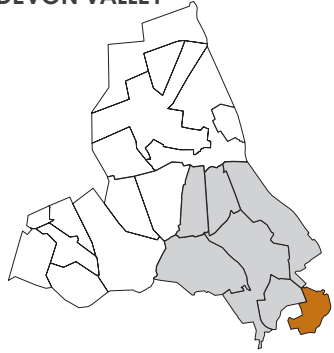
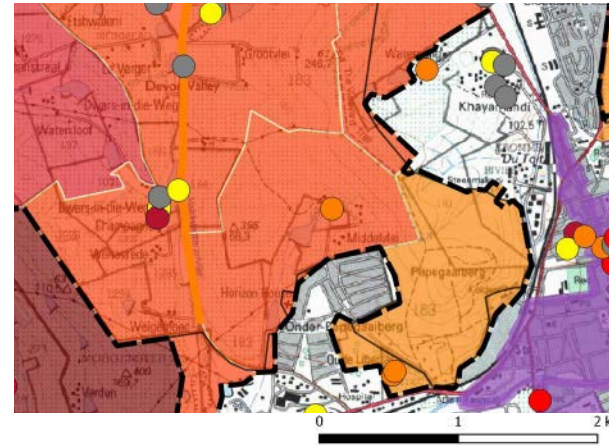
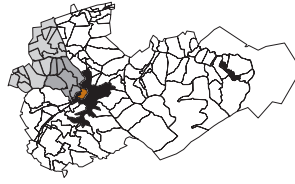
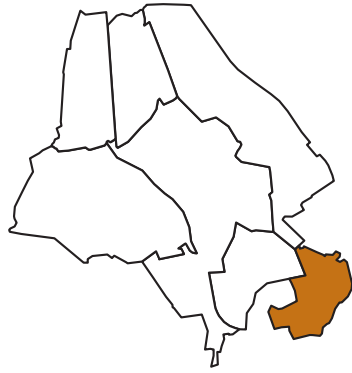


DEVON VALLEY



B01 (6.7) Grade IIIb



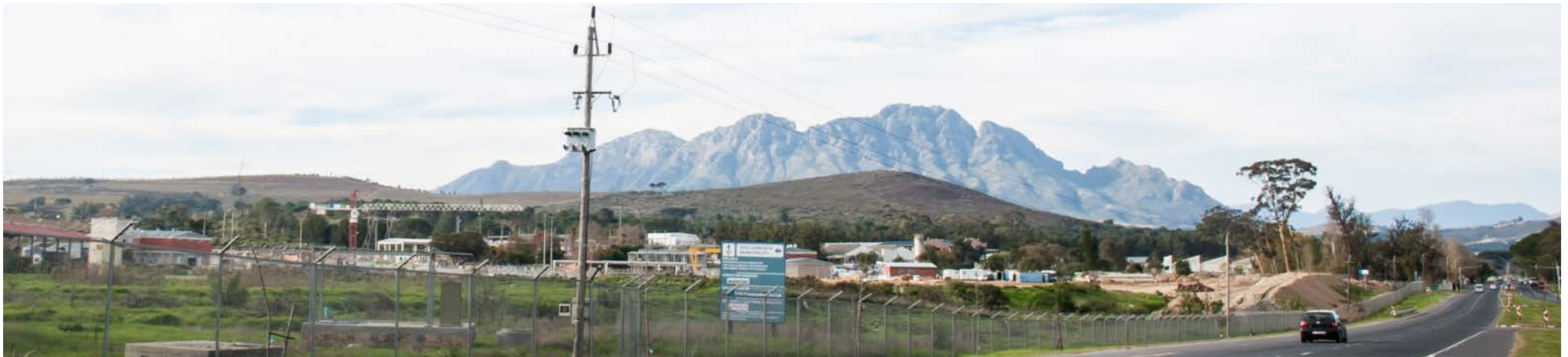
B01 Papegaaiberg

This distinct Renosterveld hilltop marks the western edge of Stellenbosch, and anchors the town of Stellenbosch to the dramatic peaks of the Hottentot-Hollands Mountains on the eastern border. Most of the hill is classified as a critical biodiversity area in degraded state, and a small pocket in natural condition. Ecological support areas are found around the Plankenburg River on the south-eastern edge. The overall degraded state of this hilltop is due to its prior function as a forestry plantation and more recent fire damage. The dominant pattern on the hilltop was determined by the remaining contour tracks that now act as service roads leading to the infrastructure on top. They also facilitate social interaction through a Parkrun every Saturday morning. From the top of Papegaaiberg and along the contour lines, expansive views are found over the Stellenbosch winelands that terminate in the dramatic Hottentot Hollands Mountain range. Papegaaiberg is a distinct hilltop that differs in character from nearby mountains and the Bottellary Hills.

Papegaaiberg got its name from a 14th century Dutch custom for marksmen to

shoot at a wooden parrot covered in metal sheeting on a long wooden post. The flat piece of land next to Bosmans Crossing was chosen for this sport. The suburb at the foot of Papegaaiberg is called Onder-Papegaaiberg or Voeltjiesdorp, and most of the open space is marked with large Stone Pines which also incorporate the Onder-Papegaaiberg Cemetery on the footslopes. Bosman's Crossing is a small industrial node situated between the railway line and the Plankenburg River. It is here that the first public works project was undertaken in 1691 to build the "Steenenbrug", affording access to Stellenbosch. There is a protected Archaeological Reserve and stone memorial marking the site of Bosman's Crossing where Early Stone Age implements were identified in 1899, thereby proving the great antiquity of humankind in Southern Africa.

Papegaaiberg is a landscape in recovery and has historic, archaeological, place, landmark and a high level of social significance. Papegaaiberg should continue to function as a landmark to the town of Stellenbosch, and be kept free of development. It has the potential to function as an integrated social space with expansive views.



Papegaaiberg entering Stellenbosch on the Polkadraai Road

B01 PAPEGAAIBERG

Papegaaiberg is a landscape in recovery and has historic, archaeological, place, landmark and a high level of social significance. Papegaaiberg should continue to function as a landmark of the town of Stellenbosch, and be kept free of development. It has the potential to function as an integrated social space with expansive views.

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. This landscape should follow rehabilitation strategies to enhance it Renosterbos vegetation.

MAIN VALUE: AESTHETIC - This landscape unit is an important landmark, and a landscape in recovery, where the current rehabilitation processes need to enhance its current character. The heritage components of this landscape unit should be enhanced, and protected.

IMPORTANT HERITAGE COMPONENTS:

1. **Bosman's Crossing Archaeological Reserve and Industrial node**
2. **Cemetery with open views to Papegaaiberg**
3. **Large stone pines as public space system**

CONSERVATION SYSTEM: This landscape unit is triggered by the Green Transition Conservation System, and therefore has significance for its openness and access to nature in close proximity to the town of Stellenbosch. The visibility analysis confirms the landmark status of this Landscape Unit, having 70% coverage from 3-4 grade II scenic routes, prominent as anchoring point to the Western edge of Stellenbosch. This LU should be managed to enhance its characteristic feature as open Renosterveld hilltop, and therefore active rehabilitation towards this goal is supported while searching for innovative ways to act as integrated social space.

DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER: Over-scaled private dwellings, agricultural related practices (other than orchards or vineyards), suburban development, nursery/mixed use/garden centre, restaurant/farmstall, mining, substation, landfill or sewage plant, parking lot (without mitigation), isolated shopping centres

Grade IIIb	
Foothill CS	
Green Transition CS	✓
Scenic Route CS	✓

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).

A ECOLOGICAL

Significance:

This distinct Renosterveld hilltop marks the western edge of Stellenbosch, and anchors the town of Stellenbosch to the dramatic peaks of the Hottentot-Hollands mountains on the eastern border. Most of the hill is classified as a critical biodiversity area in degraded state, and a small pocket in natural condition.

Ecological support areas are found around the Plankenburg River on the south-eastern edge.

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

lines, steep slopes, floodplains, areas with a high water table, areas with high biodiversity, and areas with threatened species

- 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).

B AESTHETIC

Significance:

From the top of Papegaaiberg and along the contour lines, expansive views are found over the Stellenbosch winelands that terminate in the dramatic Hottentot Hollands mountain range. Papegaaiberg is a distinct hilltop that differs in character from nearby mountains and the Bottelary Hills.

Development Criteria:

- Avoid the loss of rural character due to suburban development that engulfs rolling foothills and severs the agricultural continuum that encircles settlements. (a) Avoid inappropriate suburban extensions to rural villages and hamlets, in order to retain their sense of scale, civic structure and rootedness. (b) Avoid the decentralisation of retail and office centres, which contribute to urban sprawl. No further large scale development should be allowed on the footslopes of Papegaaiberg.
- 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:

Papegaaiberg got its name from a 14th century Dutch custom for marksmen to shoot at a wooden parrot covered in metal sheeting on a long wooden post. The flat piece of land next to Bosmans Crossing was chosen for this sport.

The suburb at the foot of Papegaaiberg is called Onder-Papegaaiberg or Voeltjiesdorp, and most of the open space is marked with large Stone Pines which also incorporate the Onder-Papegaaiberg Cemetery on the footslopes.

Bosman's Crossing is a small industrial node situated between the railway line and the Plankenburg River. It is here that the first public works project was undertaken in 1691 to build the "Steenenbrug", affording access to Stellenbosch.

There is a Grade II protected Archaeological Reserve and stone memorial marking the site of Bosman's Crossing where Early Stone Age implements were identified in 1899, thereby proving the great antiquity of humankind in Southern Africa.

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.
- 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.
- Respect the natural landscape as the setting within which settlements (towns, hamlets, farm werfs) are embedded. Avoid insensitive 'dominating' developments that erode the natural-agricultural continuum found on the rolling foothills of the study area. Dominating development include sprawling suburban development, over-scaled private dwellings etc.
- Handaxes and cleavers, etc. are found throughout the area, and their heritage significance is marked at the PHS Bosman's Crossing on the Eerste River at Stellenbosch. All archaeological material (and human remains) are protected in terms of the NHRA.
- Any development that threatens the inherent character of burial grounds should be discouraged.
- Respect existing patterns, typologies and traditions of settlement-making by promoting the continuity of heritage features. These include: (a) indigenous; (b) colonial; and (c) current living heritage in the form of tangible and intangible associations to place. Here, interpretation should be included at this site, in order to get the needed respect it deserves as a heritage site with strong social association to place.

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 (large Stone Pines, and Oak Trees).
- 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.
- Retain existing vegetation to help 'embed' new development within the landscape.

BOSMANS CROSSING

- 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 (massing should follow the industrial character of structures in Bosman's crossing). Out of scale student accommodation is built here that does not follow the massing of the industrial character.
- The existing rail networks present an opportunity for a new typology of integrated development around stations, easily connecting new development sites to the historic core of the towns and villages of Stellenbosch Municipality.
- Historic settlement patterns associated with the development of the railways should be respected.
- The railway network presents a latent opportunity to create better mobility and accessibility for the diverse individuals who live in settlements within the municipal area.
- 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.
- Alterations and additions to conservation-worthy structures should be sympathetic to their architectural character and period detailing. Inappropriate maintenance can compromise historic fabric.

ONDER-PAPAGAAIBERG

- Security estates and gated communities are mono-functional entities which exclude rather than foster integrated planning ideals. In many cases, historic farms, vineyards, orchards, and workers cottages located around the edges of towns have been sanitised and incorporated in such urban sprawl. A typology that should be considered is the Lynedoch eco-village. Here, a model for integrated communities with different income levels has been successfully applied and tested.
- Onder-Papegaaiberg is in close proximity to the town of Stellenbosch and has potential for increased density, which must be sensitive to visual impact and the grain and texture of the grid that is already in place.

D SOCIAL

Significance:

A Parkrun every Saturday morning facilitates social interaction across a range of cultures. In its previous wooded ('natural') state the berg was regarded as a special place and visited by people from all places within walking distance. Privatisation / exclusion is an issue here.

Social Entry S86: Bosman's Crossing was an open area that was used for picnics, where sports were played and meetings held. The community would like to see a place where one could sit and enjoy nature.

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. -The Plankenburg River has potential as a green infrastructure project to allow walking and cycling routes as alternative modes of transport, and social nodes within the landscape. (d) Allow for sustainable, traditional use of natural places for recreational, spiritual and resource-collection purposes- Edges of Stellenbosch to remain permeable to the larger natural landscape.
- 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).

- Make sure the required provisions for the rehabilitation and maintenance of the slopes used for recreational purposes is in place.
- 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.

E ECONOMIC

Significance:

The overall degraded state of this hilltop is due to its prior function as a forestry plantation and more recent fire damage.

The dominant pattern on the hilltop was determined by the remaining contour tracks that now act as service roads leading to the infrastructure on top.

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.
- Another method of rehabilitation could entail the production of traditional plant resources, where indigenous knowledge of plants and foraging could be applied.
- A new typology of forestry rehabilitation could be applied with the use of indigenous species to mimic ecosystems. A further example could be the production of an informal food source, where indigenous knowledge of plants and foraging could be applied.

