

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.

D JONKERSHOEK

D01 Jonkershoek Valley Head (Grade II)

The landscape unit represents a wilderness area that provides an outstanding natural backdrop to the Jonkershoek Valley and functions as a mountain catchment area that provides water for Stellenbosch.

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

MAIN VALUE: ECOLOGIC - Its wilderness character is the main element to conserve, as a base for scientific research (fauna, flora and water source) and for its appreciation of a wilderness area in close proximity to the town of Stellenbosch.

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 leading towards the end of a Grade II Scenic Route. Most of this landscape unit is already a Protected Area, and a small portion along the Scenic Route forms part of the Foothills Conservation System.

DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER: This entire landscape unit is a 'no-go' development zone, and no further developments that would change the character of the existing uses should be permitted.

A ECOLOGICAL

Significance:

The unit features extensive critical biodiversity and ecological support areas. Situated in the deepest reaches of the Jonkershoek Valley, a portion of this land unit falls into the Hottentots Holland Conservation Area. Fynbos is the primary land cover, while larger shrubs and trees are found along the river.

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).

- This entire landscape unit is a 'no-go' development area which means that no built structure(s) should be allowed in this protected area in order to protect scenic resources, biodiversity and water catchments, and to minimise visual scarring and erosion.
- Strongly avoid any infrastructure development (such as wind turbines, communication towers and power lines), because of their high visibility and the visual sensitivity of the skyline.

B AESTHETIC

Significance:

The character of this land unit is made up of the dramatic mountains and the Eerste River that runs in the bottom of the valley. As the unit is enclosed on three sides, it has a well-defined sense of place and affords framed views across the Stellenbosch landscape from the higher slopes.

Some of the slopes against the Jonkershoek mountains have remnant plantations that are in the process of being rehabilitated. The legacy of plantations and the remaining infrastructure are important historic layers.

Development Criteria:

- 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 Foothills Conservation System).
- In this landscape unit, road upgrades should be limited to a gravel surface and the road should be maintained to ensure continuous access to the main 10km loop road.
- Rehabilitation of forestry areas should be applied in the same way rehabilitation is conducted in mining operations - from the onset of the operation.
- Forestry service roads are difficult to rehabilitate. Instead these roads are part of the historic layering that tells the story of forestry and could be used for another purpose such as recreation.
- Another method of rehabilitation could entail the production of traditional plant resources, where indigenous knowledge of plants and foraging could be applied.

C HISTORIC

Significance:

Significant peaks include Haelkop along the southern ridgeline and The Twins and square Tower Peak along the northern ridgeline.

Development Criteria:

- 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.

D SOCIAL

Significance:

According to the current Strava maps, the trails seen on the slopes of the Jonkershoek mountains are extensively used for running and cycling. Most of these routes follow the old plantation roads. The trails along the old plantation routes are rather intrusive, yet can be regarded as scars that carry significance and an important social function. The trail to the waterfall is an important feature within this land unit.

Development Criteria:

- 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' in 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.

- Retain view-lines and vistas focused on prominent natural features such as mountain peaks, as these are important place-making and orientating elements for experiencing the cultural landscape. They are not only important for landscape character, but also for water security, and biodiversity.

E ECONOMIC

Significance:

The soils along the main drainage line are highly suitable for agriculture, but there is no evidence that they have been cultivated historically.

Development Criteria:

- Cultivation in this landscape unit, or any development that would represent a change in character, is discouraged, except in the form of rehabilitation of the plantation areas, where another method of rehabilitation could entail the production of traditional plant resources, and indigenous knowledge of plants and foraging could be applied.

D02 Heart of Jonkershoek

The layers of significance and threat are discussed in detail below, ranging from social and historic to the natural value within this valley. This landscape unit fulfills an important recreational function in terms of its proximity to the town of Stellenbosch.

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

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

Conservation systems triggered:

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

CONSERVATION SYSTEM: A large portion of this landscape unit is a Protected Area already, the rest of the landscape unit is triggered to be part of the Foothills Conservation System. A Grade II Scenic Route (Jonkershoek Road) runs through this landscape unit, where 'foreground' development criteria apply.

DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER: The following land use should not be permitted: Over-scaled private dwellings, mining works, substation, sewage plant, gated residential estates, shopping centre. Parking areas should be carefully considered: they should not be standard monotonous areas of tarmac, but rather carefully placed and considered for multifunctional use.

A ECOLOGICAL

Significance:

These slopes are critical biodiversity areas with the ecological support area centered around the river corridor.

Development Criteria:

- Support protected areas and existing nature reserves, with their landforms and areas of critical biodiversity, which strongly contribute to the "wilderness domain" of the winelands cultural landscape (See the Foothills Conservation System).
- Maintain ecological support areas to sites of heritage significance (particularly river corridors). Only permit development that responds to the heritage sensitivity of the site, and that will not dominate, or irreparably damage the environments adjacent to these heritage sites. Optimize the scenic and recreational opportunities provided by water courses and larger water bodies, especially where they were enjoyed through historic right of way.

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

B AESTHETIC

Significance:

The Stellenbosch and Jonkershoek mountains determine the structure of this land unit with its sandstone cliffs and fynbos slopes.

This land unit is mostly perceived from the road where large trees enclose it as it follows the line of the river. Occasional views are found through the trees towards the mountains.

Development Criteria:

- Limit cultivation and development on upper mountain slopes greater than 1:4 to protect scenic resources and water catchments, and to minimise visual scarring and erosion. Propose 'no-go' development areas above the 280m contour line on the slope to the north of Jonkershoek Road, and 240m on the slope to the south of Jonkershoek Road.
- Avoid development or infrastructure (such as buildings, wind turbines and power lines), on crests or ridgelines because of impact on the visual sensitivity of skylines.
- Retain view-lines and vistas focused on prominent natural features such as mountain peaks, as these are important place-making and orientating elements for experiencing the cultural landscape. They are not only important for landscape character, but also for water security, and biodiversity.

C HISTORIC

Significance:

Several heritage features are found in this land unit. The first freehold farm belonged to a freed slave Jan de Jonker, and is now known as Assegaaibos.

The trout hatchery, established in 1893 as a government initiative, features a sturdy dressed-stone hatching house that was designed by John Scott. This site is no longer in use, dams are dried up and the hatchery has been engulfed by meaningless office buildings. The large dam in the valley of the nature reserve is still used for trout farming.

The Jonkershoek werf is positioned so as to have a backdrop against the dramatic twin peaks of the Jonkershoek mountains, and a distinctive walled graveyard acts as a landmark along the road. Security measures fragment this historic linear werf. Most of the historic features in this land unit have changed from their original use, posing a major threat of becoming mere monuments or even degraded as a result of their new use.

At the entrance of the Jonkershoek Nature Reserve is a double row of workers' housing separated by an avenue of London Plane trees, and during busy times this avenue also functions as a parking area. Some remnant plantations are seen as one enters the nature reserve, with peculiar clusters along the road, before the outstanding natural Jonkershoek valley is reached.

A Muslim Kramat/grave is situated among the remnant plantation trees against the Jonkershoek mountain footslope.

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.

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 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 must be assessed and should be discouraged. Burial grounds, and places of worship are automatically regarded as Grade IIIa or higher.

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.

PLANTING PATTERNS

- Traditional planting patterns should be protected by ensuring that existing tree alignments and copses are not needlessly destroyed, but reinforced or replaced, thereby enhancing traditional patterns with appropriate species.

- The felling of mature exotic or indigenous trees within residential areas should be avoided. Instead continuous tree canopies should be encouraged, especially within urban environments.
- Significant avenues should be protected as a heritage component.
- In some cases, remnant planting patterns (even single trees) uphold the historic character of an area. Interpretation of these landscape features as historic remnants should occur.
- 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.

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 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 social function of the Jonkershoek Valley is one of its most significant features. The entire road is a social corridor with access to camping, hiking, walking, cycling, picnic spots and sports fields and other recreational activities, so any break in this linear corridor would pose a threat. The Jonkershoek Road opens into a node that formed around the Jonkershoek werf, trout hatchery and camping site, and again at the entrance gate to the nature reserve.

Development Criteria:

- The long sidewalk is key to the continuum of the road as a social feature that runs through the entire valley. Consideration should be given to constructing a continuous sidewalk in places where it is not present, whether it runs over public or private land.
- 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 the conservation systems of Green Transitions and Foothills Conservation).
- 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' 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.

PERMEABILITY

- It is recommended that visual permeability should be maintained towards mountains, valleys and across open, and cultivated fields. (a) Discourage the use of solid walls around vineyards and agricultural areas in public view and along Scenic Routes. (b) Views should be framed and enhanced by development wherever possible.
- It is recommended that physical permeability to communal resources such as rivers and mountains is maintained and enhanced, for the enjoyment of all members of the public. This is particularly true when considering any new development proposals. (a) Promote public footpaths across the cultivated landscape. (b) Restore areas of recreation, especially where the public has traditionally enjoyed rights of access. Action might include the removal of fences and walls, where it is

appropriate. (c) Prevent privatisation of natural places that form part of the historical public open space resource network. (d) Allow for sustainable, traditional use of natural places for recreational, spiritual and resource-collection purposes.

- Facilitate access to opportunities: (a) Improve quality of life by encouraging access to nature, health and recreation routes, and the traditional use of the landscape (refer to the Conservation Systems). (b) Consider restoring areas such as old picnic sites that offer social and recreational opportunities for intensive use by large groups.

E ECONOMIC

Significance:

From a distance, the working plantation is a feature in the landscape. It cloaks the higher slopes of the Jonkershoek Mountains where the service roads form a distinct pattern along the contour lines. Forestry station cottages are distinct units associated with the plantation industry. Where once only a few cottages were present, now an entire village is absorbed among the large trees. Basic services are lacking in this informal settlement, but installation thereof could be a threat to the basic character of dwellings almost hidden among the large trees.

High soil suitability is located on the slopes of the Jonkershoek mountains, and along the valley bottom, while medium soils are found on the Stellenbosch mountains. The position of the high quality soils specifically suited for the production of wine on the valley bottom is a unique occurrence.

Development Criteria:

FORESTRY

- Village settlement associated with forestry is often made up of a grid patterned street network, in close proximity to the sawmill. A key feature in these settlements is the use of timber as a construction material. Where these settlements have heritage significance and historic character, new development that differs in mass and grain should be discouraged.
- Rehabilitation of forestry areas should be applied in the same way rehabilitation is conducted in mining operations- at the onset of the operation. This includes adaptive reuse strategies for the sawmill structure.
- Forestry service roads are difficult to rehabilitate. Instead these roads are part of the historic layering that tells the story of forestry and could be used for another purpose such as recreation.
- Another method of rehabilitation could entail the production of traditional plant resources, where indigenous knowledge of plants and foraging could be applied.

INFRASTRUCTURE

- Infrastructure improvement including new roads, and upgrades to road infrastructure need to be appropriate to their rural context (scale, material etc.). Out of scale flyovers and bridges should be avoided, as it detracts from the rural character of the Stellenbosch Municipality.
- The design of street furniture and street lighting should be carefully considered so that they positively respond to the specific character of the landscape/townscape unit within which they are situated, and avoid light pollution.
- Densely planted large trees absorb the visual impact of the settlement. The provision of basic services or housing and associated structures may require the loss of the large trees. This would threaten the historic character of the landscape unit, and should be discouraged. Innovative solutions need to be sought to solve this problem, while retaining the existing character.

VITICULTURE

- 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.

D03 Jonkershoek Gateway (Grade II)

This unit displays the interplay between humans and nature as a unique cultural landscape.

MAIN AIM: CONSERVE (MAINTAIN)- Existing character: This may require both protection and maintenance of the significant elements and features as well as appropriate development thereof. It includes the promotion of these landscapes and places for the appreciation and continuity of their cultural significance

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

Conservation systems triggered:

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

CONSERVATION SYSTEM: This landscape unit triggers the Foothills and Scenic Route Conservation Systems. It includes a Grade II Scenic Route (Jonkershoek Road), where 'Foreground' development criteria apply. It is classified as an exceptional landscape unit in terms of its scenic value within the context of the Stellenbosch Municipality, can be seen from five other Grade II Scenic Routes, and is scenically valuable with more than 70% of the land unit being visible. The top of the mountains forms part of an existing Protected Area.

DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER: The following land use should not be permitted: Over-scaled private dwellings, mining works, substation, sewage plant, shopping centre, gated residential estates, large scale industrial structures, parking lots, business parks.

A ECOLOGICAL

Significance:

The unit is spatially defined by the rocky, northeast-facing slope of the Stellenbosch Mountain and the green southwest-facing slope of the Jonkershoek Mountain, with a drainage line running along the road at the valley bottom.

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).
- 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.
- Avoid development or infrastructure (such as buildings, wind turbines and power lines), on crests or ridgelines because of impact on the visual sensitivity of skylines.
- Retain view-lines and vistas focused on prominent natural features such as mountain peaks, as these are important place-making and orientating elements for experiencing the cultural landscape. They are not only important for landscape character, but also for water security, and biodiversity.
- Maintain ecological support areas to sites of heritage significance (particularly river corridors). Only permit development that responds to the heritage sensitivity of the site, and that will not dominate, or irreparably damage the environments adjacent to these heritage sites. Optimize the scenic and recreational opportunities provided by water courses and larger water bodies, especially where they were enjoyed through historic right of way.
- Promote transitions or buffers, and larger connected systems, to nature reserves (see Foothill conservation system). To protect important habitats, provide increased opportunities for recreation and the traditional use of the landscape.
- Respect development setbacks from water resources to provide protection from flooding as well as creating scenic and ecological corridors (see legislation in place) for river corridors.

B AESTHETIC

Significance:

In this land unit, vineyards, remnant plantations and natural vegetation form an aesthetically significant pattern on the Jonkershoek mountain slopes, with the fynbos-covered Stellenbosch mountains on the opposite side of the valley.

An intrusive private residence has been erected on the upper footslopes of the Jonkershoek Mountain, being highly visible and contrasting in scale and typology to the rest of the character in this landscape unit. This type of development undermines the integrity of Jonkershoek as a whole.

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).
- Prevent construction of new buildings on visually sensitive, steep, elevated or exposed slopes, ridgelines and hillcrests. Retain the integrity of the distinctive and predominantly agricultural landscape character.
- Limit cultivation and development on upper 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 line (built structures and cultivated fields) on the slope to the south of the Jonkershoek road, and 220m for built structures and 480m for cultivated lands on the slope to the north.
- The construction of over-scaled private dwellings and other structures in locations of high visual significance, and on visually-exposed promontories, ridges and ridgelines, should be discouraged. Preferred locations are sites that have already been settled (for instance consolidated around farmyards, or near villages and hamlets), or sites 'tucked into' the landscape, using the same criteria for site-location as the adjacent, older farmsteads.
- Encourage mitigation measures (for instance use of vegetation) to "embed" existing over-scaled private dwellings 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 Jonkershoek Road enters the tree-rich valley bottom and continues through to the next unit. The land unit has a special typology in the way that farm roads connect to the Jonkershoek Road at an angle. This pattern is a result of the steep contours alongside the road. Some are marked with single pillars on either side of the entrance, such as the entrance of Old Nectar, which is a valuable heritage site with its imposing Cape Dutch house and garden.

Three of the first freehold farms are located along the river, where a number of artefacts have been recorded.

Lui Jan's field, on the Stark Conde property, was the saagrond of Jan van Ceylon in the 17th century and is currently a vineyard. This triangular piece of land is a landmark in the Jonkershoek Valley. It is distinctively flat with beautiful backdrop of natural vegetation on the northern edge.

Development Criteria:**EARLY OCCUPATION**

- 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.
- 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.
- 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.

FREEHOLD LAND

- 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 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.

SETTLEMENT PATTERN

- 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.
- Infrastructure improvement including new roads, and upgrades to road infrastructure need to be appropriate to their rural context (scale, material etc.). Out of scale flyovers and bridges should be avoided, as it detracts from the rural character of the Winelands. Where appropriate (needed), the entrance gate should meet the Jonkershoek road at an angle in this unit. The design of street furniture and street lighting should be carefully considered so that they positively respond to the specific character of the landscape/townscape unit within which they are situated, and avoid light pollution.
- Lui Jan's distinctively flat land, with its aesthetically significant backdrop of natural vegetation on the northern edge, should remain as a feature. Any development that threatens this feature should be discouraged.

D SOCIAL

Significance:

The land unit features a number of attractions and recreational facilities such as hiking and cycling routes.

Development Criteria:

- The long sidewalk is key to the continuum of the road as a social feature that runs through the entire valley. Consideration should be given to constructing a continuous sidewalk in places where it is not present, whether it runs over public or private land.
- It is recommended that visual permeability should be maintained towards mountains, valleys and across open, and cultivated fields. (a) Discourage the use of solid walls around vineyards and agricultural areas in public view and along Scenic Routes. (b) Views should be framed and enhanced by development wherever possible.
- 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:

Vineyards, tourism, and recreational facilities are part of this landscape unit.

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.
- 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. In this land unit, however, the pattern of settlement is absorbed into the surrounding lush vegetation and large trees, and the sensitive continuation of this pattern is viable as long as the vegetation is maintained.
- Prevent fragmentation and rezoning of wilderness or 'natural' areas within the municipality, to ensure that the important contribution of wilderness areas to the character of a variety of heritage sites is maintained.
- Maintain larger unified land areas to protect larger landscape continuums that display a unified scenic character.

D04 Jonkershoek Threshold (Grade IIIa)

This landscape unit is classified as an exceptional landscape unit due to its high visibility (see Appendix 2 for the visibility analysis). The key feature is rural agricultural character.

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

MAIN VALUE: AESTHETIC, SOCIAL - The close proximity of this landscape unit to the town of Stellenbosch highlights its social function that facilitates the appreciation of nature in the Jonkershoek Valley. The openness of the landscape needs to be maintained, and a clear distinction between rural and suburban should be enhanced. The sidewalk (access to the valley) on the edge of Jonkershoek Road should always be maintained.

Conservation systems triggered:

5. **Protected Areas Conservation System**
6. **Scenic Route Conservation System**
7. **Green Transition Conservation System**

CONSERVATION SYSTEM: This landscape unit falls within the foothills, and Scenic Route conservation system. It is classified as an exceptional landscape unit in terms of its scenic value within the context of the Stellenbosch municipality it is seen from six other Grade II Scenic Routes, and is valuable with more than 70% of this land unit being visible. The top of the mountains forms part of an existing protected area. The Jonkershoek Road is a grade II Scenic Route, where development criteria for the 'foreground' (0-500m) apply.

DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER: The following deviated land uses should not be permitted in this land unit. Over-scaled private dwellings, suburban development, gated residential estates, mining, forestry related land use, school complex, substation, landfill, sewage plant, market, parking lot, business park, shopping centre, infrastructure development such as wind turbines. Solid walls around properties on the edge of the Jonkershoek road should be strongly discouraged.

A ECOLOGICAL**Significance:**

The Jonkershoek and Stellenbosch Mountains flank this unit to the northeast and southwest respectively. These areas feature extensive critical biodiversity and ecological support areas. The unit is not as contained and well-defined as the other three Jonkershoek units, and the valley bottom with the Eerste River is at its broadest here.

Development Criteria:

- The high mountains in the study area are landforms vital to its overall landscape character. They enclose the valleys and settlements of heritage significance. Prevent development on visually sensitive mountain slopes and ridgelines in order to preserve the continuity of the mountains as a backdrop.
- Limit cultivation and development on upper mountain slopes greater than 1:4 to protect scenic resources and water catchments, and to minimise visual scarring and erosion. Propose 'no-go' development areas above the 220m contour line for built structures to the north of Jonkershoek Road, and vineyards to the 500m contour line. The southern section of Jonkershoek Road should have limited development above the 200m contour line for both structures and vineyards.
- 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).

RIVER CORRIDORS

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

B AESTHETIC

Significance:

The unit opens up towards Stellenbosch, with the northwestern edges differentiated by the presence of the lower-lying Botmaskop and deep drainage lines from the Jonkershoek Mountain.

Broad views are found back towards the head of the valley.

Karindal is the outermost suburb before entering Jonkershoek. A distinct edge exists between suburbia and the rural land. In this land unit, smaller land plots and vineyards with small dams are found with several boundary conditions ranging from fence lines, whitewashed walls, and a combination of fence and wall.

The pattern north of the Eerste River appears more ordered and rectangular along the foothills, becoming larger and irregular closer to the river.

Several intrusions have been introduced to the unit, including a large-scale nursery and developments at Lanzerac. The Jonkershoek and Stellenbosch Mountain foothills both contain intrusive vineyards which break the natural unity of the mountain reserves.

Development Criteria:

RURAL CHARACTER

- Respect the natural landscape as the setting within which settlements (towns, hamlets, farm werfs) are embedded. Avoid insensitive 'dominating' developments that erode the natural-agricultural continuum found on the rolling foothills of the study area. Dominating development include sprawling suburban development, over-scaled private dwellings etc.
- The construction of over-scaled private dwellings and other structures in locations of high visual significance, and on visually-exposed promontories, ridges and ridgelines, should be discouraged. Preferred locations are sites that have already been settled (for instance consolidated around farmyards, or near villages and hamlets), or sites 'tucked into' the landscape, using the same criteria for site-location as the adjacent, older farmsteads.
- 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, in order to retain the clear distinction between Karindal and the Jonkershoek valley.
- Promote urban densification to protect the rural landscape as the main communal asset. Urban and rural regeneration should include former industrial sites.

- Give preference to the reinforcement of existing settlements and settlement patterns rather than extending development outside the urban edge.
- Ensure that new development is responsive to the historical rural context, and avoid suburban type layouts, particularly "gated" estates, in rural areas.
- Ensure that new buildings within historical precincts or werf contexts are in sympathy with the scale, massing, layout and idiom of surrounding buildings.
- Ensure that new developments within rural contexts are in sympathy with the topography and unique *genus loci* of the place/landscape unit.

PERMEABILITY

- 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.
- 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.
- Please refer to the Burden & Franssen Heritage Survey and Inventory and Kruger Roos report for guidelines within the historic core of Stellenbosch.
- Edges of the town should remain permeable to the larger natural landscape (Refer to Green Transitions and Commonage (Stellenbosch Mountain) for more detail).

C HISTORIC

Significance:

The unit features a number of the first freehold farms, with the largest concentration along the southern side of the river on the footslopes of the Stellenbosch mountain. Historic farms are located within the wide valley bottom, flanked by ecologically important mountain slopes on both sides.

The iconic farm of Lanzerac is situated at the western end of this land unit and is set against The Twin peaks, though access is gained through the suburb of Karindal. Other significant farms include Klein Gustrouw and Bergsig.

Development Criteria:

FREEHOLD LAND

- 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 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.
- Traditional planting patterns should be protected by ensuring that existing tree alignments and copses are not needlessly destroyed, but reinforced or replaced, thereby enhancing traditional patterns with appropriate species

D SOCIAL

Significance:

The unit features a number of recreational facilities such as hiking and cycling routes.

Development Criteria:

- The long sidewalk is key to the continuum of the road as a social feature that runs through the entire valley. Consideration should be given to constructing a continuous sidewalk in places where it is not present, whether it runs over public or private land.
- 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 the conservation systems of Green Transitions and Foothills Conservation).
- 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' in 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:

An equestrian farm and residential estate are among some of the land uses.

The pattern south of the river appears as regular blocks of vineyard and grazing. The patterns reflect the location of good agricultural soils along the Eerste River and the Jonkershoek Mountain foothills.

Development Criteria:

- Land use related to agricultural use but with large visual intrusions / clutter (such as timber yards and nurseries) should be carefully assessed. Mitigation measures should be put in place before any development or rezoning is permitted to allow such uses.
- Care should be taken that vineyards are not needlessly destroyed, and replaced by non-agricultural development. The potential agricultural use of the land should be retained for the future.
- The proliferation of non-agricultural uses, particularly in visually prominent locations, should be avoided. This is in order to protect the predominantly agricultural character of the landscape.
- The subdivision of farms into smaller uneconomic 'lifestyle' plots of less than 3 hectares fundamentally erodes the agricultural character of the landscape.
- Prevent fragmentation and rezoning of wilderness or 'natural' areas within the municipality, to ensure that the important contribution of wilderness areas to the character of a variety of heritage sites is maintained.
- Maintain larger unified land areas to protect larger landscape continuums that display a unified scenic character.
- 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.