systems triggered:

1. Scenic Route Conservation System

CONSERVATION SYSTEM: This landscape unit is located alongside the R310 scenic route, and the visual impact of proposed developments must be carefully considered.

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, mining, landfill or sewage plant, parking lot, business park, isolated shopping centre. **Large scale agri-industrial development threatens the significant historic pattern of settlement, distinct to the Eerste River corridor.**

A ECOLOGICAL

Significance:

A non-perennial drainage line flows into the Eerste River on the northern section of the unit, resulting in a large drainage basin as an extensive ecological support area.

A sizeable critical biodiversity area is located along the river and dams on the Spier property.

Development Criteria:

- Maintain ecological support areas to sites of heritage significance, specifically the Eerste River. Only permit development that responds to the heritage sensitivity of the river corridor, and that will not dominate, or irreparably damage the environments adjacent to this natural element.
- Protect biodiversity by not allowing development in areas of ecological sensitivity such as wetlands, drainage lines, steep slopes, floodplains, areas with a high water table, areas with high biodiversity, and areas with threatened species.
- 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:

This land unit is set against the green belt of the Eerste River with views to the Helderberg beyond, with Spier being one of the well-known farms in the region.

At the intersection of Annandale Road and the R310 a modest church building with surrounding structures has landmark significance.

The Eerste River with dense vegetation plays an anchoring role within the unit, forming the eastern boundary.

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.
- Avoid insensitive 'dominating' developments that erode the agricultural continuum and rural character of the landscape unit. In this context, dominating development would include gated residential estates and over-scaled private dwellings.
- Land-use and infrastructure that is not one of the core agricultural systems (vineyards and orchards) could have a negative visual effect within the landscape (greenhouses, black plastic ground cover, shade netting, chicken batteries). The placement of these agricultural elements should be carefully considered and limited within this context.
- 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). This is particularly important along the R310.
- Traditional planting patterns should be protected by ensuring that existing treed avenues, tree alignments and dense planting along the river corridor, and copses are not needlessly destroyed, but reinforced or replaced, thereby enhancing traditional patterns with appropriate species.
- Encourage mitigation measures (for instance the use of windbreaks) to "embed" existing over-scaled agri-industrial buildings within the surrounding agricultural landscape.

C HISTORIC

Significance:

This unit forms part of a pattern of settlement of early freehold land grants along the Eerste River. It is well known for its collection of gabled buildings.

An interesting combination of granite outcrops near the historic structures and the river forms a pattern all along the Eerste River corridor.

Spier was on the first wine route established in 1971, and Early Stone Age artefacts were found in its vineyards.

Welmoed has been severely transformed by the industrialisation of farming activities and construction of large sheds around the historic werf, but it still has historic, architectural and associational significance.

Welmoed typifies the erosion of historic werfs along the Eerste River corridor during the latter half of the 20th century, whereby the sense of place of the whole has been adversely impacted by subdivision and the inappropriate placement of large agri-industrial sheds.

Large agri-industrial developments are threats to the significance of this sensitive unit.

Development Criteria:

ARCHAEOLOGICAL EVIDENCE & FREEHOLD GRANTS

- Names of mountain passes and water courses that reference a traditional use during the time of the hunter-gatherers and herders of the Cape should be celebrated. Public access to these sites should be encouraged.
- 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.
- Any remaining structures or fabric associated with the first freehold land grants should be protected, and included as part of the heritage inventory.

MOVEMENT SYSTEMS AND SETTLEMENT PATTERNS

- The scale of roads (especially those that align with historic wagon routes) should be the minimum possible. Insensitive, over-engineered, hard elements can compromise the rural character of a landscape as a whole. This is particularly the case in this

landscape unit, where the road links many historic farm werf areas.

- Maintain traditional movement patterns across rural landscapes or to places of socio-historical value, and retain old roadways.
- Respect the distinctive settlement patterns along the Eerste River. Proposals should be carefully considered in relation to potential impacts on the heritage significance of these settlements and the historic riverine corridor.
- 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.

HISTORIC WERFS

- 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.

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.

ADAPTIVE REUSE OF HISTORIC SITES

- Where the historic function of a building is still intact, the function has heritage value and should be protected.
- 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. Development and adaptive re-use that caters for the integration of different modes of access and a greater diversity of users should be encouraged.
- Adaptive strategies need to take the surroundings as well as the structures into account.

NEW DEVELOPMENT

- Ensure that new developments within rural contexts are in sympathy with the topography and unique *genus loci* of the place/landscape unit.
- Observe the siting of traditional farmsteads and settlements along the river corridor. Similar principles should be followed in the placement of new development, as this will inherently strengthen the character of the landscape units as a whole.
- Ensure that new buildings within historical precincts or werf contexts are in sympathy with the scale, massing, layout and idiom of surrounding buildings.

D SOCIAL

Significance:

The unit has social significance typical of a historic agricultural area.

Development Criteria:

- Proposed development should recognise and take into account the relationship of communities to the land and communal facilities.

- Prevent gentrification from threatening the distinctiveness of this landscape unit. In particular, gentrification of rural settlements through lifestyle 'rural' estates should 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.

E ECONOMIC

Significance:

Spier, is a major commercial venture, with a number of intrusive elements such as the parking lot next to the R310, but the Spier farm werf has recently been reconfigured.

Large scale agricultural development.

Development Criteria:

- Developments that promote the continuity of the core function of agriculture (viticulture) should be promoted.
- Commercial farming, although it has transformed land use, continues to uphold large areas of uniform agrarian character associated with this landscape unit. Commercial farming that is sensitive to the scenic and heritage qualities of this landscape unit should not be discouraged.
- Care should be taken that farmland is not needlessly destroyed, and replaced by non-agricultural development.
- The subdivision of farms into smaller uneconomic 'lifestyle' plots fundamentally erodes the agricultural character of the landscape and should be discouraged. Rather, maintain larger unified land areas to protect larger landscape continuums that display a unified scenic character.

C12 Commonage and Renosterveld with archaeological sites (Grade IIIb)

MAIN AIM: CONSERVE AND ENHANCE: The existing character of this landscape unit must be conserved (maintained). This requires protection and maintenance of significant buildings, trees, avenues of trees and commonage, as well as agricultural fields. It may also require appropriate re-development and interpretation of other historic places in the landscape. Where sites have been degraded, manage and regenerate these heritage environments into the future, to become more inclusive.

MAIN VALUE: HISTORIC - Appropriate use of heritage features is critical for their preservation. Development that will result in the loss of the agricultural character of this landscape unit, will threaten the heritage value of the "Eerste River System" as a whole.

Conservation systems triggered:

1. Scenic Route Conservation System

CONSERVATION SYSTEM: This landscape unit is located alongside the R310 scenic route, and the visual impact of proposed developments must be carefully considered.

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, mining, landfill or sewage plant, large parking lot, business park, isolated shopping centre.

A ECOLOGICAL

Significance:

The Bonte and Blouklip Rivers drain into the Eerste River basin in the west of this land unit and feature ecological support areas.

The central area of the unit presents a significant critical biodiversity Renosterveld area that coincides with the historic commonage. Here natural pockets and fallow land directs the pattern, and several archaeological sites are recorded.

Development Criteria:

- Maintain ecological support areas to sites of heritage significance, specifically the Eerste River and Blouklip River. Only permit development that responds to the heritage sensitivity of the river corridor, and that will not dominate, or irreparably damage the environments adjacent to this natural element.
- Protect biodiversity by not allowing development in areas of ecological sensitivity such as wetlands, drainage lines, steep slopes, floodplains, areas with a high water table, areas with high biodiversity, and areas with threatened species.
- Harvesting of medicinal plants within historic commonage areas should be encouraged (with the appropriate levels of control).
- 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 highest point of the unit is located along the southern boundary, with a gradual slope to the river basin.

This largely flat landscape affords views toward the Bottelary Hills and the Helderberg Mountains.

The layout and orientation of Vloffenburg farm werf deliberately directs views towards the landscape, according more significance to that function than the surrounding, framing structures.

Development Criteria:

- It is recommended that visual permeability should be maintained towards mountains, valleys and across open fields. (a) Discourage the use of solid walls around 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 historic commonage areas are maintained and enhanced, for the enjoyment of all members of the public. This is particularly true when considering any new development proposals: 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.
- The backdrop of rolling hills and mountain peaks forms an important component of the whole, and development in this area that is destructive to this visual sense of whole should be discouraged.

C HISTORIC**Significance:**

One of the significant features in this land unit is the historic commonage area with its intact Renosterveld and archaeological sites. Any development that detracts from this feature in the landscape should be discouraged.

The Vredenheim-Vloffenburg-Vredenburg complex forms part of the Eerste River settlement pattern, with a strong association with slavery, and the Vredenheim werf has a degree of rarity to it.

Development Criteria:**ARCHAEOLOGICAL EVIDENCE & FREEHOLD GRANTS**

- 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.
- Any remaining structures or fabric associated with the first freehold land grants should be protected, and included as part of the heritage inventory.

MOVEMENT SYSTEMS AND SETTLEMENT PATTERNS

- The scale of roads (especially those that align with historic wagon routes) should be the minimum possible. Insensitive, over-engineered, hard elements can compromise the rural character of a landscape as a whole. This is particularly the case in this landscape unit, where the road links many historic farm werf areas.

- Maintain traditional movement patterns across rural landscapes or to places of socio-historical value, and retain old roadways.
- Respect the distinctive settlement patterns along the Eerste River. Proposals should be carefully considered in relation to potential impacts on the heritage significance of these settlements and the historic riverine corridor.

HISTORIC WERFS

- 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.

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.

ADAPTIVE REUSE OF HISTORIC SITES

- Where the historic function of a building is still intact, the function has heritage value and should be protected.
- 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. Development and adaptive re-use that caters for the integration of different modes of access and a greater diversity of users should be encouraged.
- Adaptive strategies need to take the surroundings as well as the structures into account.

NEW DEVELOPMENT

- Ensure that new developments within rural contexts are in sympathy with the topography and unique *genus loci* of the place/landscape unit.
- Observe the siting of traditional farmsteads and settlements along the river corridor. Similar principles should be followed in the placement of new development, as this will inherently strengthen the character of the landscape units as a whole.
- Ensure that new buildings within historical precincts or werf contexts are in sympathy with the scale, massing, layout and idiom of surrounding buildings.

D SOCIAL

Significance:

This landscape unit has social significance as it was once on the edge of commonage, and many community members have memories associated with events that occurred on, or adjacent to, the site.

Development Criteria:

- Proposed development should recognise and take into account the relationship of communities to the land and communal facilities.
- Prevent gentrification from threatening the distinctiveness of this landscape unit. In particular, gentrification of rural settlements through lifestyle 'rural' estates should 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.

E ECONOMIC

Significance:

The soils are not particularly suitable for vineyards, hence historic evidence of intermittent crop fields, with some vineyards, especially along the river basin.

Development Criteria:

- Commercial farming, although it has transformed land use, continues to uphold large areas of uniform agrarian character associated with this landscape unit. Commercial farming that is sensitive to the scenic and heritage qualities of this landscape unit should not be discouraged.
- Care should be taken that farmland is not needlessly destroyed, and replaced by non-agricultural development.
- The subdivision of farms into smaller uneconomic 'lifestyle' plots fundamentally erodes the agricultural character of the landscape and should be discouraged. Rather, maintain larger unified land areas to protect larger landscape continuums that display a unified scenic character.

C13 Vredenburg landscape with strong windbreaks (grade IIIb)

This distinct land unit with its strong windbreak edges is part of the distinctive settlement pattern found between the Eerste River and the R310 and has a high degree of historical, architectural, scenic aesthetic and contextual significance.

MAIN AIM: CONSERVE AND ENHANCE: The existing character of this landscape unit must be conserved (maintained). Although it has a marginally lower degree of heritage significance than the other sites making up the Eerste River "ribbon" of settlement and farming, it is key to continuing the pattern and providing context to the wider land unit. Protection and maintenance of avenues of trees, dense planting along the river corridor, and agricultural fields is key to retaining character. Where sites have been degraded, these heritage environments should be managed and regenerated into the future.

MAIN VALUE: HISTORIC - Appropriate use of heritage features is critical for their preservation. Development that will result in the loss of the agricultural character of this landscape unit, will threaten the heritage value of the "Eerste River System" as a whole.

Conservation systems triggered: None

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, mining, landfill or sewage plant, large parking lot, business park, isolated shopping centre.

A ECOLOGICAL

Significance:

The Eerste River forms the eastern vegetated boundary and ecological support areas follow this line.

Development Criteria:

- Maintain ecological support areas to sites of heritage significance, specifically the Eerste River. Only permit development that responds to the heritage sensitivity of the river corridor, and that will not dominate, or irreparably damage the environments adjacent to this natural element.
- 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:

This land unit is largely flat and part of the Eerste River Floodplain.

The windbreaks create a sense of enclosure with a textured and uniform geometric pattern.

Granite outcrops are found along the eastern boundary.

Development Criteria:

- It is recommended that visual permeability should be maintained towards mountains, valleys and across open fields. (a) Discourage the use of solid walls around areas in public view and along scenic routes. (b) Views should be framed and enhanced by development wherever possible.
- The backdrop of rolling hills and mountain peaks forms an important component of the whole, and development in these areas that is destructive to this visual sense of whole should be discouraged.

C HISTORIC**Significance:**

This land unit includes some modest, architecturally layered farm settlements within the surrounding agricultural landscape. Established windbreaks are a distinctive feature.

Development Criteria:

ARCHAEOLOGICAL EVIDENCE

- 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.

MOVEMENT SYSTEMS AND SETTLEMENT PATTERNS

- The scale of roads (especially those that align with historic wagon routes) should be the minimum possible. Insensitive, over-engineered, hard elements can compromise the rural character of a landscape as a whole. This is particularly the case in this landscape unit, where the road links many historic farm werf areas.
- Respect the distinctive settlement patterns along the Eerste River. Proposals should be carefully considered in relation to potential impacts on the heritage significance of these settlements and the historic riverine corridor.
- The subdivision of farms into smaller uneconomic 'lifestyle' plots fundamentally erodes the agricultural character of the landscape and should be discouraged. Rather, maintain larger unified land areas to protect larger landscape continuums that display a unified scenic character.

PLANTING PATTERNS

- Traditional planting patterns, particularly windbreaks, 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.

EARLY 20TH CENTURY FARMSTEADS

- In the Eerste River, a series of farmsteads dating to the 1930s and 1950s can be found. Most of the houses are set on a podium at a distance from the road with expansive views overlooking the valley. Although this period is often viewed as unimportant, it forms a significant part of the historic layering of the cultural landscape and often has elements of architectural merit, and continues the historic pattern of settlement. These farmsteads should not be destroyed.
- Respect existing patterns, typologies and traditions of settlement by promoting the continuity of these heritage features, with reference to the period scale and styles.

NEW DEVELOPMENT

- Ensure that new developments within rural contexts are in sympathy with the topography and unique *genus loci* of the place/landscape unit.
- Observe the siting of traditional farmsteads and settlements along the river corridor. Similar principles should be followed in the placement of new development, as this will inherently strengthen the character of the landscape units as a whole.
- Ensure that new buildings within historical precincts or werf contexts are in sympathy with the scale, massing, layout and idiom of surrounding buildings.

D SOCIAL**Significance:**

This landscape unit has social significance as it was once on the edge of commonage, and many community members have memories associated with events that occurred on, or adjacent to, the site.

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:

This landscape unit does not have special economic significance.

Development Criteria:

- Care should be taken that farmland is not needlessly destroyed, and replaced by non-agricultural development.

C14 Upper and Klein Vredenburg the edge of Stellenbosch (Grade IIIb)

The site holds a very high degree of historical, architectural, aesthetic, contextual, scenic, and associational significance. It is a rare and fine example currently under threat from development.

MAIN AIM: CONSERVE AND ENHANCE: The existing character of this landscape unit must be conserved (maintained). This requires protection and maintenance of significant buildings, trees, avenues of trees and other landscape elements such as vineyards. It may also require appropriate re-development of other historic places in the landscape. Where sites have been degraded, manage and regenerate these heritage environments into the future, to become more inclusive.

MAIN VALUE: HISTORIC - Appropriate use of heritage features is critical for their preservation. Development that will result in the loss of the agricultural character of this landscape unit, will threaten the heritage value of the "Eerste River System" as a whole.

Conservation systems triggered:

1. Green Transitions Conservation System

CONSERVATION SYSTEM: This landscape unit is located within the town-scale green transition system, which aims to maintain the clear division between townscape and surrounding rural landscape, and prevent suburban sprawl. Maintenance of the green and open agricultural character of this landscape unit is important.

DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER: Overscaled private dwellings, cluttered properties, gated residential estates, large-scale industrial structures, suburban development, mining, landfill or sewage plant, parking lot, business park, isolated shopping centre. **Large-scale agri-industrial development and suburban expansion, together with increased transport infrastructure, threatens the significant historic pattern of settlement in this landscape unit, distinct to the Eerste River corridor.**

A ECOLOGICAL

Significance:

The southern boundary of the Eerste River anchors the site with extensive ecological support areas.

Development Criteria:

- Maintain ecological support areas to sites of heritage significance, specifically the Eerste River. Only permit development that responds to the heritage sensitivity of the river corridor, and that will not dominate, or irreparably damage the environments adjacent to this natural element.

- 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:

A non-perennial drainage line connects with the Eerste River on the western boundary, while a remnant windbreak is a strong geometric feature on the upward slope towards Technopark.

This land unit reads with the Upper Vredenburg and Klein Vredenburg werfs on the Urban Edge.

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.
- Avoid insensitive 'dominating' developments that erode the agricultural continuum and rural character of the landscape unit. In this context, dominating development would include gated residential estates, large-scale infrastructure, suburban development and industrial developments.
- Land-use and infrastructure that is not one of the core agricultural systems (vineyards fields and orchards) could have a negative visual effect within the landscape (greenhouses, black plastic ground cover, shade netting, chicken batteries). The placement of these agricultural elements should be carefully considered and limited within this context.
- Traditional planting patterns should be protected by ensuring that existing treed avenues, tree alignments and dense planting along the river corridor, and copses are not needlessly destroyed, but reinforced or replaced, thereby enhancing traditional patterns with appropriate species.
- Encourage mitigation measures (for instance the use of windbreaks) to "embed" existing over-scaled agri-industrial buildings within the surrounding agricultural landscape.
- It is recommended that visual permeability should be maintained towards mountains, valleys and across open fields. (a) Discourage the use of solid walls around areas in public view and along scenic routes. (b) Views should be framed and enhanced by development wherever possible.

C HISTORIC

Significance:

A large concentration of the early freehold land grants occupy this area, adding to its significance, while agricultural use is now declining.

Upper Vredenburg farm has all the typical physical elements of a Cape Dutch werf, but also exhibits a fine Cape Revival building (likely designed by Kendall) that replaced the main homestead.

The farm has specific significance of a layered werf, with associated family ownership during periods of early land grants, commercialisation by RFF, and more recent institutional/research functions.

Development Criteria:

INSTITUTIONAL USE

- The Department of Agriculture is the steward of the historic Vredenburg farm. 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.

ARCHAEOLOGICAL EVIDENCE

- Names of water courses that reference a traditional use during the time of the hunter-gatherers and herders of the Cape should be celebrated. Public access to these sites should be encouraged.
- All archaeological material is protected in terms of the NHRA.

MOVEMENT SYSTEMS AND SETTLEMENT PATTERNS

- The scale of roads (especially those that align with historic wagon routes) should be the minimum possible. Insensitive hard elements can compromise the rural character of a landscape as a whole. This is particularly the case in this landscape unit, where the road links many historic farm werf areas.
- Respect the distinctive settlement patterns along the Eerste River. Proposals should be carefully considered in relation to potential impacts on the heritage significance of these settlements and the historic riverine corridor.

HISTORIC WERFS

- 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.

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.

ADAPTIVE REUSE OF HISTORIC SITES

- 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. Development and adaptive re-use that caters for the integration of different modes of access and a greater diversity of users should be encouraged.
- Adaptive strategies need to take the surroundings as well as the structures into account.

NEW DEVELOPMENT

- Ensure that new developments within rural contexts are in sympathy with the topography and unique *genus loci* of the place/landscape unit.
- Ensure that new buildings within historical precincts or werf contexts are in sympathy with the scale, massing, layout and idiom of surrounding buildings.

D SOCIAL

Significance:

There was open access to the recreational use of the Eerste River that is increasingly fenced, and a hang bridge allowed access to the other side of the river.

A large part of the landscape unit presents undefined pasture land and a workers' housing complex. During the public participation process, some of the comments related to the Eerste River at this point.

Development Criteria:

- In this landscape unit, public access to the Eerste River in this landscape unit has historic importance for the communities engaged in the heritage process, and should be revived, where feasible.

E ECONOMIC

Significance:

The Vredenburg Farm precinct has agri-scientific significance as a fruit testing facility for the winelands as a whole.

Development Criteria:

- Care should be taken that vineyards and orchards 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 and windbreak trees form distinctive, strong lines in the landscape. In cases where an orchard has lost its function, to retain its heritage value the windbreak trees should be kept and new development could be included within existing blocks.
- 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.
- 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 fundamentally erodes the agricultural character of the landscape and should be discouraged. Rather, maintain larger unified land areas to protect larger landscape continuums that display a unified scenic character.

C15 Well-defined landscape feature on the southwestern edge of Stellenbosch (Grade IIIb)

Vineyards and early farm complexes.

MAIN AIM: CONSERVE AND ENHANCE: The existing character of this landscape unit must be conserved (maintained). This requires protection and maintenance of significant buildings, trees, avenues of trees and other landscape elements such as vineyards. It may also require appropriate re-development of other historic places in the landscape. Where sites have been degraded, manage and regenerate these heritage environments into the future, to become more inclusive.

MAIN VALUE: HISTORIC - Appropriate use of heritage features is critical for their preservation. Development that will result in the loss of the agricultural character of this landscape unit, will threaten its heritage value as a whole.

Conservation systems triggered:

1. Green Transitions Conservation System

CONSERVATION SYSTEM: This landscape unit is located within the town-scale green transition system, which aims to maintain the clear division between townscape and surrounding rural landscape, and prevent suburban sprawl. Maintenance of the green and open agricultural character of this landscape unit is important.

DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER: Overscaled private dwellings, cluttered properties, gated residential estates, large-scale industrial structures, suburban development, mining, landfill or sewage plant, parking lot, business park, isolated shopping centre. **Large-scale business-park development and suburban expansion, together with increased transport infrastructure, threatens the significant historic pattern of settlement in this landscape unit.**

A ECOLOGICAL

Significance: *the Eerste River anchors the site with extensive ecological support areas.*

Development Criteria:

- Maintain ecological support areas to sites of heritage significance, specifically the Eerste River. Only permit development that responds to the heritage sensitivity of the river corridor, and that will not dominate, or irreparably damage the environments adjacent to this natural element.
- 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:**

Distinct rectilinear vineyards on a gradual slope that sits as a rural finger on the southwestern edge of Stellenbosch.

Wedged between the Eerste River, Technopark and De Zalze Estate, the slope rises toward Technopark on the crest, where most of this office park is hidden behind a tree line.

The service roads between the vineyards lie perpendicular to the slope, directing views towards the dramatic mountains as an uninterrupted view.

The agricultural landscape attributes a specific rural character to the town of Stellenbosch with significant views from the Polkadraai Road entering Stellenbosch.

Any development in this land unit would compromise the rural character of Stellenbosch.

Development Criteria:

- 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. For example, the Teknopark development has visual impact on both the R44/Blaauwklippen Valley and Eerste River Valley.
- Encourage mitigation measures (for instance the reinforcement of existing windbreaks and planting of new ones) to "embed" existing over-scaled buildings the surrounding landscape. The maintenance, reinforcement and "thickening" of the windbreak between this landscape unit and Teknopark is particularly important.
- 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.
- Avoid insensitive 'dominating' developments that erode the agricultural continuum and rural character of the landscape unit. In this context, dominating development would include gated residential estates, large-scale infrastructure, suburban development and industrial developments.
- Land-use and infrastructure that is not one of the core agricultural systems (vineyards fields and orchards) could have a negative visual effect within the landscape (greenhouses, black plastic ground cover, shade netting, chicken batteries). The placement of these agricultural elements should be carefully considered and limited within this context.
- Traditional planting patterns should be protected by ensuring that existing treed avenues, tree alignments and dense planting along the river corridor, and copses are not needlessly destroyed, but reinforced or replaced, thereby enhancing traditional patterns with appropriate species.
- It is recommended that visual permeability should be maintained towards mountains, valleys and across open fields. (a) Discourage the use of solid walls around areas in public view and along scenic routes. (b) Views should be framed and enhanced by development wherever possible.

C HISTORIC**Significance:**

A large historic freehold farm is located in close proximity to Die Boord. Fleurbaix is particularly vulnerable to agri-industrial development which has already impacted the site.

The suburban sprawl of Stellenbosch is a threat to this unique heritage site and its broader landscape.

Development Criteria:**MOVEMENT SYSTEMS AND SETTLEMENT PATTERNS**

- The scale of roads (especially those that align with historic wagon routes) should be the minimum possible. Insensitive hard elements can compromise the rural character of a landscape as a whole.
- Respect the distinctive settlement patterns along the Eerste River. Proposals should be carefully considered in relation to potential impacts on the heritage significance of these settlements and the historic riverine corridor.

HISTORIC WERFS

- 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.

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.

ADAPTIVE REUSE OF HISTORIC SITES

- 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. Development and adaptive re-use that caters for the integration of different modes of access and a greater diversity of users should be encouraged.
- Adaptive strategies need to take the surroundings as well as the structures into account.

NEW DEVELOPMENT

- Ensure that new developments within rural contexts are in sympathy with the topography and unique *genus loci* of the place/landscape unit.
- Ensure that new buildings within historical precincts or werf contexts are in sympathy with the scale, massing, layout and idiom of surrounding buildings.

D SOCIAL**Significance:**

This rural landmark is a well-defined landscape feature entering Stellenbosch from the Polkadraai Road.

Development Criteria:

- Proposed development should recognise and take into account the relationship of communities to the land and communal facilities.

E ECONOMIC**Significance:**

Smaller blocks in an irregular pattern of field crops and vineyards denotes the west and southern edge of this land unit, referring to historic commonage.

The central area of the northern slopes has high soil suitability, declining towards the eastern edge.

Development Criteria:

- Care should be taken that vineyards and orchards 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 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.
- 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 fundamentally erodes the agricultural character of the landscape and should be discouraged. Rather, maintain larger unified land areas to protect larger landscape continuums that display a unified scenic character.

C16 Zetlers, Brakelsdal (Grade IIIb)

This land unit sits at a crossroads with some landmark quality and views over the Eerste River valley.

MAIN AIM: ENHANCE (MANAGE) AND INTERVENE (CHANGE): Improve land parcels by strengthening or reinforcing agricultural use and its characteristic elements and features, most importantly the tree-lines and windbreaks between properties, as well as vineyards and farmstead/werf areas. Non-agricultural development should be located at the Brakelsdal node.

MAIN VALUE: ECOLOGICAL - Apart from the small pockets of critical biodiversity, in natural condition, historic tree copses and ecological support areas around the river, this is a good landscape unit for sensitive development and the adaptive reuse of existing structures associated with the agri-industrial node at Brakelsdal.

Conservation systems triggered:**2. Scenic Route Conservation System**

CONSERVATION SYSTEM: This landscape unit is located alongside the R44 scenic route (grade IIIa route where 'foreground' development criteria apply, see Appendix 3), the visual impact of proposed developments must be carefully considered.

DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER: Overscaled private dwellings, cluttered properties, gated residential estates, large-scale industrial structures, suburban development, mining, landfill or sewage plant, parking lot, business park, isolated shopping centre. **Large-scale business-park development and suburban expansion, together with increased transport infrastructure, threatens the character of this landscape unit.**

A ECOLOGICAL**Significance:**

Critical biodiversity areas in a degraded area is seen on the strip next to the R44 with ecological support areas found around the Blouklip River running parallel to Annandale Road.

Development Criteria:

- Maintain ecological support areas to sites of heritage significance, specifically the Blouklip River. Only permit development that responds to the heritage sensitivity of the river corridor, and that will not dominate, or irreparably damage the environments adjacent to this natural element.
- Protect biodiversity by not allowing development in areas of ecological sensitivity such as wetlands, drainage lines, steep slopes, floodplains, areas with a high water table, areas with high biodiversity, and areas with threatened species.
- The principle of 'tread lightly' in any activity (and associated development requirements e.g. toilets for major events) in areas of ecological sensitivity within this domain should be emphasised.

B AESTHETIC

Significance:

The R44 forms the eastern boundary of this land unit, with Annandale Road being the lowest point and the site rising along the R44.

Views are directed over the Eerste River valley.

Development Criteria:

- It is recommended that visual permeability should be maintained towards mountains, valleys and across open fields. (a) Discourage the use of solid walls around 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 historic commonage or outspan areas (see cluster of Stone Pines) are maintained and enhanced, for the enjoyment of all members of the public. This is particularly true when considering any new development proposals: 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.
- The backdrop of rolling hills and mountain peaks, as well as views across the floodplains of the Eerste River Valley, forms an important component of the whole, and development in this area that is destructive to this visual sense of whole should be discouraged.
- Avoid development or infrastructure (such as wind turbines, communication towers and power lines) on rocky outcrops, because of their high visibility and the visual sensitivity of the skyline.
- Agricultural netting and tunnels should preferably not be permitted within the 500m buffer along scenic route corridors (see Scenic Route conservation system).

C HISTORIC**Significance:**

Most of the historic features are found at the R44 and Annandale crossing, among the clutter of a working farm.

The early freehold farm grant is along the Annandale Road, and a large portion of this land unit was part of historic commonage.

Development Criteria:**MOVEMENT SYSTEMS**

- The scale of roads (especially those that align with historic wagon routes) should be the minimum possible. Insensitive hard elements can compromise the rural character of a landscape as a whole.
- 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.

TREE-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. The cluster of Stone Pines is an example within this landscape unit.
- 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.

FREEHOLD

- Evidence of the earliest settlement 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 can often correlate 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.

HISTORIC WERF SETTLEMENTS (Pre-1900 settlement)

- 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 (i.e. should be true to their own time).
- 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.

NEW DEVELOPMENT

- Ensure that new developments within rural contexts are in sympathy with the topography and unique *genus loci* of the place/landscape unit.
- Observe the siting of traditional farmsteads and settlement. Similar principles should be followed in the placement of new development, as this will inherently strengthen the character of the landscape units as a whole.
- Ensure that new buildings within historical precincts or werf contexts are in sympathy with the scale, massing, layout and idiom of surrounding buildings.

COMMONAGE

- 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.
- 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.
- 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 for those who have limited alternative opportunities for recreation.
- No residential or industrial structures should be permitted on commonage land.

D SOCIAL

Significance:

A landmark feature, a block of large Stone Pines, traverses the road into this unit, framing the R44 as a gateway towards Stellenbosch.

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.
- 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.
- In this landscape unit, several workers' cottages (some ruined) are found at the intersection of major roadways. These are important social markers for the communities in this area, and should be retained and revived, where feasible.
- Proposed development should recognise and take into account the relationship of

communities to the land and communal facilities, such as historic outspan/commonage spaces.

E ECONOMIC

Significance:

The entire site is dominated by the use of large agri-industrial sheds and infrastructure relating to the production of strawberries.

Agri-industry that spreads into adjacent land units could be a real threat to the inherent integrity of the landscape, however, strawberry fields could be managed in designated strawberry areas, rather than scattered throughout the landscape.

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.
- Windbreak trees form distinctive strong lines in the landscape. These windbreak trees should be kept.
- Care should be taken to avoid locating strawberry fields along scenic routes, except where these elements are confined to designated and traditional areas (such as Annadale). Therefore, while strawberry fields are part of the character of this landscape unit, they should be consolidated rather than scattered through the landscape.
- 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 fundamentally erodes the agricultural character of the landscape and should be discouraged. Rather, maintain larger unified land areas to protect larger landscape continuums that display a unified scenic character.

C17 Annandale Road (Grade IIIb)

This landscape shows a highly articulated agricultural environment, enclosed by rolling hills on all sides, and has far views towards the Helderberg Mountains. It has scenic and contextual significance.

MAIN AIM: ENHANCE (MANAGE) AND INTERVENE (CHANGE): Improve land parcels by strengthening or reinforcing agricultural use and its characteristic elements and features, most importantly the tree-lines and windbreaks between properties, as well as vineyards and farmstead/werf areas.

MAIN VALUE: HISTORIC - Appropriate use of heritage features is critical for their preservation. Development that will result in the loss of the sense of "openness" of the space, as well as its agricultural character, will threaten the heritage value of this landscape unit.

Conservation systems triggered:

1. Scenic Route Conservation System

CONSERVATION SYSTEM: This landscape unit is located alongside the Annandale Road scenic route, and the visual impact of proposed developments must be carefully considered.

DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER: Overscaled private dwellings, cluttered properties, gated residential estates, large-scale industrial structures, suburban development, mining, landfill or sewage plant, parking lot, business park, isolated shopping centre.

A ECOLOGICAL

Significance:

The southern section of the unit is bound by the Bontevlei Stream and features a number of dams.

Development Criteria:

- Maintain ecological support areas to sites of heritage significance, specifically the Bontevlei Stream. Only permit development that responds to the heritage sensitivity of the river corridor, and that will not dominate, or irreparably damage the environments adjacent to this natural element.
- 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:

This landscape unit is defined by a rolling landscape with distant views towards the Stellenbosch mountains.

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.
- Avoid insensitive 'dominating' developments that erode the agricultural continuum and rural character of the landscape unit. In this context, dominating development would include gated residential estates, large-scale infrastructure, suburban development and industrial developments.
- Land-use and infrastructure that is not one of the core agricultural systems (vineyards fields and orchards) could have a negative visual effect within the landscape (greenhouses, black plastic ground cover, shade netting, chicken batteries). The placement of these agricultural elements should be carefully considered and limited to appropriate nodes that do not impact the scenic route.
- It is recommended that visual permeability should be maintained towards mountains, valleys and across open fields. (a) Discourage the use of solid walls around areas in public view and along scenic routes. (b) Views should be framed and enhanced by development wherever possible.
- 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:

Annandale Road cuts through this landscape unit, with the northern section sloping up and continuing down towards the Bonte River where the early freehold land grants were allocated.

Farm werfs, workers' housing, dams and rows of trees punctuate this rolling landscape next to the Annandale Road, but are devoid of regular pattern.

Development Criteria:

MOVEMENT SYSTEMS

- The scale of roads (especially those that align with historic wagon routes) should be the minimum possible. Insensitive hard elements can compromise the rural character of a landscape as a whole.
- Maintain traditional movement patterns across rural landscapes or to places of socio-historical value, and retain old roadways.

TREE-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.

FREEHOLD

- Evidence of the earliest settlement 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 can often correlate 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.

HISTORIC WERF SETTLEMENTS (Pre-1900 settlement)

- 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 (i.e. should be true to their own time).
- 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.

INSTITUTIONAL USE

- Institutions (inclusive of schools) 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.

EARLY 20TH CENTURY FARMSTEADS

- In the Eerste River, a series of farmsteads dating to the 1930s and 1950s are located on the sloping hills. Most of the houses are set on a podium at a distance from the road with expansive views overlooking the valley. Although this period is often viewed as unimportant, it forms a significant part of the historic layering of the cultural landscape and often has elements of architectural merit, and should be preserved.

D SOCIAL

Significance:

Workers' cottages in the cultural landscape adds to its significance. A large area of commonage is found in this land unit.

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.
- Gentrification of rural settlements through lifestyle 'rural' estates be discouraged.
- There are several workers' cottages (some ruined), as well as a school, in this unit. These are important social markers for the communities in this area, and should be retained, reinforced and revived, where feasible.
- Cultural sites associated with 20th century settlement and farming practices should be protected, particularly church and farm school sites. The displacement of farm employees to nearby townships results in the loss of integrity of these structures.

E ECONOMIC

Significance:

The north-western section of the unit has a rectangular pattern of vineyards and field crops, on medium suitable soils.

Highly articulated agricultural environment.

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 potential agricultural use of the land should be retained for the future.
- Care should be taken to avoid locating strawberry fields along scenic routes, except where these elements are confined to designated and traditional areas (such as Annadale). While strawberry fields are part of the character of this landscape unit, they should be consolidated rather than scattered through the landscape.
- 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 fundamentally erodes the agricultural character of the landscape and should be discouraged. Rather, maintain larger unified land areas to protect larger landscape continuums that display a unified scenic character.

C18 Land unit spanning the R44 (Grade IIIb)

Expansive views and a consistent agricultural land use pattern (present and relatively recent) is significant in this unit.

MAIN AIM: ENHANCE (MANAGE) AND INTERVENE (CHANGE): Improve land parcels by strengthening or reinforcing agricultural use and its characteristic elements and features, most importantly the tree-lines and windbreaks between properties, as well as vineyards and farmstead/werf areas.

MAIN VALUE: HISTORIC AND ECONOMIC - Proposed actions that could impact the historic elements in this valley, including trees, physical features, as well as soils with agricultural potential and soil "health", must be carefully managed.

Conservation systems triggered:

1. Scenic Route Conservation System

CONSERVATION SYSTEM: This landscape unit is located alongside the R44 scenic route, and the visual impact of proposed developments must be carefully considered.

DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER: Overscaled private dwellings, cluttered properties, gated residential estates, large-scale industrial structures, suburban development, mining, landfill or sewage plant, parking lot, business park, isolated shopping centre.

A ECOLOGICAL

Significance:

Ecological support areas are located along the drainage lines that runs through this area.

Development Criteria:

- Protect biodiversity by not allowing development in areas of ecological sensitivity such as 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 sits on either side of The R44 with a rather uniform and balanced texture.

The rolling landscape is open to intermittent views across the Eerste River valley along the R44, and extensive views are found towards the Helderberg Mountains and Bottelary Hills.

The eastern section displays more rolling landscape, leading up to the footslopes of the Helderberg.

The expansive views and rolling landscape with predominantly agricultural activities create a unique sense of place.

The area has been under continuous cultivation, but the present pattern is fairly recent.

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.
- Avoid insensitive 'dominating' developments that erode the agricultural continuum and rural character of the landscape unit. In this context, dominating development would include gated residential estates, large-scale infrastructure, suburban development and industrial developments.
- Land-use and infrastructure that is not one of the core agricultural systems (vineyards fields and orchards) could have a negative visual effect within the landscape (greenhouses, black plastic ground cover, shade netting, chicken batteries). The placement of these agricultural elements should be carefully considered and limited within this context.
- It is recommended that visual permeability should be maintained towards mountains, valleys and across open fields. (a) Discourage the use of solid walls around areas in public view and along scenic routes. (b) Views should be framed and enhanced by development wherever possible.
- 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 the visual cluttering of the landscape by intrusive signage, and the intrusion of commercial, corporate development along roads (such as one-stop filling stations). This is particularly important along the R44.
- 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:

The Mietjiesvallei outspan area represents the major heritage resource of significance.

A large outspan area, Mietjiesvallei (1902 Stellenbosch Division Plan), is located along the present R44, which used to be an old wagon route. The western section of the unit also features a portion of historic commonage.

Development Criteria:

ARCHAEOLOGICAL EVIDENCE & FREEHOLD GRANTS

- 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.
- Any remaining structures or fabric associated with the first freehold land grants should be protected, and included as part of the heritage inventory.

HISTORIC WERFS

- 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.

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.

ADAPTIVE REUSE OF HISTORIC SITES

- Where the historic function of a building is still intact, the function has heritage value and should be protected.
- 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. Development and adaptive re-use that caters for the integration of different modes of access and a greater diversity of users should be encouraged.
- Adaptive strategies need to take the surroundings as well as the structures into account.

NEW DEVELOPMENT

- Ensure that new developments within rural contexts are in sympathy with the topography and unique *genus loci* of the place/landscape unit.
- Observe the siting of traditional farmsteads. Similar principles should be followed in the placement of new development, as this will inherently strengthen the character of the landscape units as a whole.
- Ensure that new buildings within historical precincts or werf contexts are in sympathy with the scale, massing, layout and idiom of surrounding buildings.

COMMONAGE

- 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.
- 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.
- 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 for those who have limited alternative opportunities for recreation.
- No residential or industrial structures should be permitted on commonage land.

D SOCIAL

Significance:

It is important that opportunities for the historical commonage areas are sought to enable them to function as they did historically, and to provide a facility for social interaction.

E ECONOMIC

Significance:

The best agricultural soils are located in the eastern section with some good soils in the central area.

The landscape is divided into a regular pattern of rectangular or square crop fields, grazing or vineyards, with several small farm dams with vegetation.

Development Criteria:

- Care should be taken that vineyards and orchards 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 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.

- 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 fundamentally erodes the agricultural character of the landscape and should be discouraged. Rather, maintain larger unified land areas to protect larger landscape continuums that display a unified scenic character.

C19 Central Commonage (Grade IIIb)

This land unit has significance for its historic layering of commonage and outspan areas and its comparatively secluded character. It has a high degree of historic, scenic, aesthetic and associated cultural significance.

MAIN AIM: ENHANCE (MANAGE) AND INTERVENE (CHANGE): Improve land parcels by strengthening or reinforcing agricultural use and its characteristic elements and features, most importantly the tree-lines and windbreaks between properties, as well as vineyards and farmstead/werf areas.

MAIN VALUE: ECONOMIC - Proposed actions that could impact soils with agricultural potential and soil "health", must be carefully managed.

Conservation systems triggered:

1. Scenic Route Conservation System

CONSERVATION SYSTEM: The northernmost edge of this landscape unit is located alongside the Annandale Road scenic route, and the visual impact of proposed developments must be carefully considered.

DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER: Gated residential estates, large-scale industrial structures, suburban development, mining, landfill or sewage plant, parking lot, business park, isolated shopping centre.

A ECOLOGICAL

Significance:

Ecological support areas are found around these drainage lines, and north of Raithby areas of critical biodiversity are found in the intact Renosterveld pockets.

Development Criteria:

- Protect biodiversity by not allowing development in areas of ecological sensitivity such as 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 rather hidden landscape is rich in texture with expansive 360 degree views over the Helderberg, Bottelary Hills and False Bay.

The central rolling foothills directs the structure of this land unit with streams flowing from the mostly convex bulging of the land.

The only access to this land unit is via a gravel road from Annandale.

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.
- Avoid insensitive 'dominating' developments that erode the agricultural continuum and rural character of the landscape unit. In this context, dominating development would include gated residential estates, large-scale infrastructure, suburban development and industrial developments.
- 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.
- 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:

A small area of early freehold land grants is seen in the south western corner close to Raithby.

A large area of commonage on the northern border next to Annandale Road, features small plots of different agricultural use, some with dilapidated greenhouse structures.

An outspan ('Lot no 1') is situated directly next to the commonage, and a cairn of rocks is a landmark feature at the fork in the road.

The 'Compagnies drift' outspan starts as a small unit next to the Eerste River and stretches up the slope. These outspan areas were placed in close proximity to an old wagon route that used to traverse this central area.

Development Criteria:

ARCHAEOLOGICAL EVIDENCE & FREEHOLD GRANTS

- 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.
- Any remaining structures or fabric associated with the first freehold land grants should be protected, and included as part of the heritage inventory.

MOVEMENT SYSTEMS AND SETTLEMENT PATTERNS

- The scale of roads (especially those that align with historic wagon routes) should be the minimum possible. Insensitive, over-engineered, hard elements can compromise the rural character of a landscape as a whole.
- Maintain traditional movement patterns across rural landscapes or to places of socio-historical value, and retain old roadways.

COMMONAGE

- 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.
- 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.
- 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 for those who have limited alternative opportunities for recreation.
- No residential or industrial structures should be permitted on commonage land.

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.

ADAPTIVE REUSE OF HISTORIC SITES

- Where the historic function of a building is still intact, the function has heritage value and should be protected.
- 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. Development and adaptive re-use that caters for the integration of different modes of access and a greater diversity of users should be encouraged.
- Adaptive strategies need to take the surroundings as well as the structures into account.

NEW DEVELOPMENT

- Ensure that new developments within rural contexts are in sympathy with the topography and unique *genus loci* of the place/landscape unit.
- Observe the siting of traditional farmsteads. Similar principles should be followed in the placement of new development, as this will inherently strengthen the character of the landscape units as a whole.
- Ensure that new buildings within historical precincts or werf contexts are in sympathy with the scale, massing, layout and idiom of surrounding buildings.

D SOCIAL

Significance:

Several workers' cottages (some ruined) are found in this landscape. They are important social markers for the communities in this area, and should be retained and revived, where feasible.

The commonage has the potential to address some of the social needs of access to land for crop production, recreational areas and access to medicinal plants.

E ECONOMIC

Significance:

The highest point of the central rolling hills has good quality soil, while the rest of the rolling landscape is of medium quality with the concave folds around drainage lines of low quality.

The combination of wilderness and cultivated landscape that varies in use from vineyards to field crops and open fallow land are the building blocks of this rural landscape.

Development Criteria:

- Commercial farming, although it has transformed land use, continues to uphold large areas of uniform agrarian character associated with vineyards and field crops.
- Care should be taken that potential agricultural use of the land should be retained for the future.
- Care should be taken to avoid locating strawberry fields along scenic routes (especially within the 0-500m buffer here), except where these elements are confined to designated and traditional areas (such as Annadale). Therefore, while strawberry fields are part of the character of this landscape unit to the north, they should be consolidated rather than scattered through the landscape.
- The subdivision of farms into smaller uneconomic 'lifestyle' plots fundamentally erodes the agricultural character of the landscape and should be discouraged. Rather, maintain larger unified land areas to protect larger landscape continuums that display a unified scenic character.

C20 Strawberry farm on Annadale Road (Not Conservation Worthy)

This entire unit is considered intrusive in nature. Large-scale nursery structures are contrary to the surrounding character and sense of place. However, the concentration of intrusive agricultural practices to one area is preferable to scattering them through several areas.

MAIN AIM: INTERVENE (CHANGE): Improve land parcels by strengthening or reinforcing the agricultural use.

MAIN VALUE: ECONOMIC - Proposed actions that could impact soils with agricultural potential, trees and treelines, and soil "health" must be carefully managed.

Conservation systems triggered: None.

DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER: Overscaled private dwellings, cluttered properties, gated residential estates, large scale industrial structures, suburban development, mining, substation, landfill or sewage plant, parking lot, business park, isolated shopping centres.

A ECOLOGICAL

Significance:

This landscape unit has limited ecological significance. Where ecological significance can be revived, this should occur.

B AESTHETIC

Significance:

This entire land unit is seen as an intrusion in the landscape. It consists of large-scale greenhouse structures and open strawberry fields lined with agricultural plastic.

Its predominant pattern is consistent, but its character and scale is entirely contrasting to that of the surrounding landscape.

The landscape has a slight fall to the west, thereby focusing views towards the larger Eerste River valley and edge of the rolling hills of the Stellenbosch Farms Area (C08).

Development Criteria:

- It is recommended that visual permeability should be maintained towards mountains, valleys and across open fields. Discourage the use of solid walls around areas in public view and along scenic routes.
- 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.
- Encourage mitigation measures (for instance use of set-backs from roads and vegetation/tree lines) to "embed" existing strawberry-farming infrastructure within the surrounding agricultural landscape.

C HISTORIC

Significance:

The easternmost corner of the unit forms part of the historic commonage, otherwise there are no other historic sites within the unit.

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: This landscape unit has limited special social significance, except as a place of employment.

E ECONOMIC

Significance:

The soils are not particularly suitable for viticulture, hence a variety of field crops were planted over the years.

Development Criteria:

- Commercial farming, although it has transformed land use, continues to uphold large areas of uniform agrarian character associated with vineyards and field crops.
- Care should be taken that potential agricultural use of the land should be retained for the future. For this reason, the subdivision of farms into smaller uneconomic 'lifestyle' plots fundamentally erodes the agricultural character of the landscape and should be discouraged.
- Care should be taken to avoid locating strawberry fields along scenic routes, except where these elements are confined to designated and traditional areas (such as Annandale). Therefore, while strawberry fields are part of the character of this landscape unit, they should be consolidated in this unit.

C21 Eastern edge of Eerste River (Grade IIIb)

MAIN AIM: INTERVENE (CHANGE): Improve land parcels by strengthening or reinforcing the agricultural use and characteristic elements and features. This landscape unit is primarily of contextual heritage significance.

MAIN VALUE: HISTORIC - Appropriate use of heritage features is critical for their preservation. Development that will result in the loss of the sense of "openness" of the space, as well as its historic use as agriculture, will threaten the heritage value of this landscape unit.

Conservation systems triggered: None.

DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER: Overscaled private dwellings, cluttered properties, gated residential estates, large scale industrial structures, suburban development, mining, substation, landfill or sewage plant, parking lot, business park, isolated shopping centres.

A ECOLOGICAL

Significance:

This land unit is situated on the eastern side of the Eerste River with a small portion of ecological support in the central area.

Development Criteria:

- Protect biodiversity by not allowing development in areas of ecological sensitivity such as wetlands, drainage lines, steep slopes, floodplains, areas with a high water table, areas with high biodiversity, and areas with threatened species.
- Maintain ecological support areas to sites of heritage significance, specifically the Eerste River. Only permit development that responds to the heritage sensitivity of the river corridor, and that will not dominate, or irreparably damage the environments adjacent to this natural element.

B AESTHETIC

Significance:

The vegetated Eerste River Corridor screens views from Baden Powell Road.

This small unit next to Eerste River is not visible from the Baden Powell Road, giving it a sense of enclosure that absorbs and screens agricultural land use that differs from the majority of vineyards.

Development Criteria:

- Avoid insensitive 'dominating' developments that erode the agricultural continuum and rural character of the landscape unit. In this context, dominating development would include gated residential estates, over-scaled dwellings, large-scale infrastructure, suburban development and industrial developments.
- 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: This landscape unit is adjacent to the Eerste River, which has a strong historic pattern of settlement.

Development Criteria:

ARCHAEOLOGICAL EVIDENCE & FREEHOLD GRANTS

- 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.
- Any remaining structures or fabric associated with the first freehold land grants should be protected, and included as part of the heritage inventory.

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.

NEW DEVELOPMENT

- Ensure that new developments within rural contexts are in sympathy with the topography and unique *genus loci* of the place/landscape unit.
- Observe the siting of traditional farmsteads. Similar principles should be followed in the placement of new development, as this will inherently strengthen the character of the landscape units as a whole.
- Ensure that new buildings within historical precincts or werf contexts are in sympathy with the scale, massing, layout and idiom of surrounding buildings.

D SOCIAL

Significance: This landscape unit has limited special social significance, except as a place of employment.

E ECONOMIC

Significance:

Open fallow land, occasional vineyards and a tree nursery are found here although the soil is poorly suited for vineyards.

Tourist cottages and a farm complex are the only structures and are centrally placed within this unit.

Development Criteria:

- Care should be taken that vineyards and orchards 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 fundamentally erodes the agricultural character of the landscape and should be discouraged. Rather, maintain larger unified land areas to protect larger landscape continuums that display a unified scenic character.

C22 Southern edge of the Stellenbosch Winelands (Grade IIIb)

MAIN AIM: INTERVENE (CHANGE): Improve land parcels by strengthening or reinforcing the agricultural use and characteristic elements and features. This landscape unit is primarily of contextual heritage significance.

MAIN VALUE: AESTHETIC - Development that will result in the loss of the sense of "openness" of the space, as well as its historic use as agriculture, and established planting patterns (including mature trees and treelines) will threaten the heritage value of this landscape unit.

Conservation systems triggered:

1. Green Transitions Conservation System

CONSERVATION SYSTEM: This landscape unit also forms part of the green transitions conservation system, so maintenance of its green and open agricultural character is important.

DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER: Overscaled private dwellings, cluttered properties, gated residential estates, large scale industrial structures, suburban development, mining, substation, landfill or sewage plant, parking lot, business park, isolated shopping centres.

A ECOLOGICAL

Significance:

Small corridors of ecological support areas in the form of fine vegetated lines are found around the three non-perennial drainage lines that run from the rolling slope.

A pocket of critical biodiversity area is found on the highest point of the landscape.

Development Criteria:

- Protect biodiversity by not allowing development in areas of ecological sensitivity such as 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 land unit is one of the southernmost edges of the Stellenbosch Municipality and overlooks False Bay.

It has significance for its crestline that directs your eye from the crestline to the mountains behind, forming an uninterrupted panorama coming from Cape Town on the N2.

The sense of place of this land unit is different due to the major views being associated with False Bay and Somerset West.

Although it presents a different character than the rest of the Eerste River units, it is an important and distinct buffer unit on the edge of the Winelands.

The Faure Water Scheme is located on the top of the prominent hill and has some landmark quality. Urban creep from Somerset West onto these foothills is a threat. The Eskom Pinotage Substation is an intrusive marker next to the Old Main Road.

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.
- Avoid development or infrastructure (such as wind turbines, communication towers and power lines) on rocky outcrops, because of their high visibility and the visual sensitivity of the skyline.
- 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.
- 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 use.
- Encourage mitigation measures (for instance use of vegetation) to "embed" existing over-scaled structures (such as the substation, and water scheme) within the surrounding agricultural landscape.
- Traditional planting patterns should be protected by ensuring that existing treed avenues, tree alignments and copses are not needlessly destroyed, but reinforced or replaced, thereby enhancing traditional patterns with appropriate species.
- It is recommended that visual permeability should be maintained towards mountains, valleys and across open fields. (a) Discourage the use of solid walls around areas in public view and along scenic routes. (b) Views should be framed and enhanced by development wherever possible.

C HISTORIC

Significance:

Early freehold farms are located on the western and eastern edges. Klavervallei is an example of an historic farmstead that continues the typology of 18th century settlement along the Eerste River on the eastern bank.

Development Criteria:

ARCHAEOLOGICAL EVIDENCE & FREEHOLD GRANTS

- 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.
- Any remaining structures or fabric associated with the first freehold land grants should be protected, and included as part of the heritage inventory.

MOVEMENT SYSTEMS AND SETTLEMENT PATTERNS

- The scale of roads (especially those that align with historic wagon routes) should be the minimum possible. Insensitive, over-engineered, hard elements can compromise the rural character of a landscape as a whole.
- Respect the distinctive settlement patterns along the Eerste River. Proposals should be carefully considered in relation to potential impacts on the heritage significance of these settlements and the historic riverine corridor.

HISTORIC WERFS

- 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.

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.

NEW DEVELOPMENT

- Ensure that new developments within rural contexts are in sympathy with the topography and unique *genus loci* of the place/landscape unit.
- Observe the siting of traditional farmsteads and settlements along the river corridor. Similar principles should be followed in the placement of new development, as this will inherently strengthen the character of the landscape units as a whole.
- Ensure that new buildings within historical precincts or werf contexts are in sympathy with the scale, massing, layout and idiom of surrounding buildings.

D SOCIAL

Significance: This landscape unit has limited special social significance.

E ECONOMIC

Significance:

The pattern of this land unit is made up of irregular edged and smaller rectilinear vineyards with vegetated edges. The irregularity of the vineyards is as a result of the steeper slope against the hillside.

The lower slopes of the western edge and the crestline have valuable soils for the production of vineyards.

Development Criteria:

- Care should be taken that vineyards and orchards 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 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.
- 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 fundamentally erodes the agricultural character of the landscape and should be discouraged. Rather, maintain larger unified land areas to protect larger landscape continuums that display a unified scenic character.

C23 Historic Commonage (Grade IIIb)

This landscape unit is distinguished by the ubiquitous vegetated drainage lines and numerous historic sites.

MAIN AIM: ENHANCE (MANAGE) AND INTERVENE (CHANGE): Improve land parcels by strengthening or reinforcing agricultural use and its characteristic elements and features, most importantly the tree-lines and windbreaks between properties, as well as vineyards and farmstead/werf areas.

MAIN VALUE: HISTORIC AND ECONOMIC - Proposed actions that could impact the historic elements in this valley, including trees, physical features, as well as soils with agricultural potential and soil "health", must be carefully managed.

Conservation systems triggered:

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

CONSERVATION SYSTEM: The Winery Road scenic route bisects this landscape unit, while the R44 scenic route edges it to the east. The visual impact of proposed developments must be carefully considered. This landscape unit also forms part of the green transitions conservation system, so maintenance of its green and open agricultural character is important.

DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER: Gated residential estates, large-scale industrial structures, suburban development, mining, landfill or sewage plant, parking lot, business park, isolated shopping centre.

A ECOLOGICAL

Significance:

Ecological support areas are present along these streams. Equal measures of open fallow land and vineyards are present.

Development Criteria:

- Protect biodiversity by not allowing development in areas of ecological sensitivity such as wetlands, drainage lines, steep slopes, floodplains, areas with a high water table, areas with high biodiversity, and areas with threatened species.
- Maintain ecological support areas to sites of heritage significance, specifically the stream courses running through the valley. Only permit development that responds to the heritage sensitivity of the river corridor, and that will not dominate, or irreparably damage the environments adjacent to this natural element.

B AESTHETIC

Significance:

This unit presents a rolling landscape, where the R44 forms the eastern boundary of the northern section of the unit, and Winery Road also traverse this section.

What distinguishes this land unit is the presence of natural shrub vegetation along the small stream and smaller land units.

Some sections of the unit are more depressed and vegetated, resulting in isolated and intimate pockets with a strong sense of place.

Towards the edges of the unit, more expansive views towards the mountains and even False Bay are afforded.

The avenue of mature cypresses, together with the gateposts associated with Ken Forrester Wines, forms a unique avenue approach within the winelands.

The avenue has landscape, landmark, contextual and scenic significance. It is a rare example.

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.

- Avoid development or infrastructure (such as wind turbines, communication towers and power lines) on rocky outcrops, because of their high visibility and the visual sensitivity of the skyline.
- 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.
- 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 use.
- Encourage mitigation measures (for instance use of vegetation) to “embed” existing over-scaled structures (such as agricultural sheds) within the surrounding agricultural landscape.
- Traditional planting patterns should be protected by ensuring that existing treed avenues, tree alignments and copses are not needlessly destroyed, but reinforced or replaced, thereby enhancing traditional patterns with appropriate species.
- It is recommended that visual permeability should be maintained towards mountains, valleys and across open fields. (a) Discourage the use of solid walls around areas in public view and along scenic routes. (b) Views should be framed and enhanced by development wherever possible.

C HISTORIC

Significance:

Some of the first freehold land was allocated along the Moddergat River that runs through Raithby.

A number of heritage-worthy buildings are present, including 20th century sheds, Scholtzenhof (Zandberg, Ken Forrester), Vredenberg-Moddergat and Happy Vale.

Happy Vale (Verdruk-My-Niet) is a landmark feature next to the road, displaying a typical Cape Dutch farm werf with white-washed gabled facades and rectangular werf ringmuur.

The historic mission station of Raithby is a node within this landscape unit, and is significant for its association with slavery and strong settlement pattern.

Development Criteria:

MOVEMENT SYSTEMS

- The scale of roads (especially those that align with historic wagon routes) should be the minimum possible. Insensitive hard elements can compromise the rural character of a landscape as a whole.
- Maintain traditional movement patterns across rural landscapes or to places of socio-historical value, and retain old roadways.
- Respect existing settlement patterns and building typologies along rivers within the rural area. Proposals should be carefully considered in relation to potential impacts on the heritage significance of these settlements and the historic riverine corridor.
- 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.

TREE-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.

HISTORIC WERF SETTLEMENTS (Pre-1900 settlement)

- 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 (i.e. should be true to their own time).
- 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.

RAITHBY

- The character of the church precinct (established by its werflike qualities and building pattern) must be respected. Negative impacts on visual-spatial relationships (including the broader setting) and buildings of architectural and historical significance must be avoided.
- The strong character and patterns of the village precinct (established by street and building-patterns, including building setback, scale and form, and dwellings on thin agricultural strips), must be respected. Over-scaled new development should not be allowed.
- The narrow strips of agricultural land associated with mission village houses are part of an increasingly rare typology. Preferably no development should be permitted on productive land, especially in the form of permanent built structures that are unrelated to the agricultural use.
- Encourage integrated planning for extensions and densification, allowing new typologies that reinterpret historic settlement patterns. Inappropriate suburban and affordable housing, that does not follow the massing and integrity of the settlement pattern as a whole, should be discouraged.
- Alterations and additions to conservation-worthy structures should be sympathetic to their architectural character and period detailing. Inappropriate maintenance can compromise historic fabric.
- Encourage and support the establishment of local heritage conservation bodies, as envisioned in the National Heritage Resources Act, to engage with heritage resource identification, assessment and decision-making.
- Prevent over-engineered and insensitive infrastructural upgrades within historical settlements.
- 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.
- Prevent gentrification from threatening the distinctiveness of the unique settlements within the Stellenbosch winelands.
- Ensure that new developments within rural contexts are in sympathy with the topography and unique *genus loci* of the place/landscape unit.
- Ensure that new buildings within historical precincts or werf contexts are in sympathy with the scale, massing, layout and idiom of surrounding buildings.
- Ensure that new development is responsive to the historical rural context, and avoid suburban type layouts, particularly gated estates, in rural areas.

EARLY 20TH CENTURY FARMSTEADS

- In the Eerste River, a series of farmsteads and farm structures dating to the 1930s and 1950s are located on the sloping hills. Most of the houses are set on a podium at a distance from the road with expansive views overlooking the valley. Although this

period is often viewed as unimportant, it forms a significant part of the historic layering of the cultural landscape and often has elements of architectural merit, and should be preserved.

COMMONAGE

- 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.
- 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.
- 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 for those who have limited alternative opportunities for recreation.
- No residential or industrial structures should be permitted on commonage land.

D SOCIAL

Significance:

High social significance, with Raithby and commonage land present in this landscape unit.

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.
- 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.
- Cultural sites associated with 20th century settlement and farming practices should be protected, particularly church and school sites (particularly in Raithby). The displacement of farm employees to nearby townships results in the loss of integrity of their former civic buildings.

E ECONOMIC

Significance:

A small band of highly suitable agricultural soil is located below Winery Road in the eastern section of the unit, with moderately suitable soil in the western.

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.
- Fruit orchards are associated with windbreak trees, 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.
- 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.
- 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.
- Maintain larger unified land areas to protect larger landscape continuums that display a unified scenic character.

C24 Southern edge against Somerset West (Grade IIIb)

Rolling hills with vineyards leading to views across False Bay.

MAIN AIM: ENHANCE (MANAGE) AND INTERVENE (CHANGE): Improve land parcels by strengthening or reinforcing agricultural use and its characteristic elements and features, most importantly the tree-lines and windbreaks between properties, as well as vineyards and farmstead/werf areas.

MAIN VALUE: AESTHETIC AND ECONOMIC - Development that will result in the loss of the sense of "openness" of the space, as well as its historic use as agriculture, and established planting patterns (including mature trees and treelines) will threaten the heritage value of this landscape unit. Proposed actions that could impact soils with agricultural potential and soil "health", must be carefully managed.

Conservation systems triggered:

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

CONSERVATION SYSTEM: The Winery Road scenic route bisects this landscape unit. The visual impact of proposed developments must be carefully considered. This landscape unit also forms part of the green transitions conservation system, so maintenance of its green and open agricultural character is important.

DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER: Overscaled private dwellings (on ridgelines), gated residential estates, large-scale industrial structures, business parks as well as isolated shopping centres and their associated parking lots will likely pose a threat to the character of the landscape unit. Suburban "creep", particularly from the Cape Town Municipal Boundary, must not be permitted.

A ECOLOGICAL

Significance: This landscape unit has limited ecological significance. However, biodiversity should be protected where it is found, by not allowing development in areas of ecological sensitivity such as 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 rolling foothills and southernmost land unit on the edge of the Winelands with a toe into the suburb of Steynsrust, Somerset West.

The R44 traverses through it, affording expansive views over False Bay.

A small triangle of land with a degraded character is situated closest to Somerset West. This land unit consists of some large leftover trees on the edge of the R44, vineyards and a forgotten building site with two contemporary houses located on the property.

The southernmost landscape unit on the edge of the Stellenbosch Winelands keeps the municipal edge intact although it is under major threat from urban creep from Somerset West.

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.
- Avoid development or infrastructure (such as wind turbines, communication towers and power lines) on rocky outcrops, because of their high visibility and the visual sensitivity of the skyline.

- 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.
- 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 use.
- Encourage mitigation measures (for instance use of vegetation) to "embed" existing over-scaled structures (such as large agricultural sheds) within the surrounding agricultural landscape.
- Traditional planting patterns should be protected by ensuring that existing treed avenues, tree alignments and copses are not needlessly destroyed, but reinforced or replaced, thereby enhancing traditional patterns with appropriate species.
- It is recommended that visual permeability should be maintained towards mountains, valleys and across open fields. (a) Discourage the use of solid walls around areas in public view and along scenic routes. (b) Views should be framed and enhanced by development wherever possible.
- Suburban development of the 1930s eroded the cultural landscape and changed its character as a result of mono-functional planning principles that advocated the separation of working, living, and recreation. Any proposed development that continues in this fashion should be discouraged.

C HISTORIC

Development Criteria:

- Alterations and additions to conservation-worthy structures should be sympathetic to their architectural character and period detailing. Inappropriate maintenance can compromise historic fabric.
- New interventions within settlements must respect the layout, scale, massing, hierarchy, alignments, access, landscaping and setting of the existing settlement pattern.
- 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.

D SOCIAL

Significance:

The vineyards close to Steynsrust gives this suburb a special rural feel, and afford access to recreational activities such as cycling, running and walking.

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

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.
- Fruit orchards are associated with windbreak trees, 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.

- 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.
- 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.
- Maintain larger unified land areas to protect larger landscape continuums that display a unified scenic character.

C25 Helderberg Foothills (Grade IIIa)

The unit displays a fairly dense pattern of natural fingers interspaced with a finer pattern of crop fields and vineyards organised along the contours. Land use is diverse, with a variation of vineyard sizes, vegetable farming and smaller 'lifestyle' plots. Historical structures are located closer to the drainage lines, with newer residences positioned on the convex slopes between these vegetated streams.

MAIN AIM: ENHANCE (MANAGE) AND INTERVENE (CHANGE): Improve land parcels by strengthening or reinforcing agricultural use and its characteristic elements and features, most importantly the tree-lines and windbreaks between properties, as well as vineyards and farmstead/werf areas.

MAIN VALUE: AESTHETIC AND HISTORIC - Appropriate use of heritage features is critical for their preservation. Development that will result in the loss of the sense of "openness" of the space, as well as its historic use as agriculture, and established planting patterns (including mature trees and tree lines) will threaten the heritage value of this landscape unit.

Conservation systems triggered:

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

CONSERVATION SYSTEM: Three scenic routes exist within this landscape unit. The visual impact of proposed developments must be carefully considered. This landscape unit also forms part of the green transitions conservation system, so maintenance of its green and open agricultural character is important.

DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER: Overscaled private dwellings (on ridgelines), gated residential estates, large-scale industrial structures, business parks as well as isolated shopping centres and their associated parking lots will likely pose a threat to the character of the landscape unit. Suburban "creep", particularly from the Cape Town Municipal Boundary (Somerset West), must not be permitted.

A ECOLOGICAL

Significance:

Several critical biodiversity and ecological support areas are located along the drainage lines and on the upper to mid mountain slopes.

Development Criteria:

- Protect biodiversity by not allowing development in areas of ecological sensitivity such as 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 unit is flanked by the Helderberg to the east, with its apex being West Peak. The western boundary is the R44. Three fairly deep and well-vegetated drainage lines lead down the footslopes of the mountain.

The unit displays a fairly dense pattern of natural fingers interspaced with a finer pattern of crop fields and vineyards organised along the contours.

Natural vegetation knits together edges of fields and vineyards, giving it a rugged character, and some of the roads and homes are overgrown.

The upper slopes of West Peak of the Helderberg has a degraded quality as it is currently an old plantation in the process of being rehabilitated.

Avontuur appears separate from the rest of the unit as the distinct white fence poles used for the uniform horse paddocks distinguishes it from the overall the typology, creating a unique pattern that has a landmark quality. Views from the upper reaches of the unit stretch all the way to Cape Town, but within the lower drainage lines, views are confined to the intimately spaced immediate surroundings, creating several view pockets in the unit.

The avenue of Eucalyptus trees along the Klein Helderberg Road creates a clear, visual threshold between the agricultural landscape of the Winelands, and the 'peri-rural' edge of Somerset West. Another special feature in the landscape is the mature Cypress avenue leading to San Gabriel (Klipheuwel). Hans Franssen (2004) describes Navarre (Nooitgedacht-Helderberg) as "matchless, and its facade one of the finest in the Cape".

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.
- 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 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).
- 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.
- 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 380m contour line for cultivated fields, and 300m for any built structures.
- 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.
- 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.
- 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 use.
- Encourage mitigation measures (for instance use of vegetation) to "embed" existing over-scaled structures (such as large agricultural sheds) within the surrounding agricultural landscape.
- Traditional planting patterns should be protected by ensuring that existing treed avenues, tree alignments and copses are not needlessly destroyed, but reinforced or replaced, thereby enhancing traditional patterns with appropriate species.
- Suburban development of the 1930s eroded the cultural landscape and changed its character as a result of mono-functional planning principles that advocated the separation of working, living, and recreation. Any proposed development that continues in this fashion should be discouraged.

C HISTORIC Significance:

One of the first freehold farms is located next to the R44, between the historic Helderberg and Klein Helderberg farms.

Several historic farmsteads with associated landscape elements are located within this land unit.

Historical structures are located closer to the drainage lines, with newer residences positioned on the convex slopes between these vegetated streams.

Development Criteria:

ARCHAEOLOGICAL EVIDENCE & FREEHOLD GRANTS

- 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.
- Any remaining structures or fabric associated with the first freehold land grants should be protected, and included as part of the heritage inventory.

MOVEMENT SYSTEMS AND SETTLEMENT PATTERNS

- The scale of roads (especially those that align with historic wagon routes) should be the minimum possible. Insensitive, over-engineered, hard elements can compromise the rural character of a landscape as a whole.
- Respect the distinctive settlement patterns along stream courses. Proposals should be carefully considered in relation to potential impacts on the heritage significance of these settlements and the historic riverine corridor.

HISTORIC WERFS

- 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.

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.

NEW DEVELOPMENT

- Ensure that new developments within rural contexts are in sympathy with the topography and unique *genus loci* of the place/landscape unit.
- Observe the siting of traditional farmsteads and settlements along the stream course. Similar principles should be followed in the placement of new development, as this will inherently strengthen the character of the landscape units as a whole.
- Ensure that new buildings within historical precincts or werf contexts are in sympathy with the scale, massing, layout and idiom of surrounding buildings.
- 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 (development pressure from Somerset-west should not sprawl into this landscape unit).

D SOCIAL

Significance:

The upper slopes of the Helderberg are extensively used for running and cycling (see the Strava heatmap for intensity).

Land units such as this one, situated in close proximity to urban nodes, are valuable resources for recreational use.

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.
- Mountain slopes have been used for traditional practices for many years, and care should be taken that any significant cultural sites, such as burials and veldkos/medicinal plant resources, are not disturbed.

E ECONOMIC

Significance:

Most of the unit features high to moderate suitable soils for agriculture (viticulture).

This land unit is diverse with a variation of vineyard sizes, vegetable farming and smaller 'lifestyle' plots. These are mainly arranged along the three main drainage lines, which are densely vegetated and lead down from the Helderberg.

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.
- Fruit orchards are associated with windbreak trees, 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.
- 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.
- 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.
- Maintain larger unified land areas to protect larger landscape continuums that display a unified scenic character.

C26 Helderberg Historic Enclave (Grade II)

This land unit is an extremely fine and layered agricultural landscape and has high landscape, historical, aesthetic and scenic significance. Intrusive development, such as the Mooiberge strawberry farm and Route 44 Market on either side of Annandale Road, is a threat.

MAIN AIM: CONSERVE - The existing character is to be conserved (maintained). This may require protection and maintenance of significant buildings, trees and other elements, or it may require appropriate re-development of other historic places in the landscape.

MAIN VALUE: HISTORIC - Appropriate use of heritage features is critical for their preservation. Any development that will result in the loss of the large avenues of trees, farmland, compromise historic farm werfs or deny access to recreational space, will threaten the heritage value of this landscape unit.

Conservation systems triggered:

4. Foothills Conservation System
5. Green Transitions Conservation System
6. Scenic Route Conservation System

CONSERVATION SYSTEM: This landscape unit is an enclosed land parcel within the winelands, along a Grade II scenic route. It has 70% visibility coverage from the scenic route. This landscape unit also forms part of the green transitions conservation system, so maintenance of its green and open agricultural character is important. It triggers all three conservation systems.

DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER: This entire landscape unit is a high sensitivity zone, and developments that would change or compromise the character of the landscape unit should not be permitted.

A ECOLOGICAL

Significance:

Several critical biodiversity and ecological support areas are located along these drainage lines and on the upper to mid mountain slopes.

Development Criteria:

- Protect biodiversity by not allowing development in areas of ecological sensitivity such as wetlands, drainage lines, steep slopes, floodplains, areas with a high water table, areas with high biodiversity, and areas with threatened species.

B AESTHETIC

Significance:

Dramatic peaks, elongated foot slopes with vegetated drainage line edges and vineyards.

One of the clearest transitions from wilderness, to rural landscape, to settlement/werf can be seen at the Rust en Vrede winery. The vegetation is mostly indigenous, while plantation remnants can be found on the higher slopes. The vineyards are relatively larger and more rectilinear in shape.

Views over False Bay are located on the higher slopes of the valley, with views back towards the impressive Helderberg mountains.

The Annandale sub-valley with its dramatic backdrop exhibits the unique interplay between wilderness, the rural landscape and pattern of settlement so characteristic of the Cape Winelands.

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.

- 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.
- 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.
- 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 for any built structures.
- 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.
- 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.
- 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 use.
- Encourage mitigation measures (for instance use of vegetation) to "embed" existing over-scaled structures (such as large agricultural sheds) within the surrounding agricultural landscape.
- Traditional planting patterns should be protected by ensuring that existing treed avenues, tree alignments and copses are not needlessly destroyed, but reinforced or replaced, thereby enhancing traditional patterns with appropriate species.

C HISTORIC

Significance:

This land unit houses some of the oldest farmyards in the Stellenbosch region as well as some well designed contemporary winery structures.

Along the main access route (Annandale Road), some of the oldest farms in the area are found.

Rust en Vrede is finely integrated into the landscape with its linear werf, while Annandale has a layered and eclectic werf. Peter Falke, Webersburg and Bilton properties overlap directly with where the first freehold farms were located.

A section of commonage is located along the northern boundary next to land unit C28.

Development Criteria:

ARCHAEOLOGICAL EVIDENCE

- Names of mountain passes and water courses that reference a traditional use during the time of the hunter-gatherers and herders of the Cape should be celebrated. Public access to these sites should be encouraged.
- 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 is protected in terms of the NHRA.

MOVEMENT SYSTEMS

- The scale of roads (especially those that align with historic wagon routes) should be the minimum possible. Insensitive hard elements can compromise the rural character of a landscape as a whole. This is particularly the case in this landscape unit, where the road goes through many historic farm werf areas.
- Maintain traditional movement patterns across rural landscapes or to places of socio-historical value, and retain old roadways.
- Respect existing settlement patterns and building typologies along rivers within the rural area. Proposals should be carefully considered in relation to potential impacts on the heritage significance of these settlements and the historic riverine corridor.

FIRST FREEHOLD LAND

- 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.

SETTLEMENT PATTERN

- 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.
- 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.

18TH & 19TH CENTURY 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.

EARLY 20TH CENTURY FARMSTEADS

- Some farmsteads dating to the early 1900s are located on the sloping hills. Most of the houses are set on a podium at a distance from the road with expansive views overlooking the valley. Although this period is often viewed as unimportant, it forms a significant part of the historic layering of the cultural landscape and often has elements of architectural merit, and should be preserved.
- Respect existing patterns, typologies and traditions of settlement by promoting the continuity of these heritage features, with reference to the period scale and styles.

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.

ADAPTIVE REUSE OF HISTORIC SITES

- 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.

NEW DEVELOPMENT

- Ensure that new developments within rural contexts are in sympathy with the topography and unique *genus loci* of the place/landscape unit.
- Observe the siting of traditional farmsteads and settlements, usually nestled into north-facing hillslopes, near a source of water, in a copse of trees, and overlooking the surrounding landscape. Similar principles should be followed in the placement of new development, as this will inherently strengthen the character of the landscape units as a whole.
- The placement of historic homesteads and settlement typically avoided visually-exposed, wind-swept hillcrests. New development should follow these patterns.
- Ensure that new buildings within historical precincts or werf contexts are in sympathy with the scale, massing, layout and idiom of surrounding buildings.

D SOCIAL

Significance:

The presence of farm workers is still tangible within the valley, and the valley has socio-recreational importance.

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.
- 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.
- Cultural sites associated with 20th century settlement and farming practices should be protected, particularly church and farm school sites, as well as playing fields. The displacement of farm employees to nearby townships results in the loss of integrity of these spaces and structures.

E ECONOMIC

Significance:

Most of the land use is centred around the production of wine and this is mainly due to the highly suitable viticulture soils in the land unit.

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 subdivision of farms into smaller uneconomic 'lifestyle' plots fundamentally erodes the agricultural character of the landscape and should be discouraged. Rather, maintain larger unified land areas to protect larger landscape continuums that display a unified scenic character.
- Care should be taken to avoid locating strawberry fields along scenic routes, except where these elements are confined to designated and traditional areas (such as the

Annadale Road at Brakelsdal – See Landscape Unit 16). It is important that strawberry farming is consolidated in that traditional node, and not permitted to spread into this Grade II valley.

C27 Deepest Valley of the Helderberg (Grade IIIa)

This landscape unit is specifically notable for its vineyards in combination with the natural fynbos vegetation. The aesthetic quality of this land unit is outstanding in its combination of wilderness and rural cultural fabric woven together.

MAIN AIM: CONSERVE AND ENHANCE - The existing character is to be conserved (maintained). This may require protection and maintenance of significant buildings, trees and other elements, or it may require appropriate re-development of other historic places in the landscape. In addition, enhance the accessibility of heritage environments to all members of the public. Manage and regenerate heritage environments into the future, to become more inclusive.

MAIN VALUE: HISTORIC - Appropriate use of heritage features is critical for their preservation. Any development that will result in the loss of the large avenues of trees, farmland, compromise historic farm werfs or deny access to recreational space, will threaten the heritage value of this landscape unit.

Conservation systems triggered:

- 1. Foothills Conservation System**
- 2. Green Transitions Conservation System**
- 3. Scenic Route Conservation System**

CONSERVATION SYSTEM: This landscape unit is an enclosed land parcel within the winelands, along a Grade II scenic route. It has 70% visibility coverage from the scenic route. This landscape unit also forms part of the green transitions conservation system, so maintenance of its green and open agricultural character is important. It triggers all three conservation systems. About half the unit forms part of the Hottentots Holland Nature Reserve.

DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER: Overscaled private dwellings, cluttered properties, gated residential estates, large-scale industrial structures, suburban development, mining, landfill or sewage plant, parking lot, business park, isolated shopping centre.

A ECOLOGICAL

Significance:

The majority of this land unit is covered in critical biodiversity area and ecological support areas around the drainage lines.

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).
- Protect biodiversity by not allowing development in areas of ecological sensitivity such as wetlands, drainage lines, steep slopes, floodplains, areas with a high water table, areas with high biodiversity, and areas with threatened species.

B AESTHETIC

Significance:

Set against the dramatic peaks of the Stellenbosch mountains in which the iconic Suurberg fills the land unit with its presence.

Expansive views over the rolling foothills and Bottelary Hills are found on the higher slopes.

Two valleys with their drainage lines flow from the mountains and become the Blouklip River as a lush vegetated corridor.

The fine grain is mainly due to its position on the higher slopes.

The single road that leads into the valley crosses small streams, resulting in the interesting use of bridge structures as a valley-specific typology.

The aesthetic quality of this land unit is outstanding in its combination of wilderness and rural cultural fabric woven together.

In this land unit vineyards creep high up into the valley, almost as an intrusion into the natural landscape.

Most of the development is located within the valley lines, nestled among trees, but the odd house has been built on a hilltop and is an intrusive element within the landscape.

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.
- 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.
- 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.
- 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 220m contour for any built structures.
- 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.
- 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.
- 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 use.
- Traditional planting patterns should be protected by ensuring that existing treed avenues, tree alignments and copses are not needlessly destroyed, but reinforced or replaced, thereby enhancing traditional patterns with appropriate species.

C HISTORIC

Significance:

One of the first freehold land grants is situated close to Keerweder farm, and until the 1980's this farm had the uppermost vineyards.

Dornier farm has a double-storey Cape Revival house designed by Herbert Baker.

Development Criteria:

FIRST FREEHOLD LAND

- 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.

18TH & 19TH CENTURY 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.

EARLY 20TH CENTURY FARMSTEADS

- Some farmsteads dating to the early 1900s are located on the sloping hills. Most of the houses are set on a podium at a distance from the road with expansive views overlooking the valley. Although this period is often viewed as unimportant, it forms a significant part of the historic layering of the cultural landscape and often has elements of architectural merit, and should be preserved.
- Respect existing patterns, typologies and traditions of settlement by promoting the continuity of these heritage features, with reference to the period scale and styles.

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.

ADAPTIVE REUSE OF HISTORIC SITES

- 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.

NEW DEVELOPMENT

- Ensure that new developments within rural contexts are in sympathy with the topography and unique *genus loci* of the place/landscape unit.
- Observe the siting of traditional farmsteads and settlements, usually nestled into north-facing hillslopes, near a source of water, in a copse of trees, and overlooking the surrounding landscape. Similar principles should be followed in the placement of new development, as this will inherently strengthen the character of the landscape units as a whole.
- The placement of historic homesteads and settlement typically avoided visually-exposed, wind-swept hillcrests. New development should follow these patterns.
- Ensure that new buildings within historical precincts or werf contexts are in sympathy with the scale, massing, layout and idiom of surrounding buildings.

D SOCIAL

Significance: Being quite isolated, this landscape unit does not have social significance.

E ECONOMIC

Significance:

The pattern is comprised of irregular and smaller vineyards framed by functional dirt roads.

This landscape unit is specifically notable for its vineyards in combination with the natural fynbos vegetation. Few remnants of plantations are found here.

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 subdivision of farms into smaller uneconomic 'lifestyle' plots fundamentally erodes the agricultural character of the landscape and should be discouraged. Rather, maintain larger unified land areas to protect larger landscape continuums that display a unified scenic character.

C28 Area next to Jamestown (Grade IIIb)

Manicured landscape with the magnificent backdrop of Simonsberg.

MAIN AIM: CONSERVE - The existing character is to be conserved (maintained). This may require protection and maintenance of significant buildings, trees and other elements, or it may require appropriate re-development of other historic places in the landscape.

MAIN VALUE: ECONOMIC - Proposed actions that could impact soils with agricultural potential and soil "health", must be carefully managed.

Conservation systems triggered:

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

CONSERVATION SYSTEM: This landscape unit is an enclosed land parcel within the winelands, along a scenic route. It has 70% visibility coverage from the scenic route. This landscape unit also forms part of the green transitions conservation system, so maintenance of its green and open agricultural character is important.

DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER: Overscaled private dwellings, cluttered properties, gated residential estates, large-scale industrial structures, suburban development, mining, landfill or sewage plant, parking lot, business park, isolated shopping centre.

A ECOLOGICAL

Significance: This landscape unit has limited ecological significance. However, biodiversity should be protected where it is found, by not allowing development in areas of ecological sensitivity such as 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 unit is mainly flat to rolling, with the Stellenbosch Mountains as a magnificent backdrop. The Stellenrust Road forms the southern boundary of the unit and then traverses the landscape in the east.

A strong visual element is an avenue of mature trees leading towards a residence from the R44 in the west of the unit.

Intrusive development in the form of a bright orange farm stall is found next to the R44. Any development that is in contrast to the larger rural character should be discouraged, but the historic function of commonage could be explored in more detail.

Development Criteria:

- 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 with 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.
- Traditional planting patterns should be protected by ensuring that existing tree alignments, windbreaks and copses are not needlessly destroyed, but reinforced and/or replaced, thereby enhancing traditional planting patterns with appropriate species.
- Encourage mitigation measures (for instance use of vegetation) to “embed” existing over-scaled or intrusive structures (such as the farm stall and the school area) within the surrounding agricultural landscape.

**C HISTORIC
Significance:**

The unit comprises one of the original commonage areas within the Eerste River area, though very little reference to commonage is found in its current fabric.

This manicured landscape unit is part of a larger agricultural landscape with most of its land once functioning as a historic commonage area.

Development Criteria:

- Surviving examples of historic commonage areas have cultural and heritage value and should be enhanced and retained, particularly when they are still owned in a public/communal way.
- The Municipality should facilitate the use of historic commonage 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 for those who have limited alternative opportunities for recreation.

JAMESTOWN

- The character of the village precinct must be respected. Negative impacts on visual-spatial relationships (including the broader setting) and buildings of architectural and historical significance must be avoided.
- The strong character and patterns of the village precinct (established by street and building-patterns, including building setback, scale and form, and dwellings on thin agricultural strips), must be respected. Over-scaled new development should not be allowed.
- The narrow strips of agricultural land associated with mission village houses are part of an increasingly rare typology. Preferably no development should be permitted on productive land, especially in the form of permanent built structures that are unrelated to the agricultural use.
- Encourage integrated planning for densification, allowing new typologies that reinterpret historic settlement patterns. Inappropriate suburban and affordable housing, that does not follow the massing and integrity of the settlement pattern as a whole, should be discouraged.
- Alterations and additions to conservation-worthy structures should be sympathetic to their architectural character and period detailing. Inappropriate maintenance can compromise historic fabric.

- Encourage and support the establishment of local heritage conservation bodies, as envisioned in the National Heritage Resources Act, to engage with heritage resource identification, assessment and decision-making.
- Prevent over-engineered and insensitive infrastructural upgrades within historical settlements.
- 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.
- Prevent gentrification from threatening the distinctiveness of the unique settlements within the Stellenbosch winelands.
- Ensure that new developments within rural contexts are in sympathy with the topography and unique *genus loci* of the place/landscape unit.
- Ensure that new buildings within historical precincts are in sympathy with the scale, massing, layout and idiom of surrounding buildings.
- Ensure that new development is responsive to the historical rural context, and avoid suburban type layouts, particularly gated estates, in rural areas.

D SOCIAL

Significance:

The Weber Gedenk School plays an important social role in Jamestown and beyond. The property has an intrusive and neglected appearance in contrast to the uniform vineyards to its south, although it could be read as an extension to Jamestown's urban character.

Development Criteria:

- 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.

E ECONOMIC

Significance:

This land unit mostly consists of straight-edged vineyards with two neat and tightly fitted modern farmyards between the blocks of vineyards.

Most of the soils are moderately suited 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.
- The subdivision of farms into smaller uneconomic 'lifestyle' plots fundamentally erodes the agricultural character of the landscape and should be discouraged. Rather, maintain larger unified land areas to protect larger landscape continuums that display a unified scenic character.

C29 Blaawklippen Road and Stellenbosch Mountain foothills (Grade II)

A sub-valley within the Eerste River Valley that demonstrates the complex relationship between river course, old wagon route, rural landscape and wilderness characterised by the Helderberg and Stellenbosch peaks beyond.

MAIN AIM: CONSERVE - The existing character is to be conserved (maintained). This may require protection and maintenance of significant buildings, trees and other elements, or it may require appropriate re-development of other historic places in the landscape.

MAIN VALUE: HISTORIC AND ECONOMIC - Appropriate use of heritage features is critical for their preservation. Any development that will result in the loss of the large avenues of trees, farmland,

compromise historic farm werfs or deny access to recreational space, will threaten the heritage value of this landscape unit. Proposed actions that could impact soils with agricultural potential and soil "health", must be carefully managed.

Conservation systems triggered:

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

CONSERVATION SYSTEM: This landscape unit is an enclosed land parcel within the winelands, along a Grade II scenic route. It has 70% visibility coverage from the scenic route. This landscape unit also forms part of the green transitions conservation system, so maintenance of its green and open agricultural character is important. It triggers all three conservation systems. About a third of this landscape unit is located within the Hottentots Holland Nature Reserve.

DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER: This entire landscape unit is a high sensitivity zone, and developments that would change or compromise the character of the landscape unit should not be permitted.

A ECOLOGICAL

Significance:

Critical biodiversity areas are located on the upper to mid slopes of the mountains and also as pockets interspaced with ecologic support areas along the drainage lines.

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).
- Protect biodiversity by not allowing development in areas of ecological sensitivity such as 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 Stellenbosch Mountain is the eastern boundary of this landscape unit. It displays three major folds with drainage lines that lead into the Blouklippen River, each with its own set of edge conditions against the upper slopes. These include: 1. Remnant plantations nestled with development on smaller farm portions. 2. Open fallow agricultural fields, remnant fynbos and irregularly shaped vineyards. 3. Smaller plots of 'lifestyle' farms with vineyards.

Development of plots and smaller farms are aligned along the Blouklippen River, which follows the major drainage line from the Stellenbosch Mountain. The plots in the valley are densely planted with lush vegetation, and most of the properties have tree-lined edges.

The main views are focused towards the mountains and expansive views towards the Bottelary Hills are also found on the higher slopes.

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 development or infrastructure (such as wind turbines, communication towers and power lines) on rocky outcrops, because of their high visibility and the visual sensitivity of the skyline.
- Avoid the visual cluttering of the landscape by intrusive signage, and the intrusion of commercial, corporate development along roads.
- 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.
- 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 use.

- 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.
- Encourage mitigation measures (for instance use of vegetation) to "embed" existing over-scaled industrial structures within the surrounding agricultural landscape.
- 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 Blaauwklippen Road runs roughly north to south-east and a number of residences and historic sites are strung along this historic route, partly as a result of the first freehold farms being located along this route.

Blaauwklippen is a significant historic site with Cape Dutch buildings on an extensive werf.

A sub-valley within the Eerste River Valley that demonstrates the complex relationship between river course, old wagon route, rural landscape and wilderness characterised by the Helderberg and Stellenbosch peaks beyond.

Additional structuring elements such as avenues of trees, gateposts and well-defined farm werfs add to the whole.

Development Criteria:

FIRST FREEHOLD LAND

- 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.

18TH & 19TH CENTURY 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.

EARLY 20TH CENTURY FARMSTEADS

- Some farmsteads dating to the early 1900s are located on the sloping hills. Most of the houses are set on a podium at a distance from the road with expansive views overlooking the valley. Although this period is often viewed as unimportant, it forms a

significant part of the historic layering of the cultural landscape and often has elements of architectural merit, and should be preserved.

- Respect existing patterns, typologies and traditions of settlement by promoting the continuity of these heritage features, with reference to the period scale and styles.

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.

ADAPTIVE REUSE OF HISTORIC SITES

- 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.

NEW DEVELOPMENT

- Ensure that new developments within rural contexts are in sympathy with the topography and unique *genus loci* of the place/landscape unit.
- Observe the siting of traditional farmsteads and settlements, usually nestled into north-facing hillslopes, near a source of water, in a copse of trees, and overlooking the surrounding landscape. Similar principles should be followed in the placement of new development, as this will inherently strengthen the character of the landscape units as a whole.
- The placement of historic homesteads and settlement typically avoided visually-exposed, wind-swept hillcrests. New development should follow these patterns.
- Ensure that new buildings within historical precincts or werf contexts are in sympathy with the scale, massing, layout and idiom of surrounding buildings.

D SOCIAL

Significance:

A shooting range is located on the footslopes of the mountain. Oral accounts of the construction of the Franschhoek Tunnel have been recorded and the exit of the tunnel is located on one of the footslopes.

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.
- 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:

Most of the land unit comprises highly suitable soils for agriculture (viticulture).

Vineyards with remnant windbreaks transition onto the higher fynbos slopes.

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 and windbreak trees form distinctive strong lines in the landscape. In cases where an 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.
- The subdivision of farms into smaller uneconomic 'lifestyle' plots fundamentally erodes the agricultural character of the landscape and should be discouraged. Rather, maintain larger unified land areas to protect larger landscape continuums that display a unified scenic character.
- 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.
- 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.

C30 Stellenbosch Berg (Grade IIIb)

This layered landscape has historic, scenic and high social significance under threat of excessive development. The Eastern Bypass threatens the inherent character of the land unit, and access via the dairy farm is significant for maintenance of this rural and recreational edge to town.

MAIN AIM: ENHANCE (MANAGE) AND INTERVENE (CHANGE): Improve land parcels by strengthening or reinforcing agricultural use and its characteristic elements and features, most importantly the tree-lines and windbreaks between properties, as well as vineyards and farmstead/werf areas. Non-agricultural development should be located along the R44, and not be allowed to spread up the mountain slopes.

MAIN VALUE: ECOLOGICAL – This landscape unit exhibits pockets of critical biodiversity, in natural condition, as well as historic tree copses and ecological support areas around the river. Access to the mountain should be at all times be valued and displayed in any development proposal. The threshold of agricultural fields between the mountain and the edge of town is an important element to enhance and maintain.

Conservation systems triggered:

1. **Foothills Conservation System**
2. **Green Transitions Conservation System**

CONSERVATION SYSTEM: This landscape unit forms part of the green transitions conservation system, so maintenance of its green and open agricultural character is important. It also is part of the foothill system around protected areas.

DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER: Overscaled private dwellings, cluttered properties, gated residential estates, large-scale industrial structures, suburban development, mining, landfill or sewage plant, parking lot, business park, isolated shopping centre. **Large-scale business-park development and suburban expansion, together with increased transport infrastructure, threatens the character of this landscape unit.**

A ECOLOGICAL

Significance:

Most of this land unit is regarded as a critical biodiversity area with two ecological support areas.

Four non-perennial streams run down the foot of the mountain.

Development Criteria:

- Protect biodiversity by not allowing development in areas of ecological sensitivity such as wetlands, drainage lines, steep slopes, floodplains, areas with a high water table, areas with high biodiversity, and areas with threatened species.
- Maintain ecological support areas to sites of heritage significance, specifically the stream courses running through the valley. Only permit development that responds to the heritage sensitivity of the river corridor, and that will not dominate, or irreparably damage the environments adjacent to this natural element.

B AESTHETIC**Significance:**

The upper slopes of the Stellenbosch Mountain provide a striking visual backdrop and scale to this landscape unit.

The footslopes of the mountain extend into neighbourhoods such as Bo-Dalsig, Brandwacht and Paradyskloof which form the edge on the lower slopes.

The Strava heatmap indicates extensive use of the mountain for running and cycling, and although the mountain slopes are visually degraded, the unit is in fact a palimpsest of commonage, plantations and current recreation.

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 development or infrastructure (such as wind turbines, communication towers and power lines) on rocky outcrops, because of their high visibility and the visual sensitivity of the skyline.
- Avoid the visual cluttering of the landscape by intrusive signage, and the intrusion of commercial, corporate development along roads.
- 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.
- 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 use.
- 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.
- Encourage mitigation measures (for instance use of vegetation) to "embed" existing over-scaled structures within the surrounding agricultural landscape.
- 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.

RECREATION TRAILS

- 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.
- Mountain slopes have been used for traditional practices for many years, and care should be taken that any significant cultural sites, such as burials and veldkos/medicinal plant resources, are not disturbed.

C HISTORIC

Significance:

This entire land unit formed part of the historic commonage and is still aligned in its function to allow communal access into the mountain for the people of Stellenbosch.

The Eerste River forms an historic and appropriate boundary to the town of Stellenbosch, and the Coetzenburg sports fields are an appropriate transition from suburb to wilderness.

Development Criteria:

- An additional guideline is for edges of the town to remain permeable to the larger natural landscape. Edges such as Coetzenburg should allow movement to the Stellenbosch mountain for all members of the public, according to its historic and current function (refer to Green Transitions and Commonage for more detail).

COMMONAGE

- 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.
- 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.
- 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 for those who have limited alternative opportunities for recreation.
- No residential or industrial structures should be permitted on commonage land.

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.

D SOCIAL

Significance:

The toe of this land unit extends into the urban fabric along with the Coetzenburg dairy farm. This farm reads as part of the rural character, and its proximity to the town adds a special rural character to Stellenbosch and provides a gateway for the recreational use of the mountain.

Rights of access to medicinal plants on the mountain, as expressed in public forums, needs to be maintained.

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:**

Open fynbos and remnant plantations are found with a few vineyards on the lower slopes. The lower slopes have high quality soils for the cultivation of vines.

The vineyards present a regular pattern in the landscape, whereas the plantations create visual 'blocks' that contrast in colour, texture and scale to the vegetation surrounding them.

Open fallow agricultural land and a few leftover windbreaks are also located within the landscape unit.

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 and windbreak trees form distinctive strong lines in the landscape. In cases where an 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.
- The subdivision of farms into smaller uneconomic 'lifestyle' plots fundamentally erodes the agricultural character of the landscape and should be discouraged. Rather, maintain larger unified land areas to protect larger landscape continuums that display a unified scenic character.
- 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.
- 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.