

## **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.

## **F DWARSRIVIER**

### **F01 Verge**

**This unit carries natural and cultural as well as social significance, for the high percentage of critical biodiversity areas located within the unit and for the Bleskop memorial.**

**MAIN AIM:** INTERVENE (CHANGE) in a deliberate, planned way: To accelerate change towards a new or strengthened character. This approach may be appropriate where the landscape or townscape has declined beyond the point where enhancement is possible; rehabilitation to the site's previous character is appropriate.

**MAIN VALUE:** ECOLOGIC - The high percentage of Critical Biodiversity needs a rehabilitation strategy to allow it to return to its original condition.

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

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

**CONSERVATION SYSTEM:** This landscape unit is triggered by the Foothills conservation system in its high level of critical biodiversity. It is also triggered by the Green Transition conservation system where the main aim is based on the municipal scale of green transitions (see Appendix 3 for guidelines relating to this system). A grade IIIa scenic route is located directly adjacent to this landscape unit where 'foreground' development criteria apply.

**DEVIATED LAND USE:** Over-scaled private dwellings, cluttered properties, gated residential estates, suburban development (sprawl).

## **A ECOLOGICAL**

### **Significance:**

*It predominantly features fallow fields in the north that have been rehabilitated to such an extent that they are considered a degraded but still important critical biodiversity area. The areas along the Berg River,*

*especially to the north and the south-east, feature extensive critical biodiversity and ecological support areas in a natural condition.*

*This landscape unit appears relatively flat, extending from the R45 on the southern boundary, to the Berg River and continuing along the south- western boundary, and forming a floodplain between its upper tributary to the east.*

**Development Criteria:**

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

**B AESTHETIC**

**Significance:**

*The viewshed is expansive with undisturbed views towards the mountainous 'bowl' that surrounds it and the distinct green knob that is Kleinberg.*

*The northern section currently features open fallow fields in larger blocks, which gradually become smaller closer to the R45.*

**Development Criteria:**

- 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:**

*Klein Waterval is an altered late Victorian / Cape Revival building, now with limited architectural significance but with a panoramic view across the river valley.*

*The Bleskop war memorial was set overlooking some of the first freehold land grants, but is now enclosed by trees.*

**Development Criteria:**

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

- Any remaining structures or fabric associated with the first freehold land grants should be protected, and included as part of the heritage inventory.
- Alterations and additions to conservation-worthy structures should be sympathetic to their architectural character and period detailing, but should also align with Burra Charter Article 22 (see introduction of this section).

## **D SOCIAL**

### **Significance:**

*The Bleskop Memorial, located beside the R45, is a locally significant memorial that commemorates men from the Franschoek and Dwarsrivier valleys who died in the First World War (1914-1918).*

### **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.

## **E ECONOMIC**

### **Significance:**

*The soils in this unit are only partially suitable for agriculture (viticulture). Klein Waterval Riverside Lodge is located next to the R45. The Berg River valley below is cultivated and immediately above, vineyards and orchards retain some agricultural character.*

### **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 (see T10.3 for windbreak species) which form distinctive strong lines on the landscape. In cases where the orchard has lost its function, to retain its heritage values the windbreak trees should be kept and new development could be included within existing blocks.
- 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.

## **F02 Solms Delta**

**The unit has high cultural, social and historic significance with a group of farmsteads around the confluence of two rivers. Large scale development would compromise the integrity of this land unit. Its significance spans age and rarity, as well as aesthetic, architectural and landscape considerations.**

**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, SOCIAL - This landscape unit has exceptional significance for its historic relevance within the winelands, and needs to be celebrated as such.

**Conservation systems triggered:**

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

**CONSERVATION SYSTEM:** This landscape unit is triggered by the Green Transition conservation system where the main aim is based on the municipal scale of green transitions (see Appendix 3 for guidelines relating to this system). A Grade IIIa scenic route is located directly adjacent to this landscape unit where 'foreground' development criteria apply.

**DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER:** Over-scaled private dwellings, cluttered properties, gated residential estates, suburban development (sprawl), large scale industrial structures. Business park, isolated shopping centres,

**A ECOLOGICAL**

**Significance:**

*The drainage lines feature some critical biodiversity and ecological support areas.*

**Development Criteria:**

- Protect areas of critical biodiversity, and irreplaceable habitats, by not allowing development in areas of sensitivity as per the EMF (2017). These also include; wetlands, drainage lines, steep slopes, floodplains, areas with a high water table, areas with high biodiversity, and areas with threatened species
- 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.
- 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 structure of this land unit is mainly flat, with the confluence of the Dwars River and Banghoek River located within it.*

*The densely vegetated Banghoek River flows along the centre of the unit and connects with the Berg River at its northern boundary.*

*Delta Crest, a gated elite housing estate, impacts the approach to the Anglican church complex and Solms Delta along Delta Pad.*

*The Allee Bleue Winery is located on the western side of the Banghoek River, and recent infrastructure is large-scale and out of character.*

*Views from this largely flat landscape are dominated by the Simonsberg and the Drakenstein Mountains.*

**Development Criteria:**

- Ensure that new development is responsive to the historical rural context, and avoid suburban type layouts, particularly “gated” estates, in rural areas.
- Ensure that new developments within rural contexts are in sympathy with the topography and unique *genus loci* of the place/landscape unit.
- 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.
- 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:**

*A range of pre-, and early-colonial contact period archaeological finds have been made here. Furthermore, the entire unit used to form part of the early freehold land grants in the area.*

*The Solms Delta Farm has remains of a 17th century building as well as early and later colonial and subsequent developments, and has considerable significance.*

*Two Rivers Farm (Weltevreden) is a significant farmstead complex, with old outbuildings and Cape Revival features, situated in a magnificent landscape setting with mature Oaks, Palms and Yellowwoods.*

*Allee Bleue (Meerrust) has a historically layered farm nucleus, comprising Cape Dutch/Victorian/ Cape Revival structures and spatial and landscape orders and avenues.*

*The graveyard of St George's Anglican Church (designed by Baker, 1902) contains granite grave markers of which the earliest is 1909.*

*The farm complexes in this unit are associated with very tall palm trees, some of which were planted to mark births of children.*

**Development Criteria:****PRE-COLONIAL**

- Names of mountain passes and water courses that refer to 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.
- Stone tools such as handaxes and cleavers are found throughout the area. All archaeological material (and human remains) is protected in terms of the NHRA.

**FREEHOLD**

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

- Any remaining structures or fabric associated with the first freehold land grants should be protected, and included as part of the heritage inventory.
- Alterations and additions to conservation-worthy structures should be sympathetic to their architectural character and period detailing, but should also align with Burra Charter Article 22 (see introduction of this section).
- 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.

#### **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.
- Ensure visual harmony between historical fabric and new interventions in terms of appropriate scale, massing, form and architectural treatment, without directly copying these details. Distinguish old from new.
- Encourage development that prolongs the longevity of historic family farms as an increasingly rare typology.
- Any development that threatens the inherent character of family burial grounds should be discouraged.
- 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 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.
- 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.

## **D SOCIAL**

### **Significance:**

*Solms Delta is the largest wine estate and features extensive adaptive reuse and social developments amongst vineyards and some orchards.*

*The Solms Delta Estate gained increased social significance in the last decade, with extensive research into the architectural and social history of the farm and pioneering transfer of ownership of production to farm worker families.*

### **Development Criteria:**

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

## **E ECONOMIC**

### **Significance:**

*The drainage lines feature soils that are highly suitable for agriculture.*

*Vineyards and other agricultural fields are located along the Banghoek and Berg River corridors in a mostly rectilinear pattern.*

### **Development Criteria:**

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

## **F03 Rhodes Fruit Farms Industrial Node**

**This land unit has social, historic and landmark significance with potential for the adaptive re-use and integration of the current historic structures. Small non-conservation worthy (NCW) land parcels are marked in grey.**

**MAIN AIM:** INTERVENE (CHANGE) in a deliberate, planned way: To accelerate change towards a new or strengthened character. This approach may be appropriate where the landscape or townscape has declined beyond the point where enhancement is possible; or rehabilitation to the site's previous character is appropriate.

**MAIN VALUE:** ECOLOGIC - Apart from the small pockets of critical biodiversity, in natural condition, and ecological support areas around the river this is a good landscape unit for development and the adaptive reuse of existing structures associated with the Rhodes Fruit company.

**Conservation systems triggered:** None

**CONSERVATION SYSTEM:** This landscape unit is not triggered by any conservation systems.

**DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER:** Over-scaled private dwellings, cluttered properties, gated residential estates, suburban development (sprawl)

## **A ECOLOGICAL**

### **Significance:**

*A large block in the northeastern corner of the unit is mapped as an important critical biodiversity area in a natural condition.*

*The rest of the unit features extensive ecological support areas, especially along the river.*

### **Development Criteria:**

- Maintain ecological support areas to sites of heritage significance (particularly river corridors). Only permit development that responds to the heritage sensitivity of the site, and that will not dominate, or irreparably damage the environments adjacent to these heritage sites. Optimize the scenic and recreational opportunities provided by water courses and larger water bodies, especially where they were enjoyed through historic right of way.
- Protect areas of critical biodiversity, and irreplaceable habitats, by not allowing development in areas of sensitivity as per the EMF (2017). These also include; wetlands, drainage lines, steep slopes, floodplains, areas with a high water table, areas with high biodiversity, and areas with threatened species.

## **B AESTHETIC**

### **Significance:**

*The topography is largely flat throughout the unit with the Werda River running through the Rhodes Fruit Farm properties in the northern section.*

*Views from this largely flat landscape are dominated by Simonsberg and the Drakenstein Mountains.*

*Most of the landscape unit is occupied by the Rhodes Fruit Group and its extensive infrastructure. This gives the unit a somewhat industrial character at the intersection of the Helshoogte Road (R310) and the R45.*

### **Development Criteria:**

#### **DEVELOPMENT**

- Promote urban densification to protect the rural landscape as the main communal asset. Urban and rural regeneration should include former industrial sites. This node could effectively be utilised as such a high density node in the Stellenbosch winelands.
- Avoid visual clutter in the landscape by intrusive signage, and the intrusion of commercial, corporate development along roads (such as one-stop filling stations).
- Land use related to agricultural use but with large visual intrusions / clutter (such as timber yards and nurseries) should be carefully assessed. Mitigation measures should be put in place before any development or rezoning is permitted to allow such uses.

- 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. Here specifically the massing and scale of the industrial structures could be followed, especially to the south of the R45 and north of the Helshoogte Road.
- New development that reinforces segregated planning principles should 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 the Lynedoch eco-village. Here, a model for integrated communities with different income levels has been successfully applied and tested.

## **C HISTORIC**

### **Significance:**

*The Groot Drakenstein railway station features three wood-and-iron buildings of the 1930s. This is a significant landmark site that has potential for re-use. The mature trees are also significant landmarks.*

*Early 20th century RFF offices, warehouses, etc. form a landmark complex at the road T-junction, and the Appleyard Memorial bell-tower marks this historic period. The southern section of the unit features portions of the first freehold farms in the area.*

### **Development Criteria:**

- It is recommended that visual permeability should be maintained towards mountains, and cultural landmarks (specifically, the wood-and-iron buildings), 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.

### **FREEHOLD**

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

### **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.

### **PLANTING PATTERN**

- 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.

- 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.
- 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**

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

#### **D SOCIAL**

##### **Significance:**

*Rhodes Fruit Farms has associative value, for innovations in farming and as one of the largest employers in the area for almost a century.*

*North of the R45, a large block of land still features the Meerlust Bosbou community and Apostolic church.*

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

- Cultural sites associated with 20<sup>th</sup> century settlement and farming practices should be protected, particularly church and farm school sites that occur at the intersection of farm roads. The displacement of farm employees to nearby townships results in the loss of integrity of their former dwellings.
- Village settlement associated with forestry is often made up of a grid patterned street network. 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.
- Respect existing patterns, typologies and traditions of settlement-making by promoting the continuity of heritage features. These include: (a) indigenous; (b) colonial; and (c) current living heritage in the form of tangible and intangible associations to place.
- The relocation of farm employees to housing settlements can result in loss of heritage value (authenticity) for workers houses and associated features.
- Gentrification of rural settlements through lifestyle 'rural' estates should be discouraged.
- Settlements often have a historic core that usually comprises the oldest fabric as well as the buildings that perform social and spiritual functions within the community. These should be protected as Special Areas within the neighbourhoods.

#### **E ECONOMIC**

##### **Significance:**

*Most of the landscape unit is occupied by the Rhodes Fruit Group and their extensive infrastructure.*

The soils within the unit are largely poor for agriculture, except the northernmost corner and the soils along the river.

The railway line (1904) follows the alignment of the R45 and contributes to the industrial character.

**Development Criteria:**

- Developments that promote the continuity of the core function of agriculture (viticulture) within the Stellenbosch winelands should be promoted.
- Land-use and infrastructure that is not one of the core agricultural systems (vineyards and orchards), could have a negative visual effect in the landscape (greenhouses, black plastic ground cover, shade netting, chicken batteries). The placement of these agricultural elements should be carefully considered.
- The subdivision of farms into smaller uneconomic 'lifestyle' plots of less than 3 hectares, fundamentally erodes the agricultural character of the landscape.

## **F04 Equestrian**

**This unit features a conglomeration of highly significant historic homesteads and werfs, with established gardens and avenues and is an important node in the place-making of the valley. Historic, ecological, aesthetic and scenic significance scores high. Some of the recent structures are of an over-grand and imposing size, but do not overly intrude on the scale of the broader 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:** AESTHETIC, HISTORIC - The historic homesteads with werfs, and homestead with their gardens and avenues are important place-making elements that needs to be conserved, and appreciated.

**Conservation systems triggered:**

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

**CONSERVATION SYSTEM:** This landscape unit is triggered by the Foothills conservation system in its high level of critical biodiversity. A Grade IIIa scenic route is located directly adjacent to this landscape unit where 'foreground' development criteria apply. This particular land parcel also has a scenic value as a parcel with more than 70% land coverage from a grade II scenic route, and has medium visibility.

**DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER:** Cluttered properties, agricultural related practices (other than viticulture, orchards equestrian, and breeding studs), gated residential estates, mining, school complex, substation, landfill or sewage plant, parking lot (without mitigation), business park, isolated shopping centre.

## **A ECOLOGICAL**

**Significance:**

*The upper foothills contain critical biodiversity areas in a natural condition. Two major perennial streams lead down from the mountain and feed the numerous farm dams, and also represent ecological support areas.*

**Development Criteria:**

- Support protected areas and existing nature reserves, with their landforms and areas of critical biodiversity, which strongly contribute to the “wilderness domain” of the winelands cultural landscape (See the Foothills Conservation System).
- Maintain ecological support areas to sites of heritage significance (particularly river corridors). Only permit development that responds to the heritage sensitivity of the site, and that will not dominate, or irreparably damage the environments adjacent to these heritage sites. Optimize the scenic and recreational opportunities provided by water courses and larger water bodies, especially where they were enjoyed through historic right of way.
- Promote transitions or buffers, and larger connected systems, to nature reserves (see Foothill conservation system). To protect important habitats, provide increased opportunities for recreation and the traditional use of the landscape.
- 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 apex of the unit terminates on the foothills of Hutchinson's Peak as part of the Drakenstein Mountains. However, the most prominent features are white-fenced pastures (home to the prestigious Drakenstein Stud).*

**Development Criteria:****LAND USE AND DEVELOPMENT**

- 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 240m contour line.
- 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 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).
- 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.
- Maintain larger unified land areas to protect larger landscape continuums that display a unified scenic character.

- It is recommended that visual permeability should be maintained towards mountains, valleys and across open, and cultivated fields. (a) Discourage the use of solid walls around vineyards and agricultural areas in public view and along scenic routes (in this landscape unit, the typology of white-fenced pastures could be strengthened) (b) Views should be framed and enhanced by development wherever possible.

## **C HISTORIC**

### **Significance:**

*Significant heritage sites are L'Ormarins and Bellingham. L'Ormarins is located on the footslopes of the mountain, affording expansive views over the Dwars River valley and Simonsberg Mountain. It represents a significant farm complex with early 19th century farmstead, wine cellar, Jonkershuis and formal garden. The original Bellingham homestead dates to 1693 and the complex features fine trees within a ringmuur. The Antonij Rupert Winery complex boasts several landscape features that include gardens with mature trees and avenues, terraces, water features and the broader natural and cultivated landscape setting.*

*Early freehold land grants are found in the area below L'Ormarins and the area around Bellingham.*

### **Development Criteria:**

#### **FREEHOLD**

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

#### **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.
- Ensure visual harmony between historical fabric and new interventions in terms of appropriate scale, massing, form and architectural treatment, without directly copying these details. Distinguish old from new.
- Encourage development that prolongs the longevity of historic family farms as an increasingly rare typology.
- Any development that threatens the inherent character of family burial grounds should be discouraged.

- 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 PATTERN**

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

#### **D SOCIAL**

##### **Significance:**

*Italian prisoners-of-war (WW2) were instrumental in creating the garden at Belligham.*

##### **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:**

*This land unit is a densely utilised landscape, situated on soil highly suitable for viticulture.*

*A number of windbreaks, agricultural fields, orchards and vineyards are also located within the unit and change from a rectilinear pattern to a more organic form towards the higher footslopes.*

##### **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 (see T10.3 for windbreak species) which form distinctive strong lines on the landscape. In cases where the orchard has lost its function, to retain its

heritage values the windbreak trees should be kept and new development could be included within existing blocks.

- Land-use and infrastructure that is not one of the core agricultural systems (vineyards and orchards, and in this landscape unit breeding stud related land-use), 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 visually intrusive agriculture, such as strawberry fields, along scenic routes. These elements should be confined to designated and traditional areas (such as Annandale).
- 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.

## **F05 Footslopes of Hutchinson Peak**

**Hutchinson Peak is a major landmark in the valley and is associated with high scenic, ecological and social significance in the area.**

**MAIN AIM:** ENHANCE (Manage) landscapes and townscape: 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, ECOLOGIC - This landscape unit is characterised by expansive views towards Hutchinson Peak that should be retained, and enhanced by any development proposals. The large areas of critical biodiversity in natural condition, and ecological support areas around the river should be supported.

**Conservation systems triggered:**

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

**CONSERVATION SYSTEM:** This landscape unit is triggered by the Foothills conservation system in its high level of critical biodiversity. A Grade IIIa scenic route is located directly adjacent to this landscape unit where 'foreground' development criteria apply. This particular land parcel has a medium visibility from Grade II scenic routes within the area.

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

**A ECOLOGICAL  
Significance:**

*The apex of this landscape unit are Hutchinson, and Devils Tooth peaks, with natural vegetation on the mountain slopes (critical biodiversity areas in natural condition), and perennial streams (ecological support areas) that feed the irrigation dams.*

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

**B AESTHETIC**

**Significance:**

*There are large areas of natural vegetation. Expansive views are found over the valley and towards the Simonsberg.*

*A few neglected centrally-located natural areas with intrusive sites are also found within this unit.*

*It is unusual for a stretch of foothills in the winelands to be mostly free of development and even free of vineyards.*

**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 280m contour line.
- 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.
- 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)

## **C HISTORIC**

### **Significance:**

*The only historic property is Normandie Farm, that is located on a strip where one of the early land grants are found, and there is a small settlement called York.*

*Hutchinson Peak, seen from almost anywhere in the Dwars River Valley, is one of the most prominent landmarks and features in folklore. This could be due to the layers of history as a commonage area or the fact that these soils are not well-suited for viticulture (which is an interesting deviation from the overall pattern of the best suited soils being higher on the slopes).*

### **Development Criteria:**

#### **FREEHOLD**

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

#### **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.
- Ensure visual harmony between historical fabric and new interventions in terms of appropriate scale, massing, form and architectural treatment, without directly copying these details. Distinguish old from new.
- Encourage development that prolongs the longevity of historic family farms as an increasingly rare typology.
- Any development that threatens the inherent character of family burial grounds should be discouraged.

#### **PLANTING PATTERN**

- 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.

- 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.

#### **COMMONAGE**

- Surviving examples (wagon routes, outspans, and commonage), where they are owned in some public or communal way (or by a body responsible for acting in the public interest) and where they are found to be actively operating in a communal way, will have cultural and heritage value and should be enhanced and retained.
- 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:**

*The commonage is an important social feature of this landscape unit (see discussion under previous heading).*

##### **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:**

*Soils are not well-suited for viticulture.*

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

- 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.

- 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.

## **A06 Boschendal**

**There is aesthetic, architectural, landscape, cultural and associative significance embedded within the 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:** AESTHETIC, HISTORIC - This landscape unit has exceptional significance for its aesthetic and historic relevance within the winelands, and needs to be celebrated as such.

**Conservation systems triggered:**

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

**CONSERVATION SYSTEM:** This landscape unit is triggered by the Green Transitions conservation system that advocates the openness of an agrarian landscape. The entire landscape unit is covered in the 0-500m buffer of a grade II scenic route where 'foreground' development criteria apply.

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

## **A ECOLOGICAL**

**Significance:**

*This land unit is located on a flat piece of land next to the Dwars River (eastern boundary) and features ecological support areas with small pockets of critical biodiversity in natural condition.*

**Development Criteria:**

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

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

## **B AESTHETIC**

### **Significance:**

*Spectacular scenery and large lush trees along the river belt with large windbreak trees that frame orchards and vineyards add to the boldness and cultural intervention to this landscape, contrasting with the fineness of the natural fynbos vegetation.*

### **Development Criteria:**

#### **VIEWS**

- It is recommended that visual permeability should be maintained towards mountains (these are important place-making and orientating elements for experiencing the cultural landscape), 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.

#### **DEVELOPMENT**

- Avoid visual clutter in the landscape by intrusive signage, and the intrusion of commercial, corporate development along roads (such as one-stop filling stations).
- Avoid the loss of rural character due to suburban development that engulfs rolling foothills and severs the agricultural continuum that encircles settlements. (a) Avoid inappropriate suburban extensions to rural villages and hamlets, in order to retain their sense of scale, civic structure and rootedness. (b) Avoid the decentralisation of retail and office centres, which contribute to urban sprawl.

## **C HISTORIC**

### **Significance:**

*The historic Boschendal farm werf is situated next to the tree-lined R310 (western boundary) and has an iconic landmark significance and setting of gable against the mountain, as viewed from the road. It has an enclosed feel due to large and mature trees framing views of the dramatic peaks of the Groot Drakenstein Mountains. Rhone is situated on axis to an avenue of mature Plane trees with a magnificent mountain backdrop.*

*The natural and contrived cultural landscape setting of Boschendal, with its elongated and on axis werf layout and architecture, epitomises Cape Dutch farm complexes.*

*Two portions of early freehold land grants fill this entire landscape unit, adding to the layers of history.*

*This land unit has associative value with reference to slavery and colonial settler families, and the impact of RFF on farming practice and labour relations. This complex is of great heritage significance.*

*Boschendal is considered a unique cultivated cultural landscape, an excellent example of an urban-rural wilderness, and represents the autocratic transformation of a landscape over the centuries. For this reason, it is proposed to be a Grade II Provincial Heritage Site.*

### **Development Criteria:**

#### **FREEHOLD**

- Evidence of the earliest occupation of the landscape is not always visible. Should any be uncovered, the provincial heritage authority (HWC) should be notified and engaged with to determine appropriate action.

- The layout of the first freehold land grants often correlates with surviving features at a landscape level. If such a structure is recognised, it should be maintained.
- Any remaining structures or fabric associated with the first freehold land grants should be protected, and included as part of the heritage inventory.
- Alterations and additions to conservation-worthy structures should be sympathetic to their architectural character and period detailing, but should also align with Burra Charter Article 22 (see introduction of this section).
- 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.

#### **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.
- Ensure visual harmony between historical fabric and new interventions in terms of appropriate scale, massing, form and architectural treatment, without directly copying these details. Distinguish old from new.
- Encourage development that prolongs the longevity of historic family farms as an increasingly rare typology.
- Any development that threatens the inherent character of family burial grounds should be discouraged.
- 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.
- Significant avenues should be protected as a heritage component.

#### **PATTERN OF SETTLEMENT**

- Respect existing settlement patterns and building typologies along rivers within the rural area. Proposals should be carefully considered in relation to impacts on the heritage significance of these settlements and the historic riverine corridor.
- The backdrop of rolling hills and mountain peaks forms 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.

#### **PLANTING PATTERN**

- 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.
- 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.

## **D SOCIAL**

### **Significance:**

*Farming practices and labour relations, and association to place, feature in this landscape unit.*

### **Development Criteria:**

- Respect existing patterns, typologies and traditions of settlement-making by promoting the continuity of heritage features. These include: (a) indigenous; (b) colonial; and (c) current living heritage in the form of tangible and intangible associations to place.
- The relocation of farm employees to housing settlements can result in loss of heritage value (authenticity) for workers houses and associated features.
- Cultural sites associated with 20<sup>th</sup> century settlement and farming practices should be protected, particularly church and farm school sites that occur at the intersection of farm roads. The displacement of farm employees to nearby townships results in the loss of integrity of their former dwellings.

## **E ECONOMIC**

### **Significance:**

*Vineyards and orchards are present in this landscape unit, as well as a fully operational wine farm and tourism/events venues.*

### **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 (see T10.3 for windbreak species) which form distinctive strong lines on the landscape. In cases where the orchard has lost its function, to retain its heritage values the windbreak trees should be kept and new development could be included within existing blocks.
- 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.
- 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.

## **A07 Founders Estate**

**This landscape unit has a high level of historic, social, scenic and cultural value. It includes Priel Mission complex and adjacent Goode Hoop farm. Rhodes Cottage and the avenue of yellowwood trees is a special feature within this cultural landscape. Founders Estate landscape is a National Heritage Site (Grade I). The only other landscape that is similarly protected is Ida's Valley.**

**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:** AESTHETIC, HISTORIC - This landscape unit has exceptional significance for its aesthetic and historic relevance within the winelands, and needs to be celebrated as such.

**COMPONENTS:** A part of this landscape unit – Boschendal Founders Estate - is a Grade I National Heritage Site. A Heritage Management Agreement with SAHRA in terms of S.42 of the NHRA was prepared in 2008.

### **Conservation systems triggered:**

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

**CONSERVATION SYSTEM:** This landscape unit is triggered by the green transition conservation system that advocates openness over the agrarian landscape. A grade II scenic route is located directly adjacent to this landscape unit where 'foreground' development criteria apply. This particular land parcel also has a scenic value as a parcel with more than 70% land coverage from grade II scenic routes within the valley.

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

## **A ECOLOGICAL**

### **Significance:**

*The apex of this unit is Joubert's Peak as part of the Simonsberg mountain. A number of perennial streams run down the slopes of the mountain and feed numerous farm dams. The presence of the mountain determines the main character of the unit, providing a natural backdrop to the extensive vineyards on its foothills.*

### **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.

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

## **B AESTHETIC**

### **Significance:**

*Joubert's Peak forms the most prominent backdrop to the mission settlement of Pniël, and dominates the sense of place with its presence on the western side of the R310. Pniël has possibly the most majestic scenic setting of all the settlements in Stellenbosch Municipality.*

### **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 300-360m contour line in Pniël, and the 400m on Founders Estate's side.
- Retain view-lines and vistas focused on prominent natural features such as mountain peaks, as these are important place-making and orientating elements for experiencing the cultural landscape. They are not only important for landscape character, but also for water security, and biodiversity.
- It is recommended that visual permeability should be maintained towards mountains, valleys and across open, and cultivated fields. (a) Discourage the use of solid walls around vineyards and agricultural areas in public view and along scenic routes. (b) Views should be framed and enhanced by development wherever possible.

## **C HISTORIC**

### **Significance:**

*Goode Hoop is a layered farm werf. Rhodes Cottage, with its distinctive road line leading up from the R310, is an important heritage site. This avenue features large yellowwood trees, including *Podocarpus latifolius*, South Africa's national tree and an extremely slow-growing hardwood species, which increases the value of such a mature, well-kept and lengthy (1km) avenue.*

*Pniël traces its history back to 1843 when two local farmers donated land to the recently freed slaves of the Groot Drakenstein area, with the intention that they should use it to build a self-supporting mission station and to supply labour to local farms.*

### **Development Criteria:**

#### **PLANTING PATTERN**

- 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 (especially for the upkeep of the yellow wood avenue).
- Significant avenues should be protected as a heritage component.
- 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 (Pniël). Instead continuous tree canopies should be encouraged, especially within urban environments.

- In some cases, remnant planting patterns (even single trees) uphold the historic character of an area. Interpretation of these landscape features as historic remnants should occur.

#### **FARM WERF**

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

#### **PNIEL**

- 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. In the case of Pnieil, most have been lost and so any remnants should be conserved. 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.

## **D SOCIAL**

### **Significance:**

*The unit plays a large role in the settlement of Pniel, not only in terms of intangible and tangible cultural heritage, but also in terms of its scenic value. The same can be said for the R310 that forms the eastern boundary of the unit.*

*Pniël is divided into two distinct areas, East End and the Kloof. East End is on the upper side of the R310 and mostly associated with land unit (F09) with a view over the valley towards Hutchinson's Peak. (The old Silvermine precinct on the flank of the Simonsberg - see F12 below - is associated with this 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 (see Silvermine, social entry S01).

## **E ECONOMIC**

### **Significance:**

*Rhodes Fruit Farms has associative value, for innovations in farming and as one of the largest employers in the area for almost a century.*

### **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 (see T10.3 for windbreak species) which form distinctive strong lines on the landscape. In cases where the orchard has lost its function, to retain its heritage values the windbreak trees should be kept and new development could be included within existing blocks.
- 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.
- 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.

## **F08 Agrarian bowl**

**This unit features highly significant critical biodiversity and ecological support areas that contribute to its value. It bestows significant scenic qualities to the settlements of Pniël, Kylemore and Languedoc.**

**MAIN AIM:** ENHANCE - As far as possible, enhance the accessibility of heritage environments to members of the public, and look to manage and regenerate heritage environments into the future, to create an inclusive living heritage.

**MAIN VALUE:** AESTHETIC, ECOLOGIC - The landscape unit is characterised by expansive views and large areas of critical biodiversity in natural condition that should be enhanced

### **Conservation systems triggered:**

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

**CONSERVATION SYSTEM:** This landscape unit is triggered by the Foothills conservation system in its high level of critical biodiversity. This particular land parcel is categorised as an exceptional scenic landscape in terms of its visibility within the landscape (see Appendix 3 in the CMP).

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

## **A ECOLOGICAL**

### **Significance:**

*The unit is largely characterised by steep mountain slopes with numerous perennial streams leading down into a drainage basin just above Lanquedoc (also see F09). Lanquedoc and Kylemore are the settlements that flank its western boundary. Views terminate in Dragon's Peak, Bullers Kop and Eikenhof Peak to the east.*

### **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.
- 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 views over this agrarian and mountainous landscape from Pniël, Lanquedoc and Kylemore largely determine their picturesque character.*

### **Development Criteria:**

#### **PATTERN OF SETTLEMENT**

- Respect existing settlement patterns and building typologies along rivers within the rural area. Proposals should be carefully considered in relation to impacts on the heritage significance of these settlements and the historic riverine corridor.
- 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.
- 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.
- 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.
- 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.

#### **ACCESS TO NATURE**

- 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:**

*Incorporating an early freehold grant, the farm of Bethlehem comprises Cape Dutch and Victorian buildings and the ruined remains of outbuildings, two Oak avenues, and vast agricultural holdings that are currently being renovated.*

### **Development Criteria:**

#### **FREEHOLD**

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

#### **FARM WERF**

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

- 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 PATTERN**

- 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.
- Significant avenues should be protected as a heritage component.
- 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:**

*Die Bordjie Outspan presents large tracts of critical biodiversity areas in a natural condition and ecological support areas along the drainage lines.*

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

#### **COMMONAGE**

- Surviving examples (wagon routes, outspans, and commonage), where they are owned in some public or communal way (or by a body responsible for acting in the public interest) and where they are found to be actively operating in a communal way, will have cultural and heritage value and should be enhanced and retained.
- The 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. (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 who have limited alternative opportunities for recreation.

#### **E ECONOMIC**

##### **Significance:**

*The area to the west features excellent soil suitability for agriculture (viticulture). The area between Lanquedoc and Kylemore is characterised by agricultural fields (fallow or worked) and vineyards. The*

*agricultural fields and avenues of Bethlehem are visible from the Helshoogte Road (R310) and are beautifully framed by the Drakenstein mountains behind.*

**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 (see T10.3 for windbreak species) which form distinctive strong lines on the landscape. In cases where the orchard has lost its function, to retain its heritage values the windbreak trees should be kept and new development could be included within existing blocks.
- 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.
- 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.

## **F09 Agricultural Floodplain**

**The Dwarsrivier River floodplain is rich in intangible and tangible cultural heritage, especially associated with the communities of Pniël, Kylemore and Lanquedoc. The views over this agrarian and mountainous landscape from these villages largely determine their remaining agrarian character. It therefore has a high level of heritage, aesthetic, and technical significance in addition to its environmental significance.**

**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:** AESTHETIC, HISTORIC, ECOLOGIC - This landscape unit has exceptional significance for its aesthetic and historic relevance within the winelands, and needs to be conserved as such.

**Conservation systems triggered:**

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

**CONSERVATION SYSTEM:** This landscape unit is triggered by the Foothills conservation system in its high level of critical biodiversity around the river corridor. This landscape unit is triggered by the Green Transitions conservation system that advocates the openness of an agrarian landscape, and access through it. The entire landscape unit is covered in the 0-500m buffer of a grade II scenic route where 'foreground' development criteria apply.

**DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER:** Overscaled private dwellings, cluttered properties, agricultural related practices (other than viticulture and orchards), gated residential estates, large scale industrial structures, suburban development, nursery/mixed use/garden centre, restaurant/farmstall, recreation related trails and structures, mining, school complex, substation, landfill, parking lot, business park, isolated shopping centres

## **A ECOLOGICAL**

### **Significance:**

*It features several ecological support areas along the drainage lines and river.*

*The entirety of this land unit is located on the floodplain of the Dwarsrivier and is therefore low-lying and largely flat, draining towards the river itself.*

### **Development Criteria:**

- Maintain ecological support areas to sites of heritage significance (particularly river corridors). Only permit development that responds to the heritage sensitivity of the site, and that will not dominate, or irreparably damage the environments adjacent to these heritage sites. Optimize the scenic and recreational opportunities provided by water courses and larger water bodies, especially where they were enjoyed through historic right of way.
- 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
- 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.

## **B AESTHETIC**

### **Significance:**

*The unit is bounded on the northwest by Pniël and the Helshoogte Road (R310). The agricultural fields are visible from the Helshoogte Road (R310) and Pniël and are beautifully framed by the Drakenstein mountains behind. From Lanquedoc, the views over the fields terminate in Simonsberg.*

### **Development Criteria:**

- 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:**

*Pniël lies on a portion of one of the first freehold land grants. It originally followed the traditional mission layout of houses at the head of long narrow irrigated plots, but these have since been developed. The remains of water works at Fanie se Dam, beside Riverside Road, represent the intensive cultivation practices that once made the village almost self-sufficient.*

*Lanquedoc is a Herbert Baker-designed village for farm workers, of semi-detached and row houses with rammed earth walls, built on either side of the Oak-lined street which is parallel to the river. The approach to Lanquedoc starts at the Helshoogte Road with a London Plane tree avenue on both sides of the road. As the road crosses the river, an avenue of large Eucalyptus trees lines one side of the road leading into the village. Today, although there has been insensitive suburban development to the south of the historic village, the core remains largely intact.*

*This unit also features the Pniël campgrounds and the settlement of Johannesdal, and other significant sites (Please refer to the online map).*

### **Development Criteria:**

#### **FREEHOLD**

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

#### **PATTERN OF SETTLEMENT (PNIËL, KYLEMORE, LANGUEDOC)**

- Avoid the loss of rural character due to suburban development that engulfs rolling foothills and severs the agricultural continuum that encircles settlements. (a) Avoid inappropriate suburban extensions to rural villages and hamlets, in order to retain their sense of scale, civic structure and rootedness. (b) Avoid the decentralisation of retail and office centres, which contribute to urban sprawl.
- The character of the church precinct (established by its werf-like qualities and building pattern for Pniel and Kylemore) 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.
- 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 development is responsive to the historical rural context, and avoid suburban type layouts, particularly "gated" estates, in rural areas.

- Ensure that new developments within rural contexts are in sympathy with the topography and unique *genus loci* of the place/landscape unit.
- 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.
- Ensure that new buildings within historical precincts or werf contexts are in sympathy with the scale, massing, layout and idiom of surrounding buildings.
- The entire 'garden village' of Lanquedoc is a heritage resource made up of the street, tree-lined avenue, the leivoor on the side of the road, the houses (both in the rhythm of their placement and in their architectural qualities) and the garden plots. Avoid any development that will compromise the spatial and visual relationship and inherent historical features of this unique settlement.

#### **LEIVOOR**

- The role of water as a structuring system within settlements must be respected, particularly in terms of improving the functioning of leiwater systems. These are significant elements in historic agricultural and gardening activities.
- 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.

#### **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.

### **D SOCIAL**

#### **Significance:**

*The Dwarsrivier River floodplain is rich in intangible and tangible cultural heritage, especially associated with the communities of Pniël, Kylemore and Lanquedoc (see C HISTORIC above).*

#### **Development Criteria:**

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

### **E ECONOMIC**

#### **Significance:**

*The soils are highly suitable for agriculture (viticulture) across the entire unit. It is unusual for these soils to be located in the river corridor. It features extensive vineyards and agricultural fields along the lush banks of the river.*

**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 (see T10.3 for windbreak species) which form distinctive strong lines on the landscape. In cases where the orchard has lost its function, to retain its heritage values the windbreak trees should be kept and new development could be included within existing blocks.
- 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.
- 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.
- 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.
- Cultural sites associated with 20<sup>th</sup> century settlement and farming practices should be protected, particularly church and farm school sites that occur at the intersection of farm roads. The displacement of farm employees to nearby townships results in the loss of integrity of their former dwellings.

**F10 Lush Banghoek**

**The unit has contextual significance in relation to units F8 and F11 and Kylemore. It also presents a dense historic fabric with landscape and architectural significance and a discernable pattern of settlement.**

**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:** AESTHETIC, HISTORIC - This landscape unit has exceptional significance for its aesthetic and historic relevance (pattern of settlement) within the winelands, and needs to be conserved as such.

**Conservation systems triggered:**

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

**CONSERVATION SYSTEM:** This landscape unit is triggered by the Foothills conservation system. A grade II scenic route follows the road through the middle of the unit where 'foreground' development criteria apply.

**DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER:** Over-scaled private dwellings, cluttered properties, agricultural related practices (other than viticulture and orchards), gated residential estates, large scale industrial structures, suburban development, mining, substation, landfill or sewage plant, extensive parking lot, business park, isolated shopping centre.

## **A ECOLOGICAL**

### **Significance:**

*The landscape drains towards the Banghoek River and the drainage lines and river corridor contain ecological support areas. Some pockets of critical biodiversity areas in a natural condition are scattered around the unit.*

### **Development Criteria:**

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

## **B AESTHETIC**

### **Significance**

*Although enclosed by lush vegetation, framed views are found towards the majestic mountains on four sides. This land unit is flanked by the Groot Drakenstein Mountains to the east and the Jonkershoek Mountains to the west. Banghoek, or 'scary corner', refers to the dense forest that travellers had to pass through to get to Franschoek. This unit represents the valley bottom and is relatively flat in relation to its sides.*

*The loss of vegetation in this unit will result in the loss of its inherent character.*

### **Development Criteria:**

#### **VIEWS**

- It is recommended that visual permeability should be maintained towards mountains (these are important place-making and orientating elements for experiencing the cultural landscape), 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.
- 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.

#### **PLANTING PATTERN**

- 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.
- 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.

#### **DEVELOPMENT**

- Avoid the loss of rural character due to suburban development that engulfs rolling foothills and severs the agricultural continuum that encircles settlements. (a) Avoid inappropriate suburban extensions to rural villages and hamlets, in order to retain their sense of scale, civic structure and rootedness. (b) Avoid the decentralisation of retail and office centres, which contribute to urban sprawl.
- Maintain the balance of Urban, Rural and Wilderness areas. It is the interplay and relationship between these that give the study area its unique character (refer to the Conservation Systems).

#### **C HISTORIC**

##### **Significance:**

*Several significant heritage sites are located within the unit. Zevenrivieren, on the lower river reaches, has been altered over the years but retains a strong sense of authenticity. Dwarsrivierhoek (Baldric) Estate, at the head of the valley, boasts an early 19th century Cape Dutch complex that has high aesthetic, architectural, scenic and landscape significance.*

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

#### **PATTERNS OF SETTLEMENT**

- 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 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.
- 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.
- Avoid visual clutter that erodes the settlement pattern.

#### **HISTORIC WERF**

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

- Encourage development that prolongs the longevity of historic family farms as an increasingly rare typology.
- Any development that threatens the inherent character of family burial grounds should be discouraged.
- 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.
- Significant avenues should be protected as a heritage component.

## **D SOCIAL**

### **Significance:**

*The Anglican and NG Church graveyards in Kylemore appear somewhat neglected, but the graveyards and grave markers retain socio-historic significance. Close to the graveyard were natural pools in the river (known as The Pools), which add to the intangible and social significance of the place.*

### **Development Criteria:**

- Any development that threatens the inherent character of family burial grounds should be discouraged.
- The character of the church precinct (established by its walled 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.
- Cultural sites associated with 20<sup>th</sup> century settlement and farming practices should be protected, particularly church and farm school sites that occur at the intersection of farm roads. The displacement of farm employees to nearby townships results in the loss of integrity of their former dwellings
- Gentrification of rural settlements through lifestyle 'rural' estates 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.
- 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.

## **E ECONOMIC**

### **Significance:**

*The entire unit displays highly suitable soils for agriculture (viticulture).*

*Situated on the western boundary of Kylemore, this land unit is significantly greener and features a number of windbreaks and lush stream banks with vineyards.*

**Development Criteria:**

- Care should be taken that vineyards are not needlessly destroyed, and replaced by non-agricultural development. The potential agricultural use of the land should be retained for the future.
- Fruit orchards are associated with windbreak trees (see T10.3 for windbreak species) which form distinctive strong lines on the landscape. In cases where the orchard has lost its function, to retain its heritage values the windbreak trees should be kept and new development could be included within existing blocks.
- 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.
- 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.
- 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.
- Cultural sites associated with 20<sup>th</sup> century settlement and farming practices should be protected, particularly church and farm school sites that occur at the intersection of farm roads. The displacement of farm employees to nearby townships results in the loss of integrity of their former dwellings.

**F11 Helshoogte**

**This is a highly scenic and visible landscape with a fine texture that has been slowly densified over the last century. Insensitive development is resulting in irreversible impacts.**

**MAIN AIM:** ENHANCE (Manage) landscapes and townscapes: 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 - This landscape unit has exceptional significance for its aesthetic relevance within the winelands, and any proposed development needs to enhance this feature. Over-scaled private properties erodes this quality of the landscape.

**Conservation systems triggered:**

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

**CONSERVATION SYSTEM:** This landscape unit is triggered by the Foothills conservation system in its high level of critical biodiversity. The Helshoogte Road, a grade II scenic route is located directly adjacent to this

landscape unit where 'foreground' development criteria apply. This particular land parcel also has a scenic value as a parcel with more than 70% land coverage from a grade II scenic route.

**DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER:** Overscaled private dwellings, cluttered properties, agricultural related practices (other than viticulture and orchards), gated residential estates, large scale industrial structures, suburban development, mining, school complex, substation, landfill or sewage plant, extensive parking lot,, business park, isolated shopping centre.

## **A ECOLOGICAL**

### **Significance:**

*The drainage lines and some of the upper slopes contain ecological support areas*

### **Development Criteria:**

- Maintain ecological support areas to sites of heritage significance (particularly river corridors). Only permit development that responds to the heritage sensitivity of the site, and that will not dominate, or irreparably damage the environments adjacent to these heritage sites. Optimize the scenic and recreational opportunities provided by water courses and larger water bodies, especially where they were enjoyed through historic right of way.

## **B AESTHETIC**

### **Significance:**

*The south-western section of the Banghoek Valley predominantly features the upper northern slopes of the Jonkershoek Mountain, with its apex at Botmaskop.*

*The northern section of the unit is traversed by the Helshoogte Road, or R310. It is considered a highly valued scenic drive and offers clear views over the entire unit, but especially the footslopes of the Jonkershoek Mountain.*

*Vineyards are scattered around the lower footslopes of the unit in an irregular fashion, with regular patterns intermixed with more organic patterns that follow the contour.*

### **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 580m contour line for cultivated fields, and 420m 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 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.

## **C HISTORIC**

### **Significance:**

*The lower footslopes feature a number of first freehold land grants. Oldenburg Farm, incorporating a number of structures dating from the 1850's through to the 1900's, and mature Oaks and Bamboos, is located in a splendid scenic and landscape setting with views towards Spitskop.*

*The late Cape Dutch H-plan house at Zorgvliet is altered and now sits in an incompatible complex, though an avenue of Palms has landscape significance. Other significant sites date from the early to mid 20th century and are often set in well-established gardens.*

### **Development Criteria:**

#### **PLANTING PATTERN**

- 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.
- 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.

#### **HISTORIC WERF**

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

## **D SOCIAL**

### **Significance:**

*Access to nature and mountains for recreation.*

### **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:**

*More than half of the unit presents highly suitable soils for agriculture (viticulture).*

### **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 (see T10.3 for windbreak species) which form distinctive strong lines on the landscape. In cases where the orchard has lost its function, to retain its heritage values the windbreak trees should be kept and new development could be included within existing blocks.
- 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.
- 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.
- 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.
- Cultural sites associated with 20<sup>th</sup> century settlement and farming practices should be protected, particularly church and farm school sites that occur at the intersection of farm roads. The displacement of farm employees to nearby townships results in the loss of integrity of their former dwellings.

## **F12 Southern slopes of Simonsberg**

**The unit is highly significant in terms of its aesthetic and landmark quality, and has exceptional value as a cultural landscape. Any large-scale development will compromise the quality of this landscape and therefore impact its significance and widely recognised and cherished values.**

**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:** AESTHETIC, ECOLOGIC - This landscape unit has exceptional significance for its aesthetic and historic relevance within the winelands, and needs to be conserved

### **Conservation systems triggered:**

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

**CONSERVATION SYSTEM:** This is an exceptional scenic landscape in terms of its visibility within the winelands. It can be seen by all the grade II scenic drives in the Stellenbosch Valley. A part of this landscape unit meets the Helshoogte Road (grade II scenic route), here in the 0-500m buffer, 'foreground' development criteria apply. The Green Transition conservation system is also triggered, and advocates the open agrarian character with access across cultivated fields towards mountain areas. The most of this landscape unit is already a protected area.

**DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER:** Overscaled private dwellings, cluttered properties, agricultural related practices (other than viticulture and orchards), gated residential estates, large scale industrial structures, suburban development, nursery/mixed use/garden centre, restaurant/farmstall, mining, large scale school complex, substation, landfill or sewage plant, extensive parking lot, business park, isolated shopping centre.

### **A ECOLOGICAL**

#### **Significance:**

*Densely vegetated perennial streams in ravines such as Keurtjieskloof and Silwermynkloof characterise the unit, with ecological support areas being predominant here, and on the upper slopes of the mountain.*

#### **Development Criteria:**

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

## **B AESTHETIC**

### **Significance:**

*This unit is located on the upper and lower southern slopes of the Simonsberg Mountain and includes Joubert's Peak. The steep to undulating slopes present south-eastern and south-western aspects and are relatively lush.*

*It is considered a highly valued scenic drive.*

*Another distinct characteristic is the number of windbreaks defining 'rooms' for vineyards and other agricultural fields, often terraced.*

*This is a highly visible unit, with Simonsberg playing a central role in the visual landscape of the Cape Winelands. It can be seen from much of the Eerste River and Krom River Valleys, the whole of Dwarsrivier and some sections of the Franschoek Valley. Consequently, the views from some of the properties and the hiking trails on the mountain are expansive and awe-inspiring, especially in the dark pink-tinged late afternoons.*

### **Development Criteria:**

- 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.
- 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 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 280m contour line for 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.
- Avoid the loss of rural character due to suburban development that engulfs rolling foothills and severs the agricultural continuum that encircles settlements. (a) Avoid inappropriate suburban extensions to rural villages and hamlets, in order to retain their sense of scale, civic structure and rootedness. (b) Avoid the decentralisation of retail and office centres, which contribute to urban sprawl.
- Maintain the balance of Urban, Rural and Wilderness areas. It is the interplay and relationship between these that give the study area its unique character (refer to the Conservation Systems).
- Cultural sites associated with 20<sup>th</sup> century settlement and farming practices should be protected, particularly church and farm school sites that occur at the intersection of farm roads. The displacement of farm employees to nearby townships results in the loss of integrity of their former dwellings.
- Maintain larger unified land areas to protect larger landscape continuums that display a unified scenic character.

## **C HISTORIC**

### **Significance:**

*The remains of mine workings (shafts and tunnels), and associated settlement can be found on the upper slopes of the Simonsberg above Pniël. The VOC silver mine project was a scam and it was abandoned in*

1750. It is a unique site and topic of folklore. It was partially excavated and recorded after a bush fire, and today is an important focus of local tourism and recreation.

The use of terracing is a rare feature in the cultural landscape of the Cape Winelands. Here, the intimate terrain of terracing in the transition from rural to wilderness creates an 'unintentional aesthetic'. The only other place where terracing is found within the Stellenbosch municipal boundary, is on the north-western slopes of Klipmutskop.

**Development Criteria:**

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

**PLANTING PATTERN**

- 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.
- 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. Here, the terraces form part of the heritage component that needs to be conserved.

**D SOCIAL**

**Significance:**

*Hiking trails on the mountain.*

**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 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:**

*A narrow strip at the bottom of the unit presents some suitable soils for agriculture (viticulture), while the southern boundary of this unit is bounded by the Helshoogte Road (R310).*

### **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 (see T10.3 for windbreak species) which form distinctive strong lines on the landscape. In cases where the orchard has lost its function, to retain its heritage values the windbreak trees should be kept and new development could be included within existing blocks. Developments that promote the continuity of the core function of agriculture (viticulture) within the Stellenbosch winelands should be promoted.
- Commercial farming, although it has transformed land use, continues to uphold large areas of uniform agrarian character associated with vineyards.
- Care should be taken that vineyards are not needlessly destroyed, and replaced by non-agricultural development. The potential agricultural use of the land should be retained for the future.
- The proliferation of non-agricultural uses, particularly in visually prominent locations, should be avoided. This is in order to protect the predominantly agricultural character of the landscape.
- The subdivision of farms into smaller uneconomic 'lifestyle' plots of less than 3 hectares fundamentally erodes the agricultural character of the landscape.
- Prevent fragmentation and rezoning of wilderness or 'natural' areas within the municipality, to ensure that the important contribution of wilderness areas to the character of a variety of heritage sites is maintained.

## **F13 Bang Jonker Kloof**

**The significance of this unit is based on the landscape in natural condition and the fact that it plays a central role in defining the character of the surrounding valley.**

**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:** AESTHETIC, ECOLOGIC - This particular land parcel has aesthetic value, as an enclosed valley with negligible visibility that forms part of its significance, and needs to be conserved as such.

### **Conservation systems triggered:**

#### **1. Foothill Conservation System**

**CONSERVATION SYSTEM:** Most of this landscape unit is a protected area already. The Foothills conservation system is triggered in its high level of critical biodiversity.

**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 extensive Hottentots Holland Nature Reserve features a large portion of critical biodiversity and ecological support areas.*

*The northern boundary is defined by Easter Peaks, Spitskop and Buller's Kop. Several drainage channels run down the mountain slopes from these peaks, draining into the Banghoek 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).
- 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 natural character of this unit plays a large role in the character of Banghoek and the larger Dwarsrivier area, as it features prominently in key views, especially from the Helshoogte Road.*

**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.
- 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.

**C HISTORIC**

**Significance:**

*The landscape unit represents the inner Banghoek Kloof, or Bang Jonker Kloof, deeply incised between the Groot Drakenstein and Jonkershoek mountains. It is cradled by the Square Tower Peak, The Twins, Virgin Peaks, Virgin Peak, First Ridge Peak, Second Ridge Peak and Banghoek Peak along its southern boundary.*

*The Franschoek Tunnel aqueduct runs through the Valley.*

**Development Criteria:**

- Names of mountain passes and water courses that refer to 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 (and human remains) are protected in terms of the NHRA.\
- 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.

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

*This unit is largely undeveloped, with only a few dirt tracks and hiking trails in the lower section.*

**Development Criteria:**

- It is recommended that physical permeability to communal resources such as rivers and mountains is maintained and enhanced, for the enjoyment of all members of the public. This is particularly true when considering any new development proposals. (a) Promote public footpaths across the cultivated landscape. (b) Restore areas of recreation, especially where the public has traditionally enjoyed rights of access. 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:**

*Low soil suitability*

**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, where indigenous knowledge of plants and foraging could be applied.
- 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).
- 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.