

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.

H FRANSCHHOEK

H01 Franschhoek Cul-de-Sac

This landscape unit has a high level of ecological significance with the resilience to absorb change as a unified whole. It has a high degree of aesthetic and historic significance. Many of the recorded sites are significant in relation to the scenic and natural features and thus contribute to the resilience of this landscape unit; a rare characteristic. It would be a great loss if established landscape features are threatened by large-scale monotonous development. This landscape unit is one of the largest areas to be grouped as one unit, a significant value to protect.

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

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

Conservation systems triggered:

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

CONSERVATION SYSTEM: This Landscape unit is an enclosed land parcel within the winelands towards the end of three Grade II scenic routes. The mountain tops in this landscape unit is a protected area already, but the Foothills conservation system is also triggered. Foreground criteria applies to the 0-500m buffer around the Grade II scenic routes. It also has a coverage of more than 70%, and medium visibility in view of four other Grade II scenic routes.

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

A ECOLOGICAL

Significance:

A number of smaller drainage lines with their associated ecological support areas run down the mountain sides and feed into the Franschhoek River. Large areas on the upper reaches of the mountain have critical biodiversity areas that are still in a natural condition.

Development Criteria:

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

B AESTHETIC

Significance:

This landscape unit terminates against the main road through Franschhoek (R45), where it forms an integral part of the scenic quality and sense of place within the urban node.

Views open up between buildings towards the mountains as a picturesque backdrop. Plantation remnants are found on the higher slopes of the mountain close to the Franschhoek Pass with expansive views back over the town.

The pattern of this landscape is made up of smaller rectangular blocks with intermittent farm complexes that are woven together by natural fingers leading from the mountain, creating a well-balanced and fine texture.

The resilience of this landscape lies in its ability to absorb change well over the years. The large lush trees add to the sense of enclosure found within the cul-de-sac of the Franschhoek mountains.

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 380m 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.
- 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.
- 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. (b) Views should be framed and enhanced by development wherever possible.

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.

PLANTATION

- Rehabilitation of forestry areas should be applied in the same way rehabilitation is conducted in mining operations - from the onset. This includes adaptive reuse strategies for the sawmill structure.
- Forestry service roads are difficult to rehabilitate. Instead these roads are part of the historic layering that tells the story of forestry and could be used for another purpose such as recreation.
- Another method of rehabilitation could entail the production of traditional plant resources, where indigenous knowledge of plants and foraging could be applied.

C HISTORIC

Significance:

The main structure of this land unit is formed by the Franschoek mountains which create a sense of enclosure, dominated by saddle formations and dramatic peaks including Bushmans Castle and Bushmans Tooth.

Two roads link Franschoek to surrounding areas: the Robertsvlei Road to the west and the Lambrechts Road (Olifantshoek Pass) to the east.

Towards the eastern boundary of this land unit, a cluster of early freehold land grants were allocated between 1657 and 1750 (see Guelke map), many to French protestant immigrants (Huguenots), hence the name Franschoek.

A number of significant heritage sites were recorded. La Bourgonne is well sited with an alignment of mature Oak trees, while La Petite Dauphine has significance for its landscape more than the structures within it, and

La Dauphine is well-sited within its context with grand views. Other sites include: Mount Rochelle, Mon Repos, Keerweder and La Bri. Burgundy (granted 1713, gable dated 1791) is an exemplary late 18th century Cape Dutch complex in a superb scenic and landscape setting comprising avenues, groves, orchards, and vineyards. There is a wapaad (historical wagon road) running through a field on the property.

An historic outspan area, cemetery and the finely placed Huguenot Memorial adds to the significance of this landscape unit.

Development Criteria:

HUNTER GATHERERS/HERDERS

- Names of mountain passes and water courses that reference a traditional use during the time of the hunter-gatherers and herders of the Cape should be celebrated. Public access to these sites should be encouraged.
- Sensitive development that interprets the narrative of historic movement routes. Drover routes, where they are still known and used for a similar use or as public open space, have value and should be retained.
- All archaeological material is protected in terms of the NHRA.

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).

OUTSPAN

- Surviving examples (wagon routes, outspans, and commonage), where they are owned in some public or communal way (or by a body responsible for acting in the public interest) and where they are found to be actively operating in a communal way, will have cultural and heritage value and should be enhanced and retained.
- 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.
- No residential or industrial structures should be permitted on commonage land.
- 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.

18TH CENTURY WERF

- Respect traditional werf settlement patterns by considering the entire werf as the component of significance. This includes the backdrop of the natural landscape against which it is sited, as well as its spatial structure. Any development that impacts the inherent character of the werf component should be discouraged.

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

Clusters of workers' houses are found within this unit, and although the buildings are mostly in a poor condition, these clusters are well absorbed within the landscape as a unified whole.

Development Criteria:

SETTLEMENT PATTERN

- Respect existing patterns, typologies and traditions of settlement-making by promoting the continuity of these heritage features. These include; (a) indigenous; (b) colonial; and (c) current living heritage in the form of tangible and intangible associations to place.
- The relocation of farm labour to housing settlements should be discouraged. Where structures are still used for workers housing, the historic use thereof has value, and should be protected as far as possible.

RECREATION

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

- Always use existing roads and pathways, such as old forestry service roads, before any new routes are established. As much wilderness area as possible must be left intact.
- The principle of 'tread lightly' in any activity (and associated development requirements e.g. toilets for major events) in this domain should be emphasised.
- Make sure the required provision for the rehabilitation and maintenance of the slopes used for traditional and recreational purposes is in place.
- Mountain slopes have been used for traditional practices for many years, and care should be taken that any significant cultural sites, such as burials and veldkos/medicinal plant resources, are not disturbed.

E ECONOMIC

Significance:

The soils in the central area, mainly associated with the Franschoek River, are very suitable for agriculture (viticulture).

The main land use consists of pasture land, vineyards and orchards with strong windbreak edges.

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

H02 Olifantshoek Pass

Although development has degraded this landscape, it still has scenic and ecological significance.

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

MAIN VALUE: ECOLOGIC - This landscape unit has been damaged due to insensitive development that neglected the landscape to a point where rehabilitation is needed to improve the current character, and act as mitigation measure. Rehabilitation is needed to re-establish the previous lush vegetated edges, and other areas to its original fynbos vegetation.

Conservation systems triggered:

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

CONSERVATION SYSTEM: This Landscape unit is an enclosed land parcel within the winelands at the end of a Grade II scenic route. A large piece of this landscape unit is a protected area already, the urban edge should not be allowed to erode into this boundary. Foreground criteria applies to the 0-500m buffer around the grade II scenic route. This covers more than half of the landscape unit. It also has a coverage of more than 70%, and medium visibility in view of 4 other grade II scenic routes. The green transition conservation system is triggered that advocates for new development to allow for links to the mountains and the larger natural landscape.

DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER: Large scale industrial structures, mining, substation, landfill, parking lot (without mitigation), business park, isolated shopping centres. Gated community, suburban sprawl, nursery mixed use garden centre.

A ECOLOGICAL

Significance:

This land unit features a large area of critical biodiversity in a natural state with areas of ecological support as one moves down the slope.

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.
- 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 Green Transition conservation system). To protect important habitats, provide increased opportunities for recreation and the traditional use of the landscape.
- Respect development setbacks from water resources to provide protection from flooding as well as creating scenic and ecological corridors (see legislation in place for river corridors).

B AESTHETIC



Significance:

This unit is a good example of where development has changed the land character. The dominant components are houses, equally distributed over the land area and placed within vineyards and natural vegetation.

In contrast to the neighbouring land units, windbreaks and plantation remnants are not among the elements that make up the pattern.

New developments, such as the Fransche Hoek Estate, have not yet settled into the landscape and therefore have a degrading effect on the inherent character of the landscape. On a larger scale, this development is an intrusion into the cultural landscape of Franschhoek.

Expansive views are found from the Olifantshoek Pass over the historic town of Franschhoek.

Development Criteria:

TREES

- Fruit orchards are associated with windbreak trees (see T10.3 in the CMP 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. This has been neglected, and therefore new planting patterns should be established as mitigation measures to hide the development.
- 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.

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 380m 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. Mitigation measures should follow rehabilitation strategies as incorporated at Haute Cabriere within this landscape unit.
- 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.
- 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. (b) Views should be framed and enhanced by development wherever possible.

C HISTORIC

Significance:

There are remains of the sequence of passes, ruins associated with the construction period c.1824, a toll house, and an intact stone bridge (Jan Joubertgat Bridge; Grade II).

The landscape unit extends as a toe (with tennis courts) into the town of Franschhoek, adding an interesting dynamic between two historically loaded landscape units.

Plantation remnants are found on the upper slopes of the mountain and two large areas of early freehold grants are seen closer to the town of Franschhoek.

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).

ROUTES

- The old road fabric, ruins and the bridge should be conserved (see development criteria under D Social).

PLANTATION

- Rehabilitation of forestry areas should be applied in the same way rehabilitation is conducted in mining operations- from the onset. This includes adaptive reuse strategies for the sawmill structure.
- Forestry service roads are difficult to rehabilitate. Instead these roads are part of the historic layering that tells the story of forestry and could be used for another purpose such as recreation.
- Another method of rehabilitation could entail the production of traditional plant resources, where indigenous knowledge of plants and foraging could be applied.

D SOCIAL**Significance:**

Situated between H01 and H04 (two similar units), the main structural element is the Franschhoek mountains with the Olifantshoek/Franschhoek Pass that traverses it.

Development Criteria:**HUNTER GATHERERS/HERDERS**

- Names of mountain passes (in this case Olifants pass) and water courses that reference a traditional use during the time of the hunter-gatherers and herders of the Cape should be celebrated. Public access to these sites should be encouraged.
- Sensitive development that interprets the narrative of historic movement routes. Drover routes, mountain passes, where they are still known and used for a similar use or as public open space, have value and should be retained.
- All archaeological material is protected in terms of the NHRA.

RECREATION

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

- Always use existing roads and pathways, such as old forestry service roads, before any new routes are established. As much wilderness area as possible must be left intact.
- The principle of 'tread lightly' in any activity (and associated development requirements e.g. toilets for major events) in this domain should be emphasised.
- Make sure the required provision for the rehabilitation and maintenance of the slopes used for traditional and recreational purposes is in place.
- Mountain slopes have been used for traditional practices for many years, and care should be taken that any significant cultural sites, such as burials and veldkos/medicinal plant resources, are not disturbed.

E ECONOMIC

Significance:

The unit features generally unsuitable soils for agriculture (viticulture).

Development Criteria:

- No development criteria needed.

H03 La Cotte

This landscape has historic, associational and scientific significance for its early settlement pattern and changes over time, and innovative water supply system and use of water power. It also has landscape and aesthetic significance with a degree of rarity to it, forming part of a larger cultural landscape. This is under threat. A distinct pattern of dramatic peaks, plantations, vineyards and wilderness outlines the key features of the cultural landscape in the Cape winelands.

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

MAIN VALUE: HISTORIC, AESTHETIC, ECOLOGIC, ECONOMIC - This landscape unit as per its statement of significance enjoys a degree of rarity within the winelands. The aesthetic quality, in combination with its historic character, economic potential centered around viticulture, and wilderness area reflect the cultural landscape of the Stellenbosch winelands and should be preserved. Its transition into the town of Franschoek adds to the diversity of this landscape unit.

Conservation systems triggered:

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

CONSERVATION SYSTEM: This Landscape unit is an enclosed land parcel within the winelands at the end of a three Grade II scenic routes. The top of the mountains in this landscape unit is already a protected area, but the Foothills conservation system is also triggered. It is classified as an exceptionally scenic landscape (a coverage of more than 70% in terms of grade II scenic routes), and has a high visibility (can be seen from 5 out of the 6 Grade II scenic route viewsheds in the Franschoek 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, large scale industrial structures, suburban development, nursery/mixed use/garden centre,

restaurant/farmstall, recreation related trails and structures, mining, school complex, substation, landfill or sewage plant, parking lot, market, business park, isolated shopping centre.

A ECOLOGICAL

Significance:

Large areas of critical biodiversity (still in natural condition) are found on the upper reaches of the slopes. Ecological support areas are found around the drainage lines that run from the mountain slopes to form part of the Franschhoek 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 for river corridors).

B AESTHETIC

Significance:

The main structuring element is the dramatic Wemmershoek Mountain that frames the eastern edge of the town of Franschhoek.

The main road through Franschhoek forms the western boundary of this landscape unit.

The mountains act as backdrops to the historic buildings in this urban node, denoting a specific sense of place.

Uitsig Road leads up onto the higher foothills, with outstanding views over Franschhoek.

The grain of this land unit is similar to H01 in the combination of cultivated land and farm complexes with remnants of natural fingers leading from mountain to town.

Natural vegetation is found on the mountain slopes and follows the river edges to form organic fingers that keep the landscape tightly knitted together. Plantation remnants are located on the higher slopes of the mountain.

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 500m contour line for cultivated fields as well as built structures.

- 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.
- 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.
- 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. (b) Views should be framed and enhanced by development wherever possible.

PLANTATION

- Forestry service roads are difficult to rehabilitate. Instead these roads are part of the historic layering that tells the story of forestry and could be used for another purpose such as recreation.
- The remnant plantation adds to the character and layering of this landscape unit. Unless environmental concerns are overriding, it could be kept as is.
- Another method of rehabilitation could entail the production of traditional plant resources, where indigenous knowledge of plants and foraging could be applied.

C HISTORIC

Significance:

La Cotte is one of the oldest farms in the Franschoek Valley and is currently being redeveloped. La Cotte evolved into a magnificent cultural landscape that comprises buildings and werf, sections of ringmuur (in places carrying water to work the watermill), vineyards, grazing lands and mature trees (Oaks, coral trees and London planes).

Acorns from an ancient Oak tree on the werf were planted in France in 1920 in honour of the Battle of Delville Wood.

A large number of historic sites have been recorded within this area of Franschoek and social significance is high.

Development Criteria:

18TH CENTURY WERF

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

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

La Cotte represents the regional pattern of property ownership, family dynasties, farming practices, labour relations and architectural changes over three centuries. The distribution of water from springs and streams to supply the emerging town below, played an important cultural role in this landscape.

Development Criteria:

LAND USE AND DEVELOPMENT

- Names of mountain passes and water courses that reference a traditional use during the time of the hunter-gatherers and herders of the Cape should be celebrated. Public access to these sites should be encouraged.
- Sensitive development that interprets the narrative of historic movement routes. Drover routes, where they are still known and used for a similar use or as public open space, have value and should be retained.

WATER SYSTEM

- The role of water as a structuring system within settlements must be respected, particularly in terms of improving the functioning of leivater systems. These are significant elements in historic agricultural and gardening activities, and in this landscape, water fulfills a special social reference with association to place.
- 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.
- Sensitive development that interprets the narrative of historic use of water in this way, where they are still known and used for a similar use or as public open space, have value and should be retained.

PATTERN OF SETTLEMENT

- Gentrification of rural settlements through lifestyle 'rural' estates should be discouraged. Here the edge of town has suffered under this form of insensitive development.
- Prevent gentrification from threatening the distinctiveness of the unique settlements within the Stellenbosch winelands.
- 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 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.
- 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.
- Ensure that new buildings within historical precincts or werf contexts are in sympathy with the scale, massing, layout and idiom of surrounding buildings.

E ECONOMIC

Significance:

The lower section of the unit displays highly suitable soils for agriculture.

The combination of vineyards, tree-lined land units, irrigation dams and evenly distributed farmsteads is characteristic of this landscape unit.

Development Criteria:

- Care should be taken that vineyards are not needlessly destroyed, and replaced by non-agricultural development. The potential agricultural use of the land should be retained for the future.
- Fruit orchards are associated with windbreak trees (see T10.3 in the CMP 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 within the Stellenbosch winelands should be promoted.

H05 Groendal

The significance of this landscape unit has been greatly compromised by the unprecedented density of the Langrug settlement that intrudes into the plantation buffer zone between wilderness and peri-urban plots. Groendal has a high level of social and representative significance, reflecting segregation as implemented

under the apartheid system and subsequent problems in planning for remedial spatial, social and economic integration in the Cape winelands.

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

MAIN VALUE: ECOLOGIC - This landscape unit has been damaged due to insensitive development that neglected the landscape to a point where mitigation is needed to improve the current character. Change need to be accelerated towards a new and strengthened character, including a form of rehabilitation.

Conservation systems triggered:

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

CONSERVATION SYSTEM: A large piece of this landscape unit is a protected area, the urban edge should not be able to erode into this boundary. Foreground criteria applies to the 0-500m buffer around the grade II scenic route. This landscape unit is one of the exceptional land parcels in terms of visibility from grade II scenic routes (see Appendix 3). This highlights the visual impact that the degraded state of this landscape unit has on the overall character. The green transition conservation system is triggered that advocates for new development to allow for links to the mountains and the larger natural landscape.

DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER: Gated residential estates, large scale industrial structures, mining, substation, landfill or sewage plant, business park, isolated shopping centres

A ECOLOGICAL

Significance:

The open land on the upper reaches has a layer of critical biodiversity still in a natural state, while Langrug is developed on a former ecological support area. The critical biodiversity area is defined by large dirt roads and an irrigation dam.

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).
- Promote transitions or buffers, and larger connected systems, to nature reserves (see Foothill conservation system). To protect important habitats, provide increased opportunities for recreation and the traditional use of the landscape.
- Respect development setbacks from water resources to provide protection from flooding as well as creating scenic and ecological corridors (see legislation in place for river corridors).
- No development should be allowed to erode this pocket of natural vegetation that is still in a natural state.
- Special incentives should be given for the planting of trees or vegetation especially above the 320m contour line. This will mitigate the visual effect of sprawl, and add a layer of ecology back to the site.

B AESTHETIC

Significance:

The Wemmershoek Mountains, with Suikerboskop, form the backdrop to this land unit that mainly consists of greater Groendal and the informal settlement of Langrug.

The pattern of this land unit is mostly associated with urban development of different densities. On the higher slopes, expansive views are found towards Dassenberg.

The visually intrusive settlements of upper Groendal and Langrug can be seen from a distance on the road from Stellenbosch to Franschoek (R45). Here, development was allowed with little consideration of its wider context within the Franschoek Valley.

Houses are built on the highest foothills and there is no spatial reference to the agricultural practices characteristic of the area. The reflection of light from corrugated-iron structures results in visual disturbance.

Development Criteria:

LAND USE AND DEVELOPMENT

- Names of mountain passes and water courses that reference a traditional use during the time of the hunter-gatherers and herders of the Cape should be celebrated. Public access to these sites should be encouraged.
- 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 (ideally above the 300 - 320m contour line). Special measures could be taken to mitigate the visual effect of existing developments through planting strategies in these areas.

PLANTATION

- Forestry service roads are difficult to rehabilitate. Instead these roads are part of the historic layering that tells the story of forestry and could be used for another purpose such as recreation.
- Another method of rehabilitation could entail the production of traditional plant resources, where indigenous knowledge of plants and foraging could be applied.

C HISTORIC

Significance:

In old Groendal, numerous late-Victorian cottages, many of them altered, are located along Keerom and Stibuel Streets, and carry a high level of social significance. They also add to the significance of the streetscapes.

Development Criteria:

- Avoid visual clutter that erodes the settlement pattern.
- Promote urban densification to protect the rural landscape as the main communal asset. Urban and rural regeneration should include former industrial sites.
- Give preference to the reinforcement of existing settlements and settlement patterns rather than extending development outside the urban edge
- The strong character and patterns of the village precinct (established by street and building-patterns, including building setback, scale and form, and dwellings, 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.

D SOCIAL

Significance:

High level of associative value to place, especially places of worship and school structures.

Development Criteria:

- Proposed development should recognise the relationship of communities to their land and communal facilities. Any development proposal should show a clear understanding of the 'intangible' features and values of these sites.
- New development that reinforces segregated planning principles should be discouraged.
- Settlements often have a historic core that often 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.
- Facilitate access to opportunities (a) Improve quality of life by encouraging access to nature, health and recreation routes, and the traditional use of the landscape (refer to the Conservation Systems). (b) Reconsider areas such as the Jim Fouche picnic site in Franschhoek, that offer social and recreational opportunities for intensive use by large groups.

E ECONOMIC

Significance:

The soils on the upper parts of Groendal and Langrug are some of the most suitable for agriculture in the area.

Development Criteria:

- The proliferation of non-agricultural uses, particularly in visually prominent locations, should be avoided. This is in order to protect the predominantly agricultural character of the landscape.

H06 Dassenberg

The significance of this landscape is in the linear pattern of settlement special to the Cape Winelands. Any large-scale development developed against the grain and size of this pattern will have a degrading effect on the larger cultural landscape. It is important that view lines are left undisturbed across the floodplain area towards the mountains.

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

MAIN VALUE: HISTORIC, AESTHETIC, ECOLOGIC, ECONOMIC - The aesthetic quality, in combination with its historic character, economic potential centred around viticulture, and wilderness area reflect the cultural landscape of the Stellenbosch winelands and should be preserved. View lines, and linear pattern of settlement as per the statement of significance above should at all times be a priority to protect.

Conservation systems triggered:

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

CONSERVATION SYSTEM: This Landscape unit stretches across a grade II scenic route, where foreground development criteria apply (listed in Appendix 3). It is classified as an exceptional scenic landscape (a coverage of more than 70% in terms of grade II scenic routes), and has a high visibility (can be seen from 5 out of the 6 Grade II scenic route viewsheds in the Franschhoek valley. The top of the mountains in this landscape unit is already a protected area. The Foothills conservation system is also triggered. The Green Transitions conservation system should also be a consideration to uphold the rural character of this landscape unit, while advocating public appreciation through the cultivated fields. The old train line (where it is not in use anymore) could be utilised as such by considering it as green infrastructure with walking and cycling routes, and facilitating access to nature.



Diagram showing the position of the old railway line



Old railway line

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

A ECOLOGICAL

Significance:

The flat floodplain and its associated ecological support area places emphasis on the Wemmershoek Mountains and Dassenberg, where remnant plantations on the hilltop are currently undergoing rehabilitation.

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.
- 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 Green Transition conservation system). To protect important habitats, provide increased opportunities for recreation and the traditional use of the landscape.
- Respect development setbacks from water resources to provide protection from flooding as well as creating scenic and ecological corridors (see legislation in place for river corridors).

PLANTATION

- Rehabilitation of forestry areas should be applied in the same way rehabilitation is conducted in mining operations- from the onset. This includes adaptive reuse strategies for the sawmill structure.
- Forestry service roads are difficult to rehabilitate. Instead these roads are part of the historic layering that tells the story of forestry and could be used for another purpose such as recreation.
- another method of rehabilitation could entail the production of traditional plant resources, where indigenous knowledge of plants and foraging could be applied.

B AESTHETIC

Significance:

This is an important land unit that stretches along both sides of the road (R45) as it enters Franschoek from Stellenbosch / Paarl.

A few edges are lined with smaller trees, in contrast to land unit H01 and H03 where large trees are used as windbreaks. Homesteads are generally found at a distance from the road and hidden in clusters of trees. The river plain with its tree belt forms a distinct edge between Dassenberg and the vineyards below. This belt of trees is a continuous line that flows from the 'natural fingers' on the mountain slopes in unit H01.

Development Criteria:

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.

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 300m contour line for both the area of cultivation and built structure north of the R45, and 200m contour line to the south against the foot of Dassenberg.
- 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.

- 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.
- 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. (b) Views should be framed and enhanced by development wherever possible.

C HISTORIC

Significance:

A strong pattern of settlement is seen along the Franschhoek River with numerous heritage-worthy structures as part of this pattern. These include Grande Provence main house, Klein La Provence, a villa at the entrance to Grande Provence, Rickety Bridge and a few workers' cottages.

Development Criteria:

PATTERN OF SETTLEMENT

- Respect existing patterns, typologies and traditions of settlement-making by promoting the continuity of these heritage features. These include; (a) indigenous; (b) colonial; and (c) current living heritage in the form of tangible and intangible associations to place.
- The relocation of farm labour to housing settlements should be discouraged. Where structures are still used for workers housing, the historic use thereof has value, and should be protected as far as possible.
- Avoid visual clutter that erodes the settlement pattern.
- Promote urban densification to protect the rural landscape as the main communal asset. Urban and rural regeneration should include former industrial sites.
- Give preference to the reinforcement of existing settlements and settlement patterns rather than extending development outside the urban edge
- 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.

18TH CENTURY WERF

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

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

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

Traditional use, and association to place, was revealed in the public participation process. Opportunity for recreation to appreciate the open character of this landscape unit is possible with the old plantation roads and old railway line.

Development Criteria:

- Facilitate access to opportunities (a) Improve quality of life by encouraging access to nature, health and recreation routes, and the traditional use of the landscape. (b) Reconsider areas such as the Jim Fouche picnic site in Franschoek, that offers social and recreational opportunities for intensive use by large groups. In this case, the old railway line is an opportunity to incorporate some of these ideas (please refer to the Green Transitions conservation system).
- 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. Any new development should facilitate and incorporate these links into their proposals.

E ECONOMIC

Significance:

The land unit features a variety of medium to highly suitable soils for agriculture.

A combination of vineyards, open veld and espaliered fruit trees are located in agricultural blocks on the flat terrain on each side of the road.

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

H07 Strip of open fallow land

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

MAIN VALUE: ECONOMIC - This landscape unit is a neglected landscape, where mitigation is needed to improve the current character. Change need to be accelerated towards a new and strengthened character, including innovative development strategies.

Conservation systems triggered:

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

CONSERVATION SYSTEM: A significant piece of this landscape unit is a protected area. Foreground criteria applies to the 0-500m buffer around the grade II scenic route. This landscape unit is wedged between two exceptional land parcels in terms of visibility. The nature of the thin strip, and the outcome of the visibility analysis excludes this land unit from the continuum. The Foothill conservation system is triggered.

DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER: Gated residential estates, large scale industrial structures, mining, substation, landfill or sewage plant, business park, isolated shopping centres

A ECOLOGICAL

Significance:

A degraded critical biodiversity area is found behind La Motte village, which coincides with a strip of early freehold land grants.

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).
- Promote transitions or buffers, and larger connected systems, to nature reserves (see Foothill conservation system). To protect important habitats, provide increased opportunities for recreation and the traditional use of the landscape.
- Respect development setbacks from water resources to provide protection from flooding as well as creating scenic and ecological corridors (see legislation in place for river corridors).
- Rehabilitation strategies, and development, could be applied to the piece of degraded critical biodiversity area that is in decline behind the La Motte village. The village of La Motte is a good screen for possible development.

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).

B AESTHETIC

Significance:

This land unit is a deviation from the rest of the landscape units in Franschoek. It consists of a thin strip of open fallow land that stretches from the apex of the Wemmershoek Mountains, over the R45, to the floodplains of the Franschoek River. The Robertsvlei Road joins the R45 in this location, with a small cluster of workers' houses associated with the plantation industry.

Development Criteria:

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

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 300m contour line for both the cultivation and built structure north of the R45, and 220m contour line to the south against the foot of Dassenberg.
- 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.
- 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.

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. In this landscape unit it includes the avenue of trees lining the streets of the La Motte Village.
- 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.

- Retaining existing vegetation will also help to 'embed' new development within the landscape.

C HISTORIC

Significance:

One of the old plantation settlements is located adjacent to the R45. The landscape of Franschoek was known for its plantations, which started as part of a job creation programme in the early 20th century.

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.
- Village settlement associated with forestry is often made up of a grid patterned street network, in close proximity to the sawmill. A key feature in these settlements is the use of timber as a construction material. Where these settlements have heritage significance and historic character, new development that differs in mass and grain should be discouraged.

D SOCIAL

Significance:

The land unit is criss-crossed by numerous footpaths leading from the settlement to the top of the mountain, and half built structures add to the sense of neglect and disuse.

Development Criteria:

- It is recommended that physical permeability to communal resources such as rivers and mountains is maintained and enhanced, for the enjoyment of all members of the public. This is particularly true when considering any new development proposals. (a) Promote public footpaths across the cultivated landscape. (b) Restore areas of recreation, especially where the public has traditionally enjoyed rights of access. Action might include the removal of fences and walls, where it is appropriate. (c) Prevent privatisation of natural places that form part of the historical public open space resource network. (d) Allow for sustainable, traditional use of natural places for recreational, spiritual and resource-collection purposes.
- Where practical, encourage managed access to wilderness areas on the higher slopes. This will allow residents and visitors to the winelands opportunities to experience the wilderness domain, which is a key component within the cultural landscape as a whole, and to experience the sense of interconnectedness of the wilderness, agricultural and urban domains through views from the upper slopes. (See the conservation systems of Green Transitions and Foothills Conservation).
- Always use existing roads and pathways, such as old forestry service roads, before any new routes are established. As much wilderness area as possible must be left intact.
- The principle of 'tread lightly' in any activity (and associated development requirements e.g. toilets for major events) in this domain should be emphasised.
- Make sure the required provision for the rehabilitation and maintenance of the slopes used for traditional and recreational purposes is in place.
- Mountain slopes have been used for traditional practices for many years, and care should be taken that any significant cultural sites, such as burials and veldkos/medicinal plant resources, are not disturbed.

E ECONOMIC

Significance:

It is an interesting break from the rest of the agricultural typology of vineyards in the area. Furthermore, most of the soils south of the R45 and a large percentage of the soils to the north of it are highly suitable for agriculture.

Development Criteria:

- The proliferation of non-agricultural uses, particularly in visually prominent locations, should be avoided. The potential agricultural use of the land should be retained for the future. The piece of land behind the La Motte Village has lower agricultural potential.



Image showing the piece of land with lower agricultural potential, and area with degraded critical biodiversity that is in need of rehabilitation.

H08 La Motte

This landscape unit carries significance for its role as gateway towards Franschhoek, and has historic and aesthetic value. The lightly fenced flat lands on the southern side of the R45 are planted with low-lying species, such as lavender, thus affording unrestricted perspective and views from the road.

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

MAIN VALUE: HISTORIC, AESTHETIC- The aesthetic quality, in combination with its historic character as a gateway to the historic town and valley of Franschhoek, should be conserved. View lines over the cultivated field should be protected, the low-lying lavender field is a rare feature in the winelands. The avenue of trees adds to the character of this landscape unit as a 'gateway', and should be protected as such.

Conservation systems triggered:

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

CONSERVATION SYSTEM: This Landscape unit stretches across a grade II scenic route, where foreground development criteria apply (listed in Appendix 3). It is classified as an exceptionally scenic landscape (a coverage of more than 70% in terms of grade II scenic routes), and has a high visibility (can be seen from 5 out of the 6 Grade II scenic route viewsheds in the Franschhoek valley). The top of the mountains in this landscape unit is already a protected area and the Foothills conservation system is also triggered. The old train line (where it is not in use anymore) could be re-utilised by considering it as green infrastructure with walking and cycling routes, and facilitating access to nature. There is currently a private attempt to run tourism trams along the line. Recommendations in heritage reports are to retain the line as a functional track, but road re-surfacing has already compromised some crossings.

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

A ECOLOGICAL

Significance:

Large areas of critical biodiversity and ecological support areas are found in this unit.

Development Criteria:

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

- Respect development setbacks from water resources to provide protection from flooding as well as creating scenic and ecological corridors (see legislation in place for river corridors).

B AESTHETIC

Significance:

The Kastaiings River flows from Perdekop and links up with the Franschhoek River.

In this land unit, residential dwellings are situated closer to the road than in H06 or H07.

Roadside trees are located on both sides of the road along the R45, but the line is not consistent and varies in spacing from 15m to 60m apart. The effect of a gateway is created where the trees are spaced closer together.

The backdrop of mountains on both sides of the R45 adds to its aesthetic appeal and to the notion of a gateway leading towards Franschhoek.

Development Criteria:

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 this landscape unit the avenue of trees at the entrance of la Motte on both sides of the R45 should be retained.
- 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.

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 260m contour line for cultivation and built structure north of the R45, and 200m contour line to the south of the R45.
- 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. All built structures above the old railway line should undergo a visual impact assessment.

- 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. Low-lying vegetation, such as the lavender fields, contribute to the scenic quality in this landscape unit.
- 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 historic farm werf of La Motte is found on the northern side of the R45 at some distance from the road. The complex has significant buildings and landscape features and boasts four Provincial Heritage Sites (previous National Monuments) - the manor house (c1751), Jonkershuis (c1752), cellar (c1782) and the water mill erected between 1752 and 1793. New tourist facilities have been added behind. According to the La Motte website (2018): "The La Motte cemetery, reserved for burials of Franschoek residents since the late 18th century, is a recently restored historic site on the estate." Some plantation remnants are found on the higher foothills of the Wemmershoek Mountains.

The historic entrance to the La Motte farm connected to the R45 at a 90-degree angle, but the new entrance follows the diagonal line of the early freehold land grants.

Development Criteria:

PATTERN OF SETTLEMENT

- Respect existing patterns, typologies and traditions of settlement-making by promoting the continuity of these heritage features. These include; (a) indigenous; (b) colonial; and (c) current living heritage in the form of tangible and intangible associations to place.
- The relocation of farm labour to housing settlements should be discouraged. Where structures are still used for workers housing, the historic use thereof has value, and should be protected as far as possible.
- Avoid visual clutter that erodes the settlement pattern.
- Give preference to the reinforcement of existing settlements and settlement patterns rather than extending development outside the urban edge
- 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.

18TH CENTURY WERF

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

Inappropriate 'modernisation' of conservation-worthy structures and traditional werfs should be prevented. Inappropriate maintenance can compromise historic structures. Heritage expertise is required where appropriate.

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

PLANTATION

- Forestry service roads are difficult to rehabilitate. Instead these roads are part of the historic layering that tells the story of forestry and could be used for another purpose such as recreation.
- The remnant plantation adds to the character and layering of this landscape unit and could be kept as is, unless environmental concern overrides it.
- Another method of rehabilitation could entail the production of traditional plant resources, where indigenous knowledge of plants and foraging could be applied.

D SOCIAL

Significance:

La Motte represents the regional pattern of property ownership, family dynasties, farming practices, labour relations and architectural changes over three centuries.

Opposite the gate to Pierneef La Motte Restaurant, on the southern side of the road, is an iconic view of a modest vernacular cottage shaded by two old oaks, set in flat fields against the mountain backdrop. It is a protected heritage resource.

Development Criteria:

- Respect existing patterns, typologies and traditions of settlement-making by promoting the continuity of these heritage features. These include; (a) indigenous; (b) colonial; and (c) current living heritage in the form of tangible and intangible associations to place.
- The relocation of farm labour to housing settlements should be discouraged. Where structures are still used for workers housing, the historic use thereof has value, and should be protected as far as possible.
- Facilitate access to opportunities (a) Improve quality of life by encouraging access to nature, health and recreation routes, and the traditional use of the landscape. (b) Reconsider areas such as the Jim Fouche picnic site in Franschoek, and the old railway line, that offer social and recreational opportunities for intensive use by large groups. (See Green Transitions conservation system.)
- 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. Any new development should facilitate and incorporate these links into their proposals.

E ECONOMIC

Significance:

The unit presents a mix of medium to highly suitable soils for agriculture. The dominating pattern is characterised by the smaller land parcels used as 'lifestyle' farms with vineyards and organic lines of natural vegetation.

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 in the CMP 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 within the Stellenbosch winelands should be promoted.
- Cultural sites associated with 20th century settlement and farming practices should be protected, particularly church and farm school sites that occur at the intersection of farm roads. The displacement of farm employees to nearby townships results in the loss of integrity of their former dwellings.
- 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.
- In general, the subdivision of farms into smaller uneconomic 'lifestyle' plots of less than 3 hectares fundamentally erodes the agricultural character of the landscape. If this particular pattern of settlement upholds its economic viability, it does not have the same negative visual effect as in some other areas within the winelands.

H09 Transition unit to historic Franschhoek

This landscape unit is part of a pattern of open views and enclosed land units along the R45 before entering Franschhoek and builds up to the whole scenic experience.

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 - The aesthetic quality in the build-up to the gateway landscape unit of 'La Motte' view lines over the cultivated field, should be protected. This landscape unit is more important from a distance as it is seen from many grade II scenic routes.

Conservation systems triggered:

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

CONSERVATION SYSTEM: This Landscape unit stretches across a grade II scenic route, where foreground development criteria apply (listed in Appendix 3). It is classified as an exceptionally scenic landscape (a coverage of more than 70% in terms of grade II scenic routes), and has a high visibility (can be seen from 5 out of the 6 Grade II scenic route viewsheds in the Franschhoek valley. The top of the mountains in this landscape unit is already a protected area, the Foothills conservation system is also triggered. The old train line (where it is not in use anymore) could be re-utilised by considering it as green infrastructure with walking and cycling routes, and facilitating access to nature.

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

A ECOLOGICAL

Significance:

Pockets of critical biodiversity elements are found within this unit. The Franschhoek River winds along the southern portion of this land unit and is characterised by densely vegetated banks.

Development Criteria:

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

B AESTHETIC

Significance:

This landscape unit acts as a threshold between the broader area of Drakenstein and the more defined Franschhoek.

Roadside trees are located on the northern side of the R45 entering Franschhoek, spaced at approximately 30m, leading up to the gateway in unit H08.

Large views are afforded from the road towards the Wemmershoek Mountains, where a few intrusive mansions on the edge of the mountain draw attention.

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 260m contour line for cultivation and built structures north of the R45.
- 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.
- 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.
- 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:

Moving away from the road, farm clusters and smaller land parcels increase. A small semi-circular pattern of planted vineyards is a rare feature next to the road. Two altered farmyards with prominent planting structures are noted in this landscape unit.

Development Criteria:

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.

18TH CENTURY WERF

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

- 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.

D SOCIAL

Significance:

Insert text here

Development Criteria:

- Facilitate access to opportunities (a) Improve quality of life by encouraging access to nature, health and recreation routes, and the traditional use of the landscape. (b) Reconsider areas such as the Jim Fouche picnic site in Franschhoek, which offers social and recreational opportunities for intensive use by large groups. In this case, the old railway line presents an opportunity to incorporate some of these ideas. (please refer to the Green Transitions conservation system)
- 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. Any new development should still facilitate and incorporate these links into their proposals.

E ECONOMIC

Significance:

The soils present a mixture of medium to highly suitable agricultural soils, mainly arranged along the alluvial lines.

Larger units of open fallow land and vineyards, with a cluster of 'lifestyle' farms adjacent to the R45, are located within the eastern portion of the land unit.

Development Criteria:

- Care should be taken that vineyards are not needlessly destroyed, and replaced by non-agricultural development. The potential agricultural use of the land should be retained for the future.
- Fruit orchards are associated with windbreak trees (see T10.3 in the CMP 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 within the Stellenbosch winelands should be promoted.
- Cultural sites associated with 20th century settlement and farming practices should be protected, particularly church and farm school sites that occur at the intersection of farm roads. The displacement of farm employees to nearby townships results in the loss of integrity of their former dwellings.
- 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.
- In general, the subdivision of farms into smaller uneconomic 'lifestyle' plots of less than 3 hectares fundamentally erodes the agricultural character of the landscape. However, negative visual effects in this land unit are less than in other areas within the winelands.

H10 Wemmershoek

The land surrounding a settlement associated with forestry, a dwindling economic resource.

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

MAIN VALUE: ECOLOGIC, SOCIAL - Most of this landscape unit comprise a critical biodiversity area that is in a degraded state, where active rehabilitation needs to be applied to improve the current character. Around the old Wemmershoek sawmill, change should be focused around creating a resilient community that can withstand the ups and downs off the economic climate in the winelands. There could be adaptive reuse strategies that could be applied to the sawmill (once closed). The greenfield areas on the opposite side of the R301 include a wetland and historic outspan area (see guidelines below) and should be retained. The brownfields sites should rather earmarked for future development.

Conservation systems triggered:

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

CONSERVATION SYSTEM: A large piece of this landscape unit is a protected area. Foreground criteria applies to the 0-500m buffer around the grade II scenic route. This landscape unit, although inconspicuous, is the one landscape parcel that can be seen by all the Grade II scenic routes in the Franschhoek Valley, and therefore plays a vital role in the general upholding of character in the area. The Foothill conservation system is triggered. Wemmershoek is partially in the Drakenstein Heritage Survey. Conservation Area 14.

DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER: Overscaled private dwellings, cluttered properties, gated residential estates, suburban development, mining, substation, landfill or sewage plant, parking lot (without mitigation), business park, isolated shopping centres

A ECOLOGICAL

Significance:

The entire land unit is made up of critical biodiversity areas in natural and degraded state. The surroundings have ecological significance.

Development Criteria:

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

- Respect development setbacks from water resources to provide protection from flooding as well as creating scenic and ecological corridors (see legislation in place for river corridors).

B AESTHETIC

Significance:

The unit has a gradual slope towards the base of the rocky outcrops of the Wemmershoek mountains, with Bakenskop forming the visual backdrop. A large wetland is situated between the old railway line and R45. Most of this land unit is still in a natural condition. The Wemmershoek Sawmill acts as a node and the village on the eastern side is laid out in a regular grid, diagonally to the road. The area around the sawmill and the surrounding landscape appears undefined.

Development Criteria:

SETTLEMENT PATTERN:

- Respect existing patterns, typologies and traditions of settlement-making by promoting the continuity of these heritage features. These include; (a) indigenous; (b) colonial; and (c) current living heritage in the form of tangible and intangible associations to place.
- Gentrification of rural settlements through lifestyle 'rural' estates be discouraged.
- Avoid visual clutter that erodes the settlement pattern.
- Promote urban densification to protect the rural landscape as the main communal asset. Urban and rural regeneration should include former industrial sites. Wemmershoek village is seen as an urban node.
- Give preference to the reinforcement of existing settlements and settlement patterns rather than extending development outside the urban edge. Here the urban edge should not extend across the R301, and interventions should be in line with development on commonage/outspan land (see Historic) and ecologically sensitive sites (wetland).

VIEWS

- The high mountains in the study area are landforms vital to its overall landscape character. They enclose the valleys and settlements of heritage significance. Prevent development on visually sensitive mountain slopes and ridgelines in order to preserve the continuity of the mountains as a backdrop.
- Limit cultivation and development on upper mountain slopes greater than 1:4 to protect scenic resources and water catchments, and to minimise visual scarring and erosion. Propose 'no-go' development areas above the 180m contour line.
- Avoid development or infrastructure (such as buildings, wind turbines and power lines), on crests or ridgelines because of impact on the visual sensitivity of skylines.
- Retain view-lines and vistas focused on prominent natural features such as mountain peaks, as these are important place-making and orientating elements for experiencing the cultural landscape. They are not only important for landscape character, but also for water security, and biodiversity.

C HISTORIC

Significance:

This land unit mostly consists of open land that formed part of a historic outspan.

Development Criteria:

- 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 who have limited alternative opportunities for recreation.
- No residential or industrial structures should be permitted on commonage land.
- Also see the development criteria under social for ways in which this could be facilitated.

D SOCIAL

Significance:

The Primary School, sawmill and village, as well as the sewage works on the western boundary of this land unit, are intrusive on that space, yet the sawmill and some homes are significant elements within the cultural landscape. The sawmill and school have a high level of social significance and the surroundings have ecological significance.

The Cochoqua Tribe often holds meetings here, and these are generally combined with the making of potjiekos as a cultural event (from the public participation process).

There is a strong association to place, especially to schools, churches and burial places. (Please see entry S78 in Wemmershoek that explains this association.)

Development Criteria:

FORESTRY

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

QUALITY OF LIFE

- Facilitate access to opportunities (a) Improve quality of life by encouraging access to nature, health and recreation routes, and the traditional use of the landscape (refer to the Conservation Systems). (b) Reconsider areas such as the Jim Fouche picnic site in Franschoek. that offers social and recreational opportunities for intensive use by large groups.

ADAPTIVE REUSE

- 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.

- 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. The sawmill could potentially be adaptively re-used to fulfill a recreational role and include mixed use development (market space, tourism), that in return also spark economic opportunities for the residents of Wemmershoek.
- 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. The old railway line service road could be used as cycle route and walking route, as alternative mode of transport to the town of Franschoek.
- 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.

E ECONOMIC

Significance:

The soils are generally moderately suitable for agriculture (viticulture).

Development Criteria:

- 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

H11 Bakenkop

This land unit has landscape and ecological significance in the larger context.

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. The landscape unit is not in decline, but has relatively low visual and aesthetic appeal, and heritage value.

MAIN VALUE: ECOLOGIC - The most of this landscape unit is a rocky outcrop that is part of a protected area.

Conservation systems triggered:

- 2. Green Transition conservation System**
- 3. Scenic Route Conservation System**

CONSERVATION SYSTEM: A large piece of this landscape unit is a protected area. Foreground criteria applies to the 0-500m buffer around the grade IIIb scenic route. This landscape is not highly visible, with low aesthetic value. The Green Transitions system is triggered, and on a municipal scale, advocates the agricultural character and openness on edges of the Stellenbosch municipality. The agricultural land is therefore an important feature to enhance.

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, school complex, substation, landfill or sewage plant, parking lot (without mitigation), market, business park, isolated shopping centres.

A ECOLOGICAL

Significance:

The distinct geology and areas of critical diversity on the slopes of Bakenskop should be read with land unit H10.

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

B AESTHETIC**Significance:**

A strip of leftover pine trees (windbreak) follows the semicircular placement of the homes along the foot of Bakenskop.

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 that are in a natural state or related to agriculture on highly suitable soil.
- 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.
- 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.
- 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:**

Bakenskop itself is a highly visible landmark in the surrounding landscape.

Development Criteria:

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

- All archaeological material is protected in terms of the NHRA.

D SOCIAL

Significance:

Access to nature.

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 the conservation systems of Green Transitions and Foothills Conservation).
- Always use existing roads and pathways, such as old forestry service roads, before any new routes are established. As much wilderness area as possible must be left intact.
- The principle of 'tread lightly' in any activity (and associated development requirements e.g. toilets for major events) in this domain should be emphasised.
- Make sure the required provision for the rehabilitation and maintenance of the slopes used for traditional and recreational purposes is in place.
- Mountain slopes have been used for traditional practices for many years, and care should be taken that any significant cultural sites, such as burials and veldkos/medicinal plant resources, are not disturbed.

E ECONOMIC

Significance:

What differentiates this land unit is the presence of vineyards, open fallow land, and a farm cluster at the foot of Bakenskop. Soils in this area are highly suitable 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

H12 Floodplains of the Wemmershoek River and Kleinberg

This is an interesting cultural landscape with aesthetic and scenic significance, and with a degree of rarity. The removal of strong lines and windbreak trees in this landscape unit would be a great loss. The Hollandsche Molen and the recreational village of timber structures is an intrusion next to the R301.

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: ECOLOGIC, AESTHETIC, ECONOMIC- This landscape unit has a high level of ecological value, and is highly visible.

Conservation systems triggered:

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

CONSERVATION SYSTEM: Foreground criteria applies to the 0-500m buffer around the grade IIIb scenic route. This landscape has a high visibility in the larger context. The Green Transitions system is triggered, and on a municipal scale, advocates the agricultural character and openness on edges of the Stellenbosch municipality. The agricultural land is therefore an important feature to conserve. The Foothills conservation system is triggered.

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, substation, landfill or sewage plant, parking lot (without mitigation), business park, isolated shopping centre.

A ECOLOGICAL

Significance:

Large critical biodiversity areas in natural condition are found on the slopes of Bobbejaankrans to the north and ecological support areas are located around Kleinberg and the river.

Development Criteria:

- Support protected areas and existing nature reserves, with their landforms and areas of critical biodiversity, which strongly contribute to the "wilderness domain" of the winelands cultural landscape (See the Foothills Conservation System).
- 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:

Bobbejaankrans and Kleinberg, together with the flat floodplains of the Wemmershoek River and the winding R301, comprise the main structuring components of this land unit. This land unit is stitched with a well-defined and bold landscape with large windbreak trees, vineyards and open fallow land on land parcels of various shapes and sizes. These add texture to the surrounding landscape and stimulate an unusual interest.

The rocky outcrops of Bobbejaankrans, that contrast with the green tree-covered Kleinberg, are stitched together by strong, regular lines of large windbreak trees.

The further contrast of the flat floodplain against Kleinberg makes this landscape even more dramatic.

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.
- Maintain the balance of Urban, Rural and Wilderness areas. It is the interplay and relationship between these that give the study area its unique character (refer to the Conservation Systems).

LAND USE AND DEVELOPMENT

- 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.

- Limit cultivation and development on upper mountain slopes greater than 1:4 to protect scenic resources and water catchments, and to minimise visual scarring and erosion. Propose 'no-go' development areas above the 220m contour line.
- 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.
- Avoid development or infrastructure (such as wind turbines, communication towers and power lines) on rocky outcrops, because of their high visibility and the visual sensitivity of the skyline.

C HISTORIC

Significance:

An L-shaped early freehold land grant is situated at the foot of Kleinberg. This coincides with a handsome Victorian farm complex, Antioch, set in a magnificent landscape setting, replete with a fine avenue and many mature trees.

Development Criteria:

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. Especially the strong lines of windbreak trees in this landscape unit.
- 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.

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).

18TH CENTURY WERF

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

Inappropriate 'modernisation' of conservation-worthy structures and traditional werfs should be prevented. Inappropriate maintenance can compromise historic structures. Heritage expertise is required where appropriate.

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

D SOCIAL

Significance:

Appreciation of the agricultural landscape.

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.

Development Criteria:

AGRICULTURE

- Care should be taken that vineyards, and orchards are not needlessly destroyed, and replaced by non-agricultural development. The potential agricultural use of the land should be retained for the future.
- The proliferation of non-agricultural uses, particularly in visually prominent locations, should be avoided. This is in order to protect the predominantly agricultural character of the landscape.
- The subdivision of farms 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.

H13 Bridge House

This landscape unit has scenic and aesthetic significance with intrusive private land use.

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

MAIN VALUE: ECOLOGIC - The top of the mountain peaks are part of a protected area and while a large part of this landscape unit is in a degraded state, these need to be enhanced and even rehabilitated. This landscape unit's character could to be strengthened by establishing a new integrated typology.

Conservation systems triggered:

4. Foothills conservation System
5. Scenic Route Conservation System

CONSERVATION SYSTEM: A large piece of this landscape unit is a protected area. This landscape has medium visibility from grade II scenic routes. The Foothill conservation system is triggered.

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, school complex, forestry related (land in distress/rehabilitation process), substation, landfill or sewage plant, parking lot, market, business park, isolated shopping centres.

A ECOLOGICAL

Significance:

The foot slopes of the mountain are covered in areas of critical biodiversity in natural and degraded state.

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.
- Respect development setbacks from water resources to provide protection from flooding as well as creating scenic and ecological corridors (see legislation in place for river corridors).

B AESTHETIC

Significance:

This landscape unit includes the foot slopes of the Drakenstein Mountains with Drakenstein Peak and Afrikaskop in the distance. The dramatic mountain backdrop and expansive views from the higher slopes add to the unit's scenic quality. These footslopes, with predominantly open fallow and pasture land, feature

a number degraded land uses that include a race track, paddocks, intrusive private estates, and central pivot irrigation systems.

Bridge House private school is situated against the road and at night the illuminated sports field result in light pollution in the surrounding landscape.

Development Criteria:

- The high mountains in the study area are landforms vital to its overall landscape character. They enclose the valleys and settlements of heritage significance. Prevent development on visually sensitive mountain slopes and ridgelines in order to preserve the continuity of the mountains as a backdrop.
- Names of mountain passes and water courses that reference a traditional use during the time of the hunter-gatherers and herders of the Cape should be celebrated. Public access to these sites should be encouraged.
- Handaxes and cleavers, etc. are found throughout the area, and their heritage significance is clear. All archaeological material is protected in terms of the NHRA. 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
- Avoid development or infrastructure (such as buildings, wind turbines and power lines), on crests or ridgelines because of impact on the visual sensitivity of skylines.
- Retain view-lines and vistas focused on prominent natural features such as mountain peaks, as these are important place-making and orientating elements for experiencing the cultural landscape. They are not only important for landscape character, but also for water security, and biodiversity.

C HISTORIC

Significance:

Low

Development Criteria:

- Allow development to move into a new typology to enhance the landscape without losing any high potential agricultural soils. This typology needs to be based on integrated planning principles.
- 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 a self-sufficient, sustainable and socially transformed 'villages' with different income levels, incorporating a level of subsidised housing.
- 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.
- The placement of historic homesteads and settlement typically avoided visually-exposed, wind-swept hillcrests. New development should follow these patterns.

D SOCIAL

Significance:

Bridge House private school is situated against the road.

Development Criteria:

- Facilitate access to opportunities (a) Improve quality of life by encouraging access to nature, health and recreation routes, and the traditional use of the landscape (refer to the Conservation Systems).

E ECONOMIC

Significance:

Most of the soils in this unit are only moderately suitable for agriculture. A small section of high potential soil for viticulture is located next to landscape unit F04 (refer to the online map for the soil suitability layer).

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.

H14 Berg River Flood Basin

This landscape unit has some historic, archaeological and ecological significance, but remains a landscape in distress (large NCW non-conservation worthy area marked in grey) and intervention is needed to restore the quality to its full potential. Any large-scale infrastructure will have a degrading effect.

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

MAIN VALUE: ECOLOGIC- This landscape unit is in a degraded state and needs to be rehabilitated.

Conservation systems triggered:

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

CONSERVATION SYSTEM: The top of the mountain peaks are part of a protected area while the rest of the entire area is triggered by a foothill conservation system that advocates an area to act as support to these protected areas, and include the use of it by individuals within the landscape. This landscape has medium visibility within the Franschhoek valley from grade II scenic drives.

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

A ECOLOGICAL

Significance:

All the remnant plantations have been removed, but the landscape is still in a degraded state and would have to be rehabilitated further to return most of this critical biodiversity area to its natural condition.

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.
- 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
- Fynbos vegetation in the public realm, especially along scenic route corridors, should be preferred to over-scaled entrance structures and landscaping (see Scenic Routes conservation system).
- Harvesting of medicinal plants should be encouraged within a controlled environment (see Conservation Systems).
- Respect development setbacks from water resources to provide protection from flooding as well as creating scenic and ecological corridors (see legislation in place for river corridors).

B AESTHETIC**Significance:**

This predominantly degraded land unit in the flood basin under the Berg River dam wall, was part of a job-creation initiative from 1917 that focused efforts around plantations in the Franschoek area.

Matoppie is a landmark feature with its zigzag service roads recognisable from a distance. Open views are afforded to and from this landscape unit.

Development Criteria:

- Rehabilitation of forestry areas should be applied in the same way rehabilitation is conducted in mining operations. This includes adaptive reuse strategies for the sawmill structure.
- Forestry service roads are difficult to rehabilitate. Instead these roads are part of the historic layering that tells the story of forestry and could be used for another purpose such as recreation.
- Another method of rehabilitation could entail the production of traditional plant resources, where indigenous knowledge of plants and foraging could be applied.
- 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 under the 180m contour line.

C HISTORIC**Significance:**

Forestry (covered under aesthetic) and the Jim Fouche picnic site (social) are both layers of heritage, as well as archaeological findings mentioned as part of its significance.

Development Criteria:

- Names of mountain passes and water courses that reference a traditional use during the time of the hunter-gatherers and herders of the Cape should be celebrated. Public access to these sites should be encouraged.
- Sensitive development that interprets the narrative of historic movement routes. Drover routes, where they are still known and used for a similar use or as public open space, have value and should be retained.

- All archaeological material is protected in terms of the NHRA.

D SOCIAL

Significance:

The Jim Fouche Picnic Area forms part of this land unit, as an abandoned place with only the large Eucalyptus trees of the picnic terrain remaining, but it retains strong cultural memories in the community and region.

Development Criteria:

- Reconsider areas such as the Jim Fouche picnic site in Franschoek. It was identified as a significant heritage site by members of the public and offers social and recreational opportunities for intensive use by large groups (refer to the Social layer on the online platform).
- 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:

Most of the soils in this unit are only moderately suitable for agriculture. Matoppie and Afrikakop frame the landscape on the two sides of the dam wall.

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 the conservation systems of Green Transitions and Foothills Conservation).
- Always use existing roads and pathways, such as old forestry service roads, before any new routes are established. As much wilderness area as possible must be left intact.
- The principle of 'tread lightly' in any activity (and associated development requirements e.g. toilets for major events) in this domain should be emphasised.
- Make sure the required provision for the rehabilitation and maintenance of the slopes used for traditional and recreational purposes is in place.
- Mountain slopes have been used for traditional practices for many years, and care should be taken that any significant cultural sites, such as burials and veldkos/medicinal plant resources, are not disturbed.

H15 Forestry settlement

Significance is found in the historic reference to the plantation industry and social significance for the forestry settlement. It is a valuable ecological unit and any form of development would have a degrading effect.

MAIN AIM: INTERVENE (CHANGE) in a deliberate, planned way to improve a land parcel. This approach may be appropriate where the landscape or townscape has declined beyond the point where enhancement is possible. Actions include: (a) To rehabilitate the site to its previous, or natural character, or (b) to accelerate change towards a new or strengthened character and resilient landscape. The resilient heritage landscapes in Stellenbosch, in which development and intervention are most desirable, are those landscapes or units

that historically (and almost sporadically) underwent change, but continued to form a new typology of equal aesthetic within the landscape, strengthening existing spatial patterns.

MAIN VALUE: ECOLOGIC - This landscape unit is in a degraded state and needs to be rehabilitated. It is important to uphold the open character of this valley in close proximity to the historic town of Franschhoek.

Conservation systems triggered:

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

CONSERVATION SYSTEM: Foreground criteria apply around the Grade IIIa Scenic route, and has medium visibility in the area. The Foothill conservation system is triggered, this system.

DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER: No-go development zone outside the approved urban edge, apart from road upgrades.

A ECOLOGICAL

Significance:

Areas of critical biodiversity in natural condition are found in this land unit and are a valuable asset where they have not yet been disturbed by plantations.

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.
- Respect development setbacks from water resources to provide protection from flooding as well as creating scenic and ecological corridors (see legislation in place for river corridors).

B AESTHETIC

Significance:

This land unit is situated between the Dassenberg and Middelberg Mountains, with the Robertsvlei Road traversing centrally between them.

Robertsvlei Road (dirt road) is characterised by the fact that it offers clear views unobstructed by any structures. It runs parallel to the main road (R45) and provides an alternative route round Franschhoek.

Open land with remnant plantations is found on the eastern slopes of Dassenberg and the scars created by the plantation service roads are visible on both the eastern and western aspects.

Development Criteria:

ROAD UPGRADES

- Infrastructure improvement including new roads, and upgrades to road infrastructure need to be appropriate to their rural context (scale, material etc.). Out of scale flyovers and bridges should be avoided, as it detracts from the rural character of the Winelands. Road upgrades can include a consideration for a new simple asphalt road (avoiding over-engineered edges, including a

cycle/walkway), to serve as a detour for trucks, whose diversion from the historic town core will decrease impact on historic fabric.

VIEWS

- 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.
- Within the urban edge, limit cultivation and development on upper mountain slopes greater than 1:4 to protect scenic resources and water catchments, and to minimise visual scarring and erosion. Propose 'no-go' development areas above the 260m contour line on the edge of Middelberg, and the 220m contour line on the edge of Dassenberg or within the urban edge, whichever comes first.
- Avoid development or infrastructure (such as buildings, wind turbines and power lines), on crests or ridgelines because of impact on the visual sensitivity of skylines.
- Retain view-lines and vistas focused on prominent natural features such as mountain peaks, as these are important place-making and orientating elements for experiencing the cultural landscape. They are not only important for landscape character, but also for water security, and biodiversity.

C HISTORIC

Significance:

The remains of Driefontein village, an early 20th century forestry settlement, are remarkably well preserved and there is a burial ground. Timber is the main building material used in the construction of these modest structures.

This secluded valley once served as grazing land and ruins of longhouses were excavated before the dam was constructed. An interpretive museum is planned.

Development Criteria:

PLANTATION

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

SETTLEMENT PATTERN

- Encourage integrated planning for extensions and densification, allowing new typologies that reinterpret historic settlement patterns. Inappropriate suburban and affordable housing, that does not follow the massing and integrity of the settlement pattern as a whole, should be discouraged.
- 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.

PRE-COLONIAL

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

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

D SOCIAL

Significance:

Social entry S28 (refer to online map): Historic donkey kraal used for forestry work. Peaks and footpaths around La Motte Forest station used for recreation and collecting medicinal plants.

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 the conservation systems of Green Transitions and Foothills Conservation).
- Always use existing roads and pathways, such as old forestry service roads, before any new routes are established. As much wilderness area as possible must be left intact.
- The principle of 'tread lightly' in any activity (and associated development requirements e.g. toilets for major events) in this domain should be emphasised.
- Make sure the required provision for the rehabilitation and maintenance of the slopes used for traditional and recreational purposes is in place.
- Mountain slopes have been used for traditional practices for many years, and care should be taken that any significant cultural sites, such as burials and veldkos/medicinal plant resources, are not disturbed.
- Harvesting of medicinal plants should be encouraged within a controlled environment (see Foothill Conservation Systems).

E ECONOMIC

Significance:

Most of the soils are of a moderate to high suitability for agriculture.

Development Criteria:

- Perhaps some of the land around the river could be utilised for communal grazing, as per its historic function, as support to the La Motte forest station.

H16 Roberts Valley Farm

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

MAIN VALUE: ECOLOGIC - This landscape unit is in a degraded state and needs to be rehabilitated. It is important to uphold the open character of this valley near the historic town of Franschhoek.

Conservation systems triggered:

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

CONSERVATION SYSTEM: Foreground criteria apply around the Grade IIIa Scenic route, and has medium visibility in the area. The Foothill conservation system is triggered in this landscape unit.

THIS IS A LIMITED DEVELOPMENT ZONE, AND THE FOLLOWING DEVIATED LAND USE/USES WILL LIKELY ERODE THE 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, school complex, substation, landfill or sewage plant, parking lot (without mitigation), market, business park, isolated shopping centre.

A ECOLOGICAL

Significance:

Natural wetlands are found along the Robertsvlei. The entire Roberstvlei area (H16 and H17) is part of a critical biodiversity area.

This land unit displays ecological significance together with historic significance relating to the plantation remnants and the Roberts Valley Farm complex.

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.
- Respect development setbacks from water resources to provide protection from flooding as well as creating scenic and ecological corridors (see legislation in place for river corridors).

B AESTHETIC

Significance:

This land unit reads with unit H15, but is different due to a slight deviation in land use and the presence of three farm complexes.

The Robertsvlei Road allows access to the town of Franschhoek and the R45. This is also the point of access to the Berg River Dam. Some homes are visible on the foothills of Dassenberg as well as Middelberg Mountains, presumably part of the Robertsvlei settlement.

On the edge of this land unit views are found towards the Berg River Dam. Prestigious estates are a major intrusion within this land unit and have a degrading effect on the landscape.

Large-scale infrastructure and ad hoc architectural 'themes' are contrary to the character of the Cape Winelands.

Development Criteria:

ROAD UPGRADES

- Infrastructure improvement including new roads, and upgrades to road infrastructure need to be appropriate to their rural context (scale, material etc.). Out of scale flyovers and bridges should be avoided, as it detracts from the rural character of the Winelands. Road upgrades can include a consideration for a new simple asphalt road (avoiding over-engineered edges, including a

cycle/walkway), to serve as a detour for trucks, whose diversion from the historic town core will decrease impact on historic fabric.

VIEWS

- 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.
- Within the urban edge, limit cultivation and development on upper mountain slopes greater than 1:4 to protect scenic resources and water catchments, and to minimise visual scarring and erosion. Propose 'no-go' development areas above the 260m contour line on the edge of Middelberg, and the 280m contour line on the edge of Dassenberg, north of the Robertsvlei Road.
- Avoid development or infrastructure (such as buildings, wind turbines and power lines), on crests or ridgelines because of impact on the visual sensitivity of skylines.
- Retain view-lines and vistas focused on prominent natural features such as mountain peaks, as these are important place-making and orientating elements for experiencing the cultural landscape. They are not only important for landscape character, but also for water security, and biodiversity.
- 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:

Remnant plantations are located on the slopes of the Middelberg Mountains with a few evenly divided vineyard blocks on the plains below them. These are situated between the Dassenberg and Middelberg mountains and Skerp Heuwel.

The original Roberts Valley farm is now represented by a modest early 20th century Victorian complex of farm buildings with architectural and landscape significance.

Development Criteria:

PLANTATION

- Rehabilitation of forestry areas should be applied in the same way rehabilitation is conducted in mining operations - from the onset.
- Forestry service roads are difficult to rehabilitate. Instead these roads are part of the historic layering that tells the story of forestry and could be used for another purpose such as recreation.
- Another method of rehabilitation for plantation areas, could entail the production of traditional plant resources, where indigenous knowledge of plants and foraging could be applied.

FARM WERF

- Cultural sites associated with 20th century settlement and farming practices should be protected, particularly church and farm school sites that occur at the intersection of farm roads. The displacement of farm employees to nearby townships results in the loss of integrity of their former dwellings.
- Respect traditional werf settlement patterns by considering the entire werf as the component of significance. This includes the backdrop of the natural landscape against which it is sited, as well as its spatial structure. Any development that impacts the inherent character of the werf component should be discouraged.
- Interventions on the werf must respect the layout, scale, massing, hierarchy, alignments, access, landscaping and setting.
- Historical layering must be respected and protected. Alterations and additions to conservation-worthy structures should be sympathetic to their architectural character and period detailing.

Inappropriate 'modernisation' of conservation-worthy structures and traditional werfs should be prevented. Inappropriate maintenance can compromise historic structures. Heritage expertise is required where appropriate.

- Distinguish old from new but ensure visual harmony between historical fabric and new interventions in terms of appropriate scale, massing, form and architectural treatment, without directly copying these details.
- Encourage development that prolongs the longevity of historic family farms as an increasingly rare typology.

D SOCIAL

Significance:

Secluded area in close proximity to the town of Franschhoek to be used and appreciated by its residents.

Development Criteria:

- It is recommended that physical permeability to communal resources such as rivers and mountains is maintained and enhanced, for the enjoyment of all members of the public. This is particularly true when considering any new development proposals. (a) Promote public footpaths across the cultivated landscape. (b) Restore areas of recreation, especially where the public has traditionally enjoyed rights of access. Action might include the removal of fences and walls, where it is appropriate. (c) Prevent privatisation of natural places that form part of the historical public open space resource network. (d) Allow for sustainable, traditional use of natural places for recreational, spiritual and resource-collection purposes.
- Where practical, encourage managed access to wilderness areas on the higher slopes. This will allow residents and visitors to the winelands opportunities to experience the wilderness domain, which is a key component within the cultural landscape as a whole, and to experience the sense of interconnectedness of the wilderness, agricultural and urban domains through views from the upper slopes. (See the conservation systems of Green Transitions and Foothills Conservation).
- Always use existing roads and pathways, such as old forestry service roads, before any new routes are established. As much wilderness area as possible must be left intact.
- The principle of 'tread lightly' in any activity (and associated development requirements e.g. toilets for major events) in this domain should be emphasised.
- Make sure the required provision for the rehabilitation and maintenance of the slopes used for traditional and recreational purposes is in place.
- Mountain slopes have been used for traditional practices for many years, and care should be taken that any significant cultural sites, such as burials and veldkos/medicinal plant resources, are not disturbed.

E ECONOMIC

Significance:

The vineyards correspond with the soils of high suitability for agriculture, with the remaining soils in the valley of a moderate suitability. A few irrigation dams are located within this area.

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.